



# City of Huntington Beach

**File #:** 19-1213

**MEETING DATE:** 12/18/2019

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 19-022/COASTAL DEVELOPMENT PERMIT NO. 19-011**  
**(SOLAAS RESIDENCE)**

**REQUEST:**

To demolish an existing two-story single-family residence and construct a two-story, 4,428 sq. ft. single-family residence with a four-car garage and a 343 sq. ft. third floor deck, at an overall height of 29 ft.-10 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:**

3321 Bounty Circle, 92649 (At the terminus of Bounty Circle)

**APPLICANT:**

Jay Earl, 16541 Mariana Circle, Huntington Beach CA 92649

**PROPERTY  
OWNER:**

Steve and Anne Solaas, 1325 Glen View Drive, Fullerton CA 92835

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-022 and Coastal Development Permit No. 19-011 with suggested findings and conditions 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 October 2, 2019