



City of Huntington Beach Planning and Building Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jane James, Senior Planner *JJ*  
**DATE:** October 11, 2011  
**SUBJECT: DEVELOPMENT AGREEMENT NO. 08-001 (THE VILLAGE AT BELLA TERRA)**

**APPLICANT/  
PROPERTY**

**OWNER:** Becky Sullivan, BTDJM Phase II Associates, LLC, 922 Laguna Street, Santa Barbara, CA 93101

**LOCATION:** 7601 Edinger Avenue, Huntington Beach, CA 92647 (north side of Edinger Avenue, east of Union Pacific Rail Road and west of existing Bella Terra development)

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**STATEMENT OF ISSUE:**

Development Agreement No. 08-001 represents a request to enter into a Development Agreement between the City of Huntington Beach and BTDJM Phase II Associates, LLC, pursuant to a request by BTDJM for The Village at Bella Terra mixed use project, approved for the 10.40-acre site formerly occupied by the Montgomery Wards automotive repair building.

The applicant requests that Development Agreement No. 08-011 be continued to the October 25, 2011 Planning Commission meeting.

**RECOMMENDATION:**

Motion to:

“Continue Development Agreement No. 08-011 to the October 25, 2011 meeting, with the public hearing to be opened, at the applicant’s request.”

**ATTACHMENT:**

Letter from Becky Sullivan, BTDJM Phase II Associates, LLC, dated October 3, 2011.

SH:HF:MBB:JJ:kd



**DEVELOPMENT  
PARTNERS, INC.**

**BTDJM Phase II Associates, LLC**  
922 Laguna Street  
Santa Barbara, CA 93101  
VOICE: 805-962-4300 FAX: 805-962-4343  
info@djmcapital.com – www.djmcapital.com

October 3, 2011

Jane James  
City of Huntington Beach Planning Department  
2000 Main Street  
Huntington Beach, CA 92648

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OCT 03 2011

Dept. of Planning  
& Building

RE: Development Agreement Planning Commission Hearing  
The Village at Bella Terra

Dear Jane:

On behalf of BTDJM Phase II Associates, LLC we are requesting the Planning Commission Public Hearing for the Village at Bella Terra Development Agreement originally scheduled for October 11, 2011 be continued to October 25, 2011.

Regards,

Becky Sullivan  
Vice President, Construction and Development

CC: Jeff Oderman, Rutan & Tucker  
Dick Harlow  
Eric Sahn, DJM Capital Partners, Inc.  
Lindsay Parton, DJM Development Partners, Inc  
Brittany Schoff, DJM Development Partners, Inc/file

ATTACHMENT NO. 1