

REVISED
ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Tuesday, July 22, 2008
10:00A.M.
Third Floor Conference Room #2

1. Application: ENVIRONMENTAL ASSESSMENT NO. 08-010 (Huntington Harbour Bulkhead Repair)

Applicant: Natalie Chan
Tetra Tech, Inc.
401 E. Ocean Boulevard, Suite 420
Long Beach, CA 90814
Phone No.: (562) 495-0495

Request: To review the potential environmental impacts associated with the Huntington Harbour Bulkhead Repair Project. Tetra Tech, Inc. is currently working with 30 homeowners in Huntington Harbour to repair bulkheads. The main purpose of the bulkhead repair project is to restore the foundation of the bulkhead and provide toe protection to inhibit any future scouring or erosion, which may jeopardize the bulkhead's structural integrity. The bulkheads in Huntington Harbour are made of reinforced cast-in-place concrete and untreated timber piles supporting the footings. Over the years, erosion due to localized tidal currents, recreational boat use and periodic maintenance dredging activities in the area have undermined the bulkhead, damaged the support piles and threatened the overall structural integrity.

The repair project would consist of three phases: pile repair, placement of sheet piles and installation of slope protection, although not all phases would apply to all properties. All three phases will be staggered and performed concurrently at certain stages to minimize total project duration. The total duration of the project is estimated to take 120 working days.

Location: 30 single-family residential properties in Huntington Harbour (properties are located on Davenport Island, Trinidad Island, Gilbert Island, Humboldt Island, Edgewater Lane and Morning Star Drive)

Project Planner: Jennifer Villasenor, Associate Planner

2. Application: ENVIRONMENTAL ASSESSMENT NO. 08-011 (Pacific View Mixed-use Project)

Applicant: Otis Architecture
16871 Sea Witch Lane
Huntington Beach, CA 92649
Phone No.: (714) 846-0177

Request: To review the potential environmental impacts associated with the construction of a three-story, 35 ft. tall, 12,922 sq. ft. mixed-use, visitor-serving/residential development. The proposed uses within the project would include 4082.8 sq. ft. of commercial space on the ground floor and seven residential units consisting of 4,472 sq. ft. on the second floor (four units) and 4,367 sq. ft. on the third floor (three units). The project includes a request for a variance to allow a fourth floor in lieu of the maximum allowed number of three floors for purposes of providing common open space within a roof top deck. In addition, the project includes four special permit requests to allow the following:

- A 15 ft. front yard setback in lieu of the minimum required 25 ft. landscaped setback,
- A 10 ft. street side yard setback in lieu of the minimum required 15 ft. landscaped setback,
- A 5 ft. interior side yard setback in lieu of the minimum required 7 ft. setback, and
- A slope of 15% in lieu of the maximum allowed slope of 10% for parking garages transition ramps.

Parking would be provided in a two-level, 40-space subterranean parking garage located beneath the proposed structure. Additionally six spaces of surface level parking would be provided at the rear of the building along the alley.

Location: 620 Pacific Coast Highway (Northeast Corner Of Pacific Coast Highway And 7th Street)

Project Planner: Rami Talleh, Senior Planner

For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning, at (714) 536-5271.