



**PUBLIC NOTICE**  
**CITY OF HUNTINGTON BEACH**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

To: Interested Parties

**Subject: NOTICE OF AVAILABILITY OF DRAFT NEGATIVE DECLARATION NO. 16-001 FOR AMENDMENTS TO THE SUNSET BEACH SPECIFIC PLAN (SBSP) BEACHFRONT FLOOD REQUIREMENTS**

**Draft Negative Declaration No. 16-001**

The City of Huntington Beach has prepared Draft Negative Declaration No. 16-001 which analyzes the potential environmental impacts associated with a request by the City of Huntington Beach to amend the SBSP beachfront flood requirements. Earlier this year a property owner proposing to build two new beachfront single family dwellings appealed a requirement in the SBSP to use pilings or caissons for Sunset Beach beachfront properties. The City Council denied the appeal and confirmed the requirement for pilings or caissons. The City Council also directed staff to process the following requests:

Zoning Text Amendment (ZTA) No. 16-003 to amend the SBSP by deleting the requirement for beachfront properties to comply with the 1985 County of Orange Coastal Flood Plain Development Study which required, among others, a building foundation with pilings or caissons. The current Federal Emergency Management Agency flood insurance rate map will be used instead as the basis for floodplain management in Sunset Beach.

Zoning Map Amendment (ZMA) No. 16-001 to delete the current –FP3 (Floodplain Overlay) designation on all beachfront properties in Sunset Beach that was adopted based on the 1985 County of Orange Coastal Flood Plain Development Study.

Local Coastal Program Amendment (LCPA) No. 16-001 to amend the City's Local Coastal Program in accordance with ZTA No. 16-003 and ZMA No. 16-001. LCPA No. 16-001 will require certification by the California Coastal Commission prior to being incorporated into the City's certified Local Coastal Program.

The subject site includes all Sunset Beach beachfront properties (bounded by Anderson Street to the north, Warner Avenue to the south, the Pacific Ocean to the west, and South Pacific Avenue to the east in Sunset Beach). The project site is not on any list enumerated under Government Code Section 65962.5 (Cortese list).

The Draft Negative Declaration and the legislative draft of the proposed amendments to the SBSP will be available for public review and comment for thirty (30) days commencing Thursday, October 20, 2016 and ending Monday, November 21, 2016 at 5:00 p.m. at:

- 1.) Community Development Department, 3<sup>rd</sup> floor, 2000 Main Street, Huntington Beach, CA 92648;
- 2.) City Clerk, 2<sup>nd</sup> floor, 2000 Main Street, Huntington Beach, CA 92648;
- 3.) Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92647; and
- 4.) City website at <http://huntingtonbeachca.gov/government/departments/planning/environmental-reports/>

Any person wishing to comment on the request may provide written comments to Ricky Ramos, Senior Planner, City of Huntington Beach, Community Development Department, P.O. Box 190, Huntington Beach, CA 92648 or [rmos@surfcity-hb.org](mailto:rmos@surfcity-hb.org) by November 21, 2016 at 5:00 p.m.

A Planning Commission study session on the project is scheduled for Tuesday October 25, 2016 at 5:15 p.m. in the City Council chambers, City Hall, 2000 Main Street, Huntington Beach, CA 92648. Subsequent to the public comment period, a public hearing will be scheduled before the Planning Commission tentatively for December 13, 2016. For further information, please contact Ricky Ramos, Senior Planner, at (714) 536-5624.