



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 17, 2018  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:30 P.M. – ROOM B-8 (CITY HALL LOWER LEVEL)

### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

*P P P P P P P*  
**ROLL CALL:** *Crowe, Ray, Garcia, Scandura, Kalmick, Mandic, Grant*

### AGENDA APPROVAL

A MOTION WAS MADE BY KALMICK, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF APRIL 17, 2018, BY THE FOLLOWING VOTE:

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

### MOTION APPROVED

#### **A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

- A-1. APPEAL OF CONDITIONAL USE PERMIT NO. 2015-038 AND TENTATIVE PARCEL MAP NO. 2016-142 (SUNSET BEACH HOTEL)** **Applicant:** Cliff Neiman **Property Owner:** Leonard Julian Sunset Beach, LLC **Appellant:** Vice Chair Pat Garcia, Planning Commission **Request:** **TPM:** To consolidate seven parcels into one parcel. **CUP:** To develop a three-story, 12-unit hotel with a 1,800 sq. ft. commercial tenant space on the ground floor. The project is located in the non-certified Sunset Beach Specific Plan area and the demolition of an existing car wash, development of a hotel/commercial building with 12 compact parking spaces (minimum dimensions of 8 ft. 6 in. by 15 ft. 6 in.), and consolidation of seven parcels will require coastal development review by the California Coastal Commission **Location:** 17145 Pacific Coast Highway, Huntington Beach, CA 90742 (near the southeast corner of Pacific Coast Highway and 4th Street, Sunset Beach) **Environmental Status:** The project is categorically exempt pursuant to Section 15332 of the California Environmental Quality Act. **City Contact:** Lindsay Ortega, Project Planner

Lindsay Ortega, Project Planner, gave a brief overview of the proposed project.

There was discussion regarding the reasons Vice- Chair Garcia appealed the project, the proposed staffing hours, the definition of accessory structure, the zoning, and the traffic analysis.

At Commissioner Kalmick's request Jane James, Interim Director of Community Development, gave an in depth overview of the Zoning and Subdivision Ordinance and Specific Plan compliance review process for proposed projects.

**B. STUDY SESSION ITEMS - NONE**

**C. PUBLIC COMMENTS**

Tony Sellas, resident, spoke in opposition of Study Session Item No. A-1, citing concerns with the number of parking spaces, setbacks, and the definitions of an accessory structure and hotel.

Lawrence Lazar, applicant, spoke in support of the project, and gave an overview of the developer's vision for the project.

**D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE**

**E. PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**F. PLANNING COMMISSION COMMENTS - NONE**

**ADJOURNMENT:** Adjourned at 6:52 PM to the next regularly scheduled meeting of Tuesday, May 8, 2018.

**7:00 P.M. – COUNCIL CHAMBERS**

**CANCELLED: NO PUBLIC HEARINGS**

APPROVED BY:

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Jane James, Secretary

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John Scandura, Chairperson