



City of Huntington Beach

File #: 20-1472

MEETING DATE: 3/4/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
TENTATIVE PARCEL MAP NO. 19-123 (MARINIA SUBDIVISION - CONTINUED FROM THE
FEBRUARY 19, 2020, MEETING)

REQUEST:
To subdivide an existing 5.62 acre (marina) parcel and create a .384 acre parcel that will consist of a dock and five existing boat slips. This request also requires review and approval from the California Coastal Commission.

LOCATION:
APN: 178-291-33 (Associated with 4121 Warner Ave., 92649, near the northeast corner of Warner Ave. and Sceptre Ln.)

APPLICANT:
Michael Knapton, Kimley Horn and Associates, 401 B Street, Suite 600, San Diego, CA 92612

PROPERTY OWNER:
Ryan Prager, Zeal Palace, LP, 3337 Michelson Drive, Suite 380, Irvine, CA 92612

STAFF RECOMMENDATION:
That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-123 with suggested findings and conditions.

General Plan:
OS-W (Open Space-Water Recreation)

Zone:
SP4-CZ (Huntington Harbour Bay Club Specific Plan-Coastal Zone Marina)

Environmental Status:
The request is covered by Categorical Exemption, Section 15315, Class 15 of the California

Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Public Marina

ATTACHMENTS:

1. Suggested findings and conditions
2. Plans received and dated November 20, 2019