



Legislation Details (With Text)

File #: 20-1876 **Version:** 1
Type: Public Hearing **Status:** Passed
File created: 9/10/2020 **In control:** Zoning Administrator
On agenda: 9/16/2020 **Final action:**
Title: 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)

Attachments: 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

Date	Ver.	Action By	Action	Result
9/16/2020	1	Zoning Administrator	approved with conditions	

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: 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 18th 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.

General Plan:

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

Zone:

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