



City of Huntington Beach

File #: 21-435

MEETING DATE: 6/16/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Nicolle Aube, AICP, Senior Administrative Analyst

SUBJECT:
CONDITIONAL USE PERMIT NO. 20-022/COASTAL DEVELOPMENT PERMIT NO. 20-019
(SEAWITCH SFD - Lot 81)

REQUEST:

To demolish an existing single family dwelling that spans two legal lots (lot 80 and lot 81) and construct one single family dwelling on each lot. This application requests to construct an approximately 5,676 sq. ft., two-story single family dwelling with an approximately 822 sq. ft. three-car garage, 741 sq. ft. 2nd floor deck, and a 918 sq. ft. 3rd floor deck.

LOCATION:

16791 Sea Witch Lane, 92649 (north side of Sea Witch Ln. between Bolero Ln. and Finisterre Dr.)

APPLICANT:

Harry Monck, 303 Cleveland Dr., Huntington Beach, CA 92648

**PROPERTY
OWNER:**

Nilofar Abawi, 16791 Sea Witch Ln., Huntington Beach, CA 92649

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-022 and Coastal Development Permit No. 20-019 with suggested conditions and findings 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 dated May 17, 2021