



City of Huntington Beach

File #: 20-1416

MEETING DATE: 2/19/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 19-030 (O'BRIEN WALL)

REQUEST:

To permit the installation of a 24 in. high glass wall extension on top of an existing 33.5 in. high wall for a maximum overall height of 57.5 inches in lieu of the maximum 42 in. allowable wall height within the front yard setback.

LOCATION:

312 3rd Street, 92648 (East side of 3rd Street, midblock between Orange Avenue and Olive Avenue)

**APPLICANT/
PROPERTY
OWNER:**

Devon and Darci O'Brien, 312 3rd Street, Huntington Beach CA 92648

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 2019-030 with suggested findings and conditions of approval.

General Plan:

M-sp-(30-50 du/ac) (Mixed Use - Specific Plan Overlay - Maximum 30 - 50 dwelling units per acre)

Zone:

SP5-CZ (Downtown Specific Plan - Coastal Zone Overlay)

Environmental Status:

The request is covered by Categorical Exemption Section 15301, Class 1, of the California Environmental Quality Act.

Coastal Status:

Non-Appealable

Existing Use:

Residential

ATTACHMENTS:

1. Findings and Conditions of Approval
2. Site plan and elevations received and dated November 27, 2019