



City of Huntington Beach Planning & Building Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning & Building  
**BY:** Jennifer Villasenor, Senior Planner *JV*  
**DATE:** January 25, 2011

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 10-002 (MURDY COMMONS MIXED USE PROJECT)**

**APPLICANT:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Freeway Industrial Park, 2032 La Colina Drive, Santa Ana, CA 92705

**LOCATION:** 7441 Edinger Avenue, Huntington Beach, CA 92647 (northeast corner of Edinger Avenue and Gothard Street – former Levitz Furniture site)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

On January 11, 2011 the Planning Commission held a study session on EIR No. 10-002. The Planning Commission asked questions related to the EIR process, traffic impacts, mitigation measures and the relationship between EIR No. 10-002 and Site Plan Review No. 10-004 (Sares-Regis Group Mixed Use Project). The Planning Commission also requested a table comparing the Murdy Commons Mixed Use Project, the Reduced Development Alternative from EIR No. 10-002 and the Sares-Regis Group Mixed Use Project (Site Plan Review No. 10-004). A comparison table as well as a discussion on the relationship between EIR No. 10-002 and Site Plan Review No. 10-004 is provided in the Study Session Report for Site Plan Review No. 10-004, which includes a reduced size copy of the project plans. A large set of plans will be provided to the Commission for the February 8, 2011 public hearing.

In terms of process, PBS&J, the City's consultant for EIR No. 10-002, is currently preparing the draft Final EIR. Draft Final EIR No. 10-002 will be made available to all commenting agencies as well as to the public 10 days prior to the February 8, 2011 public hearing pursuant to the California Environmental Quality Act (CEQA). A copy of the Final EIR will be forwarded to the Planning Commission in a separate transmittal. Finally, the Planning Commission requested information regarding the methodology for determining a project's "fair share" contribution for mitigating traffic impacts as well as how the potential growth of Goldenwest College was accounted for in the Beach and Edinger Corridors Specific Plan (BECSP) Program EIR traffic analysis. The City's Transportation Manager will address these questions at the January 25, 2011 Study Session.