

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH

NOTICE IS HEREBY GIVEN that on **Monday, October 16, 2017**, at 6:00 p.m. in the City Council Chambers, 2000 Main Street, Huntington Beach, the City Council will hold a public hearing on the following planning and zoning item:

1. **CONDITIONAL USE PERMIT NO. 13-022/ COASTAL DEVELOPMENT PERMIT NO. 13-014/ RECIRCULATED MITIGATED NEGATIVE DECLARATION NO. 13-008 – APPEAL (ROFAEL MARINA AND CARETAKER FACILITY)** **Appellant/Applicant:** Michael C. Adams, P.O. Box 382, Huntington Beach, CA 92648 **Property Owner:** Medhat Rofael, 3922 Sirius Drive, Huntington Beach, CA 92649 **Request:** **CUP:** 1) To construct a boat marina consisting of a 66-ft. long and 5-ft. wide community dock area, a floating pedestrian ramp, public access to the water, and five public parking spaces; and 2) To construct a two-story building with a 508 sq. ft. marina office and public restroom on the first floor, a one-bedroom 565 sq. ft. caretaker's unit with a 249 sq. ft. balcony on the second floor, and a 441 sq. ft. two-car garage on a 6,179 sq. ft. vacant lot. **CDP:** To construct the proposed development within the Coastal Zone and review the proposed dock for "approval in concept" because the Coastal Commission has jurisdiction for project within the waterway. **MND:** To analyze the potential environmental impacts associated with the proposed project. **Location:** 16926 Park Avenue, 92649 (terminus of Park Avenue, east of Pacific Coast Highway in Huntington Harbour) **City Contact:** Tess Nguyen, Associate Planner

NOTICE IS HEREBY GIVEN that the initial environmental assessment for the above items was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item(s) # 1, with mitigation, would not have any significant environmental effects and that a mitigated negative declaration is warranted. The Recirculated Mitigated Negative Declaration No. 13-008 is on file at the City of Huntington Beach Community Development Department, 2000 Main Street, and is available for public inspection and comment by contacting the Community Development Department, or by telephoning (714) 536-5271.

NOTICE IS HEREBY GIVEN that Item #1 is located in the appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No. 13-014, filed on July 23, 2013, in conjunction with the above request. The Coastal Development Permit hearing consists of a staff report, public hearing, City Council discussion and action. If approved, the City Council's action may be appealed to the Coastal Commission within ten (10) working days from the date of receipt of the notice of final City action by the Coastal Commission pursuant to Section 245.32 of the Huntington Beach Zoning and Subdivision Ordinance and Section 13110 of the California Code of Regulations, or unless Title 14, Section 13573 of the California Administrative Code is applicable. The Coastal Commission address is South Coast Area Office, 200 Oceangate, 10th Floor, Long Beach, CA 90802-4302.

ON FILE: A copy of the proposed request is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for inspection by the public. A copy of the staff report will be available to interested parties at the City Clerk's Office or on line at <http://www.huntingtonbeachca.gov> on **Thursday, October 12, 2017**.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined above. If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk.

Robin Estanislau, City Clerk
City of Huntington Beach
2000 Main Street, 2nd Floor
Huntington Beach, California 92648
714-536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>