



AGENDA

PLANNING COMMISSION

Tuesday, June 9, 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 Villasenor, Deputy Director of Community Development

Jane James, Planning Manager

Mike Vigliotta, Chief Assistant City Attorney

Kim De Coite, Administrative Assistant

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows a local legislative body to hold public meetings via teleconferencing, and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that some members of the Huntington Beach Planning Commission and/or City staff may participate in this meeting telephonically or electronically.

While the City cannot provide an in-person location for the meeting at this time, property owners, residents, and any interested parties can participate in the public hearing via the following options:

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>.

PUBLIC COMMENTS: Submit written comments on agenda or non-agenda items to community.development@surfcity-hb.org (reference Planning Commission and the Agenda Item Number) by 2:00 PM the day of the meeting. Each person can submit one communication of 150 words or less. If you would like your e-comment read aloud at the hearing, you MUST indicate so in your email; otherwise all written communications will be forwarded to the Planning Commission, but not read aloud, as received prior to the meeting.

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.

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

PUBLIC HEARING ITEMS

20-1595 **CONDITIONAL USE PERMIT NO. 19-029 (ROCCO ALTERNATIVE ALLEY ACCESS)**

REQUEST:

To construct a 467 s.f. two car garage with vehicular access from the local street (B Lane) instead of the abutting alley.

LOCATION:

17041 B Lane, 92647 (west side of B Lane, between Blaylock Drive and Warner 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 15303, Class 3.
- B) Approve Conditional Use Permit No. 19-029 with suggested findings and conditions of approval (Attachment No. 1).

20-1596 **CONDITIONAL USE PERMIT NO. 20-001 (G&M OIL OFFICE BUILDING)**

REQUEST:

To permit A) the construction of a new 1,490 square foot single story office and storage building on a vacant property at an overall height of 28 feet, with ancillary site improvements; and B) that access to parking on the site be provided from the local street (A Lane) in lieu of the abutting alley.

LOCATION:

16942 A Lane, 92647 (East side of A Lane, 190 linear feet north of Warner 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 15303, Class 3.

B) Approve Conditional Use Permit No. 20-001 with suggested findings and conditions of approval (Attachment No. 1).

20-1677**ZONING TEXT AMENDMENT NO. 19-005 (GROUP HOMES)****REQUEST:**

To amend four chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and create a new chapter of the Huntington Beach Municipal Code (HBMC) that together establish a set of regulations for Group Homes, Sober Living Homes, and Residential Care Facilities affecting Residential Districts Citywide. The four chapters of the HBZSO to be amended are Chapter 203 (Definitions), Chapter 204 (Use Classifications), Chapter 210 (Residential Districts), and Chapter 230 (Site Standards) - Section 230.28 Group Homes. The chapter of the HBMC to be added is Chapter 5.110 Group Homes.

LOCATION:

Residential Zoning Districts 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 categorically exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines, in that it can be seen with certainty that there is no possibility that the amendment to the HBZSO will have a significant effect on the environment (Attachment No. 1).

B) Forward Zoning Text Amendment No. 19-005 to City Council for consideration with a recommendation of approval (Attachment No. 1).

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, June 23 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.