

## Project Description

### 410 Main Street

410 Main Street is a 4-story (plus subterranean garage) mixed-use, mixed-income, multifamily housing proposal located on Main Street in Downtown Huntington Beach. The project's surrounding developments include: the Shore House, a similarly sized mixed-use development to the north; single-family homes across the alley to the east; retail and office space across Orange Avenue to the west; and both commercial and mixed-use developments to the south.

The building offers 28 for-sale condominium units, evenly split between 14 one-bedroom units (approx. 1,000 SF each) and 14 two-bedroom units (ranging from approx. 1,300-1,600 SF each). Two of these units (one 1-bedroom unit and one 2-bedroom unit) are designated as affordable housing units in accordance with California Density Bonus Law.

Regarding provisions of Density Bonus Law, § 65915(p)(1) the project is exempt from providing the two residential parking stall per unit required in SP5 Section 3.2.26.6. However, the developer has a long-term commitment to the sustainable development and growth of Huntington Beach and has opted to provide a subterranean parking level at significant cost. The parking proposed is harmonious with the City Downtown Specific Plan and the Coastal Zone.

The project seeks only one incentive per Section 230.14-D of the City's Title 23 Zoning Code. Namely, an increase in the allowable building height from 45'-0" listed in Table 3-24 of the Specific Plan to 55'-0." This increase will accommodate 10'-0" minimum ceilings in each unit and a roof top community amenity. With market-rate conditions so competitive at this time and construction materials and labor near all-time highs, this incentive will be a cost-benefit to the creation of this project's affordable units by allowing for the project to realize the highest valuation for its market rate units. Furthermore, the maximizing of market rate unit value helps offset the costs for the inclusion of the subterranean parking structure which is not required.

The project also seeks a waiver (under Section 2.5.7 of the Specific Plan) on the requirements of 231.16-A of the City's Title 23 Zoning Code, regarding the increase of one parking stall width by 2'-0" when adjacent to a wall over 12 inches in height. This minor waiver is required to allow for the installation of water and fire system backflow devices necessary to meet the city of Huntington Beach code requirements. In addition, it is not feasible to include additional tandem parking within the parking garage. This requirement also creates substantial limitations to the project's goal of achieving the City's required residential parking count without heavily relying on tandem spaces. The project currently provides only 8 pairs of tandem spaces, all of which will be assigned to two-bedroom units. Decreasing the adjacency from 3'-0" to 1'-0" allows for the functional installation of fire and life safety equipment as well as the parking layout currently shown. Additional tandem parking is not feasible because individual homeowners would be required to share the tandem space.

Programmatically, the ground floor features a lobby and fitness room serving residents, as well as over 8,000 SF of retail space fronting both Main Street and Orange Avenue. Level 4 features a private resident lounge and outdoor terrace with further access to a spa deck located on the roof. Retail/guest parking (10 spaces) is provided along the alley, and subterranean resident parking (44 spaces) is accessed from the alley via parking ramp in compliance with Huntington Beach planning requirements.

Designed from a pedestrian perspective, the project's main ambition is to rethink the streetscape of Downtown. The building's primary front along Main Street engages the sidewalk at 45-degree angles, in contrast to running parallel along the property line as might typically be expected. This relinquishing of rentable square footage enlarges the perceived public right-of-way, creates opportunities for landscaping enhancements, and invites the passerby to playfully interact with the building edge.

This zigzagging geometry continues up the entire height of the building, providing ocean-facing balconies to individual units while adding a distinctively contemporary building mass to a highly visible Downtown corner lot. A bright white and wood tone color palette aims to complement the adjacent Shorehouse development and blend into the rest of Downtown.