



# City of Huntington Beach

File #: 19-283

MEETING DATE: 3/12/2019

## SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

**TO:** Sunset Beach Local Coastal Program Review Board  
**FROM:** Liane Schuller, Contract Planner

**SUBJECT:**  
**INITIAL PLANNING ZONING REVIEW NO. 2019-003 (Betz Property Garage Addition)**

**REQUEST:**  
To construct an attached 358 sq. ft. two-car garage to enclose two existing open parking spaces, with a 169 sq. ft. roof deck above the garage.

**LOCATION:**  
16862 Pacific Coast Highway, 90742 (east side of Pacific Coast Highway, immediately north of 11<sup>th</sup> Street Beach)

**APPLICANT:**  
Tori Jones, 2711 Oak Knoll Drive, Los Alamitos, CA 90720

**PROPERTY OWNER:**  
Cathie Betz, 4720 E. Colorado Street, Long Beach, CA 90814

**BUSINESS OWNER:**  
Not applicable

### **STAFF RECOMMENDATION:**

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

A) Recommend Approval in Concept of Initial Planning Zoning Review No. 2019-003 to the Community Development Department.

**General Plan:**  
Commercial Visitor (CV-mu-sp) (uncertified)

**Zone:**  
Sunset Beach Specific Plan (SP-17) (uncertified)

**Environmental Status:**

Not applicable

**Coastal Status:**

Non-certified area, requires Coastal Commission approval.

**Existing Use:**

Mixed-Use Commercial/Residential

**ATTACHMENTS:**

1. Plans received and dated February 14, 2019