



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

December 15, 2009

To: Interested Parties

**SUBJECT: Public Notice Of Availability
Draft Negative Declaration No. 09-001 (Goldenwest Assisted Living)**

Notice is hereby given by the Department of Planning of the City of Huntington Beach that the following Draft Negative Declaration request has been prepared.

Draft Negative Declaration No. 09-001 analyzes the potential environmental impacts associated with a request to construct a 116,670 sq. ft. convalescent facility with 144-beds within 124 rooms on a 3.38 acre (118,193 sq. ft.) site located at 17200 Goldenwest Street, Huntington Beach (east side of Goldenwest, between Warner Avenue and Betty Drive). The project applicant is proposing to amend the existing General Plan land use designation from 0.35 maximum floor area ratio (F1) to 1.0 maximum floor area ratio (F3) to allow for the desired floor area as proposed.

The site is approximately 3.38 acres (118,193 sq. ft.) in size and currently not utilized (formerly the Patti's Preschool & Kindergarten location). Vehicular access to the site is provided via two drive approaches off of Goldenwest Street. The proposed convalescent facility includes senior assisted living and Alzheimer's/memory care components with residential living spaces including 13 studio units, 85 one-bedroom units, and 23 two-bedroom units; communal dining and kitchen areas; social activity rooms; housekeeping areas; courtyard and garden; and, ancillary offices. Approximately 70 people will be employed within the facility and a maximum of 36 employees per shift at peak times at the facility. The maximum proposed height is 38'-11" and three-stories but tapers down to a maximum of 10'-6" within 45 ft. of the southerly property line, adjacent to residential uses.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

The Draft Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, December 17, 2009 and ending Tuesday, January 12, 2010. Subsequent to the comment period, a public hearing will be scheduled before the City of Huntington Beach Planning Commission. The public hearing is tentatively scheduled for January 26, 2010.

A copy of the Draft Negative Declaration is on file with the Department of Planning, City of Huntington Beach City Hall, 2000 Main Street, 3rd Floor, Huntington Beach, California, at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, Huntington Beach, California, and via the City's website (<http://surfcity-hb.org/Government/Departments/Planning/PJB/eac/EAC.cfm>). Any person wishing to comment on the Draft Negative Declaration may do so in writing within the thirty (30) day comment period by providing written comments to Ethan Edwards, Associate Planner, City of Huntington Beach Department of Planning, P.O. Box 190, Huntington Beach, CA 92648 by 5:00 p.m., Tuesday, January 12, 2010.

The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites.