



# **ACTION AGENDA HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, JANUARY 24, 2006  
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:**      A            P            P            P            P            P            P  
*Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*  
*Commissioner Burnett arrived at 5:20 p.m.*

**AGENDA APPROVAL - APPROVED 6-0 (Burnett absent)**

**A. PROJECT REVIEW (FUTURE AGENDA ITEMS):**

**A-1. CONDITIONAL USE PERMIT NO. 05-15/NEGATIVE DECLARATION NO. 05-01 (24-HOUR FITNESS- 7887 Center Ave) – Paul Da Viega**

***STAFF PRESENTATION – NO ACTION TAKEN***

**A-2. GENERAL PLAN AMENDMENT NO. 05-02/ZONING TEXT AMENDMENT NO. 05-04/ZONING MAP AMENDMENT NO. 05-02 (EDINGER CORRIDOR SPECIFIC PLAN)– Rosemary Medel**

***PRESENTATION BY KEN RYAN OF EDAW – NO ACTION TAKEN***

**B. STUDY SESSION ITEMS:**

**B-1. PLANNING COMMISSION ANNUAL WORKSHOP – Chair Dingwall**

***CHAIR DINGWALL ADVISED EACH COMMISSIONER TO SUBMIT THREE ITEMS TO STAFF FOR DISCUSSION AT THE PENDING WORKSHOP***

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

***Herb Fauland announced late communication received on Public Hearing Item No. B-1 – Coastal Development Permit No. 05-13/Conditional Use Permit No. 05-10/Special Permit 05-02 (Main Street Lofts) and Public Hearing Item No. B-2 – Conditional Use Permit No. 05-30 (Aloha Grill Expansion/In Lieu Fees/Live Entertainment)***

**D. PLANNING COMMISSION COMMITTEE REPORTS :**

*Steve Ray questioned if the Chair had made new committee assignments. Chair advised the Planning Commission to continue based on last year's assignments and that he will make new assignments shortly.*

*Elizabeth Burnett asked the Commissioners if it would be beneficial for an Environmental Board Representative to be present on an item that had their review and input. Chair advised that the Planning Commission relies on Committee Members to report on such input and provide a report under this portion of the agenda.*

**E. PUBLIC COMMENTS – NONE**

**F. PLANNING COMMISSION COMMENTS :**

Flossie Horgan questioned staff about the parking in-lieu fee requirements For Item B-2 and the late communication for a revised condition of approval. Staff provided an explanation.

6:40 P.M. – RECESS FOR DINNER

7:10 P.M. – COUNCIL CHAMBERS

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Chair Dingwall

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

**AGENDA APPROVAL** – APPROVED 7-0

**A. ORAL COMMUNICATIONS:**

*Patrick Gartland spoke regarding Agenda Item B-1.*

**B. PUBLIC HEARING ITEMS:**

**B-1. COASTAL DEVELOPMENT PERMIT NO. 05-13/ CONDITIONAL USE PERMIT NO. 05-10/ SPECIAL PERMIT NO. 05-02 (MAIN STREET LOFTS – 438 Main St.):**

**Applicant:** Jeff Bergsma **Request:** CDP/CUP: To permit construction of three residential apartments (lofts) totaling 3,178 square feet as an addition to an existing two-story, 4,220 square foot retail/office building on a 5,650 sq. ft. lot. **Special Permit:** To permit a two-foot seven-inch front yard setback (build-to line) for the existing retail/office building in lieu of the required five feet and to permit zero common open space in lieu of the required 795 square feet.

**Location:** 438 Main St. (east side of Main St./south of Pecan Ave.). **Project Planner:** Paul Da Veiga

**STAFF RECOMMENDATION:** Motion to: “Approve Coastal Development Permit No. 05-13/Conditional Use Permit No. 05-10 and Special Use Permit 05-02 with suggested findings and conditions of approval.”

**CONTINUED TO A DATE UNCERTAIN AT THE APPLICANT'S REQUEST, 7-0**

- B-2. CONDITIONAL USE PERMIT NO. 05-30 (ALOHA GRILL EXPANSION/IN-LIEU FEES/LIVE ENTERTAINMENT – 221 Main St.): Applicant: Gaston Villalba Request: To permit a 390 square foot expansion to an existing 2,098 square foot restaurant. The 390 square foot area is a conversion of office space to restaurant and therefore requires the provision of four additional parking spaces. The applicant requests participation in the Downtown Parking In-Lieu Fee Program for the four parking spaces. The application also includes a request for live entertainment consisting of live Hawaiian and easy listening music within the dining area.  
Location: 221 Main St., Ste. F (Southwest corner of Main St. and Olive Ave.) Project Planner: Paul Da Veiga**

**STAFF RECOMMENDATION:** Motion to: “Approve Conditional Use Permit No. 05-30 with suggested findings and conditions of approval.”

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0**

- C. CONSENT CALENDAR - NONE**

- D. NON-PUBLIC HEARING ITEMS - NONE**

- E. PLANNING ITEMS**

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**Scott Hess, Planning Manager – reported on the items from the previous City Council meeting.**

- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

**Scott Hess, Planning Manager – reported on the items scheduled for the next City Council meeting.**

- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**Herb Fauland, Principal Planner – reported on the items scheduled for the next Planning Commission meeting.**

- F. PLANNING COMMISSION ITEMS**

- F-1. PLANNING COMMISSION REQUEST ITEMS – NONE**

- F-2. PLANNING COMMISSION COMMENTS**

**Commissioner Burnett – None.**

**Commissioner Livengood - Requested staff provide more detailed parking information regarding Item B-1.**

**Vice-Chairperson Scandura – Wished Chair Dingwall a happy birthday.**

**Chairperson Dingwall – Thanked the Commission for their patience and and for the birthday cake.**

**Commissioner Ray – Wished the Chair a happy birthday and requested more information regarding in-lieu parking fees and future parking opportunities for the downtown area.**

**Commissioner Horgan – Requested a presentation regarding in-lieu parking fees at their workshop.**

**Commissioner Dwyer – Advised that he spoke against the zoning text amendment (NO. 05-03) at the January 17, 2006, City Council meeting and will remain in opposition of the proposed amendment. He also thanked all those who called him to express their support for his comments.**

**ADJOURNMENT:**

**Adjourned at 7:55 p.m. to the next regularly scheduled meeting of February 14, 2006.**