



City of Huntington Beach

File #: 20-1623

MEETING DATE: 5/20/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 20-007/COASTAL DEVELOPMENT PERMIT NO. 20-007
(NGUYEN REMODEL AND DECK)

REQUEST:
To construct a 1,336 sq. ft. addition to an existing 3,816 sq. ft. two-story, single family dwelling and construct a 1,214 sq. ft. roof top deck at an overall height of 29 ft.-4 in.

LOCATION:
16205 Wayfarer Lane, 92649 (located near the terminus of Wayfarer Ln.)

APPLICANT:
An Ha, 12862 Joy Street, Suite A, Garden Grove, CA 92840

PROPERTY OWNER:
Darren Nguyen, 14615 Magnolia Street, Westminster, CA 92683

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

A) Approve Conditional Use Permit No. 20-007 and Coastal Development Permit No. 20-007 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 15301, Class 1, California Environmental

Quality Act.

Coastal Status:

Appealable

Existing Use:

Residential

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated February 27, 2020