

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

NOTICE IS HEREBY GIVEN that on Monday, August 20, 2012 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. **DEVELOPMENT AGREEMENT NO. 12-001 AND APPEAL OF PLANNING COMMISSION'S APPROVAL OF ENTITLEMENT PLAN AMENDMENT NO. 12-005 (TO ENTER INTO A DEVELOPMENT AGREEMENT AND AMENDMENTS TO CONDITIONAL USE PERMIT NO. 02-20/COASTAL DEVELOPMENT PERMIT NO. 02-12/TENTATIVE TRACT MAP NO. 16338 - PACIFIC CITY)** **Appellant:** Councilmember Connie Boardman **Applicant and Property Owner:** Chaim Elkoby, 21002 HB, LLC **Request:** **EPA:** To amend the conditions of approval for 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 conditions of approval pertaining to affordable housing (TTM: No. 2.b.), school impact mitigation requirements (TTM: No. 3.g.), park land in-lieu fee requirements (TTM: No. 11.), project phasing (CUP: No. 3.), and description of public open space amenities (CUP: No. 6.c.). **DA:** To enter into a development agreement between the City of Huntington Beach and 21002 HB, LLC for a term of 10 years for the Pacific City project. The applicant requests the development agreement to provide assurances that the land use designations and development standards are vested, to establish that a delay fee will be paid to the City if more than 50 percent of the residential units are constructed prior to construction of the retail or hotel components of the project, to establish future condominium sale provisions, and to establish affordable housing provisions for the project. **Location:** 21002 Pacific Coast Highway, Huntington Beach, CA 92648 (bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street) **Project Planner:** Jane James

1. 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 (CEQA). In accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this entitlement plan amendment and development agreement and no further environmental review or documentation is required. 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.

2. NOTICE IS HEREBY GIVEN that Item #1 is located in the non-appealable jurisdiction of the Coastal Zone and includes 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 on Thursday, August 16, 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 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/>