



**PROPERTY**

**OWNER:**

3<sup>rd</sup> Street Partners, LLC, 1112 Park Street, Huntington Beach CA 92648

**STAFF RECOMMENDATION:**

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.

**General Plan:**

M-sp (Mixed Use - Specific Plan Overlay)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone)

**Environmental Status:**

The proposed project is covered by Downtown Specific Plan Environmental Impact Report No. 08-01, which was adopted by the City of Huntington Beach on January 19, 2010.

**Coastal Status:**

Non-Appealable

**Existing Use:**

Vacant

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated November 2, 2022, December 24, 2022, and January 4, 2023