



2014 Accomplishments

2/28/2015

Special items of interest:

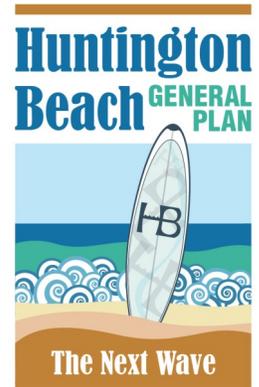
- Construction Valuation at a two year high
- General Plan 2040 Vision Book released
- Planning Commission reviewed 20 Applications
- Mills Act adopted promoting the preservation of property of historical significance

City of Huntington Beach Department of Planning and Building

General Plan Update!

In 2014, the City commenced the General Plan update process. The General Plan is a key planning document that embodies our City's future growth and development policy. It provides a framework for management and utilization of the City's physical, economic, and human resources and will represent the community's values for the next 15–20 years. The General Plan Advisory Committee (GPAC) met four times in 2014 and was instrumental in developing a draft Vision Book for Huntington Beach, which will guide the issues, goals, and policies that will become part of the updated General Plan. Four of the five task forces met to provide guidance on the various technical areas that must be studied as part of the General Plan Update process such as biological resources, economic trends, and greenhouse gases.

During the last few months of 2014 the City team worked diligently to finalize many of the technical reports that describe the existing conditions within Huntington Beach. These studies help establish a solid understanding of the state of the City today. The General Plan update will provide a comprehensive policy framework that more accurately reflects growth, resource protection regulations, recent state legislation and local ordinances, and provides a guide for future land use patterns.



How to access the reports

To date, the following technical background studies have been completed: **Land Use, Circulation, Noise, Greenhouse Gas Emissions, Biological Resources, Market Trends, Infrastructure and Public Facilities, Sea Level Rise, and Hazards.** The link below will lead you to the studies.

<http://www.hbthenextwave.org/documents/>

Upcoming Meetings

	GPAC	GPAC
Date	April 1, 2015	June 3, 2015
Time	6:30 PM	6:30 PM
Location	City Hall—Room B8	City Hall—Room B8

Your input is critical to the process - As we enter 2015, we encourage everyone to get involved and remain engaged in the process. Please encourage friends, family, neighbors and coworkers to sign up online and participate in the process. Also, if you would like to know more about the General Plan Update, email us at info@hbthenextwave.org.

Please continue to check for updates on the website!

www.HBthenextwave.org



The Planning Division staff worked on numerous projects in 2014. **City Council** approved or adopted the following:

- Local Coastal Program Amendment to prohibit off-site alcohol sales in District 1 of the Downtown Specific Plan
- Brookhurst and Adams Intersection Improvements Environmental Impact Report
- Amendment to the Boardwalk Development Agreement and Affordable Housing Agreement
- General Plan Amendment, Zoning Map Amendment and Negative Declaration for the Airport Circle Residential Project (45 units)
- Adopted the Mills Act Program
- Last phase of the Brightwater and Sandover Residential Developments
- Senior Residential Overlay Mobile Home Parks Zoning Text Amendment

In addition:

- Zoning Administrator approved the Main Street/Ellis Avenue Channelization Mitigated Negative Declaration
- Zoning Administrator approved the Trinidad Park Sewer Lift Station Re-Location Coastal Development Permit
- City staff commenced work on the General Plan, consisting of: project kickoff bonfire, two community visioning workshops, one pop-up workshop, four GPAC meetings, six task force meetings, one Planning Commission study session and release of the 2040 Vision Book and eight technical reports
- City staff continued processing the LeBard Park and Residential project environmental review and project entitlements for 70 single family homes & park improvements
- Staff commenced the process to amend the HBMC and HBZSO with respect to Massage Establishments
- Zoning Administrator - processed 70 applications at 20 meetings
- Design Review Board - processed 16 applications at 9 meetings
- Development Assistance Team - reviewed 16 issues/conceptual plans at 20 meetings
- Project Review Staff meetings - reviewed 264 issues/entitlements at 48 meetings

Projects Reviewed by the Planning Commission

The PC reviewed 20 applications/items including:

- Senior Residential Overlay MH Parks ZTA
- Pacific City Hotel EPA (Pasea)
- Marriott Springhill Suites Hotel Appeal
- US Taco Restaurant
- Boudin Bakery Beer and Wine
- Surf City Nights Expansion
- Airport Circle Residential
- Capital Improvements Program GPC
- Brightwater Amendments
- Sandover Amendments
- Bolsa Chica St. GPC
- Fairwind Pedest. Easement GPC
- Gupta Residence Addition Appeal
- HBZSO Maintenance ZTA
- MacArthur Group Commercial Appeal
- DTSP District 1 Alcohol ZTA
- Oceanside Properties Mixed Use
- 4 vacation of easement GPCs

Pacific City Residential

Planning Counter Activity

- Provided customer service to an estimated 7,168 (27/day avg.) telephone calls and 9,888 (38/day avg.) walk-in zoning inquiries
- Received 104 zoning and entitlement applications for processing
- Performed 734 over-the-counter plan checks for zoning conformance and 1,244 plan checks for zoning compliance; plus 205 grading and 62 landscaping plan checks
- Processed 596 certificates of occupancy for new and change of business
- Processed 49 requests for address assignment, 69 Temporary Activity Permits and 35 Temporary Sign Permits
- Processed 1 final parcel map, 2 tract maps, and 2 lot line adjustments
- Processed 57 Wireless Permit applications
- Processed 20 Administrative Permits
- Issued 46 zoning conformance letters
- Mailed approximately 8,280 flood information brochures to properties in the floodplain and 29,300 public hearing notices
- Received and responded to 42 Citizen Inquiries via Surf City Pipeline



Springhill Suites
by Marriott



Building Division

The Building Division staff worked on numerous projects in 2014, including:

- Provided project specific inspection services for Boardwalk Apartments, Beach & Ocean Apartments, Elan Apartments (three large mixed use residential projects), and the Oceana Apartments
- Ongoing inspections on Boardwalk Apartments, Elan Apartments, Pacific City-Commercial, Tri Pointe Homes- Truwind & Fairwind, Oceana Apartments, HB Lofts, and Beach Promenade- Building E
- Commenced inspection work on Sprouts Farmers Market, Living Spaces, Harbor Distribution, Mitsubishi Electric, Encore Aerospace, Pacific Shores Townhomes, and Boeing
- Completed building, mechanical, electrical, and plumbing plan checks on Airport Circle, Pacific City- Commercial, Monogram, HB Lofts, Springhill Suites and in process of multiple submissions for HB Senior Center, Pasea Hotel, and hotel tenant improvements.
- Streamlined the Certificate of Occupancy program to be more business friendly
- Developed a second source for mechanical, plumbing, and electrical plan review. This recruitment will assist us on timely implementation of the Pacific City tenant improvements. Also, will provide a back up service if an inspector is out of the office.
- Continued CASp training and certification for inspectors and building plan checker
- Continue to manage our outsource companies for plan check, counter staff, and inspection costs effectively and with no disruption to our customers.



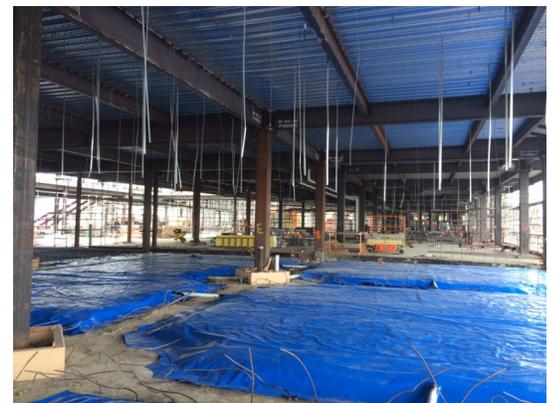
Pasea Hotel- 250 room hotel

Permit and Plan Check Services Activity

- Provided customer service to 21,326 public counter customers (82/day avg.)
- Answered over 53,208 telephone contacts
- Reviewed and approved 9,361 permits with a construction valuation of \$245,985,702
- Performed 658 over-the-counter building plan reviews
- Performed 767 large or complicated building plan reviews
- Performed 1,715 plumbing, mechanical and electrical plan reviews
- Scheduled and conducted 150 counter meetings with developers and residents
- Mailed 450 Notice of Non-Conformance Letters
- Provided Project Coordination to 20 Large Projects
- QR reader: 2054 customers scheduled inspections, using their Smart Phone
- 3,003 public records were viewed by customers, using the department kiosk system
- Received and responded to 50 Citizen Inquires via Surf City Pipeline

Inspection Services Activity

- Performed 36,142 building, mechanical, plumbing, electrical and certificate of occupancy inspections (160/day avg.)
- Processed 19,001 telephone inquires from customers
- Conducted 52 inspection meetings /training sessions reviewing 147 issues/topics
- Issued a combined 75 actions on properties for 30 Day Notice and Administrative Citation
- Conducted 350 field meetings with developers and contractors



Code Enforcement / Neighborhood Preservation

The Code Enforcement staff worked on numerous activities in 2014, including:

- Opened 3,731 new cases, of which 2,383 cases were proactive to address violations observed by officers before receiving any complaints from citizens, and 1,348 reactive service requests from residents to address code enforcement violations
- Conducted 6,947 site inspections
- Resolved 2,155 cases
- Received over 13,500 phone calls (received /responded to complaints, followed-up with violations/complaints, and provided general information/resource referrals to the public about Code Enforcement and Neighborhood Preservation)
- Participated in 10 Community Meetings involving property owners and tenants to explain code requirements and provide resource referrals to assist efforts to maintain properties to the City's minimum standards
- Improved efforts on newsrack installations, abandoned shopping carts, vacation rentals (less than 30 days) and illegal signs
- Top three code enforcement complaints were: discarded furniture/equipment, substandard housing nuisance, and construction without a building permit
- On average:
 - ◆ Gained compliance and successfully resolved violations within 30 days
 - ◆ Responded to 80% of all complaints in one day or less
 - ◆ Inspected 79% of all complaints within 48 hours



Our Vision
“Community Preservation and Education to Ensure Huntington Beach is a Great Place to Live, Work, and Play.”

Staff Recognition

The City of Huntington Beach values the quality of our staff. We would like to acknowledge their promotions, accomplishments, and appointments over the last few years:

- Jasmine Daley, Sr. Permit Technician, received her Masters Degree in Public Administration
- Joanna Cortez was hired as an Assistant Planner
- Timothy Wong was hired as a Senior Permit Technician
- The City Received the 2014 Southern California Association of Governments Sustainability Award for Integrated Planning
- Department of Planning & Building conducted a Mobile Workshop in participation with the California Chapter of the American Planning Association (CA APA)
- Recognized October as National Community Planning Month where planning staff provided City Hall tours to residents.

Huntington Beach Department of Planning and Building

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We're on the web!

www.huntingtonbeachca.gov/planning-building/