



AGENDA - Final

PLANNING COMMISSION

Tuesday, September 11, 2018
Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session - 5:15 PM
Regular Meeting - 7:00 PM

PLANNING COMMISSION

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

STAFF

Ursula Luna-Reynosa, Director of Community Development
Jane James, Planning Manager
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 <https://huntingtonbeach.legistar.com>.

5:15 PM - STUDY SESSION, COUNCIL CHAMBERS**CALL PLANNING COMMISSION STUDY SESSION TO ORDER****ROLL CALL: Crowe, Ray, Garcia, Scandura, Kalmick, Mandic, Grant****AGENDA APPROVAL****PROJECT REVIEW (FUTURE AGENDA ITEMS)**

18-288 COASTAL DEVELOPMENT PERMIT NO. 16-016, CONDITIONAL USE PERMIT NO. 16-034 (ASCON FINAL REMEDIATION): To introduce the proposed final remedial action plan for the site with grading involving more than 25,000 cubic yards of import/export; a 6 ft. tall fence with 6.5 ft. tall pilasters within the 15 ft. front setback along Hamilton Ave. and Magnolia St.; and gated access at 21641 Magnolia St.

18-289 CONDITIONAL USE PERMIT NO. 17-026 (G & M OIL): To introduce a request to construct a new service station; establish beer and wine sales; and allow reduced building setbacks at 16990 Beach Blvd.

STUDY SESSION ITEMS - NONE**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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - Jane James, Planning Manager**PLANNING COMMISSION COMMITTEE REPORTS****PLANNING COMMISSION COMMENTS****6:30 PM - RECESS FOR DINNER****7:00 PM - COUNCIL CHAMBERS****CALL PLANNING COMMISSION MEETING TO ORDER**

PLEDGE OF ALLEGIANCE

ROLL CALL: Ray, Crowe, Garcia, Scandura, Mandic, Kalmick, Grant

AGENDA APPROVAL**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 agendaized. 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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

PUBLIC HEARING ITEMS

18-266

GENERAL PLAN AMENDMENT NO. 16-001, ZONING MAP AMENDMENT NO. 16-002, TENTATIVE TRACT MAP NO. 18147, CONDITIONAL USE PERMIT NO. 16-031, MITIGATED NEGATIVE DECLARATION NO. 16-002 (SEA DANCE RESIDENTIAL DEVELOPMENT - Continued from July 10, 2018): To recommend City Council approval of proposed General Plan land use and zoning map amendments from Public and Public-Semipublic to Residential Low Density and Open Space Park; to approve a proposed subdivision for 51 new single family residences in a Planned Unit Development design with reduced lot sizes and public benefits for the community; and Mitigated Negative Declaration to analyze the potential environmental impacts of the proposed project located at the former Franklin School site at 14422 Hammon Lane.

Recommended Action:

- A) Approve Mitigated Negative Declaration No. 16-002 with findings and mitigation measures (Attachment No. 1);
- B) Recommend Approval of General Plan Amendment No. 16-001 by approving draft City Council Resolution No. 2018-27 (Attachment No. 2) and Zoning Map Amendment No. 16-002 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4161 (Attachment No. 3) and forward to the City Council for adoption;
- C) Approve Tentative Tract Map No. 18147 and Conditional Use Permit No. 16-031 with findings and suggested conditions of approval (Attachment No. 1).

18-334

TENTATIVE PARCEL MAP NO. 18-006/COASTAL DEVELOPMENT PERMIT NO. 18 010/VARIANCE NO. 18-004 (HUNTINGTON STREET SFDS - CONTINUED FROM THE AUGUST 14, 2018 MEETING WITH THE PUBLIC HEARING OPEN): Close the public hearing due to withdrawal of the application at applicant's request.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, September 25, 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.