



# AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, NOVEMBER 12, 2003

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

### AGENDA APPROVAL

#### A. STUDY SESSION ITEMS

1. DISCUSSION AND ADOPTION OF REVISED PROTOCOL – Ron Davis
2. PLANNING COMMISSION WORKSHOP – Ron Davis
3. 3<sup>RD</sup> STORY ORDINANCE – Herb Fauland
4. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – 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: *Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*

### 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, 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. PUBLIC HEARING CONTINUED TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF COASTAL DEVELOPMENT PERMIT NO. 02-22/ CONDITIONAL USE PERMIT NO. 02-42/ VARIANCE NO. 03-08 (LEWIS RESIDENCE – CONTINUED FROM OCTOBER 28, 2003):**

Applicant: Michael Mehalick Request: **CDP:** To construct a second and third floor addition to an existing single-family dwelling totaling approximately 4,311 sq. ft., including a 121 sq. ft. third story deck. **CUP:** To (a) construct 1,414 sq. ft. of habitable floor area and 121 sq. ft. of deck area above the second-story top plate line, and (b) construct the addition at a height greater than 30'-0". **VAR:** To construct a portion of third floor habitable space not designed within the confines of the roof volume. Location: 16472 Malden Circle (north side of Malden, west of Gilbert Street). **Project Planner:** Rami Talleh, Assistant Planner

**STAFF RECOMMENDATION:** Motion to: "Deny Coastal Development Permit No. 02-22, Conditional Use Permit No. 01-40, and Variance No. 03-08 with findings."

**B-2. PUBLIC HEARING TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 03-02 AND CONDITIONAL USE PERMIT NO. 03-10 (R) (GOODWIN RESIDENCE):**

Applicant/Appellant: Jeff Parkhurst Request: **CDP:** To construct a 6,268 sq. ft., 35-ft. tall, three-story single-family dwelling, with a 638 sq. ft. attached garage. **CUP:** To review a revised plan to permit (a) a single-family dwelling with 1,106 sq. ft. of third-story habitable space and 396 sq. ft. of third-story deck area; (b) exceed 30 ft. in height; and (c) construct 25 lineal ft. of 6 ft.-tall wrought iron fencing with masonry pilasters at a 10-ft. front yard setback in lieu of a maximum height of 42 in. within 15 ft. of the front property line. 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: 16492 Somerset Lane (north side of Somerset Lane, east of Malden Circle) **Project Planner:** Ron Santos, Assistant Planner

**STAFF RECOMMENDATION:** Motion to: "Approve Coastal Development Permit No. 03-02 and Conditional Use Permit No. 03-10 with findings and suggested conditions of approval."

- B-3. PUBLIC HEARING TO BE OPENED: TENTATIVE TRACT MAP NO. 16497/CONDITIONAL USE PERMIT NO. 03-22 (BONANNI RESIDENTIAL DEVELOPMENT): Applicant: R.L. Sfreddo and Ed Bonanni Request: TTM: To subdivide 1.42 acres of undeveloped land into one (1) lot for condominium purposes. CUP: To construct twenty (20) attached townhome dwelling units in clusters of 3 to 5 units. Location: 19119 Main Street (southwest corner of Main and Holly Streets). Project Planner: Rami Talleh, Assistant Planner**

**STAFF RECOMMENDATION:** Motion to “Approve Tentative Tract Map No. 16497 and Conditional Use Permit No. 03-22 with modifications, findings and suggested conditions of approval.”

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 9, 2003**

**RECOMMENDED ACTION:** Motion to: “Approve the September 9, 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 Tuesday, November 25, 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 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 Staff Report is also available at the Main City Library (7111 Talbert Avenue).

**VIDEO TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC  
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