Zoning Administrator
Wednesday, December 6, 2023
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Council Chambers

Zoning Administrator
Zoning Administrator
RICKY RAMOS, Principal Planner

Staff Liaisons
JOANNA CORTEZ, Senior Planner
MICHELLE ROMERO, Administrative Assistant

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Zoning Administrator can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS) If you are not able to attend in person, public comments may be submitted in writing to https://huntingtonbeachca.gov/zacomments by 10:00 AM the day of the meeting.

PUBLIC HEARING ITEMS

23-1022   **ADMINISTRATIVE PERMIT NO. 22-007/COASTAL DEVELOPMENT PERMIT NO. 22-013 (618 PCH LIVE/WORK UNIT)**

REQUEST:
To construct a new three-story 2,303 sq. ft. live/work unit with third-floor decks, a rooftop deck, an attached 360 sq. ft. two-car garage and carport, 299 sq. ft. of ground floor visitor-serving commercial, and a 398 sq. ft. accessory dwelling unit at an overall height of 40 feet.

LOCATION:
618 Pacific Coast Highway, 92648 (north side of Pacific Coast Highway, between 6th and 7th Street)

Recommended Action:
That the Zoning Administrator take the following actions:

A) Approve Administrative Permit No. 22-007 and Coastal Development Permit No. 22-013 with suggested findings and conditions of approval.

23-1024   **ADMINISTRATIVE PERMIT NO. 22-008/COASTAL DEVELOPMENT PERMIT NO. 22-014 (620 PCH LIVE/WORK UNIT)**

           REQUEST:
To construct a new three-story 2,282 sq. ft. live/work unit with third-floor decks, a rooftop deck, an attached 358 sq. ft. two-car garage and carport, 352 sq. ft. of visitor-serving commercial, and a 352 sq. ft. accessory dwelling unit at an overall height of 40 feet.

           LOCATION:
620 Pacific Coast Highway, 92648 (north side of Pacific Coast Highway, between 6th and 7th Street)

Recommended Action:
That the Zoning Administrator take the following actions:

A) Approve Administrative Permit No. 22-008 and Coastal Development Permit No. 22-014 with suggested findings and conditions of approval.

23-1030   **CONDITIONAL USE PERMIT NO. 23-047 (SAVERS TRASH COMPACTOR)**

           REQUEST:
To permit a 230 sq. ft. outdoor trash compactor to serve an approximately 49,000 sq. ft. industrial distribution use (Savers).

           LOCATION:
16350 Gothard Street, Unit 102, 92647 (East side of Gothard Street, South of Murdy Circle)

Recommended Action:
That the Zoning Administrator take the following actions:

A) Continue Conditional Use Permit No. 23-047 to the December 20, 2023, Zoning Administrator Meeting.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, January 3, 2024, at 1:30 P.M. Huntington Beach, California.

INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF REPORT

MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:
https://huntingtonbeach.legistar.com/

MEETING ASSISTANCE NOTICE:

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the Community Development Department at 714-536-5241 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.