



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

WEDNESDAY, DECEMBER 16, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Joanna Cortez, Ethan Edwards, Judy Graham

MINUTES: April 15, 2015
May 6, 2015

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: COASTAL DEVELOPMENT PERMIT NO. 15-026 (MARROQUIN RESIDENCE)**
- APPLICANT: Kirt Eckmann, 1348 Windermere Court, Palmdale, CA 93551
- PROPERTY OWNER: Hernando and Mary Marroquin, 3979 Mistral Drive, Huntington Beach, CA 92648
- REQUEST: To permit the construction of an approximately 1,549 sq. ft. second floor addition and interior remodel to an existing 3,167 sq. ft. two-story single family dwelling.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION: 3979 Mistral Drive, 92648 (near the northwest corner of Davenport Dr. and Edgewater Ln.)
- CITY CONTACT: Joanna Cortez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-057/ COASTAL DEVELOPMENT PERMIT NO. 15-029 (WEBSTER RESIDENCE)**
- APPLICANT: Mike Webster, 16371 Ardsley Circle, Huntington Beach, CA 92649
- PROPERTY OWNER: Mike Webster, 16371 Ardsley Circle, Huntington Beach, CA 92649
- REQUEST: To permit the construction of an approximately 390 sq. ft. first floor, 850 sq. ft. second floor and 1,200 sq. ft. third floor addition with two third floor decks to an existing 2,900 sq. ft. two-story single-family dwelling at a maximum height of 34 ft. 5 in.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION: 16525 Cotuit Circle, 92649 (south side of Cotuit Cir., east of Humboldt Dr. – Huntington Harbour)

AGENDA
(Continued)

CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: MITIGATED NEGATIVE DECLARATION NO. 15-002
(ADMIRALTY DRIVE BRIDGE PREVENTIVE
MAINTENANCE PROJECT)**

APPLICANT/
PROPERTY OWNER: Jonathan 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 Admiralty Drive Bridge to restore the integrity of its original design. Parts of the bridge have deteriorated due to normal wear from vehicular traffic and from tidal flux of the marine ecosystem setting during the last five decades, and the bridge has been deemed structurally deficient. Repair/rehabilitation would require the following maintenance measures: remove and replace the concrete barriers, sidewalks, and bridge deck; clean and paint I-girders and other steel members; remove unsound concrete and patch concrete at the bridge columns, requiring working platforms with fully enclosed protective covers. All existing utilities would be temporarily relocated and/or supported during construction, and replaced upon completion of the project. Access to Admiralty and Gilbert Islands will remain open during construction. A Coastal Development Permit from the California Coastal Commission will be required.

LOCATION: The project site is the existing Admiralty Drive Bridge, spanning approximately 155 linear feet over the Queen Elizabeth Passage, a tidally influenced waterway functioning as an outlet between the Huntington Harbour residential community and the adjacent Bolsa Chica channel.

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

AGENDA
(Continued)

**4. PETITION DOCUMENT: MITIGATED NEGATIVE DECLARATION NO. 15-003
(HUMBOLDT DRIVE BRIDGE PREVENTATIVE
MAINTENANCE PROJECT)**

APPLICANT/
PROPERTY OWNER: Jonathan 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 Humboldt Drive
Bridge to restore the integrity of its original design. Parts of the
bridge have deteriorated due to normal wear from vehicular
traffic and from tidal flux of the marine ecosystem setting
during the last five decades, and the bridge has been deemed
functionally obsolete due to aspects of its existing condition
and a narrow roadway width identified by a routine Caltrans
Bridge Inspection Report. Repair/rehabilitation will be
conducted in two phases to allow the continued use of the
bridge for vehicular and pedestrian access, and will require
the following maintenance measures: remove and replace the
concrete barriers, sidewalks, and bridge deck; sandblast,
clean and paint the steel girders and other steel members;
and remove unsound concrete and patch concrete at the
bridge columns, requiring working platforms with fully
enclosed protective covers. The existing bridge will be
widened by approximately two feet on each side (from the
existing width of 35 feet to a total width of 39 feet) and provide
standard sidewalks on both sides. All existing utilities would be
temporarily relocated and/or supported during construction,
and replaced upon completion of the project. Access to
Humboldt Island will remain open during construction. A
Coastal Development Permit from the California Coastal
Commission will be required.

LOCATION: The project site is the existing Humboldt Drive Bridge,
spanning approximately 156 linear feet over the Short
Channel, a tidally influenced waterway within the Huntington
Harbour residential community.

CITY CONTACT: Hayden Beckman

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.