

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

NOTICE IS HEREBY GIVEN that on Monday, July 1, 2013, 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 items:

1. **LOCAL COASTAL PROGRAM AMENDMENT NO. 2-11 (VARIOUS AMENDMENTS)** **Applicant:** City of Huntington Beach **Request:** 1) To accept modifications to the Huntington Beach Zoning and Subdivision Ordinance approved by the California Coastal Commission on April 10, 2013 for LCPA No. 2-11. 2) To amend the Huntington Beach Zoning and Subdivision Ordinance to reflect the California Coastal Commission's modifications. **Location:** Citywide Coastal Zone area **City Contact:** Jennifer Villasenor, Senior Planner

2. **DEVELOPMENT AGREEMENT NO. 13-001 (ELAN DEVELOPMENT AGREEMENT)** **Applicant:** Dan Milich **Property Owner:** Elan Huntington Beach, LLC, c/o Greystar Capital Partners **Request:** Development Agreement No. 13-001 represents a request to enter into a Development Agreement between the City of Huntington Beach and Elan Huntington Beach, LLC (c/o Greystar) pursuant to approvals for the Beach and Ellis Mixed Use project (Site Plan Review No. 12-001). The project was approved for 274 apartment units (includes six live-work units), 8,500 sq. ft. of retail space, a leasing office and private recreational amenities including a public open space plaza. The project formerly known as the Beach and Ellis Mixed Use was approved by the Planning Commission and the City Council in 2012. Condition of Approval No. 6.b. requires an affordable housing agreement for 27 units to be approved by the City Council and recorded to provide affordable dwelling units in accordance with the Huntington Beach Zoning and Subdivision Ordinance. **Location:** 18502-18552 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Ellis Avenue) **City Contact:** Rosemary Medel, Associate Planner

NOTICE IS HEREBY GIVEN that this item #1 affects property located in the appealable jurisdiction of the Coastal Zone and includes a Local Coastal Program Amendment that has been approved by the California Coastal Commission. The City Council's action on this item will be forwarded to the California Coastal Commission for Executive Director Determination.

NOTICE IS HEREBY GIVEN that item #1 the preparation and approval of Local Coastal Program Amendment No. 2-11 is exempt from the requirements of CEQA, pursuant to Section 21080.9 of CEQA and Sections 15251(f) and 15265 of Title 14, California Code of Regulations.

NOTICE IS HEREBY GIVEN that Item #2 was included in the scope of the Beach and Ellis Mixed Use Project Environmental Impact Report No. 10-004 certified by the Planning Commission on December 13, 2011.

ON FILE: A copy of the proposed request is on file in the Planning and Building 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, June 27, 2013.

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 Planning and Building Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk

Joan L. Flynn, City Clerk
City of Huntington Beach
2000 Main Street, 2nd Floor
Huntington Beach, California 92648
714-536-5227
<http://huntingtonbeachca.gov/HBPublicComments/>