



## Legislation Details (With Text)

<b>File #:</b>	22-404	<b>Version:</b>	1
<b>Type:</b>	Public Hearing	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/4/2022	<b>In control:</b>	Zoning Administrator
<b>On agenda:</b>	5/18/2022	<b>Final action:</b>	
<b>Title:</b>	CONDITIONAL USE PERMIT NO. 22-009/COASTAL DEVELOPMENT PERMIT NO. 22-006 (SEASONAL PARKING LOT)		
	REQUEST: To permit a seasonal parking lot for a period of five years on a vacant, 2.9-acre site north of Huntington State Beach.		
	LOCATION: Assessor's Parcel Number: 114-151-06 (west side of Newland, south of Huntington Beach Channel)		
<b>Attachments:</b>	1. Att#1 - Findings and Conditions, 2. Att#2 - Project Plans dated May 4, 2022		

Date	Ver.	Action By	Action	Result
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### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Alyssa Helper, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 22-009/COASTAL DEVELOPMENT PERMIT NO. 22-006  
(SEASONAL PARKING LOT)**

**REQUEST:**  
To permit a seasonal parking lot for a period of five years on a vacant, 2.9-acre  
site north of Huntington State Beach.

**LOCATION:**  
Assessor's Parcel Number: 114-151-06 (west side of Newland, south of  
Huntington Beach Channel)

**APPLICANT:**  
Ed Mountford, 6232 Dolphinwood Drive, Huntington Beach CA 92648

**PROPERTY  
OWNER:**  
Huntington Beach by the Sea LLC, 110 N. Wacker Drive, Suite 4500, Chicago IL  
60606

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 22-009 and Coastal Development Permit No. 22-006 with suggested findings and conditions of approval.

**General Plan:**

Residential Medium Density (RM)

**Zone:**

Industrial Limited-Coastal Zone-Oil Overlay (IL-CZ-O)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15311, Class 11, of the California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Vacant

**ATTACHMENTS:**

1. Suggested Findings and Conditions
2. Project Plans dated May 4, 2022