



City of Huntington Beach

File #: 23-093

MEETING DATE: 3/1/2023

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner

SUBJECT:
TENTATIVE TRACT MAP NO. 19166/CONDITIONAL USE PERMIT NO. 21-014/COASTAL DEVELOPMENT PERMIT NO. 21-012 (THIRD STREET MIXED USE DEVELOPMENT) - CONTINUED FROM THE FEBRUARY 15, 2023, ZONING ADMINISTRATOR MEETING

REQUEST:

TTM: To permit a one-lot subdivision of an approximately net 0.195 acre lot for condominium purposes. **CUP/CDP:** To permit the development of a four-story mixed-use project consisting of nine residential condominium units, 755 sq. ft. of retail space, and 28 at grade and subterranean parking spaces at an overall height of 45 ft.

LOCATION:

321 3rd Street, 92648 (west side of 3rd Street, south of Orange Avenue)

APPLICANT:

Jeff Bergsma, 221 Main Street, Suite S, Huntington Beach CA 92648

PROPERTY OWNER:

3rd Street Partners, LLC, 1112 Park Street, Huntington Beach CA 92648

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Tentative Tract Map No. 19166, Conditional Use Permit No. 21-014, and Coastal Development Permit No. 21-012 with suggested findings and conditions of approval.

General Plan:

M-sp (Mixed Use - Specific Plan Overlay)

Zone:

SP5-CZ (Downtown Specific Plan - Coastal Zone)

Environmental Status:

The proposed project is covered by Downtown Specific Plan Environmental Impact Report No. 08-01, which was adopted by the City of Huntington Beach on January 19, 2010.

Coastal Status:

Non-Appealable

Existing Use:

Vacant

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated November 2, 2022, December 24, 2022, and January 4, 2023