

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. **GENERAL PLAN AMENDMENT NO. 08-04/ZONING MAP AMENDMENT NO. 08-04 (WARDLOW RESIDENTIAL SUBDIVISION)** **Applicant:** Michael Adams, Michael C. Adams Associates, and Thomas Grable, Tri Pointe Homes, LLC **Property Owner:** Fountain Valley School District **Request:** **GPA:** To amend the existing Land Use Element designation of an approximately 8.35-acre site from Public with an underlying designation of Residential Low Density (P-RL) to Residential Low Density (RL-7), which allows a maximum density of seven units per net acre. **ZMA:** To amend the existing zoning designation of an approximately 8.35-acre site from Public-Semipublic (PS) to Residential Low Density (RL) to be consistent with the proposed General Plan Land Use Element designation. The Planning Commission reviewed and recommended approval of the two amendments at their meeting on October 9, 2012. **Location:** 9191 Pioneer Drive, 92646 (north side of Pioneer Drive, east of Magnolia Avenue) **Project Planner:** Herb Fauland

NOTICE IS HEREBY GIVEN that initial environmental assessments for the above items were 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 effect; therefore, a mitigated negative declaration is warranted. These environmental assessments are on file at the City of Huntington Beach Planning and Building Department, 2000 Main Street, and are 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 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, 2nd Floor
Huntington Beach, California 92648
714-536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>