



**OFFICE of the ZONING ADMINISTRATOR
CITY OF HUNTINGTON BEACH • CALIFORNIA**

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P.O. BOX 190 CALIFORNIA 92648  
NOTICE OF FINAL CITY ACTION

COASTAL DEVELOPMENT PERMIT NO. 2009-007

(714) 536-5271

NON- APPEALABLE DEVELOPMENT

PROJECT NAVIGATOR, LTI  
RECEIVED

March 18, 2009

TO: South Coast Area Office  
California Coastal Commission  
Attn: Theresa Henry  
200 Oceangate, 10th Floor  
Long Beach, CA 90802-4302

CERTIFIED MAIL

MAR 25 2010  
TO: CS

APPLICANT: Tamara Zeier, Project Navigator, One Point Drive, Suite #320, Brea, CA 92821  
PROPERTY OWNER: Cannery Hamilton Properties, LLC, Glenn Anderson, 6111 Bollinger Canyon Rd., Rm BYY1-3456, San Ramon, CA 94583  
REQUEST: To permit the Interim Removal Measure of tarry materials from two interior lagoons in the southwest area of the Ascon Landfill site to enable assessment of the materials underneath the lagoons. This request shall provide a more complete assessment and analysis of the necessary onsite remediation activities in an effort to protect public health and safety and the environment.  
LOCATION: 21641 Magnolia Street, 92646 (southwest corner of Magnolia Street and Hamilton Avenue)  
PROJECT PLANNER: Rosemary Medel  
COASTAL STATUS: NON-APPEALABLE  
DATE OF LOCAL APPEAL EXPIRATION: March 17, 2010

The above application was acted upon by the Zoning Administrator of the City of Huntington Beach on, March 3, 2010, and the request was Conditionally Approved.

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 the applicant or an aggrieved party. Said appeal must be in writing and must set forth in detail the actions and grounds by and upon which the applicant or interested party deems himself aggrieved.

As of March 17, 2010, there have been no appeals filed on the above entitlement.

The action by the City is final and all rights of appeals, as defined in the California Code of Regulations 13573, and Subsection D of Section 245.24 of the Huntington Beach Zoning and Subdivision Ordinance, have been exhausted.

If you have any questions, please contact the project planner at (714) 536-5271.

Kimberly De Coite, Department Assistant III  
Huntington Beach Zoning Administrator

Attachment: Notice of Local Action for Coastal Development Permit No. 2009-007



**OFFICE of the ZONING ADMINISTRATOR  
CITY OF HUNTINGTON BEACH • CALIFORNIA**

P.O. BOX 190

CALIFORNIA 92648

(714) 536-5271

**NOTICE OF ACTION**

March 4, 2010

Tamara Zeier  
Project Navigator  
One Point Drive, Suite #320  
Brea, CA 92821

**SUBJECT:** COASTAL DEVELOPMENT PERMIT NO. 2009-007 (ASCON  
LANDFILL-INTERIM REMOVAL MEASURES)

**APPLICANT:** Tamara Zeier, Project Navigator

**REQUEST:** To permit the Interim Removal Measure of tarry materials from two interior lagoons in the southwest area of the Ascon Landfill site to enable assessment of the materials underneath the lagoons. This request shall provide a more complete assessment and analysis of the necessary onsite remediation activities in an effort to protect public health and safety and the environment.

**PROPERTY OWNER:** Cannery Hamilton Properties, LLC, c/o Glenn Anderson, 6111  
Bollinger Canyon Rd., Rm BYY1-3456, San Ramon, CA 94583

**LOCATION:** 21641 Magnolia Street (southwest corner of Magnolia Street and  
Hamilton Avenue)

**PROJECT PLANNER:** Rosemary Medel

**DATE OF ACTION:** March 3, 2010

On Wednesday, March 3, 2010, the Huntington Beach Zoning Administrator took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval.

Please be advised that the Zoning Administrator reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application.

The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.


Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) working days of the date of the Zoning Administrator's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of Two Thousand Two Dollars (\$2002.00). In your case, the last day for filing an appeal and paying the filing fee is March 17, 2010, at 5:00 PM.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless the activity has begun.

Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Rosemary Medel, the project planner, at (714) 374-1684 or via email at [RMedel@Surfcity-hb.org](mailto:RMedel@Surfcity-hb.org) or the Planning and Building Department Zoning Counter at (714) 536-5271.

Sincerely,

  
Ricky Ramos  
Zoning Administrator

RR:RM:kdc  
Attachment

c: Honorable Mayor and City Council  
Chair and Planning Commission  
Fred A. Wilson, City Administrator  
Scott Hess, Director of Planning & Building  
Herb Fauland, Planning Manager  
William H. Reardon, Division Chief/Fire Marshal  
Steve Bogart, Acting Principal Civil Engineer  
Debbie DeBow, Acting Principal Engineer  
Gerald Caraig, Permit-Plan Check Manager  
Judy Demers  
Cannery Hamilton Properties, LLC, c/o Glenn Anderson & c/o Mary UrashimaProject  
File