

## CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
301 East Ocean Blvd., Suite 300  
Long Beach, CA 90802  
(562) 590-5071



# F5a

**5-24-0057 (Athey)**  
**June 14, 2024**

### **EXHIBITS:**

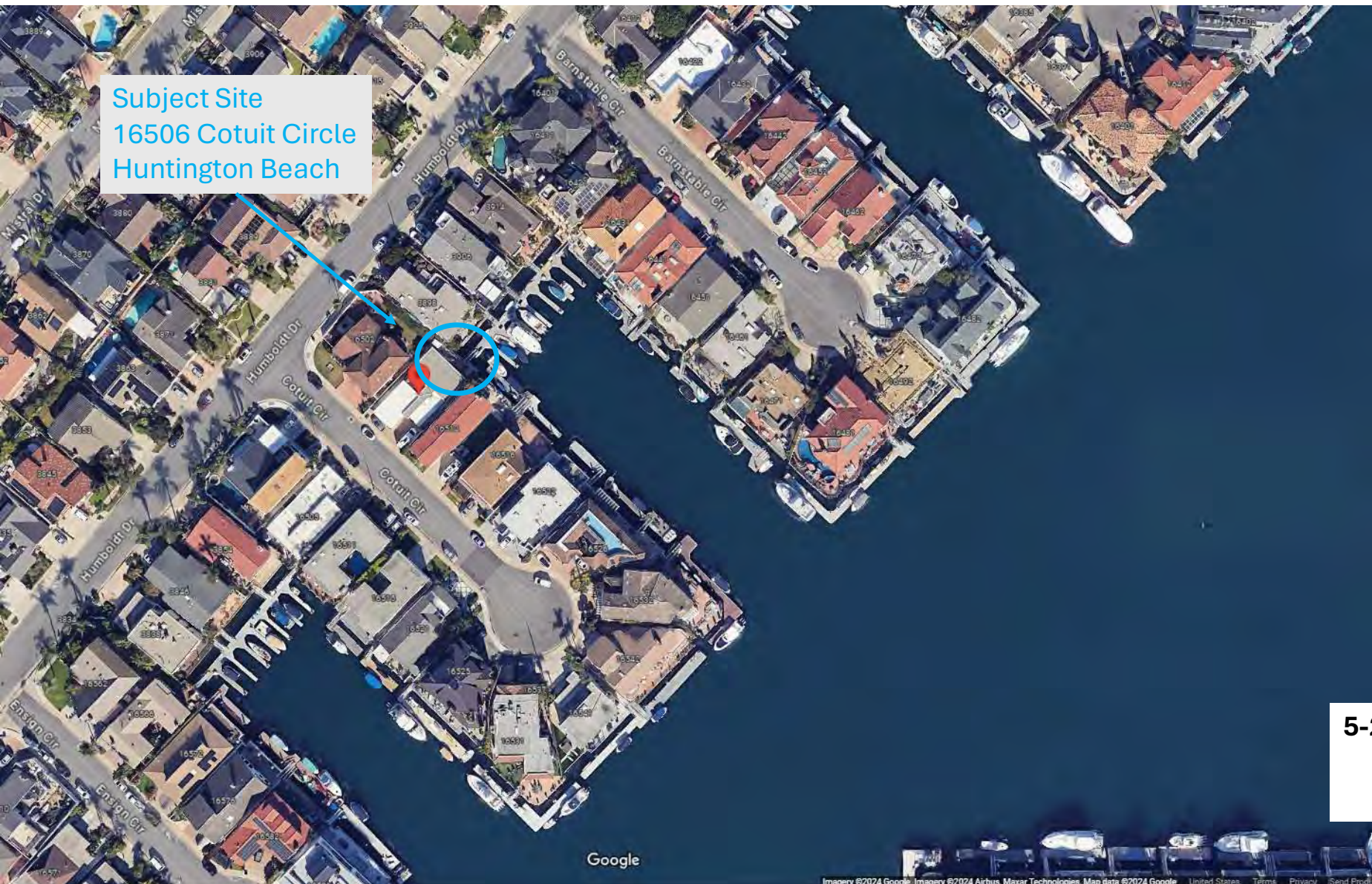
Exhibit 1 – Vicinity Map

Exhibit 2 – Project Plans

Exhibit 3 – Email from City of Huntington Beach Re Deck Railings



**5-24-0057 Athey  
Vicinity Map  
Exhibit 1a**



**5-24-0057 Athey  
Vicinity Map  
Exhibit 1b**

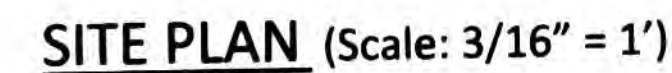
## **Exhibit No. 2**

**5-24-0057 (Athey)  
Project Plans (3 pages)**

- (1) No demolition or construction materials, equipment, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion;
- (2) Any and all debris resulting from demolition or construction activities, and any remaining construction material, shall be removed from the project site within 24 hours of completion of the project;
- (3) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
- (4) Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone;
- (5) If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity;
- (6) Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day;
- (7) Non buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss;
- (8) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;
- (9) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;
- (10) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;
- (11) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- (12) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;
- (13) The discharge of any hazardous materials into any receiving waters shall be prohibited;
- (14) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials.

Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;

- (15) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and
- (16) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.



- \* Remove existing wood framed deck in rear yard, of which about 60 square feet project past the sea wall.
- \* Provide new 148 square feet of concrete cantilevered deck and 300 square feet of associated slab on grade.
- \*\* Slope slab 1/4" per foot toward rear of property. Water shall be captured by 316 stainless steel gutters which discharge into a filtered catch basins which discharge into the harbor. No soaps, paints, detergents, or any products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall not be used on the deck and shall not be allowed to drain into the harbor.

**OWNER: Mr./Mrs. Yuko Athey**  
**ADDRESS: 16506 Cotuit Circle**  
**Huntington Beach, CA 92649**  
**TEL. NO: 714-612-0610**  
**TRACT: 5481 LOT: 199 APN:**  
**AREA OF DECKS: 100 SF ADDED AREA:**  
**AREA OF WORK: 484 SF**  
**OCCUPANCY: U**  
**CONSTRUCTION TYPE: V-B**

<b><u>NUMBER</u></b>	<b><u>DESCRIPTION</u></b>
1	SCOPE OF WORK, PROJECT DATA, SITE PLAN, GENERAL INFORMATION WATER QUALITY BEST MANAGEMENT PRACTICES
2	DECK PLAN, SECTION, ELEVATION AND DETAILS
3	STRUCTURAL NOTES & DETAILS

2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARD CODE

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**CORREIA**  
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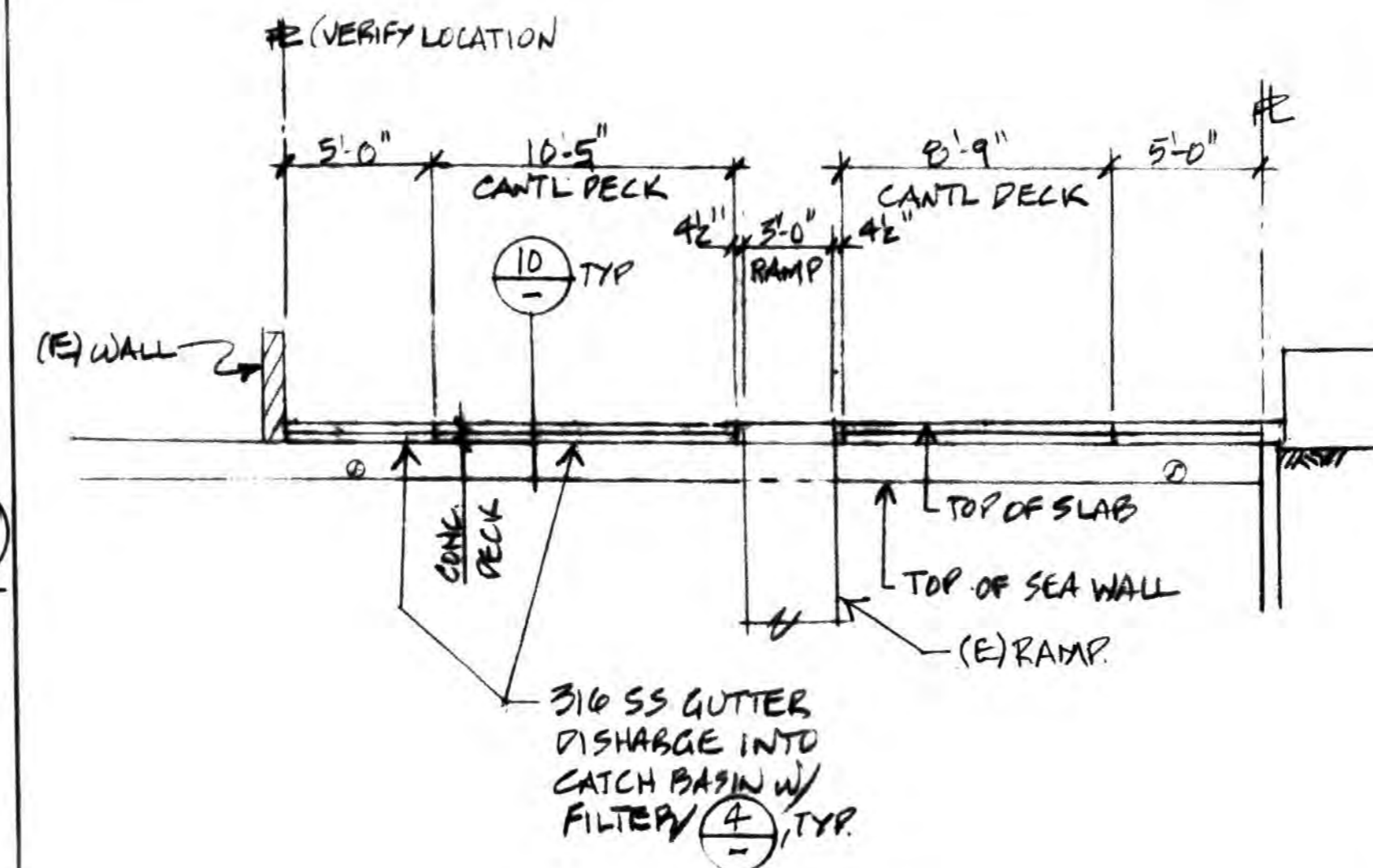
ATHEY RESIDENCE  
16506 COTUIT CIRCLE  
HUNTINGTON BEACH, CA. 92649

DRAWN  
WC  
CHECKED

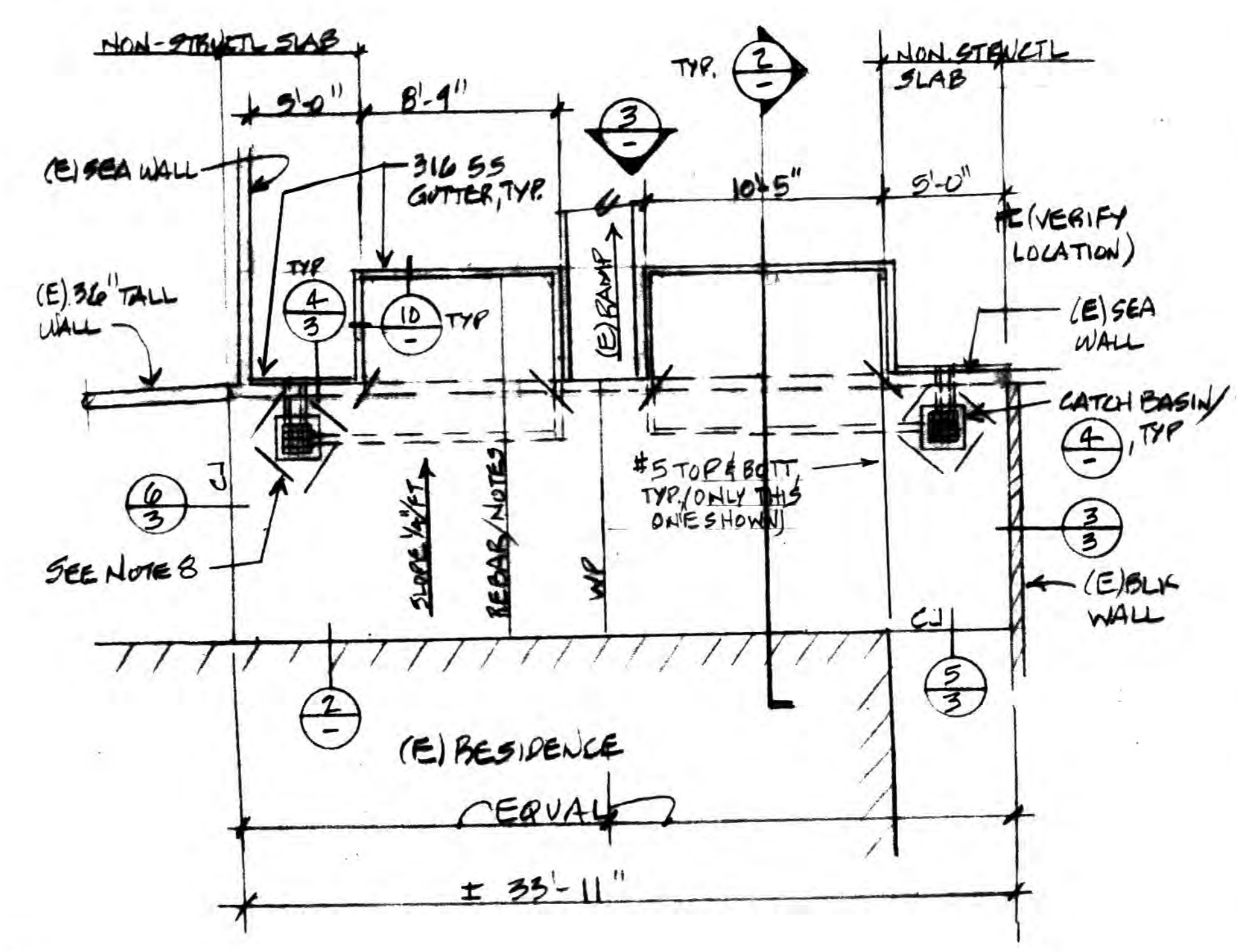
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SCALE

JOB NO.  
23063  
SHEET

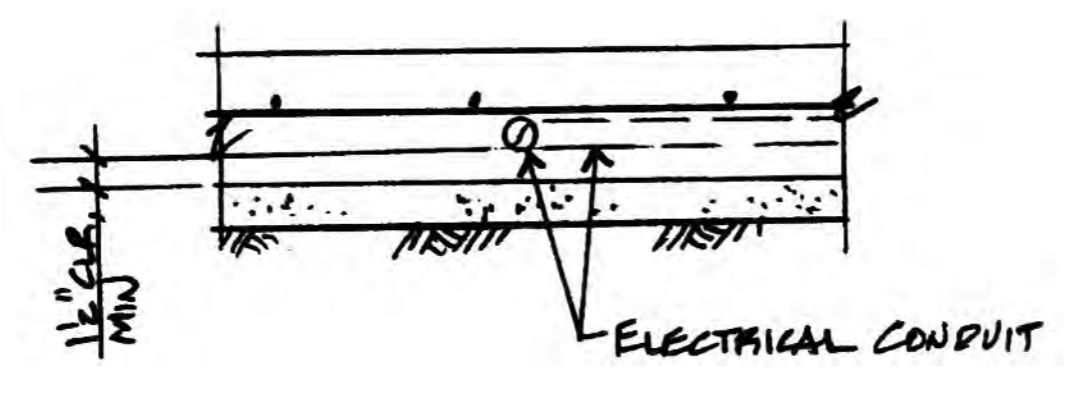
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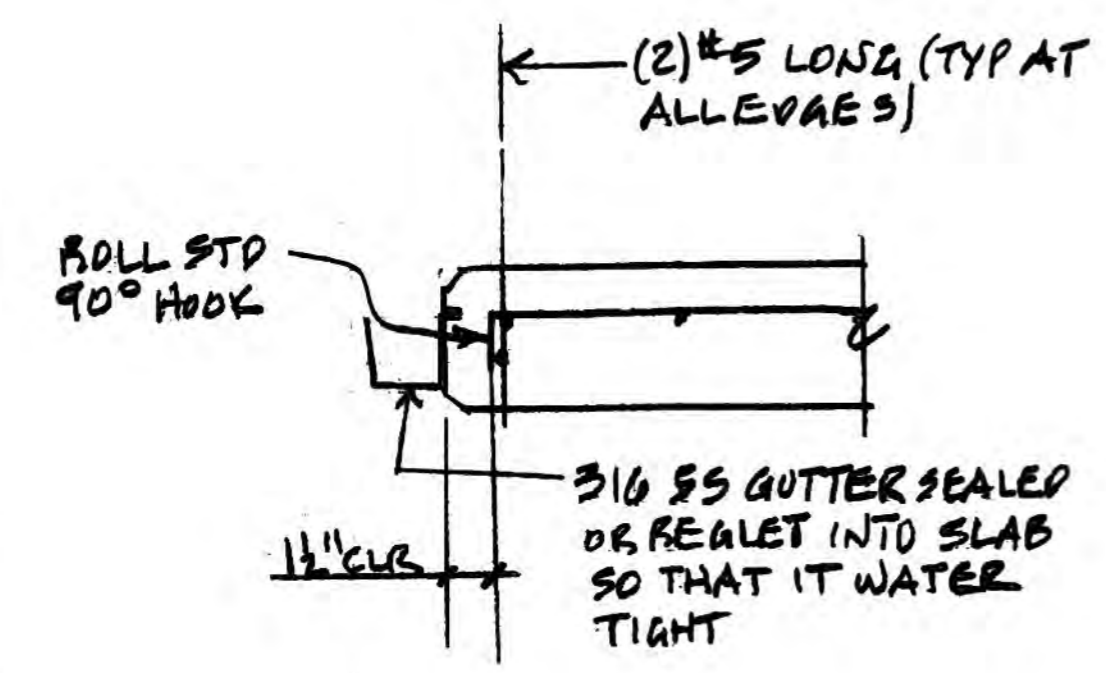
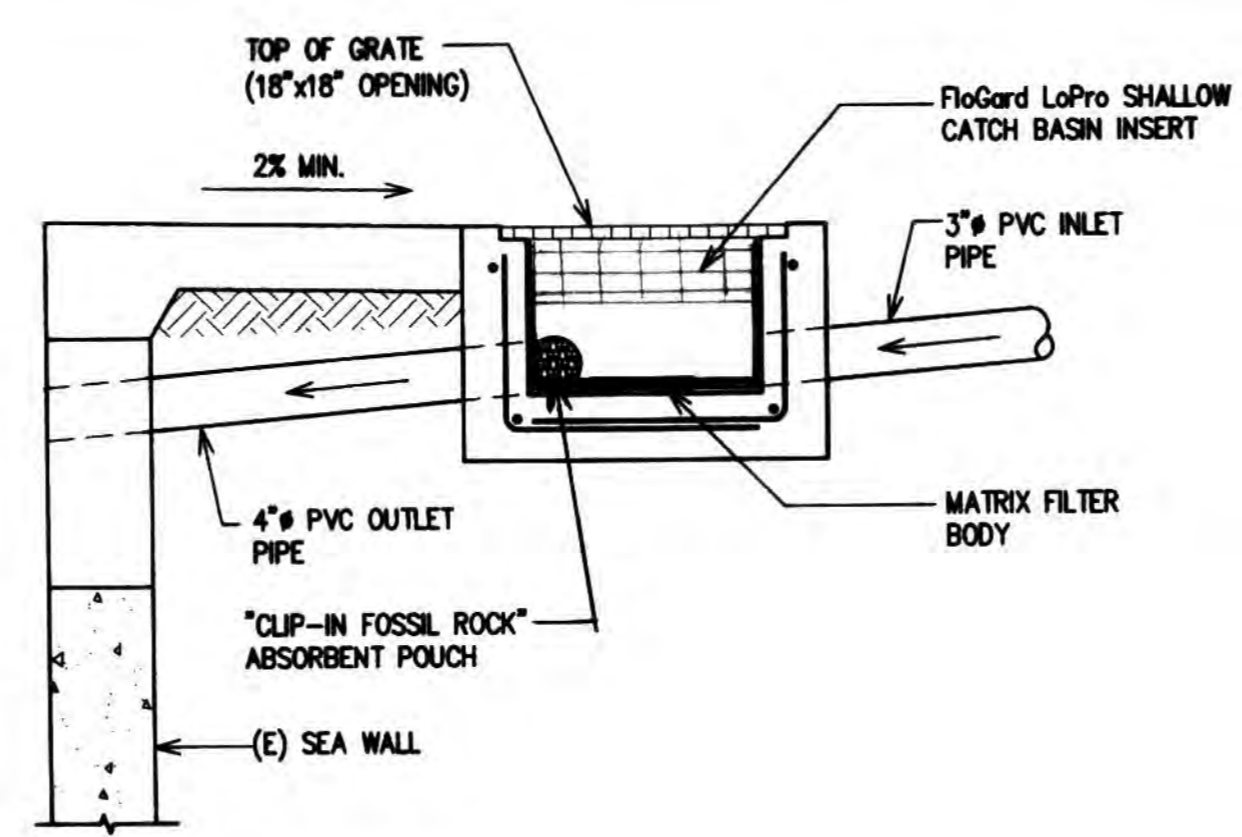
ELEVATION (3/16" = 1'-0")



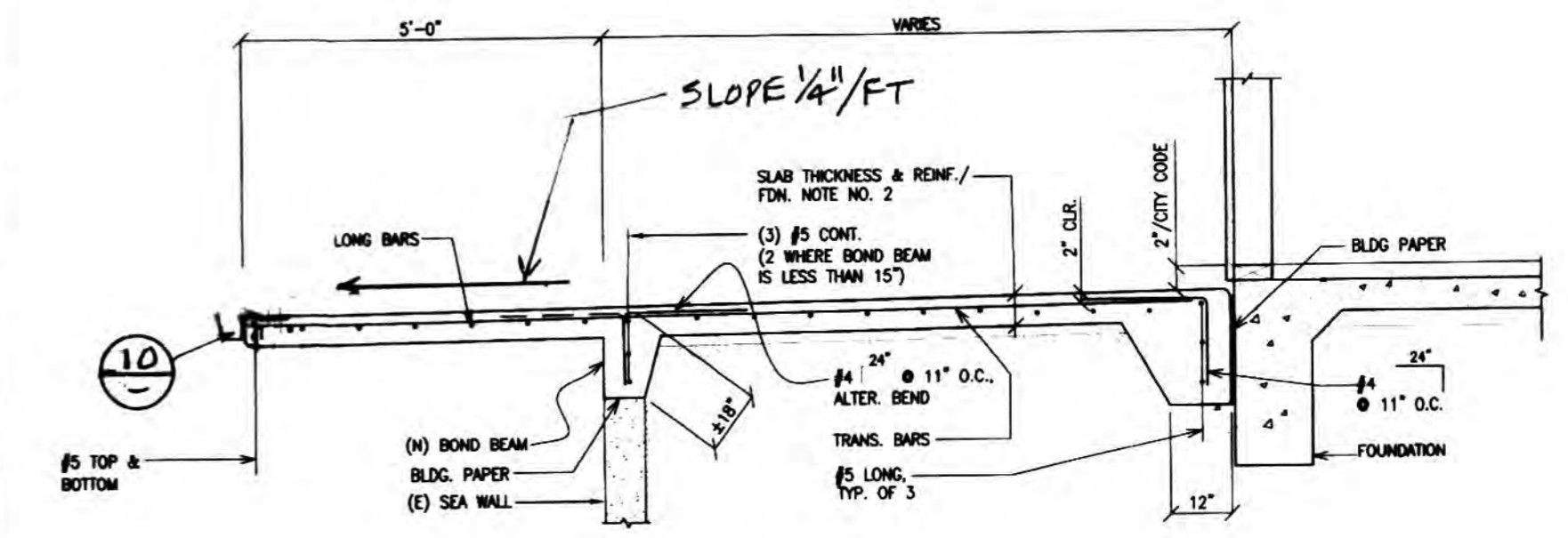
DECK PLAN (3/16" = 1'-0")



ELECTRICAL CONDUIT



- NOTE:**  
No soaps, paints, detergents, or any products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall not be used on the deck and shall not be allowed to drain into the harbor.
- NOTES:**
- SEE SHEET 3 FOR GENERAL NOTES AND DETAILS, SEE SCOPE OF WORK ON SHT. 1
  - TYPICAL STRUCTURAL SLAB (U.N.O.) SHOWN REBAR: 6" CONCRETE SLAB U.N.O. WITH #5 TRANSVERSE BARS @ 11" O.C. AT 2" BELOW TOP, #5 LONGITUDINAL BARS @ 11" O.C. UNDERNEATH TRANSVERSE BARS OVER 2" SAND AND DAMP COMPACTED EARTH.
  - NON-STRUCTURAL SLAB: 8" CONCRETE SLAB WITH #4 @ 16" O.C. EA. WAY AT CENTER OF SLAB OVER 2" SAND AND DAMP COMPACTED EARTH. PROVIDE TURNED DOWN SLAB EDGE (5/8") AT PERIMETER EDGES. PROVIDE TOOLED JOINTS AT 8'-0" O.C. MAX. EACH WAY.
  - MAY ADD MAX. 3/4" STONE OVER 3/4" MORTAR BED OVER CONCRETE SLAB.
  - W.P. - INDICATES WEAKENED PLANE (ie: 1/2" TOOLED JOINT). WEAK PLANES NOT REQUIRED IF CONCRETE IS STAMPED OR HAS A REGULAR PATTERN OF TOOLED JOINTS. PROVIDE JOINTS IN NON-STRUCTURAL SLAB ONLY PER NOTE 4.
  - C.J. INDICATES COLD JOINT.
  - MAY RUN ELECTRICAL CONDUITS IN SLAB (9) RUN GAS LINE UNDER SLAB, SLEEVED WHERE PENETRATING SLAB.
- B. (2) #3 x 3/16" LONG DIA. BARS @ 3" O.C. UNDER REBAR
9. SLOPE SLAB 1/4" / FT AWAY FROM RESIDENCE TO 3/16 SS GUTTER (10) DISCHARGE GUTTER INTO CATCH BASIN (4) WITH FILTERS (4)



TYPICAL SECTION AT DECK SLAB

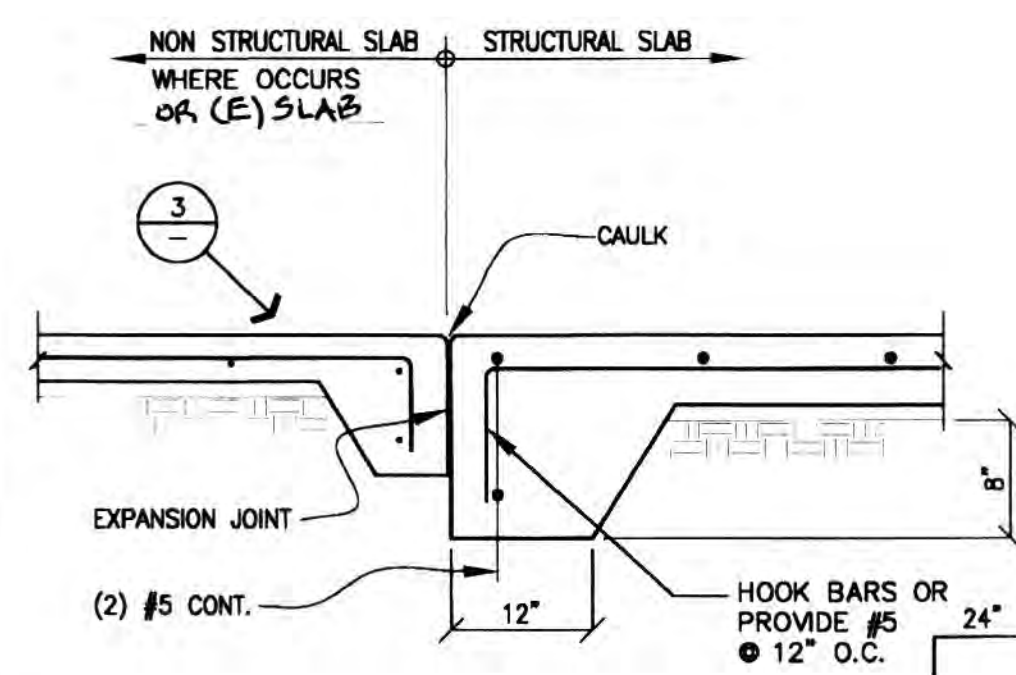
REVISIONS	BY

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correia@correia.com

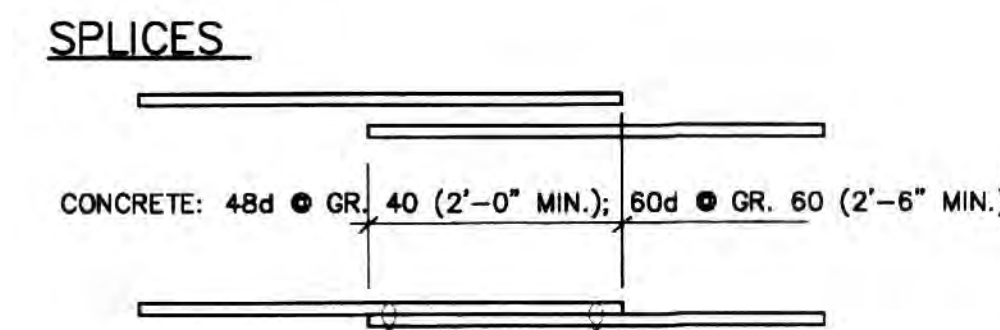
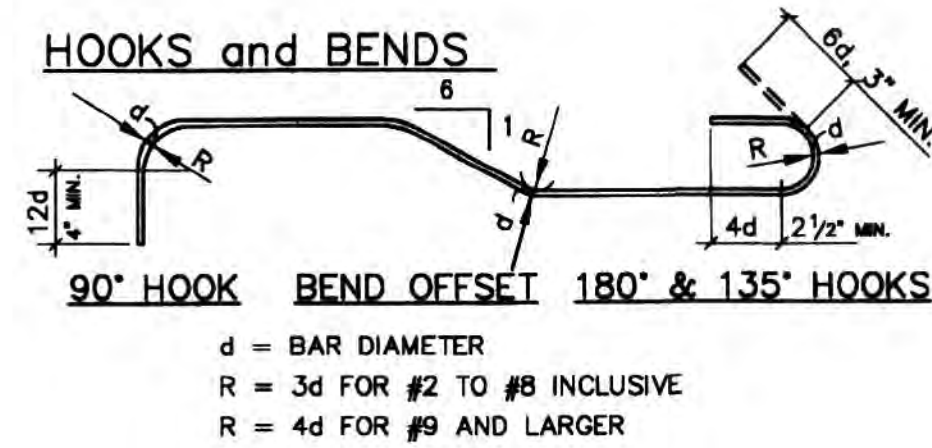


CONCRETE CANTILEVERED DECK  
ATHEY RESIDENCE  
16506 COTUIT CIRCLE  
HUNTINGTON BEACH, CA. 92649

DRAWN  
W.C.  
CHECKED  
DATE  
3/22/24  
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SHEET



5 TYPICAL REINFORCING BAR DETAIL



**DECK DESIGN LOADS:**

DL 100 psf  
LL 100 psf

**Wind:**  
Speed (3 sec gust) 90 mph  
Risk Category I  
I 1.0  
Exposure C  
Pressure 15 psf (ASD)

**Earthquake:**  
Risk Category I  
I 1.0  
Ss 1.448  
Si 532  
Site Class D  
Sas 1.116  
Sai 932  
Design Category D  
Base Shear 15 WT (ASD)  
Analysis Procedure Equivalent Lateral Force

#### REINFORCING STEEL

- Reinforcing steel shall conform to ASTM Grade 60 for size #3 and larger. Maximum yield shall not exceed 1.3 times that specified.
- Welding of reinforcing steel shall conform to AWS D12-1 using proper low hydrogen electrodes. All bars to be welded shall conform to ASTM A706.
- All bars in concrete shall be lapped a minimum of 48 bar diameters (2'-0" min.) for Grade 40 and 60 bar diameters (2'-6" min.) for Grade 60 at all splices unless noted otherwise.
- Splices of horizontal rebar in walls and footings shall be staggered 4'-0" minimum.
- All bending of reinforcing steel shall conform to the latest edition of the California Building Code and CRSI.
- All rebar in areas of ground/sea water shall be epoxy coated.

#### CONCRETE DECKS PROJECTING BEYOND THE BULKHEAD

- Continuous inspection per CBC Section 1701, Special Inspection (Deputy Inspectors) shall be required for placement, testing and sampling of all concrete work. See California Building Code Chapter 17 for detailed requirements and CBC Standards for related sampling and testing requirements. Deputy Inspector shall give "Certificate of Compliance" to City Inspector.

#### CONCRETE DECKS PROJECTING BEYOND THE BULKHEAD (Cont'd.)

- Minimum concrete tests shall consist of two concrete cylinders and a slump test for each type. Two concrete compression cylinders shall be made by the Deputy Inspector and owner shall protect cylinders from damage 48 hours prior to shipment to testing laboratory.
- Mechanical vibration shall be used during concrete placement.
- City Inspector shall verify location of all reinforcement, dowels, metal inserts, etc. prior to placement of concrete. All reinforcement dowels and metal inserts secured in place prior to inspection and concrete placement.

#### STRUCTURAL STEEL

- Anchor bolts and unfinished bolts shall conform to ASTM A307 and shall be hot dipped galvanized.
- All tube shall conform to ASTM A500, Grade B.
- All steel shall be painted with 2 coats of Epoxy primer and paint or hot dipped galvanized and painted.
- All stainless steel shall be 316 alloy.

#### EPOXY AND CONCRETE ANCHORS

- All epoxy shall be Simpson Set-XP per ICC Report ESR-2508. Provide special inspection for all epoxy work except for slab (and footing) dowels.
- All Titen HD screws shall be manufactured by Simpson Strong-Tie and shall be installed per ICC Report ESR-2713. Provide special inspection when installing Titen screws.
- Do not cut existing rebar when installing new rods, bolts or screws.

#### GENERAL

- All construction and workmanship shall conform to the 2019 California Building Code.
- These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Engineer.
- Contractor must check all dimensions, framing conditions, and site conditions before starting work. Engineer shall be notified immediately of any discrepancies or possible deficiencies.
- Conditions not specifically shown shall be constructed similar to the details for the respective materials.
- The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the Engineer do not include inspection of construction procedures. The contractor is solely responsible for all construction methods and conditions at the worksite. These visits will not be construed as continuous and detailed inspections.
- Design, material, equipment, and products other than those described below or indicated on the drawings may be considered for use, provided prior approval is obtained from the Owner, Engineer, and the applicable governing code authority.

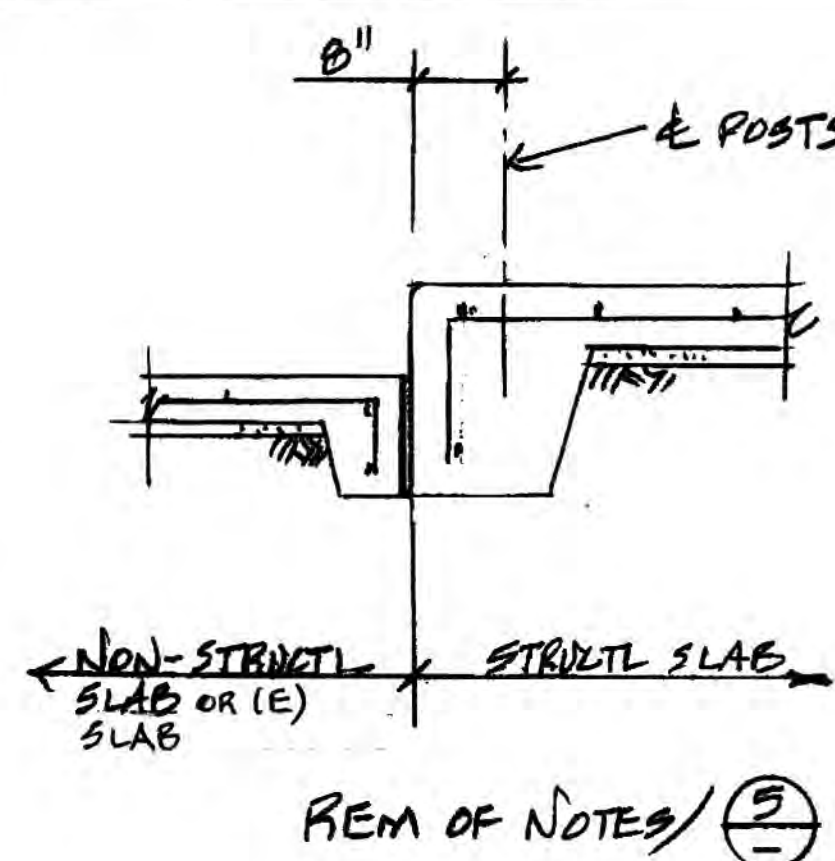
#### TESTS AND INSPECTIONS

- Continuous inspection by a registered deputy inspector is required for concrete with a strength greater than 2500 psi and all concrete anchors. The extent of such inspection shall conform to Chapter 17 of the California Building Code. An affidavit shall be issued to the Engineer and the Building Department at the completion of each type of work stating whether the work was in conformance with the approved plans and specifications. Concrete inspection may be limited to slump tests, compression tests, inspection of placed rebar, AND VERIFICATION OF DESIGN MIX.
- The following items require inspection by a licensed Deputy Inspector:

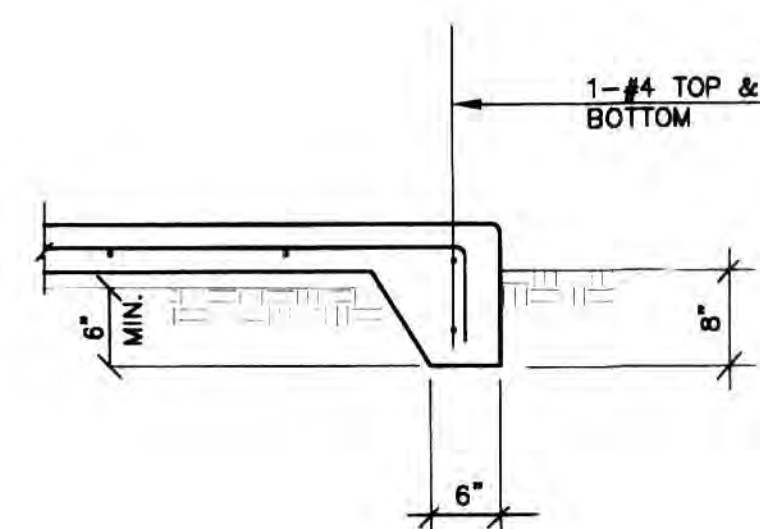
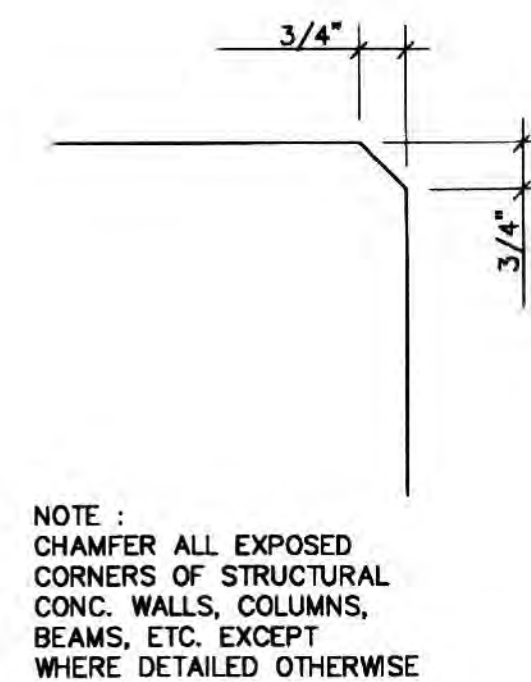
ITEM	YES	NO
Conc Anchors	✓ (Anchor Rods & Post Installed Anchors)	
Concrete	✓ (Structural Slab)	✓ (Non-Structural Slab)

#### CONCRETE

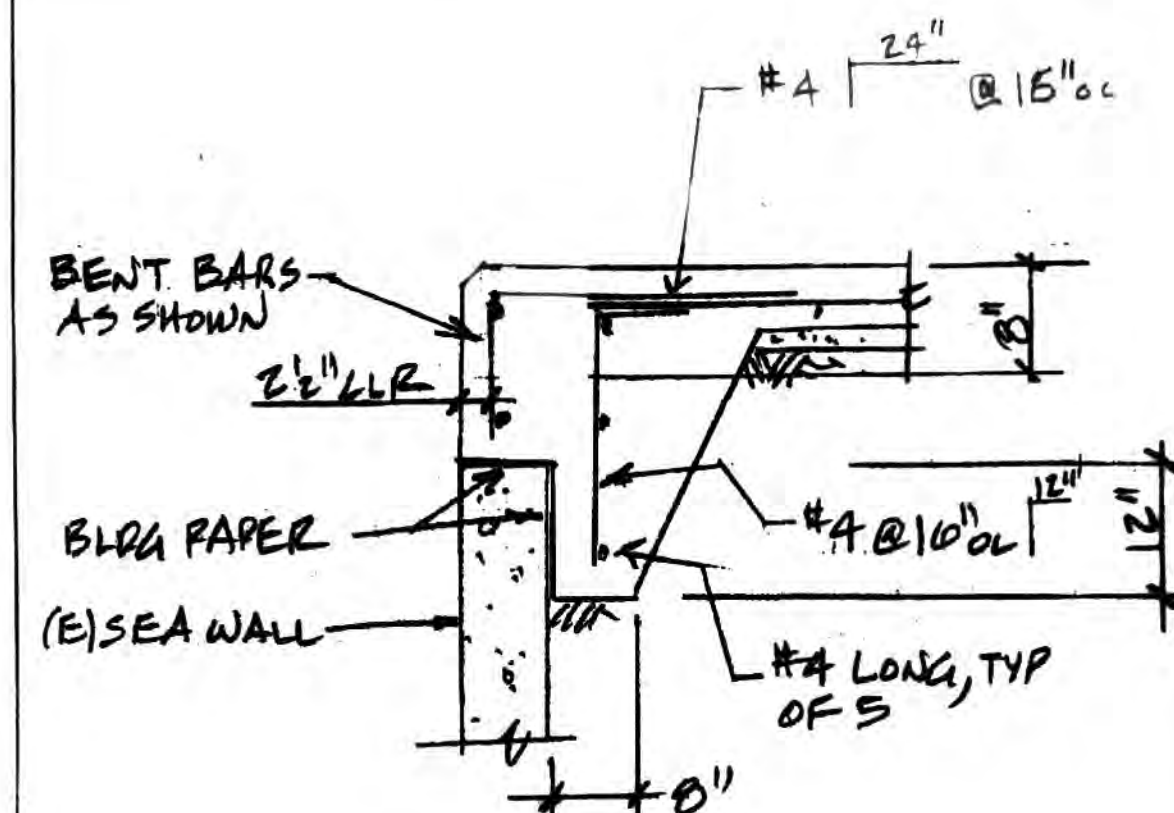
- Unless noted otherwise, all concrete at structural slab shall attain a minimum compressive strength of 4500 psi at 28 days. Maximum water-cement ratio shall be .45. Concrete at non-structural slab area may be 2500 psi.
- All concrete in contact with sea/ground water shall attain a minimum compressive strength of 5000 psi at 28 days.
- Aggregates shall be natural sand and rock conforming to ASTM C33. Use approximately equal gradation of coarse, intermediate and fine aggregate (>1/8", <1/4", <3/8", <1/2").
- Cement shall be Portland Cement conforming to ASTM C-150, Type II/V, low alkali. Use minimum 7 sack mix with a maximum water/cement ratio of .40 for concrete in contact with sea/ground water.
- Water shall be potable, clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials, or other substances that may be deleterious to concrete or reinforcement.
- A water reducing admixture shall be used in all concrete. All concrete in contact with sea water shall be air entrained between 3% to 6%.
- Maximum permissible water-cement ratios for concrete shall conform to Table 4.2.2 and 4.3.1. of ACI 318-08. Maximum slump shall be 4 inches for slabs, and 5 inches for footings.
- Concrete shall be cured while in a moist condition for at least the first 7 days after placement. Methods for accelerated curing shall have prior approval of the Engineer.
- The following minimum clear distances between reinforcing steel and face of concrete shall be maintained unless noted otherwise:  
Slabs on grade ..... Center of slab  
Concrete below grade, formed ..... 2"  
Concrete below grade, unfurnished (poured against earth)..... 3"  
Concrete exposed to weather..... 1 1/2"
- Pipes may pass through structural concrete in sleeves, but shall not be embedded therein. Pipes or ducts exceeding one-third the slab or wall thickness shall not be placed in the structural concrete unless specifically detailed.
- Provide 3/4" chamfers at all exposed corners.
- Refer to drawings for reveals, areas of textured concrete or special finishes, items required to be cast into concrete, curbs and slab depressions.
- All concrete shall be vibrated.



6 TYPICAL CONC. CHAMFER



7 TURNDOWN EDGE



8 TYPICAL DETAILS

**ABBREVIATIONS**

BOTT.	BOTTOM	HORIZ.	HORIZONTAL
CONC.	CONCRETE	MAX.	MAXIMUM
CONN.	CONNECTION	MIN.	MINIMUM
CONT.	CONTINUOUS	R	PLATE
CL	CENTER LINE	REM.	REMAINDER
E.E.	EACH END	REQ'D.	REQUIRED
E.S.	EACH SIDE	T & B	TOP AND BOTTOM
EA.	EACH	TYP	TYPICAL
GALV.	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
HDS	HOT DIPPED GALVANIZED	VERT.	VERTICAL

REVISIONS	BY

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CONCRETE CANTILEVERED DECK  
ATHEY RESIDENCE  
16506 COTUIT CIRCLE  
HUNTINGTON BEACH, CA. 92649

DRAWN WC
CHECKED
DATE 3/29/24
SCALE
JOB NO. 23063
SHEET 3

**Exhibit No. 3**

**5-24-0057 (Athey)**

**Huntington Beach Email  
(1 page)**

## RE: Huntington Harbour cantilevered deck railing requirement

De Castro, Ryan <Ryan.DeCastro@surfcity-hb.org>

Tue 4/16/2024 1:35 PM

To: Ramos, Ricky <rrios@surfcity-hb.org>

Cc: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Ricky,

Section R312 in the California Residential Code requires guardrails when the open side of the walking surface is located more than 30 inches measured vertically to the floor or grade below, but since there is no grade or floor below the cantilevered deck (water below), a guardrail is not required.



**Ryan De Castro**

**Senior Plans Examiner**

Community Development

Office: (714) 374 - 5388

[ryan.decastro@surfcity-hb.org](mailto:ryan.decastro@surfcity-hb.org)



2000 Main Street, Huntington Beach, CA 92648

**HB ACA – Apply Online, Check Status, & Schedule Inspections:**

<https://huntingtonbeachca.gov/aca>

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**From:** Ramos, Ricky <rrios@surfcity-hb.org>

**Sent:** Tuesday, April 16, 2024 12:14 PM

**To:** De Castro, Ryan <Ryan.DeCastro@surfcity-hb.org>

**Cc:** Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

**Subject:** FW: Huntington Harbour cantilevered deck railing requirement

Hi Ryan – See below. In Huntington Harbour most houses have a cantilevered deck on the channel and when they come in for approval of a new deck they typically include railing. I have not seen one without any railings. Is the railing a building code requirement? Thank you.

---

**From:** Vaughn, Meg@Coastal <[Meg.Vaughn@coastal.ca.gov](mailto:Meg.Vaughn@coastal.ca.gov)>

**Sent:** Friday, April 12, 2024 1:24 PM

**To:** Ramos, Ricky <[rrios@surfcity-hb.org](mailto:rrios@surfcity-hb.org)>

**Subject:** Huntington Harbour cantilevered deck railing requirement

Hi Ricky,

We recently received an application for a cantilevered deck in Huntington Harbour. It will not include any railings. I have never seen this, and was wondering whether the City requires a railing along the waterward perimeter of decks that cantilever over the harbor. Do you happen to know whether railings are required or not? Or would you be able to direct me to the right person to contact for this?

Thank you,

Meg Vaughn

Coastal Program Analyst