



# AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 27, 2004  
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: *Thomas, Scandura, Ray, Davis, Dingwall, Livengood***

**AGENDA APPROVAL**

**A. STUDY SESSION ITEMS**

1. **ZONING TEXT AMENDMENT NO. 03-01 (Through Lot Fencing)** – Paul Da Veiga
2. **AGENDA REVIEW** – Herb Fauland

**B. PLANNING COMMISSION COMMITTEE REPORTS**

**C. 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: *Thomas, Scandura, Ray, Davis, Dingwall, Livengood***

**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 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, NO DONATING OF TIME TO OTHERS)

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

- B-1. APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 03-62 (WALGREEN'S PHARMACY):**  
Applicant: Brandy Yamamoto, Spear Design Associates Appellant: Ron Davis, Planning Commission Chairperson Request: **CUP:** To permit the development of a 11,838 square foot Walgreen's Pharmacy with a drive thru, located in the CG (Commercial General) zone. The proposal includes installation of new landscape planters and new surface parking. Location: 19001 Brookhurst Street. (Southwest corner of Brookhurst St. and Garfield Ave.) **Project Planner: Paul Da Veiga, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: "Deny Conditional Use Permit No. 03-62 with findings."

- B-2. APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 03-51 (CLEVELY ADDITION):**  
Applicant/Property Owner: Alise Clevely Appellant: Tom Livengood, Planning Commissioner Request: To permit the construction of a new 518 square foot third floor within the confines of the second story roof volume and construct a 133 square foot third floor balcony in conjunction with the partial reconstruction and expansion of an existing two-story single-family dwelling. The dwelling will have an overall building height of 35 feet. 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: 9151 Bermuda Drive (north side of Bermuda Drive and east of Magnolia Street) **Project Planner: Rami Talleh**

**STAFF RECOMMENDATION:** "Approve Conditional Use Permit No. 03-51 with findings and suggested conditions of approval."

## **C. CONSENT CALENDAR**

- C-1. PLANNING COMMISSION MINUTES DATED MAY 11, 2004**

**RECOMMENDED ACTION:** Motion to: "Approve the May 11, 2004 Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS**

- D-1. 2004 FLOOD MANAGEMENT PLAN ANNUAL REVIEW:** Applicant: City of Huntington Beach, Request: Annual review of the Flood Management Plan to demonstrate that the City is actively pursuing implementation of the Flood Management Plan. Location: City-wide/Floodplain, **Project Planner:** Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: "Accept the annual review of the Flood Management Plan as adequate and complete and forward to the City Council for their review."

- D-2. GENERAL PLAN CONFORMANCE NO. 04-02 (New Capital Improvement Projects):** Applicant: City of Huntington Beach, Request: To determine whether the new capital improvement projects are in compliance with the goals and policies of the General Plan. Location: City-wide, **Project Planner:** Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1592, approving General Plan Conformance No. 04-02."

**E. PLANNING COMMISSION ITEMS**

- E-1. PLANNING COMMISSION REQUEST ITEMS FOR FUTURE MEETINGS – NONE.**

- E-2. PLANNING COMMISSION COMMENTS**

Commissioner Thomas -

Commissioner Scandura -

Commissioner Ray -

Commissioner Davis -

Commissioner Dingwall -

Commissioner Livengood –

**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 10, 2004, Huntington Beach Civic Center.

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 TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC  
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