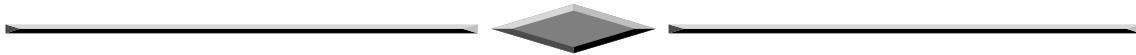


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Associate Planner
DATE: July 18, 2018

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 18-012 (GREINKE NEW SINGLE FAMILY RESIDENCE)

LOCATION: 16481 Peale Lane, 92649 (west side of Peale Ln. and south of Malden Cir.)



Applicant: Lyle Hutson, 305 N. Coast Highway, Suite L, Laguna Beach, CA 92651

Property Owner: Frank Greinke, 1800 West Katella Avenue, Suite 400, Orange, CA 92867

Request: To demolish an existing single-family residence and construct an approximately 5,632 sq. ft., two-story, single-family residence and a 628 sq. ft. attached garage with a height of approximately 30 ft. The request 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RECOMMENDATION: No Action; this application has been withdrawn by the applicant.