



City of Huntington Beach

File #: 23-008

MEETING DATE: 1/12/2023

DESIGN REVIEW BOARD STAFF REPORT

TO: Design Review Board
FROM: Tess Nguyen, Associate Planner

SUBJECT:
DESIGN REVIEW NO. 21-006 (THIRD STREET MIXED USE DEVELOPMENT)

REQUEST:

To review the design, colors, and materials of a proposed four-story mixed use development consisting of 9 residential condominium units, 755 sq. ft. of retail space, and 28 at grade and subterranean parking spaces on a vacant 8,475 sq. ft. lot.

LOCATION:

321 3rd Street, 92648 (west side of 3rd Street, south of Orange Avenue)

APPLICANT:

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

**PROPERTY
OWNER:**

3rd Street Partners, LLC, 1112 Park Street, Huntington Beach CA 92648

STAFF RECOMMENDATION:

That the Design Review Board take the following actions:

- A) Recommend approval of Design Review No. 21-006 to the Zoning Administrator with suggested conditions of approval.

General Plan:

M-sp (Mixed Use - Specific Plan Overlay)

Zone:

SP5-CZ (Downtown Specific Plan - Coastal Zone)

Environmental Status:

The proposed project is covered by the Downtown Specific Plan Final Environmental Impact Report No. 08-001, which was adopted by the City of Huntington Beach on January 19, 2010.

Coastal Status:

Non-Appealable

Existing Use:

Vacant

ATTACHMENTS:

1. Suggested Conditions of Approval
2. Project Plans dated December 24, 2022
3. Digital Colors and Materials Board dated December 24, 2022
4. Colored Elevations dated January 4, 2023