



# City of Huntington Beach

**File #:** 19-038

**MEETING DATE:** 1/16/2019

## 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