



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 13, 2022

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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5:00 P.M. - COUNCIL CHAMBERS

### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

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

Chair Perkins, Commissioner Adam, and Commissioner Mandic were absent.

### PUBLIC COMMENTS

Eitel Braunschweig, spoke regarding the Item No. 22-699, asking that the city require local workers be hired for this project, citing potential positive traffic impacts and benefits to the community.

### STUDY SESSION ITEMS

**22-699      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)**

Hayden Beckman, Senior Planner, gave the staff presentation for the proposed project.

Kristofer Golder, Bella Terra Associates, LLC presented an overview of the proposed project and made himself available for questions.

There was discussion on the following items: the proposed height, the current height of the existing structures on the property, the parking study and the potential parking impacts, parking time restrictions across the site, and the proposed community benefits.

**22-700      GENERAL PLAN AMENDMENT NO. 2021-003 (2021-2029 HOUSING ELEMENT UPDATE)**

Jennifer Villasenor, Deputy Director of Community Development, and Nicolle Aube, Housing Analyst, gave the staff presentation of the draft housing element.

There was discussion on the following items: the types of affordable housing, the reasoning behind moderate income focused housing programs, whether mobile home ownership is defined as owner or lease, the future navigation site, the number

of accessory dwelling units recently built in the city, and the substantial penalties for not adopting a housing element.

**CONSENT CALENDAR**

**22-744 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.”

**22-748 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.”

**22-749 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.”

**22-750 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.”

Matt Schneider, Planning Manager, stated that the City Attorney’s office recommended not acting on the consent calendar items during a study session and that staff would move these items to the next regularly scheduled meeting.

Commissioner Ray asked for a correction to be made to the April 26, 2022 minutes.

Commissioner Scandura asked that the major projects website be updated.

**ADJOURNMENT: Adjourned at 6:29 PM to the next regularly scheduled meeting of Tuesday, September 27, 2022.**

APPROVED BY:

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Jennifer Villaseñor, Acting Secretary

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Brendon Perkins, Chairperson