

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2016**  
**(Updated 12/12/16)**

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the General Plan and Zoning development standards and may ultimately be approved, conditionally approved, denied, or withdrawn.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>
12/12/16	AP 16-022	To review for "approval in concept" a request to replace a fire damaged, two story mixed-use project with ground floor commercial and one second floor residential unit	16832 PCH (Sunset Beach)	Marcus Kemmerer	K. Burden	Staff
12/07/16	EPA 16-010	To revise CDP 16-011 and add a 347 sq. ft. bedroom with a 78 sq. ft. balcony on the second floor. No expansion of existing foot print	3585 Courtside Cir	Louie Hernandez	K. Burden	Staff
12/05/16	CUP 16-044, VAR 16-007	To construct a 42 unit senior apartments with two buildings totaling approximately 44,041 sq. ft. Includes variance request for senior parking standards in a tandem arrangement	18431 Beach Blvd.	David Golkar	C. Wong	Planning Commission
12/01/16	PSP 16-017	To establish a comprehensive sign program	300 PCH (Pierside Pavilion)	Warner Lemenager	J. Bui	Staff
11/22/16	DRB 16-019	To review the design, color, and materials of a proposed facade change to an existing commercial building located in the DTSP	303 Third St	Behrouze Ehdaie	J. Bui	Design Review Board
11/18/16	SCE 16-008	To permit a sign code exception for 5 project identification signs in lieu of 4 signs + size and height deviations for directional signs	21010 Pacific City Cir	Brian Lake	K. Burden	Design Review Board
11/17/16	EPA 16-009	To amend CUP 03-024 to allow full alcohol sales (ABC type 47 License) and to permit alcohol service within existing 400 sq ft. patio area	714 Adams Ave	Regis A Guerin	K. Burden	Zoning Administrator
11/14/16	AP 16-20	To construct a 646 sq. ft. accessory dwelling unit in the RL zone on a 8464 sq. ft. lot	8372 Daren Circle	Thom Jacobs	J. Bui	Staff

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11/10/16	CDP 16-022	To permit demo of existing house and construct a new 4,420 sq. ft. home with a 628 sq. ft. garage	4121 Morning Star Dr	An Ha	K. Burden	Zoning Administrator
11/10/16	CUP 16-043	To construct a third story for a single family dwelling on a lot wider than 50 feet in RMH-A zone	1217 Acacia Avenue	Eric Trabert	C. Wong	Zoning Administrator
11/09/16	EPA 16-008	To revise the design and add second floor at a professional office building previously approved per CUP 15-002	8081 Yorktown Ave.	Rupert Mok	T. Nguyen	Zoning Administrator
11/08/16	AP 16-021	To construct new accessory dwelling unit in the RL zone	6942 Cumberland Dr	Le Thi Nguyen	J. Cortez	Staff
11/02/16	EPA 16-007, DR 16-018	To relocate the existing outdoor dining from the east side of an existing restaurant to the north side (along Walnut Ave) and to amend hours conditions	300 PCH #112 (Black Bull Chop House)	Jeff Bergsma	C. Wong	Planning Commission
11/02/16	PSP 16-016	To establish a sign program for an existing service station	16971 Goldenwest St.	Eddie Vidales	A Truong	Staff
11/01/16	TUP 16-004	To permit a parking lot with 64 metered stalls on a City-owned right-of-way	21079 Delaware	Max Daffron	J. Cortez	Zoning Administrator
11/01/16	TUP 16-003	To permit temporary off-site vehicle storage for HB Car Dealers within City-owned right-of-way	14515 Astronautics (former Navy Railroad ROW)	Max Daffron	J. Cortez	Zoning Administrator
10/27/16	LLA 16-004	To relocate existing property lines between two parcels	21730 Newland St.	D'Artagnan Alba	K. Burden	Staff
10/20/16	CUP 16-42	To establish an animal boarding facility for Orange County Humane Society	9508 and 9510 Hamilton Ave.	Ramy Eskander	J. Bui	Zoning Administrator
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
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

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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
09/21/16	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
09/06/16	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
08/19/16	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
08/03/16	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
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	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

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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
07/20/16	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
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 dwelling within Sunset Beach	16611 S Pacific Avenue, Sunset Beach	Cynthia Tomlinson	K. Burden	Staff
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
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
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
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
06/12/15	LCPA 15-001	LCPA for various citywide ZTAs	Citywide	City of Huntington Beach	N. Bourgeois	City Council

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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 Today 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 Update	Citywide	Community Development	J. Villasenor	Planning Commission
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
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
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**

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**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.**