

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 11, 2019

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

4:45 P.M. - COUNCIL CHAMBERS

CALL PLANNING COMMISSION STUDY SESSION TO ORDER

P P P P P A P
ROLL CALL: *Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic*

Commissioner Perkins was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JUNE 11, 2019, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Mandic
NOES: None
ABSENT: Perkins
ABSTAIN: None

MOTION APPROVED

Commissioner Perkins arrived at 4:55 PM.

PROJECT REVIEW (FUTURE AGENDA ITEMS)

Chair Garcia recused himself, due to his workplace being within the subject area, and left the room.

19-658 GENERAL PLAN AMENDMENT NO. 2019-001, ZONING TEXT AMENDMENT NO. 2018-002, ZONING MAP AMENDMENT NO. 2018-001 (COUNTY GOTHARD PROPERTY & RESEARCH AND TECHNOLOGY ZONING)

REQUEST:

To review the background and technical analysis of two proposed amendments: 1) to amend the General Plan Land Use Map designation on a portion of the former County landfill site; and 2) to amend the Zoning Map and establish a set of zoning standards for the Research and Technology (RT) zoning district.

LOCATION:

APN 111-071-37 (West side of Gothard Street at Prodan Drive) and multiple existing Industrial zoning districts

Hayden Beckman, Senior Planner, and Diane Bathgate and Collette Morse, RM Design Group, gave an overview of the proposed project.

There was discussion on the following items: the level of review for projects, wholesale, distribution, and storage square footage allowances, parking requirement recommendations, alcohol uses, vehicle storage, required setbacks, vehicle dismantling uses, data center uses, and sidewalk requirements.

STUDY SESSION ITEMS - NONE

PUBLIC COMMENTS - NONE

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, recommended that the Planning Commission reopen the public hearing for Item No. 19-666.

PLANNING COMMISSION COMMITTEE REPORTS - NONE

PLANNING COMMISSION COMMENTS - NONE

5:51 P.M. – RECESS FOR DINNER

6:15 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Ray

P P P P P P P

ROLL CALL: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY MANDIC, TO APPROVE THE JUNE 11, 2019, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

**19-666 TENTATIVE TRACT MAP NO. 18157/CONDITIONAL USE PERMIT NO. 17-042
(ELLIS AVE. CONDOS)**

REQUEST:

To permit a one-lot subdivision and development of a four-story mixed-use building including 48 new condominium residences with 891 square feet of commercial space and three levels of subterranean parking and find the project exempt from CEQA.

LOCATION:

8041 Ellis Avenue (North side of Ellis Ave., between Beach Blvd. and Patterson Ln.)

STAFF RECOMMENDATION: Motion to:

- A. Consider the suggested findings for denial of Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 as directed by the Planning Commission on May 28, 2019.

The Commission made the following disclosures:

- Commissioner Scandura had no disclosures.
- Commissioner Ray had no disclosures.
- Vice-Chair Grant had no disclosures.
- Chair Garcia had no disclosures.
- Commissioner Kalmick had no disclosures.
- Commissioner Perkins had no disclosures.
- Commissioner Mandic had no disclosures.

Nicolle Aube, Associate Planner, gave the presentation and overview of the proposed project.

THE PUBLIC HEARING WAS OPENED.

Mark Absher, applicant's representative, spoke in support of the project, stated that the project complied with requirements, and that the Planning Commission needed to provide clear direction on where the project falls short.

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

There was discussion on the project's incompatibility with the Beach Edinger Corridors Specific Plan and the suggested findings for denial.

Commissioner Scandura recommended adding the following policies to the findings for denial: LU-1c, LU-2b, and 12b.

A MOTION WAS MADE BY GRANT, SECONDED BY KALMICK, TO DENY TENTATIVE TRACT MAP NO. 18157 AND CONDITIONAL USE PERMIT NO. 17-042 WITH MODIFIED FINDINGS FOR DENIAL, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Perkins, Mandic
NOES: Garcia
ABSENT: None
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR DENIAL - TENTATIVE TRACT MAP NO. 18157:

The Planning Commission finds and determines that certain conditions (b), (c) and (d) listed in Government Code Section 66474 would result as a consequence of approval of Tentative Tract Map No. 18157, for reasons more particularly described herein:

1. Approval of the project would result in a design of the proposed subdivision that is not consistent with the General Plan and Beach and Edinger Corridors Specific Plan (BECSP) in that the project design fails to further a number of goals and policies contained within the General Plan and BECSP. More particular detail and analysis is contained below.
2. Approval of the project would result in a site that is not physically suitable for the type of development in that the site will not function as an integrated development compatible with the vision of the BECSP by merging three existing lots into a single long and narrow 0.95 acre parcel. The long and narrow parcel is not physically suitable for the proposed mass, bulk, and intensity of the proposed four story mixed use project and does not complement the scale and proportion of surrounding one and two-story developments. The project will generate conflicts with vehicular circulation on Ellis Ave. and there will be no connectivity for bicyclists to continue onto Beach Blvd.
3. Approval of the project would result in a site that is not physically suitable for the proposed density of development in that the proposed project results in a density of approximately 50 dwelling units per acre while the adjacent residential property is built at an aggregate density of 13 dwelling units per acre.

The design and improvement of proposed Tentative Tract Map No. 18157 does not further the goals and policies of the General Plan or the BECSP as follows:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1C: Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

Policy LU-2B: Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

Goal LU-3: Neighborhoods and attractions are connected and accessible to all residents, employees, and visitors.

Policy LU-3A: Ensure that future development and reuse projects are consistent with the Land Use Map to provide connections between existing neighborhoods and city attractions.

Policy LU-3C: Ensure connections are well maintained and safe for users.

Policy LU-12B: Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

Circulation Element

Goal CIRC-1c: Through ongoing evaluation of jurisdiction, efficient transportation management provides the highest level of safety, service and resources.

Policy CIRC-1F: Require development projects to provide circulation improvements to achieve stated City goals and to mitigate to the maximum extent feasible traffic impacts to adjacent land uses and neighborhoods as well as vehicular conflicts related to the project.

Policy CIRC – 1G: Limit driveway access points, require driveways to be wide enough to accommodate traffic flow from and to arterial roadways, and establish mechanisms to consolidate driveways where feasible and necessary to minimize impacts to the smooth, efficient, and controlled flow of vehicles, bicycles, and pedestrians.

The proposed lot consolidation, subdivision, design and improvement is not consistent with the above goals and policies of the General Plan or the BECSP because the infill project is not compatible in density, intensity, proportion, scale, and character with the surrounding land uses and does not complement the adjoining uses in that the proposed four story mixed use development is significantly more intense than the adjacent one-story commercial and two-story multi-family residential developments.

The BECSP encourages buildings to orient towards streets and provide enhancements to the pedestrian and public experience. However, in the proposed project, approximately five percent of the building length is oriented towards Ellis Ave. while the remainder is oriented to the established residences to the east and commercial uses to the west. Further, the project architectural design and scale is not compatible with the vision of the BECSP. The adjacent properties will be impacted by the height and massing of the proposed project. The length and height of the proposed building is not compatible with the long, narrow characteristics of the 0.95 acre site because it is too bulky and too intense for the available land area. The project does not support the vibrant commercial corridor envisioned in the BECSP Five Points District because only one and a half percent (1.5%) of the total square footage of the project is allocated to commercial use.

The proposed project does not create continuity with new and existing development along the Beach Boulevard corridor because the project does not propose to augment or

expand the existing bikeways. Furthermore, ingress and egress to the project site generates conflicts with the flow of traffic on Ellis Ave. There is no access or connectivity to the project site from Beach Blvd and insufficient vehicular access is provided via a single driveway along Ellis Avenue. Motorists exiting the project site will be unable to safely turn left onto Ellis Ave. from the driveway and motorists entering the project site from eastbound Ellis Ave. will be unable to turn left into the project site due to congestion and narrow roadway widths. Residents and visitors cannot directly access the project site from eastbound Ellis Ave. and must continue past the project to Patterson Ln. to make a U-Turn on Ellis Ave., resulting in inefficient vehicular movements. Additionally, even though motorists will be required to exit the project via a right hand turn onto Ellis Ave., motorists who do not abide by this restriction may create vehicular hazards and conflicts due to frequent congestion and queuing on Ellis Ave.

FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 17-042:

The Planning Commission finds and determines that it is unable to make all of the required findings, contained in Section 241.10(A) of the HBZSO, for reasons more particularly described below:

1. Conditional Use Permit No. 17-042 for the development of a mixed-use building consisting of 48 condominium residences and 891 sf. of retail space will not comply with the provisions of the base district and other applicable provisions in Titles 20 through 25 and any specific condition required for the proposed use in the district in which it would be located in that the project does not further the vision of the Town Center Neighborhood Segment of the BECSP, which envisions a vibrant commercial corridor within the Five Points District of the BECSP. The proposed project is located within the Five Points District and does not further a vibrant commercial corridor because only one and a half percent (1.5%) of the total square footage of the project is allocated to commercial use, there is insufficient vehicular ingress and egress to the site, and the project proposes marginal public open space that does not contribute to the BECSP's vision of walkability and pedestrian connections between public and private property.

CONSENT CALENDAR

19-682 APPROVE PLANNING COMMISSION MINUTES DATED DECEMBER 11, 2018

Recommended Action:

That the Planning Commission take the following action:

"Approve the December 11, 2018 Planning Commission Minutes as submitted."

A MOTION WAS MADE BY RAY, SECONDED BY GRANT, TO APPROVE THE DECEMBER 11, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Mandic

NOES: None

ABSENT: None

ABSTAIN: Perkins

MOTION APPROVED

19-683 APPROVE PLANNING COMMISSION MINUTES DATED JANUARY 23, 2019

Recommended Action:

That the Planning Commission take the following action:

"Approve the January 23, 2019 Planning Commission Minutes as submitted."

A MOTION WAS MADE BY RAY, SECONDED BY PERKINS, TO APPROVE THE JANUARY 23, 2019, PLANNING COMMISSION MINUTES AS AMENDED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins

NOES: None

ABSENT: None

ABSTAIN: Mandic

MOTION APPROVED

19-684 APPROVE PLANNING COMMISSION MINUTES DATED FEBRUARY 26, 2019

Recommended Action:

That the Planning Commission take the following action:

"Approve the February 26, 2019 Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY GRANT, TO APPROVE THE FEBRUARY 26, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins

NOES: None

ABSENT: None

ABSTAIN: Mandic

MOTION APPROVED

19-685 APPROVE PLANNING COMMISSION MINUTES DATED APRIL 23, 2019

Recommended Action:

That the Planning Commission take the following action:

"Approve the April 23, 2019 Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY SCANDURA, TO APPROVE THE APRIL 23, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

19-686 APPROVE PLANNING COMMISSION MINUTES DATED MAY 14, 2019

Recommended Action:

That the Planning Commission take the following action:

"Approve the May 14, 2019 Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY RAY, TO APPROVE THE MAY 14, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Mandic, Perkins

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

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

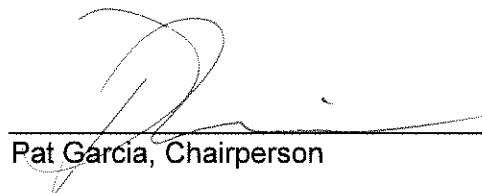
PLANNING COMMISSION ITEMS

There was a brief discussion regarding the completion of Planning Commission and Zoning Administrator meeting minutes.

ADJOURNMENT: Adjourned at 6:50 PM to the next regularly scheduled meeting of Tuesday, June 25, 2019.

APPROVED BY:


Jennifer Villaseñor, Acting Secretary


Pat Garcia, Chairperson