

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, JANUARY 11, 2022

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 Scandura

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

PUBLIC COMMENTS - NONE

ADMINISTRATIVE ITEMS

22-009 PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

Nominate and elect the 2022 Planning Commission Chair and Vice Chair based on Planning Commission seniority (see attached memo).

A MOTION WAS MADE BY MANDIC, SECONDED BY SCANDURA, TO NOMINATE AND ELECT BRENDON PERKINS AS PLANNING COMMISSION CHAIR.

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

MOTION PASSED

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

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

MOTION PASSED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1719 TO OUTGOING CHAIR RAY– Chair Perkins

PUBLIC HEARING ITEMS

22-024 ZONING TEXT AMENDMENT NO. 21-006 (ELECTRIC VEHICLE CHARGING STATION SIGNS) - CONTINUED FROM AUGUST 10, 2021

REQUEST:

To amend Chapter 233, Signs, of the Huntington Beach Zoning and Subdivision Ordinance to regulate signs on electric vehicle charging stations.

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 (CEQA); 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).

The Commission made the following disclosures:

- Commissioner Rodriguez had no disclosures.
- Commissioner Ray had no disclosures.
- Vice-Chair Acosta-Galvan spoke with staff.
- Chair Perkins spoke with staff, visited the site, and owns an electric vehicle.
- Commissioner Mandic spoke with staff.
- Commissioner Scandura had no disclosures.
- Commissioner Adams watched a recording of the August 10, 2021, Planning Commission meeting.

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

There was discussion on the following items: the proposal to regulate fees in exchange for allowing off-site advertising, the definition of a visibility triangle and off-site advertising, the proposed height requirements, the enforcement process, the limit per 100 parking stalls, and the proposed approval process.

THE PUBLIC HEARING WAS OPENED.

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

The commission briefly discussed the fee regulation and thanked staff for the

amendments made to the proposed zoning text amendment after the August 10, 2021, Planning Commission meeting.

A MOTION WAS MADE BY RODRIGUEZ, SECONDED BY SCANDURA, TO 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 (CEQA); AND 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, BY THE FOLLOWING VOTE:

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

MOTION PASSED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

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 because minor amendments to ordinances that do not change the development standards intensity or density, are exempt. ZTA 21-006 amends the signage standards for electric vehicle charging stations and does not change development intensity or density.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 21-006:

1. Zoning Text Amendment No. 21-006 to amend Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 233.08 to add signs on electric vehicle charging stations to the list of Readerboard signs 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 the needs and increases the capture of sales tax revenues.

Environmental Resources and Conservation Element

Goal ERC-13 – Increase both distributed generation and utility renewable energy sources within municipal and community-wide practices.

Policy ERR-13 (B) – Encourage renewable energy options that are affordable and benefit all community members.

As electric vehicle production and ownership expands within the City, charging stations conveniently located within commercial shopping centers meets the needs of both visitors and residents alike. The revenue derived from the advertising allows the charge to be minimal or free to the electric vehicle owner. This encourages electric vehicle ownership, which helps reduce carbon emissions and is good for the environment.

2. Zoning Text Amendment No. 21-001 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 and only minimally revises development standards in the narrow category of signage.
3. A community need is demonstrated for the change proposed because electric vehicles are gaining in popularity and the ZTA will allow providers to derive revenue from advertising and provide the charge at minimal or no cost to the electric vehicle owner.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because other readerboard type signs are allowed to have off-site advertising. In this case, the electric charge will be nominal or free to the public because the provider can derive revenue from the advertising sales.

CONSENT CALENDAR

22-028 APPROVE PLANNING COMMISSION MINUTES DATED SEPTEMBER 28, 2021

Recommended Action:

That the Planning Commission take the following action:

“Approve the September 28, 2021, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY RAY, SECONDED BY MANDIC, TO APPROVE THE SEPTEMBER 28, 2021 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: Adam

MOTION APPROVED

22-029 APPROVE PLANNING COMMISSION MINUTES DATED OCTOBER 12, 2021

Recommended Action:

That the Planning Commission take the following action:

“Approve the October 12, 2021, Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY RAY, SECONDED BY SCANDURA, TO APPROVE THE OCTOBER 12, 2021, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

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

Commissioner Rodriguez welcomed Commissioner Adam.

Commissioner Scandura congratulated the new chair and vice-chair, thanked Commissioner Ray for his work as Chair, and congratulated Planning Manager James on her upcoming retirement.

Commissioner Ray welcomed Commissioner Adam, congratulated the new chair and vice-chair, and expressed well wishes to the currently ill members of the commission.


Commissioner Adam thanked everyone for their kind words and congratulated Ms. James on her upcoming retirement.

Chair Perkins echoed his fellow commissioners' comments and stated that he was excited to have a full commission.

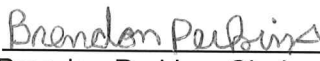
Vice-Chair Acosta-Galvan wished her fellow commissioners a happy new year.

ADJOURNMENT: Adjourned at 6:59 PM to the next regularly scheduled meeting of Tuesday, January 25, 2022.

APPROVED BY:



Jennifer Villaseñor, Acting Secretary



Brendon Perkins, Chairperson