



City of Huntington Beach

File #: 21-295

MEETING DATE: 4/7/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
COASTAL DEVELOPMENT PERMIT NO. 20-016 (WINDWARD ARCHAEOLOGICAL GRADING AND MONITORING - CONTINUED FROM THE MARCH 17, 2021, ZONING ADMINISTRATOR MEETING)

REQUEST:
To permit archaeological grading and monitoring activities on a vacant 2.5-acre portion of an approximately 5-acre property located in the Coastal Zone.

LOCATION:
APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at Los Patos Avenue; South of City landscape lot)

APPLICANT:
Ed Mountford, Cornerstone Consulting, 6232 Dolphinwood Drive, Huntington Beach, CA 92648

PROPERTY OWNER:
Signal Landmark, 27271 Las Ramblas, Suite 100, Mission Viejo, CA 92691

STAFF RECOMMENDATION:
That the Zoning Administrator take the following actions:

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

General Plan:
RM (Residential Medium Density)

Zone:
SP16-CZ (Windward Specific Plan - Coastal Zone Overlay)

Environmental Status:
The request is covered by Categorical Exemption Section 15304, Class 4, California Environmental

Quality Act

Coastal Status:

Appealable

Existing Use:

Vacant/Undeveloped

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Project Plans Received and Dated February 13, 2019
3. Project Narrative Received and Dated February 13, 2019
4. Draft Archaeological Mitigation and Monitoring Plan Dated March 22, 2021