

Sunset Beach Local Coastal Program  
Review Board  
Tuesday, March 11, 2025  
7:30 PM - Regular Meeting  
**AGENDA**

City of Huntington Beach  
16861 12th Street  
Sunset Beach, CA 90742  
Nobles Family Community Center

Marco Cuevas, Jr., Associate Planner



**Sunset Beach LCPRB**  
TIMOTHY MCCORMACK, Chair  
DIANE ELLIS, Secretary  
JOSEPH BARCO, Board Member  
KASSIE PARKER, Board Member  
TONY NOBLES, Board Member  
STEVE PRYHARSKI, Board Member  
PERRY WARD, Board Member

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## CALL TO ORDER

## ROLL CALL

## PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Sunset Beach Local Coastal Program Review Board can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

## ADMINISTRATIVE ITEMS

### [25-183](#)

### **INITIAL PLANNING AND ZONING REVIEW NO. 24-020 (SHATAFIAN RESIDENCE)**

#### **REQUEST:**

To review conceptual plans for "Approval in Concept" for the proposed 172 sq. ft. addition to an existing 2-car garage for golf cart storage, a 108.8 sq. ft. habitable addition, an attached second level one-bedroom 634.5 sq. ft. accessory dwelling unit (ADU), and a 121 sq. ft. ADU balcony to an existing single-family residence.

#### **LOCATION:**

16715 Bayview Drive, 90742 (Southwest side of Bayview Drive and Northwest of the Broadway intersection)

#### **Recommended Action:**

That the Sunset Beach Local Coastal Review Board take the following actions:

A) Recommend Approval in Concept of Initial Planning and Zoning Review No. 2024-20.

**General Plan:**

RH-SP (Uncertified-Residential High Density - Specific Plan Overlay)

**Zone:**

SP17-CZ (Uncertified - Sunset Beach Specific Plan -Coastal Zone Overlay)

**Environmental Status:**

Not Applicable

**Coastal Status:**

Subject to approval by the Coastal Commission

**Existing Use:**

Single-Family Residence

**ATTACHMENTS:**

1. Plans received and dated January 14, 2025.

**MEMBER COMMENTS**

**ADJOURNMENT**

The next regularly scheduled meeting of the Sunset Beach Local Coastal Program Review Board is Tuesday, April 8, 2025, at 7:30 PM in the Nobles Family Community Center, Sunset Beach Huntington Beach, California.

INTERNET ACCESS TO THE SUNSET LOCAL COASTAL PROGRAM REVIEW BOARD AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO SUNSET LOCAL COASTAL PROGRAM REVIEW BOARD MEETINGS AT: <https://huntingtonbeach.legistar.com/>

**MEETING ASSISTANCE NOTICE:**

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the Community Development Department at 714-536-5241 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.