

Minutes

Special Meeting City Council/Public Financing Authority City of Huntington Beach

Tuesday, November 29, 2022
4:00 PM – Council Chambers
5:00 PM – Council Chambers
6:00 PM – Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648
Or Virtual via Zoom Webinar

**A video recording of the 4:00 PM and 6:00 PM portions of this meeting
is on file in the Office of the City Clerk, and archived at
www.surfcity-hb.org/government/agendas/**

4:00 PM — COUNCIL CHAMBERS

CALLED TO ORDER — 4:03 PM

ROLL CALL

Present: Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
Absent: Peterson

Councilmember Peterson was granted permission to be absent from Study and Closed Sessions pursuant to Resolution No. 2001-54; City Clerk Robin Estanislau was granted permission to be absent pursuant to City Charter Section 310 (a); and City Attorney Michael Gates was granted permission to be absent pursuant to City Charter Section 309 (d).

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS PERTAINING TO STUDY SESSION/CLOSED SESSION ITEMS (Received After Agenda Distribution) — None

PUBLIC COMMENTS PERTAINING TO STUDY SESSION / CLOSED SESSION ITEMS (3 Minute Time Limit) — 1 Public Speaker

The number [hh:mm:ss] following the speakers' comments indicates their approximate starting time in the archived video located at <http://www.surfcity-hb.org/government/agendas/>.

Galen Pickett was called to speak and stated his opinions related to the Housing Element which will be discussed by Councilmembers during the 6 PM City Council Meeting, and thanked Councilmembers for their leadership. (00:01:23)

STUDY SESSION

1. 22-1016 City Manager's First 100 Day Report

City Manager Al Zelinka, and members of the Executive Leadership Team (Police Chief Parra, Chief Financial Officer Dahle Bulosan, Director of Community Development Ursula Luna-Reynosa, Director of

Community and Library Services Chris Slama, Director of Public Works Sean Crumby, Fire Chief Haberle, Director of Administrative Services Brittany Mello, Assistant City Manager Travis Hopkins, and Assistant to City Manager Catherine Jun), presented a PowerPoint communication titled *First 100 Days*, with slides entitled: *Agenda; Observations About HB; HB (14); Forward Facing; OneHB Mission; Accountability; Transparency; Responsiveness; Effective & Efficient; Diversity, Equity & Inclusivity; Engagement & Consensus Building; Foundations & Aspirations; Accountability; Transparency; Responsiveness; Effective & Efficient; Diversity, Equity & Inclusivity; Engagement & Consensus Building; Major Initiatives; Gratitude; Questions, and Comments.*

Mayor Pro Tem Posey expressed his appreciation for this report being presented by all members of the Executive Leadership Team, and stated his support for the importance of Town Hall meetings as well as being aware of economic sustainability and the return on investment (ROI).

Councilmember Bolton stated her appreciation for City Manager Zelinka's fresh approach and innovative mindset to the management of Huntington Beach.

Councilmember Carr stated her appreciation for the comprehensive report, and commended City Manager Zelinka for working with the outstanding Executive Leadership Team that was in place when he was hired.

Councilmember Moser stated her appreciation for the calm, measured, focused, and strategic manner that City Manager Zelinka brings to the Executive Leadership Team.

Mayor Delgleize expressed her appreciation for an excellent presentation.

A motion was made by Posey second by Carr to recess to Closed Session.

RECESSED TO CLOSED SESSION — 5:04 PM

CLOSED SESSION

2. 22-1021 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Name of case: Pacific Airshow, LLC v. City of Huntington Beach and Carr; Case No. 30-2022-01287749.

6:00 PM — COUNCIL CHAMBERS

RECONVENED CITY COUNCIL/PUBLIC FINANCING AUTHORITY MEETING — 6:06 PM

ROLL CALL

Present: Peterson, Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
Absent: None

City Clerk Robin Estanislau was granted permission to be absent pursuant to City Charter Section 310 (a), and City Attorney Michael Gates was granted permission to be absent pursuant to City Charter Section 309 (d).

PLEDGE OF ALLEGIANCE — Led by Councilmember Moser

INVOCATION

3. 22-978 Marsha Rechsteiner of Saints Simon and Jude Catholic Church in Huntington Beach and member of the Greater Huntington Beach Interfaith Council

CLOSED SESSION REPORT BY CITY ATTORNEY — Chief Assistant City Attorney Mike Vigliotta announced that City Council voted 6–0–1 (Peterson absent) to waive attorney/client privilege and disclose Council voted 6–0–1 (Peterson absent) to indemnify Kim Carr in the Pacific Air Show vs City of Huntington Beach lawsuit.

ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution) — None

PUBLIC COMMENTS (3 Minute Time Limit) — 12 In-Person Public Speakers

The number [hh:mm:ss] following the speakers' comments indicates their approximate starting time in the archived video located at <http://www.surfcity-hb.org/government/agendas>.

Jannika Kampschuur, a life-long resident of Huntington Beach, was called to speak and stated her opposition to Public Hearing Item #8 regarding the Housing Element, specifically the proposed high-density zoning for the Frontier site at Slater Avenue and Gothard Street. (01:26:02)

Cathey Ryder, also speaking on behalf of her husband Bob, was called to speak and acknowledged the need for affordable senior housing for which there is no easy solution. She also stated their appreciation for the excellent service and commitment of Mayor Delgleize, Mayor Pro Tem Posey, and Councilmembers Peterson and Carr. (01:27:00)

Mike Costello was called to speak and stated his opposition to Public Hearing Item #8 regarding the Housing Element and zoning for high density housing anywhere within Huntington Beach. He also stated his opposition to Councilmember Items #9 regarding appointing Councilmember Kalmick to OCTA District 1 Seat. (01:28:52)

Shirley Dettloff was called to speak and thanked Councilmembers for their leadership through two City Managers, an oil spill, a pandemic, and commended them for standing up for what was right on so many issues. (01:30:20)

Amory Hanson was called to speak and stated his support for Consent Calendar Item #5, regarding a Memorandum of Understanding between the City of Huntington Beach and the American Legion Huntington Beach Post 133. (01:33:32)

Russ Neal, a resident of Huntington Beach, was called to speak and shared his opinion on Public Hearing Item #8 regarding the Housing Element, and specifically noted the Council's analysis which stated it will degrade, and not improve, the quality of life in Huntington Beach. He also noted that the current City Council has failed to push back on State housing mandates. (01:34:21)

Charles Dean, a resident living adjacent to the Frontier site at Slater Avenue and Gothard Street for the last 14 years, was called to speak and stated his opposition to Public Hearing Item #8 regarding the Housing Element proposed high density zoning for the Frontier site or next to any single-family neighborhood. (01:36:21)

Jim Shandrick, a resident of Huntington Beach for over 57 years, was called to speak and asked if any of the parcels of open land targeted for high density housing with Public Hearing Item #8 regarding the Housing Element can be expected to be taken through eminent domain. He noted that his family had land in the Downtown area previously taken by eminent domain, and he doesn't want that to happen to another piece of family land located in the Beach/Edinger Specific Plan. He got a negative headshake response from a Councilmember. (01:39:32)

Laura M., a resident of Huntington Beach since 1997, was called to speak and stated her opinion that Councilmembers have the power, authority and responsibility to do what is best for the residents when considering how to vote on Public Hearing Item #8 regarding the Housing Element and zoning for high density housing. (01:41:48)

Vanessa Casella, a resident of the Surf Crest community for over 20 years, was called to speak and stated appreciation for recent changes at the intersection of Pacific Coast Highway (PCH) and Seapoint Street to increase pedestrian safety. She also expressed concerns regarding recent decisions related to cannabis business locations, and asked that Public Hearing Item #8 regarding the Housing Element proposed zoning overlays be tabled so the newly elected Councilmembers can make the decisions they will have to contend with. (01:45:08)

Robert Fisher, a resident for over 25 years, was called to speak and stated his opposition to Public Hearing Item #8 regarding the Housing Element proposed high density zoning overlays. He shared his opinion that this item has not taken into consideration the impact on schools, infrastructure, or quality of life for residents, and suggested the item should be tabled so the newly elected Councilmembers can make the decision they will have to contend with. Mr. Fisher stated he is an attorney and offered his pro bono services to the City Attorney's Office on any of these matters. (01:46:24)

Maureen was called to speak and shared her opinion that people do not want more high density in Huntington Beach. She also shared her opinion that all of the Councilmembers do not pay attention to Public Speakers, but rather seem distracted by their computers. (01:49:44)

CONSENT CALENDAR

City Manager Al Zelinka temporarily pulled Item #6 regarding electric vehicle charging infrastructure. Councilmember Moser recused herself for Item #6 and left the room for voting on that item because her husband is employed by a company that installs electric vehicle charging stations.

City Manager's Office

4. 22-1014 Approved appointment of Kim Kaston to the Huntington Beach Human Relations Committee (HBHRC) as recommended by City Council Liaisons, Councilmember Bolton and Councilmember Moser

A motion was made by Carr, second Posey to approve the appointment of Kim Kaston as a member of the Huntington Beach Human Relations Committee through December 31, 2023, the end of term for the current unscheduled vacancy, as recommended by City Council Liaisons Bolton and Moser.

The motion carried by the following vote:

AYES:	Peterson, Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
NOES:	None

Community and Library Services Department

5. 22-1022 Approved and authorized execution of a Memorandum of Understanding between the City of Huntington Beach and the American Legion Huntington Beach Post 133

A motion was made by Carr, second Posey to approve and authorize the Mayor and City Clerk to execute the "Memorandum of Understanding between the City of Huntington Beach and the American Legion Huntington Beach Post 133 for the Use of City Facilities and Provision of Veterans Services."

The motion carried by the following vote:

AYES: Peterson, Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
NOES: None

Public Works Department

6. 22-921 Approved the construction of electric vehicle charging infrastructure and authorized the execution of Charge Ready Rebate Participation Agreements and Easement Agreements between City of Huntington Beach and Southern California Edison (SCE) as necessary to receive electric vehicle (EV) charging infrastructure at no cost to the City

A motion was made by Posey, second Kalmick to approve the construction of electric vehicle charging infrastructure as designed by SCE; and, authorize the Director of Public Works to execute the Charge Ready Rebate Participation Agreement and Easement Agreement between City of Huntington Beach and SCE for each project site.

The motion carried by the following vote:

AYES: Peterson, Bolton, Posey, Delgleize, Carr, and Kalmick
NOES: None
RECUSED: Moser

7. 22-947 Adopted Resolution No. 2022-67, "A Resolution of the City Council of the City of Huntington Beach Concerning the Measure M2 Expenditure Report for the City of Huntington Beach"

A motion was made by Carr, second Posey to adopt Resolution No. 2022-67, "A Resolution of the City Council of the City of Huntington Beach Concerning the Measure M2 Expenditure Report for the City of Huntington Beach."

The motion carried by the following vote:

AYES: Peterson, Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
NOES: None

PUBLIC HEARING

8. 22-870 ***As amended to Open Public Hearing and Keep Open to a Special Meeting on December 8, 2022, at 6:00 PM to adopt Resolution No. 2022-62 approving General Plan Amendment No. 2021-003 (Housing Element Update), adopt Resolution No. 2022-78 approving General Plan Amendment No. 2022-001 (General Plan Land Use Element Affordable Housing Overlay), approve for introduction Ordinance No. 4269 approving Zoning Map Amendment No. 2022-002 (Zoning Map Affordable Housing Overlay), approve for introduction Ordinance No. 4272 approving Zoning Text Amendment No. 2022-008 (HBZSO Chapter 229 Affordable Housing Overlay), adopt Resolution No. 2022-59 approving Zoning Text Amendment No. 2022-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay), approve for introduction Ordinance No. 4271 approving Zoning Text Amendment No. 2022-007 (Holly Seacliff Specific Plan Affordable Housing Overlay), and adopt Resolution No. 2022-63 approving Subsequent Environmental Impact Report No. 2022-002 with findings of fact and statement of overriding considerations (Housing Element Update and Associated Program Implementation Actions).***

Councilmember Carr recused herself, as advised by the City Attorney's Office, because she owns property within 1,000 feet of properties to be discussed during this Public Hearing.

A motion was made by Kalmick, second Moser to CEQA Action approve Subsequent EIR No. 22-002 with findings of fact and statement of overriding considerations by approving City Council Resolution No. 2022-63, "A Resolution of the City Council of the City of Huntington Beach certifying Final Subsequent Environmental Impact Report No. 22-002 for the City of Huntington Beach 6th Cycle Housing Element Update (2021-2029), adopting findings pursuant to the California Environmental Quality Act, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program" (Attachment No. 1); Housing Element Update Action approve General Plan Amendment No. 21-003 (Housing Element Update) and City Council Resolution No. 2022-62, "A Resolution of the City Council of the City of Huntington Beach approving General Plan Amendment No. 21-003 (2021-2029 Housing Element Update)" (Attachment No. 2); Implementation Actions (Legislative Amendments) to approve General Plan Amendment No. 22-001 (General Plan Land Use Element Affordable Housing Overlay) and City Council Resolution No. 22-78, "A Resolution of the City Council of the City of Huntington Beach approving General Plan Amendment No. 22-001 (Land Use Element and Land Use Map Updates)" (Attachment Nos. 3, 4 and 5); approve Zoning Map Amendment No. 22-002 (Zoning Map Affordable Housing Overlay) with findings (Attachment No. 6) by approving Ordinance No. 4269, "An Ordinance of the City of Huntington Beach amending District Maps 2 (Sectional Map 2-6-11), 15 (Sectional Map 14-5-11), 26 (Sectional Map 23-5-11), 27 (Sectional Map 24-5-11), 31 (Sectional Map 26-5-11), 32 (Sectional Map 27-5-11), and 39 (Sectional Map 35-5-11) of the Huntington Beach Zoning and Subdivision Ordinance to add the Affordable Housing Overlay to real property within the City of Huntington Beach" (Attachment No. 7); approve Zoning Text Amendment No. 22-008 (HBZSO Chapter 229 Affordable Housing Overlay) with findings (Attachment No. 6) by approving draft Ordinance No. 4272, "An Ordinance of the City Council of the City of Huntington Beach amending the Zoning and Subdivision Code of the City of Huntington Beach to add a new Chapter 229 (Affordable Housing Overlay)" (Attachment No. 8); approve Zoning Text Amendment No. 22-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay) with findings (Attachment No. 9) by approving draft City Council Resolution No. 2022-59, "A Resolution of the City Council of the City of Huntington Beach approving an amendment to the Beach and Edinger Corridors Specific Plan (SP 14)" (Attachment No. 10); and approve Zoning Text Amendment No. 22-007 (Holly Seacliff Specific Plan Affordable Housing Overlay)

with findings (Attachment No. 11) by approving draft Ordinance No. 4271, "An Ordinance of the City Council of the City of Huntington Beach amending the Holly-Seacliff Specific Plan (SP 9) to establish an Affordable Housing Overlay" (Attachment No. 12), ***as amended to hear a condensed Staff Report and Public Speakers tonight, and continue Public Hearing open to a Special Meeting, December 8, 2022, at 6 PM, so that newly elected Councilmembers can participate in the decision.***

Councilmember Moser stated her opinion that the newly elected Councilmembers should be allowed to engage in the conversation, and noted that campaign promises are different than governing within legal constraints. She added that the longer this decision is delayed only increases the potential damage, danger and repercussions to the City.

Councilmember Peterson confirmed with Councilmember Kalmick the intent of the amended motion is to repeat the Staff Report and allow Public Speakers to return to the December 8, 2022, Special Meeting so that newly elected Councilmembers are fully informed.

A substitute motion was made by Posey, which failed due to lack of a second, to CEQA Action approve Subsequent EIR No. 22-002 with findings of fact and statement of overriding considerations by approving City Council Resolution No. 2022-63, "A Resolution of the City Council of the City of Huntington Beach certifying Final Subsequent Environmental Impact Report No. 22-002 for the City of Huntington Beach 6th Cycle Housing Element Update (2021-2029), adopting findings pursuant to the California Environmental Quality Act, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting program" (Attachment No. 1); Housing Element Update Action to approve General Plan Amendment No. 21-003 (Housing Element Update) and City Council Resolution No. 2022-62, "A Resolution of the City Council of the City of Huntington Beach approving General Plan Amendment No. 21-003 (2021-2029 Housing Element Update)" (Attachment No. 2); Implementation Actions (Legislative Amendments) to approve General Plan Amendment No. 22-001 (General Plan Land Use Element Affordable Housing Overlay) and City Council Resolution No. 22-78, "A Resolution of the City Council of the City of Huntington Beach approving General Plan Amendment No. 22-001 (Land Use Element and Land Use Map Updates)" (Attachment Nos. 3, 4 and 5); approve Zoning Map Amendment No. 22-002 (Zoning Map Affordable Housing Overlay) with findings (Attachment No. 6) by approving Ordinance No. 4269, "An Ordinance of the City of Huntington Beach amending District Maps 2 (Sectional Map 2-6-11), 15 (Sectional Map 14-5-11), 26 (Sectional Map 23-5-11), 27 (Sectional Map 24-5-11), 31 (Sectional Map 26-5-11), 32 (Sectional Map 27-5-11), and 39 (Sectional Map 35-5-11) of the Huntington Beach Zoning and Subdivision Ordinance to add the Affordable Housing Overlay to real property within the City of Huntington Beach" (Attachment No. 7); approve Zoning Text Amendment No. 22-008 (HBZSO Chapter 229 Affordable Housing Overlay) with findings (Attachment No. 6) by approving draft Ordinance No. 4272, "An Ordinance of the City Council of the City of Huntington Beach amending the Zoning and Subdivision Code of the City of Huntington Beach to add a new Chapter 229 (Affordable Housing Overlay)" (Attachment No. 8); approve Zoning Text Amendment No. 22-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay) with findings (Attachment No. 9) by approving draft City Council Resolution No. 2022-59, "A Resolution of the City Council of the City of Huntington Beach approving an amendment to the Beach and Edinger Corridors Specific Plan (SP 14)" (Attachment No. 10); and approve Zoning Text Amendment No. 22-007 (Holly Seacliff Specific Plan Affordable Housing Overlay) with findings (Attachment No. 11) by approving draft Ordinance No. 4271, "An Ordinance of the City Council of the City of Huntington Beach amending the Holly-Seacliff Specific Plan (SP 9) to establish an Affordable Housing Overlay" (Attachment No. 12).

The motion failed by the lack of a second.

The ***amended*** motion carried by the following vote:

AYES: Peterson, Bolton, Delgleize, Moser, and Kalmick
NOES: Posey
RECUSED: Carr

Mayor Delgleize opened the Public Hearing. (02:01:43)

Community Development Director Ursula Luna-Reynosa noted the document under consideration has been a lot of work over multiple years, and acknowledged Administrative Analyst Nicolle Aube, Deputy Director of Community Development Jennifer Villasenor, Associate Planner Alyssa Matheus, Housing Manager Charles Kovac, and Deputy Director of Community Development Steve Holtz, as well as Consultants Kimberly Horn, Dave Barquist, and Rita Garcia.

Director Luna-Reynosa briefly noted that this task is not easy in a built-out city, and added it was impossible to find sites that do not impact existing neighborhoods. She also described another small city which was impacted by a builder's remedy project that moved forward because that city was out of compliance with their Housing Element, and noted this possibility is becoming more common.

Director Luna-Reynosa further explained this document must be approved by Councilmembers so that a Certified Housing Element is received, after which the State and Regional Housing Needs Allocation (RHNA) numbers can be challenged by the City. She noted the City will be in a better position to make those challenges after the Housing Element is certified.

Pursuant to the Brown "Open Meetings" Act, Assistant City Clerk Patty Esparza announced supplemental communications received by her office following distribution of the Council Agenda packet:

Public Hearing

8. 22-870 Eighty-one (81) email communications.

Public Hearing Speakers: 22 In-Person, and 1 Caller

Carol Rohr, Huntington Beach Mobile Home Resident Coalition President, was called to speak and stated her opposition to converting mobile home parks to high density building. She acknowledged the need for more affordable housing, and noted many mobile home park residents feel a threat to their quality of life as they review the proposed Housing Element. Ms. Rohr noted that mobile home park residents need City Council oversight in order to protect them in the event predatory park owners use the proposed changes to their advantage. She stated if the newly elected Council majority decides to appease the special interests of the mobile home park owners who donated to their campaigns, then the current mobile home owners will see their worst nightmare come true, and Ms. Rohr asked Councilmembers to not let that happen. (02:05:28)

Robert Romansik, a resident of Huntington Beach since 1984 and Environmental Engineer, was called to speak and stated his opposition to developing the Frontier site with high density housing. He stated that in his professional opinion that project would not be sustainable in any manner, because of noise that would impact the flora and fauna in the park, major safety concerns along the roadways including lack of traffic visibility, substantial air pollution, no discussion of the underground fuel tanks on the site, and social injustice. He further noted that proposed high density zoning changes are not spread throughout the City, but appear to be concentrated between Gothard and Goldenwest Streets. (02:07:44)

Joclyn Rabbitt-Sire, a resident of Huntington Beach since 1999, was called to speak and stated her support for the General Plan Amendment (Housing Element Update). She noted that currently approximately seventy-six percent (76%) of the State's municipalities required to have a Housing Element are in compliance, and she suggested that Huntington Beach should join that group, and help solve the local housing crisis. Ms. Rabbitt-Sire noted the staggering penalties for non-compliance include an escalating structure of fines, and making the City ineligible for a raft of State funds and grants that are used for improved infrastructure. (02:10:57)

Bob Walsh, a resident of the Seagate neighborhood whose home backs to one of the overlay parcels, and a commercial real estate developer, was called to speak and stated his opposition to the Housing Element zoning overlay. He stated his opinion that the City has not been transparent in keeping residents informed, and his biggest concern is the Regional Housing Needs Assessment (RHNA) numbers cannot be achieved while also adhering to the goal of "preserving the character, scale and quality of established residential neighborhoods". He noted that the buffer between the RHNA number of approximately 13,700 and the target of 20,000 seems excessive, and suggested the eighty percent (80%) factor is very conservative and should be re-visited. Mr. Walsh also stated his support for pushing back on State mandates. (02:13:24)

Ann Palmer was called to speak and stated her support for the comments of Mr. Walsh, and that she is opposed to the General Plan Amendment (Housing Element Update). She read past comments she noted were made by Councilmembers regarding this topic, and stated it appears the current Council direction is falling in opposition to those previous statements. Ms. Palmer asked which Council is going to be the one to stop the increasing housing numbers. She noted the community's interest in keeping Huntington Beach a town, rather than converting it to a metro, and encouraged Councilmembers to be open to considering innovative solutions such as approving projects which include low-income housing rather than allowing in-lieu payments to place the low-income housing somewhere else. (02:16:18)

Kathryn Sear was called to speak and stated her opposition to the General Plan Amendment (Housing Element Update). In her opinion, when considering the long run, the only thing that really matters for anyone is their answer to God when this life is over. (02:19:33)

Charles Dean, a resident of the Golden View neighborhood, was called to speak and noted that quality of life in Huntington Beach is the most important thing to his family. He stated his opposition to the General Plan Amendment (Housing Element Update) and his appreciation for the opportunity to share his concerns
. (02:20:44)

Marilyn Schmidt, a resident of Huntington Beach for 30 years, was called to speak and stated her support for continuing this Public Hearing so that the newly elected Councilmembers can be part of the decision process. She stated her support for so many of the comments already expressed, and her interest in maintaining the quality of life for Huntington Beach residents. (02:23:12)

Wilson Turner, a resident of Huntington Beach since 2019, was called to speak and shared the thoughts of a friend who currently lives in high density housing, including too many people packed into a tight area, lack of respect for others and their property, the noise of garbage trucks every day because of so much trash, and who concluded, "I don't like this place". He further shared his opinion that current Councilmembers have little regard for the hopes and concerns of the citizens, and stated his opinion that City Council's support for high density development is just an effort for power and control. (02:24:24)

Laura M. was called to speak and stated her opposition to the General Plan Amendment (Housing Element Update) because of the drain and strain on the schools, medical facilities, public safety, and noted the lack of notice for the meetings which addressed this issue. She stated her support for the many opposition comments already made, and shared her opinion that each Councilmember is in a position to support what is morally right, and high density housing will transform Huntington Beach from a suburban to a metropolitan environment which she believes will become crowded, dirty, and unsafe. She also shared her opinion that when this life is over each person will answer to God for their decisions and actions. (02:26:51)

Pat Goodman, a resident of Huntington Beach, was called to speak and stated her support for the General Plan Amendment (Housing Element Update) and opportunity for the newly elected Councilmembers to participate in the decision to be made. She stated her support for affordable housing, and noted she would not like to live in a city that does not have a compliant Housing Element. (02:30:26)

Allie Plum was called to speak and stated her support for the comments of Pat Goodman. Ms. Plum stated her opposition to placing high density zoning on mobile home parks, and acknowledged there is a need for affordable housing within Huntington Beach. She also stated her support for making it possible for the newly elected Councilmembers to be involved in the decision process. (02:32:47)

Bobbi King, a resident of Del Mar Mobile Estates, was called to speak and stated her support for the Mobile Home Park Conversion Ordinance. (02:34:08)

Unnamed Guest was called to speak and expressed appreciation for Save Surf City efforts, and stated his concerns regarding a developer's ability to randomly raise rents in a high density project. He also expressed concerns such as increased traffic and negative impact on the school system if additional high density housing is approved. (02:34:40)

Diane Bentley, a 21-year resident of Huntington Beach, was called to speak and stated her support for the General Plan Amendment (Housing Element Update). She acknowledged the need for safe affordable housing for all economic segments of the community, which she believes will decrease crime and increase property values. Ms. Bentley shared her opinion that approving this plan will provide the best opportunity to meet housing goals and retain local control over housing development, while failure to approve the Housing Element Update will expose the City to severe consequences as previously described by other speakers. (02:36:13)

Unnamed Guest, a resident whose home backs to Ernest Drive in the Seagate community, and a professional city planner for 25 years, was called to speak and stated her support for Planning Commission Option #3 to include stipulating no balconies or roof decks 100 feet from the south side of Ernest Drive. She further asked that Councilmembers seriously consider the position of strength that will result for fighting State housing mandates if there is a compliant Housing Element in place. (02:38:47)

Mary Jo Baretich, a 40-year resident of Huntington Beach, was called to speak and noted numerous discrepancies between the Zoning, General Plan, Land Use, and Community Sub-Area maps. Ms. Baretich stated her opinion that mobile home parks need to retain the original RMP [Revised Master Plan] zoning as shown on the 2016 Zoning map, and shared her concerns related to the possibility that mobile home parks will be converted to apartment complexes displacing mostly senior citizens. She noted that the proposed General Plan and Land Use maps show the wetlands designation of "coastal conservation" along Pacific Coast Highway between Beach Boulevard and Newland Street has been replaced with "commercial visitor serving" for an area that includes the Cabrillo Beachfront Mobile Home

Park. Ms. Baretich offered to assist in ensuring the original RMP and coastal conservation designations are honored. (02:41:17)

Cheri Atkinson, a long-term resident of Huntington Beach, was called to speak and stated her support for the General Plan Amendment (Housing Element Update) while considering the concerns of the community. Ms. Atkinson commended Councilmembers and City staff for the important services and programs provided for the homeless and low-income members of the community. She noted that if the Huntington Beach Housing Element is not compliant, then State funds used for many of these projects will be lost. (02:44:20)

Stefan Redl, a resident of Huntington Beach since he was a young child, was called to speak and shared his perspective as a long-time, productive, local business owner, and tax-paying resident. He noted that the General Plan Amendment (Housing Element Update) will impact the whole community, not just those who reside in Edwards Hill neighborhoods. He stated that Slater Street is already dangerous and shared his opinion that putting high density housing on the Frontier site will only increase that issue, as well as negatively impact park users and wildlife. (02:47:12)

Davida Milo, a 25-year resident of Huntington Beach, was called to speak, and stated her impression that unfortunately it is the State, not the local City Council, that determines housing numbers, and she supports having a compliant Housing Element that can be later disputed or challenged. She further stated her opinion that it is incredibly irresponsible to put Huntington Beach at risk legally and financially by not having a compliant Housing Element. Ms. Milo stated her support for including the newly elected Councilmembers in the Housing Element decision, and expressed her support for distributing housing need projects throughout the whole City, rather than unduly impacting a few neighborhoods. She further clarified the need to ensure decks and balconies are not approved for any development units within a 100 feet of Ernest Drive. (02:50:29)

Heidi Mann, a resident of Huntington Beach since 2019, was called to speak and shared her opinion there has been no consideration of "theory" vs "practice" in all of the discussions related to the Housing Element, and decisions are being made based on mandates from people who do not live in Huntington Beach. She stated her support for continuing this item so that a compromise can be reached that supports the needs of everyone. (02:53:38)

Karen Catania, a resident of Surf City Beach Cottages, was called to speak and stated she does not want to be looking at large buildings from Central Park. She further shared her opinion this is an opportunity for Huntington Beach to take a stand against Sacramento mandates. (02:56:18)

Roger Noor was called to speak and suggested that the property purchased in Westminster for the use of the Huntington Beach Police Department instead be used for the housing mandates from Sacramento. (02:58:07)

Caller Mark Sheldon, a 30+ year resident of Huntington Beach, was invited to speak and directed his comments to a Consent Calendar item rather than this Public Hearing. He also thanked Councilmembers for their service. (02:59:49)

Councilmember Moser noted for the record that staff has worked very diligently and hard on this item, and outlined the next steps to allow the newly elected Councilmembers to be fully informed and able to participate in the vote on whether to approve the Housing Element Update.

Director Luna-Reynosa confirmed that per the City Charter, Council-approved resolutions become effective immediately, and ordinances require an introduction, or first reading, followed by a second reading for a vote at least five (5) days later. If approved, an ordinance becomes effective 30 days later.

Mayor Pro Tem Posey stated his disappointment the vote on this issue has been delayed, and added the best way to maintain local control is to exercise it, in this case by approving a Housing Element. He added that if the Housing Element is not approved on December 8, it will only create chaos and will encourage developers to invoke SB35 or SB330 or other builders remedy tactics to construct what they want where they want, irrespective of the Housing Element. He also noted that as of July 1, AB2011 basically moots all discussions regarding zoning overlays and allows developers to purchase commercially zoned properties such as strip malls, parking lots and office space to convert the space to housing without local Planning Commission or City Council oversight and approval. Mayor Pro Tem Posey stated that on December 8 the decision made will either turn local development over to developers, or approve a Housing Element that is compliant with State law. He noted that SB2 funding, which pays for a large part of the operation of the Navigation Center, is only available if Huntington Beach has a compliant Housing Element, and referenced the sizeable amount of funding that was lost one year because of a delayed compliant Housing Element. Mayor Pro Tem Posey further described how State mandated housing numbers are reached, as well as previous and current lawsuits related to this issue. (03:06:30)

Mayor Delgleize announced that the Public Hearing will remain open for further discussion until the Special Meeting scheduled for December 8, 2022, at 6 PM in Council Chambers. (03:11:36)

COUNCILMEMBER ITEMS

9. 22-1026 Approved Item Submitted by Mayor Pro Tem Posey — Requested the Mayor to Support Councilmember Kalmick for the OCTA District 1 Seat During City Selection on December 1, 2022

Mayor Pro Tem Posey clarified that the Huntington Beach City Council does not have the power to make appointments to the Orange County Transportation Authority (OCTA) Board, but rather there is a City Selection Committee Election process utilized by the County of Orange. He further explained this item is only a polite request that Mayor Delgleize vote for Huntington Beach Councilmember Kalmick rather than any alternate candidate during the voting process. Mayor Pro Tem Posey stated his opinion that keeping a Huntington Beach representative on the OCTA Board is the best way for Huntington Beach interests to be served.

Councilmember Kalmick clarified he had submitted his application for the position, and explained that through redistricting he is seeking a newly created OCTA Board seat. The OCTA Board position currently held by Mayor Delgleize has been moved to District 2. Councilmember Kalmick noted he has served on the OCTA Advisory Committee for over a decade and has been Vice Chair for multiple years.

Councilmember Carr noted that this action will not be a guarantee because all Orange County mayors for District 1 will be voting, and stated her support for formalizing the Huntington Beach City Council position for all regional board positions moving forward.

A motion was made by Posey, second Carr to request that the Mayor or her designee vote for Councilmember Kalmick at City Selection Committee for Orange County Transit Authority District 1 Population Seat through multiple rounds.

The motion carried by the following vote:

AYES: Bolton, Posey, Delgleize, Carr, Moser, and Kalmick
NOES: Peterson

COUNCILMEMBER COMMENTS (Not Agendized)

Councilmember Moser announced the following upcoming events: 17th Street Ribbon Cutting for the Park on Saturday, December 3, 10 – 11 AM; HB Police Department Open House in Civic Center Plaza on Saturday, December 3, 12 – 3 PM; and Lite a Light of Love Parade and Snowflake Lighting, Downtown and Pier Plaza on Sunday, December 4, 3:30 – 6 PM.

Councilmember Moser noted the Wetlands and Wildlife Care Center is celebrating 50 years of operation with 25 years of that time located in Huntington Beach.

Mayor Pro Tem Posey described the service of Dick Harlow as the Former City Planning Director and noted Mr. Harlow was the person who helped him understand and develop housing policy when he served on the Planning Commission.


Councilmember Moser shared her thoughts of appreciation for the commitment that Mary Urashima made to the community through the years by serving on various committees, including efforts to preserve Historic Wintersburg.

Mayor Delgleize shared some background on Mr. Harlow's service to the community and noted that Huntington Beach is a better City because he lived here.

Mayor Delgleize also shared details to honor the life of Mary Adams Urashima who served Huntington Beach for more than 20 years, and described her as a kind, professional, ethical, good historian, a good mediator, and great mentor and friend to many.

ADJOURNMENT — 8:11 PM in memory of Dick Harlow, Mary Urashima and Dr. David Keulen, to the next regularly scheduled meeting of the Huntington Beach City Council/Public Financing Authority on Tuesday, December 6, 2022, at 4:00 PM in the Civic Center Council Chambers, 2000 Main Street, Huntington Beach, California.

INTERNET ACCESS TO CITY COUNCIL/PUBLIC FINANCING AUTHORITY AGENDA AND
STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT
<http://www.huntingtonbeachca.gov>



City Clerk and ex-officio Clerk of the City Council
of the City of Huntington Beach and Secretary of
the Public Financing Authority of the City of
Huntington Beach, California

ATTEST:



City Clerk-Secretary



Mayor-Chair