



# City of Huntington Beach

**File #:** 20-1876

**MEETING DATE:** 9/16/2020

## **ZONING ADMINISTRATOR STAFF REPORT**

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-002 (PCH MIXED USE BLDG. - CONTINUED FROM THE SEPTEMBER 2, 2020, ZONING ADMINISTRATOR MEETING)**

**REQUEST:**

To permit the construction of a three-story mixed use building consisting of: 1) a three-story, 5,968 sq. ft. restaurant with 545 sq. ft. of outdoor dining and the sale, service, and consumption of alcohol (ABC License Type 47); 2) ground level parking to serve the commercial use; and 3) a three-story 1,716 sq. ft. townhome with a 364 sq. ft. two-car garage and an 825 sq. ft. roof top deck. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an "approval in concept" process for the construction of the project.

**LOCATION:**

16655 Pacific Coast Highway, 92649 (northeast corner of PCH and 18<sup>th</sup> St. - Sunset Beach)

**APPLICANT:**

Cheryl DeMarco, 9121 Atlanta Ave., Huntington Beach, CA 92646

**PROPERTY  
OWNER:**

Vision Development, LLC, 1224 E. Foothill #7, Arcadia, CA 91006

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-002 with suggested findings and conditions of approval.

**General Plan:**

CV-mu-sp (Commercial Visitor - mixed use - specific plan)

**Zone:**

SP 17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act

**Existing Use:**

Vacant lot; formerly an eating and drinking establishment