



## HUNTINGTON BEACH TOMORROW

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*"Making a difference today for Huntington Beach tomorrow"*

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June 1, 2004

Mayor Green and City Council Members  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

*Subject: Pacific City CUP and Conceptual Master Plan*

*Huntington Beach Tomorrow has reviewed the EIR and staff report for the Pacific City applications. We are in support of the project with appropriate conditions of approval and mitigation measures, which satisfy environmental concerns. We believe the project can be a valuable asset to the city.*

*Our two major concerns can be satisfied by appropriate Council action.*

*The conceptual master plan calls for a pedestrian overpass over PCH. This pedestrian overpass could be a major factor in the success of Pacific City. The overpass would be an attractive avenue for visitors and residents to circulate between Pacific City commercial entities and the beach. It is our understanding the applicant has not included this overpass in this CUP as possible denial by the Coastal Commission could result in CUP denial. We believe the pedestrian overpass will not become a reality if it is not part of this CUP application.*

*Recommendation: Add a condition of approval requiring the applicant to submit an application for the pedestrian overpass upon final approval of this CUP by the Coastal Commission.*

*We believe the intersection of Atlanta and Huntington Street will become a major bottleneck due to the lack of sufficient right of way from Delaware to Huntington. Atlanta Avenue is a primary route for southeast area drivers to access downtown and presents delays during peak travel times.*

*Huntington Beach Tomorrow met with public works, planning and Makar Properties representatives in April to discuss this problem. The meeting produced three options that need to be analyzed. It may be possible to make adequate improvements that will not require the removal of existing coaches. Makar Properties advised they would pay their fair share. Staff suggested the best way to resolve the problem would be to add this intersection to the city's capital improvement program.*

*Recommendation: City Council direct staff to add the Atlanta and Huntington intersection for study as part of the Capital Improvements program.*

*Edward Kerins  
President, Huntington Beach Tomorrow*