

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

NOTICE IS HEREBY GIVEN that on Monday, March 3, 2014, 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:

- **ZONING TEXT AMENDMENT NO. 13-002, ZONING MAP AMENDMENT NOS. 13-001 AND 13-002 (SENIOR RESIDENTIAL OVERLAY DISTRICT FOR MOBILEHOME PARKS)** **Applicant:** City Initiated. **Property Owners:** Stephen B. Fabeck, Beach View Mobile Home Park, South Lake #719, Pasadena, CA 91101; Joanna Bruce, Mariners Point Mobile Home Park, 1837 Pine St., Huntington Beach, CA 92648; Del mar Mobile Home Estates, Inc., Del Mar Mobile Home Estates, 921 Emeral Bay, Laguna Beach, CA 92646, Houser Brothers Company, LP, Rancho Del Rey Mobile Home Park, 17610 Beach Blvd., #32, Huntington Beach, CA 92647, Huntington Mobile Home LLC, Huntington Harbor Village, 17300 Red Hill Ave., Ste 280, Irvine, CA 92614, Sea Breeze Mobile Estates LLC, Sea Breeze Mobile Estates, 5200 Heil Ave., Huntington Beach, CA 92647; Brookfield Manor Inc., Brookfield Manor Mobile Home Park, 9850 Garfield Ave., Huntington Beach, CA 92646; Mills PCH LLC, Cabrillo Mobile Home Park, 430 S. San Dimas Ave., San Dimas, CA 91733; John Sanders Property, Huntington Shorecliff Mobile Home Park, PO Box 11427, Santa Ana, CA 92711; City of Huntington Beach, Ocean View Estates, Economic Development, 2000 Main St., Huntington Beach, CA 92648; Sierra Corporate Management Inc., Rancho Huntington Mobile Home Park, 320 N. Park Vista St., Anaheim, CA., 92806; Hubbell Family LLC, Skandia Mobile Home Park, 1161 Bryant Rd., Long Beach, CA 90805; Huntington Mobile Home Inv LLC, Huntington Harbour Village, 430 S. San Dimas Ave., San Dimas, CA 91733; Kato & Associates LLC, Los Amigos Mobile Home Park, 18182 Bushard St., Fountain Valley, CA 92708; JS Stadium LLC, Pacific Mobile Home Park, PO Box 11427, Santa Ana, CA 92711; Sea Aira Mobile Home LP, Sea Aira Mobile Home Park, 9597 Central Montclair, CA 91763; Villa Huntington Beach LP, Villa Huntington Mobile Castles, 1818 Gilberth Rd., Ste 240, Burlingame, CA 94010-1217, Mills HBS, Huntington by the Sea Mobile Home Park, 430 S. San Dimas Ave., San Dimas, CA 91733. **ZTA:** To add Chapter 228 SR Senior Residential Overlay District to the Huntington Beach Zoning and Subdivision Ordinance to establish criteria for Senior Mobilehome Parks and for 10 existing mobilehome parks to be primarily occupied by seniors 55 years of age and older. The proposed Zoning Text Amendment restricts conversion of these parks to family (non age-restricted) parks. **ZMA:** To apply the Senior Residential Overlay designation (-SR) to 10 existing senior mobilehome parks in the City. **Location:** The ordinance will

apply citywide. The 10 mobilehome parks subject to the Zoning Map Amendments are: Rancho Del Rey Mobilehome Park, 16222 Monterey Ln; Skandia Mobilehome Park, 16444 Bolsa Chica St.; Huntington Harbor Mobilehome Park, 16400 Saybrook St.; Sea Breeze Mobilehome Park, 5200 Heil Ave.; Beachview Mobilehome Park, 17261 Gothard St.; Los Amigos Mobilehome Park, 18601 Newland St.; Brookfield Manor, 9850 Garfield Ave.; Del Mar Mobilehome Park, 19251 Brookhurst St.; Mariners Pointe, 19350 Ward St.; Rancho Huntington Mobilehome Park, 19361 Brookhurst St. **City Contact:** Rosemary Medel

NOTICE IS HEREBY GIVEN that initial environmental assessments for the above item was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item #1, would not have any significant environmental effect, therefore, a negative declaration is warranted. The environmental assessment 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 27, 2014.

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/>