

PUBLIC WORKSHOP
PIERSIDE RESTAURANT DEVELOPMENT
JULY 25, 1990
6:00 PM

A. PROJECT DESCRIPTION

The Pierside Restaurants development is proposed for an area of approximately 3.5 acres on the ocean side of PCH between Main & First Streets (on the southeast side of the pier). The proposal is for restaurants, beach-related concessions and parking facilities. The project is proposed to be built in one phase in 1991. The proposed project consists of:

- . 56,000 square feet of beach-related retail/restaurants
- . 575 to 635 parking spaces.

This supplemental EIR (SEIR) is based on previously certified EIR 82-2 completed for the Downtown Specific Plan, which documented environmental impacts for a maximum development of 75,000 square feet at this site, in addition to the square footage contained in the structure housing Maxwell's Restaurant.

The property is currently developed with a 10,000 square foot full-service restaurant (Maxwell's Restaurant), a parking lot, a lifeguard headquarters, a small pizza concession, a 2,500 square foot stand-alone beach level concession stand housing a takeout food vendor and a video arcade, and approximately 7,000 square feet of retail uses on the beach level of the restaurant building. All existing uses currently on the site, except the lifeguard headquarters (which will be undisturbed), are proposed to be either removed or relocated to new space within the proposed project.

B. USE OF THE EIR

This EIR is a Supplemental EIR intended to provide information necessary to update the previous EIR prepared for the Downtown Specific Plan, EIR 82-2. Because the proposed uses and scope of development for the subject property are consistent with the Downtown Specific Plan and covered by the EIR 82-2, focused impact assessments for potentially historic resources, an aesthetic impact assessment and a circulation and parking assessment are included to supplement the information and analysis in EIR 82-2 to make the previous EIR adequate according to CEQA Guidelines (Section 15163, Supplement to an EIR). This supplemental analysis is provided to give project specific detailed analysis to focused areas of potential impact presented by the proposed project.

C. SCHEDULE

The proposed schedule for review and processing of the Draft EIR and related entitlements subsequent to tonight's meeting is as follows:

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| July 25, 1990 | Begin 45-day comment period |
| August 8, 1990 | Public Workshop at City Hall Meeting Room B-7 at 6:00 PM |
| August 21, 1990 | Planning Commission study session on the DEIR at City Hall Meeting Room B-8 at 5:30 PM |
| August 21, 1990 | Planning Commission public hearing on DEIR (comments to be addressed by staff and consultant - no action taken) in the City Council Chambers at 7:00 PM |
| September 8, 1990 | Close of 45-day comment period. All written comments must be received by city at address shown below. (Comments will be accepted through Monday, September 10, 1990) |
| September 18, 1990 | Planning Commission public hearing on EIR, Conditional Use Permit, Coastal Development Permit in the City Council Chambers at 7:00 PM |

D. TO SUBMIT COMMENTS/OBTAIN INFORMATION

The draft EIR may be reviewed in the department of Community Development, Planning Division, or the City Clerk's office at 2000 Main Street, Huntington Beach. A copy is also available for review at the Huntington Beach Central Library (Reference Desk) at 7111 Talbert Avenue. If you wish to purchase a copy of the DEIR, please contact Laura Phillips at (714) 536-5271. The cost for printing is \$9.32.

Any person wishing to comment on the draft document may do so in writing on or before September 10, 1990. Comments should be submitted to:

Department of Community Development
Post Office Box 190
Huntington Beach, California 92648
Attention: Laura Phillips

All comments on environmental issues will be responded to in writing, and will be included in the Final EIR presented to Planning Commission (Guidelines Section 15088).

Any questions regarding the project, the DEIR, or scheduling may be directed to Laura Phillips at (714) 536-5271.