

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

NOTICE IS HEREBY GIVEN that on Monday, March 7, 2016, 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:

**GENERAL PLAN AMENDMENT NO. 15-001 (HOUSING ELEMENT AMENDMENT)** **Applicant:** City of Huntington Beach **Request:** To amend the General Plan Housing Element. The Housing Element is one of the seven State-mandated elements of the City's General Plan and was last updated in 2013 for the 2013-2021 planning period pursuant to California Government Code Section 65588. In part, State law requires that the Housing Element identify and assess the City's existing and projected housing needs and provide an inventory of constraints and resources relevant to meeting these needs. Pursuant to State Housing Element law, the housing element must also identify how the City will meet its share of the State mandated regional housing need, commonly referred to as RHNA. The City is proposing to amend its 2013-2021 Housing Element to ensure that the City will adequately provide zoning to meet State mandated RHNA numbers for the remainder of the planning period.

The Housing Element Amendment includes an Adequate Sites Program, which commits the City to re-zoning a combination of sites to accommodate the City's remaining share of the regional housing need for lower income households. The locations/addresses of the sites that may be re-zoned are listed below.

The Planning Commission held a public hearing on the proposed Housing Element Amendment on February 9, 2016, and recommended that the City Council deny the proposed Housing Element Amendment. Based on additional analysis, the site located at 17552 Goldenwest Street, Huntington Beach (commonly referred to as the Armstrong Nursery site) **has been removed** from the draft Housing Element Amendment and will not be before the City Council for consideration as part of this item. **Location:** Citywide **City Contact:** Jennifer Villasenor

1. 19172 Stewart Lane, Huntington Beach, CA 92648
2. 19192 Stewart Lane, Huntington Beach, CA 92648
3. Northeast corner of Stewart Lane and Clay Avenue (APN: 111-140-16) Huntington Beach, CA 92648
4. 700 Williams Drive, Huntington Beach, CA 92648
5. 4831 Sandy Drive, Huntington Beach, CA 92649
6. 18922 Delaware Street, Huntington Beach, CA 92648
7. Northeast corner of Garfield Avenue and Gothard Street (APN: 111-074-02; 159-541-51) Huntington Beach, CA 92648

NOTICE OF PUBLIC HEARING  
continued

**NOTICE IS HEREBY GIVEN** that the above item is covered under Negative Declaration No. 12-007, which was adopted by the City on August 27, 2013. Negative Declaration No. 12-007 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.

ON FILE: A copy of the proposed request is on file in the Community Development, 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, March 3, 2016.

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

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

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