

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Fullerton City Council/Redevelopment Agency will hold a public hearing in the Council Chamber, Fullerton City Hall, 303 W. Commonwealth Avenue, on **Tuesday, November 15, 2011 at 6:30 p.m.**, or as soon thereafter as this matter can be heard, to receive and consider all evidence and reports relative to the following proposal:

PRJ11-00123 – ZON11-00020 – LRP11-00001 – LRP11-00009 – TRACT 17424. APPLICANT: MBK HOMES, LTD; PROPERTY OWNER: FULLERTON HUGHES, LLC. A request to amend the Amerige Heights Specific Plan and the Amerige Heights Development Agreement in conjunction with a proposal to subdivide and develop a parcel of approximately 10 acres within the Amerige Heights Specific Plan area. The proposal includes the following applications:

- Amerige Heights Specific Plan Amendment #1 to re-designate an area of approximately ten acres from mixed use with eldercare overlay to single family residential, to create provisions for the proposed new neighborhood and product type to be identified as "Neighborhood 6" and called "Bungalow Lots", and to modify the configuration of the associated open space areas;
- Tentative Tract Map and Major Site Plan Review to subdivide and develop the ten acre site with approximately 115 lots for three-story, single-family detached homes, and approximately seven lots for open space and private streets;
- Amendment #5 to the Amerige Heights Development Agreement to provide for the construction of certain public improvements including park improvements and to satisfy remaining obligations of the Development Agreement adopted in 2000.

(Located on the southwest Corner of Hughes Drive and Nicolas Street) (Specific Plan District) (EIR previously certified with adoption of Amerige Heights Specific Plan) (Staff Planners: Joan Wolff and Heather Allen)

**ALL INTERESTED PERSONS** are invited to attend said hearing and express opinions or submit evidence for or against the proposal outlined above.

Pursuant to California Government Code Section 65009, if you challenge the decision of the City Council 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 of Fullerton at, or prior to, the public hearing.

Further information and all documents related to the above proposal are available at the Community Development Department, 303 W. Commonwealth Avenue, or by contacting Joan Wolff, Planning Consultant, at (714) 738-6837 or Heather Allen, Planning Manager, at (714) 738-6884.

FULLERTON CITY COUNCIL  
By: Lucinda Williams, MMC  
City Clerk