



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 25, 2020
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Ray

ROLL CALL: A P P P P P P
Perkins, Scandura, Ray, Grant, Kalmick, Mandic, Garcia

Commissioner Perkins was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY RAY, TO APPROVE THE FEBRUARY 25, 2020, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Mandic, Garcia
NOES: None
ABSENT: Perkins
ABSTAIN: None

MOTION APPROVED

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

19-1293 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF TENTATIVE PARCEL MAP NO. 19-129/CONDITIONAL USE PERMIT NO. 19-021 (ROTH CONDOS)

REQUEST:

To permit a one-lot subdivision of a 9,108 sq. ft. lot for condominium purposes and allow the demolition of three residential units to construct three, three-story condominium homes at an overall height of 34 ft.-9 in.

LOCATION:

7852 Ronald Drive, 92648 (near the southwest corner of Ronald Dr. and Beach Blvd.)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 and Section 15303, Class 3.
- B) Approve Tentative Parcel Map No. 19-129 and Conditional Use Permit No. 19-021 with suggested findings and conditions of approval (Attachment No.1)

The Commission made the following disclosures:

- Commissioner Scandura visited the site, and spoke with staff and Dick Harlow.
- Vice-Chair Ray visited the site.
- Chair Grant visited the site and spoke with the appellant.
- Commissioner Kalmick had no disclosures.
- Commissioner Garcia had no disclosures.

COMMISSIONER MANDIC RECUSED DUE TO APPELLANT BEING A BUSINESS CLIENT OVER AGGREGATE AMOUNT ALLOWED AND LEFT THE ROOM.

Joanna Cortez, Associate Planner, gave the staff presentation on the proposed project.

There was a brief discussion on what part of the development triggered the need for the conditional use permit, and who is responsible for replacing the common walkway between the subject site and the adjacent property.

THE PUBLIC HEARING WAS OPENED.

Jasmine Roth, property owner, spoke in support of Item No. 19-1293, citing the increase in parking, the new walkway, and the overall benefit of new housing product in the neighborhood. She stated that the third story is needed to meet the open space requirements and that she tried to meet code as closely as possible.

Keith Palmer, architect, spoke in support of Item No. 19-1293, and gave an overview of the design, open space requirements, and shadow study.

Richard Harlow, resident and representative for the appellant Jerry Bame, spoke in opposition to Item No. 19-1293. He stated that the appellant is requesting a continuance for one month as appellant is currently hospitalized. He cited concerns with the project's compatibility with the surrounding use, the height of the proposed project and the potential negative impacts from the construction.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was discussion regarding the following items: the shadow exhibit, the potential for requiring that garages be used for parking only, prohibiting short term rentals in the CC&Rs, the replacement of the shared walkway, the city's affordable housing inventory, affordable housing in-lieu fees, the design's neighborhood compatibility, and the potential architectural distinction of the surrounding uses.

A MOTION WAS MADE BY KALMICK, SECONDED BY SCANDURA, TO FIND THE PROPOSED PROJECT EXEMPT CEQA AND APPROVE TENTATIVE PARCEL MAP NO. 19-129 AND CONDITIONAL USE PERMIT NO. 19-021 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL REQUIRING THAT THE GARAGES MUST BE OPEN AND AVAILABLE FOR PARKING AND THAT RENTALS OF LESS THAN 30 DAYS BE PROHIBITED UNLESS THE CITY CODE CHANGES, BY THE FOLLOWING VOTE:

AYES: Scandura, Grant, Kalmick, Garcia
NOES: Ray
ABSENT: Perkins
ABSTAIN: Mandic

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15315 of the CEQA Guidelines, because the proposed project consists of the division of property into four or fewer parcels and is in conformance with the General Plan, no variances or exceptions are required, and all services and access to the proposed parcels are available. The project is also exempt pursuant to section 15303 because it involves the construction of three residential units within a residential area, in an urbanized area.

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 19-129:

1. Tentative Parcel Map No. 19-129 to permit a one-lot subdivision of a 9,108 sq. ft. lot for condominium purposes is consistent with the General Plan Land Use Element designation of Residential Medium Density (RM) on the subject property in that it permits the proposed subdivision and residential use. The proposed subdivision complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
2. Tentative Parcel Map No. 19-129 to permit a one-lot subdivision of a 9,108 sq. ft. lot for condominium purposes is physically suitable for the type and density of development because the proposed subdivision will comply with all applicable code provisions of the HBZSO including minimum lot width and lot size. The site has no topographical constraints and can accommodate the development of new residential dwellings in compliance with City standards. The proposed subdivision will result in a density allowable in the RM land use designation and the proposed density would be compatible with surrounding multi-family developments.

3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is located in an urban setting and is currently developed with three residential dwellings and does not contain wildlife or habitat.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The project will maintain existing utility easements and provide improved sidewalks and pavements along Ronald Drive frontage and public alley, respectively, as a part of this proposed tentative parcel map.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 19-021:

1. Conditional Use Permit No. 19-021 to allow the demolition of three residential units to construct three, three-story condominium homes at an overall height of 34 ft.-9 in. will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the subject site is currently developed with three residential units. The new buildings will improve the value of the site and neighborhood, which consists of multi-family developments. It will not generate noise, traffic, odors, or other impacts at levels inconsistent with the existing residential character of the neighborhood. The proposed development is compatible with surrounding uses in that other structures of similar height, mass and siting exist in the immediate area. The articulation of the upper portions of the structures provide interest and help to alleviate visual mass. The proposed units are designed to convey a high level of quality and a character that incorporates quality materials and design such as wood siding, stucco and varied roof lines, consistent with the City of Huntington Beach Urban Design Guidelines. Finally, the project will also provide new housing opportunities to the area.
2. The granting of the conditional use permit to allow the demolition of three residential units to construct three, three-story condominium homes at an overall height of 34 ft.-9 in. will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RM (Residential Medium Density) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy A: Ensure that the development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Goal LU-4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy A: Encourage a mix of residential types to accommodate people with diverse housing needs.

The proposed three unit development is consistent with the existing multi-family residential neighborhood. The project incorporates quality materials and design such as wood siding, stucco and varied roof lines consistent with the City of Huntington Beach Urban Design Guidelines. The project will be developed in a manner that is consistent with the immediate area in terms of design, density, and building height. Finally, the proposed units also provide new housing opportunities to the area. Additionally, the project is required to pay affordable housing in-lieu fees that will go towards the provision of housing for lower to moderate income households.

3. The request to allow the demolition of three residential units to construct three, three-story condominium homes at an overall height of 34 ft.-9 in. will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because the new structure is designed to comply with all current applicable development standards, including building setbacks, minimum onsite parking and maximum building height. The proposed 34 ft.-9 in. building height is allowed for any multi-family residential development in a residential zone, subject to the approval of a Conditional Use Permit.

CONDITIONS OF APPROVAL - TENTATIVE PARCEL MAP NO. 19-129/CONDITIONAL USE PERMIT NO. 19-021:

1. The tentative parcel map, site plan, floor plans, and elevations received and dated November 27, 2019, and the colored elevations received and dated December 24, 2019, shall be the conceptually approved design.
2. Final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements shall be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.

4. The CC&Rs shall include the following: **(PC)**
 - a. All parking garages shall be maintained clear and unobstructed and available for parking of vehicles.
 - b. Units shall not be rented for less than 30 days unless the City approves and adopts a future citywide ordinance regulating short-term rentals (less than 30 days) in this zoning district and location.
5. Tentative Parcel Map No. 19-129 and Conditional Use Permit No. 19-021 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
6. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

COMMISSIONER MANDIC RETURNED TO THE ROOM.

20-1414 CONDITIONAL USE PERMIT NO. 19-023/COASTAL DEVELOPMENT PERMIT NO. 19-012 (MAGNOLIA TANK FARM VEHICLE STORAGE

REQUEST:

To allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone.

LOCATION:

21845 Magnolia Street, 92648 (west side of Magnolia St., at Banning Ave.)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304, Class 4.
- B) Approve Conditional Use Permit No. 19-023 and Coastal Development Permit No. 19-012 with suggested findings and conditions of approval (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Scandura spoke with staff and visited the site.
- Vice-Chair Ray visited the site.
- Chair Grant visited the site and spoke with staff.
- Commissioner Kalmick spoke with staff.
- Commissioner Garcia visited the site.
- Commissioner Mandic had no disclosures.

Joanna Cortez, Associate Planner, gave the staff presentation on the proposed project.

There was discussion on the potential for grading onsite, the fire access, and the type of sealant being proposed.

THE PUBLIC HEARING WAS OPENED.

Mike Adams, applicant's representative, spoke in support of Item No. 20-1414. He stated that the proposed hours of operation are consistent with other uses in the city, the need for use on Sundays, and the transport vehicle restrictions

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was lengthy discussion on the following: the hours of operation, the environmental impacts, proposed security measures, proposed fencing, erosion control measures, onsite lighting, potential for limiting to temporary use, access to the site, proposed loading and unloading procedures, and the water drainage onsite.

STRAW VOTE #1

A motion was made by Ray to require livestream security camera screening during hours of non-operation.

MOTION NOT SECONDED

STRAW VOTE #2

A motion was made by Scandura to require removal of the standing water located onsite.

MOTION NOT SECONDED

A MOTION WAS MADE BY SCANDURA, SECONDED BY GRANT, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA AND APPROVE CONDITIONAL USE PERMIT NO. 19-023 AND COASTAL DEVELOPMENT PERMIT NO. 19-012 WITH SUGGESTED FINDINGS AND

MODIFIED CONDITIONS OF APPROVAL REGARDING THE HOURS OF OPERATION AND REQUIRING AGGREGATE BASE ON SOME PORTIONS OF THE SITE, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Garcia, Mandic
NOES: None
ABSENT: Perkins
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines, because the project involves a minor temporary use of land having negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 19-023:

1. Conditional Use Permit No. 19-023 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone, as conditioned, will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the vehicle storage is a short-term use on an undeveloped parcel of land where no physical alterations to the existing conditions of the site are proposed and no significant impacts related to traffic, safety, and noise will be generated by the use. The site's existing berm, Magnolia Street, and an existing eight ft. high chain link fence provide an adequate visual and noise buffer for the nearest adjacent residential uses to the east (more than 200 ft. away). The lot will be utilized for parking/storage purposes only. No lighting, non-auto transport deliveries, customer pick-up, auto repair, or auto sales are proposed. New vehicles will be transported to and from the site by way of Pacific Coast Highway and Beach Blvd. The site will be accessed off of Magnolia Street and impacts to vehicular traffic are not anticipated as the project is conditioned to have all loading, delivering, and staging to occur onsite. The site will only be accessed during the conditioned hours of operation, which are 9:00 AM and 6:00 PM, Monday through Saturday. The proposed use will not generate noise, traffic, light or other impacts at levels inconsistent with the existing industrial uses that surround the property to the west.
2. The granting of Conditional Use Permit No. 19-023 will not adversely affect the General Plan in that it is consistent with the land use designation of P (Public) and the following General Plan goals and policies:
 - a. Land Use Element

Policy LU-1-D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.
 - b. Coastal Element

Objective C1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to greatest extent feasible.

Conditional Use Permit No. 19-023 will allow a vacant lot to be utilized for vehicle storage purposes only. The facility is designed, and conditioned, in a manner that will be minimally noticeable from the public right-of-way and the residential uses approximately 220 ft. away across Magnolia Street. No lighting, non-auto transport deliveries, customer pick-up, auto repair, or auto sales, washing or other uses incompatible with the surrounding residential neighborhood are proposed with this request. All loading, delivering, and staging will occur onsite and the hours of operation have been conditioned to avoid any conflict with peak traffic hours.

3. Conditional Use Permit No. 19-023 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) in that the proposed vehicle storage lot complies with the applicable development standards such as paving surface and boundary fencing. The HBZSO allows vehicle storage with approval of a conditional use permit.

FINDINGS FOR APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 19-012:

1. Coastal Development Permit No. 19-012 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone conforms with the General Plan, including the Local Coastal Program in that a vacant lot will be utilized for vehicle storage in a manner that will be minimally noticeable from the public right-of-way and the residential uses. No coastal access will be impeded with the proposed use. No lighting, non-auto transport deliveries, customer pick-up, auto repair, or auto sales, washing or other uses incompatible with the surrounding residential neighborhood are proposed with this request. All loading, delivering, and staging will occur onsite and the hours of operation have been conditioned to avoid any conflict with peak traffic hours.
2. The granting of Coastal Development Permit No. 19-012 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed is temporary and will comply with all applicable development standards such as paving surface and boundary fencing.
3. Coastal Development Permit No. 19-012 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because the proposed vehicle storage facility will be in an urbanized area with all necessary services and infrastructure available, including electricity and roadways.
4. Coastal Development Permit No. 19-012 to allow the storage of approximately 2,000 new vehicles on a vacant site (approximately 29 acres) within the Coastal Zone conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO.19-023 AND COASTAL DEVELOPMENT PERMIT NO. 19-012:

5. The site plan, security plan, and narrative received and dated January 7, 2020 shall be the conceptually approved design with the following modification: The proposed “Future Stockpile Area” shall be removed from the plans. The use is prohibited, unless a separate Stockpile permit is obtained from Public Works. **(PW)**
6. The use shall comply with the following:
 - a. The hours of operation shall be limited to the following: **(PC)**
 - i. 7:00 AM – 7:00 PM, Monday – Saturday
 1. No trailer truck vehicular transport prior to 9:00 AM
 2. No trailer truck vehicular transport after 6:00 PM
 - ii. 9:00 AM – 5:00 PM on Sunday
 1. No trailer truck vehicular transport all day
 - iii. No operations during federal holidays
 - b. All vehicles shall be transported to and from the site by way of Pacific Coast Highway and Beach Boulevard only. With exception of site access, no vehicle transportation shall occur along Magnolia Street.
 - c. Any loading, unloading, or staging of vehicles transported to and from the temporary vehicle storage facility shall not be permitted on Magnolia Street. All loading, unloading, or staging of vehicles shall be conducted on private property and off of the public right-of-way. **(PW)**
 - d. Vehicle detailing, including (but not limited to) car washing, vehicle body repairs and paint touchup shall be prohibited at the subject site. **(PW)**
 - e. Non-auto transport deliveries and customer pick-up shall be prohibited on the site.
 - f. All vehicles stored on the site shall be new vehicles.
 - g. The existing boundary fence shall be properly maintained and repaired when necessary.
 - h. A fabric/mesh barrier shall be installed on the existing chain-link fence along the entire perimeter of the site to screen the automobiles from view and shall be properly maintained.
 - i. The perimeter landscaping shall be properly maintained at all times.
 - j. Gravel/aggregate shall be applied along the fire access road, all vehicle loading and unloading areas, and at the Banning gate entrance, subject to review and approval by Public Works. **(PC)**
7. Prior to issuance of grading permit, the following items shall be completed:
 - a. A letter from the Department of Toxic Substances Control (DTSC) shall be submitted stating that the DTSC has no objections to the proposed temporary use. **(FD)**

- b. A Dust Control Plan shall be submitted and approved prior to the issuance of any grading permits. The Dust Control Plan shall address the following items:
 - i. The applicant has stated that a soil stabilizing product will be sprayed over the site to provide erosion control and dust suppression. Provide specification documents of the product and provide details of the correct application of the product.
 - ii. The plan shall identify how often the spray shall be applied. The spraying intervals shall follow the manufacturer's recommendations.
 - iii. The plan shall address how often the site will be evaluated for dust control.
 - iv. The Huntington Beach Fire Department shall be notified every time the soil stabilizing product is applied within the parcel. **(FD)**
8. CUP No. 19-023 and CDP No. 19-012 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
9. The Development Services Departments and divisions (Building & Safety, Fire, Planning, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

CONSENT CALENDAR

20-1447 APPROVE PLANNING COMMISSION MINUTES DATED SEPTEMBER 10, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the September 10, 2019 Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY SCANDURA, SECONDED BY KALMICK, TO APPROVE THE SEPTEMBER 10, 2019 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Garcia

NOES: None

ABSENT: Perkins

ABSTAIN: Mandic

MOTION APPROVED

20-1448 APPROVE PLANNING COMMISSION MINUTES DATED OCTOBER 8, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the October 8, 2019 Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY RAY, SECONDED BY SCANDURA, TO APPROVE THE OCTOBER 8, 2019, PLANNING COMMISSION MINUTES AS AMENDED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Mandic, Garcia

NOES: None

ABSENT: Perkins

ABSTAIN: None

MOTION APPROVED

20-1451 APPROVE PLANNING COMMISSION MINUTES DATED OCTOBER 22, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the October 22, 2019 Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY SCANDURA, SECONDED BY KALMICK, TO APPROVE THE OCTOBER 22, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Mandic, Garcia

NOES: None

ABSENT: Perkins
ABSTAIN: None

MOTION APPROVED

20-1450 APPROVE PLANNING COMMISSION MINUTES DATED JANUARY 14, 2020

Recommended Action:

That the Planning Commission take the following action:

“Approve the January 14, 2020, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY MANDIC, SECONDED BY KALMICK, TO APPROVE THE JANUARY 14, 2020 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Mandic, Garcia
NOES: None
ABSENT: Perkins
ABSTAIN: None

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Jane James, Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

20-1440 CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)

Mike Vigliotta, Chief Assistant City Attorney, reviewed the City Code of Ethics.

PLANNING COMMISSION ITEMS

Commissioner Scandura reported on the recent Environmental Board meeting.

Chair Grant reported that the Design Review Board had been cancelled.

Commissioner Kalmick reported on the Library opening of the Maker Space.

ADJOURNMENT: Adjourned at 8:30 PM to the next regularly scheduled meeting of Tuesday, March 10, 2020.

APPROVED BY:

Jennifer Villasenor, Acting Secretary

Alan Ray, Chairperson