

Cameron Lane Townhomes

17532 Cameron Lane

SGV Property Fund

Cameron Lane Townhomes Project Summary

SGV Property Fund, LLC is the owner and developer of an approximately .93 acre (40,921 SF) rectangular shaped lot (APN 167-471-02) located at 17532 Cameron Lane in the City of Huntington Beach. The property is approximately 100 feet south of Slater Avenue just east of Beach Blvd. The site is flat and, until it was recently demolished, a one-story single-family home was the only structure on the property.

SGV Property Fund, LLC is proposing to redevelop the site with 18 two story for-sale townhomes with two car attached garages known as the Cameron Lane Townhomes. There are eight two-bedroom units (Plan 1 - 1,272 sf) and ten three-bedroom units (Plan 2 - 1,432 sf). The project consists of attached multi-family row townhomes with private direct access two car garages for each dwelling organized along a double loaded internal drive aisle. Each townhome has a private rear yard and there is a common open space area on the interior of the project. The exterior of the townhomes reflects Spanish style architecture. A ten-foot ROW dedication and full width street improvements on the Cameron Lane frontage is included in the development plan.

Surrounding Land Uses

The site is bordered on the north and south by several one-story apartment units. On the eastern edge is a single family detached home. Directly across Cameron Lane to the west is a commercial center accessed from Beach Blvd.

Entitlement Request

The property is designated Residential Medium High in the city's General Plan and is currently zoned Residential Medium High (up to 25 DU/acre). The density of the proposed project is 19.2 du/ac. The project requires a Conditional Use Permit approved by the Planning Commission because it exceeds ten units, and the developer is requesting a density bonus pursuant to Section 230.14 of the ZC. SGV Property Fund, LLC believes the proposed project is exempt from CEQA.

Affordable Housing Plan

SGV Property Fund, LLC is proposing to meet the city's 10% requirement for affordable housing by providing two two-bedroom units for sale to buyers who qualify as moderate income under city guidelines. Pursuant to Section 230.14 of the ZC, SGV Property Fund, LLC will enter into an Affordability Agreement to ensure the continued affordability of the two affordable units.

Parking

Each townhome has an attached two car garage which satisfies the requirements of two parking spaces per dwelling unit pursuant to Section 230.14. An additional ten guest parking spaces are located primarily in the center of the development providing convenient access to each townhome. The overall parking ratio for the project is 2.55 spaces per unit.