

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:

TENTATIVE TRACT MAP NO. 17397 AND COASTAL DEVELOPMENT PERMIT NO. 10-017 (PACIFIC MOBILE HOME PARK SUBDIVISION – CONVERSION FROM RESIDENT RENTAL TO OWNERSHIP) **Applicant:** Hart, King and Coldren, 200 Sandpointe, 4th Floor, Santa Ana, CA 92707
Property Owner: Pacific Mobile Home Park, LLC, 80 Huntington Street, Huntington Beach, CA 92648 **Request: TTM:** A request by the Pacific Mobile Home Park (Park) property owner to subdivide an existing for-rent, mobile home park with a total of 252 units for ownership purposes. The Park owner proposes to subdivide the 252 existing mobile home spaces into 252 numbered lots and 31 lettered lots representing interior drive aisles, landscape areas and common areas to enable the existing park residents to purchase their own lots. **CDP:** To permit the proposed subdivision in the non-appealable area of the Coastal Zone. TTM No. 17397 and CDP No. 10-017 were initially denied by the City Council in 2011, but subsequent legal challenges required the City to set-aside the denial and reconsider the application. **Location:** 80 Huntington Street (southeast corner of Atlanta Avenue and Huntington Street) **Project Planner:** Jennifer Villaseñor

1. NOTICE IS HEREBY GIVEN that this item is categorically exempt from the provisions of the California Environmental Quality Act.
2. NOTICE IS HEREBY GIVEN that this item is located in the non appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No. 10-017, filed on December 7, 2010, in conjunction with the above request. The Coastal Development Permit hearing consists of a staff report, public hearing, City Council Discussion and Action. The City Council's action is not appealable to the California Coastal Commission.

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 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/>