



City of Huntington Beach

File #: 22-902

MEETING DATE: 11/8/2022

SUNSET BEACH LOCAL COASTAL PROGRAM REVIEW BOARD STAFF REPORT

TO: Sunset Beach Local Coastal Program Review Board
FROM: Alyssa Matheus, Associate Planner

SUBJECT:
INITIAL PLAN AND ZONING REVIEW NO. 22-029 (Armanious Residence)

REQUEST:

To review conceptual plans for "Approval in Concept" for the proposed demolition of an existing residence and construction of an approximately 5,128 sq. ft. residence with an attached 400-sq. ft. garage at an overall height of 35 ft in its place.

LOCATION:

16921 Park Avenue, 90742 (north side of Pacific Coast Highway, west side of Park Avenue)

APPLICANT:

George Botros, 275 Canterbury Court, Upland, CA 91784

**PROPERTY
OWNER:**

Filobateer Properties LLC, 8549 Wilshire Boulevard Number 1149, Beverly Hills, CA 92011

**BUSINESS
OWNER:**

N/A

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. 2022-029 to the Community Development Department

General Plan:

RH-sp (Uncertified-Residential High Density - specific plan overlay)

Zone:

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

Environmental Status:

Not applicable.

Coastal Status:

Subject to approval by the California Coastal Commission

Existing Use:

Single-Family Residence

ATTACHMENTS:

1. Plans received September 28, 2022
2. Project Narrative