

NOTICE OF EXEMPTION

To:

- Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812

- Orange County Clerk Recorder's Office
Public Services Division
P.O. Box 238
Santa Ana, CA 92702

From:

City of Huntington Beach
Planning Division
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

Project Title: Coastal Development Permit No. 25-019 (Le Residence)

Project Applicant: Henry Mai, 959 South Coast Drive, Costa Mesa, CA 92626

Project Location: 16611 Edgewater Lane, Huntington Beach, CA 92649

Project Location-City: HUNTINGTON BEACH **Project Location-County:** ORANGE

Project Description: To construct a 1,222 sq. ft. addition to an existing single-story single-family residence at an approximate height of 26 ft. 6in.

Public Agency Approving Project: City of Huntington Beach Zoning Administrator

Person or Agency Carrying Out Project: Henry Mai, 959 South Coast Drive, Costa Mesa, CA 92626

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268).
- Declared Emergency (Sec. 21080(b)(3); 15269(a)).
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).
- Categorical Exemption (Class 1; Section 15301).
- Statutory Exemption (State Code Number _____).
- Other (Govt. Code Sec. _____).

Reasons why the project is exempt: Additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Fee: Exempt per Govt. Code Section 6103

Lead Agency

Contact Person: Jennifer Ash **Telephone:** (714) 374-5317

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the Public Agency approving the project? Yes No

Signature:  **Title:** Associate Planner **Date:** 4/17/2026

- Signed by Lead Agency
- Signed by Applicant