



## Legislation Details (With Text)

**File #:** 20-1821 **Version:** 2  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 8/5/2020 **In control:** Design Review Board  
**On agenda:** 8/13/2020 **Final action:**  
**Title:** DESIGN REVIEW BOARD NO. 20-002 (714 PACIFIC COAST HIGHWAY MIXED USE PROJECT)

**REQUEST:**

To review the design, colors, and materials of a new three-story 12,713 sq. ft. mixed use building which includes a 766 sq. ft. ground floor retail coffee shop, three (3) two bedroom residential units on the second and third floor, and a 149 sq. ft. rooftop deck.

**LOCATION:**

714 Pacific Coast Highway, 92648 (North side of PCH, 115 linear feet south of the intersection of 7th Street at PCH)

**Attachments:** 1. Att #1 Plans 5-19-20

Date	Ver.	Action By	Action	Result
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## DESIGN REVIEW BOARD STAFF REPORT

**TO:** Design Review Board  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**DESIGN REVIEW BOARD NO. 20-002 (714 PACIFIC COAST HIGHWAY MIXED USE PROJECT)**

**REQUEST:**

To review the design, colors, and materials of a new three-story 12,713 sq. ft. mixed use building which includes a 766 sq. ft. ground floor retail coffee shop, three (3) two bedroom residential units on the second and third floor, and a 149 sq. ft. rooftop deck.

**LOCATION:**

714 Pacific Coast Highway, 92648 (North side of PCH, 115 linear feet south of the intersection of 7<sup>th</sup> Street at PCH)

**APPLICANT/  
PROPERTY**

**OWNER:** Thanh Dong, Phat Huong Haanh Holdings, LLC, 18961 Flagstaff Lane, Huntington Beach CA 92646

**STAFF RECOMMENDATION:**

That the Design Review Board take the following actions:

- A) Recommend approval of Design Review Board No. 20-002 to the Zoning Administrator.

**General Plan:**

M-sp (Mixed Use - Specific Plan Overlay)

**Zone:**

SP5-CZ (Downtown Specific Plan - Downtown Core Mixed Use District) - Coastal Zone Overlay

**Existing Use:**

Vacant

**ATTACHMENTS:**

1. Site plan, floor plans, elevations, and conceptual renderings received and dated May 19, 2020