



City of Huntington Beach

File #: 20-1995

MEETING DATE: 11/4/2020

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 /
SPECIAL PERMIT NO. 20-001 (714 PACIFIC COAST HIGHWAY MIXED USE)

REQUEST:

CUP/CDP: 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. **SP:** To permit an 18 ft. wide garage access driveway in lieu of a minimum required 20 ft. wide driveway.

LOCATION:

714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8th 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, Coastal Development Permit No. 20-013, and Special Permit No. 20-001 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 October 23, 2020
3. Project narrative received and dated May 18, 2020