



# City of Huntington Beach

File #: 20-1892

MEETING DATE: 10/21/2020

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Nicolle Aube, AICP, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-011/COASTAL DEVELOPMENT PERMIT NO. 20-012/DESIGN REVIEW NO. 20-001 (602 PCH IMPROVEMENTS AND BEER AND WINE SALES)**

**REQUEST:**

To construct an approximately 1,300 sq. ft. addition to an existing commercial building, permit a total of 585 sq. ft. of outdoor dining area, remodel the exterior facades of two existing eating and drinking establishments, and permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within the expanded restaurant.

**LOCATION:**

602 Pacific Coast Highway, 92648 (northwest corner of PCH and 6<sup>th</sup> Street)

**APPLICANT:**

Tarek Othman, 6942 Steeplechase Cir., Huntington Beach, CA 92648

**PROPERTY  
OWNER:**

Corona Holdings, LLC., 8051 Main St., Stanton, CA 90680

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-011/Coastal Development Permit No. 20-012 with suggested findings and conditions of approval.

**General Plan:**

M - sp (Mixed Use - Specific Plan Overlay)

**Zone:**

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

**Environmental Status:**

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

**Coastal Status:**

Appealable

**Existing Use:**

Commercial

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated July 22, 2020