



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 14, 2005
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*
Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan
Dwyer arrived at 5:20 p.m.

AGENDA APPROVAL - APPROVED

A. STUDY SESSION ITEMS

A-1. APPROVAL PROCESS – Herb Fauland -

STAFF PRESENTATION – NO ACTION

A-2. APPEAL PROCESS – Herb Fauland

STAFF PRESENTATION – NO ACTION

A-3. PUBLIC NOTIFICATION – Herb Fauland

STAFF PRESENTATION – NO ACTION

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

C. PLANNING COMMISSION COMMITTEE REPORTS – None.

D. PUBLIC COMMENTS – None.

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE – Led by Huntington Beach American Legion Post 133

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P* *P* *P* *P* *P* *P* *P*
Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan

AGENDA APPROVAL

MOTION TO MOVE NON-PUBLIC HEARING ITEM NO. D-1 FORWARD TO FOLLOW ORAL COMMUNICATIONS APPROVED, 7-0

A. ORAL COMMUNICATIONS

One speaker provided comments on Non-Public Hearing Item No. D-1 (Huntington Beach Union High School District Exchange of Property), and one speaker provided comments on the Poseidon Resource's proposed desalination plant.

B. PUBLIC HEARING ITEMS

B-1. COASTAL DEVELOPMENT PERMIT NO. 04-14 AND CONDITIONAL USE PERMIT NO. 04-44 (SUN "N" SANDS MOTEL EXPANSION/KEKICH DEVELOPMENT):

Applicant: David A. Kekich **Request:** To permit the expansion and exterior modifications to an existing legal non-conforming motel. The expansion of the motel consists of 102 sq. ft. of office area and the modifications include the demolition of a porte-cochere, parking lot improvements, and landscaping. The proposal also includes the construction of two, three-story, single-family homes. 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:** 1102 Pacific Coast Highway (north side of Pacific Coast Highway between 12th Street and 11th Street) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Coastal Development Permit No. 04-14 and Conditional Use Permit No. 04-44 with findings and suggested conditions of approval."

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

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 10, 2005

APPROVED WITH MODIFICATIONS, 5-0-2 (Dingwall, Horgan–Abstain)

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 05-03 (HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT EXCHANGE OF PROPERTY)

Applicant: Stephen J. Ritter **Request:** To determine if the proposed acquisition of the property at 5832 Bolsa Avenue for the use as administrative office space and disposition of the property at 17200 Goldenwest Street complies with the goals and policies of the General Plan. **Location:** 5832 Bolsa Avenue (South side of Bolsa Avenue, west of Springdale Street) and 17200 Goldenwest Street (East side of Goldenwest Street, south of Warner Avenue). **Project Planner:** Jason Kelley

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1599 and Resolution No. 1600 approving General Plan Conformance No. 05-03 with findings."

APPROVED, 6-1 (Dingwall–No)

E. PLANNING COMMISSION ITEMS

E-1. PLANNING COMMISSION REQUEST ITEMS

E-1a. PROJECT REVIEW PROCESS – Chair Ray

COMMISSION DISCUSSION – Schedule for a future date

E-1b. PLANNING COMMISSION WORKSHOP – Chair Ray

*COMMISSION DISCUSSION – Scheduled for July 7, 2005,
APPROVED 7-0*

E-1c. PROPOSED CITY COUNCIL MINUTE ACTION – AMEND DESIGN GUIDELINES (AUTO DEALERSHIPS/STORAGE STRUCTURES) – Commissioner Scandura

*MINUTE ACTION APPROVED AND FORWARD TO CITY COUNCIL,
6-1 (Dwyer-No)*

E-2. PLANNING COMMISSION COMMENTS

Commissioner Dwyer – welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

Commissioner Scandura - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

Commissioner Dingwall – thanked staff for including code requirement information in the agenda packet.

Commissioner Ray – welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

Commissioner Livengood - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

Commissioner Burnett - welcomed Commissioner Dingwall back after his absence, and welcomed new Commissioner Flossie Horgan.

Commissioner Horgan – thanked Council Member Cook for appointing her to the Planning Commission.

F. PLANNING ITEMS

F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Planning Manager – reported that no Planning Department items were heard before the City Council on June 6, 2005

F-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Planning Manager – reported on the Planning Department items scheduled before the City Council on June 20, 2005.

F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Herb Fauland, Principal Planner – reported that no public hearing items are scheduled for the next regularly scheduled meeting June 28, 2005.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DINGWALL, TO FORWARD A REQUEST TO THE DIRECTOR OF PUBLIC WORKS ON THE FEASIBILITY OF THE PUBLIC WORKS DEPARTMENT MAKING A TELEVISED PRESENTATION ON THE CITY'S STORM DRAIN SYSTEM AT A FUTURE PLANNING COMMISSION MEETING, APPROVED 7-0

ADJOURNMENT:

Adjourned at 10:00 p.m. to the Planning Commission Workshop scheduled on July 7, 2005.