



PUBLIC NOTICE
CITY OF HUNTINGTON BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT
DRAFT MITIGATED NEGATIVE DECLARATION NO. 21-003
FOR OLSON TOWNHOMES ON TALBERT AVENUE**

The City of Huntington Beach proposes to adopt Draft Mitigated Negative Declaration No. 21-003 which analyzes the potential environmental impacts associated with the Olson Townhomes On Talbert Avenue Project.

Project Description:

Draft Mitigated Negative Declaration No. 21-003 analyzes the potential environmental impacts associated with a request to redevelop two parcels at the northwest corner of Talbert Avenue and Newland Street with a 34-unit, attached townhome complex on a 2.1-acre site. The four existing structures on two parcels would be demolished to accommodate the Proposed Project.

The Proposed Project requires the following entitlements: General Plan Amendment No. 21-002 to amend the General Plan designation from RL (Residential Low Density) to RM (Residential Medium Density); Zoning Map Amendment No. 21-001 to amend the zoning designation from Residential Low Density to Residential Medium Density ; Tentative Tract Map No. 19157 to subdivide approximately 2.1 acres for condominium purposes; and Conditional Use Permit No. 21-004 to develop 34 attached two- and three-story townhomes up to 35 ft. tall and to allow up to an 8 foot tall retaining wall topped with a 6 foot wall along the west property line.

Project Location: The project site is located at 8371-8461 Talbert Ave, Huntington Beach, CA 92647 (Northwest Corner of Talbert Avenue and Newland Street).

Public Review Dates:

The Draft Mitigated Negative Declaration will be available for public review and comment for twenty (20) days commencing Thursday, March 31, 2022 and ending Wednesday, April 20, 2022 at 5:00 p.m. Any person wishing to comment on the request may provide written comments to Ricky Ramos, Principal Planner, City of Huntington Beach, Community Development Department, P.O. Box 190, Huntington Beach, CA 92648 or ramos@surfcity-hb.org by Wednesday, April 20, 2022 at 5:00 p.m. The Draft Mitigated Negative Declaration will be available for review at:

- 1.) City website at <https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-view.cfm?ID=1111>
- 2.) Community Development Department, 3rd floor, 2000 Main Street, Huntington Beach, CA 92648;
- 3.) City Clerk, 2nd floor, 2000 Main Street, Huntington Beach, CA 92648; and
- 4.) Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92648

Subsequent to the public comment period, a public hearing will be scheduled before the Planning Commission and City Council beginning tentatively in May/June 2022. The public hearing will be separately noticed. For further information, please contact Ricky Ramos at (714) 536-5624.

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.