



City of Huntington Beach Planning Department Newsletter

June 14, 2007

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MAJOR PROJECTS UPDATE

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/. For more current information, please contact the Planning and Zoning Counter at (714) 536-5271.

BELLA TERRA PHASE II

The property owner, DJM Capital Partners, Inc., of the recently constructed Bella Terra entertainment and shopping complex is ready to commence phase two. The proposed project would be a multi-level mixed-use retail, office and residential, entailing approximately 150,000 square feet of commercial and 500 residential units - both for ownership and rental units. The Planning Department will be issuing a request for proposal to hire a consultant to perform the environmental analysis of the General Plan Amendment (GPA), Zoning Text Amendment (ZTA), site plan review and Tentative Tract Map for the Bella Terra Phase II project. The project is located on 15.86 acres on the former Montgomery Wards site, bordered by Edinger Avenue to the South, Center Avenue to the North, the existing Bella Terra Mall to the East and a railroad right-of-way and commercial property to the West.

SENIOR CENTER

Still in the environmental review phase, the thirty day public review and comment period for the proposed Senior Center Notice of Preparation (NOP) closed on May 4. During the comment period, interested parties were able to comment on the scope and content of the environmental analysis to be included in the Environmental Impact Report (EIR). The Planning Department received comments from eleven interested parties. The draft Environmental Impact Report is scheduled to be available for public review by August 2007.

NEWLAND STREET IMPROVEMENTS

On April 24, the Planning Commission approved the Negative Declaration (No. 05-05) and Coastal Development Permit (No. 05-07) for the Newland Street Improvements. The proposed project widens and improves Newland Street from Pacific Coast Highway northerly to Hamilton Avenue, including widening the reinforced concrete bridge at Huntington Channel, installation of storm drain improvements, raising the profile of Newland Street to improve traffic visibility and providing a left turn lane at the intersection of Newland and Edison Way. The California Coastal Commission acknowledged receipt of the Notice of Action on May 11 and there was not an appeal. The Public Works Department is in the process of securing permits from the requisite regulatory agencies, including approval of low-flow diversion of urban run-off to the Orange County Sanitation District. It is anticipated that work will begin in early Fall.

BEACH BOULEVARD/EDINGER AVENUE CORRIDOR STUDY

Forty-three people attended the May 10 Public Participation meeting on the Beach Boulevard and Edinger Avenue Corridor Study. The lead consultant on the project, the economic consultant and the traffic consultant gave an overview of the corridor study process. Copies of

Disclaimer: This information is accurate as of June 14, 2007. Project schedules and designs are subject to change and will be noted in future communications.

each of the lead consultant's and the economic consultant's presentations are available on the City's website at <http://www.surfcity-hb.org/CityDepartments/planning/major/>. The next Public Participation meeting is slated for Wednesday, June 20 at the Central Library, in rooms C & D from 5:30 PM until 9:00 PM, at which broad brush concepts for the two streets will be discussed.

PACIFIC CITY

The Design Review Board (DRB) approved the revised colors, materials and elevations for Phase I of the residential portion of the mixed-use project on May 24, 2007. At the same meeting, the DRB also approved the colors, materials and revised elevations for the seven commercial buildings, as well as the landscape and hardscape for both portions of the project. The developer is slated to return to the DRB for approval of the updated hotel elevations at a special meeting on Thursday, June 21.

BRIGHTWATER

The Planning Department is processing the Brightwater Specific Plan in preparation for annexation of the 349-unit project currently under construction at the terminus of Bolsa Chica Street within the County of Orange. The draft environmental documents and Specific Plan are anticipated to be available for public review in July.

CONDOMINIUM CONVERSIONS

On May 21, 2007, the City Council approved the 4th Master Conditional Use Permit (CUP) to approve four more residential units previously converted from apartments and stock cooperatives without city approvals. The City Council has now approved 97 of such converted apartments and stock cooperatives to condominiums.

NISSAN

Nissan is working on the final details of the construction plans for the Nissan Auto Dealership's Service Center on the east side of Beach Boulevard. Located at 17242 Beach Boulevard, the site of the former A-1 Appliance store, the 21,300 square foot facility will house auto repair services and parts sales that are currently based in the Nissan auto dealership across the street. The Planning Department submitted plan corrections to Nissan on May 8, and the Building and Safety Department noted their corrections the following day; Nissan has yet to resubmit corrected plans.

HOME DEPOT

Home Depot is working to finalize building plans for the project at the former K-Mart on Magnolia and Garfield. The new Home Depot consists of a 99,000 square foot store and 25,000 square foot garden center and was approved by the City in July 2006. Planning staff met with representatives from Home Depot in mid-May to discuss plan corrections for the building. The Planning Department submitted these corrections to Home Depot on May 23. Revised plans have not been received from Home Depot as of this date. Additionally, the Design Review Board approved the second Public Art piece on May 24, 2007.