



# City of Huntington Beach

File #: 19-090

MEETING DATE: 1/22/2019

## SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

**TO:** Sunset Beach Local Coastal Program Review Board  
**FROM:** Courtney Badger, Assistant Planner

**SUBJECT:**  
Initial Planning Zoning Review No. 2018-013 (Grohs Residence - New Single Family Dwelling)

**REQUEST:**  
To construct an approximately 4,668 sq. ft. single-family residence with an approximate 493 sq. ft. attached garage.

**LOCATION:**  
16641 S. Pacific Avenue, 90742 (west side of S. Pacific Ave. and south of 19<sup>th</sup> Street)

**APPLICANT:**  
Elizabeth Hanna, 151 Kalmus Drive, Suite G-1, Costa Mesa, CA, 92626

**PROPERTY OWNER:**  
Jasen and Jen Grohs, 119 East St. Joseph Street, Arcadia, CA 91006

**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 Planning Zoning Review No. 2018-013 to the Community Development Department.

### **General Plan:**

Uncertified - Residential High Density (RH-sp)

### **Zone:**

Uncertified - Sunset Beach Specific Plan (SP 17)

**Environmental Status:**

Not applicable

**Coastal Status:**

Requires approval by Coastal Commission.

**Existing Use:**

Single-Family Residence

**ATTACHMENTS:**

1. Plans received and dated December 11, 2018