



## Legislation Details (With Text)

**File #:** 23-185      **Version:** 1

**Type:** Public Hearing      **Status:** Agenda Ready

**File created:** 2/17/2023      **In control:** Zoning Administrator

**On agenda:** 3/1/2023      **Final action:**

**Title:** CONDITIONAL USE PERMIT NO. 21-011 (PHAM MIXED USE BUILDING) - CONTINUED FROM THE FEBRUARY 1, 2023 ZONING ADMINISTRATOR MEETING

**REQUEST:**

To permit the construction of an approximately 4,630 sq. ft. three-story mixed use building at an overall height of 33 ft., including 936 sq. ft. of second and third floor balconies, and a 2,028 sq. ft. rooftop deck. An approximately 2,359 sq. ft. commercial hotel will be operated on the first and second floors, and the owner/operator will occupy a 1,560 sq. ft. two bedroom residential unit on the third floor. This request includes an approval in concept for a Coastal Development Permit by the Coastal Commission.

**LOCATION:**

16746 Pacific Coast Highway, 90742 (North side of Pacific Coast Highway, east of 16th Street, Sunset Beach)

**Attachments:** 1. Att #1 Suggested Findings and Conditions of Approval, 2. Att #2 Site Plan, Floor Plans, and Elevations Received and Dated March 30, 2022, 3. Att #3 Project Narrative

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

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 21-011 (PHAM MIXED USE BUILDING) - CONTINUED FROM THE FEBRUARY 1, 2023 ZONING ADMINISTRATOR MEETING**

**REQUEST:**

To permit the construction of an approximately 4,630 sq. ft. three-story mixed use building at an overall height of 33 ft., including 936 sq. ft. of second and third floor balconies, and a 2,028 sq. ft. rooftop deck. An approximately 2,359 sq. ft. commercial hotel will be operated on the first and second floors, and the owner/operator will occupy a 1,560 sq. ft. two bedroom residential unit on the third floor. This request includes an approval in concept for a Coastal Development Permit by the Coastal Commission.

**LOCATION:**

16746 Pacific Coast Highway, 90742 (North side of Pacific Coast Highway, east of 16<sup>th</sup> Street, Sunset Beach)

**APPLICANT:**

Mark Tran, 8142 Sterling Drive, Huntington Beach CA 92646

**PROPERTY  
OWNER:**

Giang Pham & Nguet Thi Phan, 11631 Court Lane, Anaheim CA 92804

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-011 with suggested findings and conditions of approval.

**General Plan:**

CV-mu-sp (Commercial Visitor - Mixed Use Overlay - Specific Plan Overlay)

**Zone:**

SP17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

**Environmental Status:**

This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**Coastal Status:**

Subject to approval of a Coastal Development Permit by the California Coastal Commission

**Existing Use:**

Vacant

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans, and Elevations received and dated March 30, 2022
3. Project Narrative