



# City of Huntington Beach

File #: 19-931

MEETING DATE: 9/12/2019

## DESIGN REVIEW BOARD STAFF REPORT

**TO:** Design Review Board  
**FROM:** Jessica Bui, Associate Planner

**SUBJECT:**  
**DESIGN REVIEW BOARD NO. 19-001 (3<sup>RD</sup> STREET RETAIL & OFFICE BUILDING)**

**REQUEST:**  
To review the design, colors and materials for a four-story, retail and office building located in District 1 of the Downtown Specific Plan.

**LOCATION:**  
321 3<sup>rd</sup> Street, 92648 (west side of 3<sup>rd</sup> Street between Orange Avenue and Olive Avenue)

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

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

**STAFF RECOMMENDATION:**  
That the Design Review Board take the following actions:

A) Recommend Approval with Modifications to the Planning Commission.

**General Plan:**  
M - sp (Mixed Use - Specific Plan Overlay)

**Zone:**  
SP5 - CZ (Downtown Specific Plan - Coastal Zone Overlay)

**Existing Use:**  
Vacant

**ATTACHMENTS:**  
1. Suggested Conditions of Approval for DR No. 19-001

2. Plans Received and Dated September 6, 2019