



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 27, 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

AGENDA APPROVAL

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

A. STUDY SESSION ITEMS

1. CONDOMINIUM CONVERSION STANDARDS – Scott Hess
2. STREAMLINING ORDINANCE – Rosemary Medel
3. ENVIRONMENTAL IMPACT REPORT NO.02-01 / CONDITIONAL USE PERMIT NO 02-20 WITH SPECIAL PERMITS (PACIFIC CITY) UPDATE – Scott Hess
4. ZONING TEXT AMENDMENT PRIORITY LIST – Herb Fauland
5. 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 FOR DINNER

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

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. PUBLIC HEARING TO BE OPENED: COASTAL DEVELOPMENT PERMIT NO. 03-17 / ENTITLEMENT PLAN AMENDMENT NO. 03-02 (HUNTINGTON BEACH WETLANDS CONSERVANCY EXPANSION – AMENDMENT TO

CONDITIONAL USE PERMIT NO. 92-1R): Applicant: Peter Haddad Request: To amend Conditional Use Permit 92-1(R) by deleting Condition No. 1-e, requiring 2 bus parking spaces and Condition No. 7, prohibiting outside storage. The application includes a request to modify the approved site plan by replacing an existing 2,260 sq. ft. modular rehabilitation building and visitor center with a 4,200 square foot, one-story animal hospital/visitor center. The proposal also includes site improvements consisting of an 8 ft high block wall along Pacific Coast Highway, parking lot re-striping, and an onsite storage container. Location: 21900 Pacific Coast Highway (northeast corner of Newland and Pacific Coast Highway) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Continue to February 10, 2004 at the request of the applicant."

B-2. PUBLIC HEARING TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF CONDITIONAL USE PERMIT NO. 03-42 (LANGENBECK PARK WIRELESS COMMUNICATIONS FACILITY):

Applicant/Appellant: AFL Telecommunications **Request:** To install a wireless communications facility consisting of three antenna arrays attached to an existing Southern California Edison tower at a height of 43 feet, and a 185 square foot, 10 foot, 7 inches tall equipment enclosure located at grade below the tower. **Location:** 19241 Magnolia Street (west side of Magnolia Street, south of Garfield Avenue) **Project Planner:** Ron Santos

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 03-42 with recommended findings and conditions of approval."

B-3. PUBLIC HEARING TO BE OPENED: CONDITIONAL USE PERMIT NO. 03-33 (HUNTINGTON HARBOUR ATHLETIC CLUB): Applicant: Bill Reseigh
Request: To establish a 3,831 square foot health club in an existing commercial suite. The proposed facility provides for free-weight lifting, aerobics, cardiovascular equipment, circuit training and stationary cycling. Proposed hours of operation are Monday-Friday 4:00 a.m. – 12:00 a.m. and Saturday-Sunday 7:00 a.m. – 5:00 p.m.
Location: 16400 E. Pacific Coast Highway, Suite 120 (north side of Pacific Coast Highway, northwest of Admiralty Drive) Project Planner: **Ron Santos**

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 03-32 with recommended findings and conditions of approval.”

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 12, 2003

RECOMMENDED ACTION: Motion to: “Approve the November 12, 2003 Planning Commission Minutes as submitted.”

C-2. PLANNING COMMISSION MINUTES DATED DECEMBER 9, 2003

RECOMMENDED ACTION: Motion to: “Approve the December 9, 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 February 10, 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**