

16411 14<sup>th</sup> Street Sunset Beach Ca 90742

PROJECT NARRATIVE:

Application for Parcel Map approval to Subdivide Parcel 178-522-11 for the purposes of creating Condominiums out of a previously approved Detached Duplex under IPZR-22-040.

Developer has begun to construct 2 NEW Detached Condominium Units on the lot as part of the same permit/development. Each Unit will have 3 Stories with a Roof Deck, 3 Bedrooms 3.5 Bath with 2,462 SF of living area, plus a 2 Car Garage. Entry to Unit B will be from North Pacific Ave. Entry to the 2 car Garage for one Unit A will be from the Alley.

No Landscaping area is proposed as part of this project.

No Septic Systems are needed. There is Access to Public Sewer System