

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, JANUARY 10, 2023

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

P A P P P P P
ROLL CALL: *Pellman, Adam, Rodriguez, Acosta-Galvan, Strook, Twining, Wood*

Commissioner Adam was absent.

ADMINISTRATIVE ITEMS

23-013 PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

Nominate and elect the 2023 Planning Commission Chair and Vice Chair based on Planning Commission seniority.

A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY WOOD, TO NOMINATE AND ELECT KAYLA ACOSTA-GALVAN AS PLANNING COMMISSION CHAIR.

AYES: Rodriguez, Acosta-Galvan, Wood

NOES: Pellman, Strook, Twining

ABSENT: Adam

ABSTAIN: None

MOTION FAILED

A MOTION WAS MADE BY STROOK, SECONDED BY TWINING, TO NOMINATE AND ELECT TRACY PELLMAN AS PLANNING COMMISSION CHAIR.

AYES: Pellman, Strook, Twining, Wood

NOES: Rodriguez, Acosta-Galvan

ABSENT: Adam

ABSTAIN: None

MOTION PASSED

A MOTION WAS MADE BY STROOK, SECONDED BY TWINING, TO NOMINATE AND ELECT BUTCH TWINING AS PLANNING COMMISSION VICE-CHAIR.

AYES: Pellman, Strook, Twining, Wood
NOES: Rodriguez, Acosta-Galvan
ABSENT: Adam
ABSTAIN: None

MOTION PASSED

PRESENTATION OF PROCLAMATION TO FORMER PLANNING COMMISSION CHAIR PERKINS – Chair Pellman

PRESENTATION OF PROCLAMATION TO FORMER COMMISSIONER SCANDURA – Chair Pellman

PRESENTATION OF PROCLAMATION TO FORMER COMMISSIONER MANDIC – Chair Pellman

PRESENTATION OF PROCLAMATION TO FORMER COMMISSIONER RAY – Chair Pellman

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

22-1036 ZONING TEXT AMENDMENT NO. 22-004 (BECSP MEDICAL SERVICES USE RESTRICTION)

REQUEST:

To amend the Beach and Edinger Corridors Specific Plan to allow Medical Services on the ground floor as an allowed use within the Neighborhood Center Segment.

LOCATION:

Beach and Edinger Corridors Specific Plan (BECSP) Planning Area

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find that Zoning Text Amendment (ZTA) No. 22-004 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. 22-004 with findings (Attachment No. 1) by approving draft City Council Resolution No. 2022- ---- and forward to the City Council for consideration**

The Commission made the following disclosures:

- Commissioner Acosta-Galvan had no disclosures.
- Vice-Chair Twining spoke with staff.
- Chair Pellman spoke with staff.
- Commissioner Strook had no disclosures.
- Commissioner Rodriguez visited the site.
- Commissioner Wood had no disclosures.

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

There was discussion on the following items: lack of medical use restrictions in all other commercial areas of the city, the fees paid by the applicant, the potential for medical marijuana uses in the subject area, the current prohibition of all medical marijuana uses in the city, and the tenant improvement process for facilities that use x-ray technology.

THE PUBLIC HEARING WAS OPENED.

Brian Mills, applicant, spoke in support of Item No. 22-1036, citing the long term vacancy at the subject site, and the changing retail market. He stated the forcing dental offices to operate only in old buildings would be a burden on that field.

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

The commissioners expressed support for the request and discussed requesting that the City Council consider refunding the cost of the zoning text amendment to the applicant. There was also a brief discussion for the process of allowing medical marijuana uses.

A MOTION WAS MADE BY TWINING SECONDED BY WOOD, TO FIND THAT ZONING TEXT AMENDMENT (ZTA) NO. 22-004 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, RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-004 WITH FINDINGS (ATTACHMENT NO. 1) BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2022- ---- AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, AND SEND A MINUTE ACTION TO THE CITY COUNCIL REQUESTING THAT THE COUNCIL EXPLORE REFUNDING THE APPLICANT'S FEES, BY THE FOLLOWING VOTE:

AYES:	Pellman, Rodriguez, Acosta-Galvan, Strook, Twining, Wood
NOES:	None
ABSENT:	Adam
ABSTAIN:	None

MOTION PASSED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 22-004 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. 22-004:

1. Zoning Text Amendment No. 22-004 to amend the Beach and Edinger Corridors Specific Plan to allow Medical Services on the ground floor as an allowable use within the Neighborhood Center Segment 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.

Policy LU-11(B) – Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

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

Policy LU-13(A) - Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The ZTA will allow essential medical services to be accessible for residents in the core areas of the BECSP planning area which could encourage the establishment of new businesses and job creation within existing vacant or underutilized commercial properties with good locations and accessibility. The expansion of services could also increase sales tax revenues while meeting local and market area needs. Its scope will not affect General Plan land uses or programs.

2. Zoning Text Amendment No. 22-004 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. The proposed ZTA will allow medical uses on the ground floor in an area of the specific plan currently developed with other commercial uses. Medical uses operate similarly to retail uses in that they serve the same customers and operate within similar hours as most retail uses. These uses are commonly found on the ground floor of most commercial properties and contribute to an active pedestrian experience.
3. A community need is demonstrated for the change proposed because the ZTA allows imperative medical services to be accessible for residents in the "core" areas of the specific

plan and will reduce the processing time for indoor veterinary clinics, 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 allow medical services on the ground floor within a core area of the City in a manner that is consistent with the zoning code in commercial areas outside of the specific plan planning area. Expanding medical services to the ground floor will provide a public convenience by meeting local market needs while increasing job opportunities and sales tax revenues. The proposed ZTA is good zoning practice because it will provide consistency in the allowable uses between the BECSP and HBZSO, which is applicable in the majority of commercial areas of the City.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

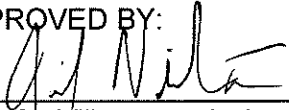
Matthew Schneider, Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

PLANNING COMMISSION ITEMS

The commissioners wished one another a happy new year and stated that they looked forward to working together.

ADJOURNMENT: Adjourned at 7:01 PM to the next regularly scheduled meeting of Tuesday, January 25, 2022.

APPROVED BY:



Jennifer Villasenor, Acting Secretary



Tracy Pellman, Chairperson