



AGENDA

PLANNING COMMISSION

Tuesday, September 14, 2021

Council Chambers

2000 Main Street

Huntington Beach, CA 92648

Study Session - 4:30 PM

Regular Meeting - 6:00 PM

PLANNING COMMISSION

Chair Alan Ray

Vice-Chair Brendon Perkins

Commissioner John Scandura

Commissioner Connie Mandic

Commissioner Kayla Acosta-Galvan

Commissioner Oscar Rodriguez

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: Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura****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)

STUDY SESSION ITEMS**21-620****GENERAL PLAN AMENDMENT NO. 20-002, ZONING MAP AMENDMENT NO. 20-002, TENTATIVE TRACT MAP NO. 19136, CONDITIONAL USE PERMIT NO. 20-024, MITIGATED NEGATIVE DECLARATION NO. 20-002 (GISLER RESIDENTIAL)**

REQUEST: To introduce a proposal to amend the General Plan and zoning designations and subdivide the 13.9 acre site for 85 single family residential lots as a planned unit development at the former Gisler School site at 21141 Strathmoor Lane.

5:30 PM - RECESS**6:00 PM - COUNCIL CHAMBERS****CALL PLANNING COMMISSION MEETING TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL: Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura****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**21-574****ENTITLEMENT PLAN AMENDMENT NO. 2021-001 (KILLARNEY'S**

ROOFTOP DINING - CONTINUED FROM AUGUST 10, 2021 MEETING)

REQUEST:

To amend Conditional Use Permit No. 99-021 to permit the conversion of an existing restaurant rooftop to a 1,936 sq. ft. dining area with alcohol sales and service. This request includes participation in the Downtown Parking In-Lieu Fee Program for sixteen (16) parking spaces required for the new dining area, and deviation from the Exhibit B Standard Conditions of City Council Resolution No. 2017-42 regarding hours of operation.

LOCATION:

209 Main Street, 92648 (West side of Main Street, north of Walnut 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, and
- B) Approve Entitlement Plan Amendment No. 21-001 with findings and conditions of approval (Attachment No. 1).

CONSENT CALENDAR

21-665 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 10, 2021

Recommended Action:

That the Planning Commission take the following action:

“Approve the August 10, 2021, Planning Commission Minutes as submitted.”

21-668 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 24, 2021

Recommended Action:

That the Planning Commission take the following action:

“Approve the August 24, 2021, Planning Commission Minutes as submitted.”

NON-PUBLIC HEARING ITEMS -None

PLANNING ITEMS

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, September 28, 2021, 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.