



## Legislation Details (With Text)

**File #:** 20-1674 **Version:** 1  
**Type:** Public Hearing **Status:** Passed  
**File created:** 5/27/2020 **In control:** Zoning Administrator  
**On agenda:** 6/3/2020 **Final action:**  
**Title:** TENTATIVE PARCEL MAP NO. 19-150 (15th ST. SUBDIVISION)

**REQUEST:**

To allow a one-lot subdivision of a 2,703 sq. ft. lot for the construction of two residential condominiums. This subdivision request is also subject to approval by the California Coastal Commission.

**LOCATION:**

16776 15th Street, 90742 (southeast side of 15th St., between PCH and N. Pacific Ave.)

**Attachments:** 1. ATT#1 - TPM 19-150 (15th Street Subdivision), 2. ATT#2 - PLANS 9.18.19

Date	Ver.	Action By	Action	Result
6/3/2020	1	Zoning Administrator	approved with conditions	

### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**TENTATIVE PARCEL MAP NO. 19-150 (15<sup>th</sup> ST. SUBDIVISION)**

**REQUEST:**

To allow a one-lot subdivision of a 2,703 sq. ft. lot for the construction of two residential condominiums. This subdivision request is also subject to approval by the California Coastal Commission.

**LOCATION:**

16776 15th Street, 90742 (southeast side of 15th St., between PCH and N. Pacific Ave.)

**APPLICANT/  
PROPERTY  
OWNER:**

Lan Xuan, 18702 Colima Road #101, Rowland Heights, CA 91748

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-150 with suggested findings and conditions of approval.

**General Plan:**

RH-sp (Residential High Density Specific Plan)

**Zone:**

SP 17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15315, Class 15, California Environmental Quality Act.

**Existing Use:**

Residential

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated September 18, 2019