



# ACTION AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 23, 2004  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 – CITY HALL LOWER LEVEL

### CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL:            *P*        *P*        *A*        *P*        *P*        *A*        *P*  
*Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*  
*Ray arrived at 6:15pm*

### AGENDA APPROVAL

#### A. STUDY SESSION ITEMS

1. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Scott Hess

B. PLANNING COMMISSION COMMITTEE REPORTS – None.

PUBLIC COMMENTS – Regarding Study Session portion of Meeting – None.

6:20 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

### PLEDGE OF ALLEGIANCE

### CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL:            *P*        *P*        *P*        *P*        *P*        *A*        *P*  
*Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*

### AGENDA APPROVAL

#### A. ORAL COMMUNICATIONS

One speaker provided comments on Public Hearing Item No. B-1a (Pacific City EIR).

#### B. PUBLIC HEARING ITEMS

**B-1a. PUBLIC HEARING TO BE OPENED: ENVIRONMENTAL IMPACT REPORT NO. 02-01 (PACIFIC CITY).**    Applicant/Property Owner: Makallon Atlanta Huntington Beach, LLC, Ethen Thacher, 4100 MacArthur Blvd., Ste 200, Newport Beach, CA 92660    Request: **EIR:** An analysis of the potential environmental impacts that may occur from development of the Pacific City project.    Location: 21002 Pacific Coast Highway (31-acre site bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street).    Project Planner: **Mary Beth Broeren, Principal Planner**

**STAFF RECOMMENDATION:** Motion to: “Certify EIR No. 02-01 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1589.”

**CERTIFIED EIR AS ADEQUATE AND COMPLETE 6-0-1 (DINGWALL-ABSENT)**

**B-1b. PUBLIC HEARING TO BE OPENED: TENTATIVE TRACT MAP NO. 16338/ CONDITIONAL USE PERMIT NO. 02-20 WITH SPECIAL PERMIT NO. 02-04/ COASTAL DEVELOPMENT PERMIT NO. 02-12/ CONCEPTUAL MASTER PLAN (PACIFIC CITY).** Applicant/Property Owner: Makallon Atlanta Huntington Beach, LLC, Ethen Thacher, 4100 MacArthur Blvd., Ste 200, Newport Beach, CA 92660 Request: **TTM:** A request to subdivide approximately 31.5 acres into three parcels for purposes of developing a mixed-use project. One of the parcels will be for residential condominium purposes and the other two parcels are for a commercial/office/hotel development. In the residential portion of the project, there will be a 2.0-acre village park easement for public usage as well as a lettered lot for a private access road. **CUP/CDP:** A request to develop a mixed-use project consisting of retail, office, restaurant, cultural, and entertainment uses (up to 240,000 sq. ft.), a 400 room, eight-story hotel, spa and health club; a 2.0-acre open space/park easement; 516 condominium units above subterranean parking and associated infrastructure including the extension of Pacific View Avenue. The request also includes outdoor dining, alcohol beverage sales, live entertainment indoors and outdoors, and dancing within the proposed restaurants and hotel development; carts and kiosks within the commercial and hotel development; and valet service, parking entrance gates, attendant booths, and/or collection of fees within the below grade parking structures. In addition, the request includes a shared parking analysis which includes a reduction in the number of parking spaces required for the mixed-use project (retail, office, restaurant, cultural, entertainment, hotel, and spa uses), and tandem parking spaces. Included in the request is to permit development on a site that has a grade differential greater than three (3) feet from the low to the high point (approximately 25' from the lowest point to its highest point); and for development in the Coastal Zone. Lastly, the request includes any additional soil remediation activities for the site to complement and complete the prior and on-going remediation activities, and may include but is not limited to excavation, temporary stockpiling, and on-site remediation. Three **Special Permit** requests are as follows: 1) to allow commercial buildings to encroach into the required setbacks along Pacific Coast Highway and Pacific View Avenue; 2) to allow three driveway ramps into the residential below grade parking structures at a slope of 15% in lieu of maximum 10%; and 3) to permit retaining walls and private patio walls in the required perimeter residential setback areas. A **Conceptual Master Plan** is included that provides an overall buildout plan of the commercial and residential portions of the site. Location: 21002 Pacific Coast Highway (31-acre site bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street). **Project Planner: Scott Hess, Planning Manager**

**STAFF RECOMMENDATION:** Motion to: A) "Approve Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and the Pacific City Conceptual Master Plan with Findings, Staff Suggested Modifications, and Suggested Conditions Of Approval;" and, B) "Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations."

**CONTINUED TO APRIL 13, 2004, 6-0-1 (DINGWALL-ABSENT)**

**ADJOURNMENT:** Adjourned at 12:20 a.m. to the next regularly scheduled meeting of April 13, 2004, Huntington Beach Civic Center.