



## AGENDA

### PLANNING COMMISSION

**Tuesday, September 13, 2022**  
**Civic Center, Council Chambers**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Study Session - 4:30 PM**  
**Regular Meeting - 4:30 PM**

#### PLANNING COMMISSION

*Chair* **Brendon Perkins**  
*Vice-Chair* **Kayla Acosta-Galvan**  
*Commissioner* **Oscar Rodriguez**  
*Commissioner* **Ian Adam**  
*Commissioner* **Connie Mandic**  
*Commissioner* **John Scandura**  
*Commissioner* **Alan Ray**

#### STAFF

*Jennifer Villasenor, Deputy Director of Community Development*  
*Matthew Schneider, Planning Manager*  
*Isra Shah, Senior Deputy City Attorney*  
*Kim De Coite, Administrative Assistant*

**MEETING ASSISTANCE NOTICE:** In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

**PUBLIC COMMENTS:** To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

**AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS:** City Council and Planning Commission meetings are televised live on HBTV-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

The Planning Commission, made up of seven individual direct appointee members is a quasi-judicial body empowered by State law and the City Council. The Planning Commission study session is open to public attendance but is not a public hearing. The meetings are subject to the Brown Act and televised live on local cable HBTV Channel 3. The Planning Commission study session is open to public attendance but is not a public hearing.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, project planners consult with various City departments as well as appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to five months.

For more information, please contact Community Development department at 714-536-5276 or email [planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org).

**4:30 PM - STUDY SESSION, COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION STUDY SESSION TO ORDER**

**ROLL CALL: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray**

**PUBLIC COMMENTS - Regarding Project Review and Study Session portions of Meeting**

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request to Speak form and giving it to the Secretary. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**STUDY SESSION ITEMS**

**22-699 GENERAL PLAN AMENDMENT NO. 21-001, ZONING TEXT AMENDMENT NO. 21-003, SITE PLAN REVIEW NO. 21-002, ADDENDUM ENVIRONMENTAL IMPACT REPORT NO. 21-002 (BELLA TERRA RESIDENTIAL PROJECT)**

**22-700 GENERAL PLAN AMENDMENT NO. 2021-003 (2021-2029 HOUSING ELEMENT UPDATE)**

**CONSENT CALENDAR**

**22-744 APPROVE PLANNING COMMISSION MINUTES DATED MARCH 8, 2022**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the March 8, 2022, Planning Commission Minutes as submitted."

**22-748 APPROVE PLANNING COMMISSION MINUTES DATED MARCH 22, 2022**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the March 22, 2022, Planning Commission Minutes as submitted."

**22-749 APPROVE PLANNING COMMISSION MINUTES DATED APRIL 12, 2022**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the April 12, 2022, Planning Commission Minutes as submitted."

**22-750**

**APPROVE PLANNING COMMISSION MINUTES DATED APRIL 26, 2022**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the April 26, 2022, Planning Commission Minutes as submitted."

**ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, September 27, 2022, at 6:00 PM in Council Chambers, Civic Center, 2000 Main Street, Huntington Beach, California.

**INTERNET ACCESS TO PLANNING COMMISSION AGENDA AND STAFF REPORT  
MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT**

**<http://www.huntingtonbeachca.gov>**

**Public Hearing Procedures**

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:00 p.m for a study session and then at 6:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (3) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Community Development Department, the Central Library and on the City website ([www.surfcity-hb.org](http://www.surfcity-hb.org)) anytime on Wednesday preceding the Tuesday Planning Commission meeting.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be accompanied by a filing fee of Two Thousand, Three Hundred Fifty-Three Dollars (\$2,353.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand, Seven Hundred Seventy-Eight Dollars (\$3,778.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.