



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 8, 2022

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice-Chair Acosta-Galvan

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

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

22-165 ZONING TEXT AMENDMENT NO. 21-007 (BECSP MEDICAL SERVICES AND VETERINARY CLINICS)

REQUEST:

To amend the Beach and Edinger Corridors Specific Plan to allow Medical Services on the ground floor within the Town Center-Core Segment and eliminate discretionary review for Indoor Veterinary Clinics within the specific plan

LOCATION:

Beach and Edinger Corridors Specific Plan (BECSP) Planning Area

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find that Zoning Text Amendment (ZTA) No. 21-007 is within the scope of the BECSP Program Environmental Impact Report No. 08-008 certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this ZTA and no further environmental review or documentation is required (Attachment No. 1).
- B) Recommend approval of Zoning Text Amendment No. 21-007 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2022- ---- and forward to the City Council for consideration.

The Commission made the following disclosures:

- Commissioner Adam had no disclosures.

- Commissioner Rodriguez had no disclosures.
- Vice-Chair Acosta-Galvan spoke with staff.
- Chair Perkins had no disclosures.
- Commissioner Mandic spoke with staff.
- Commissioner Scandura visited the site and was on the Planning Commission during previous entitlements.
- Commissioner Ray had no disclosures.

Joanna Cortez, Associate Planner, gave the staff presentation for the proposed project.

There was discussion regarding the definition of medical services in the Zoning code, the placement of medical offices in a retail center, the need for a restroom area for pets, the cost of a conditional use permit, and the vacancy rates at retail centers throughout the city.

THE PUBLIC HEARING WAS OPENED.

Luis Gomez, goUrban Development, applicant, spoke in support of Item No. 22-165, noting that medical uses will only be a portion of the uses at the Five Points Center, as the anchor leases on site prohibit certain medical uses. He noted that there is currently a 30 percent vacancy at Five Points Plaza. Mr Gomez also stated that there already is a pet relief area on site and the vet will have additional relief space on site.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was a brief discussion on the retail vacancy rates and the desire to maintain Five Points Plaza's retail focus.

A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY MANDIC, TO FIND THAT ZONING TEXT AMENDMENT NO. 21-007 IS WITHIN THE SCOPE OF THE BECSP PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 08-008 CERTIFIED BY THE PLANNING COMMISSION ON DECEMBER 8, 2009. IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15162 AND 15163, NO SUBSEQUENT EIR OR SUPPLEMENT TO THE EIR NEED BE PREPARED FOR THIS ZTA AND NO FURTHER ENVIRONMENTAL REVIEW OR DOCUMENTATION IS REQUIRED; AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 21-007 WITH FINDINGS (ATTACHMENT NO. 1) BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2022- ---- AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:

AYES: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray
NOES: None
ABSENT: None
ABSTAIN: None

MOTION PASSED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 21-007 is within the scope of the BECSP Program Environmental Impact Report No. 08-008 certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Section 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this ZTA and no further environmental review or documentation is required.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 21-007:

1. Zoning Text Amendment No. 21-007 to amend the Beach and Edinger Corridors Specific Plan to allow Medical Services on the ground floor within the Town Center-Core Segment and eliminate discretionary review for Indoor Veterinary Clinics within the specific plan is consistent with general land uses, programs, goals, and policies of the General Plan as follows:

Land Use Element:

Goal LU-11 – Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11(A) – Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

Policy LU-11(B) – Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

Policy LU-13(A) - Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The proposed ZTA will allow essential medical services to be accessible for residents in the “core” areas of the specific plan and will reduce the processing time for indoor veterinary clinics which could encourage the establishment of new businesses and job creation within existing vacant or underutilized commercial properties with good locations and accessibility. The expansion of services could also increase sales tax revenues while meeting local and market area needs. Its scope will not affect General Plan land uses or programs.

2. Zoning Text Amendment No. 21-007 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed because it does not propose any new land uses or revise development standards. The proposed ZTA will allow medical uses on the ground floor in an area of the specific plan currently developed with other commercial uses. Medical uses operate similarly to retail uses in that they serve the same customers and operate within similar hours as most retail uses. These uses are commonly found on the ground floor of most commercial properties and contribute to an active pedestrian experience.
3. A community need is demonstrated for the change proposed because the ZTA allows imperative medical services to be accessible for residents in the “core” areas of the specific

plan and will reduce the processing time for indoor veterinary clinics, which could encourage the establishment of new businesses, job creation, and increase sales tax revenues.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the ZTA will allow medical services on the ground floor within a core area of the City and will also eliminate discretionary review, such as a Conditional Use Permit (CUP), for indoor veterinary clinics in a manner that is consistent with the zoning code in commercial areas outside of the specific plan planning area. Expanding medical services to the ground floor and permitting indoor veterinary clinics by right will provide a public convenience by meeting local market needs while increasing job opportunities and sales tax revenues. Removal of the conditional use permit requirement for indoor veterinary clinics will not be detrimental to the community because these uses are not impactful to surrounding businesses and are already well regulated through compliance with the HBZSO, Municipal Code and state licensing requirements. The proposed ZTA is good zoning practice because it will provide consistency in the allowable uses and permitting process between the BECSP and HBZSO, which is applicable in the majority of commercial areas of the City.

CONSENT CALENDAR

22-192 APPROVE PLANNING COMMISSION MINUTES DATED JANUARY 11, 2022

Recommended Action:

That the Planning Commission take the following action:

“Approve the January 11, 2022, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY ACOSTA-GALVAN, SECONDED BY ADAM, TO APPROVE THE JANUARY 11, 2022, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

22-193 APPROVE PLANNING COMMISSION MINUTES DATED JANUARY 25, 2022

Recommended Action:

That the Planning Commission take the following action:

“Approve the January 25, 2022, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY SCANDURA, SECONDED BY MANDIC, TO APPROVE THE JANUARY 25, 2022, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Adam, Rodriguez, Acosta-Galvan, Perkins, Mandic, Scandura, Ray
NOES: None
ABSENT: None

ABSTAIN: Adam

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Ricky Ramos, Acting Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

PLANNING COMMISSION ITEMS

Commissioner Scandura reported on the recent Historic Resources Board meeting and expressed condolences to the Page and Vella families for their recent losses.

Commissioner Rodriguez reported on the recent Southeast Area Committee meeting.

ADJOURNMENT: Adjourned at 6:30 PM to the next regularly scheduled meeting of Tuesday, March 22, 2022.

APPROVED BY:

Jennifer Villaseñor, Acting Secretary

Brendon Perkins, Chairperson