



# City of Huntington Beach

File #: 20-1977

MEETING DATE: 11/18/2020

## ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator  
FROM: Tess Nguyen, Associate Planner

SUBJECT:  
TENTATIVE PARCEL MAP NO. 19-164 / COASTAL DEVELOPMENT PERMIT NO. 19-017 /  
SPECIAL PERMIT NO. 19-001 (KELTER DEVELOPMENT)

REQUEST:

**TPM:** To permit a one-lot subdivision of an approximately 7,926 sq. ft. lot for condominium purposes. **CDP:** To permit the construction of a four-unit, three-story residential project at an overall height of 34 ft.-11 in. in the coastal zone. **SP:** To allow the street side setback at three feet in lieu of the minimum required setback of five feet.

LOCATION:

1620 Pacific Coast Highway, 92648 (southeast corner of Pacific Coast Highway and 17<sup>th</sup> Street)

APPLICANT/  
PROPERTY  
OWNER:

Kevin Kelter, 16562 Graham Place, Huntington Beach CA 92649

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

- A) Approve Tentative Parcel Map No. 19-164, Coastal Development Permit No. 19-017, and Special Permit No. 19-001 with suggested findings and conditions of approval.

**General Plan:**

RH-sp (Residential High Density - Specific Plan Overlay)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15315, Class 15, and Section 15303,

Class 3, California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Vacant Lot

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans Received and Dated September 4, 2020