

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

NOTICE IS HEREBY GIVEN that on Monday, February 6, 2012, at 6:00 PM 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. **APPEAL OF PLANNING COMMISSION'S APPROVAL OF ENVIRONMENTAL IMPACT REPORT NO. 10-004 (BEACH AND ELLIS MIXED USE PROJECT).** **Appellant:** Mayor Don Hansen. **Applicant:** City of Huntington Beach. **Property Owner:** Morrie Golcheh, Progressive Property Management. **Request:** To review the environmental impacts associated with the Beach and Ellis Mixed Use Project to permit the development of 105 residential units, 37,000 square feet of retail space, and 483 parking spaces on 2.74 acres. The project improvements include the development of a six-story mixed use project with an internal parking structure allowing for retail along Beach Boulevard and Ellis Avenue at both the ground and second level with residential units above. Levels four through six accommodate the residential units and provide 10,500 square feet of residential open space. Additionally, 1,850 square feet of ground-level public open space is provided at the corner of Beach Blvd and Ellis Ave. The existing service station, restaurant and retail uses would be demolished as a result of this project. The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated 120 residential units and 71,000 square feet of retail commercial including a two level health club for the subject property. As such, the analysis in Draft EIR No. 10-004 is tiered from the BECSP Program EIR where appropriate. **Location:** 18502-18552 Beach Blvd, 2.74-acre site located at the southeast corner of Beach Boulevard and Ellis Avenue. **Project Planner:** Rosemary Medel
- 2. **ZONING TEXT AMENDMENT NO. 09-002 (WIRELESS COMMUNICATION FACILITIES)** **Applicant:** City of Huntington Beach **Property Owner:** Not Applicable **Request:** To amend Section 230.96 (Wireless Communication Facilities) of the Huntington Beach Zoning and Subdivision Ordinance by revising the citywide permitting and entitlement process for wireless communication facilities (e.g. cell phone antennas and towers) as well as other provisions of the current ordinance. **Location:** Citywide **Project Planner:** Ricky Ramos

NOTICE IS HEREBY GIVEN that Environmental Impact Report No. 10-004 is on file at the City of Huntington Beach Planning and Building Department, 2000 Main Street, and is available for public inspection by contacting the Department, or telephoning (714) 536-5271.

NOTICE IS HEREBY GIVEN that Item #2 is categorically exempt from the provisions of the California Environmental Quality Act.

NOTICE IS HEREBY GIVEN that Item #2 will require a Local Coastal Program Amendment certified by the California Coastal Commission.

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 on Thursday, February 2, 2012.

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/>