



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 25, 2004

HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET HUNTINGTON BEACH CALIFORNIA 92648

6:00 P.M. - ROOM B-8 – CITY HALL LOWER LEVEL

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL

A. STUDY SESSION ITEMS

1. ZONING TEXT AMENDMENT NO. 03-01 (THROUGH LOT FENCING) – Paul Da Veiga
2. 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, Dingwall, Livengood*

AGENDA APPROVAL

PRESENTATION BY CHAIRPERSON DAVIS OF RESOLUTION NO. 1591 EXPRESSING APPRECIATION TO OUTGOING PLANNING COMMISSIONER JAN SHOMAKER

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: APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF ENTITLEMENT PLAN AMENDMENT NO. 03-09 (WARNER/MANNING HOMES – AMENDMENT TO CONDITIONAL USE PERMIT NO. 03-01 AND VARIANCE NO. 03-01 – Continued from April 13, 2004):** Applicant/Appellant: Joseph Santiago Request: To amend Conditional Use Permit No. 03-01 and Variance No. 03-01 by deleting the following conditions of approval: a) Condition No. 1-a – requiring the removal of staircase along interior side property line; b) Condition No. 4 – requiring an application for a lot line adjustment; c) Condition No. 3-a – requiring an irrevocable offer to dedicate for alley purposes; d) Condition No. 5-d-e – requiring a new water meter and box; e) Condition No. 1-d – requiring the under grounding of utility lines. Location: 403 Tenth Street (northeast corner of Tenth Street and Orange Avenue) Project Planner: Rami Talleh

STAFF RECOMMENDATION: Motion to: “Continue Entitlement Plan Amendment No. 03-09 to a date uncertain with re-notification of the public hearing.”

- B-2 PUBLIC HEARING TO BE OPENED: APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT NO. 03-35 (TARGET DEMOLITION AND REBUILD):** Appellant: Charles G. Ball Applicant: John Warren Request: To permit the demolition of a 103,458 square foot retail building and construction of a new 123,800 square foot Target department store with an 8,100 square foot attached garden center. The request includes a complete redesign of the parking area with installation of new perimeter and interior landscaping, and pedestrian walkways throughout the subject site. Location: 9882 Adams Avenue (Southwest corner of Brookhurst St. and Adams Ave.) Project Planner: Paul Da Veiga

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 03-35 with findings, and suggested conditions of approval.”

C. CONSENT CALENDAR ITEMS – None.

D. NON-PUBLIC HEARING ITEMS

**D-1. PACIFIC CITY PROJECT FOLLOW-UP ISSUES / MINUTE ACTION
(CONTINUED FROM MAY 11, 2004)**

Motion to: "Approve minute actions as determined by the Planning Commission and forward to the City Council."

**D-2. PUBLIC HEARING PROCESS/SPEAKER ALLOTMENT OF TIME
(CONTINUED FROM MAY 11, 2004)**

Motion to: "Approve the legislative draft of the Allocation of Speakers Time for a trial period of one-year and forward to the City Council for final review and approval."

E. PLANNING COMMISSION ITEMS:

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

E-2. PLANNING COMMISSION COMMENTS

**Commissioner Thomas -
Commissioner Scandura -
Commissioner Ray -
Commissioner Davis -
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 June 8, 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 agenda packet is also available at the Central Library (7111 Talbert Avenue).

**VIDEO TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC
CHECK OUT AT THE CENTRAL LIBRARY**