



## **Project Narrative: 714 Pacific Coast Highway – mixed use**

### **1. Site Background:**

Proposed site is a vacant lot located at 714 Pacific Coast Highway in the City of Huntington Beach CA. Site is located adjacent to 7 Eleven Gas Station & Market on the East & single family (2 bedroom) residence on the West located at 716 Pacific Coast Highway. Our proposed project fronts onto Pacific Coast Highway on the South and mixture of Single Family residences across rear Alley on the North.

Proposed Site is 110' long by 50' wide. Attached for reference is the Boundary Topographic Map prepared by MFKeesler Civil Engineering, Land Planning Surveying.

Approximate Site Area: 5,500.31 S.F.

APN#: 0124-124-18

Zoning: District 1 – Downtown Core Mixed Use Component

Attached for reference is the Environmental Soils Report prepared by ENVAPPS July 31<sup>st</sup> 2018. The Site was a former Oil Well (abandoned in 1967 and then re-abandoned in 2017) with above ground storage tanks in the Huntington Beach Oil Field. Numerous samples were taken at the site to investigate the existing soils conditions. Based upon the Environmental Soils Report prepared by ENVAPPS July 31<sup>st</sup> 2018 the results met the requirements for residential development & no further testing or remediation is recommended.

### **2. Proposed Project: Mixed Use Component Retail / Office**

Our Client is proposing a mixed use project consisting of approximately 766 S.F. Retail / Coffee Shop fronting Pacific Coast Highway with direct access to existing public sidewalk. Proposed project also consists of 172 S.F. Public Open Space located adjacent to retail / Coffee Shop and fronting Pacific Coast Highway. Proposed 3 stalls (2 standard + 1 Handicap Van Stall) are proposed for commercial parking located on site. Note that Handicap parking stall is located in the enclosed-on grade garage. Roll down door located at enclosed parking garage shall remain open (on timer during business hours of operation) for Handicap Parking stall access.

### **3. Proposed Project – Residential Unit Component**

Proposed Residential Units: 2 Units (2 bedrooms each) located on Level 2 & 1 Unit (2 bedrooms) located on Level 3. See Sheet A-2.1 for proposed residential units floor plans. Total Residential Units = 3 (2 bedroom units)

Proposed on grade parking garage will also contain one accessible elevator, accessible stairs and one trash enclosure room with 1 stall bike space. We request to install 3 hydraulic car lifts for the 3 residential units (2 bedrooms each) located at levels 2 & level 3

thus increasing the Proposed residential parking to 6 residential parking stalls. Refer to Sheet A-2.0 for proposed recessed (below grade) hydraulic parking specifications.

Total Parking: 9 total stalls

3 stalls for Commercial 766 s.f. Retail space &

3 + 3 stalls (car lift) for 3 (2 bedroom) residential units located at 2<sup>nd</sup> & 3<sup>rd</sup> Level

#### **4. Exterior Design & Setbacks Components**

Proposed Project Setbacks at Grade

0' setback at front and 4" setback at side yard setbacks

6'-6" setback at rear (alley) side.

Proposed Project Setbacks at Residential component.

6'-7.5" front (South) building setback at Level 2 residential building (Stepped Setback)

6'-6" + 6'-7.5" (South) front building setback at Level 3 residential building (Stepped Setback)

5'-0" building side yard setback on the (East) Property Line

Voluntary stepped 2'-0" side yard setback at (West) Property Line at neighbors (single family residence) windows for natural light & ventilation. Note that the existing bedroom windows at the existing single family residence are facing the Alley & Pacific Coast Highway. We are therefore not blocking Fire Department Emergency Access to the existing bedroom windows.

6'-6" rear (North) building setback at Level 2 & Level 3 residential building.

#### **5. Fire Master Plan & Exiting Diagrams**

Please see sheets A-0.2 & A-0.3 for proposed exiting and travel distances.

#### **6. Proposed Common Open Space & Private Open Space.**

Proposed roof top deck is approximately 149 S.F. and is accessed by both Stair and Elevator. Please refer to Sheet A-2.2 for roof top deck

#### **7. Proposed Building Height**

Proposed project top of parapets is designed to be under the maximum allowed 35'-0" above the existing Top of Curb of 31.31' (Datum), see exterior elevations A-3.0 & A-3.1.

Note exceptions to building height limit for Elevator & Stair which are allowed to project a maximum of 10'-0" beyond the 35'-0" height limit.

**Thank you**

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