



## Legislation Details (With Text)

**File #:** 19-672 **Version:** 1

**Type:** Administrative Items **Status:** Agenda Ready

**File created:** 6/3/2019 **In control:** Sunset Beach Local Coastal Program Review Board

**On agenda:** 6/11/2019 **Final action:**

**Title:** INITIAL PLAN ZONING REVIEW NO. 19-005 (LAN DUPLEX)

**REQUEST:**  
To allow the demolition of a 1,690 sq. ft. single family dwelling and construct two 2,382 sq. ft. units, each at an overall height of 35 ft.

**LOCATION:**  
1776 15th Street, 90742 (southeast side of 15th St., between PCH and N. Pacific Ave.)

**Attachments:** 1. Att #1 - Plans received and dated May 7, 2019

Date	Ver.	Action By	Action	Result
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### SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

**TO:** Sunset Beach Local Coastal Program Review Board  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
INITIAL PLAN ZONING REVIEW NO. 19-005 (LAN DUPLEX)

**REQUEST:**  
To allow the demolition of a 1,690 sq. ft. single family dwelling and construct two 2,382 sq. ft. units, each at an overall height of 35 ft.

**LOCATION:**  
1776 15<sup>th</sup> Street, 90742 (southeast side of 15<sup>th</sup> St., between PCH and N. Pacific Ave.)

**APPLICANT:**  
Minggang Su, 2226 8<sup>th</sup> Street, La Verne, CA 91750

**PROPERTY OWNER:**  
Xuan Lan, 18702 Colima Road, #101 Rowland Heights, CA 91748

**BUSINESS OWNER:**  
Not Applicable

**STAFF RECOMMENDATION:**

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

A) Recommend Approval in Concept of Initial Plan Zoning Review No. 19-005 to the Community Development Department.

**General Plan:**

RH-sp (Uncertified - Residential High Density)

**Zone:**

SP 17 (Uncertified - Sunset Beach Specific Plan)

**Environmental Status:**

Not applicable

**Coastal Status:**

Subject to approval by the California Coastal Commission.

**Existing Use:**

Single Family Dwelling

**ATTACHMENTS:**

1. Plans received and dated May 7, 2019