



2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 20-2032

MEETING DATE: 11/18/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 20-016 (FERRARI WALL)

REQUEST:

To permit the construction of an approximately 36 in. high wall with 44 in. high pilasters along the front property line (50 linear feet) in lieu of the minimum required setback of three ft. within the front yard setback.

LOCATION:

510 11th Street, 92648 (East side of 11th Street, midblock between Pecan Avenue and Acacia Avenue)

**APPLICANT/
PROPERTY
OWNER:**

Fred Ferrari, Ferrari Family Trust, 510 11th St., Huntington Beach CA 92648

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-016 with suggested findings and conditions of approval.

General Plan:

RMH (Residential Medium High Density)

Zone:

RMH-A (Residential Medium High Density - Small Lots)

Environmental Status:

The request is covered by Categorical Exemption, Section 15303, Class 03, California Environmental Quality Act.

Existing Use:

Single Family Residence

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated September 18, 2020