



City of Huntington Beach

File #: 19-571

MEETING DATE: 5/14/2019

SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

TO: Sunset Beach Local Coastal Program Review Board
FROM: Courtney Badger, AICP, Assistant Planner

SUBJECT:
Initial Planning Zoning Review No. 2019-004 (Zoelle Addition)

REQUEST:
To construct an approximately 238 sq. ft. second floor addition on an existing single family dwelling.

LOCATION:
16761 Bayview Drive 90742 (south side of Bayview Drive, north of Canal Way)

APPLICANT:
Art Kent, 619 16th Street, Huntington Beach, CA 92648

PROPERTY OWNER:
Larry Zoelle, 16761 Bayview Drive, Huntington Beach, CA, 92649

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. 2019-004 to the Community Development Department.

General Plan:
Uncertified - Residential High Density (RH-sp)

Zone:
Uncertified - Sunset Beach Specific Plan (SP 17)

Environmental Status:
Not applicable

Coastal Status:

Requires approval by Coastal Commission.

Existing Use:

Single-Family Residence