



# City of Huntington Beach

2000 MAIN STREET 3RD FLOOR

CALIFORNIA 92648

## **DEPARTMENT OF COMMUNITY DEVELOPMENT**

Planning  
(714) 536-5271

Code Enforcement  
(714) 375-5155

Building  
(714) 536-5241

January 11, 2023

**APPLICATION:** **INITIAL PLAN AND ZONING REVIEW NO. 22-040 (ARMONA DUPLEX SUNSET BEACH)**

**APPLICANT:** Carlos Losada, 9451 Firestone Blvd., Ste. B, Downey, CA 90241

**PROPERTY OWNER:** Luis Armona, 9451 Firestone Blvd., Ste. B, Downey CA 90341

**REQUEST:** To review conceptual plans for "Approval in Concept" for the construction of a three-story residential duplex measuring 35 ft. high, with each unit consisting of 2,462 sq. ft. of living space, a 438 sq. ft. two-car garage, a 120 sq. ft. third floor balcony, and a 620 sq. ft. roof top deck.

**LOCATION:** 16811 14<sup>th</sup> Street, 90742 (Northwest corner of N. Pacific Avenue at 14<sup>th</sup> Street, Sunset Beach)

Dear Mr. Armona:

The Community Development Department has completed the "Approval in Concept" review of your conceptual development plans submitted on October 25, 2022. The comments provided in this letter reflect Planning Division review only. Comments from the Planning Division should be considered preliminary and subject to change upon receipt of new information and/or submittal of a formal entitlement application. Preliminary comments from the Building Division, Public Works Department, and Fire Department are also included, and correspond to the plan submittal dated October 25, 2022 only.

### **General Plan and Zoning Designation:**

1. The subject property has a General Plan designation of RH-sp (Residential High Density – Specific Plan Overlay).
2. The subject property is zoned SP17-CZ (Sunset Beach Specific Plan – Coastal Zone Overlay), specifically located in the Sunset Beach Residential zoning district.

### **Required Entitlements:**

1. The development of a new residential duplex within the Sunset Beach Specific Plan requires a Coastal Development Permit (CDP) issued from the California Coastal Commission.

Based on the preliminary review of conceptual plans for conformance with the development standards in the SB 17-CZ zoning district, the Planning Division has stamped the plans "Approved in Concept," and you may now submit the plans to the California Coastal Commission for review and approval. Please note that changes to your plans and receipt of new information will be reviewed for zoning compliance during entitlement processing and/or plan check.

If you have any questions, please contact Hayden Beckman, Senior Planner at (714) 374-5561 or via email at [hayden.beckman@surfcity-hb.org](mailto:hayden.beckman@surfcity-hb.org), or the Planning Division Zoning Information Counter at (714) 536-5271.

Sincerely,

Ursula Luna-Reynosa  
Director of Community Development

by:

A handwritten signature in black ink, appearing to read "Hayden Beckman", with a horizontal line extending to the right from the end of the signature.

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Hayden Beckman  
Senior Planner

c: Matthew Schneider, Planning Manager  
Ursula Luna-Reynosa, Director of Community Development  
Property Owner  
Project File