

PROJECT ADDRESS:
16746 PACIFIC COAST HWY
SUNSET BEACH, CA 90742

02/02/2022

PROJECT NARRATIVE

WE ARE PROPOSING TO BUILD A NEW 3-STORY MIXED-USE PROJECT ON THE SUBJECT PROPERTY.

THE 1ST & PARTIAL 2ND FLOORS WILL BE USED AS A HOTEL BUSINESS WITH 2 ROOMS & PARTIAL 2ND & 3 FLOOR WILL BE USED AS RESIDENTIAL. FOR THE BUSINESS, THE PROJECT WILL INCLUDE RECEPTIONIST AREA, EXERCISE ROOM, SNACK ROOM AND 3 REST ROOMS. FOR THE RESIDENTIAL, IT WILL INCLUDE A LIVING & FAMILY ROOM, 2 BEDROOMS, 2 BATHROOMS, A KITCHEN, & A LAUNDRY ROOM.

BUSINESS IS OPEN 5 DAYS A WEEK BETWEEN THE HOURS OF 8AM-5PM. IT WILL BE MANAGED SOLELY BY THE OWNERS TO SERVE THE CUSTOMERS, SO THERE WILL BE NO EMPLOYEES. POPULATION SERVED VARIES ON AVAILABILITY OF THE 2 HOTEL ROOMS, WHICH IS EXPECTED TO SERVE AROUND 3-5 CUSTOMERS A DAY.

WE ARE INITIATING THIS APPLICATION TO BUILD A MIXED-USE PROJECT ON THIS VACANT LAND, ZONED SUNSET BEACH TOURIST (SBT)

TO THE NORTH IS A CANAL WITH 3 & 4-STORY RESIDENTIAL HOMES ACROSS THE CANAL. TO THE SOUTH & WEST ARE SINGLE STORY BUSINESSES. TO THE EAST IS A SINGLE FAMILY HOME.

THE RESIDENTIAL FLOORS ARE 42.5% OF THE GROSS SQ. FT. OF THE ENTIRE STRUCTURE.