



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 27, 2008
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: *P* *P* *P* *P* *P* *P* *P*
Farley, Dwyer, Shier-Burnett, Livengood, Shaw, Speaker, Scandura

Commissioner Dwyer was present, but out of the room.

AGENDA APPROVAL – APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. CONDITIONAL USE PERMIT NO. 07-33/NEGATIVE DECLARATION NO. 07-06
(MONTESSORI SCHOOL) – Andrew Gonzales, Assistant Planner**

Staff Presentation– NO ACTION TAKEN

- A-2. CONDITIONAL USE PERMIT NO. 08-06 (APPEAL – HB MOTORCARS ELECTRONIC
READERBOARD POLE SIGN) – Andrew Gonzales, Assistant Planner**

Staff Presentation– NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, advised that there were no Late Communications for Item No. B-1, that the applicant for Item No. B-2 has requested continuance and that Item No. D-1 is a non-public hearing item.

D. PLANNING COMMISSION COMMITTEE REPORTS

- D-1. NEIGHBORHOOD COMPATIBILITY COMMITTEE UPDATE – Commissioners Shaw
and Dwyer**

Commission Discussion – NO ACTION TAKEN

E. PUBLIC COMMENTS

Peter Haddad, Montessori School consultant, spoke regarding Item No. A-1 and noted that the plans will be revised to clarify and address potential parking conflicts.

Sally Cardin, Montessori School consultant, spoke in favor of Item No. A-1.

Wayne Carvalho, Montessori School consultant, spoke in favor of Item No. A-1.

Shawn Record, applicant on Item No. A-2, asked for the Planning Commission's consideration in favor of the readerboard sign.

F. PLANNING COMMISSION COMMENTS

Vice Chair Shier Burnett noted that two good examples of schools contained within shopping centers can be found at La Petit School at Beach Blvd and Adams Avenue and at the Montessori School in Fountain Valley at Brookhurst Street and Ellis Avenue.

Commissioner Dwyer noted that Planning Commission members who are named on the Planning Commission Goals list for specific projects should make every effort to attend public meetings regarding those projects or delegate another Commissioner to attend in their stead.

Commissioner Farley asked that the plans on Item No. A-2 be revised to show the new location of the readerboard sign when that item comes before the Planning Commission at the June 10, 2008 meeting.

6:12 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice Chair Shier Burnett

ROLL CALL: *P P P P P P P*
Farley, Dwyer, Shier-Burnett, Livengood, Shaw, Speaker, Scandura

AGENDA APPROVAL – *APPROVED 7-0*

A. **ORAL COMMUNICATIONS** - NONE

B. **PUBLIC HEARING ITEMS**

B-1. GENERAL PLAN AMENDMENT NO. 07-002/ NEGATIVE DECLARATION NO. 08-002 (2008-2014 HOUSING ELEMENT UPDATE) **Applicant:** City of Huntington Beach
Request: GPA: To update the General Plan Housing Element for the 2008-2014 planning period pursuant to California Government Code Section 65588; ND: To analyze the potential environmental impacts associated with the proposed Housing Element Update.
Location: Citywide **Project Planner:** Jennifer Villasenor

A. "Approve Negative Declaration No. 08-002 with findings."

B. "Approve General Plan Amendment No. 07-002 and forward Resolution No. 1621 to the City Council for adoption."

APPROVED AND FORWARDED TO THE CITY COUNCIL 7-0

- B-2. CONDITIONAL USE PERMIT NO. 07-44/COASTAL DEVELOPMENT PERMIT NO. 07-18 (APPEAL – HERMAN RESIDENCE)** Applicant: Greg Howell Appellant: Commissioner John Scandura Request: CDP: To permit the demolition of an existing dwelling and construction of an approximately 6,208 sq. ft., 35 ft. tall single-family dwelling with a 602 sq. ft. attached garage; CUP: To permit a single-family dwelling with (a) an approximately 1,107 sq. ft. 3rd floor habitable area, (b) an approximately 148 sq. ft. third story deck, and (c) an overall building height exceeding 30 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout. Location: 3292 Falkland Circle, 92649 (terminus of Falkland Circle, east of Channel Lane) Project Planner: Andrew Gonzales

STAFF RECOMMENDATION: Motion to: “Continue Coastal Development Permit No. 07-018/ Conditional Use Permit No. 07-044 to the June 24, 2008 Planning Commission meeting.”

CONTINUED TO JUNE 24, 2008, AT THE APPLICANT’S REQUEST, 7-0

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 08-02 (GOTHARD STREET VACATION)** Applicant: City of Huntington Beach Request: To determine if vacation of a City easement on a portion of property previously condemned for the Gothard Street widening is in conformance with the goals, objectives, and policies of the General Plan. Location: East side of Gothard Street approximately 150 feet west of Main Street Project Planner: Hayden Beckman

STAFF RECOMMENDATION: Motion to: “Adopt Resolution No. 1622 approving General Plan Conformance No. 08-002 with findings.”

APPROVED 7-0

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Mary Beth Broeren, Planning Manager – reported on the items scheduled for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Speaker noted that a motion should be read out loud in its entirety prior to the Planning Commission taking a vote.

Commissioner Scandura thanked staff for their efforts on the Housing Element Update.

ADJOURNMENT: Adjourned at 7:46 PM to the next regularly scheduled meeting of June 10, 2008.