



City of Huntington Beach

File #: 22-400

MEETING DATE: 5/18/2022

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Alyssa Helper, Associate Planner

SUBJECT: **CONDITIONAL USE PERMIT NO. 21-018 & COASTAL DEVELOPMENT PERMIT NO. 21-016 (PHAM RESIDENCE)**

REQUEST: To renovate an existing two-story, single-family residence by adding 875 sq. ft. to the first and second floor, expanding the existing two-car garage to allow for a third enclosed space, and adding a 730 sq. ft. roof deck at an overall height of 28 feet -1 9/16 inches.

LOCATION: 3522 Running Tide Circle, Huntington Beach, CA 92649 (southeast of Conrad Park and west of Sundancer Lane)

APPLICANT: Darian Radac, 16897 Algonquin Street, Suite C, Huntington Beach, CA 92649

PROPERTY OWNER: Nikki Pham, 3522 Running Tide Circle, Huntington Beach, CA 92649

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit 21-018 and Coastal Development Permit No. 21-016 with suggested findings and conditions.

General Plan:

Residential Low Density (RL)

Zone:

Residential Low Density-Coastal Zone (RL-CZ)

Environmental Status:

The request is covered by Categorical Exemption 15303, Class 3, of the California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Residence

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated May 4, 2022