



AGENDA - Final

PLANNING COMMISSION

Tuesday, June 12, 2018
Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session - CANCELLED
Regular Meeting - 7:00 PM

PLANNING COMMISSION

Chair John Scandura
Vice Chair Pat Garcia
Commissioner Michael Grant
Commissioner Alan Ray
Commissioner Dan Kalmick
Commissioner Bill Crowe
Commissioner Connie Mandic

STAFF

Jane James, Interim Director of Community Development
Mike Vigliotta, Chief Assistant 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 HBTB-3 Channel 3, and can be viewed via live or archived website at <http://www.huntingtonbeach.granicus.com>.

STUDY SESSION - CANCELLED**7:00 PM - COUNCIL CHAMBERS****CALL PLANNING COMMISSION MEETING TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL: Crowe, Ray, Garcia, Scandura, Kalmick, Mandic, Grant****AGENDA APPROVAL****PUBLIC COMMENTS****PUBLIC HEARING ITEMS**

1. [CONDITIONAL USE PERMIT NO. 18-012 \(EAT AT JOE'S ALCOHOL\) Recommendation to accept the categorical exemption and approve the onsite sale, service, and consumption of alcohol \(ABC Type 47 License\) within an existing 2,285 sq. ft. restaurant located at 7120 Edinger Ave.](#) **18-102**

Recommended Action:

A) "Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to pursuant to Section 15301, Class 1 - *Existing Facilities*, because the project involves a minor alteration to the operation of an existing development involving negligible expansion of an existing use (Attachment No.1)," and

B) "Approve Conditional Use Permit No. 18-012 with suggested findings and conditions of approval (Attachment No. 1)"

2. [GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/MITIGATED NEGATIVE DECLARATION NO. 13-005 \(AUTUMN CARE ASSISTED LIVING\) \) Recommendation to deny the General Plan Amendment to increase the floor area ratio from 0.35 to 1.0, deny the 28,000 sq. ft. assisted living facility on a site with more than a three ft. grade differential and combined retaining wall and fencing height of 9.5 to 14 ft., and deny the variance to exceed maximum building height, minimum setbacks, and minimum landscape planter width for a proposed project located at 9960 Garfield Ave.](#) **18-086**

Recommended Action:

A) Motion to: "Deny General Plan Amendment No. 13-001, Conditional Use Permit No.

13-010, and Variance No. 13-005 with findings for denial (Attachment No. 1)."

CONSENT CALENDAR

NON-PUBLIC HEARING ITEMS

PLANNING ITEMS

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, June 22, 2018, at 7:00 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 5:15 p.m for a study session and then at 7:00 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 (4) 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) 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, Ninety-Eight Dollars (\$2,098.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand, Five Hundred Fifty-Two Dollars (\$3,552.00) 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.