



---

# **AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, JANUARY 8, 2002**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

---

### **STUDY SESSION**

**Room B-8**

**5:15 p.m.**

**PLANNING COMMISSION GOALS & OBJECTIVES** – Herb Fauland

**PLANNING COMMISSION CODE OF ETHICS** – Herb Fauland

**ANNUAL WORKSHOP AGENDA** – Herb Fauland

**FUTURE STUDY SESSION ITEMS** – Herb Fauland

**PLANNING COMMISSION INQUIRIES** – Herb Fauland

**MAJOR PROJECTS UPDATE** – Herb Fauland

**AGENDA REVIEW** – Herb Fauland

**PUBLIC COMMENTS**

**REGULAR MEETING**  
**City Council Chambers**  
**7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Hardy, Kerins, Shomaker, Mandic, Livengood, Kokal, Borden

**NOMINATIONS AND ELECTION OF CHAIRPERSON**

**NOMINATIONS AND ELECTION OF VICE-CHAIRPERSON**

**RECESS - REORGANIZATION OF SEATING**

**PRESENTATION OF RESOLUTION NO. 1566, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, EXPRESSING APPRECIATION TO OUTGOING CHAIRPERSON CONNIE MANDIC**

**AGENDA APPROVAL**

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 agendized. Any one wishing to speak on items not on tonight's agenda or on non-public hearing items may do so during ORAL COMMUNICATIONS. 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)

**A. ORAL COMMUNICATIONS**

**B. PUBLIC HEARING ITEMS - PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

**B-1. ENTITLEMENT PLAN AMENDMENT NO. 01-01 – CONTINUED FROM NOVEMBER 27, 2001 WITH THE PUBLIC HEARING CLOSED (PEGASUS SCHOOL EXPANSION):** Applicant: Ricardo Nieva, Pegasus School Request: To amend Condition of Approval No. 2 of Conditional Use Permit No. 95-33 and allow an increase of student enrollment from 500 to 565 students. The project also includes a request to permit the use of four additional existing classrooms, the addition of 11 staff members, and modifications to the location of the existing on-site parking. Location: 19692 Lexington Lane (east side of Lexington Lane between Shalom Drive and Shangri La Drive) **Project Planner: Jane James**

**STAFF RECOMMENDATION:** Motion to: “Approve Entitlement Plan Amendment No. 01-01 with findings and suggested conditions of approval.”

**B-2. ANNUAL REVIEW OF THE HOLLY-SEACLIFF DEVELOPMENT AGREEMENT (NO. 90-1) COMPLIANCE REPORT** Applicant: City of Huntington Beach Request: Annual review of the Holly-Seacliff Development Agreement Compliance Report. Location: Approximately 490 acres located between Ellis Avenue on the north, Huntington Street on the east, Edwards Street on the west, and the Seacliff Golf Course on the South **Project Planner: Mary Beth Broeren**

**STAFF RECOMMENDATION:** Motion to: “Determine that the Developer is in compliance with the Holly Seacliff Development Agreement, approve the 2001 Compliance Report and forward to the City Council for review and acceptance.”

**B-3. COASTAL DEVELOPMENT PERMIT NO. 01-19; CONDITIONAL USE PERMIT NO. 01-53 (RESTAURANT WITH OUTDOOR DINING, ALCOHOL SALES AND ENTERTAINMENT):** Applicant: Keith Bohr Request: To permit the conversion of an existing 3,800 sq. ft. vacant retail suite for restaurant use. The request includes a 400 sq. ft. outdoor dining area, alcohol sales, live entertainment, and participation in the parking in-lieu fee program for 19 spaces. Location: 200 Main Street, Ste. 116 **Project Planner: Wayne Carvalho**

**STAFF RECOMMENDATION:** Motion to: “Deny Coastal Development Permit No. 01-53 and Conditional Use Permit No. 01-19 with findings.”

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED AUGUST 28, 2001**

**C-2. PLANNING COMMISSION MINUTES DATED SEPTEMBER 11, 2001**

**C-3. PLANNING COMMISSION MINUTES DATED NOVEMBER 13, 2001**

**D. NON-PUBLIC HEARING ITEMS**

None.

**E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION COMMITTEE REPORTS**

**E-2. PLANNING COMMISSION INQUIRIES/COMMENTS**

**Commissioner Hardy -**

**Commissioner Kerins -**

**Commissioner Shomaker -**

**Commissioner Mandic -**

**Commissioner Livengood -**

**Commissioner Kokal -**

**Commissioner Borden -**

**F. PLANNING ITEMS**

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

**F-2. CITY COUNCIL ITEMS FOR THE NEXT MEETING**

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

**G. ADJOURNMENT – Adjourn to the next regularly scheduled Planning Commission meeting of Wednesday, January 23, 2002.**

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 Five Hundred Dollars (\$595.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or One Thousand Four Hundred Ninety Dollars (\$1,770.00) 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 Staff Report is also available at the Main City Library (7111 Talbert Avenue).

**VIDEO TAPE OF MEETINGS NOW AVAILABLE FOR PUBLIC  
CHECK OUT AT THE CENTRAL LIBRARY**

**STUDY SESSION AGENDA**  
**Huntington Beach Planning Commission**

**TUESDAY, JANUARY 8, 2002 - 5:15 PM**

**Room B-8**

- I. **PLANNING COMMISSION GOALS & OBJECTIVES** – Herb Fauland
- II. **PLANNING COMMISSION CODE OF ETHICS** – Herb Fauland
- III. **ANNUAL WORKSHOP AGENDA** – Herb Fauland
- IV. **FUTURE STUDY SESSION ITEMS** – Herb Fauland
- V. **PLANNING COMMISSION INQUIRIES** – Herb Fauland
- VI. **MAJOR PROJECTS UPDATE** – Herb Fauland
- VII. **AGENDA REVIEW** – Herb Fauland
- VIII. **PUBLIC COMMENTS**

**DINNER WILL BE SERVED TO THE COMMISSION AT 6:30 PM**