

ENVIRONMENTAL ASSESSMENT COMMITTEE

ACTION AGENDA

Monday, January 22, 2018

2:00 P.M.

Third Floor Conference Room #3

Application: ENVIRONMENTAL ASSESSMENT NO. 15-007
(PCH Mixed-Use Development)

Applicant: Houshang Moghimi, Euro26, Inc.
3124 Dona Sofia Drive
Studio City CA 91604
(818) 370-8582

Request: To analyze the potential environmental impacts associated with construction of a 109,892 sq. ft., four-story mixed use project and associated improvements on a 0.58 acre lot in the coastal zone. Entitlements include a Conditional Use Permit (CUP), a Coastal Development Permit (CDP), a Variance (VAR), a Special Permit (SP), a Tentative Tract Map (TTM), and Design Review. The CUP is required to permit the construction of a 109,892 sq. ft. mixed-use project consisting of four levels with 10,495 sq. ft. commercial (restaurant and retail) on level 1 and 29 condominium units on levels 2-4. The CDP is required for the development of the mixed-use project and associated infrastructure in the coastal zone. The VAR is required to allow the building height of 53.5 ft. in lieu of the maximum building height of 45 ft. The SP is required to allow a paseo at 50% open to the sky in lieu of a paseo fully open to the sky. The TTM is required to merge lots 1 through 10 into one lot and subdivide the property for 29 residential condominiums and 6 commercial units. The DR is required to review the design, colors, and materials for the proposed mixed-use project.

The project includes commercial use on the ground floor and residential use on the three floors above. The 10,495 sq. ft. commercial portion consists of 6,895 sq. ft. of retail use and 3,600 sq. ft. of restaurant use with a 400 sq. ft. patio for outdoor dining adjacent to the restaurant. The residential portion consists of 29 condominium units, ranging from 1,424 sq. ft. to 2,062 sq. ft. of living space with two to three bedrooms each. Private open space for each unit is provided on the balcony minimum of 150 sq. ft.). Common open space is provided on the rooftop deck (3,126 sq. ft.) with a secure entrance for the use of residents only.

The project provides 117 parking spaces, including 3 ADA accessible spaces, on the ground floor and two levels of subterranean parking (one level of commercial/guest parking, one level of residential parking). Vehicular access to

the site is from the alley in the rear of the property. The project has been designed so that service and loading areas do not impede vehicular flow in alleys and truck deliveries do not interfere with parking or vehicular travel through the alleys. The project is designed so that visibility within and around the alley remains open. The entrance/exit to the proposed parking structure is printed with distinctive patterns to identify pedestrian links, entrances, and exits along the alleyway.

The proposed building height is 53.5 ft. To accommodate for mezzanines and decks for two residential units, a Variance is requested to exceed the maximum allowable building height of 45 ft. by 8.5 ft.

The Project is designed with central courtyard/paseo in the middle of the development in an effort to establish a passage for connectivity to the downtown area as required by the Downtown Specific Plan. The paseo, required to be a minimum of 8 ft. wide and completely open to the sky, would create safe and convenient access between the core commercial downtown area and the project. The project proposes a 2,558 sq. ft. paseo that is partially open to the sky. Therefore, a Special Permit is required to deviate from the fully open to the sky requirement. The proposed paseo area, which is 1,730 sq. ft. more than the required 828 sq. ft., would benefit the commercial/ restaurant tenants by providing a secondary access point. The courtyard/ paseo area features art work, decorative lighting, distinctive paving, water features, planter boxes, and seating area.

Location: 602-620 Pacific Coast Highway, Huntington Beach CA 92648 (on Pacific Coast Highway, between 6th Street and 7th Street)

City Contact: Tess Nguyen, Associate Planner

ON A MOTION BY VILLASENOR, SECONDED BY MILANI, THE EAC APPROVED THE PROCESSING OF A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT SUBJECT TO MODIFICATIONS.

Ayes: 3 (Field, Milani, Villasenor)

Noes: None

Absent: None

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A \$2,364 filing fee shall also accompany the notice of appeal.