

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

NOTICE IS HEREBY GIVEN that on Monday, January 20, 2015, 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. **MITIGATED NEGATIVE DECLARATION NO. 14-004/ CONDITIONAL USE PERMIT NO. 12-011/ COASTAL DEVELOPMENT PERMIT NO. 12-007 (OCEANSIDE PROPERTIES MIXED USE BUILDING – REFERRED TO CITY COUNCIL FROM THE PLANNING COMMISSION)** **Applicant:** Jeff Bergsma, Team Design **Property Owner:** Oceanside Properties LLC **Request: MND:** To analyze the potential environmental impacts associated with the project. **CUP/CDP:** To partially demolish existing historical buildings, rehabilitate and relocate historic storefront facades, construct a three-story mixed use building consisting of retail, office, and three residential units, and participate in the parking in-lieu fee program to offset the commercial parking spaces not provided onsite. **Location:** 122-124 Main St., 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue) **City Contact:** Jill Arabe

NOTICE IS HEREBY GIVEN that Item #1 is located in the non-appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No. 12-007, filed on May 17, 2012, in conjunction with the above request. The Coastal Development Permit hearing consists of a staff report, public hearing, City Council discussion and action. Item #1 is not appealable to the California Coastal Commission.

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 mitigated negative declaration is warranted. The mitigated negative declaration (No. 14-004) 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.

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(Continued)

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, January 15, 2015.

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, 2<sup>nd</sup> Floor  
Huntington Beach, California 92648  
714-536-5227  
<http://huntingtonbeachca.gov/HBPublicComments/>