

1/2/2019

Project Narrative

Mixed-Use – Retail / Office
321 3rd Street
Huntington Beach, CA 92648

RECEIVED

APR 03 2019

Dept. of Planning
& Building

The proposed project: build a new 4-story Commercial Building; Parking Garage on the first level including Retail Visitor Serving space facing 3rd Street. Three levels of Office above Parking and Retail, with a common area roof deck.

The property is vacant with an oil well that has recently been abandoned to Hbfd/DOGGR standards.

The project is within District 1 of the Downtown Specific Plan.
The hours of operation are 7:00am to 7:00pm; general office use with staggered starting/ending times.

The project intends to utilize a Parking Management Plan for attended parking (D.T.S.P. 3.2.26.9.)

The Adjacent Properties are commercial except across the street is newly constructed single Family Residential.