



## Legislation Details (With Text)

<b>File #:</b>	25-249		
<b>Type:</b>	Public Hearing	<b>Status:</b>	Agenda Ready
<b>File created:</b>	3/21/2025	<b>In control:</b>	Zoning Administrator
<b>On agenda:</b>	4/2/2025	<b>Final action:</b>	
<b>Title:</b>	TENTATIVE PARCEL MAP NO. 24-155 (16811 14th STREET SUBDIVISION)		
	<b>REQUEST:</b> To allow a one-lot subdivision of an approximately 2,699 sq. ft. lot for the construction of two residential condominiums.		
	<b>LOCATION:</b> 16811 14th Street, 90742 (Northwest corner of 14th Street at North Pacific Avenue)		
<b>Attachments:</b>	1. Att #1 - Suggested Findings and Conditions of Approval, 2. Att #2 - Tentative Parcel Map 25-001 received and dated March 4, 2025, 3. Att #3 - Project Narrative, 4. Att #4 - Notice of Action for IPZR No. 22-040		

Date	Ver.	Action By	Action	Result
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### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**TENTATIVE PARCEL MAP NO. 24-155 (16811 14<sup>th</sup> STREET SUBDIVISION)**

**REQUEST:**  
To allow a one-lot subdivision of an approximately 2,699 sq. ft. lot for the construction of two residential condominiums.

**LOCATION:**  
16811 14<sup>th</sup> Street, 90742 (Northwest corner of 14<sup>th</sup> Street at North Pacific Avenue)

**APPLICANT:**  
Carlos Losada, 9451 Firestone Blvd., Suite B, Downey CA 90241

**PROPERTY OWNER:**  
Luis Armona, Gage Village Residential Development, LLC, 9451 Firestone Blvd., Suite B, Downey CA 90241

**STAFF RECOMMENDATION:**  
That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 24-155 with Suggested Findings and Conditions of Approval

**General Plan:**

RH-sp (Residential High Density - Specific Plan Overlay)

**Zone:**

SP17-CZ (Sunset Beach Specific Plan - Coastal Zone Overlay District)

**Coastal Status:**

Appealable (LCP Not Certified)

**Existing Use:**

Multi-Family Units

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Tentative Parcel Map No. 24-155 received and dated March 4, 2025
3. Project Narrative
4. Notice of Action, Initial Plan & Zoning Review No. 22-040 (Armona Duplex Sunset Beach R1)