

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

NOTICE IS HEREBY GIVEN that on Monday, November 4, 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. **APPEAL OF PLANNING COMMISSION'S CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS)**
Applicant/ Property Owner: Jerry Moffatt, Rainbow Environmental Services
Appellant: Ocean View School District **Request:** To analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the ± 4.4 gross acre subject property from residential to commercial and industrial and demolish or remove existing historic structures.
Location: 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos, Senior Planner
2. **GENERAL PLAN AMENDMENT NO. 05-001/ZONING MAP AMENDMENT NO. 05-001/APPEAL OF PLANNING COMMISSION'S DENIAL OF THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED DEMOLITION OR REMOVAL OF THE HISTORIC STRUCTURES (WARNER NICHOLS)** **Applicant/ Property Owner:** Jerry Moffatt, Rainbow Environmental Services **Appellant:** Matthew Harper, Mayor Pro Tem **Request:** **GPA:** To change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ± 1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ± 3.3 gross acre portion fronting on Nichols St. **ZMA:** To change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ± 1.1 gross acre portion fronting on Warner Ave. and to IG (General Industrial) on a ± 3.3 gross acre portion fronting on Nichols St. The Planning Commission's denial of the Findings of Fact and Statement of Overriding Considerations which would have allowed the proposed demolition or removal of the historic structures has been appealed to the City Council.
Location: 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos, Senior Planner

NOTICE IS HEREBY GIVEN that the initial environmental assessment for Item #2 was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item #2 could have a significant environmental effect and, therefore, an Environmental Impact Report is warranted. Environmental Impact Report No. 07-001 is on file at the City of Huntington Beach Planning and Building Department, 2000 Main Street, and is available for public inspection and comment by contacting the Department or by telephoning (714) 536-5271.

NOTICE OF PUBLIC HEARING
(Continued)

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, October 31, 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/>