



City of Huntington Beach
 Department of Community Development
 2000 Main Street, Huntington Beach, CA 92648
 Office: (714) 536 - 5241 Fax: (714) 374 - 1647

Planning Application Number: _____
 Entitlement Number(s): _____

- Planning Commission Staff Review
 Zoning Administrator Design Review

PLANNING APPLICATION

Project Address: 16432 25th St. Sunset Beach, CA 90742

Assessor Parcel Number(s): 178-513-05

Project Description / Request:

PROPOSED CONSTRUCTIONS OF A NEW DWELLING 2,070 SQ.FT. OF HABITABLE AREA & 1,000 SQ.FT. OF BALCONIES, DECK AND ROOF TOP DECK & 350 SQ.FT. OF ENCLOSED GARAGE SPACE (2-CAR) & 279 SQ.F.T ADU EXISTING DWELLING UNIT TO THE WEST WILL BE REMAIN AND INTERNALLY REMODELED EXISTING UNIT TO THE EAST AND THE EXISTING DECKS WILL BE DEMOLISHED TO BUILD THE NEW DWELLING UNIT
 Nearest Major Intersection: _____

Lot Area: 2,704 Sq.Ft.

Property Owner: Ocean Jewel LLC c/o Mark Bragen
Mailing Address: 4465 West Hacienda Unit 103
City: Las Vegas **State:** NV **Zip:** 89118

Telephone: (702) 427-3711
Email: mark@oceanjewel.com

Applicant / Authorized Agent: DLA ARCHITECTS - BEHRAD KOUCHEKI
Mailing Address: 1215 N RED GUM ST. SUITE E
City: ANAHEIM **State:** CA **Zip:** 92806

Telephone: (714) 576-9802
Email: ARCHITECT16@PIRONADG.COM

I, (Print Property Owner's Name) MARK BRAGEN am the property owner of the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize (Print Agent's Name) DLA ARCHITECTS to act as my representative and to bind me in all matters concerning this application. I hereby affirm under penalty of perjury that the foregoing statements, facts and attachments are true and correct. I understand that this application for entitlement or variance may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits. I understand that by filing the application, information on the application including, but not necessarily limited to, the name and address will be included on public records that are posted on the internet.

[Signature] 12/19/2023
 Property Owner's Signature: Date: Applicant's Signature: Date:

FOR OFFICE USE ONLY		Fee:	Environmental Review
Zoning: _____	DM: _____	_____	<input type="checkbox"/> Exempt
General Plan Designation: _____		_____	Section: _____
General Plan Sub Area: _____	<input type="checkbox"/> Coastal Development Permit	_____	<input type="checkbox"/> EA Required
Distributed By: _____	<input type="checkbox"/> Conditional Use Permit	_____	EA Fee: \$ _____
Pursuant To: _____	<input type="checkbox"/> Design Review	_____	<input type="checkbox"/> Coastal Area:
Total Fee: _____	<input type="checkbox"/> Entitlement Plan Amendment	_____	<input type="checkbox"/> Cat. Exclusion
Receipt No.: _____	<input type="checkbox"/> Planned Sign Program	_____	<input type="checkbox"/> Appeal Area:
Received By: _____	<input type="checkbox"/> Sign Code Exception	_____	<input type="checkbox"/> Flood Zone
Date Received: _____	<input type="checkbox"/> Temporary Use Permit	_____	<input type="checkbox"/> Earthquake Zone
Previous Cases: _____	<input type="checkbox"/> Variance	_____	<input type="checkbox"/> Oil District
	<input type="checkbox"/> Administrative Permit	_____	<input type="checkbox"/> Methane District
	<input type="checkbox"/> General Plan Amend	_____	<input type="checkbox"/> Noise/CNEL
	<input type="checkbox"/> Zoning Map Amend	_____	<input type="checkbox"/> Ownership Verification
	<input type="checkbox"/> Zoning Text Amend	_____	<input type="checkbox"/> Applicant Authorization
	<input type="checkbox"/> Local Coastal Program Amend	_____	<input type="checkbox"/> APN
	<input type="checkbox"/>	_____	<input type="checkbox"/> Plans
		_____	<input type="checkbox"/> Notification Req.
		_____	<input type="checkbox"/> Narrative
		_____	<input type="checkbox"/> Photos/Slides
		_____	<input type="checkbox"/> Entertainment Permit
		_____	<input type="checkbox"/> HOA Approval
		_____	<input type="checkbox"/> Plans Date Stamped
		_____	<input type="checkbox"/> Seismic Hazard
		_____	<input type="checkbox"/> Scenic Corridor
		_____	<input type="checkbox"/> Residential Infill
		_____	<input type="checkbox"/> Military Buffer
		_____	www.ceres.ca.gov/planning/serdces