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Dept. of Community Development

**PROJECT NARRATIVE / DESCRIPTION**



**EURO26, INC.**  
designbuild

lic# 843541

3124 Dona Sofia Dr. Studio City CA. 91604

t: 818.370.8582 f: 323.798.4122

Dear Ms. Nguyen:

The applicant hereby requests the processing of entitlement permits for the development of a mixed use development located at the north side of Pacific Coast Highway between 6<sup>th</sup> & 7<sup>th</sup> streets in the city of Huntington Beach on a .583 acre lot. Please consider this letter as both the narrative and project description portion of our application.

**Project Description & Narrative**  
**602-620 Pacific Coast Highway, Hunting Beach, California**

We have created a unique design to balance both commercial residential uses by separating the uses horizontally. Variation in material and different details were integrated to create complementary architectural style throughout the entire building.

The project contains two levels of subterranean parking garage, one for each separate use, each level with its own secure entrance, including 117 standard parking spaces, 29 bicycle stalls with secure chain link and gate and 29 private storage areas with a minimum of 200 cubic feet for the use of each residence.

The street level will consist of 10,495 square feet of retail and restaurant use. There will be a central paseo consisting 3018 square feet, a buffer zone landscape area with public seating, a water fountain and green foliage. At grade, off the alley there will also be 14 parking stalls, parking for 6 bicycles, secured trash and recycle enclosure with its own drain, and ventilation which will minimize the odor of trash. Commercial uses are equipped with adequate ventilation to prevent odors from disturbing the residential units above. The residential units have their own separate trash enclosures which are accessed via trash chutes located on each floor.

There is adequate privacy provided between the commercial and residential components on site and the parking structure as well. A private entrance combined with clear separation between public space and private space has been provided. A central lobby with secure entrance is located on the ground floor for residential occupants only.

The 29 residential units are located on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors with a total of 51,683 square allocated as follow:

Second floor includes: Nine 2 bedroom units and Gym/Accommodation room totaling 17,728 square feet.

Third floor includes: Nine 2 bedroom units and one 3-bedroom unit totaling 16,774 square feet.

Fourth floor includes: eight 2 bedroom units, one 3-bedroom unit and one, 2 bedroom units with a loft and private roof deck all totaling 17,174 square feet.

All residential units are designed to have their own view to the ocean and have been provided with private balconies with at least the minimum required size of 150 square feet, contiguous to the unit and not accessible to any other unit. All balconies are open to the sky and open to at least one side.

The rooftop deck includes 3,126 square feet of common open space with secure access for the use of residents only. All mechanical equipment such as air conditioning units, fans and exhausts are also located on the roof and are screened with special material so as to reduce the noise and negative aesthetic impact.

Lighting throughout the project is designed in the way that commercial use lights have a shield so as not to avoid spillage over into residential use area or negatively impact the residential units and or adjacent neighbors.

We have incorporated Green Building Practices for new structures and site improvement, as recommended by U.S. Green Building Council Leadership (LEED) program and rating system. In addition to adhering to all California Green Building Code requirements we have implemented their "voluntary" green practices.

The DTSP requires that 3% of the net site area be designed as "Public Open Space" which for this site totals 762 square feet. The code also requires that a "Paseo" open to the sky of a minimum of 828 square feet be provided. The two of those requirements totals 1,590 square feet. In exchange for not providing a 100% "open to the sky" paseo, we are providing a total plaza area that totals 3,018 square feet or 1,408 square feet more than the minimum code requirement which equates to 53% more square feet than required by code.

This plaza is accessible to general public and has public amenities like landscaping, shade trees, designed hard surface, public seating area, decorative lighting, fountain and public art works. This wide open walkway will create safe and convenient access through the project from front to back. The ground floor of the proposed commercial/restaurant section has a benefit of a secondary access into this paseo.

The architectural façade style combines stone, colored plaster, stone molding, glass, wrought iron handrails in classical design, and wooden like doors and windows throughout the project.

A 10-foot average set back is provided for the whole upper third and fourth floor from the ground floor façade. The required 3-foot rear-yard setback is provided adjacent to the alley.

Sixty-eight point six percent (68.6 %) instead of 65% of ground floor street facing façade of the commercial section has transparent windows and doors that allow views of indoor space areas. These storefronts include design elements such as Molding, Material color change and architectural lighting along street frontage. Awnings are designed into the commercial section only and have 8' feet ground clearance per code requirement, located individually above the storefront on the main streets. They are down lighted and are made from tempered glass material.

The Project will have a positive fiscal impact to the City through incorporation of retail and restaurant uses, which provides both jobs and sales tax revenue. The elegance of the building's architecture combined with luxury villas, restaurant and retail uses will be an asset to the City and enhance the appeal of downtown Huntington Beach. Further, the property tax basis will increase approximately 30 fold, generating new increased property tax revenues to the city.

Detailed information about the Project is contained on the attached general applications, plans and supporting technical analysis.

We are requesting approval of the following: Conditional Use Permit, Coastal Development Permit, Variance and Special Permits:

**Restaurant with Outdoor Dining**

The Project includes a 3,600 square foot restaurant with outdoor patio. The outdoor dining area will encompass 400 S.F. and is designed in accordance with the DTSP design standards.

**In Lieu Fee for Affordable Housing:**

It is requested that the project be granted the option to pay an "In-Lieu Fee" for affordable housing instead of providing 10% on-site. We will work with the Business Development Office to draft an affordable Housing Agreement for the City Council's consideration.

**Request Variance and Special Permit**

Please see Variance and Special Permits Requests and Finding for Approval per attached..

In conclusion, we confirm all of your comments contained in your letter dated April 12, 2017 have been considered properly, and our design team has deemed the application now is completed and complied with all DSTP regulations.

**Applicant**

The project applicant is Euro26 & Associate Inc. Our company is acting as an agent on design, development and coordinator for the project.

**Owners**

The owners are Forever View LLC and Corona Holding LLC, located at 11870 Santa Monica Blvd. #106-529, Los Angeles, CA 90025. And 6942 Steepchase Ct, Huntington Beach, CA

**Planning Requirements**

The applicant is requesting approval of the following:

- Design Review Board (DRB)
- Tentative Tract Map (TTM)
- Coastal Development Permit (CDP)
- Conditional Use Permit (CUP)
- Variance/ Special permit (Height and Paseo)
- Environmental Assessment (EA – ND or MND)

**Existing and Surrounding Uses**

The General Plan Map designates the lot as a Mixed-Use (MV-F8-d-sp) and Specific Plan Overlay. And the Zoning is SP-5-CZ (Specific Plan No. 5- District 1 (Downtown Core Mixed Use)- Coastal Zone

The site is surrounding by following uses:

- West - 7<sup>TH</sup> Street 7-11 Store and Gas Station along with some residential
- South - Pacific Coast Highway – City Beach Parking lot and City Beach
- East - 6th Street – The Strand which includes a CVS Pharmacy and the Shorebreak Hotel
- North – Alleyway and Single Family Residential

**Contacts**

Applicant/Agent/Designer

Houshang Moghimi  
818-370-8582

Owners

F. Sean Samadi and Allen Othman  
310-739-5959 949-374-4546

Soil Engineer/ Soil Pacific Inc.

Yones Kabir  
714-231-1732

Tentative Tract Map

Steve Nazemi  
714-665-6569

Civil Engineer/YMK Consulting Inc.

Yaghoub Majidi  
818-438-8844

Environmental Consultant

RK Engineering  
949-474-0809

Environmental Agent

Matthew Fagen  
951-265-5428

Surveyor

Mark Danielson  
818-362-8886

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**HEIGHT VARIANCE APPLICATION**



**EURO26, INC.**  
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lic# 842541

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Application for Height Variance No. 2016-005  
CDP No. 2015-034, CUP No. 2015-066

**We are requesting to grant, building two privately own deck in a small section of the roof top, for the two units at fourth floor, in order to have their own ocean view.**

Rationale for Variance Request

Due to the shallow depth of these Pacific Coast Highway lots (net 100' deep) five of the middle rear condo units will not enjoy an ocean-view. These requested private decks for two units only will exceed the height limit of 45' by an additional 5' along with a 3.5' clear glass guard railing, framed in aluminum for a total variance of 8' 6". The roof deck itself is at 43', so the actual height of the private deck is at 50' and the railings top out at 53.5'. These decks at 373 SF each, combined represent 3.6% of the entire rooftop deck.

Visibility of Requested Rooftop Decks

Contrary to the depictions illustrated on the elevations and sections of the architectural plans, pages A11-A12, the decks at 50' and the glass railings at 53.5' will not be visible from any of the surrounding streets (6<sup>th</sup> & 7<sup>th</sup> streets, the alley or Pacific Coast Highway). Said decks are set forward approximately 30' from the property line in the back and approximately 50' back from the Pacific Coast Highway frontage. Some projections, (e.g. elevators, doorway and architectural features) are allowed to exceed the 45' height limit by 10'. In this case, behind, adjacent and to the rear of the decks are two door entryways that will stand at 53', said decks will be located immediately adjacent to these doorways at 50' height.

Required findings for a Variance:

- a. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. **Respectfully, we do not see how the granting of this variance will constitute a "special privilege" inconsistent with limitations upon other properties in the vicinity under the identical zone classification of Downtown Specific Plan District 1. There are a very limited number of parcels that front Pacific Coast Highway within District 1, more specifically the 8 blocks located between 1<sup>st</sup> and 9<sup>th</sup> streets. Those property owners to the extent applicable have every right to pursue a similar minor variance request.**

- b. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. **As to “special circumstances applicable to the subject property” we respectfully submit that staff helped create such circumstances. Several years ago the two owners of the ten parcels that make up this project, had submitted individual projects of 14 units each which easily allowed for all units to enjoy ocean-views from either the front, exterior side yard or interior side yard. Staff strongly encouraged the two property owners to consolidate the two projects into one. Staff’s rationale was that the project would be more aesthetically pleasing from a design standpoint and to the benefit of the property owners there would be considerable construction cost savings by not having to necessarily build two of everything. This is true as it relates to the subterranean parking structure. However, if they were to still build two separate buildings providing interior side yard ocean-views, then substantial cost savings would not be achieved. So due to these “special circumstances” we feel it is only fair to favorably consider this request for a minor variance in height.**
- c. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. **It is respectfully our position that to the extent at all feasibly possible, that all property owners living in properties located along Pacific Coast Highway should be allowed an opportunity to “preserve the enjoyment” of an ocean view from their private property.**

The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. **The granting of this request as described and justified above will clearly not “be materially detrimental to the public welfare or injurious to property in the same zone classification.” This minor variance request is not “inconsistent with the General Plan.**

#### **Background and Purposes of Height Limits**

**Generally, there are five reasons for height limits:**

1. FAA regulations to ensure a safe flight path within 10,000 feet of the beginning and/or end of an airport runway, the subject site is not near an airport, therefore **Not Applicable.**
2. It’s not very common, but some cities protect existing views of existing buildings by limiting the height of any building that would be proposed to be built within that view corridor. Laguna Beach is the best example, due to their sloped terrain, they try to ensure that at least some existing ocean views are maintained. This requested minor variance to height will not impact any neighboring properties views, therefore is **Not Applicable.**

3. To limit density. A granting of this variance request will not increase the density, number of units to be built in this project, therefore is **Not Applicable**.
4. Fire suppression access. The City's hook and ladder fire apparatus can extend its ladder up to approximately 68' to access a rooftop or windows. The granting of this variance request would not increase the height of the 43' rooftop from which the fire department could potentially access occupants in an emergency, therefore is **Not Applicable**.
5. MASSING - To limit the building's massing from an aesthetic view point. For example, in an effort to limit the massing of buildings located within the Downtown Specific Plan, the third and fourth floors are required to be set back an average of 10' from the 2<sup>nd</sup> floor. This upper story setback requirement is often referred to as the "wedding cake" effect. DSP Section 4.2.3.1. (1) "Tall buildings shall be made less imposing by stepping back from the street level on elevations above the ground floor." The granting of this variance request will not add to the "mass" of the building as it will not be visible from any of the surrounding streets at the ground level. Therefore, the issue of massing is **Not Applicable**.
6. PROPORTION – DSP Section 4.2.3.3. "Proportion is the ratio of one dimension to another. Proportions can describe height-to-height ratios, width-to-width ratios, and height-to-width ratios, as well as ratios of massing. Unequal proportions can create horizontal or vertical emphasis." This project is much wider at 240' than it is tall with a 43' rooftop, plus a 4' parapet for a total visual height and "massing" of 48'. Therefore, the issue of "proportion" is **Not Applicable**.

**SPECIAL PERMIT APPLICATION**



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**Application for Special Permit (Paseo) No. 2016-005**  
CDP No. 2015-034, CUP No. 2015-066

**Paseo Special Permit**

We are requesting the granting of a Special Permit to deviate from the requirements of a paseo to be “**completely open to the sky.**” As a reasonable compromise we are providing a total paseo area of 3,018 square feet, which is 2,190 square feet more than is required by code ( $8' \times 103.5' = 828$  sq. ft.), approximately half of which is open to the sky. We believe this significant additional square footage of paseo reasonably satisfies both the purpose and intent of section 3.3.1.18 of DTSP requirement.