



AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 26, 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, Horgan*

AGENDA APPROVAL

A. STUDY SESSION ITEMS

A-1. FLOOD MANAGEMENT PLAN ANNUAL REVIEW – Ricky Ramos

A-2. GENERAL PLAN CONFORMANCE – CITY OF HUNTINGTON BEACH
CAPITAL IMPROVEMENT PROGRAM – Rosemary Medel

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

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: *Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. 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. TENTATIVE TRACT MAP NO. 16846 AND CONDITIONAL USE PERMIT NO. 04-21 (BONANNI RESIDENTIAL DEVELOPMENT): **Applicant:** Ed Bonnani **Request:** TTM: To consolidate two parcels totaling approximately 1.25 acres (54,600 sq. ft.) into one lot for condominium purposes. **CUP:** To permit the construction of 19 two-story town home dwellings. The attached units are proposed in five buildings containing three to four units in each building. The request also includes a density bonus to permit the construction of one additional unit (18 to 19). **Location:** 19082 Gothard Street (east side of Gothard Street, south of Garfield Avenue) **Project Planner:** Rami Talleh**

STAFF RECOMMENDATION: Motion to: "Approve Tentative Tract Map. No. 16846 and Conditional Use Permit No. 04-21 with findings and suggested conditions of approval."

- B-2. CONDITIONAL USE PERMIT NO. 05-09 (PLATT COLLEGE): **Applicant:** Alan Purvis **Request:** To permit the establishment of a technical/vocational institution (college) within an existing 12-story office building. The college proposes to occupy approximately 35,000 square feet on the fourth and fifth floors of the office building. The request also includes an updated shared parking analysis based on the proposed change to the mix of on-site uses. **Location:** 7755 Center Avenue (north side of Center Ave., west of Beach Blvd.) **Project Planner:** Paul Da Veiga**

STAFF RECOMMENDATION: Motion to: "Conditional Use Permit No. 05-09 with findings and suggested conditions of approval."

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 24, 2005

RECOMMENDED ACTION: Motion to: "Approve the May 24, 2005 Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS – NONE.

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 Horgan -**

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 August 9, 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.**