



## Legislation Details (With Text)

**File #:** 19-148 **Version:** 1  
**Type:** Public Hearing **Status:** Passed  
**File created:** 1/29/2019 **In control:** Zoning Administrator  
**On agenda:** 3/6/2019 **Final action:** 3/6/2019  
**Title:** COASTAL DEVELOPMENT PERMIT NO. 18-040 (TRAN RESIDENCE)

### REQUEST:

To demolish an existing 3,881 sq. ft. single-family residence and construct a two-story, 4,497 sq. ft. single-family residence and a 440 sq. ft. garage at an overall height of 30 ft. The request includes a review and analysis for compliance with the 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:

17091 Edgewater Lane, 92649 (between Courtney Ln. and Waverly Ln.)

**Attachments:** 1. CDP 18-040 Findings and Conditions.pdf, 2. CDP 18-040 Plans.pdf

Date	Ver.	Action By	Action	Result
3/6/2019	1	Zoning Administrator	approved with conditions	

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Liane Schuller, Contract Planner

**SUBJECT:**  
**COASTAL DEVELOPMENT PERMIT NO. 18-040 (TRAN RESIDENCE)**

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### LOCATION:

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### APPLICANT:

Quong Kyle Tran, 3932 Sirius Drive, Huntington Beach, CA 92649

### PROPERTY OWNER:

Beckman Capital LLC, 3932 Sirius Drive, Huntington Beach, CA 92649

**BUSINESS**

**OWNER:**

Not Applicable

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-040 based upon suggested findings and conditions of approval

**General Plan:**

RL (Residential Low Density)

**Zone:**

RL-CZ (Residential Low Density - Coastal Zone Overlay)

**Environmental Status:**

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

**Coastal Status:**

Appealable

**Existing Use:**

Single-family Residence

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated January 23, 2019