



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

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Planning Division

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April 13, 2010

To: Interested Parties

**SUBJECT: Public Notice of Availability
Draft Mitigated Negative Declaration No. 08-004 (Harmony Cove Residential Condo and Marina Development)**

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

Draft Mitigated Negative Declaration No. 08-004 analyzes the potential environmental impacts associated with the request by Michael C. Adams Associates to amend the City's General Plan land use designation, Zoning map, and Local Coastal Program to amend the land use and zoning designations on the project site to allow for residential development and to permit the construction of 15 condominium units and a 25-boat slip marina. The project site is 2.28 acres, 1.02 acre of which is terra firma and 1.26 acres which is submerged. The majority of the project site (1.91-acres) is owned by the property owner, BayviewHB LLC, and the remainder (0.37-acre) is owned by the California State Lands Commission.

The residential project consists of three levels of housing over one level of subterranean parking and consists of eight two-bedroom, five three-bedroom, and two four-bedroom units ranging in size from 1,294 sq. ft. to 2,454 sq. ft. The proposed buildings will range from 35 feet to 40 feet high. The marina component consists of 15 private slips and 10 commercial slips; 19 boat slips are within the water portion of the property owned by the property owner and 6 boat slips are within the California State Lands Commission jurisdiction. The 15 private boat slips would be associated to the 15 residential units and the 10 commercial boat slips would be either sold or leased. A seven-foot wide public sidewalk will be constructed along the perimeter of the site, adjacent to the marina. The project proposes 43 subterranean parking spaces and 10 surface parking spaces. Access to the site is proposed via a new two-way driveway along Warner Avenue.

The project includes the following entitlements:

- General Plan Amendment—To amend the General Plan land use designation of the land portion of the site from OS-P (Open Space-Park) to RM (Residential Medium Density—max 15 du/net acre).
- Zoning Map Amendment—To amend the zoning designation of the land portion of the site from RL-CZ-FP2 (Residential Low Density—Coastal Zone—Flood Plain 2) to RM-

CZ-FP2 (Residential Medium Density—Coastal Zone—max 15 dwelling units/net acre—Flood Plain 2).

- Local Coastal Program Amendment—To amend the Local Coastal Program to reflect the proposed land use and zoning designations and to remove reference to the former Percy Dock.
- Conditional Use Permit—To permit the development of 15 condominium units with a 25-boat slip marina (15 private slips/10 commercial slips).
- Coastal Development Permit—To permit development of the residential project and associated infrastructure in the coastal zone, to review and “approve in concept” the boat slips/marina.
- Variance—To permit a building height of 40 ft. in lieu 35 ft.
- Design Review—To review the design, colors, and materials for a development of 15 condominium units with a 25-boat slip marina.
- Tentative Tract Map—To subdivide 1.91 acres of land for 15 residential condominium units and 15 private dockominium boat slips and 4 commercial boat slips. The 0.37 acre water portion north of the project site will be leased from the State Lands Commission to expand the marina with 6 boat slips.

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

The Draft Mitigated Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, April 15, 2010 and ending Friday, May 14, 2010. Subsequent to the comment period, a public hearing will be scheduled before the City of Huntington Beach Planning Commission. The public hearing is tentatively scheduled for June 2010.

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, 3rd Floor, Huntington Beach, California. A copy of Draft Mitigated Negative Declaration No. 08-004 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk’s Office, 2000 Main Street, 2nd Floor, Huntington Beach, California, and on the internet at (<http://www.huntingtonbeachca.gov/Government/Departments/Planning/Environmentalreports.cfm>). Written comments on the Draft Mitigated Negative Declaration must be submitted to Tess Nguyen, Associate Planner, City of Huntington Beach Department of Planning and Building, 2000 Main Street, Huntington Beach, CA 92648 by 5:00 PM, Friday, May 14, 2010.

The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites.