



City of Huntington Beach

File #: 21-410

MEETING DATE: 5/19/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 20-025/COASTAL DEVELOPMENT PERMIT NO. 20-028 (OCSD
DIGESTER GAS FACILITY REPLACEMENT)

REQUEST:

To upgrade existing equipment, remove an existing gas digester building and replace it with an 11,500 sq. ft. building at an overall height of 38 ft., and exceed the exception to height limits for a skylight at an overall height of approximately 54 ft.-6 in. in lieu of the maximum permitted height of 50 ft. within the Orange County Sanitation District (OCSD).

LOCATION:

22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and PCH)

APPLICANT:
/PROPERTY
OWNER:

Adam Nazaroff, Orange County Sanitation District, 10844 Ellis Ave. Fountain Valley, Ca 92708

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-025 and Coastal Development Permit No. 20-028 with suggested findings and conditions of approval.

General Plan:

P (Public)

Zone:

IL-CZ (Industrial Limited - Coastal Zone)

Environmental Status:

The request is covered by Categorical Exemption, Section 15302, Class 2, California Environmental

Quality Act.

Coastal Status:

Appealable

Existing Use:

Sanitation District

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated March 31, 2021