

MIGLIOZZI•ARCHITECTURE

30212 Tomas #380, Rancho Santa Margarita, CA 92688

NARRATIVE OF USE

City of Huntington Beach

Project Name: 7422 Warner Ave

Project Address: 7422 Warner Ave, Huntington Beach, CA

Planning application number: PA-2024-0117

To Whom It May Concern,

The proposed building is primarily intended for use as an art studio. The layout and use of each level are described as follows:

- First Level:

The first level will include an administrative office to support the studio operations. A garage is also located on this level and will serve the artists using the facility. This level will include storage space for unused musical and artistic equipment.

- Second Level:

The second level is designated as an art studio, including a small support kitchenette for light use.

Additional storage will be provided for art supplies. A small deck area is accessible from this level and is intended for brief outdoor breaks and fresh air.

The use of this deck area is classified as Business occupancy (B-150), as it serves as a support function to the art studio. Please note that the remaining portion of the deck is not intended for occupancy and is therefore excluded from occupancy and floor area calculations.

This layout is designed to support the creative and administrative needs of artists using the space, while remaining consistent with all applicable code requirements.

Thank you



10/23/2025

Jorgelina (Giorgie) Migliozzi

Architect