



City of Huntington Beach

File #: 21-456

MEETING DATE: 6/16/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
**ADMINISTRATIVE PERMIT NO. 20-010, COASTAL DEVELOPMENT PERMIT NO. 20-018
(PONTICELLO LIVE/WORK UNIT)**

REQUEST:
To construct a three-story, approximately 2,996 sq. ft. live/work unit, consisting of 344 sq. ft. non-residential area and 2,652 sq. ft. habitable area with a three-car garage at a maximum overall height of 34 ft.-10 in.

LOCATION:
115 6th Street, 92648 (North side of 6th Street, between Pacific Coast Highway and Walnut Avenue)

APPLICANT:
Steven Sennikoff, 5500 E. 2nd Street, Suite 2, Long Beach CA 90803

PROPERTY OWNER:
Breann Ponticello, 848 North Gardner Street, Los Angeles CA 90046

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

A) Approve Administrative Permit No. 20-010 and Coastal Development Permit No. 20-018 with suggested findings and conditions of approval.

General Plan:
RH-30-d-sp (Residential High Density - Max. 30 dwelling units per acre - Design Overlay - Specific Plan Overlay)

Zone:
SP5-CZ (Downtown Specific Plan, District 1 - Coastal Zone Overlay)

Environmental Status:
The request is covered by Categorical Exemption, Section 15303, Class 3, of the California

Environmental Quality Act.

Coastal Status:

Non-appealable.

Existing Use:

Residential duplex

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated May 31, 2021