



# City of Huntington Beach

File #: 21-186

MEETING DATE: 3/3/2021

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**COASTAL DEVELOPMENT PERMIT NO. 20-016 (WINDWARD ARCHAEOLOGICAL GRADING AND MONITORING)**

**REQUEST:**  
To permit archaeological grading and monitoring activities on a vacant 2.5-acre portion of an approximately 5-acre property located in the Coastal Zone.

**LOCATION:**  
APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at Los Patos Avenue; South of City landscape lot)

**APPLICANT:**  
Ed Mountford, Cornerstone Consulting, 6232 Dolphinwood Drive, Huntington Beach, CA 92648

**PROPERTY OWNER:**  
Signal Landmark, 27271 Las Ramblas, Suite 100, Mission Viejo, CA 92691

**STAFF RECOMMENDATION:**  
That the Zoning Administrator take the following actions:

A) Continue Coastal Development Permit No. 20-016 to the March 17, 2021, Zoning Administrator meeting at the applicant's request.

**General Plan:**  
RM (Residential Medium Density)

**Zone:**  
SP16-CZ (Windward Specific Plan - Coastal Zone Overlay)

**Environmental Status:**  
The request is covered by Categorical Exemption Section 15304, Class 4, California Environmental Quality Act

**Coastal Status:**

Appealable

**Existing Use:**

Vacant