



AGENDA (AMENDED)

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 12, 2006
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: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

INTRODUCTION OF NEW PLANNING STAFF

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

- A-1. **CONDITIONAL USE PERMIT NO. 06-23 (HUNTINGTON BEACH BEER COMPANY – 201 MAIN ST.) – Rami Talleh**
- A-2. **GENERAL PLAN CONFORMANCE NO. 06-02 (TAYLOR STREET VACATION) - Jason Kelley**
- A-3. **APPEAL OF DESIGN REVIEW NO. 06-24 (CIVIC CENTER ADMINISTRATION BUILDING SEISMIC RETROFIT) – Rosemary Medel**

B. STUDY SESSION ITEMS - NONE

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

D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Anyone wishing to speak on Project Review or 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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F. 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: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1612 IN APPRECIATION OF OUTGOING COMMISSIONER STEVE RAY

A. ORAL COMMUNICATIONS

Anyone wishing to speak during ORAL COMMUNICATIONS 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 during an open PUBLIC HEARING 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. ENTITLEMENT PLAN AMENDMENT NO. 06-04 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 03-35 – TARGET DEPARTMENT STORE):**
Applicant: Pacific Land Services (John Warren) **Request:** To amend Condition of Approval No. 5f, which requires all doors on the southerly and westerly facades to remain closed at all times, and Condition of Approval No. 5g, which limits store operating hours to 7:00 a.m. to 12:00 a.m., of Conditional Use Permit No. 03-35 approved by the City Council on July 19, 2004. The proposed amendment is to allow **(a):** deliveries at the receiving door located along the westerly façade during approved loading dock hours (between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturday and Sunday; and **(b):** to allow the store to operate 6:00 a.m. to 12:00 a.m. between Thanksgiving and New Year's Day, and 7:00 a.m. to 12:00 a.m. at all other times. **Location:** 9882 Adams Avenue (southwest corner of Brookhurst St. and Adams Ave.) **Project Planner:** Ron Santos

STAFF RECOMMENDATION: Motion to: "Approve Entitlement Plan Amendment No. 06-04 with suggested findings and suggested conditions of approval."

B-2. CONDITIONAL USE PERMIT NO. 06-20 (PONDEROSA STEAKHOUSE)

Applicant: Michael C. Adams Associates **Request:** To permit the establishment of a 5,000 sq. ft. restaurant with alcohol sales, live entertainment and dancing, up to four billiard tables and 1,000 sq. ft. outdoor dining area.
Location: 300 Pacific Coast Highway, #112 (south side of Walnut Avenue, between Main St. and Third St.) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 06-20 with suggested findings and conditions of approval."

B-3. ZONING TEXT AMENDMENT NO. 06-02 (DENSITY BONUS AMENDMENT)

Applicant: City of Huntington Beach. **Request:** To amend Huntington Beach Zoning and Subdivision Ordinance, Section 230.14 Affordable Housing Incentives/Density Bonus, to comply with state mandated changes pursuant to Senate Bills 1818 and 435. The existing ordinance allows for up to a 25% density bonus when housing projects restrict 10-20% of the units as affordable or 50% for seniors. The proposed ordinance reduces the number and affordability of the units that must be restricted to qualify for a density bonus. Consistent with the new law, the proposed ordinance includes other provisions regarding incentives, concessions, waiver of development standards and child care facilities. **Location:** Citywide Residential Districts/Mixed Use Zoning. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 06-02 with findings for approval and forward Draft Ordinance including the legislative draft to the City Council for adoption."

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JUNE 13, 2006

RECOMMENDED ACTION: Motion to: "Approve the June 13, 2006, Planning Commission Minutes as submitted."

C-2. PLANNING COMMISSION MINUTES DATED JUNE 27, 2006

RECOMMENDED ACTION: Motion to: "Approve the June 27, 2006, Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS:

D-1. PROJECT REVIEW PROCESS – Commissioner Ray

RECOMMENDATION: Motion to: "Approve the amendment to The Project Review Process."

E. PLANNING ITEMS

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Burnett -

Commissioner Livengood -

Vice-Chairperson Scandura -

Chairperson Dingwall -

Commissioner Ray -

Commissioner Horgan –

Commissioner Dwyer -

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of September 26, 2006.

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 Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) 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.

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.