



# AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 24, 2005  
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:** *Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Fuhrman*

## AGENDA APPROVAL

### A. STUDY SESSION ITEMS

A-1. ENTITLEMENT PLAN AMENDMENT (PROCESS) – Herb Fauland

A-3. PROJECT REVIEW PROCESS FOR STUDY SESSION – Chair Ray

B. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

C. PLANNING COMMISSION COMMITTEE REPORTS

D. 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:** *Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Fuhrman*

## 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, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

**PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- B-1. APPEAL OF MITIGATED NEGATIVE DECLARATION NO. 04-09/CONDITIONAL USE PERMIT NO. 04-31 (TOYOTA OF HUNTINGTON BEACH):** Applicant: Studio IV Architects Appellant: Planning Commissioner John Scandura Request: **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CUP:** To permit a new Toyota vehicle sales and service facility consisting of an approximately 39,500 sq. ft. sales, office, showroom and service building and an attached multi-level parking structure (inventory, storage and customer parking), a service canopy and grade level parking for display and customers. The existing Toyota vehicle sales and service facility will be demolished. Location: 18881 Beach Boulevard (west side of Beach Boulevard, north of Garfield Avenue) **Project Planner:** **Ron Santos**

**STAFF RECOMMENDATION:** Motion to: A) "Approve Mitigated Negative Declaration No. 04-09 with suggested findings and mitigation measures;" and B) "Approve Conditional Use Permit No. 04-31 with suggested findings and conditions of approval."

- B-2. APPEAL OF CONDITIONAL USE PERMIT NO. 05-03 (DOO RETAINING WALL):** Applicant: Shirley Doo Appellant: Planning Commissioner Randy Fuhrman Request: To permit the construction of a combination retaining wall/wood fence within the rear yard setback of a through lot. The proposed retaining wall measures five feet in height and will be topped with a wood fence measuring six feet in height for a maximum height of eleven feet. The combination retaining wall/wood fence is proposed with a meandering setback ranging from three feet to five feet eight inches measured from the rear property line. Location: 17041 Westport Drive (south side of Westport Drive, west of Blair Lane) **Project Planner:** **Paul Da Veiga**

**STAFF RECOMMENDATION:** Motion to: "Approve Conditional Use Permit No. 05-03 with suggested findings and conditions of approval."

- B-3. VARIANCE NO. 04-08 (DUBAR RESIDENCE):** Applicant: Patrick Dubar Request: To exceed the maximum two foot cut and fill grading limitation for the construction of a 2,064 square foot pool cabana and a 1,657 square foot subterranean theatre/wine room with a cut in grade of approximately seven feet six inches and a swimming pool with a cut in grade of approximately eleven feet. Location: 6741 Shire Circle (Terminus of Shire Cir., east of Quarterhorse Lane) **Project Planner:** **Paul Da Veiga**

**STAFF RECOMMENDATION:** Motion to: "Approve Variance No. 04-08 with suggested findings and conditions of approval."

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED MARCH 8, 2005**

**RECOMMENDED ACTION:** Motion to: "Approve the March 8, 2005 Planning Commission Minutes as submitted."

**C-2. PLANNING COMMISSION MINUTES DATED APRIL 12, 2005**

**RECOMMENDED ACTION:** Motion to: "Approve the April 12, 2005 Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS**

**E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION REQUEST ITEMS – None.**

**E-2. PLANNING COMMISSION COMMENTS**

Commissioner Dwyer -  
Commissioner Scandura -  
Commissioner Dingwall -  
Commissioner Ray -  
Commissioner Livengood -  
Commissioner Burnett -  
Commissioner Fuhrman -

**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 tentatively scheduled meeting of June 14, 2005.**

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 TAPES OF MEETINGS AVAILABLE FOR PUBLIC  
CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION  
SERVICES IN THE CITY CLERK'S OFFICE.**