

City of Huntington Beach

### Legislation Details (With Text)

20-1876	5 <b>\</b>	Version: 1			
Public Hearing		Status:	Passed		
9/10/2020		In control:	Zoning Administrator		
9/16/2020		Final action	Final action:		
CONDITIONAL USE PERMIT NO. 20-002 (PCH MIXED USE BLDG CONTINUED FROM THE SEPTEMBER 2, 2020, ZONING ADMINISTRATOR MEETING)					
REQUEST: To permit the construction of a three-story mixed use building consisting of: 1) a three-story, 5,968 sq. ft. restaurant with 545 sq. ft. of outdoor dining and the sale, service, and consumption of alcohol (ABC License Type 47); 2) ground level parking to serve the commercial use; and 3) a three-story 1,716 sq. ft. townhome with a 364 sq. ft. two-car garage and an 825 sq. ft. roof top deck. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an "approval in concept" process for the construction of the project.					
LOCATION: 16655 Pacific Coast Highway, 92649 (northeast corner of PCH and 18th St Sunset Beach)					
1. ATT#1 - CUP 20-002 (PCH MIXED-USE BUILDING)) Findings and Conditions, 2. ATT#2 - Plans - 16655 PCH 6.30.20_7.29.20					
Ver. Ac	ction By			Action	Result
1 Zo	oning Adr	ninistrator	i	approved with conditions	
	Public F 9/10/20 9/16/20 CONDI SEPTE REQUE To perm ft. resta License ft. town in the n concept LOCAT 16655 F 1. ATT# 16655 F	Public Hearing 9/10/2020 9/16/2020 CONDITIONAL I SEPTEMBER 2, REQUEST: To permit the conft. restaurant with License Type 47 ft. townhome with in the non-certifie concept" process LOCATION: 16655 Pacific Co 1. ATT#1 - CUP 16655 PCH 6.30 Ver. Action By	Public Hearing 9/10/2020 9/16/2020 CONDITIONAL USE PERMI SEPTEMBER 2, 2020, ZONI REQUEST: To permit the construction of ft. restaurant with 545 sq. ft. License Type 47); 2) ground ft. townhome with a 364 sq. ft in the non-certified Sunset Be concept" process for the con LOCATION: 16655 Pacific Coast Highway 1. ATT#1 - CUP 20-002 (PCI 16655 PCH 6.30.20_7.29.20 Ver. Action By	Public HearingStatus:9/10/2020In control:9/16/2020Final actionCONDITIONAL USE PERMIT NO. 20-002 (PSEPTEMBER 2, 2020, ZONING ADMINISTRREQUEST:To permit the construction of a three-story midft. restaurant with 545 sq. ft. of outdoor diningLicense Type 47); 2) ground level parking to aft. townhome with a 364 sq. ft. two-car garagein the non-certified Sunset Beach Specific Placconcept" process for the construction of the pLOCATION:16655 Pacific Coast Highway, 92649 (norther1. ATT#1 - CUP 20-002 (PCH MIXED-USE B16655 PCH 6.30.20_7.29.20Ver. Action By	Public Hearing Status: Passed   9/10/2020 In control: Zoning Administrator   9/16/2020 Final action: CONDITIONAL USE PERMIT NO. 20-002 (PCH MIXED USE BLDG OSEPTEMBER 2, 2020, ZONING ADMINISTRATOR MEETING)   REQUEST: To permit the construction of a three-story mixed use building consisting ft. restaurant with 545 sq. ft. of outdoor dining and the sale, service, and License Type 47); 2) ground level parking to serve the commercial use; ft. townhome with a 364 sq. ft. two-car garage and an 825 sq. ft. roof top in the non-certified Sunset Beach Specific Plan area and includes a revice concept" process for the construction of the project.   LOCATION: 16655 Pacific Coast Highway, 92649 (northeast corner of PCH and 18th 1. ATT#1 - CUP 20-002 (PCH MIXED-USE BUILDING)) Findings and C 16655 PCH 6.30.20_7.29.20   Ver. Action By

#### ZONING ADMINISTRATOR STAFF REPORT

## TO:Zoning AdministratorFROM:Joanna Cortez, Associate Planner

#### SUBJECT:

# CONDITIONAL USE PERMIT NO. 20-002 (PCH MIXED USE BLDG. - CONTINUED FROM THE SEPTEMBER 2, 2020, ZONING ADMINISTRATOR MEETING)

#### REQUEST:

To permit the construction of a three-story mixed use building consisting of: 1) a three-story, 5,968 sq. ft. restaurant with 545 sq. ft. of outdoor dining and the sale, service, and consumption of alcohol (ABC License Type 47); 2) ground level parking to serve the commercial use; and 3) a three-story 1,716 sq. ft. townhome with a 364 sq. ft. two-car garage and an 825 sq. ft. roof top deck. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an "approval in concept" process for the construction of the project.

#### LOCATION:

16655 Pacific Coast Highway, 92649 (northeast corner of PCH and 18<sup>th</sup> St. - Sunset Beach)

#### **APPLICANT:**

Cheryl DeMarco, 9121 Atlanta Ave., Huntington Beach, CA 92646

#### PROPERTY OWNER:

Vision Development, LLC, 1224 E. Foothill #7, Arcadia, CA 91006

#### STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-002 with suggested findings and conditions of approval.

#### <u>General Plan</u>:

CV-mu-sp (Commercial Visitor - mixed use - specific plan)

#### <u>Zone</u>:

SP 17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

#### Environmental Status:

The request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act

#### Existing Use:

Vacant lot; formerly an eating and drinking establishment