



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

September 12, 2019

Jeff Bergsma
221 Main Street, Suite S
Huntington Beach, CA 92648

APPLICATION: DESIGN REVIEW NO. 19-001 (3RD STREET COMMERCIAL BUILDING)

APPLICANT: Jeff Bergsma, 221 Main Street, Suite S, Huntington Beach, CA 92648

PROPERTY OWNER: WBJH Properties, 1112 Park Street, Huntington Beach, CA 92648

REQUEST: To review the design, colors, and materials for a four-story retail and office building with a roof top deck.

LOCATION: 321 3rd Street, 92648 (north side of 3rd Street between Orange Avenue and Olive Avenue)

DATE OF ACTION: September 12, 2019

The Design Review Board of the City of Huntington Beach took action on your application on **September 12, 2019**, and your application was recommended for **approval with conditions** to the Planning Commission. Attached to this letter are the recommended conditions of approval of your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Zoning Administrator. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Zoning Administrator for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Jessica Bui, Associate Planner at (714) 374-5317 or via email at jessica.bui@surfcity-hb.org.

Sincerely,

Ursula Luna-Reynosa
Director of Community Development

by:



Jessica Bui, Secretary
Design Review Board

Attachment: Findings and Conditions of Approval – DRB No. 19-001

c: Honorable Mayor and City Council
 Chair and Planning Commission
 Ursula Luna-Reynosa, Director of Community Development
 Jane James, Planning Manager
 Dave McBride, Division Chief / Fire Marshall
 Debbie DeBow, Principal Civil Engineer
 Chad Frisby, Inspector Supervisor
 Project File

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 19-001

1. The site plan and elevations received and dated September 3, 2019 shall be the conceptually approved design with the following modifications:
 - a. Remove the metal channel across the front façade and provide a canopy at the main entry for the office building and along the main entry of the retail component; and
 - b. Remove the two gray panels on the second floor railings and provide for one continuous railing; and
 - c. Provide the brick material from the ground floor up to the second floor window sill; and
 - d. Remove the wood siding on the elevator shaft and replace it with a the same brick as the first and second floor; and
 - e. Provide a brick color with less color variation; and
 - f. Provide a lighter shade of stucco on the third and fourth floors; and
 - g. The revise colors and materials must be submitted for review and approval by the Community Development Department.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.