



City of Huntington Beach

File #: 19-004

MEETING DATE: 2/20/2019

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Liane Schuller, Contract Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 18-040/COASTAL DEVELOPMENT PERMIT 18-035 (PHAM
RESIDENCE - CONTINUED FROM THE FEBRUARY 6, 2019, ZONING
ADMINISTRATOR MEETING)

REQUEST:

To demolish an existing single-family residence and construct a 5,430-sq. ft. single-family residence, including a 778 sq. ft. third story loft, at a height of 34 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:

16396 Ardsley Circle, 92649 (south of Humboldt Drive)

APPLICANT:

Joseph Pham, 17927 Toiyabe Circle, Fountain Valley, CA 92708

**PROPERTY
OWNER:**

Dan Pham, 16396 Ardsley Circle, Huntington Beach, CA 92649

**BUSINESS
OWNER:**

Not applicable

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 18-040 and Coastal Development Permit No. 18-035 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 and attached garage

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated December 14, 2018