

# ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Wednesday, June 6, 2012  
1:00 P.M.  
3<sup>rd</sup> Floor Conference Room #3

**Application:** ENVIRONMENTAL ASSESSMENT NO. 11-007 (Pierside Pavilion Expansion)

**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

*For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.*