



# 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 6<sup>th</sup> Street, 92648 (North side of 6<sup>th</sup> Street, between Pacific Coast Highway and Walnut Avenue)

**APPLICANT:**

Steven Sennikoff, 5500 E. 2<sup>nd</sup> 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