



City of Huntington Beach

File #: 23-185

MEETING DATE: 3/1/2023

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
**CONDITIONAL USE PERMIT NO. 21-011 (PHAM MIXED USE BUILDING) - CONTINUED FROM
THE FEBRUARY 1, 2023 ZONING ADMINISTRATOR MEETING**

REQUEST:

To permit the construction of an approximately 4,630 sq. ft. three-story mixed use building at an overall height of 33 ft., including 936 sq. ft. of second and third floor balconies, and a 2,028 sq. ft. rooftop deck. An approximately 2,359 sq. ft. commercial hotel will be operated on the first and second floors, and the owner/operator will occupy a 1,560 sq. ft. two bedroom residential unit on the third floor. This request includes an approval in concept for a Coastal Development Permit by the Coastal Commission.

LOCATION:

16746 Pacific Coast Highway, 90742 (North side of Pacific Coast Highway, east of 16th Street, Sunset Beach)

APPLICANT:

Mark Tran, 8142 Sterling Drive, Huntington Beach CA 92646

**PROPERTY
OWNER:**

Giang Pham & Nguet Thi Phan, 11631 Court Lane, Anaheim CA 92804

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

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

General Plan:

CV-mu-sp (Commercial Visitor - Mixed Use Overlay - Specific Plan Overlay)

Zone:

SP17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

Environmental Status:

This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status:

Subject to approval of a Coastal Development Permit by the California Coastal Commission

Existing Use:

Vacant

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans, and Elevations received and dated March 30, 2022
3. Project Narrative