



HUNTINGTON BEACH PLANNING DEPARTMENT

MAJOR PROJECTS NEWSLETTER

FEBRUARY 2008

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Comment Period for The Ripcurl Notice of Preparation Opens

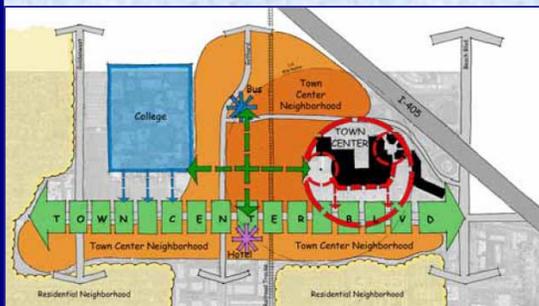
The thirty-day public comment period for the Notice of Preparation for The Ripcurl Draft Environmental Impact Report (EIR) opened on Tuesday, January 22. The Ripcurl project is proposed at 7302-7400 Center Avenue, across from Goldenwest College. The applicant, Red Oak Investments LLC, proposes to develop the 3.8 acre site with approximately 440 luxury residential units in five residential stories, located above approximately 15,000 square feet of street level retail and commercial uses. Required parking and open space amenities will be included.



A Scoping Meeting was held on Thursday, February 7 to take comments related to the scope of the environmental issues to be analyzed within the Draft EIR. Eight people attended the meeting that included City staff, the applicant and the City's consultant preparing

the EIR. A copy of the Initial Study is available for review at City Hall, the Central Library and on the Planning Department website, <http://www.surfcity-hb.org/Government/Departments/Planning/major/Ripcurl.cfm>. Questions or comments should be directed to the project planner, Tess Nguyen, at (714) 374-1744 or tnguyen@surfcity-hb.org.

Beach Boulevard/Edinger Avenue Corridor Study Update



The Planning Department and Economic Development Department hosted a workshop on the Beach Boulevard, Edinger Avenue Corridor Study on January 30. This meeting featured an interactive working session where stakeholders and interested parties were able to work with City staff to identify key elements of Beach Boulevard and

Edinger Avenue that will exemplify Huntington Beach's character and identity. A good time was had by all. The next community meeting is tentatively scheduled for Wednesday, February 27th.

Staff Planner: Rosemary Medel

Senior Center EIR Upheld

On February 4, the City Council voted to certify the Environmental Impact Report and approve the Conditional Use Permit for the new Senior Center by a 5-2 vote. The EIR was appealed due to concerns regarding project funding, the adequacy of the analysis in the EIR, and land use compatibility issues. The City will now work on preparing the final plans needed to secure the requisite building permits to begin construction.

Staff Planner: Jennifer Villasenor

Talbert Marsh Restoration Project to Planning Commission in February

The Planning Commission will hold a Study Session at their February 26 regular meeting on the Conditional Use Permit for the Talbert Marsh Wetlands restoration project. The applicant, the Huntington Beach Wetlands Conservancy, is seeking to restore approximately 140 acres of wetlands along Pacific Coast Highway in the southern part of the City. The Planning Commission is scheduled to hold a public hearing to take formal action on the permit application on March 11.

Staff Planner: Rami Talleh

Downtown Specific Plan/Parking Master Plan Update

As was noted in the January 2008 Newsletter, the Economic Development and Planning Departments will be hosting a community workshop to obtain input from residents, property owners, business owners, and developers in preparation for updating the Downtown Specific Plan and Parking Master Plan. The next meeting will take place on Wednesday, February 20, at the Art Center (538 Main Street) from 6:00 – 9:00 p.m. (location subject to change). The purpose of the update is to modify the current development regulations to promote development of under-utilized parcels and to devise parking management strategies that reflect current and future parking demands. Anyone interested in the future of development in the Downtown area is encouraged to attend this meeting. For additional information on this meeting, please contact Paul DaVeiga, Project Manager, Economic Development Department, at 536-5544; or Ron Santos, Associate Planner, Planning Department, at 536-5561.