

Mark Tran, 8142 Sterling Drive, Huntington Beach CA 92646

**PROPERTY
OWNER:**

Giang Pham & Nguet Thi Phan, 11631 Court Lane, Anaheim CA 92804

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

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

General Plan:

CV-mu-sp (Commercial Visitor - Mixed Use Overlay - Specific Plan Overlay)

Zone:

SP17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

Environmental Status:

This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status:

Subject to approval of a Coastal Development Permit by the California Coastal Commission

Existing Use:

Vacant

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans, and Elevations received and dated March 30, 2022
3. Project Narrative