



City of Huntington Beach

File #: 23-208

MEETING DATE: 3/9/2023

DESIGN REVIEW BOARD STAFF REPORT

TO: Design Review Board
FROM: Madalyn Welch, Associate Planner/ Ricky Ramos, Principal Planner

SUBJECT:
DESIGN REVIEW NO. 23-001 (1 OZ. COFFEE FAÇADE REMODEL)

REQUEST:
To review the design, colors, and materials of a façade remodel to an existing ground floor commercial tenant space.

LOCATION:
155 5th Street, Suite 121 (west of 5th Street, between Pacific Coast Highway and Walnut Avenue)

APPLICANT:
Phil Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, Huntington Beach, CA 92648

PROPERTY OWNER:
Gary Jabara, 5th AND PCH, LLC, 1945 Placentia Avenue, Building D, Costa Mesa, CA 92627

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

A) Approve Design Review No. 23-001 with conditions of approval.

General Plan:
M-sp (30-50 du/ac) (Mixed Use - Specific Plan Overlay; 30 to 50 dwelling units per acre)

Zone:
SP5-CZ (District 1, Downtown Specific Plan with Coastal Zone Overlay)

Existing Use:
Vacant commercial tenant space

ATTACHMENTS:

1. Suggested Conditions of Approval
2. Project Plans received and dated January 31, 2023
3. Colors and Materials Board received and dated February 21, 2023
4. Colored Elevations received and dated January 31, 2023
5. The Strand Inspiration Board