



**HARBOUR COMMISSION
MINUTES**

**Thursday, December 4, 2025
Meeting Room B-8
2000 Main Street
Huntington Beach, CA 92648**

CHRIS NIELSEN, Chair
VAN VU, Vice Chair
WILLIAM LARKIN, Board Member
KIMBERLEY MILLIGAN, Board Member
CRAIG SCHAUPPNER, Board Member
MEL WILLIAMS, Board Member
DIANE WOOD, Board Member

COUNCIL LIAISONS

PAT BURNS, Councilmember Liaison
GRACEY VAN DER MARK, Councilwoman Liaison

STAFF

ERIC MCCOY, Fire Chief
TREVOR MCDONALD, Marine Safety Division Chief
KEVIN JUSTEN, Senior Management Analyst

CALLED TO ORDER

Nielsen called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Nielsen led the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Larkin, Milligan, Nielsen, Schauppner, Vu, Williams, Wood

Commissioner Absent: None

Staff Present: Justen, McDonald, Villa

PUBLIC COMMENTS

There were two public comments: Amory Hanson reiterated his support for the Harbour Commission's proposed revisions to *Municipal Code Chapters 13.32, 13.36, 13.40, 13.44* as currently written; Allan Harriman spoke, saying he was representing the Tennis Estates Homeowners' Association, expressing concern regarding crime issues in the Harbour over the past 18 months.

APPROVAL OF MINUTES

Approval of Meeting Minutes – October 23, 2025

MOTION: A motion was made by Milligan, seconded by Larkin, to approve the October 23, 2025, meeting minutes.

The motion carried by the following vote, 7-0:

AYES: Larkin, Milligan, Nielsen, Schauppner, Vu, Williams, Wood

NOES: None

SPECIAL REPORTS/PRESENTATIONS

Harbor Construct Permitting, Jacquelyn Chung, CPS Consulting

Ms. Chung provided a presentation on coastal permitting and associated issues. In addition to her PowerPoint, she gave those in attendance a handout on coastal approved repair and typical seawall deterioration in Huntington Harbour.

COMMITTEE REPORTS

1. *Infrastructure Ad Hoc Committee*

Nielsen said that a future presentation could be on the City pursuing a regional coastal permit for improvements.

2. *Vessels and Watercraft Ad Hoc Committee*

Williams said that this ad hoc committee has not met but will be doing so when the weather warms up and committee members can view what is going on with paddleboard and kayak rental companies.

3. *Water Quality Ad Hoc Committee*

Nielsen said that the Committee is waiting to hear back from the Public Works Department on the proposal for a cutout basin and, if approved, it would be submitted to Orange County Public Works Department for consideration.

STAFF COMMENTS

McDonald reported that there was a sheen on the water near Fire Station 7-Warner and after investigation a boom was deployed to contain it. It was estimated to be less than 25 gallons, which evaporated overnight. He also reported that an abandoned 22-foot vessel was left at the Huntington Yacht Club dock on December 3, 2026. It was moved to the slip next to the lifeguard rescue boats, a report was prepared and the 30 day timeline for abandoned vessels was initiated. After that it will be impounded. Justen said that Commissioners will be able to view it during their Harbour infrastructure tour at 1 p.m. on December

17, 2026. Commissioners will meet at the public dock and three can attend this tour. A subsequent tour will be scheduled for January. He also announced future meeting presentations, including: Public Works Department presentation on Harbour infrastructure, introduction of Naval Weapons Station Seal Beach Captain Caldwell, drone use by the Police Department, and Kaysha Kenney on Coast Keepers initiatives and activities. Schauppner asked if it is possible to publicize these presentations to area residents and Justen said that he can work with the City's Public Information Officer to do this. He said the Fire Chief's review of Harbour Commission recommended changes to the Municipal Code should be complete by the January 22, 2026 meeting. After that it will go to the City Attorney's Office to draft the ordinance for City Council consideration.

MEMBER COMMENTS

Schauppner said that the Commission should nominate Sergeant West for the Mayor's Spotlight Award for his service to the City and the Commission.

MOTION: A motion was made by Schauppner, seconded by Vu, to nominate Sergeant West for the Mayor's Spotlight Award.

The motion carried by the following vote, 7-0:

AYES: Larkin, Milligan, Nielsen, Schauppner, Vu, Williams, Wood

NOES: None

Wood said that the Huntington Yacht Club is very appreciative of the improvements that have been made to the dock adjacent to their building. She said that the Moor Institute for Plastic Pollution Research is doing work to educate on how to keep plastic pollution out of the environment and provided a handout for their organization. She also said that it might be good for Commissioners to take a tour of their operation in January. Williams expressed concern regarding crime in Huntington Harbour and referenced the Neighborhood Watch Program, which has 1,200 members and is a good resource for crime prevention.

ADJOURNMENT

Nielsen proposed cancelling the December 25, 2025 meeting and adjourning to the January 22, 2026 meeting.

MOTION: A motion was made by Nielsen, seconded by Milligan, at 5:53 p.m. to cancel the December 25, 2025 meeting and adjourn to the regular meeting on January 22, 2026.

The motion carried by the following vote, 7-0:

AYES: Larkin, Milligan Nielsen, Schauppner, Vu, Williams, Wood

NOES: None

The next regularly scheduled meeting of the Harbour Commission will be on January 22, 2026, at a time and location to be announced.



Coastal Development: Huntington Beach California



CPS Consulting

Navigating Coastal Development with Integrity, Expertise, and Heart

CPS Consulting was founded to prioritize personalized service, technical excellence, and client advocacy.

Today, we offer a permitting process that

- Meets construction deadlines
- Secures approvals for scopes of work others won't touch—or can't.

CPS Consulting specializes in navigating the complexities of permitting over coastal tidelands.



www.cpscoastalpermits.com

Understanding the Coastal Zone



The California Coastal Zone Extends 1,000 yards landward from the mean high high water (MHHW) line.

Originally, all development within this zone required direct permitting from the regional, state, and federal coastal permitting agencies (CPA). As application Volumes grew, cities were granted stewardship over the landward portion— from the MHHW line to the 1,000 yard boundary— through local coastal programs (LCP's).

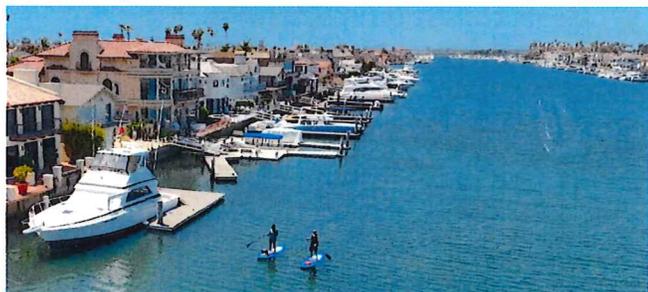
Huntington Beach adopted its first LCP in 1985, in coordination with the CCC.



Permitting Below the MHHW Line

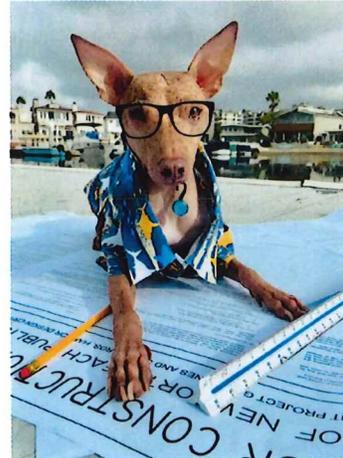
Projects below the MHHW line, such as— seawall maintenance, pier maintenance or construction in Huntington Harbour—are considered development over public tidelands and must be submitted directly to the coastal permitting agencies (CPA).

In dredged areas like Huntington Harbour, public tidelands begin at the seawall and extend into bay waters.



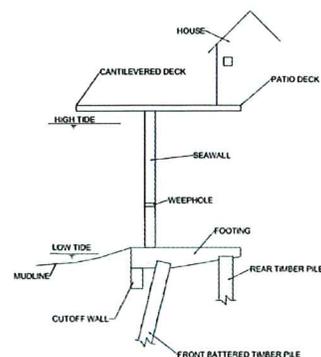
Seawall Maintenance: The Permitting Pathway

1. Preliminary Biological Survey
2. Bulkhead Condition Report
3. Coastal Hazards Report
4. Engineered Plans and Calculations
5. Submittal to Public Works for Approval-in-Concept
6. Submittal to Planning for Approval-in-Concept and CEQA Exemption
7. Prefiling Meeting with the Regional Water Quality Control Board
8. Application to the California Coastal Commission
9. Application to the Army Corps of Engineers
10. Huntington Beach Plan Check and Permit Issuance
11. Pre-Construction Biological Survey
12. Post-Project Implementation Reporting



Key Considerations & Evolving Standards

- Public access and recreation
- Conservation and protection of marine environments
 - To prevent erosion riprap was placed at the base of seawalls.
 - CPA policy has now shifted—riprap is now prohibited, deemed unnecessary fill in public tidelands.
 - To streamline approvals we advocate for standardized repair methodologies that align with current CPA expectations while preserving structural integrity.



Frequently Asked Questions

- Have we seen an increase in permits being pulled for seawall repair?
- What studies or surveys are required?
- Do we expect an increase seawall repairs in the future?
- How long does it take to get permits for seawall repair?



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