



Legislation Details (With Text)

File #: 20-1977 **Version:** 1
Type: Public 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 ft.-11 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.

LOCATION:

1620 Pacific Coast Highway, 92648 (southeast corner of Pacific Coast Highway and 17th Street)

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

Date	Ver.	Action By	Action	Result
11/18/2020	1	Zoning Administrator	approved with conditions	

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner

SUBJECT:
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 ft.-11 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.

LOCATION:

1620 Pacific Coast Highway, 92648 (southeast corner of Pacific Coast Highway and 17th Street)

**APPLICANT/
PROPERTY
OWNER:**

Kevin Kelter, 16562 Graham Place, Huntington Beach CA 92649

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:

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2. Plans Received and Dated September 4, 2020