



# PLANNING AND BUILDING DEPARTMENT NEWSLETTER

June 2011

## **Beach and Edinger Corridors Specific Plan Wins Outstanding Planning Project Award!**

At their annual award ceremony held on May 4, 2011, at the Lutron Experience Center in Irvine, the Orange County Section of the American Planning Association (APA) awarded the Beach and Edinger Corridors Specific Plan the “Outstanding Planning Project” award. A panel of five judges from various Planning and Design backgrounds selected the Specific Plan because the Specific Plan embraces environmental sustainability through Smart Growth design principles, employs Form Based Code to ensure the desired built environment, and as a planning tool adhering to the highest standards in planning, the Specific Plan serves as a comprehensive, transferable, and user-friendly set of design guidelines and development standards that provide a framework for enhancing economic performance, functionality and beauty in accordance with the forces of the free market and the community’s vision for its primary commercial corridors.



## **Costco/The Village at Bella Terra**

DJM has submitted the precise grading plans for plan check for the new Costco and accompanying gas station, as well as for the residential and retail and the Village at Bella Terra. Additionally, Costco has submitted the building plans for plan check for the main structure and gas station. Costco is targeting an early summer 2012 opening.

## **California Coastal Commission approves Downtown Specific Plan Update**

On Wednesday, June 15th, the Coastal Commission unanimously approved the Downtown Specific Plan Update. The Downtown Specific Plan Update was approved by the City Council in 2010 and provides for the revitalization of the downtown area through revisions to development standards for parking, density and building heights. These key revisions were approved by the Coastal Commission with modifications to ensure conformance to the Coastal Act with respect to prioritizing public coastal access to the beach and visitor-serving commercial uses. Mayor Carchio and Council Member Devin Dwyer spoke on behalf of the City during the public hearing, which was held in Marina Del Rey. The Downtown Specific Plan will be scheduled for a future City Council meeting to accept the Coastal Commission’s modifications.

## Beach and Edinger Corridors Specific Plan Projects Gearing up

On March 1, 2010, the City Council approved the Beach Boulevard and Edinger Avenue Specific Plan (BECSP). Adoption of the Specific Plan was the culmination of an effort that began in late 2006 to create a new vision to revitalize these Corridors. Beach Boulevard and Edinger Avenue are two primary economic engines for the City of Huntington Beach, including auto sales, various commercial developments, supermarkets, both large and small retail, as well as residential, institutional, and many other land-use functions. With the framework for future development along these new thoroughfares now in place, applicants are beginning to line up to take advantage of this opportunity. Projects include:

- Approved - The Boardwalk Apartments (former Levitz site). The Murdy Commons Mixed-Use Project proposes development of up to 984 dwelling units and 60,000 square feet of commercial area on a 12.5-acre site consisting of four contiguous parcels located at the northeast corner of Edinger Avenue and Gothard Street.
- Proposed - Beach and Warner. The Beach and Warner Mixed Use project includes construction of two new retail and mixed use buildings at the corner of Beach Boulevard and Warner Avenue. The project would include 35,000 sq. ft. of commercial uses, 279 residential apartment units and common areas. The City is currently finalizing responses to comments on the Environmental Impact Report.
- Proposed - Walmart. A new Walmart is proposed at the former Home Expo Building at 6912 Edinger Avenue (Southwest Corner of Edinger Avenue and Goldenwest). The 100,865 sq. ft. building will undergo façade improvements and the parking lot will be upgraded for ADA compliance.



## Building Activity

	FY 10/11		FY 09/10	
	1Q	2Q	1Q	2Q
Building Permits	790	864	732	762
Electrical Permits	487	537	469	468
Plumbing Permits	438	455	340	440
Mechanical Permits	412	372	336	293
<b>Total Permits</b>	<b>2,127</b>	<b>2,228</b>	<b>1,877</b>	<b>1,963</b>
<b>Inspections</b>	<b>7,389</b>	<b>7,138</b>	<b>7,152</b>	<b>6,858</b>
<b>Submitted Building Plan Check</b>	<b>351</b>	<b>309</b>	<b>320</b>	<b>333</b>
<b>Completed Plan Checks (B,E,P,M)</b>	<b>484</b>	<b>452</b>	<b>477</b>	<b>418</b>