



# **AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, FEBRUARY 10, 2004**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:00 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. PUBLIC HEARING PROCESS – Commissioner Dingwall
2. PRESENTATION BY THE ORANGE COUNTY WATER DISTRICT – Herb Fauland
3. STREAMLINING ORDINANCE – Rosemary Medel
4. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

#### **B. PLANNING COMMISSION COMMITTEE REPORTS**

### **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 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, CONTINUED FROM JANUARY 27, 2004):**

**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 a date uncertain and provide public notification with the public hearing to be opened."

**B-2. TENTATIVE TRACT MAP NO. 16573/CONDITIONAL USE PERMIT NO. 03-37 (Delaware Condominiums – Density Bonus):** Applicant: Jide Alade, The William Fox Group Request: **TTM:** To permit a single-lot subdivision of approximately 17,174 square feet of land for the purpose of developing a six-unit condominium development. **CUP:** To (a) permit the construction of six multi-family residential units, a density bonus for one (1) additional unit above the allowable density, and an affordable housing incentive to allow a three-foot wide perimeter landscape planter in lieu of the five-foot minimum planter width required by the Zoning Code and (b) to allow development on a lot with a grade differential of approximately six feet between the high and low points on the subject site. Location: 2320 Delaware (East side of Delaware St., south of Yorktown Ave) **Project Planner:** Paul Da Veiga

**STAFF RECOMMENDATION:** Motion to: “Approve Tentative Tract Map No. 16573 and Conditional Use Permit No. 03-37 with recommended findings and conditions of approval.”

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED JANUARY 13, 2004**

**RECOMMENDED ACTION:** Motion to: “Approve the January 13, 2004 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 24, 2004, Huntington Beach Civic Center.