

# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

714.536.5271

Code Enforcement Division

714.375.5155

Building Division

714.536.5241

## NOTICE OF DETERMINATION

**To:**

\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA, 95814

X Orange County Clerk Recorder's Office  
Public Services Division  
601 N Ross Street  
Santa Ana, CA 92701

**From (Public Agency and Lead Agency):**

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648  
Contact: Hayden Beckman, Senior Planner  
Phone: (714) 536-5561

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number (if submitted to State Clearinghouse):**

**Project Title:** Seacliff Senior Living Project

**Project Applicant:** Joseph P. McGonigle, SBLP Huntington Beach, LLC, 4514 Cole Avenue, Suite 1500, Dallas TX 75205

**Project Location:** 2120 Main Street, Huntington Beach CA 92648 (northeast corner of Main Street and Yorktown Avenue)

**Project Description:** The project will result in the construction of a three-story, approximately 281,000 sq. ft. licensed assisted living and memory care facility with 226 guest rooms, a subterranean parking structure with 235 parking stalls, and associated improvements on an 6.57 acre parcel created from the subdivision of an existing approximately 11.29 acre property. The existing property is currently developed as the Seacliff Office Park, including five office buildings, and parking and landscaping improvements. The project includes the following entitlements and approvals:

- Tentative Parcel Map to subdivide an existing 11.29 acre parcel into four parcels;
- Conditional Use Permit to permit: A) the development on a site that has a grade differential greater than 3 feet between the low and high points; B) the operation of a convalescent facility; and C) a Type 47 ABC alcohol license that would permit the service of beer, wine, and spirits in the dining rooms, bistro, and café of the facility for residents and their guests; and
- Design Review to review the design, colors, and materials of the proposed project.

The proposed subdivision of the subject site would result in four parcels (Parcels 1, 2, 3, and 4). The development of the assisted living and memory care facility would require the demolition of one of the five existing office buildings as well as the removal of the surface parking on the southern half of the site (Parcel 1). The other four existing office buildings would remain in place (Parcels 2, 3, and 4). The project would also require the removal of a man-made water feature in the center of the Seacliff Office Park.

The licensed assisted living and memory care facility would be constructed on Parcel 1, a site that has a grade differential greater than 3 feet between the low and high points. A 1.25-acre undeveloped area on Parcel 1 would be converted to a parking lot to provide additional parking spaces for the office park since implementation of the assisted living memory care facility on Parcel 1 would remove existing parking spaces

for the office buildings. Upon implementation of the proposed project, four of the five existing office buildings would remain on Parcels 2, 3, and 4. The existing uses would not change upon project implementation.

The proposed facility would include separate areas for assisted living and memory care and would include 197 assisted living guest rooms and 29 memory care guest rooms. The project would provide approximately 46,300 sf of common areas for residents, including dining rooms, a bistro, a café, a club/activity room, a theater/chapel, a business center, an art studio, a hobby area, a library/computer room, and a wellness center. The facility would also include three internal courtyards providing a putting green and barbeque, swimming pool, and sitting areas.

The project site formerly contained 13 oil wells, which were previously capped and abandoned in 1989, prior to the development of the Seacliff Office Park. Though the project site is situated on an oil-resource area, there are no active oil wells on the site.

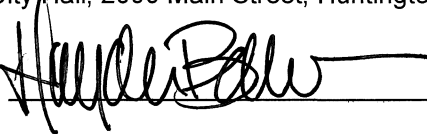
This is to advise that the City has approved the above described project on October 27, 2020 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration No. 20-001 with comments and responses and record of project approval, is available to the General Public at:

City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, CA 92648

Signature (Public Agency):



Title: SENIOR PLANNER

Date: 10/28/20