



City of Huntington Beach

File #: 20-1354

MEETING DATE: 2/5/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner

SUBJECT:
COASTAL DEVELOPMENT PERMIT NO. 19-013 (DO RESIDENCE ADDITION)

REQUEST:

To permit a 2,228 sq. ft. second floor addition, 288 sq. ft. of second floor decks, and interior remodel to an existing 2,226 sq. ft. single-family residence at an overall height of approximately 30 ft. 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:

16291 Typhoon Lane, 92649 (north side of Typhoon Lane, north of Venture Drive)

APPLICANT:

Nicole Hannouche, 20250 SW Acacia Street #145, Newport Beach, CA 92660

**PROPERTY
OWNER:**

Liem and Anh Do, 16291 Typhoon Lane, Huntington Beach, CA 92649

**BUSINESS
OWNER:**

Not Applicable

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 19-013 with 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 November 6, 2019