

714 PCH MIXED USE PROJECT - APPEAL

HUNTINGTON BEACH CITY COUNCIL
FEBRUARY 16, 2021

Conditional Use Permit No. 20-012

Coastal Development Permit No. 20-001

Special Permit No. 20-001

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 2/16/2021

Agenda Item No.: 16 (21-078)

PROJECT SITE



PROJECT REQUEST

- ▶ **Conditional Use Permit:** A new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet
 - ▶ A 766 sq. ft. ground floor retail coffee shop;
 - ▶ Three residential units on the second and third floor;
 - ▶ A 300 sq. ft. rooftop deck; and
 - ▶ An enclosed parking garage with seven parking spaces
 - ▶ Total of nine on-site parking spaces.
- ▶ **Coastal Development Permit:** Construct the proposed project in the Coastal Zone Overlay;
- ▶ **Special Permit:** To permit an 18 ft. wide ground floor garage entryway in lieu of minimum 20 ft.

FLOOR PLAN

GROUND FLOOR

Commercial Parking

Elevator

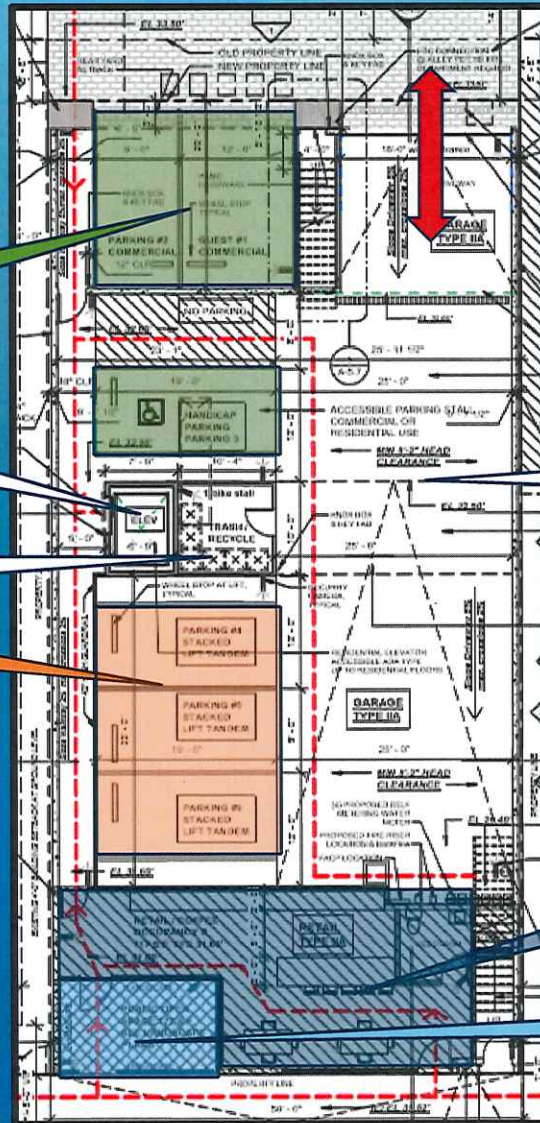
Refuse Collection

Residential Parking

Drive Aisle

Commercial Space

Public Open Space



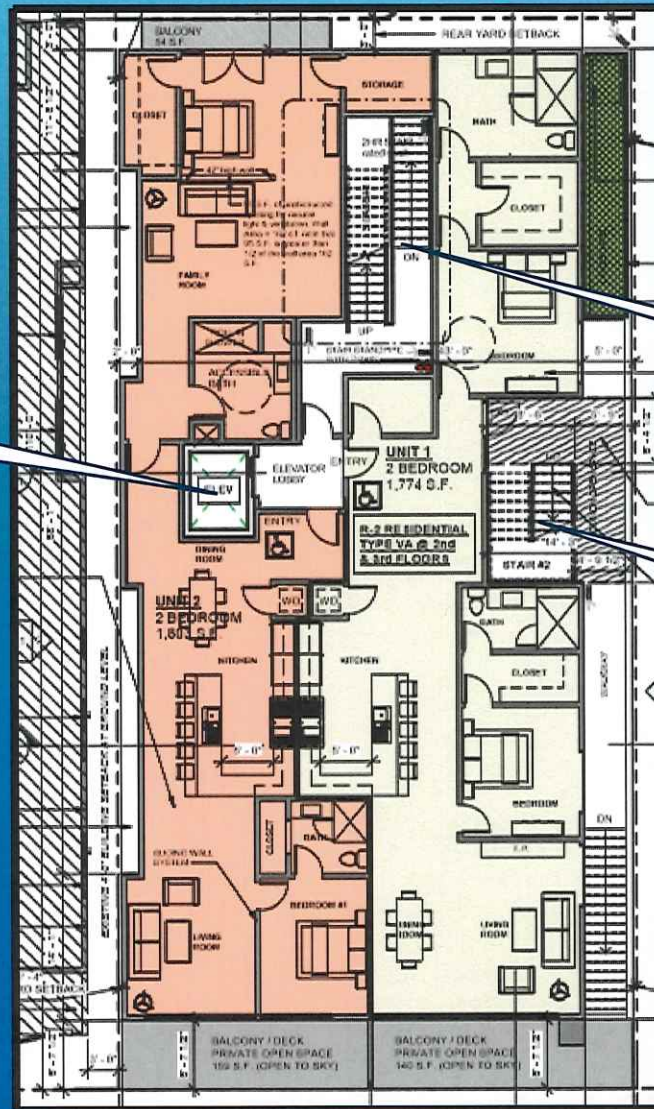
FLOOR PLAN

SECOND FLOOR

Elevator

Interior Stairs

Exterior Stairs



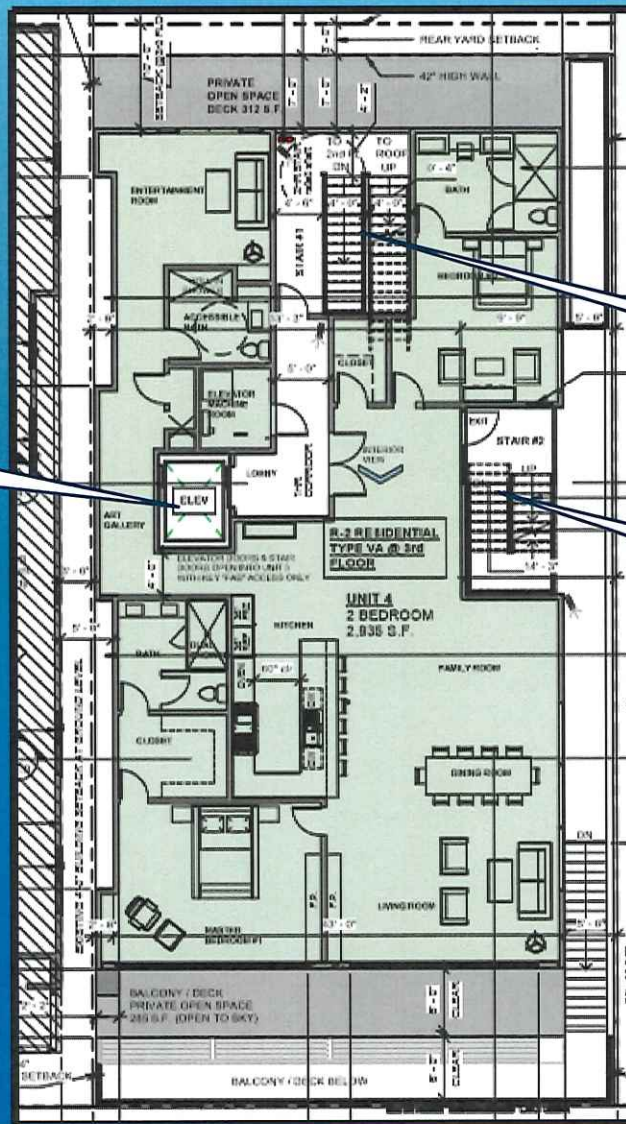
FLOOR PLAN

THIRD FLOOR

Elevator

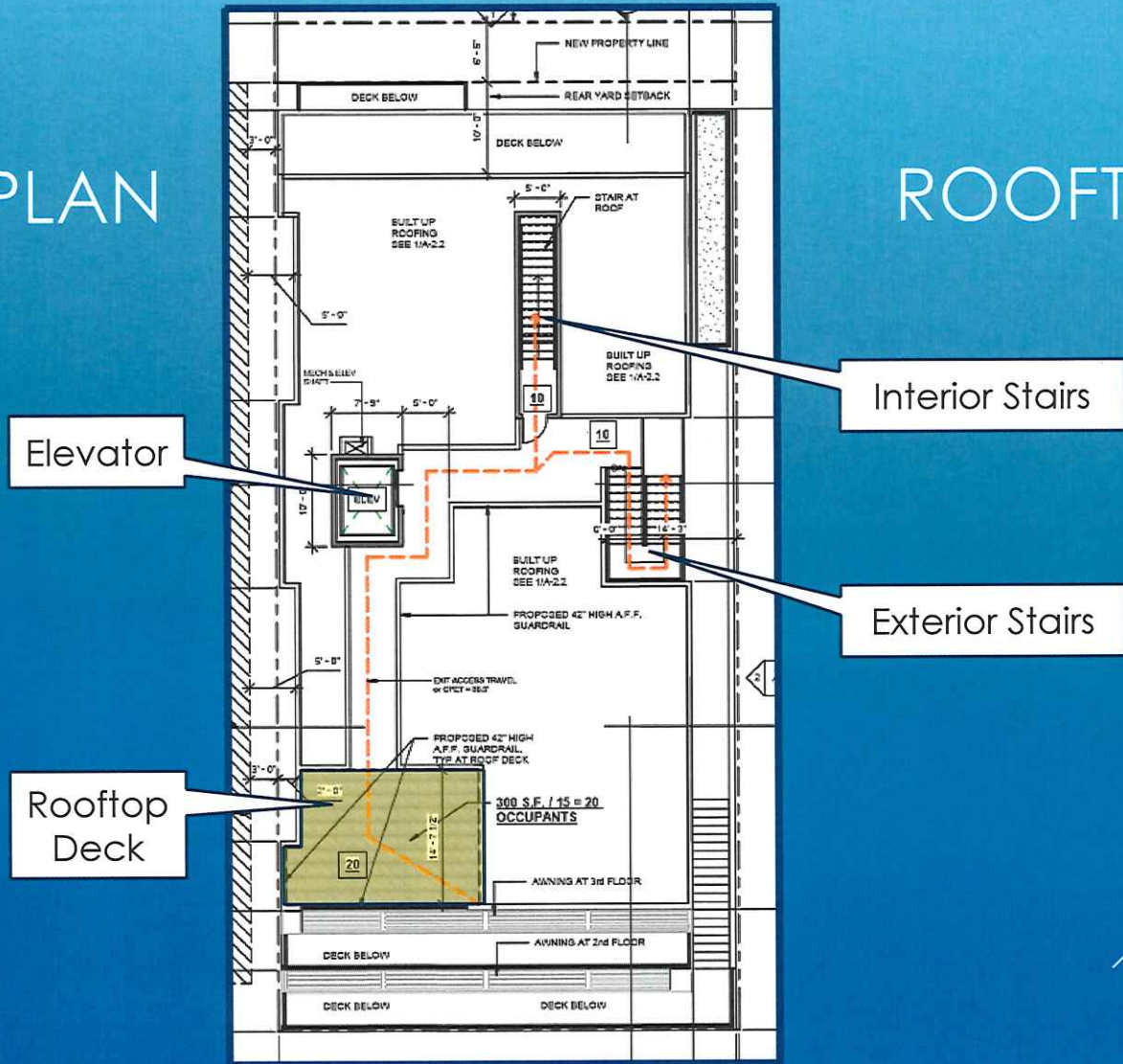
Interior Stairs

Exterior Stairs



FLOOR PLAN

ROOFTOP



PC ACTION AND APPEAL

- ▶ November 4, 2020 – Zoning Administrator approved project
- ▶ November 16, 2020 – Approval appealed by Mr. Hanna
- ▶ January 12, 2021 – Planning Commission denies project
- ▶ January 13, 2021 – Councilmember Kalmick appealed Planning Commission decision

ANALYSIS

Land Use Compatibility

- ▶ Furthers development pattern envisioned by the Downtown Specific Plan
- ▶ Underutilized parcel located in Downtown core area
- ▶ Consistent with similar mixed-use buildings in the downtown area
- ▶ Compatible with existing development at similar heights and massing

Design and Site Layout

- ▶ Variety of building materials
- ▶ High quality architectural design consistent with Design Guidelines
- ▶ Improves Pacific Coast Highway streetscape

ANALYSIS CONT'D

Special Permit

- ▶ Permit 18 ft. wide garage access driveway (20 ft. width required)
- ▶ DTSP refers to the Huntington Beach Zoning and Subdivision Ordinance (HBZSO)
- ▶ Multi-Family Development standard applies
- ▶ Staff supports Special Permit request
 - ▶ Accommodates access for two vehicles
 - ▶ Compatible with architectural character of surrounding neighborhood
 - ▶ Low volume of vehicles reduces frequency of congestion
 - ▶ Zoning Administrator approved Special Permit request

DESIGN REVIEW BOARD

August 13, 2020 Meeting

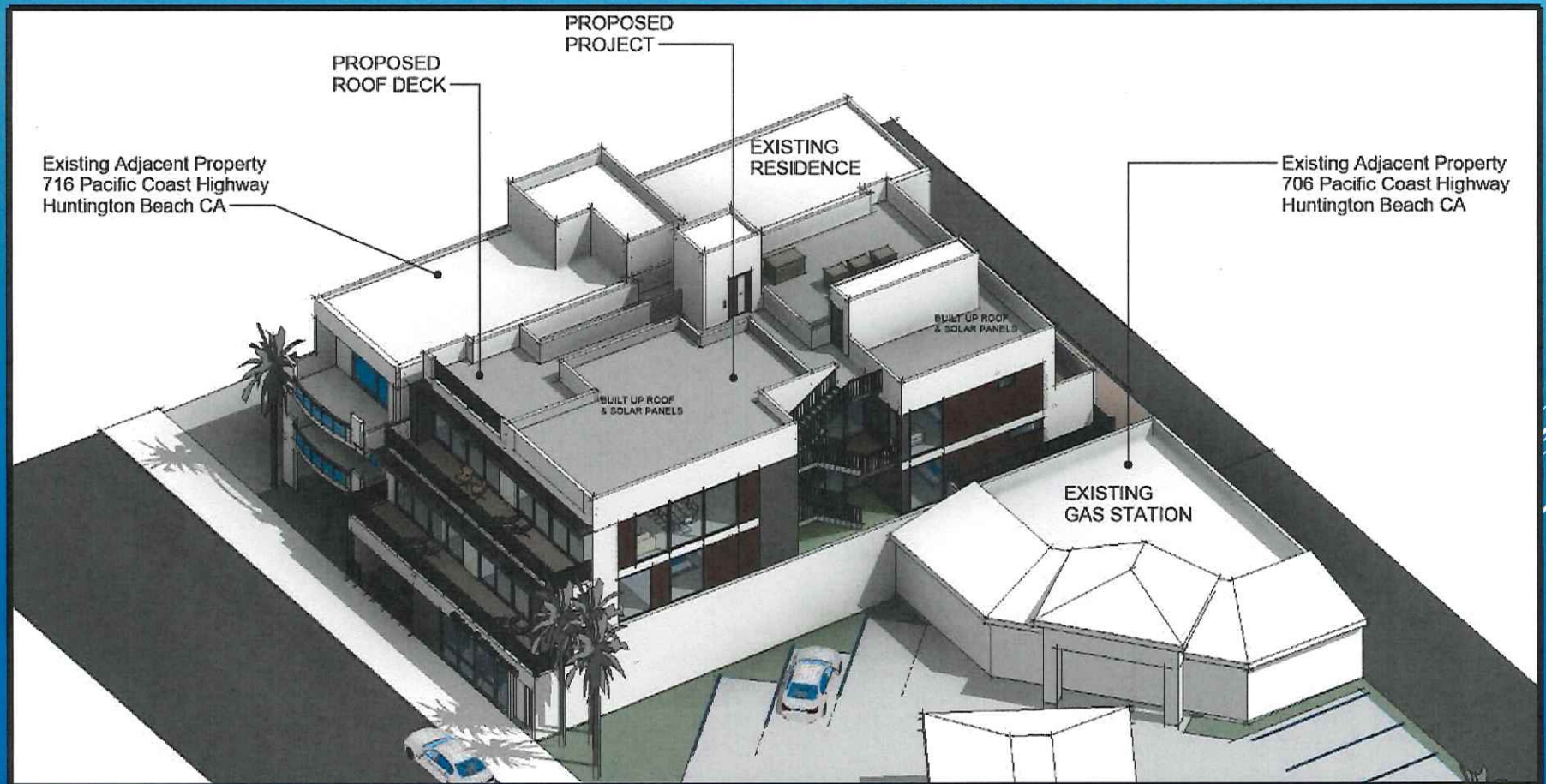
- ▶ Design, colors, & materials conceptually approved
- ▶ Suggested Condition of Approval



STAFF RECOMMENDATION

- ▶ Consistent with the General Plan and Zoning designation
- ▶ Compliant with Development Standards
- ▶ No Detrimental Impacts to Surrounding Uses
- ▶ Satisfies Required Findings
- ▶ Supports Community Housing Needs
- ▶ **Approve Conditional Use Permit No. 20-012, Coastal Development Permit No. 20-013, and Special Permit No. 20-001**

QUESTIONS?



Existing Adjacent Property
706 Pacific Coast Highway
Huntington Beach CA

PROPOSED
ROOF DECK

Existing Adjacent Property
716 Pacific Coast Highway
Huntington Beach CA

BUILT UP ROOF
& SOLAR PANELS

PROPOSED
PROJECT

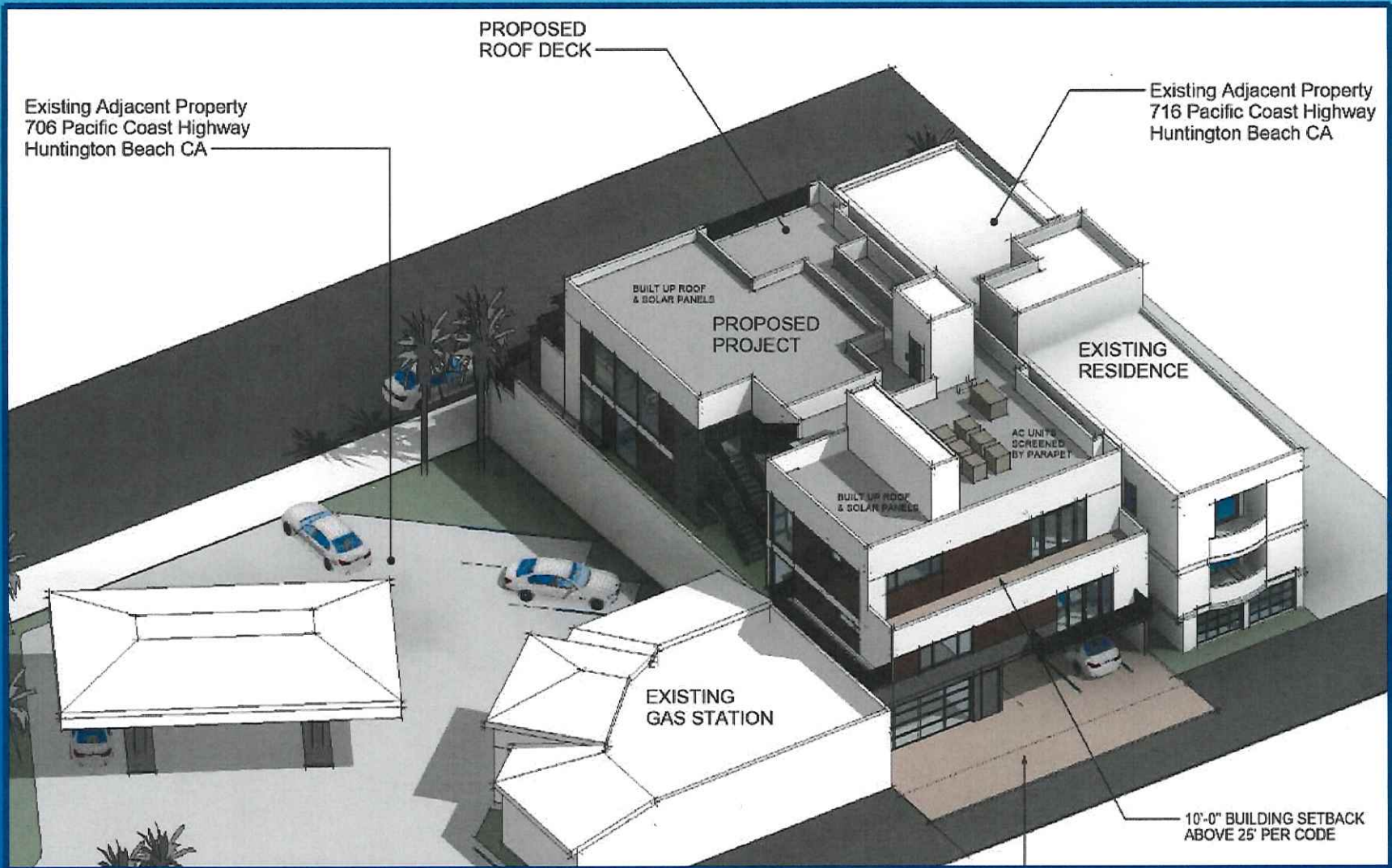
EXISTING
RESIDENCE

AC UNITS
SCREENED
BY PARAPET

BUILT UP ROOF
& SOLAR PANELS

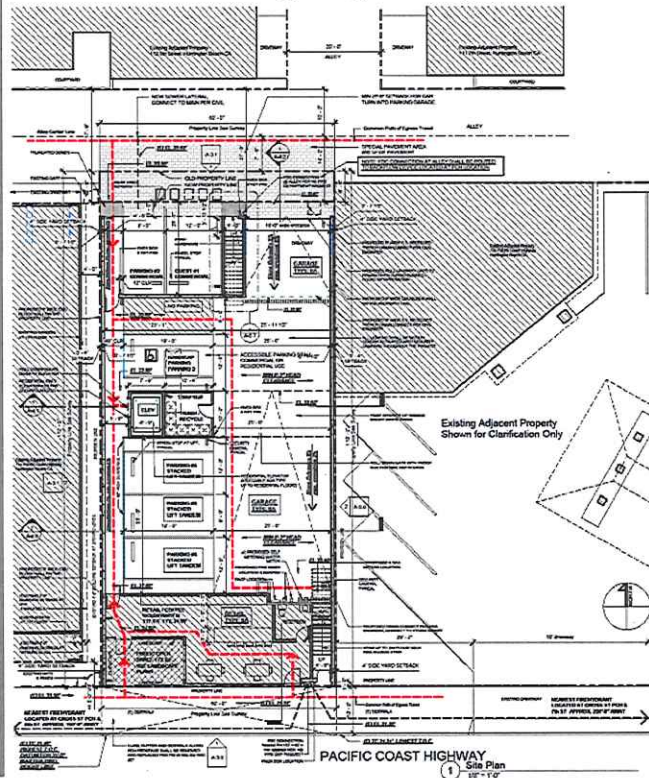
EXISTING
GAS STATION

10'-0" BUILDING SETBACK
ABOVE 25' PER CODE



HB - Mixed Use

714 Pacific Coast Highway, Huntington Beach CA



REQUIRED SUBMITTALS		CONSULTANT LIST	
1 EXISTING BLOCK DIAGRAM 2 FINAL SITE PLAN SUBMITTAL		DESIGN: Prati Huang HaAnh Holding LLC 1714 Pacific Coast Highway Huntington Beach, CA 92648	
NOVUS MAP CITY OF HUNTINGTON BEACH		ARCHITECT: NOVUM ARCHITECTURE 116 S. California Ave. 112 Huntington Beach, CA 92648	
CODES & REGULATIONS Current Codes Chapter 17.0000 17.0100 Zoning Code (17.0100) 17.0200 Building Code (17.0200) 17.0300 Planning Code (17.0300) 17.0400 Development Code (17.0400) 17.0500 Design Standards Code (17.0500)		SURVEYOR: BRET J. BROWN 2000 CENTRAL AVENUE, SUITE 100 HUNTINGTON BEACH, CA 92648	
LEGAL DESCRIPTION LOT 14 & 15 OF BLOCK 111, HUNTINGTON BEACH TRACT, MAP NO. 104 OF THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.		STRUCTURAL: JIM HANCOCK 1234 Pacific Coast Highway Huntington Beach, CA 92648	
LANDSCAPE: Studio PHL, Inc. 2000 CENTRAL AVENUE, SUITE 100 HUNTINGTON BEACH, CA 92648		LEGAL DESCRIPTION LOT 14 & 15 OF BLOCK 111, HUNTINGTON BEACH TRACT, MAP NO. 104 OF THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.	
TABLE 17.0100.01 - ZONING 1. PERMITTED USES 2. DENSITY 3. SETBACKS 4. HEIGHTS 5. SIGNAGE		TABLE 17.0100.02 - BUILDING 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.03 - PLANNING 1. PERMITTED USES 2. DENSITY 3. SETBACKS 4. HEIGHTS 5. SIGNAGE		TABLE 17.0100.04 - DEVELOPMENT 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.05 - DESIGN STANDARDS 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER		TABLE 17.0100.06 - OTHER 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.07 - SIGNAGE 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER		TABLE 17.0100.08 - MECHANICAL 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.09 - ELECTRICAL 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER		TABLE 17.0100.10 - PLUMBING 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.11 - GAS 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER		TABLE 17.0100.12 - HEAVY CONSTRUCTION 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	
TABLE 17.0100.13 - SPECIALTY CONTRACTORS 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER		TABLE 17.0100.14 - OTHER 1. PERMITTED USES 2. HEIGHTS 3. SETBACKS 4. FOOTING 5. FOUNDATION 6. WALLS 7. FLOORS 8. ROOFS 9. ELEVATIONS 10. STAIRS 11. ESCALATORS 12. RAMPWAYS 13. ELEVATORS 14. MECHANICAL 15. ELECTRICAL 16. PLUMBING 17. GAS 18. HEAVY CONSTRUCTION 19. SPECIALTY CONTRACTORS 20. OTHER	

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WWW.NOVUMARCHITECTURE.COM

HUNTINGTON BEACH MIXED USE
714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA 92648
Prati Huang HaAnh Holding LLC

No.	Description	Date

Cover Sheet & Site Plan

Project Number: **H Beach**
 Date: **10-23-2020**
 Drawn by: **Author**
 Checked by: **Checker**

A-0.0

Scale: **1/8" = 1'-0"**