

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.”

APPROVED WITH REVISED FINDINGS, MODIFIED CONDITIONS OF APPROVAL AND STRAW VOTE ACTION 6-1-0 (DINGWALL-NO)

C. ORAL COMMUNICATIONS

One speaker thanked the Commission for their work on Public Hearing Item No. B-1 (Pacific City).

ADJOURNMENT: Adjourned at 11:59 p.m. to the next regularly scheduled meeting of May 11, 2004, Huntington Beach Civic Center.