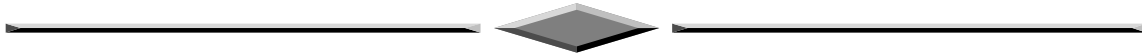


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Acting Associate Planner
DATE: November 1, 2017

**SUBJECT: CONDITIONAL USE PERMIT NO. 17-029/ COASTAL DEVELOPMENT
 PERMIT NO. 17-014 (PCH TEMPORARY PARKING LOT)**

LOCATION: 21622 Pacific Coast Highway, 92646 (north east corner of Pacific Coast
 Highway and Beach Blvd.)



Applicant: Ted Frattone and Robert K. Glessner, Three Hughes, Irvine, CA 92618

**Property
Owner:** Beachfront Village, LLC, 15320 Barranca Parkway, Suite 100, Irvine, CA
 92618

Request: To permit the establishment of a temporary parking lot with 108 parking
 spaces for a period of five years.

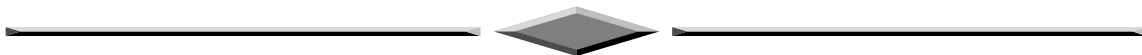
**Environmental
Status:** This request is covered by Categorical Exemption, Section 15304, Class 4,
 California Environmental Quality Act.

Coastal Status: Appealable

General Plan: CV (Commercial Visitor)

Zone: CV-CZ (Commercial Visitor-Coastal Zone Overlay)

Existing Use: Vacant



RECOMMENDATION: Staff recommends continuance to date uncertain at the applicant's request.