



# City of Huntington Beach

File #: 23-1022

MEETING DATE: 12/6/2023

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**ADMINISTRATIVE PERMIT NO. 22-007/COASTAL DEVELOPMENT PERMIT NO. 22-013 (618 PCH LIVE/WORK UNIT)**

**REQUEST:**

To construct a new three-story 2,303 sq. ft. live/work unit with third-floor decks, a rooftop deck, an attached 360 sq. ft. two-car garage and carport, 299 sq. ft. of ground floor visitor-serving commercial, and a 398 sq. ft. accessory dwelling unit at an overall height of 40 feet.

**LOCATION:**

618 Pacific Coast Highway, 92648 (north side of Pacific Coast Highway, between 6<sup>th</sup> and 7<sup>th</sup> Street)

**APPLICANT:**

Louie Hernandez, The Louie Group, 19092 Callaway Circle, Huntington Beach CA 92648

**PROPERTY OWNER:**

10622 Court Avenue LLC, 5050 W. Mission Boulevard, Ontario CA 91762

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Administrative Permit No. 22-007 and Coastal Development Permit No. 22-013 with suggested findings and conditions of approval.

**General Plan:**

M-sp (Mixed Use - Specific Plan Overlay, Maximum 30-50 dwelling units per acre)

**Zone:**

SP5-CZ (Downtown Specific Plan - Coastal Zone Overlay)

**Environmental Status:**

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

**Coastal Status:**

Appealable

**Existing Use:**

Vacant Lot

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plan, and Elevations received and dated October 25, 2023
3. Colored Rendering