

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

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

Staff Liaisons
JOANNA CORTEZ, Senior Planner
KIMBERLY DE COITE, Administrative Assistant



Zoning Administrator
Zoning Administrator
RICKY RAMOS, Principal Planner

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/zacomment> by 10:00 AM the day of the meeting.

PUBLIC HEARING ITEMS

23-185

CONDITIONAL USE PERMIT NO. 21-011 (PHAM MIXED USE BUILDING) - CONTINUED FROM THE FEBRUARY 1, 2023 ZONING ADMINISTRATOR MEETING

REQUEST:

To permit the construction of an approximately 4,630 sq. ft. three-story mixed use building at an overall height of 33 ft., including 936 sq. ft. of second and third floor balconies, and a 2,028 sq. ft. rooftop deck. An approximately 2,359 sq. ft. commercial hotel will be operated on the first and second floors, and the owner/operator will occupy a 1,560 sq. ft. two bedroom residential unit on the third floor. This request includes an approval in concept for a Coastal Development Permit by the Coastal Commission.

LOCATION:

16746 Pacific Coast Highway, 90742 (North side of Pacific Coast Highway, east of 16th Street, Sunset Beach)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-011 with suggested findings and conditions of approval.

23-093 **TENTATIVE TRACT MAP NO. 19166/CONDITIONAL USE PERMIT NO. 21-014/COASTAL DEVELOPMENT PERMIT NO. 21-012 (THIRD STREET MIXED USE DEVELOPMENT) - CONTINUED FROM THE FEBRUARY 15, 2023, ZONING ADMINISTRATOR MEETING**

REQUEST:

TTM: To permit a one-lot subdivision of an approximately net 0.195 acre lot for condominium purposes. CUP/CDP: To permit the development of a four-story mixed-use project consisting of nine residential condominium units, 755 sq. ft. of retail space, and 28 at grade and subterranean parking spaces at an overall height of 45 ft.

LOCATION:

321 3rd Street, 92648 (west side of 3rd Street, south of Orange Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Tentative Tract Map No. 19166, Conditional Use Permit No. 21-014, and Coastal Development Permit No. 21-012 with suggested findings and conditions of approval.

23-134 **CONDITIONAL USE PERMIT NO. 22-037 AND COASTAL DEVELOPMENT PERMIT NO. 22-026 (HOPKINS AND MORCOS RESIDENCE)**

REQUEST:

To permit a 1,350 sq. ft. addition and interior remodel, including a 346 sq. ft. third story deck, to an existing 2,839 sq. ft. single-family residence at an overall height of 26 ft.

LOCATION:

9032 Christine Drive, 92646 (west side of Christine Drive, north of Susan Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-037 and Coastal Development Permit No. 22-066 with suggested findings and conditions of approval.

23-169 **CONDITIONAL USE PERMIT NO. 22-040 (LOVE ANIMAL HOSPITAL)**

REQUEST:

To establish an animal hospital within an existing 8,795 sq. ft. commercial building

LOCATION:

16161 Springdale Street, Huntington Beach, CA 92649 (south of Edinger Avenue, west of Springdale)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-040 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, March 15, 2023, 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.