



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: *Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*

AGENDA APPROVAL

A. STUDY SESSION ITEMS

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

B. PLANNING COMMISSION COMMITTEE REPORTS

PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Any one wishing to speak on study session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

PLEDGE OF ALLEGIANCE

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

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, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. 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)

B. PUBLIC HEARING ITEMS

Anyone wishing to speak must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. 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)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- 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."

- 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."

C. **CONSENT CALENDAR ITEMS** – None scheduled.

D. **NON-PUBLIC HEARING ITEMS** - None scheduled.

E. **PLANNING COMMISSION ITEMS**

E-1. **PLANNING COMMISSION REQUEST ITEMS FOR FUTURE MEETINGS** –
None scheduled.

E-2. **PLANNING COMMISSION COMMENTS**

Commissioner Thomas -
Commissioner Scandura -
Commissioner Ray -
Commissioner Davis -
Commissioner Shomaker -
Commissioner Dingwall -
Commissioner Livengood –

F. **PLANNING ITEMS**

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

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

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

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of April 13, 2004, Huntington Beach Civic Center.

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 One Thousand Five Hundred Sixty-Eight Dollars (\$1,568.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Thirty-Five Dollars (\$2,335.00) 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**