



# City of Huntington Beach

File #: 22-436

MEETING DATE: 6/1/2022

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner

**SUBJECT:**  
**COASTAL DEVELOPMENT PERMIT NO. 22-003 (EASTER CIRCLE RESIDENCE)**

**REQUEST:**

To permit a 2,036 sq. ft. second story addition and interior remodel with a total of 244 sq. ft. of decks to an existing 3,034 sq. ft. single family residence at an overall height of 22 ft.-7 in.

**LOCATION:**

3271 Easter Circle, 92649 (north side of Easter Circle, west of Channel Lane)

**APPLICANT:**

Allan Cerna, 2230 Parkside Avenue #202, Los Angeles CA 90031

**PROPERTY  
OWNER:**

Danny Elia, Ivy Portfolio, LLC, 2355 Westwood Boulevard #678, Los Angeles CA 90064

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 22-003 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 April 6, 2022