



Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

January 13, 2021

Thanh Dong
Phat Huong Haanh Holdings, LLC
18961 Flagstaff Lane
Huntington Beach, CA 92646

SUBJECT: APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 20-012, COASTAL DEVELOPMENT PERMIT NO. 20-013, AND SPECIAL PERMIT NO. 20-001 (714 PACIFIC COAST HIGHWAY MIXED USE)

**APPLICANT/
PROPERTY**

OWNER: Thanh Dong, Phat Huong Haanh Holdings, LLC, 18961 Flagstaff Lane, Huntington Beach, CA 92646

APPELLANT: Sam Hanna, P.O. Box 519, Tustin, CA 92781

REQUEST: **CUP/CDP:** To permit the construction of a new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet, which includes a 766 sq. ft. ground floor retail coffee shop; three two-bedroom residential units on the second and third floor; a 149 sq. ft. rooftop deck; an enclosed parking garage for seven parking spaces (four grade level, three subterranean); and two open commercial parking spaces for a total of nine on-site parking spaces. **SP:** To permit an 18 ft. wide garage access driveway in lieu of a minimum required 20 ft. wide driveway.

LOCATION: 714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8th St.)

**DATE OF
ACTION:** January 12, 2021

On Tuesday, January 12, 2021, the Huntington Beach Planning Commission took action on your application. Citing concerns with access to the site, potential impacts to the privacy and safety of the surrounding property, and architectural compatibility with the Pacific Coast Highway streetscape, the Planning Commission failed to make all of the required findings for approval contained in Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 241.10 (A) for Conditional Use Permit No. 20-012. This resulted in a **denial** of Conditional Use Permit No. 20-012, Coastal Development Permit No. 20-013, and Special Permit No. 20-001 pursuant to HBZSO Section 241.10 (C).

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission 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 City Clerk within ten (10) calendar days of the date of the Planning Commission'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. Said appeal must be accompanied by a filing fee of Two Thousand, Three Hundred Fifty-Three Dollars (\$2,353.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand, Seven Hundred Seventy-Eight Dollars (\$3,778.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is **Wednesday, January 27, 2021, at 5:00 PM.**

Excepting those actions commenced pursuant to the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to *Government Code* §66020.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Hayden Beckman, the project planner, at (714) 536-5561 or via email at hayden.beckman@surfcity-hb.org, or the Community Development Department at (714) 536-5271.

Sincerely,

Ursula Luna-Reynosa, Secretary
Planning Commission

By:


Jane James, Planning Manager

ULR:JJ:HB:kdc

c: Honorable Mayor and City Council
Chair and Planning Commission
Oliver Chi, City Manager
Ursula Luna-Reynosa, Director of Community Development
Tim Andre, Fire Division Chief
Mike Vigliotta, Chief Assistant City Attorney
Debbie DeBow, Principal Civil Engineer
Eric Haghani, Building Manager
Hayden Beckman, Senior Planner
Property Owner
Project File