



# City of Huntington Beach

File #: 19-672

MEETING DATE: 6/11/2019

## 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