



AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 14, 2005
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: *Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

A. STUDY SESSION ITEMS

A-1. APPROVAL PROCESS – Herb Fauland

A-2. APPEAL PROCESS – Herb Fauland

A-3. PUBLIC NOTIFICATION – Herb Fauland

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 – Led by Huntington Beach American Legion Post 133

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak must fill out and submit a form to speak. The Planning Commission can take no action 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. COASTAL DEVELOPMENT PERMIT NO. 04-14 AND CONDITIONAL USE PERMIT NO. 04-44 (SUN "N" SANDS MOTEL EXPANSION/KEKICH DEVELOPMENT):

Applicant: David A. Kekich **Request:** To permit the expansion and exterior modifications to an existing legal non-conforming motel. The expansion of the motel consists of 102 sq. ft. of office area and the modifications include the demolition of a porte-cochere, parking lot improvements, and landscaping. The proposal also includes the construction of two, three-story, single-family homes. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout. **Location:** 1102 Pacific Coast Highway (north side of Pacific Coast Highway between 12th Street and 11th Street) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Coastal Development Permit No. 04-14 and Conditional Use Permit No. 04-44 with findings and suggested conditions of approval."

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 10, 2005

RECOMMENDED ACTION: Motion to: "Approve the May 10, 2005 Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 05-03 (HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT EXCHANGE OF PROPERTY)

Applicant: Stephen J. Ritter **Request:** To determine if the proposed acquisition of the property at 5832 Bolsa Avenue for the use as administrative office space and disposition of the property at 17200 Goldenwest Street complies with the goals and policies of the General Plan. **Location:** 5832 Bolsa Avenue (South side of Bolsa Avenue, west of Springdale Street) and 17200 Goldenwest Street (East side of Goldenwest Street, south of Warner Avenue). **Project Planner:** Jason Kelley

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1599 and Resolution No. 1600 approving General Plan Conformance No. 05-03 with findings."

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION REQUEST ITEMS

E-1a. PROJECT REVIEW PROCESS – Chair Ray

E-1b. PLANNING COMMISSION WORKSHOP – Chair Ray

E-1c. PROPOSED CITY COUNCIL MINUTE ACTION – AMEND DESIGN GUIDELINES (AUTO DEALERSHIPS/STORAGE STRUCTURES) – Commissioner Scandura

E-2. PLANNING COMMISSION COMMENTS

**Commissioner Dwyer -
Commissioner Scandura -
Commissioner Dingwall -
Commissioner Ray -
Commissioner Livengood -
Commissioner Burnett -
Commissioner Horgan –**

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 June 28, 2005.

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.**

