



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271  
June 13, 2011

Building Division

714.536.5241

To: Interested Parties

**SUBJECT: Public Notice Of Availability**  
**Draft Mitigated Negative Declaration No. 11-007 (Pierside Pavilion Expansion)**

Notice is hereby given by the Department of Planning and Building of the City of Huntington Beach that the following Draft Negative Declaration request has been prepared.

**Draft Mitigated Negative Declaration No. 11-007** analyzes the potential environmental impacts associated with a proposal, by Michael Adams Associates, to modify and expand the existing Pierside Pavilion development. The site is currently developed with a 4-story, 90 foot high, mixed use building consisting of approximately 89,415 sq. ft. of retail, restaurant and office uses; and 296 parking spaces within two subterranean levels with access from Walnut Avenue. The site consists of one lot with a total gross lot area of approximately 76,650 sq. ft. and is located at 300 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and Main Street).

The project proposes to demolish approximately 400 sq. ft. of the existing structure including an elevator shaft and two stairwells; and construct a connecting four-story, 90 foot high, approximately 27,772 square foot mixed-use, visitor serving/office building and 9,401 sq. ft. infill expansion by extending existing storefronts. The project proposes to expand the allowable uses within the Pierside Pavilion development from the previously approved limits established by Entitlement Plan Amendment No. 07-01 by adding 10,527 sq. ft. of retail, 5,705 sq. ft. of restaurant, and 21,441 sq. ft. of office. Retail area is proposed on the first level facing the perimeter of the building and office space is located behind or within the interior portions of the first level. Restaurant area is proposed on the second level and additional office areas are proposed on the third and fourth levels. Approximately 3,069 sq. ft. of outdoor terraces are proposed on the second and third levels; and approximately 6,146 sq. ft. of outdoor dining is proposed on the second floor and rooftop deck. Parking will be provided within an existing two-level subterranean parking garage including 296 parking spaces on-site and share up to 234 parking spaces in the Municipal parking structure located at 200 Main Street.

The project includes a variance request to allow a height of 68 feet (plus up to 90 feet for mechanical housing) for the new, expanded portion of the building in lieu of the maximum of 45 feet. Also, an entitlement plan amendment to amend Conditional Use Permit No. 10-017 is proposed to modify the location of the existing retail carts on public and private property.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

**The Draft Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, June 14, 2012, and ending Monday, July 16, 2012.**

**A copy of the Draft Mitigated Negative Declaration is on file with the Department of Planning and Building, City of Huntington Beach City Hall, 2000 Main Street, 3<sup>rd</sup> Floor, Huntington Beach, California, at the Central Library, 7111 Talbert Avenue, Huntington Beach, California and Main Street Library, 525 Main Street, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, Huntington Beach, California, and via the City's website (<http://www.huntingtonbeachca.gov/Government/Departments/Planning/major/index.cfm>). Any person wishing to comment on the Draft Mitigated Negative Declaration may do so in writing within the thirty (30) day comment period by providing written comments to Ethan Edwards, Associate Planner, City of Huntington Beach, Planning and Building Department, P.O. Box 190, Huntington Beach, CA 92648.**