

Planning Commission
Tuesday, May 28, 2019
Study Session- 5:00 PM
6:00 PM - Regular Meeting

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Council Chambers

Jennifer Villasenor, Deputy Director of Community Development
Jane James, Planning Manager
Mike Vigliotta, Chief Assistant City Attorney
Kim De Coite, Administrative Assistant



PLANNING COMMISSION

Chair Pat Garcia
Vice Chair Michael Grant
Commissioner John Scandura
Commissioner Alan Ray
Commissioner Dan Kalmick
Commissioner Brendon Perkins
Commissioner Connie Mandic

5:00 PM - STUDY SESSION, COUNCIL CHAMBERS

CALL PLANNING COMMISSION STUDY SESSION TO ORDER

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

AGENDA APPROVAL

PROJECT REVIEW (FUTURE AGENDA ITEMS)

19-561

**GENERAL PLAN AMENDMENT NO. 2019-001, ZONING TEXT
AMENDMENT NO. 2018-002, ZONING MAP AMENDMENT NO. 2018-001
(COUNTY GOTHARD PROPERTY & RESEARCH AND TECHNOLOGY
ZONING)**

REQUEST:

To review the background and technical analysis of two proposed amendments: 1) to amend the General Plan Land Use Map designation on a portion of the former County landfill site; and 2) to amend the Zoning Map and establish a set of zoning standards for the Research and Technology (RT) zoning district.

LOCATION:

APN 111-071-37 (West side of Gothard Street at Prodan Drive) and multiple existing Industrial zoning districts

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 so by filling out a Request to Speak form and giving it to the Secretary. (3 MINUTE

DONATING OF TIME TO OTHERS)

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - Jane James, Planning Manager

PLANNING COMMISSION COMMITTEE REPORTS

PLANNING COMMISSION COMMENTS

5:30 PM - RECESS FOR DINNER

6:00 PM - COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

PUBLIC COMMENTS

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

PUBLIC HEARING ITEMS

19-528

ENTITLEMENT PLAN AMENDMENT NO. 19-002 (HUNTINGTON BEACH CHURCH INTERNATIONAL SCHOOL AND PRE-SCHOOL)

REQUEST:

To amend Conditional Use Permit No. 1997-027 to allow a private high school with a maximum of 30 students and a pre-school with a maximum of 15 children in conjunction with an existing religious assembly use.

LOCATION:

8121 Ellis Avenue, 92646 (north of Ellis Avenue, between Patterson Lane and Goodwin Lane)

Recommended Action:

That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities.

B) Approve Entitlement Plan Amendment No. 19-002 with findings and conditions of approval (Attachment No. 1).

19-545 TENTATIVE TRACT MAP NO. 18157/CONDITIONAL USE PERMIT NO. 17-042 (ELLIS AVE. CONDOS)

REQUEST:

To permit a one-lot subdivision and development of a four-story mixed-use building including 48 new condominium residences with 891 square feet of commercial space and three levels of subterranean parking and find the project exempt from CEQA.

LOCATION:

8041 Ellis Avenue (North side of Ellis Ave., between Beach Blvd. and Patterson Ln.)

Recommended Action:

That the Planning Commission take the following actions:

A) Find the proposed project exempt from the California Environmental Quality Act pursuant to section 15182 of the CEQA Guidelines and Government Code 65457.

B) Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with findings and conditions of approval (Attachment No. 1).

CONSENT CALENDAR - None

NON-PUBLIC HEARING ITEMS

19-504 GENERAL PLAN CONFORMANCE NO. 19-002 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2019/20)

REQUEST:

To determine if the Capital Improvement Program for Fiscal Year 2019/20 is in compliance with the goals and policies of the General Plan.

LOCATION:

Citywide

Recommended Action:

That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental C (CEQA) pursuant to Section 15306.

B) Adopt Resolution No. 1709 approving General Plan Conformance No. 19-002 (Attachment No.

PLANNING ITEMS - Discuss Community Workshop Attendance

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, June 11 2019, 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
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 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 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, 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.