



AGENDA

PLANNING COMMISSION

Tuesday, January 28, 2020
Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session- Cancelled
Regular Meeting - 6:00 PM

PLANNING COMMISSION

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

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

19-1287 **CONDITIONAL USE PERMIT NO. 19-014 (7-11 GAS STATION AND CONVENIENCE STORE)**

REQUEST:

To demolish an existing auto repair building and construct a 2,323 s.f. convenience store operating 24 hours per day with Type 20 (Off-Sale Beer and Wine) ABC license and an eight pump fueling station.

LOCATION:

16171 Beach Boulevard (west side of Beach Boulevard at the intersection of Stark Drive)

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 15303, Class 3 - New Construction or Conversion of Small Structures.
- B) Approve Conditional Use Permit No. 19-014 with suggested findings and conditions of approval (Attachment No. 1)

19-1295 **CONDITIONAL USE PERMIT NO. 19-024 (THAI GULF RESTAURANT ALCOHOL SERVICE)**

REQUEST:

To permit the onsite sale, service, and consumption of beer and wine (ABC Type 41 License) within an approximately 1,935 sq. ft. eating and drinking establishment and 400 sq. ft. outdoor dining area.

LOCATION:

19072 Beach Boulevard # A, 92648 (east side of Beach Boulevard, south of Garfield Avenue)

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 Conditional Use Permit No. 19-024 with suggested findings and conditions of approval (Attachment No. 1).

20-1303 **APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 19-010 (AT&T GOLDENWEST SMALL CELL)**

REQUEST:

To remove an existing 30 ft.-6 in. high light pole and replace it with a new 29 ft.-3 in. high light pole to install small cell wireless equipment at an overall height of 34 ft.-9 in. and new underground infrastructure in the public right-of-way within the Coastal Zone.

LOCATION:

East side of Goldenwest Street, approximately 110 linear feet to the north of Pacific Coast Highway

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 15302, Class 2 and Section 15303, Class 3.

B) Approve Coastal Development Permit No. 19-010 with findings and conditions of approval (Attachment No. 1)

20-1320 ENTITLEMENT PLAN AMENDMENT NO. 18-002 (THE HEBREW ACADEMY CAMPUS REMODEL)

REQUEST:

To permit a campus remodel and install four prefabricated modular buildings (approximately 9,990 sq. ft.) to create seven classrooms; repurpose existing buildings to create two new classrooms; add 1,550 sq. ft. to an existing multi-purpose room; expand an existing parking lot on the north side of the campus (27 parking spaces); and construct a new faculty parking lot on the south side of the campus (34 parking spaces).

LOCATION:

14401 Willow Lane, 92647 (east of Willow Lane at the terminus of Maple Avenue)

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 15314, Class 14.

B) Approve Entitlement Plan Amendment No. 18-002 with suggested findings and conditions of approval (Attachment No. 1).

CONSENT CALENDAR

20-1367 APPROVE PLANNING COMMISSION MINUTES DATED JULY 23, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the July 23, 2019 Planning Commission Minutes as submitted.”

20-1366 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 13, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the August 13, 2019 Planning Commission Minutes as submitted.”

20-1365 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 27, 2019

Recommended Action:

That the Planning Commission take the following action:

“Approve the August 27, 2019 Planning Commission Minutes as submitted.”

NON-PUBLIC HEARING ITEMS - None

PLANNING ITEMS

19-1286 PLANNING COMMISSION ADVISORY BOARDS AND COMMITTEES

Recommended Action:

That the Planning Commission take the following action:

Discuss the 2020 Advisory Boards and Committee Assignments

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, February 11, 2020, 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 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.