

Request for Reasonable Accommodation in Lot Coverage to 53 Percent

We moved to 16942 Baruna Lane in 1989. Robert is a US Army veteran with a permanent service-connected disability of fifty percent. Robert, now 81, spent almost two months in 2025 hospitalized for heart and hip surgery. Marilyn traveled up to two hours each way every day for the heart surgery admission, about an hour every day for the hip care.

We wish to minimize future health care logistics to the extent possible by this remodel plan to facilitate live-in patient care and provide for possible live-in help by

- relocating the walk-in closet to enlarge the den for possible in-home patient care,
- add a roll-in shower to the primary bathroom,
- relocate our office and sewing areas from a bedroom to allow for live-in help.
- expand our living / dining area,

These following changes are to enhance home function and appearance, supporting the more direct disability accommodations listed above:

- add a pitched roof to minimize rain damage from our flat roof and more insulation,
- converting one garage to walk-in closet and office / sewing room,
- converting the remaining garage into a two-car garage.

These changes will add 205 net square feet of improvement to our existing 2,434 sq. ft. structure, creating a new total coverage of 2,639 sq. ft. on our 5,000 sq. ft. lot. Huntington Beach City Planning has advised that the Coastal Commission (HB CDP 245.08) allows expansion up to ten percent of the total (243 sq. ft., a total of 2,677 sq. ft.) without seeking Coastal Commission approval. The new roof adds less than ten percent to height and is compliant with Coastal Commission height limits.

16942 Baruna Lane Lot Coverage

Item	Existing	Proposed	
Habitable	1,860	2,216	
Garage(s)	574	423	
Total Sq. Ft.	2,434	2,639	Increase of 205 sq., less than Coastal Commission's limit.

We respectfully request reasonable accommodation by approval for an increase in lot coverage relief to 53 percent.

This request is related to our filing for a Coastal Development Permit 2/8/2026, 26TMP-002250.