



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, MARCH 9, 2010**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:45 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL:**      *P*      *P*      *P*      *P*      *P*      *P*      *P*  
*Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood*

### **AGENDA APPROVAL – APPROVED 7-0**

#### **A.      PROJECT REVIEW (FUTURE AGENDA ITEMS)**

- A-1.    ENTITLEMENT PLAN AMENDMENT NO. 09-012 (HUNTINGTON CHRISTIAN SCHOOL MODULAR TRAILERS – 9700 LEVEE DRIVE, 92649) – Andrew Gonzales, Associate Planner**

*Staff Presentation – NO ACTION TAKEN*

#### **B.      STUDY SESSION ITEMS**

- B-1.    PLANNING COMMISSION GOALS 2010 – Chairman Blair Farley**

*Commission Discussion – NEW GOALS IDENTIFIED*

#### **C.      PUBLIC COMMENTS – NONE**

#### **D.      AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)**

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there is one Late Communications for Item No. B-1 (Newland Car Wash) and several Late Communications for Item No. B-2 (Huntington Shorecliffs).

#### **E.      PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Shier Burnett reported on her attendance at the Subdivision Committee meeting for "Huntington Shorecliffs" on February 25, 2010.

#### **F.      PLANNING COMMISSION COMMENTS - NONE**

**6:30 PM – RECESS FOR DINNER**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Chair Farley

*P P P P P P P*

**ROLL CALL:** *Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood*

**AGENDA APPROVAL** – APPROVED 7-0

**A. ORAL COMMUNICATIONS - NONE**

**B. PUBLIC HEARING ITEMS**

**B-1. APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT NO. 09-012 (NEWLAND CAR WASH - CONTINUED FROM THE FEBRUARY 9, 2010 MEETING WITH THE PUBLIC HEARING CLOSED)** **Applicant:** Thomas Hwang, 616 Imperial LLC **Appellant:** Larry Kennepohl **Request:** **CUP:** To permit the construction of an approximately 2,336 sq. ft. express service carwash building and associated site improvements, on a 22,363 sq. ft. vacant lot. This request was approved by the Zoning Administrator on November 18, 2009. **Location:** 8471 Warner Avenue (northwest corner of Warner Avenue and Newland Street). **Project Planner:** Ethan Edwards

**STAFF RECOMMENDATION:** Motion to “Approve Conditional Use Permit No. 09-012 with findings and suggested conditions of approval (Attachment No.1).”

***APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0***

**B-2. TENTATIVE TRACT MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILE HOME PARK CONVERSION)** **Applicant:** Robert Coldren, Hart, King & Coldren **Appellant:** Boyd Hill, Hart, King & Coldren **Request:** To subdivide the Huntington Shorecliffs Mobile Home Park, approximately 39.2 acres, into 304 numbered lots and 33 lettered lots for purposes of converting an existing 304 space for-rent mobile home park for ownership purposes. The applicant proposes to convert the for-rent park to enable the existing park residents to purchase their own lots. The project also includes an appeal filed by the applicant of the applicable code requirements. **Location:** 20701 Beach Blvd., 92648 (west side of Beach Blvd., south of Indianapolis Ave.) **Project Planner:** Ethan Edwards

**STAFF RECOMMENDATION:** Motion to

A. “Approve Tentative Tract Map No. 17296 with findings and suggested conditions of approval (Attachment No. 1).”

***APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 6-1 (Farley – No)***

B. “Deny the appeal of the Code Requirements.”

***DENIED, 7-0***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 13, 2009**

**RECOMMENDED ACTION:** Motion to: "Approve the October 13, 2009, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 7-0***

**C-2. PLANNING COMMISSION MINUTES DATED DECEMBER 8, 2009**

**RECOMMENDED ACTION:** Motion to: "Approve the December 8, 2009, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 7-0***

**D. NON-PUBLIC HEARING ITEMS - NONE**

**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**

Herb Fauland, Planning Manager - reported on the items for the next Planning Commission Meeting.

**F. PLANNING COMMISSION ITEMS**

**F-1. PLANNING COMMISSION REQUEST ITEMS - NONE**

**F-2. PLANNING COMMISSION COMMENTS**

Commissioner Mantini stated that she would not be attending the March 23, 2010, Planning Commission Meeting.

Commissioner Scandura thanked his fellow commissioners and staff for their efforts on Item #B-2 (Huntington Shorecliffs).

Vice-Chair Speaker noted that the Department of Oil and Gas does not allow capped wells to be excavated unless there is proof of methane leakage.

Commissioner Shier Burnett stated that her grandparents had recently celebrated their 70<sup>th</sup> wedding anniversary. She noted that her grandparents reside in a resident owned mobile home park.

Commissioner Delgleize commended her fellow commissioners for their work on Item #B-2 (Huntington Shorecliffs) and stated that she hoped the applicant would resolve the drainage issues.

Commissioner Livengood thanked staff for their efforts on Item #B-2 (Huntington Shorecliffs). Commissioner Shier Burnett thanked Mr. Vigliotta for his assistance on this item.

Chair Farley wished Commissioner Scandura a happy birthday. Commissioner Scandura wished Chair Farley a happy birthday.

**ADJOURNMENT: Adjourned at 10:17 PM to the next regularly scheduled meeting of Tuesday, March 23, 2010.**