



ACTION 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: *P* *P* *P* *P* *A* *P* *P*
Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood

AGENDA APPROVAL

A. STUDY SESSION ITEMS

1. **PUBLIC HEARING PROCESS – Commissioner Dingwall**

PRESENTATION BY COMMISSIONER DINGWALL

STAFF AND LEGAL COUNSEL TO REVIEW RECOMMENDATIONS MADE BY THE PUBLIC HEARING PROCESS SUBCOMMITTEE AND REVISIT AT A STUDY SESSION IN 8 WEEKS, AND REVIEW DELEGATION OF SPEAKER'S TIME AT A STUDY SESSION IN 4 WEEKS; APPROVED 5-1-1 (DINGWALL-ABSTAIN; SHOMAKER-ABSENT)

2. **PRESENTATION BY THE ORANGE COUNTY WATER DISTRICT – Ron Wildermuth**

GROUNDWATER REPLENISHMENT SYSTEM PRESENTATION – NO ACTION TAKEN

3. **STREAMLINING ORDINANCE – Rosemary Medel**

NO DISCUSSION; CONTINUE TO FEBRUARY 24, 2004 6-0-1 (SHOMAKER-ABSENT)

4. **AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Scott Hess**

B. PLANNING COMMISSION COMMITTEE REPORTS - NONE

PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Three speakers provided comments on Study Session Item No. A-1 (Public Hearing Process.

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

One speaker provided comments on alleged landfill violations and enforcement of Conditional Use Permit 96-45 (Hiro's Nursery).

B. PUBLIC HEARING ITEMS

- 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."

CONTINUED TO A DATE UNCERTAIN PER THE APPLICANT'S REQUEST AND PROVIDE PUBLIC NOTIFICATION WITH THE PUBLIC HEARING TO BE OPENED; APPROVED 6-0-1 (SHOMAKER-ABSENT)

- 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."

APPROVED 5-0-2 (DINGWALL-ABSTAIN; SHOMAKER-ABSENT)

C. CONSENT CALENDAR

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

APPROVED WITH MODIFICATIONS 6-0-1 (SHOMAKER-ABSENT)

- 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 – voiced concerns about paintball activity at Bluff Top Park. Staff will refer the inquiry to the Police Department.

Commissioner Scandura – asked about availability of studies or reports on affordable housing within the City. Staff replied that affordable housing activity is monitored through the Economic Development Department, and that available information will be forwarded to them.

Commissioner Ray – commented that the City ordinance on weapons considers paintball guns a weapon. He also voiced concerns about maintenance of Irby Park. Commissioner Scandura provided a response.

Commissioner Davis – None.

Commissioner Shomaker – Absent.

Commissioner Dingwall – voiced concerns about landfill violations and enforcement of Conditional Use Permit 96-45 (Hiro's Nursery), and inquired about how conditional use permit violations are enforced. Staff explained the process used by Code Enforcement to monitor conditional use permit conditions, including the citation process. Commissioner Dingwall stressed the importance of monitoring the property.

Commissioner Livengood – requested that staff provide a status report on the condition relative to an annual review for Hiro's Nursery.

F. PLANNING ITEMS

F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Planning Manager – reported on the Planning Department items heard before the City Council on February 2, 2004.

F-2. CITY COUNCIL ITEMS FOR THE NEXT MEETING

Scott Hess, Planning Manager – reported on the Planning Department items scheduled before the City Council on February 17, 2004.

F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Scott Hess, Planning Manager – reviewed items for the regularly scheduled meeting of February 24, 2004.

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of February 24, 2004, Huntington Beach Civic Center.