



City of Huntington Beach Planning Department Newsletter

December 5, 2006

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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/

COASTAL COMMISSION APPROVES TIMESHARES

The California Coastal Commission approved the City's application to amend the Local Coastal Program to permit Timeshares and Condominium Hotels in Downtown Specific Plan Districts 7 and 9. The City Council approved the requisite entitlements for Timeshares on March 21, 2005. It is anticipated that the third hotel at the Waterfront will be developed as a condominium hotel and a portion of the hotel at Pacific City would be permitted for fractional interest units (longer-term timeshares). The City Council is tentatively slated to consider final approval of the application with the Coastal Commission's modifications in January 2007.

POSEIDON ENVIRONMENTAL IMPACT REPORT UPHELD BY SUPREME COURT

On November 27, 2006, a Superior Court Judge upheld the findings in the City's Environmental Impact Report (EIR) for the Poseidon Resources Desalination project, thereby rejecting the lawsuit filed by the Sierra Club and Surfrider Foundation. The City Council certified the EIR on September 6, 2005 after four years of review. Judge David Velasquez upheld the EIR stating "its decision is supported by the findings and the findings are supported by substantial evidence in light of the record as a whole." The decision was the final Superior Court ruling. Poseidon must still obtain permits or agreements from the State Lands Commission and California Coastal Commission before construction can begin.

PARKSIDE RESIDENTIAL (SHEA HOMES) UPDATE

Coastal Commission staff indicated that the Parkside Estates residential project (Graham Street) be heard in January 2007 by the California Coastal Commission. For updated Coastal Commission agenda information, please check their website at <http://www.coastal.ca.gov/index.html>.

NISSAN AUTO CENTER

The Zoning Administrator approved the Conditional Use Permit for the Nissan Auto Service Center on November 23, 2006. 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.

Disclaimer: This information is accurate as of December 5, 2006. Project schedules and designs are subject to change and will be noted in future communications.

PACIFIC CITY

The Design Review Board approved the traffic calming measures for Pacific View Avenue, adjacent to Pacific City, at their November 9, 2006 meeting. Makar, the developer for Pacific City, is expected to submit their application for the first phase of building permits by the end of the year.

NEWLAND STREET RESIDENTIAL

The City Council approved the General Plan Amendment, Zoning Map Amendment and Tentative Tract Map for the Newland Street Residential project at the September 18, 2006 meeting. Located west of Newland Street, south of Lomond Drive, north of Hamilton, the proposed project would develop and subdivide a former industrial site to a residential development with 204 multi-family residential units and approximate two acre public park. The site was formerly used as an oil pipeline and storage tank terminal, for which decommissioning and remediation has been completed.