

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
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**COMMISSION NOTIFICATION OF APPEAL**

DATE: November 18, 2002
TO: Scott Hess, Senior Planner
City of Huntington Beach
P.O. Box 190
Huntington Beach, CA 92648
FROM: Steve Rynas, Orange County Area Supervisor
RE: **Commission Appeal No. A-5-HNB-02-376**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Section 30602 or 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to Public Resources Code Section 30623.

Local Permit #: cdp 96-18

Applicant(s): Parkside Estates, Attn: Ron Metzler, Vice President, Shea Homes

Description: The conceptual approval of a subdivision and development of a 171 single-family residential planned unit development (PUD) and associated infrastructure improvements, which include the dedication and improvement of 8.2 acres for park purposes. Of the entire project approved by the City of Huntington Beach, the only portion that can be appealed to the Commission are the elements of the proposed park improvements located within the City's certified LCP area. The remainder of the development can not be appealed, at this time, since it has not received final local government approval. Until the remainder of the area receives LCP certification, a coastal development permit from the Commission would be required before the rest of the development can proceed.

Location: 17301 Graham Street (west side of Graham St., south of Warner Ave., and north of Slater Ave., adjacent to the Garden Grove Wintersburg Flood Control Channel), Huntington Beach (Orange County)

Local Decision: Approved

Appellant(s): Coastal Commissioners; Sara Wan & Shirley Dettloff, Attn: Stephen Rynas; Bolsa Chica Land Trust,, Attn: Gerald Chapman; 2 Neighbors For Winterburg Wetlands Restoration, Attn: Mark Bixby

Date Appeal Filed: 11/8/2002