



# City of Huntington Beach Planning Department Newsletter

November 3, 2005

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*The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, [http://www.surfcity-hb.org/CityDepartments/planning/news\\_publications/](http://www.surfcity-hb.org/CityDepartments/planning/news_publications/)*

## **BELLA TERRA**

Construction on the Bella Terra shopping center is in the final stages. The opening for the Century Theaters at Bella Terra is scheduled for November 18. A Temporary Certificate of Occupancy has been issued for Daphne's Greek Café, which will allow them to train employees, stock and prepare to open, but they will not be able to begin business operations until a permanent C of O is issued. All stores are on schedule to be open by the holiday shopping season; improvements to the public right-of-way will be complete by the end of the year.

## **HOME DEPOT**

On November 17, 2005, the Design Review Board (DRB) will hold a special meeting to review conceptual plans for a 130,536 sq. ft. Home Depot, proposed at the southwest corner of Magnolia Street and Garfield Avenue. The proposed building would displace an existing building formerly occupied by K-Mart. The DRB is charged with reviewing the project design and forwarding a recommendation to the Zoning Administrator, who will consider the project at a to-be-scheduled public hearing. The DRB meeting will be fully noticed to the public and all interested parties are invited to attend.

## **24-HOUR FITNESS**

24-Hour Fitness has submitted plans for a new, 36,000 square foot 24-Hour Fitness Sport facility to be located at 7887 Center in the 1 Pacific Plaza center, adjacent to the 405 Freeway. The two-story Sport facility would have more amenities than a regular 24-Hour Fitness gym, including basketball courts, a 25 meter swimming pool, a kids club in addition to the standard equipment including free-weights, machines and aerobic rooms. The application is expected to go to public hearing early next year.

## **PARKSIDE ESTATES**

The Coastal Commission has not yet scheduled a hearing date for the Local Coastal Program Amendment for the Parkside Estates application. The hearing could be scheduled in January 2006; the Coastal Development Permit would be scheduled sometime thereafter.

## **PACIFIC CITY**

Progress is being made on Pacific City. Grading is anticipated to begin at the end of November.

## **WENDY'S/LOWE'S**

The Planning Department approved the design for the new Wendy's, located at the pad at the Lowe's on Warner. The approval will become official once the 10-day appeal period expires on November 11, 2005. The application was approved following recommendation from the Design Review Board.

*Although not a Major Project, there are projects on occasion that are worth providing an update. Below is a list of such projects:*

## **737 MAIN STREET**

In early October, the Planning Department received plans to demolish an existing single-family residence and build a new two-story residence at 737 Main St. Based upon the submitted drawings, there are several aspects of the proposed residence that need to be addressed and corrections made to the plans before any construction activity can take place. The applicant will need to file an Environmental Assessment form to demolish the structure and the plans will need to be reviewed by the City's Historical Resources Board. In addition, the applicant has received copies of the neighbor's letters that he will need to respond to. If the plans are revised, another notification to the surrounding residents will be required. Until these items are completed, building permits will not be issued and construction cannot take place.

*Disclaimer: This information is accurate as of November 3, 2005. Project schedules and designs are subject to change and will be noted in future communications.*