



# City of Huntington Beach

File #: 20-1906

MEETING DATE: 10/7/2020

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-012 / COASTAL DEVELOPMENT PERMIT NO. 20-013 (714 PACIFIC COAST HIGHWAY MIXED USE)**

**REQUEST:**

To permit the construction of a new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet, which includes a 766 sq. ft. ground floor retail coffee shop; three two-bedroom residential units on the second and third floor; a 149 sq. ft. rooftop deck; an enclosed parking garage for seven parking spaces (four grade level, three subterranean); and two open commercial parking spaces for a total of nine on-site parking spaces.

**LOCATION:**

714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8<sup>th</sup> St.)

**APPLICANT/  
PROPERTY**

**OWNER:** Thanh Dong, Phat Huong Haanh Holdings, LLC, 18961 Flagstaff Lane, Huntington Beach, CA 92646

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

Approve Conditional Use Permit No. 20-012 and Coastal Development Permit No. 20-013 with suggested findings and conditions of approval.

**General Plan:**

M-sp (Mixed Use - Specific Plan Overlay, maximum 30-50 dwelling units per acre)

**Zone:**

SP5 - CZ (Downtown Specific Plan - Downtown Core Mixed Use District - Coastal Zone Overlay)

**Environmental Status:**

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

**Coastal Status:**

Appealable

**Existing Use:**

Vacant Parcel

**ATTACHMENTS:**

1. Suggested findings and conditions of approval
2. Plans received and dated May 18, 2020
3. Project narrative received and dated May 18, 2020