



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, DECEMBER 4, 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Hayden Beckman, Kristi Rojas, Ethan Edwards, Judy Demers (recording secretary)

**MINUTES:** February 20, 2013  
August 21, 2013

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: DRAFT MITIGATED NEGATIVE DECLARATION NO. 13-007 (MAGNOLIA STREET BRIDGE PREVENTATIVE MAINTENANCE DECLARATION)**

**APPLICANT/  
PROPERTY OWNER:** Jo Claudio, P.E., Public Works Department, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**REQUEST:** To analyze the potential environmental impacts associated with maintenance activities on the existing Magnolia Street bridge to restore the integrity of its original design. Repair/rehabilitation would require the following maintenance measures: Removal and replacement of the concrete barrier and chain link railing on both sides of the bridge with corrosion-resistant materials such as stainless steel fence posts and epoxy coated reinforcing steel. Removal and replacement of existing asphalt concrete (AC) overlay to protect the bridge and channel from water leaks and to provide a durable driving surface. Removal of unsound concrete and patch concrete (or shotcrete) at the bridge pier walls. Concrete work over or near the channel will require working platforms with fully enclosed protective covers. Restoration of the original rock slope protection in the channel embankment area will include 142 square yards of rock slope protection fabric placed over the area and 142 cubic yards of ¼ ton rock, 3-feet thick would be placed over the fabric. All existing utilities attached or adjacent to the bridge will be protected in-place.

**LOCATION:** The project site is the existing Magnolia Street bridge, spanning approximately 145 linear feet over the Huntington Beach Channel, a tidally influenced waterway connecting the Pacific Ocean with the Talbert and Magnolia marshes. The project rehabilitation area includes support structures beneath the roadway surface and rockslope protection extending into the Huntington Beach Channel beneath the bridge. The property is not designated as a hazardous waste property on any of the lists of such sites pursuant to Section 65962.5 of the Government Code.

**AGENDA**  
**(Continued)**

CITY CONTACT: Hayden Beckman  
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 13-008/ ENVIRONMENTAL ASSESSMENT 13-004/ TENTATIVE PARCEL MAP 12-146 (SHEA INDUSTRIAL BUILDINGS)****

APPLICANT: Elizabeth Cobb and John Marchiorlatti, Shea Properties  
PROPERTY OWNER: Shea Properties, 130 Vantis, Suite 200, Aliso Viejo, CA 92656  
REQUEST: To permit the construction of two industrial condominium buildings that will total 142,300 square feet (93,100 square feet and 49,200 square feet) on an approximately 6.5 parcel (former Randall Lumber Site)  
LOCATION: 17332 Gothard Street, 92647 (east side of Gothard Street, south of Warner Avenue and north of Slater Avenue)  
CITY CONTACT: Kristi Rojas  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***