

PROJECT DESCRIPTION

Robert and Marilyn Frick have lived in Huntington Beach since 1973—53 years. We raised our children here. We moved to 16942 Baruna Lane in 1989.

We remodeled in 2012 as new empty nesters. We now face our lives as older adults and wish to provide for evolving health care and aging needs 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,
- add a pitched roof to minimize rain damage from our flat roof and more insulation,
- removing one garage and making the other garage a double, making the street view of our home greener and more attractive.

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.

The City regularly permits waterfront homes to adopt lot coverage in excess of fifty percent but less than fifty-five percent for homes. We respectfully request approval up to fifty-three percent, 2,650 square feet.

Please note our separate Application for Reasonable Accommodation.

Thank you,

Marilyn and Robert Frick