



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, AUGUST 23, 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*

**AGENDA APPROVAL – APPROVED, 7-0**

#### **A. STUDY SESSION ITEMS**

- A-1. BEST MANAGEMENT PRACTICES – Robert Dingwall**  
***PRESENTATION BY COMMISSIONER DINGWALL – NO ACTION TAKEN***
- A-2. PLANNING COMMISSION BYLAWS – Steve Ray**  
***NO DISCUSSION – CONTINUED TO A LATER DATE***
- A-3. PLANNING COMMISSION PROTOCOL – Steve Ray**  
***PRESENTATION BY CHAIR RAY – NO ACTION TAKEN***

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

**C. PLANNING COMMISSION COMMITTEE REPORTS – *NONE.***

**D. PUBLIC COMMENTS – Regarding Study Session portion of Meeting**

**One speaker provided comments on Study Session Item No. A-3 – Planning Commission Protocol.**

#### **E. PLANNING COMMISSION COMMENTS**

**Commissioner Dwyer reported on a scheduled overseas trip and the upcoming German election.**

**Commission Horgan questioned why the citywide storm drain presentation remained as a study session item. Staff replied and the Commission, by informal vote, decided not to have the presentation part of the televised portion of the September 27, 2005 Planning Commission meeting.**

**6:30 P.M. – RECESS FOR DINNER**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**AGENDA APPROVAL – APPROVED, 7-0**

**A.    ORAL COMMUNICATIONS – NONE.**

**B.    PUBLIC HEARING ITEMS**

**B-1.    TENTATIVE TRACT MAP NO. 16740, CONDITIONAL USE PERMIT NO. 04-42 (KELTER RESIDENTIAL DEVELOPMENT): Applicant: Michael C. Adams Request: TTM: To subdivide 1.90 acres of undeveloped land into one (1) lot for condominium purposes. CUP: To construct 28 attached townhome units in clusters of seven with four units in each cluster. Location: 19150 Gothard Street (East side of Gothard Street, south of Garfield Avenue) Project Planner: Rami Talleh**

**STAFF RECOMMENDATION:** Motion to: “Approve Tentative Tract Map No. 16740 and Conditional Use Permit No. 04-42 with suggested findings and conditions of approval.”

***APPROVED WITH MODIFIED CONDITIONS OF APPROVAL, 6-0-1 (DWYER-ABSTAIN)***

**B-2.    COASTAL DEVELOPMENT PERMIT NO. 04-15/CONDITIONAL USE PERMIT NO. 04-47 (KOURY MIXED-USE DEVELOPMENT): Applicant: Jeff Bergsma Request: To permit construction of a three-story, 10,300 square foot mixed use building on a 5,150 sq. ft. vacant lot within District 5 of the Downtown Specific Plan. The project also includes a request to participate in the Downtown Parking In-Lieu Fee program for 11 parking spaces. Location: 214 Fifth Street (east side of Fifth Street between Olive Avenue and Walnut Avenue) Project Planner: Rami Talleh**

**STAFF RECOMMENDATION:** Motion to: “Approve Coastal Development Permit No. 04-15 and Conditional Use Permit No. 04-47 with suggested findings and conditions of approval.”

***APPROVED, 5-2 (DINGWALL, HORGAN-NO)***

**B-3.    APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF CONDITIONAL USE PERMIT NO. 05-12 (WYNN MOTORSPORTS): Applicant/Appellant: Phi Phong Request: To permit the establishment and operation of a motorcycle dealership within an existing commercial shopping center and an outdoor dining area in conjunction with an ancillary coffee house. Location: 21022 Beach Boulevard (southeast corner of Beach Boulevard and Atlanta Avenue) Project Planner: Rami Talleh**

**STAFF RECOMMENDATION:** Motion to: “Approve Conditional Use Permit No. 05-12 with suggested findings and conditions of approval.”

***DENIED WITH FINDINGS, 7-0***

**C.    CONSENT CALENDAR – NONE.**

**D. NON-PUBLIC HEARING ITEMS**

- D-1. PROJECT REVIEW PROCESS - CONTINUED FROM AUGUST 9, 2005:** To establish a formal Project Review Process for select projects that are scheduled to be reviewed by the Planning Commission - **Chair Ray**

**RECOMMENDATION:** Motion to: "Approve the formal Project Review Process."

***APPROVED, 7-0***

**E. PLANNING COMMISSION ITEMS**

- E-1. PLANNING COMMISSION REQUEST ITEMS – NONE.**

- E-2. PLANNING COMMISSION COMMENTS**

**Commissioner Dwyer – relayed wedding anniversary wishes to his wife.**

**Commissioner Scandura – none.**

**Commissioner Dingwall – none.**

**Commissioner Ray – reminded the Commission of the Planning Official's Forum to be held on Thursday, September 15 at the Embassy Suites Hotel in the city of Brea, and the Resource Conservation Conference to be held on Friday, September 16 at the Huntington Beach Hyatt Regency Hotel.**

**Commissioner Livengood – none.**

**Commissioner Burnett – commended those who publicly participated in tonight's meeting.**

**Commissioner Horgan – complimented Rami Talleh, Staff Planner on his presentation of the three public hearing items.**

**F. PLANNING ITEMS**

- F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**Scott Hess, Planning Manager** – reported on the Planning Department items heard by the City Council on August 22, 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 September 6, 2005.

- F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**Herb Fauland, Principal Planner** – reported on the items scheduled for Study Session on September 13, 2005, and on the items scheduled for Public Hearing on September 27, 2005.

**ADJOURNMENT:**

**Adjourned at 11:00 p.m. to the next regularly scheduled meeting of September 13, 2005.**