



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, JANUARY 12, 2021

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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**6:00 P.M. – COUNCIL CHAMBERS**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Scandura

*P P P P P P P*  
**ROLL CALL:** *Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura, Van Der Mark*

### **AGENDA APPROVAL**

A MOTION WAS MADE BY PERKINS, SECONDED BY MANDIC, TO APPROVE THE JANUARY 12, 2021, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

AYES: Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura, Van Der Mark  
NOES: None  
ABSENT: None  
ABSTAIN: None

### **MOTION APPROVED**

### **PUBLIC COMMENTS - NONE**

### **ADMINISTRATIVE ITEMS**

#### **21-013 PLANNING COMMISSION CHAIR AND VICE CHAIR**

##### **RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

Nominate and elect the Planning Commission Chair and Vice Chair based on Planning Commission seniority

**A MOTION WAS MADE BY SCANDURA, SECONDED BY PERKINS, TO NOMINATE AND ELECT ALAN RAY AS PLANNING COMMISSION CHAIR.**

##### **MOTION APPROVED BY ACCLAMATION**

**A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY SCANDURA, TO NOMINATE AND ELECT BRENDON PERKINS AS PLANNING COMMISSION VICE-CHAIR.**

**MOTION APPROVED BY ACCLAMATION**

**PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1714 AND PLAQUE IN APPRECIATION TO OUTGOING COUNCILMEMMBER KALMICK– Chair**

**PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1715 AND PLAQUE IN APPRECIATION TO OUTGOING COMMISSIONER GARCIA– Chair**

**PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1716 AND PLAQUE IN APPRECIATION TO OUTGOING COMMISSIONER CROWE– Chair**

**PUBLIC HEARING ITEMS**

**20-2113 APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT NO. 20-012, COASTAL DEVELOPMENT PERMIT NO. 20-013, AND SPECIAL PERMIT NO. 20-001 (714 PACIFIC COAST HIGHWAY MIXED USE)**

**REQUEST:**

**CUP/CDP: To permit the construction of a new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet, which includes a 766 sq. ft. ground floor retail coffee shop; three two-bedroom residential units on the second and third floor; a 149 sq. ft. rooftop deck; an enclosed parking garage for seven parking spaces (four grade level, three subterranean); and two open commercial parking spaces for a total of nine on-site parking spaces. SP: To permit an 18 ft. wide garage access driveway in lieu of a minimum required 20 ft. wide driveway.**

**LOCATION:**

**714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8th St.)**

**RECOMMENDED ACTION:**

**That the Planning Commission take the following actions:**

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 - Infill Development Projects; and**
- B) Approve Conditional Use Permit No. 20-012, Coastal Development Permit No. 20-013, and Special Permit No. 20-001 with findings and conditions of approval (Attachment No. 1)**

**The Commission made the following disclosures:**

- Commissioner Rodriguez spoke with staff and visited the site.**
- Commissioner Acosta-Galvan had no disclosures.**
- Vice-Chair Perkins spoke with staff and visited the site.**
- Chair Ray spoke with staff, visited the site, and spoke with Commissioner Mandic.**
- Commissioner Mandic visited the site, and spoke with Commissioner Scandura and the appellant.**

- Commissioner Scandura spoke with staff, visited the site, and spoke with Commissioner Mandic.
- Commissioner Van Der Mark spoke with staff and the appellant.

Commissioner Scandura spoke at length on his feelings that the item should be continued to the January 26, 2021 Planning Commission study session.

Deputy City Attorney Vigliotta recommended that staff be allowed to present and the public hearing be opened prior to any action being taken.

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

#### **THE PUBLIC HEARING WAS OPENED.**

Sam Hanna, appellant, spoke in opposition to Item No. 20-2113, citing concerns with the proposed setbacks, the parking, the aesthetic, rooftop deck size, and the differences between the requirements for his own project versus the requirements for this proposed project. Mr. Hanna asked that the project be continued to a study session on January 26, 2021.

Mike Adams, appellant's representative, spoke in opposition to Item No. 20-2113, citing concerns with compatibility to adjacent properties. He asked that the proposed study session be held on January 26, 2021, and stated that many of Mr. Hanna's concerns could be addressed through modifications to the proposed project.

Darian Raddick, project architect, spoke in support of Item No. 20-2113, stating that the proposed project meets the code requirements and any setback requirements would directly impact the parking onsite.

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

**A MOTION WAS MADE BY SCANDURA, SECONDED BY MANDIC, TO CONTINUE CONDITIONAL USE PERMIT NO. 20-012, COASTAL DEVELOPMENT PERMIT NO. 20-013, AND SPECIAL PERMIT NO. 20-001 TO A STUDY SESSION ON JANUARY 26, 2021, BY THE FOLLOWING VOTE:**

**AYES:** Mandic, Scandura, Van Der Mark  
**NOES:** Rodriguez, Acosta-Galvan, Perkins, Ray  
**ABSENT:** None  
**ABSTAIN:** None

#### **MOTION FAILED**

There was a lengthy discussion regarding the following items: setback requirements for the proposed project and for the adjacent properties, communication between the appellant and staff, the engineering requirements for the proposed project, vehicular access, potential for undergrounding utilities, the difference between a parking structure and a parking garage, loading zone requirements, parking requirements and impacts, onsite storage and bicycle

parking, setback requirements, privacy impacts, Fire Department review, the location of the rooftop deck, the potential for short term rentals onsite, the room opening width for the entertainment room, the garage height, and the distance between the proposed building and buildings on the adjacent sites.

There was also a lengthy discussion regarding the many differences between the proposed project and the appellant's project located on the adjacent property.

**A MOTION WAS MADE BY PERKINS, SECONDED BY RODRIGUEZ, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA AND APPROVE CONDITIONAL USE PERMIT NO. 20-012, COASTAL DEVELOPMENT PERMIT NO. 20-013, AND SPECIAL PERMIT NO. 20-001 WITH FINDINGS AND CONDITIONS OF APPROVAL WITH MODIFICATIONS REQUIRING THE ENTERTAINMENT ROOM OPENING BE WIDENED TO MEET THE MINIMUM 50% OPENING REQUIREMENT OR MEET THE PARKING REQUIREMENT AND TO RELOCATE THE ROOFTOP DECK, BY THE FOLLOWING VOTE:**

**AYES: Rodriguez, Acosta-Galvan, Perkins,  
NOES: Ray, Mandic, Scandura, Van Der Mark  
ABSENT: None  
ABSTAIN: None**

**MOTION FAILED**

## **CONSENT CALENDAR**

### **21-016 APPROVE PLANNING COMMISSION MINUTES DATED NOVEMBER 10, 2020**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the November 10, 2020, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY SCANDURA, SECONDED BY PERKINS, TO APPROVE THE NOVEMBER 10, 2020 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES: Perkins, Ray, Mandic, Scandura  
NOES: None  
ABSENT: None  
ABSTAIN: Rodriguez, Acosta-Galvan, Van Der Mark**

**MOTION APPROVED**

## **NON-PUBLIC HEARING ITEMS - NONE**

## **PLANNING ITEMS**

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

## **PLANNING COMMISSION ITEMS**

Vice-Chair Perkins thanked the outgoing commissioners for their work and welcomed the new commissioners.

Commissioner Scandura welcomed the new commissioners.

Commissioner Rodriguez thanked the commissioners for their welcome and stated that he looked forward to working on the Planning Commission.

Commissioner Mandic welcomed the new commissioners.

Commissioner Acosta-Galvan thanked her fellow commissioners for their welcome and stated that she looked forward to working with them.

Commissioner Van Der Mark thanked staff for answering all of her questions about the project during the day and stated that she looked forward to contributing to the city.

Chair Ray welcomed the new commissioners.

**ADJOURNMENT: Adjourned at 8:32 PM to the next regularly scheduled meeting of Tuesday, January 26, 2021.**

APPROVED BY:

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Jennifer Villaseñor, Acting Secretary

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Alan Ray, Chairperson