



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 14, 2020

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 Garcia

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

AGENDA APPROVAL

A MOTION WAS MADE BY KALMICK, SECONDED BY SCANDURA, TO APPROVE THE JULY 14, 2020, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

20-1709 ZONING MAP AMENDMENT (ZMA) NO. 20-001 (NGUYEN PROPERTIES)

REQUEST:

To amend the zoning designation of two parcels, each approximately 2,937.50 sq. ft., from the current designation of Commercial General (CG) to Residential Medium High Density - Small Lot Subdistrict (RMH-A)

LOCATION:

311 17th Street, 92648 (west side of 17th Street, north of Olive Avenue) - APN # 023-156-13 and APN # 023-156-14)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 - Projects that are consistent with an adopted General Plan for which an Environmental Impact Report was prepared and certified.
- B) Recommend approval of Zoning Map Amendment No. 20-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. ____ and forward to the City Council.

The Commission made the following disclosures:

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

Tess Nguyen, Associate Planner, gave the staff presentation on the proposed project.

There was discussion on the location of the specific parcels and the history of the subject site.

THE PUBLIC HEARING WAS OPENED.

Toan Bao Nguyen, property owner, stated that he had no comments.

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

A MOTION WAS MADE BY PERKINS, SECONDED BY SCANDURA, TO FIND THE PROPOSED PROJECT EXEMPT FROM CEQA, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY PERKINS, TO RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 20-001 WITH FINDINGS BY APPROVING DRAFT CITY COUNCIL ORDINANCE NO. 4211 AND FORWARD TO THE CITY COUNCIL, BY THE FOLLOWING VOTE:

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

ABSTAIN: None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183. Section 15183 applies to projects that are consistent with an adopted General Plan for which an Environmental Impact Report (EIR) was prepared and certified and where there are no potential environment effects peculiar to the proposed project. The project meets all criteria under Section 15183 and does not require additional environmental review. The City's General Plan was updated and adopted and the EIR was certified on October 2, 2017. The General Plan update and EIR considered the type and intensity of development, including the assignment of the RMH land use designation for the project site parcel and the adjacent area. The project will not result in any potential environmental impacts to the site because the project is consistent with the development standards in the proposed zoning designation of RMH-A and is consistent with the adopted General Plan and analyzed in the certified EIR.

FINDINGS FOR APPROVAL – ZONING MAP AMENDMENT NO. 20-001:

1. Zoning Map Amendment No. 20-001 to rezone the 5,875 sq. ft. lots from Commercial General (CG) to Residential Medium High Density – Small Lot Subdistrict (RMH-A) is consistent with the goals, objectives, and land use policies of the General Plan as follows:

A. Land Use Element

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

Policy LU-1A: Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

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

Goal LU-4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

The project site is located on two parcels on the west side of 17th Street and north of Olive Avenue. The southern lot is vacant and the northern lot has a warehouse building onsite. There is an existing office building to the south of the project site. The requested zone change for the project site, allowing for future residential development, would be compatible with the adjacent property due to the low impact office use. The office building would also act as a buffer between the residential use and the neighborhood market at the corner of Olive Avenue and 17th Street. The parcel to the south, which has a zoning designation of CG and a General Plan land use designation of RMH, will eventually be rezoned to be consistent with the General Plan land use designation. If

this happens, the entire block have consistency between the zoning designation and the General Plan land use designation.

The Zoning Map Amendment will bring the zoning designation into consistency with the General Plan land use designation. The Zoning Map Amendment facilitates future construction of two new single-family homes, which will continue the land use pattern of single family residential uses in the surrounding areas and assist in meeting the overall housing needs of the community. The zoning map amendment supports infill development of two single-family residences that are compatible in proportion, scale, and character with the surrounding neighborhood because there are similar single-family units to the north, east, and west of the site.

B. Housing Element

Policy 1.1 Neighborhood Character: Preserve the character, scale, and quality of established residential neighborhoods.

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Goal 3.1 Housing Diversity: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The zoning map amendment will preserve the character, scale, and quality of the existing neighborhood because it involves the construction of two single-family residences that are similar to the surrounding single-family residential units and provides a diversified mix of housing types for the different needs of the community.

2. Zoning Map Amendment No. 20-001 will change the zoning on the subject site to RMH-A which is compatible with surrounding residential area. It will not change a general land use provision, the uses authorized in, and the standards prescribed for the proposed zoning district.
3. A community need is demonstrated for the change proposed because the RMH-A designation is more compatible with the surrounding residential area than the existing CG designation.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the RMH-A designation provides for the continuation of the residential character of the surrounding area and reduces the potential encroachment of incompatible land uses into an established residential area. The zoning map amendment would result in zoning and General Plan land use designations that are consistent with one another and would allow the property to be rightfully developed.

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 - NONE

ADJOURNMENT: Adjourned at 6:24 PM to the next regularly scheduled meeting of Tuesday, July 28, 2020.

APPROVED BY:



Jennifer Villaseñor, Acting Secretary



Alan Ray, Chairperson