



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 10, 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, Stilton, Livengood, Dingwall*

AGENDA APPROVAL

A. STUDY SESSION ITEMS

1. **ZONING TEXT AMENDMENT NO. 03-01 (THROUGH LOT FENCING)** – Paul Da Veiga

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

PLEDGE OF ALLEGIANCE

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Thomas, Scandura, Ray, Davis, Stilton, Livengood, Dingwall*

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 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, NO DONATING OF TIME TO OTHERS)

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

B-1. ZONING TEXT AMENDMENT 03-01 (THROUGH LOT DEVELOPMENT STANDARDS – CONTINUED FROM JULY 13, 2004 WITH PUBLIC HEARING OPEN):

Applicant: City of Huntington Beach
Request: To amend Chapters 210 and 230 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to regulate the placement of fencing, landscaping, and accessory structures within the rear and street side yards of through-lots. A through lot is defined as having frontages on two parallel streets. The proposed amendments are generally intended to prohibit fences and structures of any height on slopes and rear portions of a through lot, require the sloped portion of a through lot to be fully landscaped and require any fence on a through lot to be located at top of grade, including fencing on the exterior side yard. **Location:** Citywide **Project Planner:** Paul Da Veiga

STAFF RECOMMENDATION: Motion to: “Continue Zoning Text Amendment No. 03-01 as proposed by the Beautification Landscaping and Tree Committee and Planning Commission to September 14, 2004 with the public hearing open.”

B-2. PUBLIC HEARING TO BE OPENED: COASTAL DEVELOPMENT PERMIT NO. 03-17/ENTITLEMENT PLAN AMENDMENT NO. 03-02 (HUNTINGTON BEACH WETLANDS CONSERVANCY EXPANSION – AMENDMENT TO CONDITIONAL USE PERMIT NO. 92-1R):

Applicant: Peter Haddad **Property Owner:** Huntington Beach Wetlands Conservancy **Request:** To amend Conditional Use Permit No. 92-1(R) by deleting Condition No. 1-e, requiring 2 bus parking spaces and Condition No. 7, prohibiting outside storage. The application includes a request to modify the approved site plan by replacing an existing 2,260 sq. ft. modular rehabilitation building and visitor center with a permanent 4,200 sq. ft., one-story animal hospital/visitor center. The proposal also includes site improvements consisting of an 8-foot high block wall along Pacific Coast Highway, parking lot re-striping, and an outside storage container. **Location:** 21900 Pacific Coast Highway (northeast corner of Newland Street and Pacific Coast Highway). **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: “Approve Coastal Development Permit No. 03-17 and Entitlement Plan Amendment No. 03-02 with findings and conditions of approval.”

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 25, 2004

D. NON-PUBLIC HEARING ITEMS – NONE.

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION REQUEST ITEMS FOR FUTURE MEETINGS

E-1a. CLARIFICATION AND PLANNING COMMISSION INTENT OF PLANNING COMMISSION PROTOCOL NO. 26 – Ron Davis

E-1b. MINUTE ACTIONS TO CITY COUNCIL REGARDING TRAFFIC ISSUES FOR STREETS IN AREAS ADJACENT TO PACIFIC CITY – Steve Ray

E-1c. CONSIDERATION TO APPROVE THE REMAINDER OF THE PROPOSED PLANNING COMMISSION PUBLIC HEARING PROCESS – Steve Ray

E-1d. CORRECTION OF STAFF’S MISINTERPRETATION AND UNAUTHORIZED REWORDING OF PLANNING COMMISSION PROTOCOL NO. 26, “E.1. PLANNING COMMISSION REQUEST ITEMS.” – Steve Ray

E-2. PLANNING COMMISSION COMMENTS

Commissioner Thomas -

Commissioner Scandura -

Commissioner Ray -

Commissioner Davis -

Commissioner Stilton -

Commissioner Livengood -

Commissioner Dingwall -

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 14, 2004, Huntington Beach Civic Center. The August 24, 2004 meeting has been cancelled.

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
CHECK OUT AT THE CENTRAL LIBRARY**