



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

**NOTICE OF AVAILABILITY OF  
DRAFT MITIGATED NEGATIVE DECLARATION NO. 19-004  
FOR PARK AVENUE REZONE**

The City of Huntington Beach has prepared Draft Mitigated Negative Declaration No. 19-004 which analyzes the potential environmental impacts associated with the Park Avenue Rezone.

The Draft Mitigated Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, July 18, 2019 and ending Friday, August 16, 2019 at 5:00 p.m. 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 [rramos@surfcity-hb.org](mailto:rramos@surfcity-hb.org) by August 16, 2019 at 5:00 p.m. The Draft Mitigated Negative Declaration will be available for review 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/>

Subsequent to the public comment period, a public hearing will be scheduled before the Planning Commission tentatively for September 2019. The public hearing will be separately noticed. For further information, please contact Ricky Ramos at (714) 536-5624.

**Project Description:**

Draft Mitigated Negative Declaration No. 19-004 analyzes the potential environmental impacts associated with a request to: General Plan Amendment (GPA) No. 19-002 - To amend the General Plan land use designation from Open Space–Water Recreation (OS-W) to Residential Low Density (RL); Zoning Map Amendment (ZMA) No. 19-002 - To amend the zoning designation from Open Space–Water Recreation – Coastal Zone Overlay – Floodplain Overlay (OS-WR-CZ-FP2) to Residential Low Density –Coastal Zone Overlay – Floodplain Overlay (RL-CZ-FP2); and Local Coastal Program Amendment (LCPA) No. 19-001 - To amend the City's Local Coastal Program pursuant to the GPA and ZMA.

The request would change the permitted land uses on the site from water recreation (i.e. marina) to residential. The subject site is a vacant 6,179 square foot property located at the terminus of Park Avenue in Huntington Harbour. No development is proposed with this application. Based on the size of the subject site and the existing 10 ft. wide access way from the end of Park Avenue to the subject site, if the GPA, ZMA, and LCPA were approved the site could be developed with a single family dwelling subject to approval by the City of a Coastal Development Permit.

**Project Location:** The project site is located at 16926 Park Avenue, Huntington Beach CA 92649 (terminus of Park Avenue in Huntington Harbour).

**The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites.**