



2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 18-568

MEETING DATE: 12/11/2018

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Ricky Ramos, Senior Planner

SUBJECT: GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/MITIGATED NEGATIVE DECLARATION NO. 13-005 (AUTUMN CARE ASSISTED LIVING - Continued from June 12, 2018)

REQUEST: **GPA:** To amend the maximum floor area ratio for the site from 0.35 to 1.0. **CUP:** To permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a three ft. grade differential and maximum combined retaining wall and fencing height along the property lines of 9.5 feet to 14 feet. **VAR:** To permit: 1) a building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district; 2) exterior stairs at a 1 ft. side setback in lieu of 8 ft.; 3) deck at a 5 ft.-2 in. side setback in lieu of 10 ft.; 4) basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and 5) an 8 ft.-8 in. parking structure perimeter planter width in lieu of 10 ft. along the west property line adjacent to the mobile home park. **MND:** To analyze the potential environmental impacts associated with the proposed project.

LOCATION: 9960 Garfield Avenue, 92646 (near the southwest corner at Brookhurst Street)

APPLICANT: Alexis Gevorgian, AMG & Associates LLC, P.O. Box 260770, Encino, CA 91426

PROPERTY OWNER: Autumn Care Development Partners LLC, 11600 Montana Avenue, #109, Los Angeles, CA 90049

BUSINESS OWNER: Autumn Care Development Partners LLC, 11600 Montana Avenue, #109, Los Angeles, CA 90049

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach's adopted land use regulations (i.e. General Plan, zoning map and zoning code including any specific plans and overlay districts where applicable)?
2. Does the project satisfy all the findings required for a Conditional Use Permit and Variance?
3. Has the appropriate level of environmental analysis been determined and did it identify all environmental impacts with appropriate mitigation?

RECOMMENDATION:

That the Planning Commission take the following actions:

A) Continue General Plan Amendment No. 13-001, Conditional Use Permit No. 13-010, Variance No. 13-005 and Mitigated Negative Declaration No. 13-005 to a date uncertain at the applicant's request.

PROJECT PROPOSAL:

The project was previously scheduled for public hearing on June 12, 2018. The applicant requested a continuance to December 11, 2018. On December 3, 2018, the applicant submitted another request for a continuance to a date uncertain so they can continue to evaluate their application (Attachment No. 1). Please refer to the attached previous staff report for a full discussion of the proposed project, proposed development plans, and staff recommendation (Attachment No. 2).

Public Notification:

Notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of December 4, no new communication supporting or opposing the request has been received as a result of the public hearing notice.

ATTACHMENTS:

1. Applicant's Request for a Continuance dated December 3, 2018
2. Planning Commission Staff Report dated June 12, 2018