



Legislation Details (With Text)

File #: 19-038 **Version:** 1
Type: Public Hearing **Status:** Agenda Ready
File created: 1/8/2019 **In control:** Zoning Administrator
On agenda: 1/16/2019 **Final action:**
Title: COASTAL DEVELOPMENT PERMIT NO. 18-038 (SHANE RESIDENCE)

REQUEST:

To allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. This request includes a review and analysis for compliance with Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION:

3302 Admiralty Drive, 92649 (near the terminus of Admiralty Dr. and northwest of Channel Ln.)

Attachments: 1. CDP 18-038(SHANE RESIDENCE)_FINDINGS AND CONDITIONS, 2. CDP 18-038(SHANE RESIDENCE)_PLANS

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
COASTAL DEVELOPMENT PERMIT NO. 18-038 (SHANE RESIDENCE)

REQUEST:

To allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. This request includes a review and analysis for compliance with Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION:

3302 Admiralty Drive, 92649 (near the terminus of Admiralty Dr. and northwest of Channel Ln.)

APPLICANT:

Matthew Caldwell, 15211 Victoria Lane, Huntington Beach, CA 92647

**PROPERTY
OWNER:**

Claudia Shane, 16292 Tisbury Circle, Huntington Beach, CA 92649

**BUSINESS
OWNER:**

Not applicable

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-038 based upon suggested findings and conditions of approval.

General Plan:

RL (Residential Low Density)

Zone:

RL-CZ (Residential Low Density - Coastal Overlay)

Environmental Status:

The request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Residential

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated November 15, 2018