



PUBLIC NOTICE
CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING

**NOTICE OF AVAILABILITY OF THE
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN UPDATE
AND NOTICE OF A PUBLIC SCOPING MEETING**

Notice of Preparation of a Draft Environmental Impact Report for the Huntington Beach Downtown Specific Plan Update

The firm of Hodge and Associates, under contract to the City of Huntington Beach, has prepared a Notice of Preparation (NOP) for a draft Environmental Impact Report (EIR) for the proposed Downtown Specific Plan Update. The NOP includes an environmental assessment which identifies the potential environmental impacts that will be addressed in the EIR.

The NOP will be available for public review and comment for 30 days, commencing Thursday, November 6, 2008 and ending Friday, December 5, 2008. Written comments on the NOP must be submitted to Jennifer Villasenor, Associate Planner, City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, California 92648 by 5:00 p.m., Friday, December 5, 2008. A copy of the NOP is on file at the following locations:

City of Huntington Beach Department of Planning, 2000 Main Street, 3rd Floor, Huntington Beach, 92648;
City Clerk's Office, 2000 Main Street, 2nd Floor, Huntington Beach, 92648;
Rodgers Senior Center, 1706 Orange Avenue, Huntington Beach, 92648;
Main Street Branch Library, 525 Main Street, Huntington Beach, 92648; and
on the internet at <http://www.surfcity-hb.org/CityDepartments/planning/major/>.

Project Location:

The Downtown Specific Plan (DTSP) encompasses a 336-acre area that extends from the intersection of Goldenwest Street and Pacific Coast Highway and curves along the coastline, including the Huntington Beach Pier, down to Beach Boulevard. The eastern boundary of the Specific Plan Area follows Pacific View Avenue from Beach Boulevard to 1st Street where the boundary curves around the traditional downtown up to Palm Avenue and down along 6th Street. From 6th Street to Goldenwest Street, parcels located within the first block adjacent to Pacific Coast Highway are included in the Specific Plan Area. No change to the existing Specific Plan boundary is proposed.

Project Description:

The DTSP Update proposes to reconfigure 11 existing districts into seven new districts with the intent to encourage and facilitate development opportunities within the DTSP area by revising development standards including increases in allowable densities, floor area ratios and building heights for certain districts. The DTSP Update is also proposing to amend the Downtown Parking Master Plan and incorporate Design Guidelines to create a "one-stop" document that would guide development in the Downtown area. Additionally, the DTSP Update provides recommendations for streetscape improvements, public amenity requirements, circulation improvements (including the realignment of portions of 6th Street and Walnut Avenue) and mobility enhancements within the DTSP area.

In addition to reconfiguring existing districts, the DTSP Update proposes to eliminate the Resource Production Overlay in District 8 of the existing DTSP. The regulations of this Overlay facilitate continued oil

recovery, but are primarily applicable to new facilities. The existing oil production facilities will continue to be subject to all applicable City and state regulations. Finally, the DTSP Update proposes to add a Cultural Arts Overlay in the northern portion of the Specific Plan area, north of 6th Street and south of Acacia Avenue, within the reconfigured District 1.

Scoping Meeting

A meeting will be held during the comment period to take comments related to the scope of the environmental issues to be analyzed in the draft EIR.

The meeting will be held on Wednesday, November 19, 2008 at 6:00 P.M. at the Huntington Beach Art Center, 538 Main Street, Huntington Beach, California 92648. For further information, please contact Jennifer Villasenor at 714-374-1661.

