



## MINUTES

### HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 14, 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 A P P P*  
ROLL CALL: *Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura*

Vice-Chair Perkins was absent.

#### PUBLIC COMMENTS

Ann Mc Carthy, AYSO 56, spoke in opposition to Item No. 21-620, citing concerns with school closures in the city, the loss of sports field space, and the loss of the only lit sports field in that area of the city

Shawn Thompson, resident, spoke in opposition to Item No. 21-620, citing concerns with the loss of park space, lit sports fields, and recreation areas.

Brian Cleugh, resident, spoke in opposition to Item No. 21-620, citing concerns with the loss of lit sports field space and asked that the facilities be replaced.

Nicki DeProsperus, resident, spoke in opposition to Item No. 21-620, citing concerns with the loss of lit sports field space.

#### STUDY SESSION ITEMS

**21-620 GENERAL PLAN AMENDMENT NO. 20-002, ZONING MAP AMENDMENT NO. 20-002, TENTATIVE TRACT MAP NO. 19136, CONDITIONAL USE PERMIT NO. 20-024, MITIGATED NEGATIVE DECLARATION NO. 20-002 (GISLER RESIDENTIAL)**

#### **REQUEST:**

**To introduce a proposal to amend the General Plan and zoning designations and subdivide the 13.9 acre site for 85 single family residential lots as a planned unit development at the former Gisler School site at 21141 Strathmoor Lane.**

Ricky Ramos, Principal Planner, gave the staff presentation on the proposed project.

There was discussion on the following items: ingress and egress from the subject neighborhood, the applicant's proposed financial contribution towards new field lights,

the proposed retaining wall, proposed landscaping, and the recommendations from the Design Review Board.

**5:02 P.M. – RECESS**

**6:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Acosta-Galvan

*P P A P P P*

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

Vice-Chair Perkins was absent.

**PUBLIC COMMENTS**

Pano Frousiakis, resident, spoke in opposition to rezoning the Gisler School site and other similar properties.

**PUBLIC HEARING ITEMS**

**21-574 ENTITLEMENT PLAN AMENDMENT NO. 2021-001 (KILLARNEY'S ROOFTOP DINING - CONTINUED FROM AUGUST 10, 2021 MEETING)**

**REQUEST:**

To amend Conditional Use Permit No. 99-021 to permit the conversion of an existing restaurant rooftop to a 1,936 sq. ft. dining area with alcohol sales and service. This request includes participation in the Downtown Parking In-Lieu Fee Program for sixteen (16) parking spaces required for the new dining area, and deviation from the Exhibit B Standard Conditions of City Council Resolution No. 2017-42 regarding hours of operation.

**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) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and
- B) Approve Entitlement Plan Amendment No. 21-001 with findings and conditions of approval (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Rodriguez had no disclosures.
- Commissioner Acosta-Galvan spoke with staff.
- Chair Ray had no disclosures.
- Commissioner Scandura visited the site and spoke with staff.

- Commissioner Mandic visited the site.

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

There was discussion on the following items: closure times for outdoor dining in the downtown area, age of the building, building permit requirements for rooftop deck use, history of the business, in lieu parking agreement, parking requirements, required height for barriers on the rooftop deck, similar uses in the downtown area, hours of operation, potential noise impacts, business ownership, and Police Department calls for the business.

**THE CONTINUED PUBLIC HEARING WAS REOPENED.**

Jeff Bergsma, applicant, spoke in support of Item No. 21-574, reviewing the proposed design and the support structure of the rooftop area.

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

There was lengthy discussion regarding parking in the downtown area, potential noise impacts, and the proposed hours of operation.

**A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY SCANDURA, TO FIND ENTITLEMENT PLAN AMENDMENT NO. 2021-001 CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301, CLASS 1 - EXISTING FACILITIES, AND APPROVE ENTITLEMENT PLAN AMENDMENT NO. 21-001 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL CEASING OUTDOOR OPERATION AT 10:00 PM, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that this 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 15301 of the CEQA Guidelines because the project consists of the minor alteration of an existing structure involving a negligible expansion of an existing structure.

**FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 21-001:**

1. Entitlement Plan Amendment No. 21-001 to amend Conditional Use Permit No. 99-021 to permit the conversion of an existing restaurant rooftop to a 1,936 sq. ft. dining area with alcohol sales and service, participation in the Downtown Parking In-Lieu Fee Program, and deviation from the Exhibit B Standard Conditions of City Council Resolution No. 2017-42 regarding hours of operation will not be detrimental to the general welfare of persons



working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the site is located within the Downtown core, an existing mixed-use area with other similar uses surrounding the site. The use will be required to comply with conditions of approval pertaining to alcohol service and hours of operation to assure that any potential impacts to the surrounding properties are minimized. The expanded outdoor dining and alcoholic beverage offerings provide an additional service to the community and surrounding regional area. The request will serve to augment the overall customer experience by providing an additional convenience and coastal views for patrons. Furthermore, the sale of alcoholic beverages is for on-site consumption only and will not generate detrimental impacts to surrounding properties.

2. The granting of Entitlement Plan Amendment No. 21-001 to amend Conditional Use Permit No. 99-021 to permit the conversion of an existing restaurant rooftop to a 1,936 sq. ft. dining area with alcohol sales and service, participation in the Downtown Parking In-Lieu Fee Program, and deviation from the Exhibit B Standard Conditions of City Council Resolution No. 2017-42 regarding hours of operation will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Mixed Use – Specific Plan Overlay (M-sp) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

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

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

Policy LU-8 (B): Reinforce Downtown as the city's historic center and as a pedestrian and bicycle-oriented village with commercial, entertainment, and recreation uses to meet the needs of residents and visitors.

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.

The occupancy of the existing restaurant's rooftop for an expansion of outdoor dining with alcohol sales represents a unique design as adaptive reuse of an existing open-air rooftop space without adding bulk or massing that could impact the streetscape along Main Street. The rooftop dining patio caters to both visitors and residents alike in that it will provide a new accessible space for ocean-view outdoor dining that remains a consistent resident and visitor attraction to the Downtown commercial core, benefitting surrounding commercial uses.

3. Entitlement Plan Amendment No. 21-001 to amend Conditional Use Permit No. 99-021 to permit the conversion of an existing restaurant rooftop to a 1,936 sq. ft. dining area with alcohol sales and service, participation in the Downtown Parking In-Lieu Fee Program, and deviation from the Exhibit B Standard Conditions of City Council Resolution No. 2017-42

regarding hours of operation will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance because the Downtown Specific Plan encourages the provision of outdoor dining when located directly adjacent to the eating establishment and anticipates the sale of alcohol in conjunction with eating establishments and outdoor dining areas within District 1. The sale of alcohol within the expanded rooftop outdoor dining area is ancillary to the primary restaurant use and will serve to augment the overall customer experience by providing an additional convenience and coastal views for patrons.

**CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 21-001:**

1. The site plan and floor plans received and dated May 10, 2021 shall be the conceptually approved design.
2. The interior restaurant and outdoor dining areas shall comply with the following:
  - a. Dining and consumption of alcoholic beverages within the rooftop and Main Street outdoor dining areas shall be limited to between 8:00 AM and 10:00 PM daily. **(PD)**
  - b. Dining and consumption of alcoholic beverages within the interior restaurant shall be limited to between 8:00 AM and 2:00 AM daily. **(PD)**
  - c. The rooftop outdoor dining patio area shall be continuously supervised by management or employees of the establishment when customers are present. A supervisor shall be on-site at all times. Behavior that disrupts customers or passersby shall not be tolerated and constitutes a violation of these provisions. **(PD)**
  - d. No new customers shall be permitted to enter the business 30 minutes before closing. **(Resolution No. 2017-42)**
  - e. A minimum of 70 percent of the net floor area of the alcohol business shall be designated for dining. The dining area excludes areas used for cooking, kitchen preparation, office, storage, and restrooms, and also excluding outdoor dining areas. **(Resolution No. 2017-42)**
  - f. All areas of the alcohol business accessible to patrons shall be illuminated such that the appearance and conduct of all people in the alcohol business are visible from inside the alcohol business. **(Resolution No. 2017-42)**
  - g. Alcohol businesses must provide food service until one (1) hour before closing including a cook, and food servers shall be on duty. **(Resolution No. 2017-42)**
  - h. The EPA shall not be effective until an ABC license has been issued and provided to the City. **(Resolution No. 2017-42)**
  - i. The EPA shall be for the type of issued ABC license; any change to the type of liquor license shall require an amendment to the CUP. **(Resolution No. 2017-42)**
  - j. In addition to any ABC requirements, the following alcohol-related conditions shall be required:



- i. An employee of the alcohol business must monitor areas where alcohol is served.
  - ii. Alcoholic drinks shall not be included in the price of admission to any alcohol business.
  - iii. All alcohol shall remain within alcohol business premises, including outdoor dining areas.
  - iv. Service of alcoholic beverages for off-site consumption shall not be permitted.
  - v. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks.
  - vi. Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited.
  - vii. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00 PM.
  - viii. Final announcements that inform patrons the kitchen and/or bar will stop accepting orders of alcoholic beverage (i.e., last call for alcohol) shall be at least 15 minutes prior to closing.
  - ix. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is not permitted.
  - x. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by ABC for an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(Resolution No. 2017-42)**
- k. All owners, employees, representatives, and agents must obey all federal, state, and local laws. In addition, all conditions of the Entitlement Plan Amendment, Alcoholic Beverage Control license, and any other regulations, provisions, or restrictions prescribed by an agency with jurisdiction over the premise are required as part of the EPA to be followed. **(Resolution No. 2017-42)**
- l. No patrons shall be permitted to loiter within the vicinity of any entrances and exits at any time. **(Resolution No. 2017-42)**
- m. Alcohol businesses shall install and maintain a video surveillance system to monitor all doors, eating areas, parking areas, and public area of premises and shall make the video available to the Police Department. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by a Police Officer. The business shall retain video surveillance for one month. All video surveillance cameras must record in color, with digital recording to DVR and able to record in low light. **(Resolution No. 2017-42)**

- i. The video surveillance system must also cover the rooftop patio / outdoor dining area, the staircases leading up to the rooftop patio / outdoor dining area, and the elevator providing access to the rooftop patio/ outdoor dining area. **(PD)**
- n. In addition to the Downtown Specific Plan and Huntington Beach Zoning and Subdivision Ordinance, all signs shall comply with the following:
  - i. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. No interior displays of alcoholic beverages or signs which are clearly visible to the exterior.
  - ii. There shall be no window coverings or advertisements that reduce the visibility inside the business.
  - iii. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
  - iv. Signs shall be posted in a conspicuous space at the entrance/exit of the restaurant which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". **(Resolution No. 2017-42)**
3. All other conditions of approval required under Conditional Use Permit No. 99-012/Costal Development Permit No. 99-021 and Conditional Use Permit No. 03-009 shall remain valid except as modified herein.
4. The Development Services Departments (Fire, Community Development, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
5. Entitlement Plan Amendment No. 21-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time, as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings; liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly



notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

### **CONSENT CALENDAR**

#### **21-665 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 10, 2021**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the August 10, 2021, Planning Commission Minutes as submitted"

**A MOTION WAS MADE BY MANDIC, SECONDED BY ACOSTA-GALVAN, TO APPROVE THE AUGUST 10, 2021 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES: Rodriguez, Acosta-Galvan, Ray, Mandic, Scandura**

**NOES: None**

**ABSENT: Perkins**

**ABSTAIN: None**

#### **MOTION APPROVED**

#### **21-668 APPROVE PLANNING COMMISSION MINUTES DATED AUGUST 24, 2021**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the August 24, 2021, Planning Commission Minutes as submitted"

**A MOTION WAS MADE BY ACOSTA-GALVAN, SECONDED BY RODRIGUEZ, TO APPROVE THE AUGUST 24, 2021 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES: Rodriguez, Acosta-Galvan, Ray, Scandura**

**NOES: None**

**ABSENT: Perkins**

**ABSTAIN: Mandic**

#### **MOTION APPROVED**

### **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 Acosta-Galvan thanked staff for their work.



Commissioner Mandic congratulated Ricky Ramos on his promotion to Principal Planner.

Commissioner Scandura congratulated Ricky Ramos on his promotion to Principal Planner and asked staff for an update on the upcoming Housing Element. Jennifer Villaseñor, Deputy Director of Community Development reported that there may be a draft ready in October.

**ADJOURNMENT:** Adjourned at 7:03 PM to the next regularly scheduled meeting of Tuesday, September 28, 2021.

APPROVED BY:

  
\_\_\_\_\_  
Jennifer Villaseñor, Acting Secretary

  
\_\_\_\_\_  
Alan Ray, Chairperson