



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

PO Box 190 • Huntington Beach, CA 92648

AGENDA

Thursday August 7, 2008 at 6:30 pm

City Hall, Council Chambers,

2000 Main Street, Huntington Beach

I. Call to Order/Roll Call

Guido, Justice, Mootchnik, Rice, Schaaf, Smith, Soutner, Marshall, Marquez

II. Approval of Minutes

III. Public Comments

IV. Action Items:

A. Review of Topics within the Board's Purview

- Potential Environmental Issues/Threats – New Issues

B. Draft Mitigated Negative Declaration No. 07-07 (CVS Pharmacy) (Justice, Soutner, Rice): The Draft Mitigated Negative Declaration analyzes the potential environmental impacts associated with a proposal to construct a 12,900 sq. ft. CVS Pharmacy, 63 parking spaces, and associated site improvements on a vacant lot at the southeast corner of Goldenwest Street and McFadden Avenue. The pharmacy with a drive-thru is proposed to be open 24 hours a day seven days a week. The project includes a General Plan Amendment and Zoning Map Amendment to allow commercial uses at the proposed project site. The project also includes a Tentative Parcel Map to create a separate parcel.

C. Draft EIR No. 07-04 (The Ripcurl Project) (Mootchnik, Marquez, Smith): The Draft EIR analyzes the potential environmental impacts associated with the construction of a mixed-use residential and commercial development at the southeast corner of Gothard Street and Center Avenue. The project includes a General Plan Amendment, Zoning Map Amendment, and Zoning Text Amendment to allow the project on the proposed site and establish Transit Center District zoning and development standards.

D. Draft EIR No. 07-03 (The Village at Bella Terra) (Schaaf, Guido, Marshall) The Draft EIR analyzes the potential environmental impacts associated with a General Plan Amendment and Zoning Text Amendment to increase the maximum development density, increase the maximum number of stories, establish mixed-use zoning, create mixed-use development standards, and amend commercial development standards in Specific Plan No. 13.

E. Environmental Assessment No. 08-010 (Huntington Harbour Bulkhead Repair Project) (Marquez, Smith, Mootchnik): To analyze the potential environmental impacts associated with repair of the bulkhead at 30 existing single-family residential properties within Huntington Harbour. The purpose of the project is to restore the foundation of the bulkhead and provide toe protection to inhibit any future scouring or erosion, which may jeopardize the bulkhead's structural integrity. The bulkheads in Huntington Harbour are made of reinforced cast-in-place concrete and untreated timber piles supporting the footings.

F. Environmental Assessment No. 08-008 (Beach-Edinger Corridor Specific Plan and Joint Program/Project EIR)(Guido, Justice, Rice): The Specific Plan is proposed to encompass an area that measures approximately 459 acres see attached map. The Specific Plan is intended to implement a clear and comprehensive vision for growth and change along Beach Boulevard and Edinger Avenue. The Specific Plan will provide specifications to guide land use and development intensity, site layout, building design, site landscaping, signage and streetscape improvements. Land use and development standards will be drafted to replace existing zoning regulations. The adoption of the specific plan will permit mixed-use development throughout the Specific Plan area, allowing for commercial and residential uses. The Specific Plan will allow for reduced parking standards to encourage new development and more intensification of uses. Existing uses will be allowed to remain with the adoption of the Specific Plan. As new development occurs the Specific Plan standards will then be implemented.

- G. Environmental Awards Program application and timeline
- H. Green Building Committee survey and objective – checklist update
- I. Energy Fair – Sept 20th

V. Information Items:

- A. Planning Commission Agenda Overview
- B. City Council-Upcoming Study Sessions

VI. Administrative Items:

- A. Correspondence/News Articles/Announcements
- B. Requests to Place Items on the Next Agenda

VII. Good and Welfare

VIII. Adjournment – Next meeting at 6:30 pm on September 4, 2008, City Hall Council Chambers
For further information please contact the Planning Department at (714) 536-5271.