



AGENDA

PLANNING COMMISSION

Tuesday, May 10, 2022
Civic Center, Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session - 4:30 PM
Regular Meeting - 6:00 PM

PLANNING COMMISSION

Chair **Brendon Perkins**
Vice-Chair **Kayla Acosta-Galvan**
Commissioner **Oscar Rodriguez**
Commissioner **Ian Adam**
Commissioner **Connie Mandic**
Commissioner **John Scandura**
Commissioner **Alan Ray**

STAFF

Jennifer Villasenor, Deputy Director of Community Development
Ricky Ramos, Acting 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>.

The Planning Commission, made up of seven individual direct appointee members is a quasi-judicial body empowered by State law and the City Council. The Planning Commission study session is open to public attendance but is not a public hearing. The meetings are subject to the Brown Act and televised live on local cable HBTV Channel 3. The Planning Commission study session is open to public attendance but is not a public hearing.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, project planners consult with various City departments as well as appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to five months.

For more information, please contact Community Development department at 714-536-5276 or email planning.commission@surfcity-hb.org.

4:30 PM - STUDY SESSION, COUNCIL CHAMBERS**CALL PLANNING COMMISSION STUDY SESSION TO ORDER****ROLL CALL: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray****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**STATE HOUSING LEGISLATION**

To provide an overview of key Housing Legislation.

5:30 PM - RECESS FOR DINNER**6:00 PM - COUNCIL CHAMBERS****CALL PLANNING COMMISSION MEETING TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray****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 agendaized. 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)

NON-PUBLIC HEARING ITEMS**[22-318](#)****GENERAL PLAN CONFORMANCE NO. 22-002 (Disposition of one vacant, City-owned surplus parcel)****REQUEST:****To determine if the disposition of a vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street is in conformance with the goals and policies of the**

General Plan.

LOCATION:

**Between Holly Lane and Main Street, south of Garfield Avenue;
Huntington Beach, 92648**

Recommended Action:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which exempt administrative activities of government where it can be seen with certainty that there is no possibility that the activity in question may result in a significant impact on the environment.
- B) Adopt Resolution 1722, approving General Plan Conformance No. 22-002 (Attachment No. 1).

PUBLIC HEARING ITEMS

22-336

GENERAL PLAN AMENDMENT (GPA) NO. 20-003/ZONING TEXT AMENDMENT (ZTA) NO. 20-003/TENTATIVE TRACT MAP (TTM) NO. 19118/CONDITIONAL USE PERMIT (CUP) NO. 20-025/ENVIRONMENTAL ASSESSMENT NO. 20-003 (Holly Triangle Townhomes)

REQUEST:

GPA: To amend the General Plan designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp). ZTA: To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM). TTM: To consolidate 12 lots into a 1.80 net acre lot for condominium purposes. CUP: To 1) develop 35 three-story attached townhomes up to 40 feet tall, and 2) allow 43-inch and 6-foot tall walls in lieu of 42-inch walls in the 10-foot front yard setback along Holly Lane and 6-foot tall walls in lieu of 42-inch walls in the 15-foot front yard setback area along Main Street. EA: Preparation of Addendum No. 1 to the Holly-Seacliff Specific Plan EIR No. 89-1 to analyze the potential environmental impacts of the proposed project.

LOCATION:

19070 Holly Lane, 92648 (east side of Holly Lane, south of Garfield Avenue)

Recommended Action:

That the Planning Commission take the following actions:

- A) Recommend approval of Environmental Assessment No. 20-003 (Addendum No. 1 to the Holly-Seacliff Specific Plan Environmental Impact Report No. 89-1; Attachment No. 7) as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 22-26 and forward to the City Council for adoption (Attachment No. 2);
- B) Recommend approval of General Plan Amendment No. 20-003 and forward draft City Council Resolution No. 2022-19 to the City Council for consideration (Attachment No. 3);
- C) Recommend approval of Zone Text Amendment No. 20-003 and forward draft City Council Ordinance No. 4256 to the City Council for consideration (Attachment No. 4); and
- D) Approve Tentative Tract Map No. 19118 and Conditional Use Permit No. 20-025 with findings and suggested conditions of approval (Attachment No. 1).

22-395

GENERAL PLAN AMENDMENT (GPA) NO. 21-002/ZONING MAP AMENDMENT (ZMA) NO. 21-001/TENTATIVE TRACT MAP (TTM) NO. 19157/CONDITIONAL USE PERMIT (CUP) NO. 21-004/MITIGATED NEGATIVE DECLARATION (MND) NO. 21-003 (OLSON TOWNHOMES)

REQUEST:

GPA: To amend the General Plan designation from Residential Low Density (RL) to Residential Medium Density (RM). ZMA: To amend the zoning designation from Residential Low Density (RL) to Residential Medium Density (RM). TTM: To subdivide approximately 2.07 acres for condominium purposes. CUP: To: 1) develop 34 attached, two- and three-story townhomes up to 35 feet tall and 2) allow up to an 8 foot tall retaining wall topped with a 6 foot tall wall along the west property line. MND: To analyze the potential environmental impacts of the proposed project.

LOCATION:

8371-8461 Talbert Avenue, 92647 (northwest corner of Talbert Avenue and Newland Street)

Recommended Action:

That the Planning Commission take the following actions:

- A) Recommend approval of Mitigated Negative Declaration No. 21-003 with findings (Attachment No. 1) and mitigation measures;
- B) Recommend approval of General Plan Amendment No. 21-002 and forward the draft City Council Resolution (Attachment No. 2) to the City Council for consideration;
- C) Recommend approval of Zoning Map Amendment No. 21-001 with findings (Attachment No. 1) and forward the draft City Council Ordinance (Attachment No. 3) to the City Council for consideration; and
- D) Approve Tentative Tract Map No. 19157 and Conditional Use Permit No. 21-004 with findings and suggested conditions of approval (Attachment No.1).

CONSENT CALENDAR - None**PLANNING ITEMS****PLANNING COMMISSION ITEMS****ADJOURNMENT**

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, May 24, 2022, 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 three (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.