



## AGENDA

### PLANNING COMMISSION

**Tuesday, July 23, 2024**  
**Civic Center, Council Chambers**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Regular Meeting - 6:00 PM**

#### **PLANNING COMMISSION**

*Chair Butch Twining*  
*Vice-Chair Don Kennedy*  
*Commissioner Kayla Acosta-Galvan*  
*Commissioner Oscar Rodriguez*  
*Commissioner Ian Adam*  
*Commissioner Rick Wood*  
*Commissioner Tracy Pellman*

#### **STAFF**

*Jill Arabe Bos, Deputy Director of Community Development*  
*Ricky Ramos, Planning Manager*  
*Connor Hyland, 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).

**6:00 PM - COUNCIL CHAMBERS****CALL PLANNING COMMISSION MEETING TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL: Adam, Pellman, Kennedy, Twining, Wood, Rodriguez, Acosta-Galvan****PUBLIC COMMENTS**

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**PUBLIC HEARING ITEMS**

**24-481 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF  
CONDITIONAL USE PERMIT NO. 23-019 AND COASTAL  
DEVELOPMENT PERMIT NO. 23-007 (PHAN RESIDENCE)**

**REQUEST:**

**To demolish an existing two-story single-family residence and construct a 7,930 sq. ft. three-story single-family residence with a 725 sq. ft. three-car garage, 439 sq. ft. of second story balconies, and 652 sq. ft. of third story balconies at an overall height of 30 feet.**

**LOCATION:**

**3798 Mistral Drive, 92649 (southeast corner of Mistral Dr. and Wanderer Ln.)**

**Recommended Action:**

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and
- B) Approve Conditional Use Permit No. 23-019 and Coastal Development Permit No. 23-007 with suggested findings and conditions of approval (Attachment No. 1)

**24-484 ZONING MAP AMENDMENT (ZMA) NO. 24-003 (MAPPING  
CONSISTENCY CLEAN-UP PROJECT - UTILITY SITES) (Continued  
from May 28, 2024 with Public Hearing Closed)**

**REQUEST:**

**To amend the current zoning map to bring 42 inconsistently zoned parcels consisting of utility type uses 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. 24-003 with findings (Attachment No. 1)

**24-485**

**APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT (CUP) NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

**REQUEST:**

**To construct an approximately 7,510 sq. ft. maintenance and operations building at an overall height of 17ft.-6in. at an existing school district office site.**

**LOCATION:**

**8750 Dorsett Drive (south of Dorsett Drive, between Poston Lane and Miramar Lane)**

**Recommended Action:**

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities and 15303, Class 3 - New Construction or Conversion of Small Structures; and
- B) Approve Conditional Use Permit No. 23-014 with suggested findings and conditions of approval (Attachment No. 1)

**CONSENT CALENDAR**

**24-525**

**APPROVE PLANNING COMMISSION MINUTES DATED JUNE 25, 2024**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the June 25, 2024, Planning Commission Minutes as submitted.”

**NON-PUBLIC HEARING ITEMS- None**

**PLANNING ITEMS**

**PLANNING COMMISSION ITEMS**

**ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, August 13, 2024, 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 the 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's 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.**