



# City of Huntington Beach

File #: 20-1554

MEETING DATE: 5/20/2020

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Nicolle Aube, AICP, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-004 AND COASTAL DEVELOPMENT PERMIT NO. 20-004**  
**(ASDOURIAN RESIDENCE REMODEL AND ADDITION)**

**REQUEST:**  
To remodel an existing 2,708 sq. ft. single family dwelling and construct a 2,059 sq. ft. first and second floor addition along with a 789 sq. ft. rooftop deck at an overall height of 32 ft.

**LOCATION:**  
3817 Mistral Drive, 92649 (west side of Mistral Drive, between Ladona Cir. And Wanderer Ln.)

**APPLICANT:**  
Cheryl Demarco, 9121 Atlanta Ave. #826, Huntington Beach, CA 92646

**PROPERTY OWNER:**  
Avo and Marlene Asdourian, 1443 E. Washington #664, Pasadena, CA 91104

**STAFF RECOMMENDATION:**  
That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-004 and Coastal Development Permit No. 20-004 with 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 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 April 30, 2020