



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Scott Hess, Planning Manager
DATE: April 13, 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 March 23, 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 March 23, 2004 meeting, following a staff presentation and public testimony for the Pacific City Environmental Impact Report, Tentative Tract Map, Conditional Use Permit, Special Permit, Coastal Development Permit, and the Pacific City Conceptual Master Plan, the Planning Commission voted to certify EIR No. 02-01 and continue the subject entitlements. The Commission requested copies of the applicant's Hydrology and Water Quality presentation slides (Attachment No. A), as well as more information and a draft condition relative to soil remediation.

On March 19, 2004 there was a meeting to discuss the soil remediation process and a third party consultant reviewer. The Fire Department agreed to provide the list of five outside consultants, which had recently gone through a City review process for qualifications, to the Pacific City Action Coalition's representatives to allow them input into the selection of the consultant. The Fire Chief has agreed to use the consultant they select from the list and has requested a response by April 9, 2004.

Since this process is on-going and is in compliance with Fire Department Specification No. 431-92, which already has provisions for third party advisors, a condition of approval is not recommended. However, in accord with the direction of the Planning Commission, below is a draft condition:

"A third party remediation consultant will be retained by the City from the Fire Department's approved list of qualified consultants, for the purpose of providing review and oversight of future remediation, sampling and closure reports. The consultant's scope shall include review of all documentation of work performed to date, review of any new reports and data, and field and laboratory oversight. The consultant shall work at the direction of the City of Huntington Beach. The City shall be reimbursed for the consultant's work by the applicant."

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.”

ATTACHMENTS:

- A. Pacific City Hydrology and Water Quality Presentation Received and Dated April 8, 2004
- B. Planning Commission Staff Report dated March 23, 2004

SH:HF:MBB:rl