

**ENVIRONMENTAL ASSESSMENT COMMITTEE  
ACTION AGENDA**

**Tuesday, October 28, 2014**

**10:00 A.M.**

**Third Floor Conference Room #3**

**Application:** ENVIRONMENTAL ASSESSMENT NO. 14-004 (Morning Jade Mixed Use Project)

**Applicant:** Team Design  
221 Main Street, Suite 'S'  
Huntington Beach, CA 92648  
Contact Person: Jeff Bergsma  
Phone: 714-536-5888

**Request:** To analyze the potential environmental impacts associated with a request to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historic and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line.

The new mixed use building will consist of approximately 2,660 square feet of retail space on the first floor, 4,500 square feet of office space on the second floor, and three residential dwelling units on the third floor. A total of 24 parking spaces are required for all uses based on commercial square footage and bedroom count per residential unit, however only seven parking spaces are proposed onsite to serve the residential uses. Each dwelling unit will have two enclosed parking spaces in tandem configuration. One guest parking space will also be provided. In order to satisfy the remaining requirement of 17 commercial parking spaces, the applicant is proposing to pay parking in-lieu fees in conjunction with the project request.

**Location:** 122-124 Main Street, Huntington Beach CA, 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue)

**City Contact:** Jill Arabe, Associate Planner

***ON A MOTION BY VILLASENOR, SECONDED BY MILANI, THE EAC  
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE  
DECLARATION FOR THE PROJECT SUBJECT TO MODIFICATIONS.***

***Ayes: Three (D'Alessandro, Milani, Villasenor)***

***Noes: None***

***Absent: None***

**Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A \$494 filing fee shall also accompany the notice of appeal.**