



AGENDA

PLANNING COMMISSION

Tuesday, September 27, 2022
Civic Center, Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Study Session: 5:00 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
Matthew Schneider, Planning Manager
Isra Shah, Senior Deputy 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.

5:00 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

22-716

GENERAL PLAN AMENDMENT NO. 2021-003 (2021-2029 HOUSING ELEMENT UPDATE); GENERAL PLAN AMENDMENT NO. 22-001 (LAND USE ELEMENT); ZONING MAP AMENDMENT NO. 22-001 (RMH REZONING); ZONING MAP AMENDMENT NO. 22-002 (AFFORDABLE HOUSING OVERLAY); ZONING TEXT AMENDMENT NO. 22-008 (CHAPTER 229 - AFFORDABLE HOUSING OVERLAY); ZONING TEXT AMENDMENT NO. 22-009 (SP 14 - BEACH AND EDINGER CORRIDORS SPECIFIC PLAN - AFFORDABLE HOUSING OVERLAY); ZONING TEXT AMENDMENT NO. 22-007 (SP 9 - HOLLY SEACLIFF SPECIFIC PLAN - AFFORDABLE HOUSING OVERLAY); ZONING TEXT AMENDMENT NO. 22-006 (SP 7 - ELLIS GOLDENWEST SPECIFIC PLAN - RH OVERLAY)

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 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

22-747

GENERAL PLAN AMENDMENT NO. 21-001, ZONING TEXT AMENDMENT NO. 21-003, SITE PLAN REVIEW NO. 21-002, ADDENDUM ENVIRONMENTAL IMPACT REPORT NO. 21-002 (BELLA TERRA RESIDENTIAL PROJECT)

REQUEST:

GPA: Revise the General Plan Land Use Map by amending the existing planning area boundaries (Area A and Area B) of the Bella Terra Specific Plan, and change the current General Plan Land Use designations from (Area A): CR-F2-sp-mu(F9) (Commercial Regional - 0.5 FAR - Specific Plan Overlay - Mixed Use 1.5 FAR (MU-0.5 (Commercial)/Maximum 25 du/acre) and (Area B): CR-F2-sp-mu(F14) (Commercial Regional - 0.5 FAR - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.7 (Commercial)/Maximum 45 du/acre) to (Area A): CG-sp (Commercial General - Specific Plan Overlay - Maximum 1.5 FAR) and (Area B): M-sp (Mixed Use - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.9(Commercial)/Maximum 45 du/acre). ZTA: To amend the existing Bella Terra Specific Plan (SP 13) in the following ways: A) Divide Area B into Subareas B.1 and B.2; B) Revise development standards for Subarea B.2 (subject project site); C) Update the parking allocations, pedestrian circulation plan, conceptual circulation plan and landscape concept; D) Text and Figure revisions to reduce the size of Area A (from 52.35 acres to 45.03 acres) and increase the size of Area B (from 10.4 to 17.72 acres) E) Extend Site Plan Review effectiveness from 1 year to 5 years; and F) clarify applicable affordable housing requirements for the project to be consistent with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) SPR: To demolish an existing 149,000 sq. ft. Burlington department store and 30,000 sq. ft. of adjacent retail space and construct a new seven-story mixed-use infill project consisting of 300 apartment units, 25,000 sq. ft. of retail and restaurant space, an above-ground three-level podium parking garage with 404 spaces, and associated hardscape and landscape improvements. AEIR: Preparation of Addendum No. 2 to the Village at Bella Terra EIR No. 07-003 to analyze the potential environmental impacts of the proposed project.

LOCATION:

7777 Edinger Avenue, 92647 (Northside of Edinger Avenue, south of Center Avenue, and west of Beach Boulevard)

Recommended Action:

That the Planning Commission take the following actions:

- A) Recommend approval of Addendum Environmental Impact Report No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan Environmental Impact Report No. 07-003; Attachment No. 7) as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 22-XX and forward to the City Council for adoption (Attachment No. 2);
- B) Recommend approval of General Plan Amendment No. 21-001 and forward draft City Council Resolution No. 22-XX to the City Council for consideration (Attachment No. 3);
- C) Recommend approval of Zoning Text Amendment No. 21-003 and forward draft City Council Ordinance No. XXXX to the City Council for consideration (Attachment No. 4); and
- D) Approve Site Plan Review No. 21-002 with findings and suggested conditions of approval (Attachment No. 1).

CONSENT CALENDAR

22-817 APPROVE PLANNING COMMISSION MINUTES DATED MARCH 8, 2022

Recommended Action:

That the Planning Commission take the following action:

“Approve the March 8, 2022, Planning Commission Minutes as submitted.”

22-818 APPROVE PLANNING COMMISSION MINUTES DATED MARCH 22, 2022

Recommended Action:

That the Planning Commission take the following action:

“Approve the March 22, 2022, Planning Commission Minutes as submitted.”

22-819 APPROVE PLANNING COMMISSION MINUTES DATED APRIL 12, 2022

Recommended Action:

That the Planning Commission take the following action:

"Approve the April 12, 2022, Planning Commission Minutes as submitted."

22-820

APPROVE PLANNING COMMISSION MINUTES DATED APRIL 26, 2022

Recommended Action:

That the Planning Commission take the following action:

"Approve the April 26, 2022, 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, October 11, 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 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.