



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 9, 2003
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL *Davis, Scandura, Livengood, Kokal, Shomaker, Dingwall, Ray*

A. STUDY SESSION ITEMS

1. PERMIT STREAMLINING PHASE II – Herb Fauland
2. TENTATIVE TRACT MAP NO. 16338 / CONDITIONAL USE PERMIT NO 02-20 WITH SPECIAL PERMITS (PACIFIC CITY) – Applicant Presentation
3. AGENDA REVIEW – Herb Fauland

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

ROLL CALL: *Davis, Scandura, Livengood, Kokal, Shomaker, Dingwall, Ray*

ELECTION OF VICE-CHAIRPERSON

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 or on non-public hearing items may do so during ORAL COMMUNICATIONS. 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 - PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

B-1. TENTATIVE TRACT MAP NO. 16490/ CONDITIONAL USE PERMIT NO. 03-08/ VARIANCE NO. 03-10 (BEL AIR RESIDENTIAL DEVELOPMENT - CONTINUED FROM AUGUST 26, 2003 WITH PUBLIC HEARING OPEN):

Applicant: Bill Holman, PLC Land Company Request: TTM: To subdivide 17.89 acres of land into 106 numbered lots and nine (9) lettered lots for residential development purposes. The subdivision also includes one 4.01-acre parcel to be dedicated for park purposes and one 1.36-acre remnant lot for ongoing soil remediation. **CUP:** To construct 104 residential units on a site with a grade differential of three feet or greater and retaining walls two feet high or greater (maximum 7 feet high). **VAR:** To allow a 10-foot building separation in lieu of the minimum required 15-foot building separation. Location: 18800 Gothard Street (southeast corner of Gothard Street and Promenade Parkway) **Project Planner:** Rami Talleh, Assistant Planner

STAFF RECOMMENDATION: Motion to: "Approve Tentative Tract Map 16490, Conditional Use Permit No 03-08, and Variance No. 03-10 with findings and suggested conditions of approval."

B-2. CONDITIONAL USE PERMIT NO. 02-04/COASTAL DEVELOPMENT PERMIT NO. 02-05 (POSEIDON SEAWATER DESALINATION PLANT - CONTINUED FROM AUGUST 26, 2003 WITH PUBLIC HEARING CLOSED):

Applicant: Poseidon Resources Corporation Request: To construct a 50 million gallons per day seawater desalination plant including a 10,120 sq. ft. administration building, a 38,090 sq. ft. reverse osmosis building, a 36,305 sq. ft. product water storage tank, and miscellaneous accessory structures on an 11 acre lease area. The proposed improvements include up to four miles of water transmission lines in Huntington Beach, one mile of which will be within the Coastal Zone, to connect to an existing regional transmission system in Costa Mesa. The project also includes perimeter landscaping and fencing along Newland Street and Edison Avenue. Location: 21730 Newland (east side, south of Edison Avenue) **Project Planner:** Ricky Ramos, Associate Planner

STAFF RECOMMENDATION: Motion to: A) "Approve Conditional Use Permit No. 02-04 and Coastal Development Permit No. 02-05 with staff recommended findings and suggested conditions of approval"; B) "Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations"; C) "Approve the Mitigation Monitoring and Reporting Program."

C. CONSENT CALENDAR – None.

D. NON-PUBLIC HEARING ITEMS - None scheduled.

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION COMMITTEE REPORTS

E-2. PLANNING COMMISSION COMMENTS

Commissioner Davis -

Commissioner Scandura -

Commissioner Livengood -

Commissioner Kokal -

Commissioner Shomaker -

Commissioner Dingwall -

Commissioner Ray -

E-3. DISCUSSION ITEMS FOR FUTURE MEETINGS - None scheduled.

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 Planning Commission meeting of September 23, 2003.

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 Seven Hundred Dollars (\$700.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Twenty Five Dollars (\$2,025.00) 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. Copies of staff reports are also available at the Main City Library (7111 Talbert Avenue).

**VIDEO TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC
CHECK OUT AT THE CENTRAL LIBRARY**