Sunset Beach Local Coastal Program
Review Board
Tuesday, November 10, 2026
7:30 PM - Regular Meeting
AGENDA

Jennifer Ash, 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

26-937 **CONDITIONAL USE PERMIT NO. 26-026 (SUNSET BEACH MIXED USE WITH EV CHARGING)**

REQUEST:
To permit the construction of an approximately 1,950 sq. ft., two-story mixed-use building consisting of: 1) ground-floor commercial and a second-story residential unit with rooftop deck above at an approximate height of 35 ft.; 2) nine (9) ground-level publicly accessible (EV) fast-charging stations on a vacant lot. The project is located within the non-certified Sunset Beach Specific Plan area and includes a review via an "approval in concept" process for the construction of the project.
LOCATION:
16655 Pacific Coast Highway, 90742 (south of Pacific Coast Highway, between 18th and 19th Street)

Recommended Action:

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

A) Recommend Approval in Concept of Conditional Use Permit No. 26-026 to the Zoning Administrator

ADJOURNMENT

The next regularly scheduled meeting of the Sunset Beach Local Coastal Program Review Board is Tuesday, December 8, 2026, 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.