

**Sunset Beach Local Coastal Program
Review Board
Tuesday, October 14, 2025
7:30 PM - Regular Meeting
AGENDA**

Marco Cuevas, Jr., Associate Planner



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

Sunset Beach LCPRB

TIMOTHY MCCORMACK, Chair
JOSEPH BARCO, Board Member
KASSIE PARKER, Board Member
TONY NOBLES, Board Member
STEVE PRYHARSKI, Board Member
PERRY WARD, Board Member

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

[25-761](#)

**INITIAL PLANNING AND ZONING REVIEW NO. 25-017 (YAMASHITA
FOUR-PLEX)**

REQUEST:

**To review conceptual plans for "Approval in Concept" for two
three-story single-family homes along with two attached ADU's.**

LOCATION:

**16733 S Pacific Avenue (Southwest corner of South Pacific Avenue
and 16th Street)**

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. 2025-017 to the Community Development Department

MEMBER COMMENTS

ADJOURNMENT

The next regularly scheduled meeting of the Sunset Beach Local Coastal Program Review Board is Tuesday, November 12, 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.