



City of Huntington Beach Planning Department Newsletter

June 8, 2006

(714) 536-5271

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The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/

TOYOTA READY TO BEGIN RENOVATION

On April 20, representatives from Toyota obtained the necessary permits to begin the remodel of their dealership located on Beach Boulevard, north of Garfield Avenue. Approved by the Planning Commission on May 24, 2005, this project will result in replacement of the existing vehicle sales and service building and improvements with a new 39,500 square foot vehicle sales and service building and an attached multi-level parking structure. When complete, the new facility will provide capacity for up to 465 vehicles. The project is being developed in stages to accommodate the continued operation of existing vehicle sales and service. Boasting both a sleek design and expanded sales capacity, the remodeled facility will enhance the appearance of Beach Boulevard and strengthen the City's economic base.

HOME DEPOT

The Planning Commission is scheduled to review the proposed Home Depot project at study sessions on June 13 and June 27, 2006. A formal hearing at which the Planning Commission could approve, approve with conditions, or deny the project, is tentatively scheduled for July 11, 2006. The 130,536 sq. ft project, located at the southwest corner of Garfield Avenue and Magnolia Street, is proposed in replacement of the now vacant K-Mart building. The 30-day public comment period on Draft Mitigated Negative Declaration/ Environmental Assessment No. 04-10, which analyzes the potential environmental impacts of the proposed project, ended on May 1, 2006. There were 36 comment letters received during the comment period regarding the proposed Home Depot and the draft environmental document.

THE STRAND

As is apparent to anyone who has been to downtown, work on The Strand is progressing. Mass excavation and shoring for the underground parking structure is nearing completion with work slated to wrap-up at the end of May. This month, concrete work on the foundation and subterranean levels will commence is scheduled to continue through December 2006. Moreover, several future tenants of the new downtown hub have been secured. CIM Group recently signed Joie de Vivre Hospitality, the largest boutique hotel in California, to manage the new luxury hotel. Other new tenants include Urban Outfitters, RA Sushi, Johnny Rockets and Ben & Jerry's. CIM recently submitted revised plans for Fifth Street. The redesign, which adds on-street parking, will be reviewed by the Design Review Board on June 8, 2006.

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Disclaimer: This information is accurate as of June 8, 2006. Project schedules and designs are subject to change and will be noted in future communications.

NEWLAND STREET RESIDENTIAL PROJECT

The City's consultant, EIP Associates, has recently completed the Final Environmental Impact Report (EIR No. 05-01) for the proposed Newland Street Residential project. The Final EIR Volume III consists of Response to Comments received on the draft document as well as text changes necessary as a result of the Draft EIR comment period. Study Sessions with the Planning Commission are tentatively scheduled for July 2006 with a public hearing following in August 2006. A public hearing before the City Council is tentatively scheduled for October 2006. A copy of the Final EIR is available on the Planning Department website at :

<http://www.surfcity-hb.org/citydepartments/planning/major/newlandresidentaleir.cfm>.

HUNTINGTON HARBOUR SPECIFIC PLAN

On May 10, 2006 the Coastal Commission denied the Local Coastal Program Amendment for the Huntington Harbour Bay Club Specific Plan amendment on a 5-4 vote. The Specific Plan amendment, which was approved by the City Council in April 2004, would have allowed up to 11 residential units to be developed on a 1.6-acre site in place of the existing banquet facilities and tennis courts. The project site is located on the north side of Warner Avenue approximately a quarter mile east of PCH. The reason for denial is the loss of visitor serving use, which has a higher priority in the Coastal Act over private residential use.

ELLIS-GOLDENWEST STREET VACATION

The Planning Commission at their study session on Tuesday, June 13 will review a General Plan Conformance request to vacate several public streets in the Ellis-Goldenwest Specific Plan area. They will consider whether the proposed vacations of Saddleback Lane, Quarterhorse Lane, Faircrest Drive, and portions of Rockinghorse Lane and Churchill Drive conform with the goals and policies of the General Plan. This application was initiated by Homeowner's Associations in the Ellis-Goldenwest Specific Plan area. The area consists of mostly private streets except for the aforementioned public streets. They are requesting the street vacations so they can ultimately install privacy gates at the four vehicular points to their neighborhood. It should be noted that the pedestrian and equestrian trails throughout the neighborhood will remain accessible by the public. The Commission is scheduled to act on the General Plan Conformance on July 11. Following the Commission's action, the City Council will conduct a public hearing to consider the street vacations.

DEPARTMENT TO REVIEW AIRCRAFT NOISE IMPACTS

The Planning Department has retained a noise consultant to study the impacts of aircraft noise to residents. The City of Huntington Beach is located approximately 10 miles north of John Wayne Airport (SNA), 15 miles south of Long Beach Airport (LGB) and 35 miles south of Los Angeles International Airport (LAX). Additional air traffic is generated by the airstrip at the Los Alamitos Joint Forces Training Center. Noise from overflights has generated concern from residents, particularly those in the Seacliff portion of Huntington Beach, located on the southern border of the Bolsa Chica Wetlands. As part of this effort, the City also intends to apply noise contours to the City for the current and any planned expansions of Long Beach and John Wayne airports.

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