



## AGENDA

### PLANNING COMMISSION

**Tuesday, August 13, 2019**  
**Council Chambers**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Study Session- 4:30 PM**  
**Regular Meeting - 6:00 PM**

#### **PLANNING COMMISSION**

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

#### **STAFF**

*Jennifer Villasenor, Deputy 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 HBTV-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

4:30 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)

[19-648](#)

**ENVIRONMENTAL IMPACT REPORT NO. 17-001 (MAGNOLIA TANK FARM)**

**REQUEST:**

To introduce the Environmental Impact Report (EIR) prepared for the proposed general plan, zoning map, zoning text, local coastal program amendments, and development agreement to allow mixed use with commercial visitor, residential, and open space uses at the 29-acre Magnolia Tank Farm site.

**LOCATION:**

21845 Magnolia St., 92646 (west side at Banning Ave.)

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. (3 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**

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 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 - NONE**

**CONSENT CALENDAR**

**19-872      APPROVE PLANNING COMMISSION MINUTES DATED JUNE 11, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the June 11, 2019 Planning Commission Minutes as submitted.”

**19-873      APPROVE PLANNING COMMISSION MINUTES DATED JUNE 25, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the June 25, 2019 Planning Commission Minutes as submitted.”

**19-874      APPROVE PLANNING COMMISSION MINUTES DATED JULY 9, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the July 9, 2019 Planning Commission Minutes as submitted.”

**NON-PUBLIC HEARING ITEMS - NONE**

**PLANNING ITEMS**

**PLANNING COMMISSION ITEMS**

**19-858 Planning Commission Agenda Item**

**REQUEST:**

To examine changes made to Chapter 212 Industrial Districts of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as part of Zoning Text Amendment No. 2018-002, by the Planning Commission at the July 9, 2019 public hearing relative to auto storage uses

**LOCATION:**

Existing Industrial General (IG) and Industrial Limited (IL) zoning districts.

**Recommended Action:**

That the Planning Commission generally discuss vehicle storage.

**ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, August 27, 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 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 th 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.