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# **AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 14, 2003**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

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**5:15 P.M. - ROOM B-8 – CITY HALL LOWER LEVEL**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

**AGENDA APPROVAL**

**A. STUDY SESSION ITEMS**

1. SOIL REMEDIATION AT 31 ACRES SITE (PACIFIC CITY) – Chuck Burney
2. PRESENTATION BY THE PACIFIC CITY ACTION COALITION – Ron Satterfield
3. PRESENTATION BY THE PUBLIC HEARING PROCESS SUBCOMMITTEE – Bob Dingwall
4. 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)
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**6:30 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**PLEDGE OF ALLEGIANCE**

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

**PRESENTATION BY CHAIRPERSON DAVIS OF RESOLUTION NO. 1587 EXPRESSING APPRECIATION TO OUTGOING PLANNING COMMISSIONER RANDY KOKAL**

**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 agendaized. 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, NO DONATING OF TIME TO OTHERS)

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

**B-1. MITIGATED NEGATIVE DECLARATION NO. 02-03/ ZONING MAP AMENDMENT NO. 02-03/ TENTATIVE TRACT MAP NO. 16438/ CONDITIONAL USE PERMIT NO. 02-57 (SEASIDE TERRACE):** Applicant:

Bonanni Properties and D.S. Products **Request:** **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project; **ZMA:** To re-zone a 2.17 acre parcel from Residential Agriculture-Flood Plain 2 to Residential Low-Density-Flood Plain 2 to be consistent with the General Plan; **TTM:** To subdivide a 2.17 acre parcel into ten (10) numbered-lots for single-family residential development and one lettered-lot for a private street, sidewalk and parkway landscaping; **CUP:** To construct ten (10) single-family dwellings each exceeding 30 feet in height (1.05 ft. to 3.5 ft.) on pads raised approximately four feet above existing grade to comply with FEMA floodplain requirements. The project also proposes retaining walls up to four feet in height in lieu of a maximum height of two feet. 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:** 21341 Lochlea Lane (Westside of Lochlea Lane at Lomond Drive). **Project Planner:** Ron Santos, Assistant Planner

**STAFF RECOMMENDATION:** Motion to: A) "Approve Mitigated Negative Declaration No. 02-03 with findings and mitigation measures; B) "Approve Zoning Map Amendment No. 02-03 with findings and forward to the City Council for adoption"; C) "Approve Tentative Tract Map No. 16438/ Conditional Use Permit No. 02-57 with modifications, findings and suggested conditions of approval."

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED AUGUST 12, 2003**

**RECOMMENDED ACTION:** Motion to: "Approve the August 12, 2003 Planning Commission Minutes as submitted."

**C-2. PLANNING COMMISSION MINUTES DATED AUGUST 26, 2003**

**RECOMMENDED ACTION:** Motion to: "Approve the August 26, 2003 Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS - None scheduled.**

**E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION REQUEST ITEMS**

A) Update on activities at Hiro's Nursery (CUP No. 90-56/CUP No. 96-45)

B) Update on soil remediation at 31 Acres site (Pacific City)

**E-2. PLANNING COMMISSION COMMITTEE REPORTS**

**E-3. PLANNING COMMISSION COMMENTS**

**Commissioner Thomas -**

**Commissioner Scandura -**

**Commissioner Ray -**

**Commissioner Davis -**

**Commissioner Shomaker -**

**Commissioner Dingwall -**

**Commissioner Livengood -**

**E-4. 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 October 28, 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).

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