



AGENDA

PLANNING COMMISSION

Tuesday, October 22, 2019
Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session- Cancelled
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 Villaseñor, 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 HBTB-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

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

[19-845](#)

ENVIRONMENTAL IMPACT REPORT (EIR) NO. 17-001, GENERAL PLAN AMENDMENT (GPA) NO. 17-001, ZONING MAP AMENDMENT (ZMA) NO. 17-001, ZONING TEXT AMENDMENT (ZTA) NO. 17-005, LOCAL COASTAL PROGRAM AMENDMENT (LCPA) NO. 17-001, AND DEVELOPMENT AGREEMENT (DA) NO. 19-001 (MAGNOLIA TANK FARM)

REQUEST:

To analyze the potential environmental impacts associated with the project; to amend the General Plan land use designation from Public (P) to Open Space-Conservation (OS-C), Open Space-Park (OS-P), Residential Medium Density (RM), and Commercial Visitor (CV) with a Specific Plan Overlay; to amend the zoning designation from Public-Semipublic with Oil Overlay and Coastal Zone Overlay (PS-O-CZ) to Specific Plan 18 with Coastal Zone Overlay (SP-18-CZ); to establish the Magnolia Tank Farm Specific Plan including development standards for open space, residential, and visitor serving commercial uses, for the subject site; to amend the City's certified Local Coastal Program to reflect the land use and zoning

changes proposed by the GPA, ZMA, and ZTA; and to enter into a development agreement between the City of Huntington Beach and SLF-HB Magnolia, LLC to 1) vest the permitted uses, density, intensity of use, and timing of phased development for a fifteen year term, 2) to ensure provision of monetary funds to improve open space/recreational facilities, and 3) to ensure off-site improvements.

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

Actions:

The Planning Commission may take the following actions:

A. Applicant's Request

- 1) Recommend certification of Environmental Impact Report No. 17-001 as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 2019-68 and forward to the City Council for adoption (Attachment No. 2); and
- 2) Recommend approval of CEQA Findings of Fact with a Statement of Overriding Considerations (Attachment No. 18); and
- 3) Recommend approval of General Plan Amendment No. 17-001 by approving draft City Council Resolution No. 2019-67 (Attachment No. 3), Zoning Map Amendment No. 17-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4188 (Attachment No. 4), Zoning Text Amendment No. 17-005 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2019-66 (Attachment No. 5), Local Coastal Program Amendment No. 17-001 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2019-65 (Attachment No. 6), and Development Agreement No. 19-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4187 (Attachment No. 7) for Proposed Project.

B. Staff's Revisions

- 1) Recommend certification of Environmental Impact Report No. 17-001 as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 2019-68 and forward to the City Council for adoption (Attachment No. 2); and
- 2) Recommend approval of CEQA Findings of Fact with a Statement of Overriding Considerations (Attachment No. 18); and

- 3) Recommend approval with modifications of General Plan Amendment No. 17-001 by approving draft City Council Resolution No. 2019-67 (Attachment No. 3), Zoning Map Amendment No. 17-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4188 (Attachment No. 4), Zoning Text Amendment No. 17-005 with findings (Attachment No. 1) and staff revisions (Attachment No. 8) by approving draft City Council Resolution No. 2019-66 (Attachment No. 5), Local Coastal Program Amendment No. 17-001 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2019-65 (Attachment No. 6), and Development Agreement No. 19-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4187 (Attachment No. 7).

C. Deny

- 1) Recommend to not certify Environmental Impact Report No. 17-001 as adequate and complete in accordance with CEQA requirements; and
 - 2) Recommend to not approve CEQA Findings of Fact with a Statement of Overriding Considerations; and
 - 3) Recommend denial of General Plan Amendment No. 17-001, Zoning Map Amendment No. 17-001, Zoning Text Amendment No. 17-005, Local Coastal Program Amendment No. 17-001, and Development Agreement No. 19-001.
- D. Continue Environmental Impact Report No. 17-001, General Plan Amendment No. 17-001, Zoning Map Amendment No. 17-001, Zoning Text Amendment No. 17-005, Local Coastal Program Amendment No. 17-001, and Development Agreement No. 19-001 and direct staff accordingly.

19-1011 COASTAL DEVELOPMENT PERMIT NO. 19-001/CONDITIONAL USE PERMIT NO. 19-001 (3RD STREET COMMERCIAL BUILDING)

REQUEST:

To construct a four-story building with approximately 1,660 sq. ft. of retail on the ground floor and 18,000 sq. ft. of office above with an accessible roof top deck on an 8,475 sq. ft. vacant lot. The project includes one level of parking at the ground floor with 34 percent of the required parking in a vertical tandem configuration (car lifts) and one level of subterranean parking accessed by a car elevator and a valet parking service.

LOCATION:

321 3rd Street, 92648 (north side of 3rd St. between Orange Ave. and Olive Ave.)

Actions:

The Planning Commission may take one of 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 and approve Coastal Development Permit No. 19-001 and Conditional Use Permit No. 19-001 with suggested findings and conditions of approval. (Attachment No. 1).

B) Continue the public hearing for Coastal Development Permit No. 19-001 and Conditional Use Permit No. 19-001 and direct staff to return with findings for denial.

C) Continue the public hearing for Coastal Development Permit No. 19-001 and Conditional Use Permit No. 19-001 and direct staff accordingly.

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, November 12, 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 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, 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.