



City of Huntington Beach

File #: 19-148

MEETING DATE: 3/6/2019

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Liane Schuller, Contract Planner

SUBJECT:
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.)

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