



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 13, 2004
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. ZONING TEXT AMENDMENT NO. 01-05 (BAY CLUB SPECIFIC PLAN UPDATE) – Ricky Ramos
2. STUDY SESSION ITEMS (PRIORITIES, TIME ALLOTMENT, TOPICS) – Herb Fauland
3. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

B. PLANNING COMMISSION COMMITTEE REPORTS

C. PENDING ITEMS LIST

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

7:00 P.M. – COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL

NOMINATION AND ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

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 TO BE OPENED: CONDITIONAL USE PERMIT NO. 03-19 (CALVARY CHAPEL – CONTINUED FROM OCTOBER 28, 2003):**
Applicant: Calvary Chapel Huntington Beach Request: To permit an assembly use, including ancillary uses such as instruction, daycare, a bookstore, and café within an existing 49,600 square foot commercial building. The request includes joint use parking on the abutting NuVision Financial property based on divergent hours of operation between the assembly use and office use. Location: 7800 Edinger Avenue (south side of Edinger Avenue, west of Parkside Lane) Project Planner: Paul Da Veiga, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 03-19 with findings and suggested conditions of approval.”

- B-2. PUBLIC HEARING TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF COASTAL DEVELOPMENT PERMIT NO. 02-22; CONDITIONAL USE PERMIT NO. 02-42 AND VARIANCE NO. 03-08 (LEWIS RESIDENCE – CONTINUED FROM NOVEMBER 12, 2003):**
Applicant/Appellant: 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 Drive). Project Planner: Rami Talleh

STAFF RECOMMENDATION: Motion to: “Deny Coastal Development Permit No. 02-22, Conditional Use Permit No. 02-42, and Variance No. 03-08 with findings.”

B-3. PUBLIC HEARING TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF VARIANCE NO. 03-13 (SEITZ ACCESSORY DWELLING UNIT): Applicant: Kristen Seitz; Appellant: Jan Shomaker, Planning Commissioner. Request: To permit an existing accessory dwelling unit over a detached garage: (a) on a 3,307 sq. ft. lot, in lieu of the 6,000 sq. ft. minimum; (b) with two enclosed parking spaces, in lieu of two enclosed spaces and one open space; and (c) detached from the main dwelling in lieu of being integrated into the main dwelling. Location: 909 Huntington Street (west side of Huntington Street, north of Indianapolis Avenue, south of Joliet Avenue) Project Planner: Ron Santos

STAFF RECOMMENDATION: Motion to: "Deny Variance No. 03-13 with findings."

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 14, 2003

RECOMMENDED ACTION: Motion to: "Approve the October 14, 2003 Planning Commission Minutes as submitted."

C-2. PLANNING COMMISSION MINUTES DATED OCTOBER 28, 2003

RECOMMENDED ACTION: Motion to: "Approve the October 28, 2003 Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS - None scheduled.

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION REQUEST ITEMS FOR FUTURE MEETINGS – None scheduled.

E-2. PLANNING COMMISSION COMMENTS

Commissioner Thomas -
Commissioner Scandura -
Commissioner Ray -
Commissioner Davis -
Commissioner Shomaker -
Commissioner Dingwall -
Commissioner Livengood –

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 meeting of January 27, 2004, Huntington Beach Civic Center.

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
CHECK OUT AT THE CENTRAL LIBRARY**