

Planning Narrative

Proposed Single-Family Residential Remodel and Addition 16661 Carousel Ln, Huntington Beach, CA 92649

(a) Description of Project and Services

The proposed project consists of a remodel and addition to an existing single-family residence located at 16661 Carousel Lane in the City of Huntington Beach. The property is located within the RL (Residential Low Density) Zoning District and the Coastal Zone.

The scope of work includes renovation of the existing first floor, construction of a new second story, interior reconfiguration, and associated architectural and site improvements. The proposed use will remain a single-family residential dwelling, with no change in land use or occupancy type.

The total residential floor area after construction is approximately 4,950 square feet. The project includes typical residential amenities accessory to single-family use.

(There are no commercial services, no public access, and no employees associated with the proposed project. Hours and days of operation are not applicable, as the use is strictly residential and privately occupied by a single household.)

(b) Reasons for Initiating This Application

The application is being submitted to allow the property owner to update and improve the existing residence to better meet the needs of a family of five. The existing home includes four bedrooms, three bathrooms, and a two-car garage, with an approximate total floor area of 3,000 square feet. The proposed project would reconfigure and expand the residence to provide additional living space, improved functionality, and enhanced architectural quality, including additional bedrooms and bathrooms as shown on the plans.

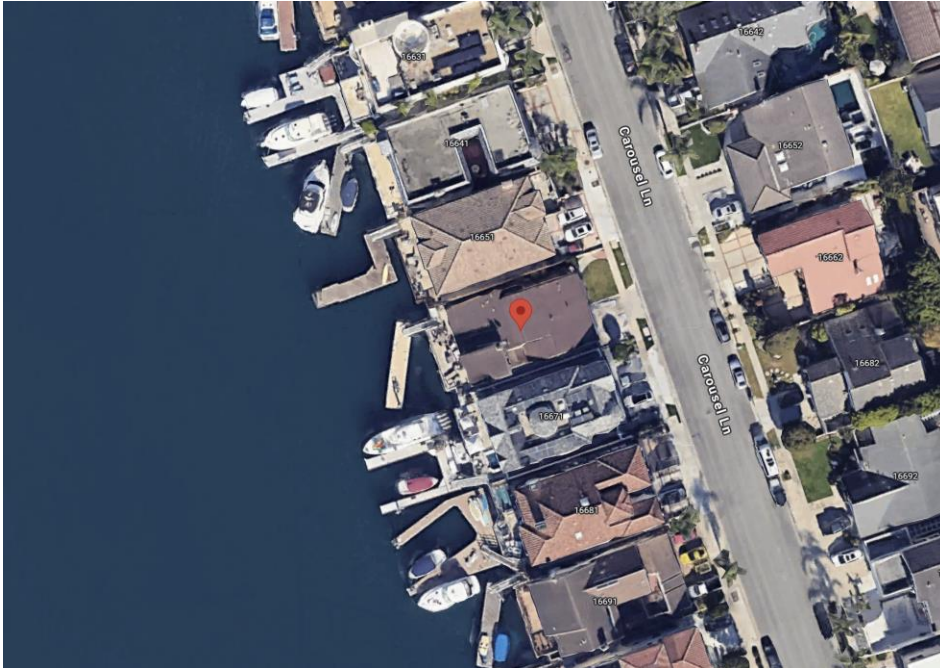
A **Conditional Use Permit** is requested to allow Planning review of the project, including consideration of applicable development standards, and to confirm consistency with the Huntington Beach Municipal Code and the Local Coastal Program.

(c) Description of Surrounding Uses

The subject property is located within the **Huntington Harbour** area and is surrounded by residential and waterfront uses, as follows:

- **North:** Single-family residential development
- **South:** Single-family residential development
- **East:** Single-family residential development along Carousel Lane

- **West:** Huntington Harbour waterway with private docks serving adjacent single-family residences



The surrounding neighborhood is characterized by low-density, waterfront single-family homes, many of which include private docks and two-story residential structures. The proposed project is consistent with the existing residential character of the area.

(d) Description of Population Served

The proposed project serves a private residential population, consisting of a single household. The development is not intended to serve the general public and will not introduce commercial activity or public access. The project will not result in a significant increase in population density beyond what is typical for a single-family residence in the Huntington Harbour area.