



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 23, 2024

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Adam was absent.

PUBLIC COMMENTS - NONE

STUDY SESSION ITEMS

23-1073 ZONING MAP AMENDMENT CLEAN-UP OVERVIEW

Madalyn Welch, Associate Planner, gave the staff presentation for the study session item.

There was a discussion regarding the General Plan and Zoning Code Update process, the public notification response, and the California Environmental Quality Act exemption process.

5:22 P.M. – RECESS FOR DINNER

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kennedy

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

PUBLIC COMMENTS - NONE

ADMINISTRATIVE ITEMS

24-066 PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDED ACTION:

The Planning Commission may take one of the following actions:

A) Nominate and elect the 2024 Planning Commission Chair and Vice Chair based on Planning Commission seniority as established by the Planning Commission bylaws (see attached memo): or

B) Set aside the Planning Commission bylaws and nominate and elect the 2024 Planning Commission Chair and Vice Chair.

A MOTION WAS MADE BY PELLMAN, SECONDED BY KENNEDY, TO SET ASIDE THE PLANNING COMMISSION BYLAWS AND NOMINATE AND ELECT THE 2024 PLANNING COMMISSION CHAIR AND VICE CHAIR.

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

MOTION PASSED

A MOTION WAS MADE BY PELLMAN, SECONDED BY KENNEDY, TO NOMINATE AND ELECT BUTCH TWINING AS PLANNING COMMISSION CHAIR.

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

MOTION PASSED

A MOTION WAS MADE BY TWINING, SECONDED BY PELLMAN, TO NOMINATE AND ELECT DON KENNEDY AS PLANNING COMMISSION VICE-CHAIR.

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

MOTION PASSED

PUBLIC HEARING ITEMS

22-1072 ZONING MAP AMENDMENT NO. 23-001 (MAPPING CONSISTENCY CLEAN-UP PROJECT - CITY PARKS AND CITY OWNED PROPERTIES)

REQUEST:

To amend the current zoning map to bring 17 parcels consisting of City parks and City owned properties into conformance with their General Plan designations.

LOCATION:

Citywide

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from additional environmental review pursuant to section 15183; and
- B) Recommend approval of Zoning Map Amendment No. 23-001 to the City Council with findings (Attachment 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 had no disclosures.
- Commissioner Wood had no disclosures.
- Commissioner Rodriguez had no disclosures.
- Commissioner Acosta–Galvan had no disclosures.

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

There was discussion on the following items: the General Plan Update process, the zoning designation history, previous rezoning requests, and the public notification process.

THE PUBLIC HEARING WAS OPENED.

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

Commissioner Wood and Chair Twining thanked staff for their detailed work on the request.

A MOTION WAS MADE BY ADAM, SECONDED BY PELLMAN, TO FIND THE PROPOSED PROJECT EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15183; AND RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 23-001 TO THE CITY COUNCIL WITH FINDINGS, AND APPROVED A MINUTE ACTION REQUESTING STAFF

PROVIDE DIFFERENT PUBLIC NOTIFICATION OPTIONS AT THE NEXT MEETING, BY THE FOLLOWING VOTE:

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

MOTION PASSED

FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 23-001:

1. Zoning Map Amendment (ZMA) No. 23-001 to amend the zoning designations of approximately 17 parcels consisting of City parks and City owned property 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.

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 City parks or city facilities 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. 23-001 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. The parcels developed as City Parks would be amended to the zoning designation Open Space – Parks and Recreation (OS-PR), which is the intended zoning classification for parks. Similarly, the pump stations and other utility facilities would be amended to Public Semi-Public (PS), the intended zoning classification for utilities. As such, this amendment would serve as a clean-up to bring the parcels into compliance.
4. Adoption of ZMA 23-001 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.

CONSENT CALENDAR

24-073 APPROVE PLANNING COMMISSION MINUTES DATED SEPTEMBER 26, 2023

Recommended Action:

That the Planning Commission take the following action:

“Approve the September 26, 2023, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY WOOD, SECONDED BY PELLMAN, TO APPROVE THE SEPTEMBER 26, 2023, 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

24-074 APPROVE PLANNING COMMISSION MINUTES DATED OCTOBER 10, 2023

Recommended Action:

That the Planning Commission take the following action:

“Approve the October 10, 2023, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY KENNEDY, SECONDED BY PELLMAN, TO APPROVE THE OCTOBER 10 2023, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS - NONE

PLANNING COMMISSION ITEMS

24-067 PLANNING COMMISSION ADVISORY BOARDS AND COMMITTEES

Recommended Action:

That the Planning Commission take the following action:

A) Discuss the 2024 Advisory Boards and Committee Assignments

Chair Twining reviewed the vacant Boards and Committee positions and made assignments.

24-068 CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)

Ricky Ramos, Planning Manager, reviewed the code of ethics.

The commissioners wished one another a happy new year, welcomed Nicolas Papajohn, Senior Deputy City Attorney, and thanked Commissioner Pellman for her work as Chair.

ADJOURNMENT: Adjourned at 6:49 PM to the next regularly scheduled meeting of Tuesday, February 13, 2024.

APPROVED BY:

Jennifer Villasenor, Secretary

Butch Twining, Chairperson