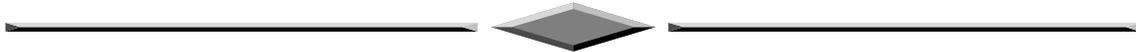


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Assistant Planner
DATE: January 15, 2014

SUBJECT: **CONDITIONAL USE PERMIT NO. 13-031/ COASTAL DEVELOPMENT PERMIT NO. 13-020/ VARIANCE NO. 13-014/ DESIGN REVIEW NO. 13-021 (MAKAR RESIDENTIAL ADDITION)**

LOCATION: 123 8th Street, 92648, (north side of 8th Street, east of Pacific Coast Highway)



Applicant: George Bostos, 400 N. Mountain Avenue, Suite 203, Upland, CA 91786

Property Owner: George Makar, 920 N. State Street, Hemet, CA 92543

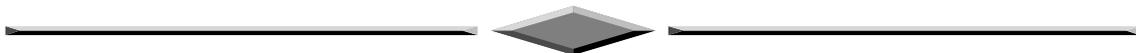
Request: **CUP:** To permit an approximately 1,758 sq. ft. three story expansion of floor area to an existing, tow-story legal nonconforming structure greater than 10%. **CDP:** To permit an increase of square footage greater than 10% and an addition of height greater than 10% of an existing two story legal nonconforming structure. **VAR:** To permit 55% lot coverage in lieu of maximum 50% lot coverage.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: SP5 - CZ (Downtown Specific Plan (district 4) – Coastal Zone)

General Plan: RH – 30 – d – sp (Residential High Density – Maximum 30 du/ac – Design Overlay - Specific Plan Overlay)

Existing Use: Single Family Residence



RECOMMENDATION: Staff recommends continuance to the February 5, 2014, Zoning Administrator meeting at staff's request.