



## MINUTES

### HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 10, 2021

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

4:30 P.M. - COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

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

#### PUBLIC COMMENTS

Ann Palmer, resident, spoke in the opposition to Item No. 21-575, citing concerns with maintaining city autonomy and the potential negative impacts of the proposed zoning text amendment.

#### STUDY SESSION ITEMS

##### **21-575 ZONING TEXT AMENDMENT NO. 19-004 (AFFORDABLE HOUSING ORDINANCE)**

Ursula Luna-Reynosa, Director of Community Development, introduced the Housing Division staff and gave the staff presentation with Nicolle Aube, Senior Admin Analyst, for the proposed zoning text amendment.

There was discussion on the following items: the consultant's recommendations, the process for drafting the ordinance, the different options for providing affordable housing, the distribution of affordable housing throughout the city, the history of this section of the zoning code, the definitions listed in the proposed ordinance, and the potential for accepting non-vacant land from a developer in lieu of affordable units.

**5:38 P.M. – RECESS**

**6:00 P.M. – COUNCIL CHAMBERS**

#### CALL PLANNING COMMISSION MEETING TO ORDER

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

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

**PUBLIC COMMENTS** - None

**PUBLIC HEARING ITEMS**

**21-595 ENTITLEMENT PLAN AMENDMENT NO. 2021-001 (KILLARNEY'S ROOFTOP DINING)**

**REQUEST:**

To amend Conditional Use Permit No. 99-021 to permit the construction of a new stairway and elevator access to the roof of an existing restaurant and convert the rooftop to an accessible dining area, including expanded alcohol sales and service, totaling approximately 1,936 sq. ft. This request includes participation in the Downtown Parking In-Lieu Fee Program for sixteen (16) parking spaces required for the new dining area.

**LOCATION:**

**209 Main Street, 92648 (West side of Main Street, north of Walnut Avenue)**

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Continue the item to the September 14, 2021 meeting to allow for additional analysis in response to the request.

Chair Ray opened the public hearing.

**A MOTION WAS MADE BY MANDIC, SECONDED BY PERKINS, TO CONTINUE ENTITLEMENT PLAN AMENDMENT NO. 2021-001 TO THE SEPTEMBER 14, 2021 MEETING, WITH THE PUBLIC HEARING OPEN, TO ALLOW FOR ADDITIONAL ANALYSIS IN RESPONSE TO THE REQUEST, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**21-576 ZONING TEXT AMENDMENT NO. 21-006 (ELECTRIC VEHICLE CHARGING STATION SIGNS)**

**REQUEST:**

To amend Chapter 233, Signs, of the Huntington Beach Zoning and Subdivision Ordinance to exempt signs on electric vehicle charging stations from sign permit requirements.

**LOCATION:**

**Citywide**

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Find that Zoning Text Amendment (ZTA) No. 21-006 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act; and
- B) Recommend approval of Zoning Text Amendment No. 21-006 with findings (Attachment No. 1) by approving draft City Council Ordinance No. 4234 and forward to the City Council for consideration (Attachment No. 2).

Jane James, Planning Manager, gave the staff presentation for the proposed project.

There was discussion on the following items: restrictions on gas pump displays and bus benches, potential for video or flash images on the displays, and size restrictions.

**THE PUBLIC HEARING WAS OPENED.**

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

There was discussion on the potential negative impact of allowing without size and sound restrictions, the potential for modifying the code for gas station pumps, the need for more charging stations, and potentially restricting locations. The commission discussed continuing the item to allow staff to address the commission's concerns.

**A MOTION WAS MADE BY SCANDURA, SECONDED BY MANDIC, TO CONTINUE ZONING TEXT AMENDMENT NO. 21-006 TO A DATE UNCERTAIN AND ASK STAFF TO REVISE THE PROPOSED AMENDMENT, BY THE FOLLOWING VOTE:**

<b>AYES:</b>	<b>Acosta-Galvan, Rodriguez, Perkins, Ray, Mandic, Scandura</b>
<b>NOES:</b>	<b>None</b>
<b>ABSENT:</b>	<b>None</b>
<b>ABSTAIN:</b>	<b>None</b>

**MOTION APPROVED**

**CONSENT CALENDAR - NONE**

**NON-PUBLIC HEARING ITEMS - NONE**

**PLANNING ITEMS**

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

**PLANNING COMMISSION ITEMS**

Commissioner Scandura expressed condolences to former commissioner, Tom Livengood, and family, on the passing of Diane Livengood.

**ADJOURNMENT:** Adjourned at 6:46 PM to the next regularly scheduled meeting of Tuesday, August 24, 2021.

APPROVED BY:

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Jennifer Villasenor, Acting Secretary

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Alan Ray, Chairperson