



City of Huntington Beach

File #: 21-540

MEETING DATE: 7/21/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
TENTATIVE PARCEL MAP NO. 2019-109 (VALERIAN SUBDIVISION)

REQUEST:
To allow a one-lot subdivision of a 2,704 sq. ft. lot for the construction of two residential condominiums.

LOCATION:
16457 24th Street, 90742 (north side of 24th St., between PCH and N. Pacific Ave.)

**APPLICANT/
PROPERTY
OWNER:**
Carlos Losada, Valerian 1031 LLC, 9451 Firestone Blvd., Downey, CA 90241

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

A) Continue Tentative Parcel Map No. 2019-109 to the August 18, 2021, Zoning Administrator meeting at the request of the applicant.

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

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

Environmental Status:
The request is covered by Categorical Exemption, Section 15315, Class 15, California Environmental Quality Act.

Existing Use:
Residential