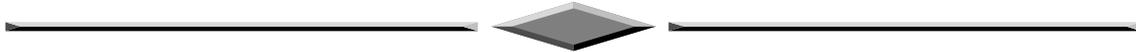


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: June 6, 2018

**SUBJECT: CONDITIONAL USE PERMIT NO. 18-010/COASTAL DEVELOPMENT
 PERMIT NO. 18-005 (NGUYEN NEW SINGLE FAMILY RESIDENCE)**

LOCATION: 9162 Christine Drive, 92646 (south side of Christine Dr. and north of
 Capistrano Ln.)



Applicant: Juintow Lin, 392 Camino De Estrella, San Clemente, CA 92672

**Property
Owner:** Toan Nguyen, 21581 Bahama Lane, Huntington Beach, CA 92646

Request: To demolish an existing single-family residence and construct an approximately 4,596 sq. ft. two-story single family residence, a 580 sq. ft. third floor deck, and a privacy gate across the driveway. This includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

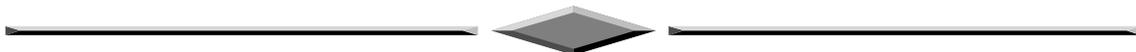
**Environmental
Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status: Appealable

General Plan: RL (Residential Low Density)

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

Existing Use: Residential



RECOMMENDATION: Staff recommends continuance to the June 20, 2018, meeting.