

City of Huntington Beach

Legislation Details (With Text)

5 11 - #-	00	1077	Manalana 4			
File #:	-	1977	Version: 1	Oteture	Descel	
Туре:		lic Hearing		Status:	Passed	
File created:	10/20/2020		In control:	Zoning Administrator		
On agenda:	11/18/2020			Final action:		
Title:	TENTATIVE PARCEL MAP NO. 19-164 / COASTAL DEVELOPMENT PERMIT NO. 19-017 / SPECIAL PERMIT NO. 19-001 (KELTER DEVELOPMENT) REQUEST: TPM: To permit a one-lot subdivision of an approximately 7,926 sq. ft. lot for condominium purposes. CDP: To permit the construction of a four-unit, three-story residential project at an overall height of 34 ft11 in. in the coastal zone. SP: To allow the street side setback at three feet in lieu of the minimum required setback of five feet.					
Attachments:	1. S	uggested F	indings and C	conditions of App	oval, 2. Plans Received and Dated	September 4, 2020
Date	Ver.	Action By		А	ction	Result
11/18/2020	1	Zoning A	dministrator	а	pproved with conditions	
			ZONING AD	DMINISTRATO	OR STAFF REPORT	
TO: FROM:			Administra guyen, Ass	ator ociate Planne	er	
FROM: SUBJECT:		Tess N	guyen, Ass P NO. 19-′	ociate Planne	er TAL DEVELOPMENT PERM ER DEVELOPMENT)	/IT NO. 19-017
FROM: SUBJECT: TENTATIVE		Tess N	guyen, Ass P NO. 19-′	ociate Planne	AL DEVELOPMENT PERM	/IT NO. 19-017
FROM: SUBJECT:		Tess N CEL MA ECIAL PE <u>TPM</u> : T condom story re <u>SP</u> : To	guyen, Ass P NO. 19- ERMIT NO. o permit a pinium purpo esidential pro	ociate Planne 164 / COAST 19-001 (KELT one-lot subdir oses. <u>CDP</u> : T oject at an over	AL DEVELOPMENT PERM	,926 sq. ft. lot fo a four-unit, three the coastal zone
FROM: SUBJECT: TENTATIVE		Tess N CEL MA ECIAL PE <u>TPM</u> : T condom story re <u>SP</u> : To setback	guyen, Ass P NO. 19- ERMIT NO. To permit a ninium purpo sidential pro allow the str of five feet.	ociate Planne 164 / COAST 19-001 (KELT one-lot subdir oses. <u>CDP</u> : T oject at an over reet side setba	TAL DEVELOPMENT PERM ER DEVELOPMENT) vision of an approximately 7 To permit the construction of erall height of 34 ft11 in. in	,926 sq. ft. lot fo a four-unit, three the coastal zone minimum required
FROM: SUBJECT: TENTATIVE REQUEST:	SPI	Tess N CEL MA ECIAL PE <u>TPM</u> : T condom story re <u>SP</u> : To setback	guyen, Ass P NO. 19- ERMIT NO. To permit a ninium purpo esidential pro allow the str of five feet.	ociate Planne 164 / COAST 19-001 (KELT one-lot subdir oses. <u>CDP</u> : T oject at an over reet side setba	TAL DEVELOPMENT PERMER DEVELOPMENT) vision of an approximately 7 To permit the construction of erall height of 34 ft11 in. in ack at three feet in lieu of the	,926 sq. ft. lot fo a four-unit, three the coastal zone minimum required
FROM: SUBJECT: TENTATIVE REQUEST: LOCATION: APPLICANT/ PROPERTY	SPI	Tess N CEL MA ECIAL PE <u>TPM</u> : T condom story re <u>SP</u> : To setback 1620 Pa and 17 th	guyen, Ass P NO. 19- ERMIT NO. To permit a ninium purpo sidential pro allow the str of five feet. acific Coast " Street)	ociate Planne 164 / COAST 19-001 (KELT one-lot subdir oses. <u>CDP</u> : T oject at an ove reet side setba	TAL DEVELOPMENT PERMER DEVELOPMENT) vision of an approximately 7 To permit the construction of erall height of 34 ft11 in. in ack at three feet in lieu of the	,926 sq. ft. lot fo a four-unit, three the coastal zone minimum require fic Coast Highwa

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-164, Coastal Development Permit No. 19-017, and Special Permit No. 19-001 with suggested findings and conditions of approval.

General Plan:

RH-sp (Residential High Density - Specific Plan Overlay)

Zone:

SP5-CZ (Downtown Specific Plan - Coastal Zone)

Environmental Status:

The request is covered by Categorical Exemption, Section 15315, Class 15, and Section 15303, Class 3, California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Vacant Lot

ATTACHMENTS:

- 1. Suggested Findings and Conditions of Approval
- 2. Plans Received and Dated September 4, 2020