



City of Huntington Beach Planning Department Newsletter

January 18, 2006

(714) 536-5271

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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/

THE STRAND

A long-anticipated new retail, restaurant, and hotel development located downtown has successfully obtained building permits to begin construction. The project, featuring outdoor dining opportunities, public art amenities, underground parking, and a coastal-Mediterranean architecture in several separate buildings, spans both sides of Fifth Street between Pacific Coast Highway and Walnut Avenue. All existing underground utilities were previously relocated to the surrounding street system during 2005. CIM Group, the developer, and Bovis Lend Lease, the contractor, intend to begin some demolition, site surveying, and equipment mobilization on January 17, 2006. Grading and excavation of the subterranean parking structure is expected to begin in three to four weeks.

PACIFIC CITY

Grading has begun at Pacific City and is expected to finish in March. Street improvements are slated to begin in February and end in July. Construction of the underground parking structures is anticipated to begin this summer.

BELLA TERRA

King's Fish House has submitted plans to develop a vacant restaurant pad at the corner of Edinger Avenue and Sher Lane, the location that had formerly been designated for a Krispy Kreme. Staff has reviewed preliminary architectural plans; the applicant is expected to submit formal plans for plan check shortly. The plans are consistent with the originally approved master site plan for Bella Terra.

HOME DEPOT

The Environmental Assessment Committee (EAC) has tentatively scheduled February 2, 2006 to make its determination of the environmental review required under CEQA. On December 1, 2005, the EAC considered the potential environmental impacts associated with a proposal to construct a new Home Depot at the southwest corner of Magnolia Street and Garfield Avenue, in replacement of the former K-Mart building to be demolished. The EAC reviewed the draft Initial Study in accord with the California Environmental Quality Act (CEQA). They requested additional information and analysis, including submittal and review of an amended traffic study.

Disclaimer: This information is accurate as of January 18, 2006. Project schedules and designs are subject to change and will be noted in future communications.

ASCON LANDFILL

Emergency Action at the Ascon Landfill Site is now complete, as of January 10, 2006. As work is now complete, the Emergency Action information line (714-388-1833) was terminated on Friday, January 13, 2006. Beginning on January 13th there is a recording at this number, stating that the Emergency Action is complete and that a Completion Report is expected to be submitted to state Department of Toxic Substances Control in March of 2006, and for further information regarding Ascon any callers may go to www.ascon-hb.com.

BEACHMONT PLAZA

Work is expected to begin at the Ralph's Shopping Center located at the northeast corner of Brookhurst and Adams. The City issued building permits for the Beachmont Plaza remodel last week. Although the applicant has yet to obtain plumbing or mechanical permits, it is anticipated that work will begin shortly.

POSEIDON DESALINATION FACILITY

The Conditional Use Permit/Coastal Development Permit application for the Poseidon Desalination Project was continued from the January 9, 2006 Council Meeting to a City Council meeting on February 27, 2006.

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 the November 3rd Newsletter, it was reported that plans had been received to demolish an existing single-family residence and build a new two-story residence at 737 Main St. As noted in that edition, 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. Staff has not received revised plans from the applicant as of January 17, 2006 nor has an Environmental Assessment been submitted.

PLANNING DEPARTMENT WEBSITE

The Planning Department has overhauled the Major Projects page on its website to include brief descriptions of large projects in the City, status updates on the projects, and links to important documents such as EIR's or other studies. The Major Projects page is located at <http://www.surfcity-hb.org/CityDepartments/planning/major/>.