



AGENDA

PLANNING COMMISSION

Tuesday, September 28, 2021
Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session - Cancelled
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>.

6:00 PM - COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura

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

[21-644](#)

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING MAP AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP (TTM) NO. 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MITIGATED NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RESIDENTIAL)

REQUEST:

To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to subdivide a 13.9 gross acre site into a Planned Unit Development project with 85 single family residential numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence; to analyze the potential environmental impacts of the proposed project.

LOCATION:

21141 Strathmoor Lane (west side, south of Bluefield Drive)

Recommended Action:

That the Planning Commission take the following actions:

- A) Recommend approval of Mitigated Negative Declaration No. 20-002 with findings (Attachment No. 1) and mitigation measures; and

- B) Recommend approval of General Plan Amendment No. 20-002 by approving draft City Council Resolution (Attachment No. 2) and Zoning Map Amendment No. 20-002 with findings (Attachment No. 1) by approving draft City Council Ordinance (Attachment No. 3); and

- C) Approve Tentative Tract Map No. 19136 and Conditional Use Permit No. 20-024 with findings and suggested conditions 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, October 12, 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.