

**Minutes
Council/RDA Meeting
City Council/Redevelopment Agency
City of Huntington Beach**

Monday, October 30, 2008
9:00 AM – East Parking Lot
Civic Center, 2000 Main Street
Huntington Beach, California 92648

**An audio recording of the 9:00 AM portion of this meeting
is on file in the Office of the City Clerk and is archived at
www.surfcity-hb.org/government/agendas/**

9:00 AM – East Parking Lot of City Hall

CALL TO ORDER

Mayor ProTem Bohr called the Special meeting of the City Council/Redevelopment Agency to order at 9:04 a.m. in the east parking lot of City Hall.

CITY COUNCIL ROLL CALL

Present: Bohr, Coerper, Green and Carchio
Absent: Hansen, Hardy, and Cook

ANNOUNCEMENT OF LATE COMMUNICATION

Pursuant to the Brown "Open Meetings" Act, City Clerk Joan Flynn announced a late communication received following distribution of the City Council Agenda packet:

Communication submitted by the Planning Department, undated and untitled but with subheadings City Place, Trio, and Project Statistics.

Also, the Council was presented with the following three communications during the meeting: City Place Apartment 12-page, color brochure, Trio Apartments 16-page, color brochure and 1-page listing of Trio Apartment plans and pricing.

PUBLIC COMMENTS PERTAINING TO AGNEDA ITEMS (3 Minute Time Limit) - None.

(City Council/Redevelopment Agency) Mixed-Use and High Density Residential Development Field Trip to City Place Apartments and Trio Apartments in Pasadena.

RECESS TO TRAVEL TO CITY PLACE APARTMENTS

A motion was made by Green, second Bohr at 9:06 a.m. to recess to travel via city van to the first of two locations for the mixed-use, high density residential development field trip to Pasadena. The motion carried by the following roll call vote:

AYES: Bohr, Coerper, Green and Carchio

NOES:

ABSENT: Hansen, Hardy and Cook

RECONVENE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Mayor ProTem Bohr reconvened the special meeting of the City Council/Redevelopment Agency at 10:20 a.m. at City Place Apartments, 820 Locust Street, Pasadena, CA 91101.

City Place Apartments

A tour of a 214 unit residential project with 500 sq. ft. of commercial office within a 241,478 sq. ft, 4 and 5-story building with mezzanines; having a Floor Area Ratio (FAR) of 2.25 and residential density of 87 u/ac.

Scott Hess, Director of Planning, introduced Navy Banvard of VTBS and Associates as the architect of the City Place Apartments, and also Andrew Nelson, Project Manager of Red Oak Investments, and Joe Flanagan, Principle of Red oak Investments.

Manager Nelson and Architect Banvard provided a general overview and history of the project (opened in 2001), and Pasadena's plans for the area. They discussed the success of the project in attracting a higher rent and income demographic. Road structures and traffic flow were also assessed. A historical perspective was provided illustrating the difference between the preliminarily perceived impact to traffic and the favorable, currently observed impacts.

Architect Banvard discussed design strategy which placed the right building in the right site. He also discussed the different facades on each side of the project that were designed to ensure a community feeling on the smaller streets, but an urban/commercial feel on the larger roads. A walking tour through the project demonstrated how landscape and open space were used to soften the appearance and match the scale of the project. An overview of parking strategies was provided. The project had subterranean parking which hides the view of parked cars from the public. Further inspection of the parking area provided the Council with a first-hand look at tandem parking and a discussion on parking space rental pricing and vehicle size incentives related to that concept.

Entering the outside courtyard of the project, the group stopped to view the lifestyle designs which enhanced the quality of life for tenants who live at the complex. Discussion ensued about the way the courtyard and pool area were built on grade. The parking structure below the project was built in a donut shape around the above-ground courtyard, in order to allow the placement of large trees which will need the root space to mature and grow to a proper scale for the complex.

Mayor ProTem Bohr asked Architect Banvard what he would do differently now, 7 years after the building of this project. Discussion ensued regarding the stucco texture changes to buildings, common open space inside and outside, and interior amenities such as Pilates/yoga workout rooms, billiard rooms, screening rooms, sports bars, lobby, business center and party

room. Architect Banvard indicated that, from the developers perspective, renters are driving the request for enhanced amenity space – with rents increasing, tenants' expectations are also increasing. He also said he would suggest retail space in this development if he had the project to do over again.

The group was joined by Mikol Williams, the leasing agent for the project. She and Principle Flanagan discussed the 5-6% apartment rental vacancy rate in Pasadena, and noted that the project had a vacancy rate that was comparable. The average rent in this project is \$2,396 per month. Agent Williams conducted a tour into the common interior space and the parking structure. Architect Banvard discussed Huntington Beach's potential transition to "form-based" codes and noted the 2.25 floor area ratio (FAR) for this project. He spoke to the difference between assessing projects via FAR and density rates. Responding to a question by Councilmember Carchio about declining economies, falling rates, and potential for deteriorated projects, Manager Nelson and Architect Banvard conversed on the issue of institutional management and ongoing investor funding to keep the project current and rents high.

The group then traveled to the Walnut Street side of the project to view the façade which embraces an urban realm by design. This project did not have retail incorporated into the design.

RECESS TO TRAVEL TO TRIO APARTMENTS

A motion was made by Green, second Bohr at 11:14 a.m. to recess to travel to the second of two locations for the mixed-use, high density residential development field trip to Pasadena. The motion carried by the following roll call vote:

AYES: Bohr, Coerper, Green and Carchio

NOES:

ABSENT: Hansen, Hardy and Cook

RECONVENE CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

Mayor ProTem Bohr reconvened the special meeting of the City Council/Redevelopment Agency at 11:25 a.m. at the Trio Apartments, 44 North Madison Avenue, Pasadena, CA 91101.

Trio Mixed-Use Project

A tour of a 304 unit residential project with 15,500 sq. ft. of commercial and office space within a 338,837 sq. ft., 4 and 5-story building with mezzanines; having a Floor Area Ratio (FAR) of 2.32 and residential density of 90 u/ac.

Architect Banvard again drew Council's attention to the civic, Spanish and historic facades appearing on the differing sides of the project which were used to provide compatibility with surrounding neighborhoods. Melisa Starks of the Trio Management Team was introduced as the tour director. The ensuing tour focused on residential amenities and a visit to four rental units. She guided the group through the amenity room which was a large room with a living room/kitchen feel and fixtures which was available to tenants for rent. She also showed the conference room which was used every day by reservation with just a deposit, and no charge. Next was the theater room with 26 theater-style overstuffed lounge chairs and a large screen

television. This room was also available by reservation without cost, but with a refundable security deposit. Ms. Starks indicated that the demographics were mostly single individuals in their late thirties whose average annual income was \$170,000. The project did draw a few student tenants from the culinary institute across the street. Additional internal residents' amenities were shown such as a package and dry cleaning delivery/pick up station and a business center. Outside amenities included a common picnic barbecue area with a pool and Jacuzzi.

Tours of the units included:

Unit 368, Plan H: 1 bedroom, 1 bath 774 sq. ft. renting for \$2,110 per month

Unit 372, Plan M: 2 bedroom, 2 bath 1,103 sq. ft. renting for \$2675 per month

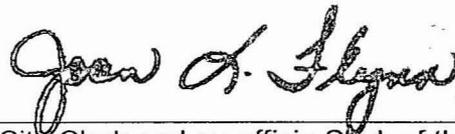
Unit 436, Plan C: Studio with Mezzanine, 1 bath 740 sq. ft. renting for \$2,270 per month

Unit 224, Plan A: Studio, 1 bath, 532 sq. ft. renting for \$1,775 per month

The tour concluded with a walk to the corner of Colorado Boulevard and El Molino to view the different facades and art pieces which were incorporated into the design.

ADJOURNMENT

Mayor ProTem Bohr adjourned the special meeting of the City Council/ Redevelopment Agency of the City of Huntington Beach at 12:13 a.m. The next regularly scheduled meeting will take place on Monday, November 3, 2008, at 4:00 PM in Room B-8, Civic Center, 2000 Main Street, Huntington Beach, California.



City Clerk and ex-officio Clerk of the City Council of the City of Huntington Beach and Clerk of the Redevelopment Agency of the City of Huntington Beach, California

ATTEST:



City Clerk-Clerk



Mayor-Chair