CITY OF HUNTINGTON BEACH
INTER-DEPARTMENT COMMUNICATION

TO: Planning Commission

FROM: Scott Hess, AICP, Director of Planning

DATE: December 9, 2008

SUBJECT: Late Communication – Agenda Item No. B-1 (CDP No. 08-005/CUP No. 08-011 with Special Permit No. 08-002/MND No. 08-011 – Pacific View Mixed Use Building)

Attached are two late communications for Agenda Item No. B-1 (Pacific View Mixed Use Building).

1. Page No. 5 of the staff report. This page is missing from reproduced documents.

2. Public Works memorandum dated December 9, 2008. In the memorandum, the Public Works Department recommends deletion of the Public Works suggested Condition of Approval No. 4 requiring the construction of a raised median within Pacific Coast Highway.

Attachments: Page No. 5 of the staff report
Public Works memorandum dated December 9, 2008

(06hz20)

LATE COMMUNICATION #B-1 PC MTG 12-9-08

Variance No. 08-006 ***to allow a fourth floor deck in lieu of the maximum allowed number of three stories was withdrawn by the applicant. The revised project design is a three-story building in compliance with the maximum story requirements.***

The revised request involves the construction of a three-story 12,735sq. ft. mixed-use building on the subject property. The applicant is proposing approximately 4,261.5 square feet of retail space on the first floor consisting of up to four units. The size of the units range from approximately 777 sq. ft. to 1,204.2 sq ft. The building is designed with the retail storefront facing Pacific Coast Highway (PCH) and Seventh Street. The main entrances of the retail units face PCH. Secondary access is provided at the rear of the units facing the alley.

The project proposes a total of six residential units on the second and third floors. The following is a break down of the units:

Unit No.	Size (sq. ft.)	Number of Bedrooms
201	1,278	2
202	958	2
203	954	2
204	1,280	2
301	2,097	3
302	2,097	3

The units are designed with balconies located along the PCH and Seventh Street frontages. Access to the units is provided from PCH via a pedestrian paseo on the ground floor. The paseo bisects the retail units and leads to an elevator at the rear of building. The elevator provides access to the residential units on the upper floors as well as the subterranean parking structure below. Two staircases, along Seventh St. and the easterly property line, also provide access to the residential units. Common open space for all the residential units is centrally located and provided on the third floor. The common open space is approximately 500 sq. ft. in size and provides amenities such as a barbeque, fire pit and seating areas.

The project proposes to provide parking within a two-level, 40-space subterranean parking garage. Additionally six surface level parking spaces are provided at the rear of the building and accessible from the alley.

Background:

At the September 23, 2008 Planning Commission meeting the applicant requested that the aforementioned project be approved with a variance request to allow for construction of the building with four stories in lieu of the maximum allowed number of three stories. The fourth story consisted of an uncovered deck intended to provide the project's entire required common open space. The item was continued at the applicant's request to a study session on November 25, 2008, and a public hearing on December 9, 2009. The continuance allowed the applicant to address issues raised by the Planning Commission regarding incompatibility with the surrounding residences, the variance request to increase the number of stories, and the overall mass and bulk of the proposed four-story building. Since that time, the applicant has

ATTACHMENT # 1

HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

DATE:	**DECEMBER 9, 2008**
PROJECT NAME:	**PACIFIC VIEW MIXED USE BUILDING**
ENTITLEMENTS:	**CDP NO. 2008-005, CUP NO. 2008-011, DR NO. 2008-011 AND SPECIAL PERMIT NO. 2008-002**
PLNG APPLICATION NO:	**2008-0050**
DATE OF PLANS:	**MARCH 3, 2008**
PROJECT LOCATION:	**620 PACIFIC COAST HIGHWAY (NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND 7 TH STREETS)**
PROJECT PLANNER:	**RAMI TALLEH, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-374-1682 / RTALLEH@SURFCITY-HB.ORG**
PLAN REVIEWER:	**STEVE BOGART, SENIOR CIVIL ENGINEER**
TELEPHONE/E-MAIL:	**714-374-1692 / SBOGART@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT THE DEVELOPMENT OF A 12,751 MIXED USE DEVELOPMENT CONSISTING OF RETAIL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND AND THIRD FLOOR.**

After further review by Public Works staff, Condition No. 4 shall be deleted from the Suggested Conditions of Approval memo dated April 10, 2008 (Attachment 2.1 in the Staff Report for the subject project).

ATTACHMENT #2