



City of Huntington Beach Planning Department Newsletter

September 22, 2005

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BELLA TERRA

On August 26, the new REI at Bella Terra held its grand opening, marking another step towards the rebirth of the former Huntington Center Mall. Certificates of Occupancy (CofOs) have also been issued for the Management Office and Cost Plus World Market. The next phase of CofOs is anticipated at end of September and includes Ultra, Jamba Juice, Peet's Coffee, T-Mobile, and EB Games. Additional openings of Tacone, Pizzarito, and the parking structure are anticipated during the first week in October.

In addition to the recent openings, Century Theaters has accelerated construction and is aiming for a mid-November opening. Off-site work, including sidewalk, curb and gutter, street and other infrastructure upgrades, is currently in progress and is scheduled for completion in mid-December.

THE STRAND

All underground utilities were successfully relocated from the public alleys and former Fifth Street during the latter part of 2004. However, there is no construction activity at this time at this mixed-use downtown development, as CIM recently changed contractors. The final tract map was approved by the City Council in July and released for recordation in mid-September. Grading and excavation permits are ready to issue and comments on the third round of building permit plan check went out in early September. The overall construction schedule has slipped by approximately eight months. The estimated grand opening is now slated for August 2007.

PACIFIC CITY

Chevron is expected to complete remediation of the southeast portion of the site and the area adjacent to the existing water line within the next two weeks. Subsequently, Makar Properties will complete remediation of a few remaining areas closer to the First Street side of the property. In approximately five weeks, rough grading activities are anticipated to begin. Prior to this activity, Makar will mail out a letter to area residents notifying them of the future grading and providing contact information if there are questions or concerns. Mitigation monitoring by City staff is on-going. Makar is currently evaluating final design of the commercial portion of the project, including the future hotel.

POSEIDON DESALINATION PROJECT

The City Council certified the recirculated Environmental Impact Report (REIR) for the Poseidon Desalination Facility at the September 6 regular Council meeting; adopting the item early the following morning. The Poseidon Facility, located on 11 acres of the AES powerplant property, is designed to convert 50 million gallons of seawater to potable water per day. Council is scheduled to consider the Conditional Use Permit (CUP) and Coastal Development Permit (CDP) on October 17.

BEACHMONT PLAZA REMODEL

The City issued grading permits for the Beachmont Plaza remodel - the Ralph's shopping center at the northeast corner of Brookhurst and Adams - on August 30. According to the developer, grading is

expected to start the week of September 19 and is expected to last 30 days. Building permit issuance is pending resubmittal of plans for plan check. Concurrent with the project, construction of the City's right-turn lane/roadway widening project is underway at that intersection. The roadwork is expected to be completed in the early part of November 2005.

HOME DEPOT

Home Depot applied in October 2004 to build a store at the corner of Magnolia and Garfield at the site of the former K-Mart. Revised project plans and environmental studies, along with other documents and information were submitted on September 9, 2005, in furtherance of their Conditional Use Permit/Environmental Assessment application. Staff will determine the completeness of the application within the next 30 days. If the application is deemed complete, staff will prepare the environmental assessment for public review and comment period and schedule a formal review by the Design Review Board. A public hearing before the Zoning Administrator will follow.

BOLSA CHICA ANNEXATION

Rosenow Spevacek Group (RSG) has completed their fiscal impact study for the potential annexation of 105.3 acres of the upper bench of the Warner Mesa section of Bolsa Chica. Of the 105.3 acres, 67.9 would be dedicated for residential developments and 37.4 would be for habitat restoration. RSG analyzed three potential scenarios: 1) annexation prior to development; 2) annexation after development and 3) no annexation.

The residential development, named the Brightwater project and located in unincorporated Orange County, has already been approved by the California Coastal Commission and the Orange County Board of Supervisors. Brightwater would consist of 349 single-family units. Development standards are consistent with the County's standards. The developer is slated to begin grading in March 2006 and have the final map recorded in May 2006. The first closing is anticipated in March 2007.

The RSG study analyzes only the fiscal impacts of annexing 105.3 acres of the Warner Mesa; it does not consider denying or altering the residential project. Likewise, it does not consider non-financial implications of annexation.

NEWLAND STREET RESIDENTIAL

Located west of Newland, north of Hamilton, this 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 proposed project site was formerly used as an oil pipeline and storage tank terminal, for which decommissioning and remediation has been completed. A portion of the site is currently operating as a recreational vehicle and boat storage facility, which would be removed and replaced with the proposed new uses.

Council approved the contract with EIP to perform an EIR on May 16. The developer held a community meeting to introduce the proposed project in June and an EIR Scoping Meeting was held in August. EIP is currently completing technical studies for use in preparation of the Draft EIR. A Draft EIR is anticipated in early 2006 with public hearings on the proposed project tentatively scheduled in mid 2006

Disclaimer: This information is accurate as of September 22, 2005. Project schedules and designs are subject to change and will be noted in future communications.