

**CITY OF HUNTINGTON BEACH  
LEGAL NOTICE**

**ORDINANCE NO. 4027  
Adopted by the City Council on JUNE 16, 2014**

“An Ordinance of the City of Huntington Beach Adopting the First Amendment to the Development Agreement by and Between the City of Huntington Beach and Freeway Industrial Park (Property Owner) and Sares-Regis Group (Developer)(Development Agreement No. 11-001)”

**SYNOPSIS:**

The objective of a Development Agreement is to provide assurances that an applicant may proceed with a project in accordance with existing policies and standards in place at the time of project approval. A Development Agreement achieves the mutually beneficial development of property and ensures that a project is developed in accordance with the approved plans and is of the aesthetic and economic quality desired by the community.

In approving the original Development Agreement in 2011, the City determined that the findings for development agreements as specified in Chapter 246.12 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) had been satisfied. The request to amend the approved Development Agreement would ensure efficient implementation of the project's affordable housing program and consistency within the document as it relates to the affordable housing terms. The amendment does not change the Development Agreement's consistency with the General Plan, the Beach and Edinger Corridors Specific Plan (BECSP), the Huntington Beach Municipal Code or Chapter 246 – *Development Agreements* of the HBZSO. The amendment does not change the allowed uses at the site. Additionally, there have been no material changes to the land uses surrounding the site that could affect the prior finding that the Development Agreement would not be detrimental to the health, safety and general welfare of the community or adversely affect the orderly development of property. Furthermore, the amendment does not change any of the fiscal benefits that would be achieved by the project as approved.

Therefore, staff recommended approval of the Amendment to Development Agreement No. 11-001 because it clarified the affordable housing terms, provided internal consistency within the document, conformed with the provisions of Chapter 246 of the HBZSO, and is consistent with the General Plan and provisions of the BECSP.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held June 16, 2014 by the following roll call vote:

**AYES:** Katapodis, Hardy, Shaw, Harper, Boardman, Carchio

**NOES:** Sullivan

**ABSTAIN:** None

**ABSENT:** None

**THE FULL TEXT OF THE ORDINANCE IS AVAILABLE IN THE CITY CLERK'S OFFICE.**

**This ordinance is effective 30 days after adoption.**

**CITY OF HUNTINGTON BEACH  
2000 MAIN STREET  
HUNTINGTON BEACH, CA 92648  
714-536-5227  
JOAN L. FLYNN, CITY CLERK**