



CITY OF HUNTINGTON BEACH
INTERDEPARTMENTAL COMMUNICATION

TO: Ron Santos, Associate Planner
FROM: Steve Bogart, Associate Civil Engineer *SB*
DATE: June 19, 2006
SUBJECT: CUP 04-56\EA 04-10 (19101 Magnolia Street – Home Depot) Conditions

**THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. The site plan received and dated September 9, 2005 shall be the conditionally approved layout, except for the following:
 - a. Reciprocal access shall be provided from the subject property to the adjoining property to the northeast and to the adjoining property to the south.
 - b. The southerly driveway on Magnolia Street shall be eliminated.
 - c. The easterly driveway on Garfield Avenue shall be reconfigured to include two egress lanes.
 - d. On-site drive aisle intersections shall be configured to allow for simultaneous two-way traffic flow. The intersection adjacent to the northwest corner of the building does not appear to allow for two-way simultaneous traffic flow.
 - e. The island separating the drive aisle for the westerly driveway onto Garfield Avenue and the drive aisle to the most northerly parking aisle shall be modified in order that a southbound vehicle can make the 180 degree turn into the exit aisle without encroaching into the opposing traffic entering the site.
2. The Precise Grading Plan to be submitted to the Public Works Department for review and approval shall include:
 - a. Design of the reciprocal access to the adjoining property to the northeast (formerly Blockbuster site).
 - b. All streetlighting electroliers fed by overhead circuits at the Magnolia Street property frontage shall be removed and replaced with new streetlighting electroliers, which are fed by underground circuits. This work shall be coordinated with Southern California Edison.
3. All existing overhead utilities exclusively serving the site shall be undergrounded. This includes all aerial cables from Southern California Edison (SCE) pole no. 1587495E (on the north side of Garfield Avenue), across Garfield Avenue to SCE pole no. 4322964E (on the south side of Garfield Avenue at the property frontage). Additionally, SCE pole no. 4322964E at the project's frontage on the south side of Garfield Avenue shall be removed.

ATTACHMENT NO. 2.1

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. Complete construction of the reciprocal access to the adjoining property to the northeast.
2. Complete construction of all utility undergrounding.