

Project Narrative

The proposed project is located at 1810 Pacific Coast Highway and falls within the District 4 area of the Huntington Beach Downtown Specific Plan. The gross site area is 0.92 acres and includes 10 existing lots. The following narrative relates to lots 1 and 2 only which total 0.19 acres of land. The site is bound by Pacific Coast Highway to the southwest, 19th Street to the northwest, 18th street to the southeast and an existing alley way to the northeast. All lots are 25' in width and consist of alley loaded single-family detached homes that are 3 stories in height with a 4th story roof deck that are elevator served. Unit sizes range from 3,710 SF to 3,783 SF and include 4 bedrooms and 5 bathrooms. Lots 1 and 2 feature a 2-car enclosed garage with optional golf cart parking/ storage along with 2 guest spaces located in the driveway apron. All homes will be elevator served and include enclosed access up the 4th story roof deck. Each home maintains a minimum 25' minimum setback to Pacific Coast highway as well as a 10' setback on the 3rd floor. Each home also includes 3' side yards (6' building to building separations), with a 5' setback along the alley to the garage. The alley is also proposed to be widened from its current 17' width to the required 20' width. Front door access is located from Pacific Coast Highway.