



Legislation Details (With Text)

File #: 19-158 **Version:** 1
Type: Public Hearing **Status:** Passed
File created: 1/31/2019 **In control:** Zoning Administrator
On agenda: 3/6/2019 **Final action:** 3/6/2019
Title: COASTAL DEVELOPMENT PERMIT NO. 18-039 (TRAN RESIDENCE)

REQUEST:

To demolish an existing 3,441 sq. ft. single-family residence and construct a two-story, 5,187 sq. ft. single-family residence and 640 sq. ft. garage at an overall height of 27.5 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:

16962 Coral Cay Lane, 92649 (north of Marinabay Drive)

Attachments: 1. CDP 18-039 Findings and Conditions.pdf, 2. CDP 18-039 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. 18-039 (TRAN RESIDENCE)

REQUEST:

To demolish an existing 3,441 sq. ft. single-family residence and construct a two-story, 5,187 sq. ft. single-family residence and 640 sq. ft. garage at an overall height of 27.5 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:

16962 Coral Cay Lane, 92649 (north of Marinabay Drive)

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. 18-039 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