



# **ACTION AGENDA HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, FEBRUARY 27, 2007  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

## **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL:**                    P            P            P            P            A            A            P  
*Shier-Burnett, Speaker, Livengood, Scandura, Horgan, Dwyer, Farley  
(Commissioner Horgan, Dwyer excused absences)*

## **AGENDA APPROVAL – APPROVED 5-0-2 (Horgan, Dwyer - Absent)**

**A.     PROJECT REVIEW (FUTURE AGENDA ITEMS) - NONE**

**B.     STUDY SESSION ITEMS:**

**B-1.     CITYWIDE AND HOLLY SEACLIFF SPECIFIC PLAN AFFORDABLE  
HOUSING REQUIREMENTS – Rami Talleh**

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

**C.     AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS):**

Herb Fauland, Acting Planning Manager, reviewed the agenda items for the 7:00 p.m. portion of the meeting. He advised of four late communications received regarding public hearing Item B-1.

**D.     PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**E.     PUBLIC COMMENTS:**

The applicant for Item B-2 submitted a letter and spoke in favor of the staff alternative recommendation. He stated he was available for questions.

**F.     PLANNING COMMISSION COMMENTS:**

Chair Scandura stated that the Planning Commission Workshop has been slated for April 26, 2007, from 9:00 a.m. to 2 p.m. and is tentatively scheduled at the Jr. Guard Headquarters. He reminded the Commission of the upcoming City Council meeting on March 5<sup>th</sup> regarding Form Based Codes and the Zucker Report on Entitlement and Development Processing. Additionally, he stated he will represent the Planning Commission at the March 19<sup>th</sup> City Council meeting concerning the appeal of the Park Avenue Marina project.

**6:30 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Speaker

**ROLL CALL:**                    P                    P                    P                    P                    A                    A                    P  
*Shier-Burnett, Speaker, Livengood, Scandura, Horgan, Dwyer, Farley*  
*(Commissioner Horgan, Dwyer excused absences)*

**AGENDA APPROVAL**

A.     **ORAL COMMUNICATIONS** - NONE

B.     **PUBLIC HEARING ITEMS:**

**B-1.    CONDITIONAL USE PERMIT NO. 06-26 (GRACE LUTHERAN CHURCH/SCHOOL).**

**Applicant:** Phil Burtis. **Request:** To permit a K-8 school for up to 229 students, pre-school for up to 100 students, day care (before/after-school) for up to 150 children, church services for up to 168 people, Sunday school for up to 100 children, infant/toddler care for up to 20 children and the addition of four 24 ft. by 60 ft. modular classroom buildings at an existing closed school site. **Location:** 5172 McFadden Ave (south side of McFadden Ave., east of Bolsa Chica St.). **Project Planner:** Ron Santos

**STAFF RECOMMENDATION:** Motion to: “Approve Conditional Use Permit No. 06-26 with findings and suggested conditions of approval.”

***APPROVED WITH MODIFIED CONDITIONS OF APPROVAL, 4-0-3 (Horgan, Dwyer – Absent, Speaker – Abstain)***

**B-2.    ENTITLEMENT PLAN AMENDMENT NO. 06-05 (TUSCANY DEVELOPMENT AFFORDABLE HOUSING MODIFICATION – AMENDMENT TO TENTATIVE TRACT MAP NO. 16740).**

**Applicant:** Michael C. Adams. **Request:** To amend Condition of Approval No. 3(a) which requires that five on-site for-sale units be made available to moderate income families for a period of 60 years. The proposed amendment is to require that the project comply with the affordable housing requirements of the Holly Seacliff Specific Plan (HSSP) and Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and delete specific references to the number of units, type of units (for-sale or rental), and the affordability levels. **Location:** 19150 Gothard St. (East side of Gothard St., south of Garfield Ave.). **Project Planner:** Rami Talleh

**STAFF RECOMMENDATION:** Motion to: “Deny Entitlement Plan Amendment No. 06-05 with finding for denial.”

***DENIED WITH FINDINGS, 3-2-2 (Livengood, Scandura – No, Horgan, Dwyer – Absent)***

C.     **CONSENT CALENDAR** - NONE

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

E.     **PLANNING ITEMS**

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

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

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

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

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

**Herb Fauland, Acting Planning Manager** – 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 Shier-Burnett – None.

Commissioner Speaker – None.

Vice-Chairperson Livengood – Requested staff explore design options regarding the types of fencing, gates, and drive approach width for Item B-1.

Chairperson Scandura – Requested staff provide a report on Code Enforcement status regarding a deteriorated block wall along the east property line at the Grace Lutheran Church property.

Commissioner Farley – None.

Commissioner Horgan – Absent.

Commissioner Dwyer – Absent.

**ADJOURNMENT:**

**Adjourned at 8:35 p.m. to the next regularly scheduled meeting of March 13, 2007.**