



City of Huntington Beach

File #: 22-404

MEETING DATE: 5/18/2022

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Alyssa Helper, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 22-009/COASTAL DEVELOPMENT PERMIT NO. 22-006
(SEASONAL PARKING LOT)

REQUEST:
To permit a seasonal parking lot for a period of five years on a vacant, 2.9-acre site north of Huntington State Beach.

LOCATION:
Assessor's Parcel Number: 114-151-06 (west side of Newland, south of Huntington Beach Channel)

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

PROPERTY OWNER:
Huntington Beach by the Sea LLC, 110 N. Wacker Drive, Suite 4500, Chicago IL 60606

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

- A) Approve Conditional Use Permit No. 22-009 and Coastal Development Permit No. 22-006 with suggested findings and conditions of approval.

General Plan:
Residential Medium Density (RM)

Zone:
Industrial Limited-Coastal Zone-Oil Overlay (IL-CZ-O)

Environmental Status:
The request is covered by Categorical Exemption, Section 15311, Class 11, of the California

Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Vacant

ATTACHMENTS:

1. Suggested Findings and Conditions
2. Project Plans dated May 4, 2022