



## Legislation Details (With Text)

**File #:** 22-902      **Version:** 1

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

**File created:** 10/19/2022      **In control:** Sunset Beach Local Coastal Program Review Board

**On agenda:** 11/8/2022      **Final action:**

**Title:** INITIAL PLAN AND ZONING REVIEW NO. 22-029 (Armanious Residence)

**REQUEST:**

To review conceptual plans for "Approval in Concept" for the proposed demolition of an existing residence and construction of an approximately 5,128 sq. ft. residence with an attached 400-sq. ft. garage at an overall height of 35 ft in its place.

**LOCATION:**

16921 Park Avenue, 90742 (north side of Pacific Coast Highway, west side of Park Avenue)

**Attachments:** 1. Att. #1-Plans received September 28, 2022, 2. Att #2-Project Narrative

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:** Alyssa Matheus, Associate Planner

**SUBJECT:**  
**INITIAL PLAN AND ZONING REVIEW NO. 22-029 (Armanious Residence)**

**REQUEST:**

To review conceptual plans for "Approval in Concept" for the proposed demolition of an existing residence and construction of an approximately 5,128 sq. ft. residence with an attached 400-sq. ft. garage at an overall height of 35 ft in its place.

**LOCATION:**

16921 Park Avenue, 90742 (north side of Pacific Coast Highway, west side of Park Avenue)

**APPLICANT:**

George Botros, 275 Canterbury Court, Upland, CA 91784

**PROPERTY  
OWNER:**

Filobateer Properties LLC, 8549 Wilshire Boulevard Number 1149, Beverly Hills, CA 92011

**BUSINESS**

**OWNER:**

N/A

**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. 2022-029 to the Community Development Department

**General Plan:**

RH-sp (Uncertified-Residential High Density - specific plan overlay)

**Zone:**

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

**Environmental Status:**

Not applicable.

**Coastal Status:**

Subject to approval by the California Coastal Commission

**Existing Use:**

Single-Family Residence

**ATTACHMENTS:**

- 1. Plans received September 28, 2022
- 2. Project Narrative