



City of Huntington Beach

File #: 23-179

MEETING DATE: 3/15/2023

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Alyssa Matheus, Associate Planner

SUBJECT: **CONDITIONAL USE PERMIT NO. 22-039 & COASTAL DEVELOPMENT PERMIT NO. 22-030 (TEMPORARY PARKING LOT)**

REQUEST: To permit a temporary parking lot with approximately 107 spaces for a period of five years and allow for the collection of fees for vehicles parking.

LOCATION: 21622 Pacific Coast Highway (APN: 114-151-10), 92646 (north of Pacific Coast Highway, east of Beach Boulevard)

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

PROPERTY OWNER: Cabrillo MHC LLC, 150 North Wacker Drive, Suite 4500, Chicago IL 60606

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 22-039 and Coastal Development Permit No. 22-030 with suggested findings and conditions of approval.

General Plan:

CV (Commercial Visitor)

Zone:

CV-CZ (Commercial Visitor- Coastal Zone)

Environmental Status:

The request is covered by Categorical Exemption, Section 15301, of the California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Temporary Parking Lot

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated January 30, 2023
3. Biological Constraints Analysis Addendum dated January 30, 2023