

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2016**  
**(Updated 10/20/16)**

The following applications have been submitted for processing pursuant to the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). These are requests that require discretionary review by the Reviewing Body identified below in accordance with HBZSO. The proposed projects will be analyzed for conformance with the General Plan and Zoning development standards and may ultimately be approved, conditionally approved, denied, or withdrawn. Please contact the staff member identified in the City Contact column for further information regarding current status of the project, details of the proposal, and/or information regarding public participation concerning the application. The Community Development Department telephone number is 714-536-5271.

<b>Date Submitted</b>	<b>Entitlement Type</b>	<b>Request</b>	<b>Location</b>	<b>Applicant</b>	<b>City Contact</b>	<b>Reviewing Body</b>
10/14/16	CDP 16-021/ VAR 16-006	To permit a 266 sf garage and second story addition; includes a variance for 53.3% lot coverage in lieu of max 50%	17027 Edgewater	Roslyn Amparo	J. Cortez	Zoning Administrator
10/13/16	CUP 16-041	To permit ABC Type 47 license at a proposed restaurant	19171 Magnolia Suites #1 and #2	James Sdrales	N. Bourgeois	Zoning Administrator
10/06/16	CDP 16-020	To permit a new detached 252 sq. ft. 1-car garage structure	16722 Coral Cay Ln	Jeffrey Dahl	J. Cortez	Zoning Administrator
10/06/16	VAR 16-004	To permit a variance for: 1) 10 ft. front setback in lieu of min. 15 ft., 2) 4'6" side setback in lieu of min. 8 ft.	9122 Playa Drive	Quang Nguyen	C. Wong	Planning Commission
10/05/16	LLA 2016-003	To consolidate two parcels into one parcel	1842 Park Street	Jason Gonterman	K. Burden	Staff
09/29/16	TUP 16-002/ DRB 16-016	To permit a temporary tent structure on a lounge's balcony during winter months for a five year period	21058 PCH, Unit 240 (The Bungalow)	Brent Bolthouse	J. Bui	Zoning Administrator
09/29/16	CUP 2016-040	To permit onsite sales and consumption of beer and wine in conjunction with an existing restaurant	414 PCH (Sessions Deli)	Matt Meddock	J. Bui	Zoning Administrator
09/28/16	PSP 16-014	To amend an existing Planned Sign Program (PSP 2013-011R) to allow larger signs	21058 PCH (Pacific City Commercial)	Marianne Burke	K. Burden	Staff
09/27/16	CDP 16-019	To permit a 282 sq. ft. first floor addition and an 871 sq. ft. second story addition	16241 San Clemente	Ed Gulian	N. Bourgeois	Zoning Administrator
09/26/16	CUP 16-029/ DRB 16-015	To permit the construction and operation of a self-storage facility	18796 Stewart	Chris Alsop	J. Cortez	Zoning Administrator
09/26/16	CUP 16-038	To permit on-site sales and consumption of beer and wine in conjunction with a 1,520 sf restaurant	18583 Beach Blvd.	Jonathon Yang	C. Wong	Planning Commission

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09/21/16	IPZR 16-007	To review conceptual plans for 3 new multi-family residences	417 Lake St	Ceasar Pena	J. Bui	Staff
09/23/16	CUP 16-037	To permit on-site tastings of beer, wine, and distilled spirits within an existing grocery store	5421 Warner Ave (Ralph's)	Davide Weissglass	K. Burden	Zoning Administrator
09/21/16	CUP 16-036	To permit an assisted living and memory care facility with 71 units/87 beds	18922 Delaware St	Paul Bunton	C. Wong	Planning Commission
09/14/16	IPZR 16-006	To review conceptual plans for 4 new multi-family residential units at an existing commercially zoned site	712 Utica Avenue	Vinh Tran	J. Cortez	Staff
09/06/16	GPA 16-02, ZMA 16-03, ZTA 16-04, LCPA 16-02, CUP 16-35, CDP 16-18, TTM 18060, DA 16-01, EA 16-03	To amend the land use designation to RM and the zoning designation to a specific plan to subdivide and allow development of 36 townhomes on a vacant 2.5 acre site; includes request for development agreement	17202 Bolsa Chica St	Ed Mountford	T. Nguyen	Planning Commission
08/25/16	CUP 16-034/ CDP 16-016/ DRB 16-011	To permit a 6 ft tall fence within the 15 ft front setback and visibility triangle; to grade on a site with a 3 ft grade differential	21641 Magnolia St (Ascon site)	Tamara Zeier	R. Ramos	Planning Commission
08/23/16	CUP 16-033/CDP 16-017	To permit a metered parking lot with a total of 44 parking stalls	131 Orange Ave.	City of Huntington Beach	K. Burden	Zoning Administrator
08/22/16	CDP 16-015	To permit addition of 546 sf second floor and remodel interior	16482 Barnstable	Jay Earl	C. Wong	Zoning Administrator
08/19/16	EPA 16-006	To amend CUP 1995-048 and allow construction of a 2 story, 2,730 sf restroom and office building for religious assembly	7661 Warner	Bill Dunlap	J. Cortez	Zoning Administrator
08/17/16	Extension of Time 16-007	To permit a one year extension of time for TTM 2010-042 and CDP 2010-017	80 Huntington Street (Surf City Cottages)	Peter Bauman	K. Burden	Planning Commission
08/03/16	GPA 16-001/ ZMA 16-002/ TTM 16-032/ CUP 16-031/ EA 16-002	To amend the General Plan and zoning designations from Public and Public-Semipublic to Low Density Residential and permit a 53 lot subdivision for new single family residential units with reduced lot sizes and lot frontages	14422 Hammon Lane (former Franklin School site)	Hal Woods	C. Wong	Planning Commission

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08/03/16	PSP 16-012/ SCE 16-005	To establish sign criteria and exceed the maximum number of menu board signs	17811 Beach Blvd. (Sonic Burger)	Peter Blied	A Truong (Kelley)	Design Review Board
08/3/16	CUP 16-030	T permit the sale of beer and wine within an existing eating and drinking facility and grocery market	19770 Beach Blvd. (Mother's Market and Kitchen)	Deborah Rubino	J. Cortez	Planning Commission
08/02/16	LCPA 16-001/ZTA 16-003/ZMA 16-001/EA 16-001	To amend the Sunset Beach Specific Plan to delete requirements regarding 1985 County of Orange coastal flood study and remove –FP3 designation on beachfront properties	Sunset Beach Specific Plan	City of Huntington Beach	R. Ramos	Planning Commission
08/01/16	SCE-16-03	To allow hotel wall signs to exceed maximum allowable size	7872 Edinger	Warner LeMenager	K. Burden	Design Review Board
08/01/16	PSP 16-011/SCE 16-002	To establish sign criteria for office building; to request wall signs for tenants with no exterior access	19671 Beach Blvd.	Richard Adler	J. Bui	Design Review Board
07/27/16	SPR 16-002	To permit the expansion of Chrysler auto dealership and a request to vacate Chrysler Dr.	16701 Beach Blvd.	Michael C. Adams	J. Bui	Staff
07/27/16	PSP 2016-010	To establish sign criteria for Chase Bank	21502 Brookhurst St.	Steve Therriault	K. Burden	Staff
07/20/16	CDP 16-014/ DRB 16-010/ AP 16-015	To permit a remodel/ addition to an existing SFR for new tandem parking space and office area to establish a live/work unit	111 6th Street	Erin Cherson	J. Bui	Zoning Administrator
07/07/16	CUP 16-029/ VAR 16-003	To add six water filters to existing water treatment facility with reduced 0 ft front setback in lieu of min. 10 ft setback	8851 Warner Avenue	City of HB – Duncan Lee	J. Cortez	Planning Commission
06/10/16	ZTA 16-002	To amend the equestrian trail exhibit in the Ellis Goldenwest Specific Plan	Ellis Goldenwest Specific Plan area	Michael Leifer/ Kellee Fritzal	N. Bourgeois	Planning Commission
06/8/16	CDP 16-013	To permit the demo and remodel of 1,792 sq ft second floor and remodel first floor of SFD	4012 Ondine Circle	Rene Alvarez	K. Burden	Zoning Administrator
05/26/16	CUP 16-024/LLA 2016-002	To permit a 3,115 sq. ft. automated carwash facility and lot line adjustment	16502 Bolsa Chica St.	Lance Brown	J. Bui	Zoning Administrator
05/18/16	AP 2016-011	To review "approval in concept" for a new 5,200 sf single family	16611 S Pacific Avenue, Sunset Beach	Cynthia Tomlinson	K. Burden	Staff

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		dwelling within Sunset Beach				
05/05/16	PSP 16-007	To amend PSP 04-007 for signs at The Strand	120 5th St.	Kevin Lee	A Truong	Staff
04/27/16	TPM 14-162	To subdivide 1 parcel of land into 3 parcels	630 Indianapolis Ave.	Dave Oddo	K. Burden (JK)	Zoning Administrator
02/24/16	CUP 16-012	To construct and operate a stormwater pump station	Just west of 7291 Heil Ave.	James Wagner	R. Ramos	Planning Commission
01/20/16	PSP 16-002	To review proposed signs at Mobil gas station	20002 Beach Boulevard	Sorin Enache	A Truong (Kelley)	Staff
01/05/16	MA 16-001	To participate in Mills Act Historic Property Preservation Agreement	912 10 <sup>th</sup> St	Fred Casillas	J. Kelley	Staff
12/15/15	CUP 15-066/ CDP15-034/ DRB 15-031/ EA 15-007	To develop a 51,002 sq. ft. mixed use building consisting of 29 residential condominiums and 10,639 sq. of commercial uses	602 PCH	Houshang Moghimi	T. Nguyen	Planning Commission
11/12/15	CUP 15-064/DRB 15-028	To permit a wireless communication facility on an SCE utility pole within the City's public ROW	Northeast corner of Palm Avenue at 16th Street.	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
09/24/15	CUP 15-058/CDP 15-030/TPM 15-059 - Appealed to Council	To subdivide a 0.528 AC parcel into 3 lots: 2 lots each at 6,000 sq. ft. for single family residential, and one 23,185 sq. ft. lot to remain as marina parking lot	4052 Davenport	Karen Otis	J. Ramirez	Zoning Administrator
09/18/15	GPA 15-002/ZTA 15-005/LCPA 15-002	Amend Coastal Element and Sunset Beach Specific Plan to address CCC comments	Sunset Beach	City of Huntington Beach	R. Ramos	City Council
08/21/15	EPA 15-002	To permit an increase in the maximum student enrollment from 565 to 595 students	19692 Lexington Ln	Mark Foster	J. Cortez	Planning Commission
08/12/15	CUP 15-050/CDP 15-025/DRB 15-024	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW and in the Coastal Zone	ROW adjacent to 023-611-16	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/12/15	CUP 15-049/CDP 15-024/DRB 15-023 Plan App 15-181	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW and in the Coastal Zone	ROW adjacent to APN 023-135-20	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/12/15	CUP 15-048/CDP 15-023/DRB 15-022	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW and	ROW adjacent to APN 023-134-25 (Walnut & 20 <sup>th</sup> )	Peter Hilger	J. Ramirez	Zoning Administrator and DRB

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		in the Coastal Zone				
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08/12/15	CUP 15-047/CDP 15-022/DRB 15-021	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW and in the Coastal Zone	ROW adjacent to APN 023-601-21 (Goldenwest & Accacia)	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/12/15	CUP 15-046/DRB 15-020	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 023-124-23 (Orange & 20 <sup>th</sup> )	Peter Hilger	J. Ramirez	Zoning Administrator
08/05/15	CUP 15-44/DRB 15-19	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 023-156-23	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/05/15	CUP 15-43/DRB 15-18	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 023-134-25	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/05/15	CUP 15-42/DRB 15-17	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-111-08	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/05/15	CUP 15-41/CDP 15-21/DRB 15-16	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW within the Coastal Zone	ROW adjacent to APN 024-122-10	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/05/15	CUP 15-40/DRB 15-15	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-117-11	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
08/05/15	CUP 15-39/DRB 15-14	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-103-08	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
07/29/15	CUP 15-38/CDP 15-20	Demo existing car wash and construct a 3-story hotel with retail at the ground floor	17145 Pacific Coast HWY (Sunset Beach)	Cliff Neiman	J. Ramirez	Zoning Administrator
07/29/15	CUP 15-37/DRB 15-13	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-043-04	Peter Hilger	J. Cortez	Zoning Administrator and DRB

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07/29/15	CUP 15-36/DRB 15-12	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-012-24	Peter Hilger	J. Cortez	Zoning Administrator and DRB
07/29/15	CUP 15-35/CDP 15-19/DRB 15-11	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW.	ROW adjacent to APN 024-038-16	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
07/29/15	CUP 15-34/CDP 15-18/DRB 15-10	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW	ROW adjacent to APN 024-032-23	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
07/29/15	CUP 15-33/CDP 15-17/DRB 15-09	To permit a wireless communication facility on an existing Verizon utility pole located within the City's public ROW.	ROW adjacent to APN 023-166-13	Peter Hilger	J. Ramirez	Zoning Administrator and DRB
07/29/15	CUP 15-32/DRB 15-08	To permit a wireless communication facility on a new 50 ft. Verizon utility pole (replacing existing pole in same location) located within the City's public ROW.	ROW adjacent to APN 024-024-01	Peter Hilger	J. Cortez	Zoning Administrator and DRB
07/02/15	CUP 15-026/EA 15-004	To permit a 165-unit, 4-level apartment complex with ground floor retail, 260 parking spaces in 2 subterranean levels with parking incentives for affordable units	18651 Beach Blvd (Urban Art Lofts new application)	Andrea Raynal	E. Edwards	Planning Commission
06/12/15	LCPA 15-001	LCPA for various citywide ZTAs	Citywide	City of Huntington Beach	N. Bourgeois	City Council
04/14/15	CUP 15-11/DRB 15-005	To modify the approved layout of the Therapeutic Riding Center (TRC) and operate a 90' by 130' arena for equine assisted therapy classes	18381 Goldenwest St	Donna Brandt / Scott Sanders	E. Edwards	Zoning Administrator
11/14/14	SPR 14-005	To replace former Todai restaurant with new Chili's	17011 Beach Blvd, Unit 1000	Kirk Keller	J. Arabe	Staff
09/22/14	TPM 14-029	To subdivide three parcels from a single existing parcel	6010 Warner Ave	Linda Kenski	J. Cortez	Zoning Administrator
08/18/14	CUP 14-023/CDP 14-010/DRB 14-007	To construct a 4-story mixed-use building with 7,727 sq ft retail; 20 resid units; 55 parking spaces; 9 new street parking spaces	424 Main St	Michael Adams	E. Edwards	Planning Commission
07/10/14	GPA 14-002/EIR 14-001	Comprehensive General Plan	Citywide	Community	J. Villasenor	Planning Commission

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04/04/14	SPR No. 14-003	To demo existing service station/liquor; construct new gas station with 2,168 sq. ft. retail building	16990 Beach Boulevard (NEC Warner)	Karl Huy	E. Edwards	Staff
09/09/13	CUP 13-026/TTM 13-115/VAR 13-012/DRB 13-026	To subdivide and construct 10 townhomes on a vacant lot	7262 Garfield Ave. (SEC at Gothard)	Ed Bonanni	J. Ramirez	Planning Commission
04/18/13	CUP 13-014	To permit two 2-story duplexes (4 units) to site with four 1-story duplexes (8 exist. units)	718 Williams Dr., Unit A (NW of Beach/ Yorktown)	Joe Mark	E. Edwards	Zoning Administrator
03/14/13	GPA 13-001/ CUP 13-010/ VAR 13-005/EA 13-005/LLA 15-001	To amend FAR from 0.35 to 1.0 and develop new 14,008 sq. ft. assisted living facility; and to exceed max. height of 18' within 45' of residential zone; to modify lot lines between parcels	19101 Garfield Ave (SWC at Brookhurst)	Michael Adams	R. Ramos	Planning Commission
03/08/13	CDP 13-003	To allow permit parking within public alley from 502-520 Lake Street within non-appealable area of CZ	518 Lake S (b/t 6th and Pecan)	Darren Sam	E. Edwards	Zoning Administrator
10/18/11	EPA 11-09	To permit the expansion of the restaurant (Black Bull)	300 PCH #112 (Pierside Pavilion)	Jeff Bergsma	E. Edwards	Planning Commission
07/07/10	ZTA 10-04	Amend HBZSO sections 236 & 241 (non-conforming & CUP)	City-wide	City of HB	J. Cortez	Planning Commission
05/04/09	ZTA 09-04	Amend HBZSO to clarify administrative citations	City Wide	City of HB	R. Massi	Planning Commission

**ENTITLEMENTS: AP - Administrative Permit; CUP - Conditional Use Permit; CDP - Coastal Development Permit; DR - Design Review; EA – Environmental Assessment; EIR – Environmental Impact Report; EPA – Entitlement Plan Amendment; GPA – General Plan Amendment; IPZR – Initial Planning and Zoning Review; LCPA – Local Coastal Program Amendment; LLA – Lot Line Adjustment; MA – Mills Act; MND – Mitigated Negative Declaration; ND – Negative Declaration; PA - Planning Application; PPR – Preliminary Plan Review; PSP – Planned Sign Program; ROW – Right of Way; SP – Special Permit; SPR – Site Plan Review; TPM – Tentative Parcel Map; TTM – Tentative Tract Map; TUP – Temporary Use Permit; VAR – Variance; ZMA – Zoning Map Amendment; ZTA – Zoning Text Amendment**

**Please contact the assigned planner at 714-536-5271 if you'd like additional information about the listed application or project. Applications are removed from the list once they are scheduled for review by the identified reviewing body.**