



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 24, 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. ENVIRONMENTAL IMPACT REPORT NO.02-01 / CONDITIONAL USE PERMIT NO 02-20 WITH SPECIAL PERMITS (PACIFIC CITY) UPDATE – Scott Hess/Mary Beth Broeren
2. STREAMLINING ORDINANCE – Rosemary Medel
3. 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

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. ENTITLEMENT PLAN AMENDMENT NO. 03-05 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 01-15 - INKA GRILL DANCING):** Applicant: Kevin Ives Request: To amend a previously approved conditional use permit to permit dancing on a 123 square foot dance floor in conjunction with existing live entertainment located within an existing 4,910 square foot restaurant. Location: 301 Main Street, Ste. #101 (Plaza Almeria, west side of Main Street, between Olive and Orange Avenue) Project Planner: Paul Da Veiga

STAFF RECOMMENDATION: Motion to: "Deny Entitlement Plan Amendment No. 03-05 with findings."

- B-2. 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 JANUARY 13, 2004):** 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: "Approve Coastal Development Permit No. 02-22 and Conditional Use Permit No. 02-42 with findings."

B-3. MITIGATED NEGATIVE DECLARATION NO. 01-06/LOCAL COASTAL PROGRAM AMENDMENT NO. 01-01/ZONING TEXT AMENDMENT NO. 01-05 (HUNTINGTON HARBOUR BAY CLUB SPECIFIC PLAN AMENDMENT):

Applicant: Mike Adams Request: **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **LCPA:** To amend the City's Local Coastal Program in accordance with the proposed ZTA and forward to the California Coastal Commission for final certification. **ZTA:** To amend Specific Plan No. 4 (Huntington Harbour Bay Club Specific Plan) by: 1) Allowing residential use in Planning Area B; 2) Adding development standards for the future residential development in Planning Area B; 3) Reconfiguring Planning Areas A through D; and 4) Updating the overall format of the Specific Plan. Location: 4121-4281 Warner (North side of Warner, east of PCH) **Project Planner:** Ricky Ramos

STAFF RECOMMENDATION: Motion to: A) "Approve Mitigated Negative Declaration No. 01-06 with findings and mitigation measures;" B) "Approve Zoning Text Amendment No. 01-05 with findings and forward the draft Ordinance to the City Council for adoption;" and C) "Approve Local Coastal Program Amendment No. 01-01 with findings and forward the draft Resolution to the City Council for adoption."

C. CONSENT CALENDAR – No items.

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 March 9, 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**