



## Legislation Details (With Text)

**File #:** 20-1416 **Version:** 2  
**Type:** Public Hearing **Status:** Passed  
**File created:** 2/6/2020 **In control:** Zoning Administrator  
**On agenda:** 2/19/2020 **Final action:**  
**Title:** CONDITIONAL USE PERMIT NO. 19-030 (O'BRIEN WALL)

**REQUEST:**

To permit the installation of a 24 in. high glass wall extension on top of an existing 33.5 in. high wall for a maximum overall height of 57.5 inches in lieu of the maximum 42 in. allowable wall height within the front yard setback.

**LOCATION:**

312 3rd Street, 92648 (East side of 3rd Street, midblock between Orange Avenue and Olive Avenue)

**Attachments:** 1. Att #1 Findings and Conditions of Approval.docx, 2. Att #2 Site Plan and Elevation Dated 11/27/2019

Date	Ver.	Action By	Action	Result
2/19/2020	2	Zoning Administrator	approved with conditions	

### ZONING ADMINISTRATOR STAFF REPORT

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

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 19-030 (O'BRIEN WALL)**

**REQUEST:**

To permit the installation of a 24 in. high glass wall extension on top of an existing 33.5 in. high wall for a maximum overall height of 57.5 inches in lieu of the maximum 42 in. allowable wall height within the front yard setback.

**LOCATION:**

312 3<sup>rd</sup> Street, 92648 (East side of 3<sup>rd</sup> Street, midblock between Orange Avenue and Olive Avenue)

**APPLICANT/  
PROPERTY  
OWNER:**

Devon and Darci O'Brien, 312 3<sup>rd</sup> Street, Huntington Beach CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 2019-030 with suggested findings and conditions of

approval.

**General Plan:**

M-sp-(30-50 du/ac) (Mixed Use - Specific Plan Overlay - Maximum 30 - 50 dwelling units per acre)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone Overlay)

**Environmental Status:**

The request is covered by Categorical Exemption Section 15301, Class 1, of the California Environmental Quality Act.

**Coastal Status:**

Non-Appealable

**Existing Use:**

Residential

**ATTACHMENTS:**

1. Findings and Conditions of Approval
2. Site plan and elevations received and dated November 27, 2019