



# **AGENDA**

## **PLANNING COMMISSION**

**Tuesday, December 11, 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 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>.

**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**

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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**PUBLIC HEARING ITEMS****[18-557](#)****ZONING TEXT AMENDMENT NO. 18-003 (ZONING AND SUBDIVISION ORDINANCE UPDATE)****REQUEST:**

To amend six chapters of the Zoning and Subdivision Ordinance to reorganize certain entitlement applications to a lower hearing body, codify existing policies, and clarify sections of the code. The six chapters to be amended are Chapter 203 (Definitions), Chapter 204 (Use Classifications), Chapter 211 (Commercial Districts), Chapter 214 (Public-Semipublic District), Chapter 230 - Section 230.26 (Affordable Housing), and Chapter 231 (Off-Street Parking and Loading Provisions).

**LOCATION:****Citywide****Recommended Action:**

That the Planning Commission take the following actions:

A) Finds and determines that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 20, which supplements CEQA (Attachment No. 1).

B) Recommend approval of Zoning Text Amendment No. 18-003 with findings (Attachment No. 1) and forward to the City Council for consideration.

**18-568**

**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 - Continued from June 12, 2018)**

**REQUEST:**

**GPA: To amend the maximum floor area ratio for the site from 0.35 to 1.0. CUP: To permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a three ft. grade differential and maximum combined retaining wall and fencing height along the property lines of 9.5 feet to 14 feet. VAR: To permit: 1) a building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district; 2) exterior stairs at a 1 ft. side setback in lieu of 8 ft.; 3) deck at a 5 ft.-2 in. side setback in lieu of 10 ft.; 4) basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and 5) an 8 ft.-8 in. parking structure perimeter planter width in lieu of 10 ft. along the west property line adjacent to the mobile home park. MND: To analyze the potential environmental impacts associated with the proposed project.**

**LOCATION:**

**9960 Garfield Avenue, 92646 (near the southwest corner at  
Brookhurst Street)**

**Recommended Action:**

That the Planning Commission take the following actions:

A) Continue General Plan Amendment No. 13-001, Conditional Use Permit No. 13-010, Variance No. 13-005 and Mitigated Negative Declaration No. 13-005 to a date uncertain at the applicant's request.

**CONSENT CALENDAR****18-603****APPROVE PLANNING COMMISSION MINUTES DATED  
SEPTEMBER 11, 2018****Recommended Action:**

That the Planning Commission take the following action:

“Approve the September 11, 2018 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 Wednesday, December 26, 2018, 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](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, 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.