



## Legislation Details (With Text)

<b>File #:</b>	23-093	<b>Version:</b>	1	
<b>Type:</b>	Public Hearing	<b>Status:</b>	Agenda Ready	
<b>File created:</b>	1/25/2023	<b>In control:</b>	Zoning Administrator	
<b>On agenda:</b>	3/1/2023	<b>Final action:</b>		
<b>Title:</b>	TENTATIVE TRACT MAP NO. 19166/CONDITIONAL USE PERMIT NO. 21-014/COASTAL DEVELOPMENT PERMIT NO. 21-012 (THIRD STREET MIXED USE DEVELOPMENT) - CONTINUED FROM THE FEBRUARY 15, 2023, ZONING ADMINISTRATOR MEETING			
	REQUEST: TTM: To permit a one-lot subdivision of an approximately net 0.195 acre lot for condominium purposes. CUP/CDP: To permit the development of a four-story mixed-use project consisting of nine residential condominium units, 755 sq. ft. of retail space, and 28 at grade and subterranean parking spaces at an overall height of 45 ft.			
	LOCATION: 321 3rd Street, 92648 (west side of 3rd Street, south of Orange Avenue)			
<b>Attachments:</b>	1. Att#1 - Suggested Findings and Conditions of Approval, 2. Att#2 - Plans received and dated 11/02/22, 12/24/22, and 01/04/23			
<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>

### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner

**SUBJECT:**  
**TENTATIVE TRACT MAP NO. 19166/CONDITIONAL USE PERMIT NO. 21-014/COASTAL DEVELOPMENT PERMIT NO. 21-012 (THIRD STREET MIXED USE DEVELOPMENT) - CONTINUED FROM THE FEBRUARY 15, 2023, ZONING ADMINISTRATOR MEETING**

**REQUEST:**  
**TTM:** To permit a one-lot subdivision of an approximately net 0.195 acre lot for condominium purposes. **CUP/CDP:** To permit the development of a four-story mixed-use project consisting of nine residential condominium units, 755 sq. ft. of retail space, and 28 at grade and subterranean parking spaces at an overall height of 45 ft.

**LOCATION:**  
321 3<sup>rd</sup> Street, 92648 (west side of 3<sup>rd</sup> Street, south of Orange Avenue)

**APPLICANT:**  
Jeff Bergsma, 221 Main Street, Suite S, Huntington Beach CA 92648

**PROPERTY**

**OWNER:**

3<sup>rd</sup> Street Partners, LLC, 1112 Park Street, Huntington Beach CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

- A) Approve Tentative Tract Map No. 19166, Conditional Use Permit No. 21-014, and Coastal Development Permit No. 21-012 with suggested findings and conditions of approval.

**General Plan:**

M-sp (Mixed Use - Specific Plan Overlay)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone)

**Environmental Status:**

The proposed project is covered by Downtown Specific Plan Environmental Impact Report No. 08-01, which was adopted by the City of Huntington Beach on January 19, 2010.

**Coastal Status:**

Non-Appealable

**Existing Use:**

Vacant

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated November 2, 2022, December 24, 2022, and January 4, 2023