



# City of Huntington Beach

File #: 21-658

MEETING DATE: 9/15/2021

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner

**SUBJECT:**  
**COASTAL DEVELOPMENT PERMIT NO. 21-011 (BLUFF TOP PARK TRAIL IMPROVEMENTS)**

**REQUEST:**

To permit the improvement of the Bluff Top Park Trail including: 1) widening the existing 12 ft. wide trail to 18 ft.; 2) improving the landscaping and irrigation; 3) installing new sidewalk east of the trail adjacent to the curb from 11<sup>th</sup> Street to Goldenwest Street; 4) rehabilitating the existing pavement areas of the trail from Goldenwest Street to North Bluff Top Parking Lot; and 5) planting 59 mature trees to replace 59 Mexican Fan Palms, which are to be removed and relocated outside of the project area.

**LOCATION:**

Bluff Top Park Trail (approximately 1.5 miles, along Pacific Coast Highway, between 11<sup>th</sup> Street and the north Bluff Top Park Parking Lot)

**APPLICANT:**

Chris Tanio, 2000 Main Street, Huntington Beach CA 92648

**PROPERTY  
OWNER:**

City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 21-011 with suggested findings and conditions of approval.

**General Plan:**

OS-S-sp (Open Space - Shore - Specific Plan) and OS-S (Open Space - Shore)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone) and OS-S-CZ (Open Space - Shoreline Subdistrict - Coastal Zone)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Park

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated July 21, 2021