

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

NOTICE IS HEREBY GIVEN that on Tuesday, February 19, 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 item:

1. **RECIRCULATED MITIGATED NEGATIVE DECLARATION NO. 09-001(ATLANTA AVENUE WIDENING)**. **Applicant:** City of Huntington Beach **Property Owner:** Atlanta Avenue ROW: City of Huntington Beach; Pacific Mobile Home Park: Pacific Mobile Home Park, LLC, 80 Huntington Street, Huntington Beach, CA 92648 **Request:** To analyze the potential environmental impacts associated with a proposal to widen the south side of Atlanta Avenue, between Huntington Street and Delaware Street, to comply with the primary arterial street classification in the General Plan Circulation Element. The proposed street improvements will provide an additional through lane and bike lane in each direction of travel. In addition, the project's scope of work includes clearing and grubbing, the construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, an 8-foot tall concrete block wall atop a variable height (7 ft. max.) retaining wall, landscaping (including the removal or relocation of 25 trees within the existing mobile home park), reconstruction of a 24 ft. wide drive aisle (circulation road) and two emergency access gates within the mobile home park, deconstruction and removal of eight mobile homes and utility and fire hydrant adjustment and relocation. In addition, five utility poles and overhead lines currently located within the existing southerly parkway area will require relocation. The poles will be relocated approximately 25 feet to the south to allow for the widening of Atlanta Avenue. SCE will transfer the existing subtransmission and distribution circuits to the new wood poles. Gas, cable, sewer, and water lines, located within existing City ROW and within the existing circulation road in the Pacific Mobile Home Park (PMHP) will be protected in-place or relocated during project construction. In accordance with the City's franchise agreements, the utility companies will be responsible for the relocation and/or adjustment of their facilities, however, their physical relocation is incorporated into this environmental analysis. It should be noted that the project requires approval of a coastal development permit for development in the coastal zone and a conditional use permit for the proposed wall height. A separate public hearing before the Planning Commission will be scheduled for the associated CDP and CUP. Construction of the proposed street improvements will require the acquisition of an additional 25 feet of public street right-of-way south of the centerline of Atlanta Avenue (i.e., the public street right-of-way is proposed at 55 ft. south of street centerline). The additional 25 feet of right-of-way would come from a 25 feet wide by 630 feet long (approx.) strip of land from the Pacific Mobile Home Park located immediately south of Atlanta Avenue. The acquisition of the 25 feet would impact eight manufactured/mobile homes (Unit Nos. 101, 102, 201, 301, 302, 401, 501, and 502) within the park. The impacted residents would need to be relocated pursuant to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("The Uniform Act"). A Mitigated Negative Declaration (MND) was adopted by the City of Huntington Beach City Council in January 2011. Subsequent to adoption of the MND in 2011, a lawsuit was filed challenging the City's approval of the MND. As a result of the California Environmental Quality Act (CEQA) lawsuit, the Court required the City to set-aside approval of the 2011 MND and conduct additional environmental analysis, which is reflected in the Draft Recirculated Mitigated

Negative Declaration. **Location:** Atlanta Avenue Right-of-Way: between Huntington Street and Delaware Street; Pacific Mobile Home Park: 80 Huntington Street (south side of Atlanta Avenue, between Huntington Street and Delaware Street) **Project Planner:** Jennifer Villasenor

NOTICE IS HEREBY GIVEN that the initial environmental assessment for the above item was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item # 1, with mitigation, would not have any significant environmental effects and that a recirculated mitigated negative declaration is warranted. The recirculated mitigated negative declaration (No. 09-001) 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 Planning and Building Department, or by telephoning (714) 536-5271.

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, February 14, 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
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Huntington Beach, California 92648
714-536-5227
<http://huntingtonbeachca.gov/HBPublicComments/>