

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
**(Updated 11/08/19)**

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the General Plan and Zoning development standards and may ultimately be approved, conditionally approved, denied, or withdrawn.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>
11/08/19	CUP 19-028, CDP 19-014	To demolish an existing two-story single family dwelling and construct a new three-story single family dwelling	17007 Edgewater Lane	Natalia Biron	H. Beckman	Zoning Administrator
11/08/19	CUP 19-027	To establish an 1,824 sf restaurant with alcohol sales and consumption (ABC Type 47) within a proposed 44,448 sf grocery store along with an on-site instructional tasting area (ABC Type 68 License)	10081 Adams	Ryan Bissett and Anna Lambropoulos	N. Aube	Zoning Administrator
11/06/19	CDP 19-013	To permit a major remodel and 2nd floor addition of existing single-family home	16291 Typhoon Ln	Nicole Hannouche	T. Nguyen	Zoning Administrator
11/06/19	CUP 19-026	To establish sales and consumption of beer and wine within a proposed 1,549 sq. ft. restaurant	20100 Magnolia St, Ste 103	Sheryl Brady	J. Cortez	Zoning Administrator
11/04/19	EPA 19-012	To establish sales and consumption of beer and wine (ABC Type 41) at an existing restaurant space.	9901 and 9911 Yorktown	Dave Donaldson	J. Cortez	Zoning Administrator
11/04/19	CUP 19-025, DRB 19-15, LLA 19-09	To permit a 226 room senior assisted living and memory care facility and reconfigure parking for the remaining office buildings	2100-2134 Main St	Joseph P. McGonigle	J. Bui	Zoning Administrator
10/31/19	AP 19-014	To permit a waiver of development standards to exceed lot coverage by 5% to construct a new ADU	222 9th St	Michael Mehalick	H. Beckman	Staff Review
10/31/19	AP 19-013	To permit a waiver of development standards to exceed lot coverage by 5% to construct a new ADU	323 17th St	Michael Mehalick	H. Beckman	Staff Review

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
(Updated 11/08/19)

<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>
10/28/19	ZTA 19-005	To amend the HBZSO to provide updated regulations of sober living homes in R districts per City Council direction	Citywide	City of Huntington Beach	H. Beckman	Planning Commission
10/21/19	CUP 19-024	To permit sales and consumption of beer and wine and an existing restaurant (ABC Type 41) at existing restaurant	19072 Beach Blvd, # A	Narin R. Kidd	T. Nguyen	Planning Commission
10/16/19	DRB 19-013	To review design, color, and material of replacement railing at Blufftop Park	2201 Pacific Coast Highway	Dave Dominguez	J. Bui	Design Review Board
10/09/19	SCE 19-005	To exceed the max number of signs and permit one pre-menu for the drive thru lane, one 2'-7" high entrance directional sign and one 2'-1" exit directional sign	21532 Brookhurst	Promotional Signs, Inc.	N. Sadono	Design Review Board
10/09/19	CUP 19-023, CDP 19-012	To permit a temporary parking lot for the storage of new cars on an unimproved site secured by an existing 8 ft high chain-link fence w/ mesh for a period of two years	21845 Magnolia St.	Ethan Edwards	J. Cortez	Planning Commission
10/03/19	DRB 19-012, EPA 19-011, AP 19-012	To amend hours of operation to 1:00 AM, remove patio area and replace with residential garage, construct new restaurant balcony, remodel (E) apartment above at existing mixed use	210 5th St.	Firas Jamal	J. Bui	Zoning Administrator
10/03/19	EPA 19-010	To amend CUP 08-020 conditions and extend car wash daily hours of operation from 7pm to 10pm.	21452 Brookhurst St	Michael C. Adams	N. Aube	Planning Commission
10/02/19	EPA 19-09	To expand alcohol sales and consumption into adjacent 1,440 sq. ft. suite	21411-21405 Brookhurst	Jess Bingman	N. Aube	Zoning Administrator
10/02/19	CDP 19-011, CUP 19-022	To construct a new 4,428 sq. ft. single family dwelling	3321 Bounty Cir.	Jay Earl	N. Sadono	Zoning Administrator
09/18/19	TPM 19-027	To subdivide one lot into two lots	16776 15th St	Lan Xuan	J. Cortez	Zoning Administrator
09/03/19	AP 19-009, EPA 19-008	To permit a waiver of development standards to reduce the front and rear setbacks	7256 Garfield	Ed Bonanni	N. Aube	Staff Review

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
(Updated 11/08/19)

<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>
09/03/19	AP 19-195, TPM 19-026	To subdivide an existing marina (water) parcel into two separate lots with boat docks and marina and review the subdivision for approval in concept in the coastal zone	4281 Warner Ave (178-291-33)	Michael Knapton	J. Cortez	Zoning Administrator
08/30/19	PA 19-191	To review an animal permit for 6 chickens	5101 Cheryl Dr.	Dena Beshai	N. Sadono	Staff Review
08/28/19	PA 19-190	To review an animal permit for 2 chickens	20842 Shell Harbor Circle	John Kemper	N. Sadono	Staff Review
08/26/19	AP 19-008	To exceed 50% lot coverage for the addition of an elevator	516 13th St.	Philip Morgan	J. Cortez	Staff Review
07/31/19	CDP 19-010	To install a new wireless facility on a new streetlight within the public right-of-way	Public ROW/ adjacent to Goldenwest St. and PCH	Franklin Orozco	J. Cortez	Zoning Administrator
07/31/19	IPZR 19-007	To review conceptual plans for restriping a parking lot	9042 Adams	Eddy Marshall	N. Sadono	Staff Review
07/31/19	IPZR 19-008	To review conceptual plans for restriping a parking lot	10042 Adams	Eddy Marshall	N. Sadono	Staff Review
07/30/19	AP 19-007	To permit a Noise Deviation Permit for a three-day event at the Van's Skate Park	7471 Center Avenue	Chris Conrad	T. Nguyen	Staff Review
07/30/19	AP 19-006	To permit a Noise Deviation Permit for a one-day event at the Van's Skate Park	7471 Center Avenue	Chris Conrad	T. Nguyen	Staff Review
07/26/19	IPZR 19-006	To review conceptual plans for new coffee shop with outdoor seating	15851 Gothard St.	Blair Liggatt	N. Aube	Staff Review
07/22/19	CUP 19-021, TPM 19-022	To create a one lot subdivision for condominium purposes and construct three three-story condominium units	7852 Ronald Dr.	Jasmine Roth	J. Cortez	Zoning Administrator
07/18/19	CDP 19-009, CUP 19-020, ZMA 19-003, EA 19-005, TTM 18198	To amend the zoning map from Industrial Limited to Medium Density Residential to match the General Plan and construct 48 dwellings units within twelve (12), 3-story buildings	21673 Newland St.	Paul Julian	J. Bui	Planning Commission
07/17/19	CUP 19-019	To expand alcohol sales into adjacent suite for an existing restaurant	22311 Brookhurst St.	Marcus Kemmerer	N. Aube	Zoning Administrator

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
(Updated 11/08/19)

<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>
07/16/19	LLA 19-008	To adjust lot lines between parcels	5301 Bolsa Ave	Wm. Tyler Dubberly	H. Beckman	Staff Review
07/10/19	CUP 19-017	To establish an out-patient animal care facility	16882 Gothard St., Ste. C	Anthony Williams	N. Aube	Zoning Administrator
07/10/19	CUP 19-018	To establish an approx. 6,000 sq. ft. a personal enrichment use within an existing shopping center	21421 Brookhurst St.	Chris and Lori Huisken	J. Cortez	Zoning Administrator
07/08/19	EPA 19-006	To amend CUP 91-22 and EPA 16-005 for a 19,500 sq. ft. addition to a religious assembly use	15272 Jason Circle	M. Steven Camp	J. Bui	Zoning Administrator
07/05/19	AP 19-005	To permit a gazebo within required setbacks and within the minimum building separation distance	1218 Lake St.	Benton E. Allen	N. Aube	Staff
06/18/19	ZTA 19-002	To update and amend various chapters of the HBZSO	Citywide	City of Huntington Beach	N. Aube	Planning Commission
06/21/19	CDP-2019-008, CUP-2019-016, DRB-2019-001	To construct a three-story, three unit residential project with rooftop deck	417 Lake St.	Cesar Pena	J. Bui	Zoning Administrator
06/10/19	AP 19-004	Waiver of development standards to exceed 50% lot coverage maximum	603 8th St	Bob Reed	N. Aube	Staff Review
06/10/19	LLA 19-007	To adjust lot lines between two parcels	506 7th St	Bobby Kashani	T. Nguyen	Staff Review
06/05/19	CDP19-007	To remodel existing 2,390 sq. ft. two-story residence and a new 413 sq. ft. addition	16951 Edgewater Ln	Jason Yaw	N. Aube	Zoning Administrator
05/07/19	IPZR 19-005	To review conceptual plans to construct a new duplex condominium	16776 15th St	Minggang Sun	J. Cortez	Staff Review
04/19/19	CUP 19-014	To construct a fueling service station with 2,175 sq. ft. 24-hour convenience store with sales of beer and wine (Type 20 ABC License)	16171 Beach Boulevard	Adan Madrid	N. Aube	Planning Commission
04/18/19	CUP 19-013	To demo existing retail building and build new express car wash	10072 Adams	Jeff Bergsma	L. Ortega	Zoning Administrator
03/29/19	CUP 19-012/TTM 18196	To permit the subdivision of a 2.44 acre site to develop 10 single-family residential homes	8341 Garfield	Shaneen Tuley	L. Ortega	Planning Commission

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
(Updated 11/08/19)

<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>
03/26/19	SPR 19-002	To permit a new mixed use complex with 14 live-work units and subterranean parking garage	18662 Florida St	Immanuel Chiang	J. Cortez	Staff
02/22/19	TUP 19-001	To permit temporary outdoor plant sales area in parking lot for approx. 3 months	8175 Warner	Nick Sevilla	J. Cortez	Zoning Administrator
02/21/19	GPA 19-002, ZMA 19-002, LCPA 19-001, EA 19-004	To amend the land use and zoning designations from Open Space – Water Recreation to Low Density Residential	16926 Park Ave (Sunset Beach)	Michael C Adams	R. Ramos	Planning Commission
02/12/19	AP 19-001	To permit personal training studio in 8,700 sq ft existing industrial building.	1711 Crabb Ln	Sarah Paterson	H. Beckman	Staff
01/15/19	CUP 19-003, DRB 19-002, EA 19-003, ZMA 19-001, TTM 19-004	To amend the zoning map to delete “paper streets” and permit development of an 18 unit condo development	4861 Pearce Dr	Brian Sassounian	J. Cortez	Planning Commission
01/04/19	CDP 19-001/CUP 19-001/DRB 19-001/EA 19-001	To construct a new 4-story retail and office building with subterranean parking	321 3rd St	Jeff Bergsma	J. Bui	Planning Commission
10/29/18	CUP 18-041, TPM 18-041, EA 18-003 and ZMA 18-002	To amend zoning from CG (General Commercial) to RM (Medium Density Residential), subdivide the lot, and construct three townhomes over 25 feet in height	712 Utica Ave	Mark Tran	J. Bui	Planning Commission
09/18/18	LCPA 18-001	To process a Local Coastal Program Amendment for various citywide zoning text amendments	Citywide	City of Huntington Beach	H. Beckman	Planning Commission
09/05/18	PSP 18-007	To establish a new Planned Sign Program for the existing Pacifica Medical Tower property	18800 Delaware St	Diana Nagel	J. Cortez	Staff
08/07/18	CUP 18-032/EA 18-002	To construct 20 three-story townhomes with enclosed garages and site amenities	910 Georgia St.	Justin Jarjour	J. Bui	Planning Commission
08/07/18	SPR 18-001	To permit an approx. 1,000 sq. ft. addition to Hilltop Market center; and to permit building façade, parking, and landscaping improvements	815 Indianapolis Ave	Justin Jarjour	J. Bui	Staff

**HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING APPLICATIONS – 2019**  
(Updated 11/08/19)

<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>
06/15/18	EPA 18-002	To amend a CUP for a private school to increase enrollment to 209 students, add nine (9) new classrooms, add approximately 1,550 sq. ft. to a multi-purpose room, add 27 parking on north side, and add 31 parking spaces on south side	14401 Willow Ln (Hebrew Academy)	Freddy Kirolos	J. Cortez	Planning Commission
05/04/18	DRB 18-013	To permit amendments to the south and west building facades with a painted mural	602 Main St	Kim Kramer	J. Cortez	Design Review Board
09/05/17	GPA 17-001, ZMA 17-001, ZTA 17-005, LCP 17-001	To amend General Plan land use and zoning designations as follows: GPA: To amend General Plan from P to RM and CV; ZMA: To amend zoning from PS to SP; ZTA: To create a Specific Plan; and Local Coastal Program Amendment to process proposed land use changes	21845 Magnolia St	James O'Malley	R. Ramos	Planning Commission
07/18/17	ZTA 17-004, EA 17-004	To amend SP-9 to allow vehicle and recreational vehicle storage as an interim use and minimize the required site improvements	SP 9 (Holly Seacliff Specific Plan)	City of Huntington Beach (Council direction 06/19/17)	R. Ramos	Planning Commission
02/13/17	EA 17-001	To study the potential environmental impacts associated with a proposed mixed-use project consisting of retail, hotel, and residential uses	21845 Magnolia Ave (Magnolia Tank Farm)	James O' Malley and Gregory Vail	R. Ramos	Planning Commission
12/05/16	CUP 16-044, VAR 16-007	To construct 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	J. Cortez	Planning Commission
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

# **HUNTINGTON BEACH – COMMUNITY DEVELOPMENT DEPARTMENT**

## **PLANNING APPLICATIONS – 2019**

**(Updated 11/08/19)**

**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.**