



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 10, 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

PLEDGE OF ALLEGIANCE

ROLL CALL: A P A P P P P
Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Fuhrman

AGENDA APPROVAL

A MOTION WAS MADE BY RAY, SECONDED BY LIVENGOOD, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF MAY 10, 2005 WITH MODIFICATIONS (ADD ITEM B. AGENDA REVIEW FOR REGULARLY SCHEDULED MEETINGS OF MAY 24 AND JUNE 14, 2005; HEAR PUBLIC COMMENTS ON ITEMS A-1, A-2, AND A-3 FOLLOWING ITEM A-3, AND ALL OTHER PUBLIC COMMENTS FOLLOWING "C" ITEMS), BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Livengood, Fuhrman, Burnett
NOES: None
ABSENT: Dwyer, Dingwall
ABSTAIN: None

MOTION APPROVED

A. STUDY SESSION ITEMS

A-1. APPEAL OF CONDITIONAL USE PERMIT NO. 04-31/MITIGATED NEGATIVE DECLARATION NO. 04-09 (Toyota Dealership) – Ron Santos

Ron Santos, Associate Planner, provided a brief outline on a request to reconstruct the Toyota Dealership located on the west side of Beach Boulevard just north of Garfield Avenue. He identified the surrounding land uses and described the various components of the proposed project. He stated that the Zoning Administrator approved the item on April 13, 2005, and that the Design Review Board and Environmental Board recommend approval of the project.

Mr. Santos provided information on architectural and landscaping features of the project and explained the proposed construction phasing. He also informed the Commission that the applicant held a community meeting on February 9, 2005.

Discussion ensued on the following:

- RMH zoning west of the project site
- Construction phasing
- Have similar improvements been made by other dealerships?
- Code requirements for parking
- Changes recommended by the Design Review Board
- Conditional use permit (CUP) requirements for Auto Dealerships
- Building heights of the proposed project and surrounding business/residential
- Distance between proposed buildings and existing residential structures
- Rear articulations and varied building materials
- South facing building massing
- Landscaping features/requirements
- Compatibility with surrounding land uses
- Lighting requirements, including light pole heights
- Lot line adjustment to be processed administratively
- Mitigation measure related to the limited access service driveway
- Noise impacts
- Code requirement letter

A-2. APPEAL OF CONDITIONAL USE PERMIT NO. 05-03 (Doo Wall) – Paul Da Veiga

Commissioner Fuhrman announced that due to his previous involvement with the Zoning Text Amendment dealing with through lots and walls, and to avoid any appearance of bias or impartiality, he would not be serving on the adjudicate body that is reviewing this item.

Chair Ray stated that since Commissioner Fuhrman has recused himself from any further action on the item, and that the Commission is not to partake in any further discussion with him relating to this item.

Paul DaVeiga, Associate Planner, provided a brief outline on the request to construct a retaining wall on a through-lot, including wall height variations, material, decorative features and existing slope. He stated that the Zoning Administrator approved the item on April 20, 2005.

Discussion ensued on the following:

- Code requirements
- Sidewalk width
- Wall height variations
- Elevations
- Slope heights/variations
- Types of wall materials, including split-faced block
- Similar requests approved by the City
- Landscaping/vegetation
- Public right-of-way encroachment
- Through-lot history
- Compatibility
- Conditional use permit (CUP) requirements

A-3. VARIANCE NO. 04-08 (Dubar Pool and Cabana) – Paul Da Veiga

Paul Da Veiga, Associate Planner, presented an overview of the project plans and the applicant's request to exceed the maximum two-foot cut and fill grading limitation for a 2,064 square foot pool cabana, a 1,657 square foot subterranean theatre/wine room with a cut in grade of seven feet six inches, and a swimming pool with a cut in grade of approximately eleven feet.

Mr. Da Veiga outlined the sites constraints and the possible variance findings based on the existing topography and land related hardships including the open space corridor and location of the existing residence.

Mr. Da Veiga discussed how the design, color and material of the proposed pool and cabana are compatible with the existing residence and surrounding properties. He also explained that several properties within the tract have been granted similar variances based on land related hardships.

Discussion ensued on the following:

- Similar projects in the surrounding area
- Easement for the open space corridor
- Ellis/Goldenwest Specific Plan Guidelines
- Property line setback measurements

PUBLIC COMMENTS – Regarding Study Session items A-1, A-2 and A-3: NONE.

A-4. STUDY SESSION PRIORITY LIST – Chair Steve Ray

Chair Ray and the Commission held a discussion on the Study Session priority list and reprioritized the list as follows:

ROLE & PROCESS – WORKSHOP

1. Planning Commission Goals, Objectives, and Responsibilities
2. Planning Commission By Laws and Protocol

TECHNICAL INFORMATION

1. Approval Process (Counter, Zoning Administrator, Planning Commission, etc.)
2. Appeal Process (overview of process from counter to City Council)
3. Public Notification (Neighborhood, ZA, PC)
4. Downtown Specific Plan/Downtown Parking Master Plan/In-Lieu Fees
5. Water Quality Master Plan
6. Design Guidelines (overview)
7. Landscape Ordinance (requirements & enforcement)
8. Housing Element/Affordable Housing (overview of applicable laws, ordinances, etc.)
9. Mitigation Monitoring Program (mitigation measure monitoring & tracking)
10. Infill Lot Ordinance & Development
11. Mixed-Use (residential on top of commercial & office)
12. Redevelopment Projects (overview, proposed projects, & facilitate redevelopment)

13. White Hole Areas (what are they & where, future possibilities)
14. Home Occupation Permits/Home Businesses
15. Condominium Conversion Ordinance (overview of ordinance, projects, & schedule)

FUTURE INTERESTS

1. Design Guideline Improvements (possibly reverse gas stations design, etc.)
2. Strip Mall Development
3. Traffic Synchronization
4. Bicycle Lanes & Safety
5. Under grounding of Utilities

MISCELLANEOUS

1. Home Depot @ Kmart (Informational/Presentation)
2. Cenco Development/Tank Farm

**B. AGENDA REVIEW FOR UPCOMING MEETINGS ON MAY 24, 2005 AND JUNE 14, 2005
– Herb Fauland**

Herb Fauland, Principal Planner, reported on items tentatively scheduled for public hearing on May 24, 2005 and June 14, 2005.

C. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Livengood announced that he would be unable to attend the Design Review Board meeting of May 12, 2005. Commissioner Burnett volunteered to attend in his place.

D. PUBLIC COMMENTS – Regarding Study Session portion of meeting – *NONE*.

Mr. Fauland reminded the Chair and Commissioners of the Planning Commission Protocol, specifically No. 13 under During Study Sessions And Public Hearings, and read Protocol No. 13 which states: “When abstaining from an item, you should leave the room until the Commission concludes that item.”

7:00 P.M. – COUNCIL CHAMBERS

CANCELED: NO PUBLIC HEARING ITEMS

ADJOURNMENT:

Adjourned at 7:35 p.m. to the next regularly scheduled meeting of Tuesday, May 24, 2005, Huntington Beach Civic Center.

APPROVED BY:

Howard Zelefsky, Secretary

Steve Ray, Chair