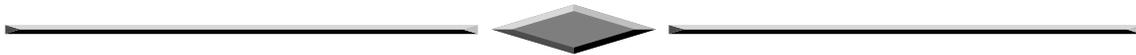


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Rami Talleh, Associate Planner
DATE: March 26, 2008

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2007-016; TENTATIVE PARCEL MAP NO. 2007-138 (SANDOVER RESIDENTIAL DEVELOPMENT)**

LOCATION: 4990 Sandover Drive, 92649 (east side of Bolsa Chica Street south of Los Patos Avenue – Sandover Residential Development)



Applicant: Ed Mountford, 6 Executive Circle, Ste. 250, Irvine CA, 92614

Property Owner: Ray Pacini, Signal Landmark, 6 Executive Circle, Ste. 250, Irvine CA, 92614

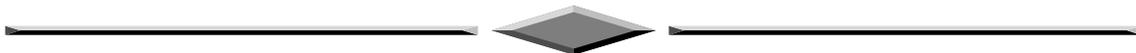
Request: **TPM:** To permit the subdivision of an area consisting of an entry gate and landscaping into two lots for purposes of constructing two single family homes and a new entry gate and landscaping. **CDP:** To permit the construction of two single family homes and relocate an existing entry gate.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: RL-CZ (Residential Low Density -- Coastal Zone)

General Plan: RL-7 (Residential Low Density – Max. 7 units per acre)

Existing Use: Landscaped entrance to a single family tract



RECOMMENDATION: Staff recommends continuance to a date uncertain at the applicant's request.