



City of Huntington Beach

File #: 20-1438

MEETING DATE: 3/10/2020

SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

TO: Sunset Beach Local Coastal Program Review Board
FROM: Nicolle Aube, AICP, Associate Planner

SUBJECT:
INITIAL PLAN ZONING REVIEW NO. 20-001 (SGV PROPERTY FUND NEW SFD)

REQUEST:
To allow the construction of a new 4,577 sq. ft. single family dwelling at an overall height of 35 ft. on an existing vacant lot.

LOCATION:
16641 S. Pacific Avenue, 90742 (south side of Pacific Ave., between 18th St. and 19th St.)

APPLICANT:
Branden Architects, c/o Elizabeth Hanna, 151 Kalmus St. Ste. G-1, Costa Mesa, CA 92626

PROPERTY OWNER:
SGV Property Fund LLC, c/o Jasen Grohs, 119 E. St. Joseph St., 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 Plan Zoning Review No. 20-001 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:

Vacant parcel

ATTACHMENTS:

1. Plans received and dated February 5, 2020