



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 23, 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. BEST MANAGEMENT PRACTICES – Robert Dingwall

A-2. PLANNING COMMISSION BYLAWS – Steve Ray

A-3. PLANNING COMMISSION PROTOCOL – Steve 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

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| 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) |
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E. PLANNING COMMISSION COMMENTS

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 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. TENTATIVE TRACT MAP NO. 16740, CONDITIONAL USE PERMIT NO. 04-42

(KELTER RESIDENTIAL DEVELOPMENT): Applicant: Michael C. Adams **Request:** TTM: To subdivide 1.90 acres of undeveloped land into one (1) lot for condominium purposes. CUP: To construct 28 attached townhome units in clusters of seven with four units in each cluster. **Location:** 19150 Gothard Street (East side of Gothard Street, south of Garfield Avenue) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Tentative Tract Map No. 16740 and Conditional Use Permit No. 04-42 with suggested findings and conditions of approval."

B-2. COASTAL DEVELOPMENT PERMIT NO. 04-15/CONDITIONAL USE PERMIT NO. 04-47 (KOURY MIXED-USE DEVELOPMENT): Applicant: Jeff Bergsma **Request:** To permit construction of a three-story, 10,300 square foot mixed use building on a 5,150 sq. ft. vacant lot within District 5 of the Downtown Specific Plan. The project also includes a request to participate in the Downtown Parking In-Lieu Fee program for 11 parking spaces. **Location:** 214 Fifth Street (east side of Fifth Street between Olive Avenue and Walnut Avenue) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Coastal Development Permit No. 04-15 and Conditional Use Permit No. 04-47 with suggested findings and conditions of approval."

B-3. APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF CONDITIONAL USE PERMIT NO. 05-12 (WYNN MOTORSPORTS): Applicant/Appellant: Phi Phong

Request: To permit the establishment and operation of a motorcycle dealership within an existing commercial shopping center and an outdoor dining area in conjunction with an ancillary coffee house. **Location:** 21022 Beach Boulevard (southeast corner of Beach Boulevard and Atlanta Avenue) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 05-12 with suggested findings and conditions of approval."

C. CONSENT CALENDAR – NONE.

D. NON-PUBLIC HEARING ITEMS

- D-1. PROJECT REVIEW PROCESS - CONTINUED FROM AUGUST 9, 2005: To establish a formal Project Review Process for select projects that are scheduled to be reviewed by the Planning Commission - **Chair Ray****

RECOMMENDATION: Motion to: “Approve the formal Project Review Process.”

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 September 13, 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.**