

**ENVIRONMENTAL ASSESSMENT COMMITTEE
ACTION AGENDA**

**Wednesday April 10, 2013
1:30 P.M.**

2000 Main Street, 3rd Floor, Conference Room #1, Huntington Beach, CA 92648

Application: ENVIRONMENTAL ASSESSMENT NO. 2011-012 (Beach Boulevard/Warner Avenue Intersection Improvements)

Applicant: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact Person: William Janusz, Principal Civil Engineer
Phone/ email: (714) 536-5431/ WJanusz@surfcity-hb.org

Request: To review the potential environmental impacts associated with the construction of a westbound right turn lane on Warner Avenue at the intersection of Beach Boulevard and associated improvements including a new five-foot wide sidewalk along the west side of A Lane for a length of approximately 150 feet. In addition, the project's scope of work includes clearing and grubbing, the construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, landscaping and relocation of existing signage on the adjacent gas station parcel, reconstruction of driveways on the adjacent gas station and liquor store properties, removal of a defunct drainage inlet, relocation of irrigation lines on the auto repair property, and utility and traffic signal adjustment and relocation, including a fire hydrant and one utility pole. Above- and below-ground utilities within the right-of-way and on private property will be protected in-place or relocated during project construction. The proposed project would require right-of-way acquisition from adjacent privately owned commercial properties to the north. The acquisition of right-of-way varies in width from nine to 14 feet. Acquisition on the west side of A Lane would be three feet. Overall, the total property acquisition per parcel is proposed as follows:

- 16990 Beach Boulevard; Gas Station (APN 107-011-067): 1,219 square feet
- 8021 Warner Avenue; Liquor Store (APN 107-100-068): 1,874 square feet
- 8071 Warner Avenue; Tire Store (APN 107-100-078): 786 square feet

Variances will be required to deviate from resulting development standards on the adjacent commercial properties that would be non-compliant as a result of the project's right-of-way acquisition. In addition, with Beach Boulevard being a state highway, the project will require review and approval by Caltrans.

Location: Intersection of Beach Boulevard and Warner Avenue (north side of Warner Avenue from Beach Boulevard to 65 feet east of A Lane) including portions of the adjacent commercial properties to the north: 16990 Beach Boulevard, 8021 Warner Avenue, 8071 Warner Avenue, Huntington Beach, CA 92647

Project Planner: Jennifer Villasenor, Senior Planner

***ON A MOTION BY BROEREN, SECONDED BY MILANI, THE EAC
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE
DECLARATION WITH MODIFICATIONS FOR THE PROJECT.***

Ayes: Three (Broeren, Milani, D'Alessandro)

Noes: None

Absent: None

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee 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) calendar days of the date of the Environmental Assessment Committee'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. A \$494 filing fee shall also accompany the notice of appeal.