

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

NOTICE IS HEREBY GIVEN that on Monday, November 19, 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. **MITIGATED NEGATIVE DECLARATION NO. 12-004/ZONING MAP AMENDMENT NO. 08-001/CONDITIONAL USE PERMIT NO. 08-014/COASTAL DEVELOPMENT PERMIT NO. 08-008/VARIANCE NO. 11-007/TENTATIVE PARCEL MAP NO. 11-138 (APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF THE HARMONY COVE MARINA DEVELOPMENT)** **Appellant:** Mayor Pro Tem Devin Dwyer **Applicant/Property Owner:** Joe Daichendt, Harmony Cove LLC, c/o TheoryR Properties **Request:** **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project and legislative amendment. **ZMA:** To amend the existing zoning designation of the land portion of the site from RL-CZ-FP2 (Residential Low Density–Coastal Zone–Flood Plain 2) to OS-PR-CZ-FP2 (Open Space–Parks and Recreation–Coastal Zone–Flood Plain 2). **CUP:** To permit the development of a 23-boat slip marina, an eating and drinking establishment with outdoor dining and alcoholic beverage sales, ancillary uses to the marina (marina office, retail/rental uses), metered parking, and outdoor display of sale and rental equipment. **CDP:** To “approve in concept” of the development of a 23-boat slip marina, an eating and drinking establishment with outdoor dining and alcoholic beverage sales, ancillary uses to the marina (marina office, retail/rental uses), metered parking, and outdoor display of sale and rental equipment. **VAR:** To permit reductions in required setbacks for buildings, rooftop mechanical equipment, backflow prevention device, trash enclosure, and reductions in minimum landscaping requirements. **TPM:** To subdivide the existing privately-owned portion of the site (1.91 acre parcel) into two parcels (0.94 acre parcel for the marina portion of the site and 0.97 acre for the land portion of the site). **Location:** 3901 Warner Avenue, 92649 (north side of Warner Avenue, west of Weatherly Lane) **Project Planner:** Tess Nguyen

1. NOTICE IS HEREBY GIVEN that Item(s) # 1 is located in the appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No. 08-008, filed on December 1, 2011, in conjunction with the above request.
2. NOTICE IS HEREBY GIVEN that initial environmental assessment for the above item was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item(s) # 1, with mitigation, would not have any significant environmental effect and, therefore, a mitigated negative declaration is warranted. The Mitigated Negative Declaration is on file at the City of Huntington Beach Planning Department, 2000 Main Street, and is available for public inspection and comment by contacting the Planning Division, or by telephoning (714) 536-5271.
3. NOTICE IS HEREBY GIVEN that the Coastal Development Permit hearing consists of a staff report, public hearing, City Council discussion and action. The City Council's action on Item # 1 may be appealed to the Coastal Commission within ten (10) working days from the date of receipt of the notice of final City action by the

Coastal Commission pursuant to Section 245.32 of the Huntington Beach Zoning and Subdivision Ordinance and Section 13110 of the California Code of Regulations, or unless Title 14, Section 13573 of the California Administrative Code is applicable. The Coastal Commission address is South Coast Area Office, 200 Oceangate, 10th Floor, Long Beach, CA 90802-4302, phone number (562) 590-5071.

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, November 15, 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 (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/>