

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 23, 2024

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

Chair Twining spoke in memory of Shirley Dettloff.

PLEDGE OF ALLEGIANCE – Led by Commissioner Wood

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

Commissioners Pellman and Rodriguez were absent.

PUBLIC COMMENTS

Mary Jo Baretich, resident, spoke regarding the past uses of one of the sites included in Item No. 24-236. She asked to know the proposed use of the site and the staff's communication with Coastal Commission staff.

John Costello, resident, spoke regarding the current zoning at one of the sites included in Item No. 24-236 and expressed sympathies regarding the passing of Shirley Dettloff.

PUBLIC HEARING ITEMS

24-236 ZONING MAP AMENDMENT (ZMA) NO. 24-001/LOCAL COASTAL PROGRAM AMENDMENT (LCPA) NO. 24-001 (MAPPING CONSISTENCY CLEAN-UP PROJECT - COASTAL ZONE)

REQUEST:

ZMA: To amend the current zoning map to bring 23 inconsistently zoned parcels within the Coastal Zone into conformance with their General Plan designations. LCPA: To amend the City's certified LCP to reflect the zoning changes proposed by the ZMA.

LOCATION:

Coastal Zone

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. 24-001 with findings (Attachment No. 1) and Local Coastal Program Amendment No. 24-001 within findings (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Adam spoke with staff.
- Vice-Chair Kennedy had no disclosures.
- Chair Twining spoke with staff.
- Commissioner Wood spoke with a representative from the mobile home park.
- Commissioner Acosta–Galvan had no disclosures.

Madalyn Welch, Associate Planner, gave the staff presentation for the proposed project. Ms. Welch reported that staff received thirteen inquiries on the proposed project.

There was discussion on the following items: the General Plan Update process, the history of the Local Coastal Program, and the government code, the ownership of the site on Warner, the current use of the Newland parcel, and the zoning map amendment process.

THE PUBLIC HEARING WAS OPENED.

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

A MOTION WAS MADE BY ADAM, SECONDED BY WOOD, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15183; RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 24-001 WITH FINDINGS (ATTACHMENT NO. 1) AND LOCAL COASTAL PROGRAM AMENDMENT NO. 24-001 WITH FINDINGS (ATTACHMENT NO. 1), BY THE FOLLOWING VOTE:

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

MOTION PASSED

FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 24-001:

1. Zoning Map Amendment (ZMA) No. 24-001 to amend the zoning designations of 23 parcels within the Coastal Zone area of the City of Huntington Beach 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 parcels are already developed with a use that is compatible with their General Plan designations 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. 24-001 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. As such, this amendment would serve as a clean-up to bring the parcels into compliance.
4. Adoption of ZMA 24-001 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.

FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 24-001:

1. Local Coastal Program Amendment (LCPA) No. 24-001 to the Huntington Beach Local Coastal Program to reflect the zoning changes proposed by Zoning Map Amendment No. 24-001 is consistent with the General Plan in that it will bring such parcels into conformance with their corresponding General Plan designation.
2. The proposed change to the Local Coastal Program is in accordance with the policies, standards and provisions of the California Coastal Act because it will bring the subject parcels into conformance with their corresponding General Plan designation.

The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the Zoning Map Amendment does not include any new development. The purpose of the LCPA is to amend the zoning classifications of 23 parcels within the Coastal Zone into conformance with their General Plan designations. Without the LCPA, the parcels will remain as nonconformities due to inconsistencies with the General Plan designations.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS - NONE

PLANNING COMMISSION ITEMS

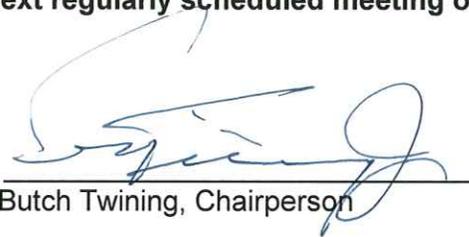
The commissioners welcomed new Deputy Director of Community Development, Jill Ann Arabe Bos.

ADJOURNMENT: Adjourned at 6:33 PM to the next regularly scheduled meeting of Tuesday, May 14, 2024.

APPROVED BY:



Jennifer Villaseñor, Secretary



Butch Twining, Chairperson