

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

NOTICE IS HEREBY GIVEN that on Monday, September 17, 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. 11-007/COASTAL DEVELOPMENT PERMIT NO. 11-012/CONDITIONAL USE PERMIT NO. 11-021/ENTITLEMENT PLAN AMENDMENT NO. 11-007/VARIANCE NO. 11-005 (APPEAL OF THE PLANNING COMMISSION'S DENIAL OF THE PIERSIDE PAVILION EXPANSION)** **Appellant:** Councilmember Joe Carchio **Applicant:** Michael Adams, Michael C. Adams Associates **Property Owner:** Joe Daichendt, Theory R Properties LLC **Request:** **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CDP/CUP:** To permit: a) the demolition of approximately 400 sq. ft. of the existing structure including an elevator shaft and two stairwells; and construct a connecting four-story, 90 foot high, approximately 27,772 square foot mixed-use, visitor serving/office building and approximately 9,401 sq. ft. infill expansion by extending existing storefronts; b) the sale and consumption of alcoholic beverages within the restaurant areas; c) to expansion of the allowable uses within the Pierside Pavilion development from the previously approved limits established by Entitlement Plan Amendment No. 07-01 and the Owner Participation Agreement (executed in 2009 and amended in 2011) by adding 10,527 sq. ft. of retail, 5,705 sq. ft. of restaurant, and 21,441 sq. ft. of office; and d) permit shared parking. **EPA:** To amend Conditional Use Permit No. 10-017 to modify the location of the existing retail carts on public and private property. **VAR:** To permit a maximum height of 68 ft. (plus up to 90 ft. for mechanical housing) in lieu of a maximum of 45 ft. **Location:** 300 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and Main Street) **Project Planner:** Ethan Edwards

1. NOTICE IS HEREBY GIVEN that Item #1 is located in the non appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No.11-012, filed on 09/13/11, in conjunction with the above request.
2. NOTICE IS HEREBY GIVEN that the initial environmental assessment for item #1 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 is on file at the City of Huntington Beach Planning and Building Department, 2000 Main Street, and available for public inspection and comment by contacting the Planning Division, 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, September 13, 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/>