



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 9, 2004
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Thomas, Scandura, Ray, Davis, Stilton, Livengood, Dingwall*

AGENDA APPROVAL

A. STUDY SESSION ITEMS

A-1. GENERAL PLAN AMENDMENT NO. 04-02 (BEACH BOULEVARD RESIDENTIAL) – Ricky Ramos

A-2. PC PROTOCOL (COMMUNITY MEETINGS) – Commissioner Tom Livengood

B. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

C. PLANNING COMMISSION COMMITTEE REPORTS

D. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Any one wishing to speak on study session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Thomas, Scandura, Ray, Davis, Stilton, Livengood, Dingwall*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak must fill out and submit a form to speak. No action can be taken by the Planning Commission on this date, unless the item is agendized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

B. PUBLIC HEARING ITEMS

Anyone wishing to speak must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- B-1. NEGATIVE DECLARATION NO. 04-02/GENERAL PLAN AMENDMENT NO. 04-02 (BEACH BOULEVARD RESIDENTIAL):** Applicant: City of Huntington Beach Property Owner: Various Request: **ND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **GPA:** To amend the General Plan land use designation to match the current zoning designation for three areas along Beach Boulevard as follows: Area A – Amend from CG-F2-a-d (Commercial General – Maximum Floor-Area-Ratio of 0.50 – Auto District Overlay – Design Overlay) to RMH-25 (Residential Medium High Density – Maximum 25 Dwelling Units Per Net Acre) or RM-15 (Residential Medium Density – Maximum 15 Dwelling Units Per Net Acre) for properties along portions of Stark Ave., Holt Ave., MacDonald Ave., Glencoe Ave., and Alhambra Ave., west of Beach Blvd. Area B – Amend from CG-F2-a-d (Commercial General – Maximum Floor-Area-Ratio of 0.50 – Auto District Overlay – Design Overlay) to RM-15 (Residential Medium Density – Maximum 15 Dwelling Units Per Net Acre) for properties south of Terry Drive and east of Viewpoint Lane and along Moonshadow Circle. Area C – Amend from CG-F2-a-d (Commercial General – Maximum Floor-Area-Ratio of 0.50 – Auto District Overlay – Design Overlay) to RM-15 (Residential Medium Density – Maximum 15 Dwelling Units Per Net Acre) for properties along portions of A Street and B Street, south of Warner Ave. and north of Blaylock Drive. **Project Planner:** **Ricky Ramos**

STAFF RECOMMENDATION: Motion to: “Approve Negative Declaration No. 04-02 with findings;” and, “Recommend approval of General Plan Amendment No. 04-02 by adopting Resolution No. 1578 and forward to the City Council for adoption.”

- B-2. MITIGATED NEGATIVE DECLARATION NO. 03-08/CONDITIONAL USE PERMIT NO. 00-63 (GOOD SHEPHERD CEMETERY EXPANSION):** Applicant: Padian Team Consulting Property Owner: Roman Catholic Diocese of Orange Request: **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CUP:** 1) To permit the three-phase expansion of the existing 23 acre cemetery. The phased improvements include the construction of an approximately 85,000 square foot, three-story mausoleum, an approximately 10,000 square foot maintenance facility, and above-ground garden crypts totaling approximately 100,000 square feet on 12.5 undeveloped acres adjacent to the existing cemetery. 2) To permit approximately 980 lineal feet of six-foot tall decorative block walls and view fencing at a zero setback along the Beach Boulevard and Talbert Avenue frontages. Location: 8301 Talbert Avenue (North side of Talbert Avenue, east of Beach Boulevard). **Project Planner:** **Paul Da Veiga**

STAFF RECOMMENDATION: Motion to: “Approve Mitigated Negative Declaration No. 03-08 with findings and mitigation measures;” and, “Approve Conditional Use Permit No. 00-63 with findings, modifications and conditions of approval.”

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 14, 2004

RECOMMENDED ACTION: Motion to: "Approve the September 14, 2004 Planning Commission Minutes as submitted."

C-2. PLANNING COMMISSION MINUTES DATED SEPTEMBER 30, 2004

RECOMMENDED ACTION: Motion to: "Approve the September 30, 2004 Planning Commission Minutes as submitted."

C-3. PLANNING COMMISSION MINUTES DATED OCTOBER 12, 2004

RECOMMENDED ACTION: Motion to: "Approve the October 12, 2004 Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS – NONE.

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION REQUEST ITEMS – NONE.

E-2. PLANNING COMMISSION COMMENTS

Commissioner Thomas -

Commissioner Scandura -

Commissioner Ray -

Commissioner Davis -

Commissioner Stilton

Commissioner Livengood -

Commissioner Dingwall -

F. PLANNING ITEMS

F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

F-2. CITY COUNCIL ITEMS FOR NEXT MEETING

F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of December 14, 2004, Huntington Beach Civic Center, and then to a holiday gathering at the Spark Woodfire Grill, 300 Pacific Coast Highway, Ste. 202, Huntington Beach. The November 23, 2004 meeting has been canceled.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Sixty-Eight Dollars (\$1,568.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Thirty-Five Dollars (\$2,335.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC
CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION
SERVICES IN THE CITY CLERK'S OFFICE.**