

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

NOTICE IS HEREBY GIVEN that on Monday, September 16, 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 APPROVAL OF ENTITLEMENT PLAN AMENDMENT NO. 13-001/ VARIANCE NO. 13-008/ SPECIAL PERMIT NO. 13-001 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 02-20, SPECIAL PERMIT NO. 02-04, AND COASTAL DEVELOPMENT PERMIT NO. 02-12 - PACIFIC CITY COMMERCIAL)
Appellant: Connie Boardman, Mayor **Applicant:** Becky Sullivan, DJM Capital Partners Inc. **Property Owner:** PC Group Retail LLC **Request:** **EPA:** To amend the site plan, floor plans, and elevations for the commercial development originally approved under Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and Tentative Tract Map No. 16338 for the Pacific City project. The Pacific City project is approved for 191,100 square feet of retail, office, restaurant, cultural, and entertainment uses; an eight-story 250 room hotel, spa, and health club; a 2.03 acre open space/park easement; and 516 multifamily residential units above subterranean parking. The applicant proposes to amend plans for the 10.6 acre commercial portion and condition of approval No. 11 (for employee parking fees) at this time. The proposed modifications include redesigning the site layout, relocating the pedestrian corridor from the center of the commercial parcel easterly between the hotel and commercial parcels, expanding the total gross floor area and changing the mix of uses, separating the subterranean parking structure between the hotel and commercial parcels, reducing the required number of parking spaces with a shared parking analysis and valet parking, removing angled street parking and constructing a surface parking lot. Access points for the Pacific Coast Highway frontage parcels will change along First Street and Pacific View Avenue. Changes to the elevations, building colors and materials consist of amending the project design from traditional Mediterranean to a contemporary coastal aesthetic. **VAR:** To permit a reduction in the drive aisle width of 17 feet in lieu of a minimum of 26 feet for valet parking. **SP:** To permit a) reduced street side yard landscaping with a minimum of five feet in lieu of a minimum of 10 feet and b) utilities located within street side yard setbacks. **APPEAL:** The appeal is based upon concerns regarding establishments involving the sale and consumption of alcoholic beverages with unrestricted hours of operation, and concerns over the potential impacts of these establishments to surrounding residents and the downtown area.

Location: 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Pacific View Avenue, and Huntington Street)
City Contact: Jill Arabe, Associate Planner

NOTICE IS HEREBY GIVEN that Item #1 is covered by Environmental Impact Report (EIR) No. 02-01, prepared by EIP Associates and certified by the City Council on June 7, 2004, pursuant to the provisions of the California Environmental Quality Act. EIR No. 02-01 is on file at the City of Huntington Beach Planning and Building Department, 2000 Main Street, on the City's website at www.huntingtonbeachca.gov, and is available for public inspection by contacting the Planning and Building Department, or by telephoning (714) 536-5271.

NOTICE IS HEREBY GIVEN that Item #1 is located in the non-appealable jurisdiction of the Coastal Zone and includes an entitlement plan amendment to Coastal Development Permit No. 02-12 approved by the City Council on June 14, 2004.

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, September 12, 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/>