



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 22, 2023

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Wood

P P A P P P P

ROLL CALL: Adam, Kennedy, Twining, Pellman, Wood, Rodriguez, Acosta-Galvan

Vice-Chair Twining arrived at 5:05 PM.

PUBLIC COMMENTS

Brian Thienes, resident, spoke in opposition to Item No. 23-676, expressing concern regarding the size of the project and questioned if the applicant requested a specific plan in order to receive variations for zoning code requirements.

STUDY SESSION ITEMS

23-676 GENERAL PLAN AMENDMENT NO. 21-004, ZONING MAP AMENDMENT NO. 21-003, ZONING TEXT AMENDMENT NO. 22-005, CONDITIONAL USE PERMIT NO. 21-024, FINAL ENVIRONMENTAL IMPACT REPORT NO. 21-004 (BOLSA CHICA SENIOR LIVING COMMUNITY)

Hayden Beckman, Senior Planner, gave the staff presentation for the proposed project.

The applicants, Thomas Lawless, Natalie Ruiz, and Christopher Hilbert, gave a presentation for the proposed project, reviewing the proposed services, the proposed architecture, and the need for senior housing in the city.

There was discussion on the following items: the potential traffic impacts, the process of preparing a new Specific Plan, the proposed parking, emergency services access, the potential water and sewer services impacts, the potential rent for units in the proposed project, the potential for undergrounding utilities, the potential environmental impacts, the proposed height of the project, the water table impacts, the potential for solar panels, and the definition of a senior living community.

PLANNING COMMISSION ITEMS

The commission had no comments.

ADJOURNMENT: Adjourned at 6:24 PM to the next regularly scheduled meeting of Tuesday, September 12, 2023.

APPROVED BY:

Jennifer Villaseñor, Secretary

Tracy Pellman, Chairperson