



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, MARCH 9, 2021

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 Commissioner Rodriguez

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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 MARCH 9, 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

PUBLIC HEARING ITEMS

21-165 ZONING TEXT AMENDMENT NO. 21-001 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN ALCOHOL)

REQUEST:

To amend the Beach and Edinger Corridors Specific Plan (BECSP) to change the reviewing body from Planning Commission to Zoning Administrator for conditional use permits (CUP) for alcohol sales and service and clarify exemptions from CUP requirements.

LOCATION:

BECSP Planning Area

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find that Zoning Text Amendment (ZTA) No. 21-001 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. 21-001 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2021-15 and forward to the City Council for consideration.

Ricky Ramos, Senior Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the alcohol service conditional use permit process in other specific plans, the public hearing notification radius, the Police Department review process, and the alcohol service conditional use permit process for the Downtown Specific Plan.

THE PUBLIC HEARING WAS OPENED.

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

There was brief discussion regarding the history of the conditional use permit process within the Beach Edinger Corridors Specific Plan, and the alcohol permitting process throughout the city.

A MOTION WAS MADE BY MANDIC, SECONDED BY PERKINS, TO FIND THAT ZONING TEXT AMENDMENT NO. 21-001 IS WITHIN THE SCOPE OF THE BECSP PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 08-008 CERTIFIED BY THE PLANNING COMMISSION ON DECEMBER 8, 2009, AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 21-001 WITH FINDINGS BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2021-15 AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 21-001 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. 21-001:

1. Zoning Text Amendment No. 21-001 to amend the Beach and Edinger Corridors Specific Plan (BECSP) to change the reviewing body from Planning Commission to Zoning Administrator for conditional use permits (CUP) for alcohol sales and service and clarify exemptions from CUP requirements 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.

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

The proposed ZTA will reduce the processing time of CUPs for alcohol sales and service, which could encourage the establishment of new businesses, job creation, and increase sales tax revenues. Its scope will not affect General Plan land uses or programs

2. Zoning Text Amendment No. 21-001 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.
3. A community need is demonstrated for the change proposed because the ZTA will reduce the processing time of CUPs for alcohol sales and service, 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 reduce the processing time of CUPs for alcohol sales and service while still maintaining a requirement for a public hearing to provide for public participation. Clarifying exemptions from CUP requirements will facilitate land use review and the application of the zoning code.

CONSENT CALENDAR - NONE

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

Commissioner Scandura reported on the recent Historic Resources Board meeting and the Gisler Elementary meeting. He requested a future study session for the Gisler project.

Chair Ray, Vice-Chair Perkins, phreak11

and Commissioner Mandic wished Commissioner Scandura a happy birthday.

ADJOURNMENT: Adjourned at 6:28 PM to the next regularly scheduled meeting of Tuesday, March 23, 2021.

APPROVED BY:

Jennifer Villasenor, Acting Secretary

Alan Ray, Chairperson