

# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 26, 2024  
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 Acosta- Galvan

**A P P P P P P**

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

Commissioner Adam arrived at 6:08 PM.

### **PUBLIC COMMENTS**

Perry Clitheroe, resident, spoke regarding the Housing Element and the issues with the State. He asked that the Planning Commission and City Council focus on creating better transit options, mitigating traffic, focus upzoning to select areas, and improving the quality of life in the city.

### **PUBLIC HEARING ITEMS**

**24-106 ZONING MAP AMENDMENT (ZMA) NO. 23-002 (MAPPING CONSISTENCY CLEAN-UP PROJECT - CHURCHES AND SCHOOLS)**

**REQUEST:**

**To amend the current zoning map to bring 18 inconsistently zoned parcels consisting of churches and schools into conformance with their General Plan designations.**

**LOCATION:**

**Citywide**

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from environmental review pursuant to section 15183; and
- B) Recommend approval of Zoning Map Amendment No. 23-002 with findings (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Pellman had no disclosures.
- Vice-Chair Kennedy had no disclosures.
- Chair Twining spoke with staff.
- Commissioner Wood had no disclosures.
- Commissioner Rodriguez had no disclosures.
- Commissioner Acosta–Galvan spoke with staff.

Madalyn Welch, Associate Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the public notification requirements, the public notification response, the zoning designations for similar uses throughout the city, the General Plan Update process, the entitlement requirements for redeveloping a school site, and the maximum allowable heights of any developments in these zones.

#### **THE PUBLIC HEARING WAS OPENED.**

James De Marco, resident, spoke in opposition to the proposed request and expressed concern regarding the public notification process and the potential adverse effects resulting from the zoning map amendment.

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

**A MOTION WAS MADE BY ADAM, SECONDED BY PELLMAN, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15183; AND RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 23-002 WITH FINDINGS (ATTACHMENT NO. 1), BY THE FOLLOWING VOTE:**

**AYES: Adam, Pellman, Twining, Wood, Rodriguez, Acosta-Galvan**  
**NOES: None**  
**ABSENT: None**  
**ABSTAIN: Kennedy**

#### **MOTION PASSED**

#### **FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 23-002:**

1. Zoning Map Amendment (ZMA) No. 23-002 to amend the zoning designations of approximately 18 parcels consisting of Churches and Schools is consistent with the goals and policies of the General Plan as identified below:

##### **A. 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 LU-1A – Ensure that 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.

Policy LU-2D - Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

The ZMA will establish the zoning designation that is consistent with the General Plan designation for the subject parcels. Most of the sites are already developed as either Churches or Schools and the amendments will reflect the existing uses on site. Additionally, the proposed project will be compatible with the character of the various neighborhoods and will meet the changing needs of the community.

2. ZMA No. 23-002 would amend the zoning designation that corresponds with their existing General Plan designation. This amendment is to clean up the parcels which are currently incompatible with the General Plan designations established during the 2017 General Plan Update. The ZMA will not change a general land use provision, uses authorized in, and the standards prescribed for the subject zoning district.
3. A community need is demonstrated for the change proposed because the ZMA will allow for parcels that are currently inconsistently zoned to be rezoned in compliance with the corresponding General Plan designation. Government Code Section 65860 (c) requires the zoning ordinance to be amended to be in compliance with the General Plan. The zoning designations of the subject properties are currently inconsistent with their General Plan designations, therefore creating a nonconformity. All of the parcels included in this request are developed as either churches or schools and would be amended to Public Semipublic (PS), the intended zoning classification for these type of uses. As such, this amendment would serve as a clean-up to bring the parcels into compliance.
4. Adoption of ZMA 23-002 will be in conformity with public convenience, general welfare and good zoning practice because the proposed zoning will implement the General Plan land use designation, which would bring these parcels into conformance with the goals and policies of the General Plan.

#### **24-153 ZONING TEXT AMENDMENT NO. 23-002 (ZONING UPDATE)**

##### **REQUEST:**

**Amend eight chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to update definitions and processes, provide clarification by codifying existing policies and code interpretations, and introduce a process for space efficient parking such as mechanical parking lifts. The chapters to be amended are Chapter 203 (Definitions), Chapter 210 (Residential Districts), Chapter 211 (C Commercial Districts), Chapter 212 (I Industrial Districts), Chapter 218 (M Mixed-Use Transit Center District), Chapter 230 (Site Standards), Chapter 231 (Off-Street Parking and Loading Provisions), and Chapter 241 (Conditional Use Permits and Variances - Temporary Use Permits-Waiver of Development Standards). Additionally, amend Section 2.5: Street Regulations of the Beach and Edinger Corridors Specific Plan (BECSP) to update the process and provide clarification for street improvements within the specific plan.**

**LOCATION:  
Citywide**

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Find the project exempt from additional environmental review pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density and in accordance with the BECSP Program Environmental Impact Report No. 08-008 certified by the Planning Commission on December 8, 2009 and CEQA Guidelines Section 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this ZTA and no further environmental review or documentation is required; and
- B) Recommend approval of Zoning Text Amendment (ZTA) No. 23-002 to the City Council with findings (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Adam had no disclosures.
- Commissioner Pellman had no disclosures.
- Vice-Chair Kennedy had no disclosures.
- Chair Twining spoke with staff.
- Commissioner Wood spoke with staff.
- Commissioner Rodriguez had no disclosures.
- Commissioner Acosta–Galvan spoke with staff.

Joanna Cortez, Principal Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the easement process, the Caltrans process for dedication, and previously approved projects that included car lifts.

**THE PUBLIC HEARING WAS OPENED.**

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

**A MOTION WAS MADE BY ADAM, SECONDED BY RODRIGUEZ, TO FIND THE PROJECT EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW PURSUANT TO CITY COUNCIL RESOLUTION NO. 4501, CLASS 20, WHICH SUPPLEMENTS THE CALIFORNIA ENVIRONMENTAL QUALITY ACT BECAUSE THE REQUEST IS A MINOR AMENDMENT TO THE ZONING ORDINANCE THAT DOES NOT CHANGE THE DEVELOPMENT STANDARDS INTENSITY OR DENSITY AND IN ACCORDANCE WITH THE BECSP PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 08-008 CERTIFIED BY THE PLANNING COMMISSION ON DECEMBER 8, 2009 AND CEQA GUIDELINES SECTION 15162 AND 15163, NO SUBSEQUENT EIR OR SUPPLEMENT TO THE EIR NEED BE PREPARED FOR THIS ZTA AND NO FURTHER ENVIRONMENTAL REVIEW OR DOCUMENTATION IS REQUIRED; AND, AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT (ZTA) NO. 23-002 TO THE CITY COUNCIL WITH FINDINGS (ATTACHMENT NO. 1), BY THE FOLLOWING VOTE:**

**AYES:** Adam, Pellman, Kennedy, Twining, Wood, Rodriguez, Acosta-Galvan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**MOTION PASSED**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

Zoning Text Amendment (ZTA) No. 23-002 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density. Additionally, the text amendment to the BECSP is within the scope of the BECSP Program Environmental Impact Report No. 08-008 certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Section 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this ZTA and no further environmental review or documentation is required.

**FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 23-002:**

1. Zoning Text Amendment No. 23-002 to amend eight chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to update definitions and processes, provide clarification by codifying existing policies and code interpretations, and introduce a process for space efficient parking such as mechanical parking lifts. The chapters to be amended are Chapter 203 (Definitions), Chapter 210 (Residential Districts), Chapter 211 (C Commercial Districts), Chapter 212 (I Industrial Districts), Chapter 218 (M Mixed-Use Transit Center District), Chapter 230 (Site Standards), Chapter 231 (Off-Street Parking and Loading Provisions), and Chapter 241 (Conditional Use Permits and Variances – Temporary Use Permits-Waiver of Development Standards). Additionally, amend Section 2.5: Street Regulations of the Beach and Edinger Corridors Specific Plan (BECSP) to update the process and provide clarification for street improvements within the specific plan is consistent with general land uses, programs, goals, and policies of the General Plan as follows:

The proposed zoning text amendment is consistent with the goals and policies of the City's General Plan including:

*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 LU-1(D) – Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4 (D): Ensure that single-family residences are of compatible proportion scale and character to surrounding neighborhoods.

Goal LU-11 – Commercial land uses provide goods and services to meet regional and local needs.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

*Housing Element:*

Policy 1.4 – Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 4.3 – Explore continued improvements to the entitlement process to streamline and coordinate the processing of permits, design review and environmental clearance.

The proposed ZTA will allow the City to process new development requests with greater clarity and in a timely manner. The proposed amendments will refine the process for common maintenance improvements for residential properties such as perimeter fencing and accessory structures while ensuring that improvements are done in a manner that is compatible in proportion, scale, and character with surrounding uses. The proposed standards for fences/walls will allow residential applicants different design options for permit approval that will provide greater privacy, compatibility with existing neighborhood fences/walls, and with reduced permitting timelines. Providing additional guidance for accessory structures, such as patio covers, will empower property owners to confidently design these structures in a manner that will comply with code and reduce plan check revisions.

The introduction of space efficient parking standards in the form of mechanical stackers/lifts will provide additional parking design options for commercial and industrial uses. These standards could provide opportunities for new businesses to move into constrained sites and still provide required on-site parking. The proposed standards will allow this use to be designed in a manner consistent with existing parking standards. Development standards have been added to protect sensitive uses such as height limitation, full enclosure of mechanical equipment, and additional noise attenuation measures.

These new changes will provide greater customer service as this amendment will provide a clear, review process for common improvements or inquiries from residents and business owners that will ultimately benefit the City.

*Circulation Element:*

Goal CIRC-7 - Designated scenic corridors protect and enhance visual quality and scenic views.

Goal CIRC-7(D) - Provide landscaped medians and sidewalk treatments in accordance with City standards within major and primary arterial streets designated as landscape corridors, and continue to require the construction of landscaped medians and sidewalk treatments in new developments.

The proposed ZTA will continue the streetscape vision for Beach Blvd. of the specific plan while clarifying the process for property and business owners. In revising the BECSP's street regulations, it will provide additional parkway and sidewalk standards for rights-of-way that are irregular in width in a manner that is compatible with existing properties along Beach Blvd. The additional amendments will clarify the process for alternative street improvements as well as the acceptable landscaping for the specific plan. This amendment will remove uncertainty in the city permitting process that puts property owners and business along Beach Blvd. in a position where they cannot obtain final permit approval and the City cannot intervene because

the street is owned by a different agency. In turn, this will allow the city to expedite street improvements, provided certainty of final approval for BECSP property owners, and may encourage more improvements of properties along one of the city's major highways.

2. Zoning Text Amendment No. 23-002 is compatible with the uses authorized in, and the standards prescribed for the zoning district for which it is proposed because it primarily revises the processing of certain permits and clarifies various sections of the HBZSO and BECSP. The revisions that have been added or clarified will not change the character of the base zoning district and the uses authorized therein.
3. A community need is demonstrated for the changes proposed because there is a constant community desire to improve customer service with decreased processing time and ensure the HBZSO and BECSP is clear, current, consistently adapting to new technologies and is proactive with conflicts in the code.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because ZTA No. 23-002 ensures the HBZSO and BECSP is clear, current, adapting to new technologies, proactive with conflicts in the code, and reflective of the City's ongoing effort to improve customer service.

## **CONSENT CALENDAR**

### **24-162 APPROVE PLANNING COMMISSION MINUTES DATED JANUARY 23, 2024**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the January 23, 2024, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY PELLMAN, TO APPROVE THE JANUARY 23, 2024, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES: Adam, Pellman, Kennedy, Twining, Wood, Rodriguez, Acosta-Galvan**

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

### **MOTION APPROVED**

### **24-163 APPROVE PLANNING COMMISSION MINUTES DATED FEBRUARY 13, 2024**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the February 13, 2024, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY WOOD, SECONDED BY PELLMAN, TO APPROVE THE FEBRUARY 13, 2024, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES:** Adam, Pellman, Kennedy, Twining, Wood, Acosta-Galvan  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** Rodriguez

**MOTION APPROVED**

**NON-PUBLIC HEARING ITEMS - NONE**

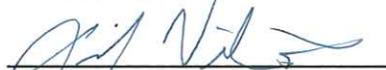
**PLANNING ITEMS - NONE**

**PLANNING COMMISSION ITEMS**

Commissioner Pellman reported on the recent Historic Resources Board meeting and Commissioner Rodriguez reported on the recent Design Review Board meeting.

**ADJOURNMENT:** Adjourned at 7:24 PM to the next regularly scheduled meeting of Tuesday, April 9, 2024.

APPROVED BY:

  
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Jennifer Villasenor, Secretary

  
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Butch Twining, Chairperson