



Legislation Details (With Text)

File #: 20-1415 **Version:** 2
Type: Public Hearing **Status:** Passed
File created: 2/6/2020 **In control:** Zoning Administrator
On agenda: 2/19/2020 **Final action:**
Title: CONDITIONAL USE PERMIT NO. 19-028/COASTAL DEVELOPMENT PERMIT NO. 19-014 (O'NEILL RESIDENCE)

REQUEST:

To demolish an existing two-story single-family residence and permit the construction of a new three-story 4,515 sq. ft. single family residence with a 595 sq. ft. garage, 81 sq. ft. porch, and an approximately 400 sq. ft. 3rd floor deck at an overall height of 30 ft.-3 in. This 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:

17007 Edgewater Lane, 92649 (South side of Edgewater Lane, fronting Weatherly Bay in Huntington Harbour)

Attachments: 1. Att #1 Findings and Conditions of Approval, 2. Att #2 Revised Plans 01092020

Date	Ver.	Action By	Action	Result
2/19/2020	2	Zoning Administrator	approved with conditions	

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 19-028/COASTAL DEVELOPMENT PERMIT NO. 19-014 (O'NEILL RESIDENCE)

REQUEST:

To demolish an existing two-story single-family residence and permit the construction of a new three-story 4,515 sq. ft. single family residence with a 595 sq. ft. garage, 81 sq. ft. porch, and an approximately 400 sq. ft. 3rd floor deck at an overall height of 30 ft.-3 in. This 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:

17007 Edgewater Lane, 92649 (South side of Edgewater Lane, fronting Weatherly Bay in Huntington Harbour)

APPLICANT:

Natalia Biron, YNG Architects, Inc., 1524 Brookhollow Drive, Ste. 6, Santa Ana, CA 92705

**PROPERTY
OWNER:**

Brian O'Neill, 17007 Edgewater Lane, Huntington Beach CA 92649

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-028 and Coastal Development Permit No. 19-014 with suggested conditions and findings of approval.

General Plan:

RL (Residential Low Density)

Zone:

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

Environmental Status:

This 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 January 9, 2020