



m c g a r c h i t e c t u r e

May 1, 2019

City of Huntington Beach
Planning Department
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

REGARDING Huntington Beach Condos, Ellis & Beach
 MCG Project No. 17.359.05

To whom it may concern:

Our client, THDT Investment, Inc. is proposing to redevelop 3-existing lots (totaling approximately 41,200 s.f.) near the north-east corner of Ellis Avenue and Beach Boulevard within the Huntington Beach - Beach and Edinger Corridors Specific Plan. The new development will demolish the existing liquor store at 8041 Ellis Avenue, the single family residence behind the liquor store and part of the lot adjacent to the Metro car wash at 18400 Beach Boulevard to build a new four story mixed use building with an approximately 891 s.f. retail use on the ground floor along Ellis Avenue and a combination of single and two bedroom condominium units throughout the remainder of the approximately 79,000 s.f. building. The proposed unit mix would be 42- 2 bedroom units - approximately 880 s.f. ea. and 6 single bedroom units - approximately 645 s.f. ea. for a total of 48 units overall. The City of Huntington Beach Business Development staff provided the total number of required affordable housing units to be 4.8. The developer is seeking to provide 5-affordable units overall. Parking to serve the development will consist of three sub-grade levels for a total of 128 parking stalls. The intention is for the units to be sold to individual buyers so there will be no permanent on-site staff. Building maintenance and regular up-keep and cleaning will be handled by the owners management team via contracts with local services.

This new development will be an enhancement to the community by adding a modern environmentally friendly & small scale mixed use complex with unit pricing sized to suit the average consumer. The location allows owners to visit amenities such as Helme Park, medical, dental and eye care centers as well as local markets all within a short walking distance. Public transportation is close by as well via the existing bus stop on Beach Boulevard in front of the Metro Car Wash. Owners on the upper floors of the south and west side units will be afforded serene ocean views and breezes to help enhance their lifestyles.

City of Huntington Beach
Huntington Beach Condos, Ellis & Beach
May 1, 2019
Page 2



m c g a r c h i t e c t u r e

Yours truly,
MCG ARCHITECTURE

Jeff Herbst, Project Director

XXX:xx
Enclosures

cc