



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Scott Hess, Planning Manager
DATE: May 5, 2004

SUBJECT: **TENTATIVE TRACT MAP NO. 16338/ CONDITIONAL USE PERMIT NO. 02-20/ SPECIAL PERMIT NO. 02-04/ COASTAL DEVELOPMENT PERMIT NO. 02-12/ CONCEPTUAL MASTER PLAN (Pacific City - Continued from the April 27, 2004 Meeting With Public Hearing Closed)**

**APPLICANT/
PROPERTY**

OWNER: Makallon Atlanta Huntington Beach, LLC, Ethen Thacher, 4100 MacArthur Blvd., Ste 200, Newport Beach, CA 92660

LOCATION: 21002 Pacific Coast Highway (31-acre site bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street)

STATEMENT OF ISSUE:

At the April 27, 2004 meeting, the Planning Commission continued with their straw vote motions on the Conditional Use Permit suggested conditions of approval. To date, the Commission has completed reviewing the Tentative Tract Map and Conditional Use Permit suggested conditions of approval. Due to the lateness of the meeting, the Planning Commission adjourned to recessed to a special meeting on Wednesday, May 5, 2004 at 7:00 PM.

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 (Planning Commission Staff Report dated March 23, 2004 - Attachment No. 1)."
- B. "Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations (Planning Commission Staff Report dated March 23, 2004 - Attachment No. 8)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- 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 (*Applicant’s Request*) with Findings and Suggested Conditions Of Approval”
- B. “Deny 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 for Denial.”
- C. “Continue 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, and direct staff accordingly.”

ATTACHMENT:

- A. Planning Commission Staff Report dated March 23, 2004 (Not Attached – Available at the Planning and Zoning Counter, Planning Department, 3rd Floor, Huntington Beach Civic Center)

SH:HF:MBB:rl