

**ENVIRONMENTAL ASSESSMENT COMMITTEE
ACTION AGENDA**

**Monday, June 11, 2012
10:00 A.M.
3rd Floor Conference Room #3**

Application: ENVIRONMENTAL ASSESSMENT NO. 11-007 (Pierside Pavilion Expansion) – continued from the June 6, 2012 EAC meeting

Applicant: Michael Adams
Michael C. Adams Associates
P.O. Box 382
Huntington Beach, CA 92648
Contact: Michael Adams
Phone: (714) 374-5678

Request: To review the potential environmental impacts associated with a proposal to modify and expand the existing Pierside Pavilion development. The project proposes to demolish approximately 400 sq. ft. of the existing structure including an elevator shaft and two stairwells; and construct a connecting four-story, 90 foot high, approximately 27,772 square foot mixed-use, visitor serving/office building and 9,401 sq. ft. infill expansion by extending existing storefronts. The site is currently developed with a 4-story, 90 foot high, mixed use building consisting of approximately 89,415 sq. ft. of retail, restaurant and office uses; and 296 parking spaces within two subterranean levels with access from Walnut Avenue.

The project proposes to expand the allowable uses within the Pierside Pavilion development from the previously approved limits established by Entitlement Plan Amendment No. 07-01 by adding 10,527 sq. ft. of retail, 5,705 sq. ft. of restaurant, and 21,441 sq. ft. of office. Retail area is proposed on the first level facing the perimeter of the building and office space is located behind or within the interior portions of the first level. Restaurant area is proposed on the second level and additional office areas are proposed on the third and fourth levels. Approximately 3,069 sq. ft. of outdoor terraces are proposed on the second and third levels; and approximately 6,146 sq. ft. of outdoor dining is proposed on the second floor and rooftop deck. Parking will be provided within an existing two-level subterranean parking garage including 296 parking spaces on-site and share up to 234 parking spaces in the Municipal parking structure located at 200 Main Street. The project includes a variance request to allow a height of 68 feet (plus up to 90 feet for mechanical housing) for the new, expanded portion of the building in lieu of the maximum of 45 feet. Also, an entitlement plan amendment to amend Conditional Use Permit No. 10-017 is proposed to modify the location of the existing retail carts on public and private property.

Location: 300 Pacific Coast Highway (northeast corner of Pacific Coast Highway and Main Street)

**Project
Planner:** Ethan Edwards, Associate Planner

***ON A MOTION BY BROEREN, SECONDED BY VIGLIOTTA, THE EAC
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE
DECLARATION FOR THE PROJECT.***

Ayes: Three (Broeren, Milani, Vigliotta)

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 \$494 filing fee shall also accompany the notice of appeal.