



City of Huntington Beach

File #: 19-291

MEETING DATE: 3/20/2019

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner

SUBJECT:
COASTAL DEVELOPMENT PERMIT NO. 18-037 (ARMONA RESIDENCE ADDITION)

REQUEST:

To permit an 874 sq. ft. addition, including a 75 sq. ft. balcony and a 131 sq. ft. covered patio, and interior remodel to an existing 2,623 sq. ft. two-story single-family residence. This 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:

16662 Wanderer Lane, 92649 (east side of Wanderer Lane, south of Humboldt Drive)

APPLICANT:

Carlos Losada, 9451 Firestone Boulevard, Suite B, Downey, CA 90241

**PROPERTY
OWNER:**

Luis Armona, 9451 Firestone Boulevard, Suite B, Downey, CA 90241

**BUSINESS
OWNER:**

Not Applicable

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-037 based on suggested findings and conditions of approval.

General Plan:

RL (Residential Low Density)

Zone:

RL-CZ (Residential Low Density - Coastal Zone)

Environmental Status:

The request is covered by Categorical Exemption, Section 15301, Class 1, 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 24, 2019