



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 28, 2022

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

Chair Perkins dedicated the meeting to the late former Councilmember/Mayor Peter Green. Commissioner Mandic spoke briefly regarding Peter Green's life and accomplishments.

PLEDGE OF ALLEGIANCE – Led by Commissioner Rodriguez

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

Commissioner Adam was absent.

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

22-491 ZONING TEXT AMENDMENT NO. 22-003 (FLOOD ORDINANCE REVISIONS)

REQUEST:

To amend Chapter 222 (Floodplain Overlay District) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to bring it into compliance with the Federal Emergency Management Agency (FEMA) requirements.

LOCATION:

Citywide

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find that Zoning Text Amendment (ZTA) No. 22-003 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to a zoning ordinance that does not change the development standards density, intensity or authorize any physical development.
- B) Recommend approval of Zoning Text Amendment No. 22-003 with findings (Attachment No. 1) by approving draft City Council Ordinance No. _____ and forward to the City Council for consideration.

The Commission made the following disclosures:

- Commissioner Mandic spoke with staff.
- Vice-Chair Acosta-Galvan had no disclosures.
- Chair Perkins had no disclosures.
- Commissioner Scandura had no disclosures.
- Commissioner Rodriguez had no disclosures.
- Commissioner Ray had no disclosures.

Tess Nguyen, Associate Planner, gave the staff presentation of the proposed project.

There was discussion on the following items: how base flood elevation is determined, the calculations for substantial improvements as defined by FEMA, and the potential impacts of sea level rise.

THE PUBLIC HEARING WAS OPENED.

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

A MOTION WAS MADE BY PERKINS, SECONDED BY RODRIGUEZ, TO FIND THAT ZONING TEXT AMENDMENT NO. 22-003 IS CATEGORICALLY EXEMPT PURSUANT TO CITY COUNCIL RESOLUTION NO. 4501, CLASS 20, WHICH SUPPLEMENTS THE CALIFORNIA ENVIRONMENTAL QUALITY ACT BECAUSE THE REQUEST IS A MINOR AMENDMENT TO A ZONING ORDINANCE THAT DOES NOT CHANGE THE DEVELOPMENT STANDARDS DENSITY, INTENSITY OR AUTHORIZE ANY PHYSICAL DEVELOPMENT; AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-003 WITH FINDINGS BY APPROVING THE DRAFT CITY COUNCIL ORDINANCE AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:

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

MOTION PASSED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to a zoning ordinance that does not change the development standards, density, intensity or authorize physical development.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 22-003:

1. Zoning Text Amendment No. 22-003 amends Chapter 222 (Floodplain Overlay District) by clarifying standards of construction. It is consistent with the policy of the General Plan as

follows:

Policy HAZ-3A – Establish and maintain local flood prevention standards and practices that adequately protect public and private development and resources within the planning area.

The proposed amendment will bring the city's flood ordinance into compliance with current FEMA requirements with the ultimate goal of increasing flood protection and minimizing loss.

2. Zoning Text Amendment No. 22-003 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed because it will revise the citywide flood ordinance. It will not affect the zoning of any property or the allowed uses and development standards of any zoning district.
3. A community need is demonstrated for the change proposed because Zoning Text Amendment No. 22-003 is necessary to comply with current FEMA requirements which will enable the city to continue to be a part of the National Flood Insurance Program.
4. Its adoption will be in conformity with public convenience, general welfare, and good zoning practice because Zoning Text Amendment No. 22-003 will ultimately increase flood protection and minimize risk of loss.

22-497 CONDITIONAL USE PERMIT NO. 22-006/VARIANCE NO. 22-002 (Diesel Auto Repair Facility)

REQUEST:

CUP: To establish a 2,000-square foot industrial building for automobile repair services on a vacant substandard lot that is 7,692 sq. ft. in size rather than the minimum required lot area of 15,000 sq. ft. **VAR:** 1) to permit a 10-ft. front yard setback in lieu of an average 20-ft. front yard setback, 2) to permit a 2-ft.-wide interior landscape planter along the southern perimeter of the site in lieu of 3 ft., 3) to permit two parking spaces that are 9-ft. wide and 9.5-ft. wide in lieu of 12 ft., and 4) to eliminate the requirement to provide a 12-in.-wide by 3 ½-in.-thick step off area near planter areas adjacent to parking spaces.

LOCATION:

7422 Warner Avenue, 92647 (southeast corner of Warner Avenue and Palmdale Lane)

RECOMMENDED ACTION:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 - New Construction or Conversion of Small Structures.
- B) Approve Conditional Use Permit No. 22-006 and Variance No. 22-002 with suggested findings and conditions of approval (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Mandic spoke with staff.
- Vice-Chair Acosta-Galvan had no disclosures.
- Chair Perkins visited the site.

- Commissioner Scandura visited the site and spoke with staff.
- Commissioner Rodriguez had no disclosures.
- Commissioner Ray visited the site.

Alyssa Matheus, Associate Planner, gave the staff presentation for the proposed project.

There was discussion regarding the minimum lot size in the Research and Technology Zone, the process for developing substandard lots, the minimum drive aisle width, the parking requirements, the proposed parking spot size, potential for vehicle stacking onsite, and the code enforcement process.

THE PUBLIC HEARING WAS OPENED.

Dave See, applicant, spoke in support of Item No. 22-497, and stated that he was in agreement with all suggested conditions except for Condition No. 1e. He indicated that the door manufacturer says the decorative door is not feasible and would like some flexibility for the door design.

Frank Adler, property broker, spoke in support of Item No. 22-497, noting that the lot size constrains development and that a small family business is a good use for the small lot size. He also spoke in support of the building design.

Danny Kahale, property owner, spoke in support of Item No. 22-497, stating that there is a need for the proposed use and that he is not currently prepared to develop the site and would prefer to have it be developed than to sit vacant until he can pursue development.

Kelly Moses, Best Towing Service, spoke in opposition to Item No. 22-497, citing concerns with the lot size, the parking stall size, the proposed parking onsite, potential parking impacts along the public streets, and the proposed landscaping.

There was discussion between the commissioners and Mr. See on the number of employees at the business, the type of building construction, the size of the cars being serviced, and the standard parking stall size.

Ms. Moses reiterated her concerns on the parking stall size and potential parking impacts to adjacent businesses and residents.

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

There was discussion on restricting offsite parking, the building materials, and parking stall size. Chair Perkins and Commissioners Mandic and Scandura indicated that they could not support the current corrugated metal design. The commission discussed continuing the item to allow the applicant to submit a design for a stucco building and to address parking concerns.

STRAW VOTE #1

A motion was made by Perkins to support a continuance.

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

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY RODRIGUEZ, TO CONTINUE CONDITIONAL USE PERMIT NO. 22-006 and VARIANCE NO. 22-002 TO A DATE UNCERTAIN IN ORDER TO ADDRESS PLANNING COMMISSION'S CONCERNS WITH THE BUILDING DESIGN AND A SITE PLAN THAT ADDRESSES PARKING CONCERNS, BY THE FOLLOWING VOTE:

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

MOTION PASSED

CONSENT CALENDAR - None

NON-PUBLIC HEARING ITEMS - None

PLANNING ITEMS

Matthew Schneider, Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

PLANNING COMMISSION ITEMS

Commissioner Mandic spoke briefly regarding the late Peter Green.

Chair Perkins thanked Commissioner Mandic for her words on Mr. Green and expressed his condolences to the family.

Commissioner Scandura reported on the recent Historic Resources Board meeting and spoke regarding Peter Green. .

ADJOURNMENT: Adjourned at 7:20 PM to the next regularly scheduled meeting of Tuesday, July 12, 2022.

APPROVED BY:

Jennifer Villaseñor, Acting Secretary

Brendon Perkins, Chairperson