



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:** February 23, 2011

**SUBJECT: TENTATIVE TRACT MAP NO. 17261 (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 (between Edinger Avenue and Center Avenue, west of existing Bella Terra development and east of Union Pacific Railroad)

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**STATEMENT OF ISSUE:**

Tentative Tract Map No. 17261 represents a request for the following:

- Subdivide an existing (after recordation of an approved lot line adjustment) 10.10 acre lot into six numbered lots for condominium purposes
- ♦ Approve Tentative Tract Map No. 17261 with modifications based upon the following:
  - Facilitates the existing General Plan Land Use Element Mixed Use overlay by subdividing for regional commercial and mixed uses on the site.
  - Consistent with good zoning practice and implements the goals of developing a regional commercial and mixed-use lifestyle center
  - Compatible with adjacent commercial, educational, and transportation uses, and the site is already designated for a higher-density, mixed use development with a mix of residential and regional commercial land uses.
  - Physically suitable for the type and density of development proposed.
  - Design of the subdivision and the type of improvements will not conflict with existing easements and will provide for alternative easements for public access through the site.
  - Serves affordable housing needs of the community by providing for on-site affordable housing units.
- ♦ Staff's Suggested Modifications:
  - Amend the numbered annotation for Lot 6 to a lettered lot annotation

**RECOMMENDATION:**

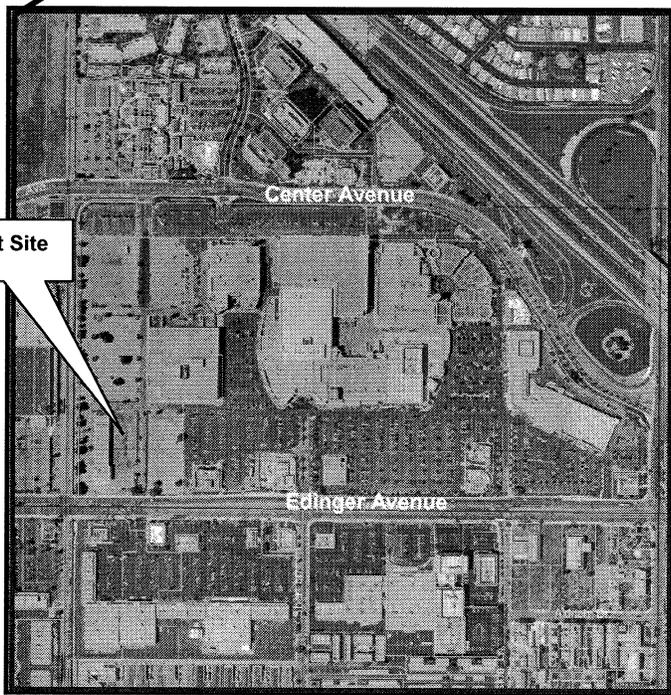
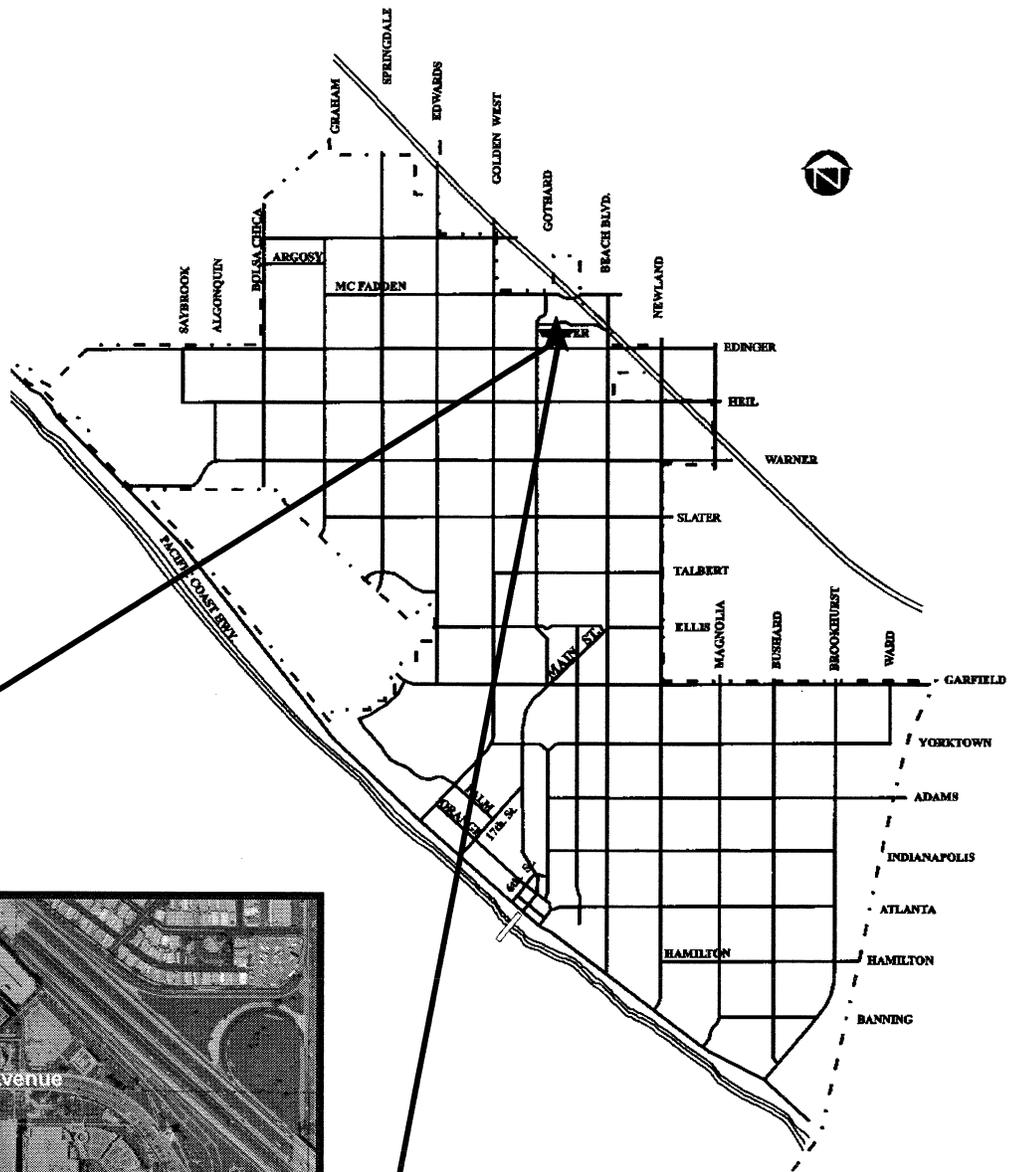
Motion to:

- A. “Approve Tentative Tract Map No. 17261 with findings and suggested conditions of approval (Attachment No. 1).”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

1. “Continue Tentative Tract Map No. 17261 and direct staff accordingly.”
2. “Deny Tentative Tract Map No. 17261 with findings for denial.”



**VICINITY MAP**  
**TENTATIVE TRACT MAP NO. 17261**

**PROJECT PROPOSAL:**

Tentative Tract Map No. 17261 represents a request to subdivide approximately 10.10 acres (after recordation of an approved lot line adjustment) into six numbered lots for condominium parcels pursuant to Chapter 251 of the Huntington Beach Zoning and Subdivision Code.

The proposed subdivision map is intended to create lots for a mixed use project of 467 stacked flat condominiums in four story buildings along with 17,500 square feet of retail/restaurant space on the ground floor of the residential, an approximately 700 space residential parking structure, two freestanding retail/restaurant buildings at 6,000 square feet each, a green belt adjacent to the mixed use commercial development, as well as driveways, parking, landscaping, and common areas. The map reflects elevation of the site as previously described in the associated site plan review and environmental analysis. The proposed tentative tract map does not include the Costco Wholesale building or gas station parcels.

The applicant has indicated that the request is necessary (Attachment No. 4) to subdivide The Village at Bella Terra mixed use project into six lots for condominium purposes.

**Background:**

On August 24, 2010, the Planning Commission approved General Plan Amendment (GPA) No. 10-001, Zoning Text Amendment (ZTA) No. 10-001, and Site Plan Review (SPR) No. 10-001 for The Village at Bella Terra – Costco Wholesale facilitating the development of a regional commercial big-box retail with gasoline service station and mixed-use retail and residential project. In general, this project amended the planning areas within Specific Plan (SP) No. 13, established warehouse sales outlets and gasoline service stations as permitted uses, created corresponding design and development standards for such uses, and approved development of a 154,113 square foot Costco Wholesale with associated 16-pump gas station and a mixed-use development consisting of 467 residential units and 30,000 square feet of general retail and restaurant uses. The project requires elevation of the site in accordance with floodplain regulations resulting in the import of 32,810 cubic yards of fill soil. The Costco and gas station are proposed in Area A of SP 13 and the mixed use project is proposed in Area B of the specific plan. The approximately 24 acre master plan site is located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, and just east of the Union Pacific rail road line.

The Planning Commission’s action on SPR No. 10-001 was final and no appeals were filed. On September 20, 2010, the City Council approved GPA No. 10-001 and ZTA No. 10-001, concluding the legislative actions required for the proposed project.

In addition, an Addendum to the previously certified Environmental Impact Report (EIR No. 07-03) was prepared for the project and considered by both the Planning Commission and the City Council. The tentative tract map was included in the Addendum to EIR No. 07-03.

On September 14, 2010, Lot Line Adjustment No. 2010-006 to adjust lot lines between three existing parcels to reconfigure one parcel for the Costco warehouse, one parcel for the Costco gas station, and one parcel for the mixed-use residential project was approved by the Director of Planning and Building. The Lot Line Adjustment (LLA) No. 2010-006 has not yet been recorded at the County of Orange. However,

the LLA must be recorded before the Final Map No. 17261 can be approved because the TTM is based on lot lines and parcels that will be officially established with the LLA.

The vacant Montgomery Wards store and auto repair were demolished in late December 2010. The vacant Mervyn's store and the adjacent in-line retail stores are slated for demolition in the next several months.

On January 31, 2011 the applicant submitted Entitlement Plan Amendment No. 2011-002 to revise the site layout, recreation amenities, and orientation of the residential parking structure to create a more functional living environment. Overall, the changes are proposed to reduce the walking distance between assigned parking spaces and the residential units, create an open-space frontage for every dwelling unit, and orient the units along the westerly property line inward instead of toward the railroad line. In order to accommodate the new design, one additional level of residential units has been added above the ground floor retail space for a total of three residential levels. The additional residential level does not exceed maximum height or story limitations established in the General Plan or Specific Plan No. 13. The rest of the project remains at four residential levels and the overall unit count remains at the approved 467 dwelling units. The EPA is currently under review by the Director of Planning and Building. A site plan of the newly proposed layout is included in Attachment No. 2 and Tentative Tract Map No. 17261 (Attachment No. 3) reflects the revised site layout.

**Study Session:**

The tentative tract map was introduced to the Planning Commission at a study session held on February 8, 2011. The Planning Commission inquired about whether a revised phasing exhibit would be submitted. A revised exhibit was submitted on February 9, 2011 (Attachment No. 6).

**ISSUES:**

**Subject Property and Surrounding Land Use, Zoning and General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property – Area B	CR-F2-sp-mu-(F14) (Regional Comm'1-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.75 FAR [MU-0.07{C}/45 du/acre])	Specific Plan No. 13-Bella Terra Huntington Beach	Vacant (recently demolished Montgomery Ward store and auto repair)
North of Subject Property (across Center Ave); West; and South (across Edinger Ave)	M-sp (Mixed Use-Specific Plan Overlay)	Specific Plan No. 14 –Beach Edinger Corridor Specific Plan	North - Old World Village, West - Vacant Retail (Levitz) and College Country Center (proposed Amstar/Red Oak project); and South - Retail
East of Subject Property	CR-F2-sp-mu (F9) (Regional Comm'1-0.50 FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre])	Specific Plan No. 13-Bella Terra Huntington Beach	Bella Terra Mall

The 24-acre master plan site was formerly developed with a Mervyn's Store, in-line retail stores, Montgomery Ward building, and associated auto repair facility. The 10-acre subject site is now currently vacant and rough grading and utility relocation has begun.

**General Plan Conformance:**

The General Plan Land Use Map Designation for Area B is CR-F2-sp-mu (F14) (Regional Commercial). The F2 designation permits a FAR of 0.5 for commercial uses while the F14 designation permits a maximum overall FAR of 1.75, with a commercial FAR of 0.07 and 45 residential units per net acre for a mixed use project consisting of commercial and residential components.

The proposed Tentative Tract Map No. 17261 is consistent with the goals and objectives of the City's General Plan as follows:

A. Circulation Element

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

B. Housing Element

Policy H 2.2: Facilitate the development of mixed use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed use) and housing above ground floor commercial uses (vertical mixed use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Goal H 5: Provide equal housing opportunity.

C. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- a. Not applicable
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions, in form, scale, and density of development, and other elements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 9.1.4: Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed use development projects.

Policy LU 11.1.5: Require that mixed use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access.

#### D. Utilities Element

Objective U 5.1: Ensure that adequate natural gas, telecommunication, and electrical systems are provided.

Although the actual development proposal has already received entitlements, the proposed subdivision and establishment of new parcel lines allows for regional commercial businesses along with a mixed use, high density development. The subdivision furthers the goals and policies of the General Plan by increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. The benefits of mixed use developments include creating better places to live, work, and play, reducing dependence on the automobile, and lessening pollution and environmental degradation.

The proposed subdivision establishes parcels to accommodate a mixed-use high-density development that offers a wide range of retail and housing opportunities and options, accommodating different age

groups, income levels, and household types. The project is required to meet the City and California State Redevelopment Law for affordable housing obligations providing the equivalent of 15 percent of the units as affordable. The Redevelopment Agency of the City of Huntington Beach has already entered into an Affordable Housing Agreement with the developer to meet these requirements.

In addition, the mixed-use component provides a concentration of living, shopping, entertainment, and employment opportunities within walking distance of the existing Bella Terra lifestyle development. Because the project is located in close proximity to different activities and uses, it provides opportunities and convenience for many households to use alternate travel modes such as walking and biking to complete their daily routines and errands.

Tentative Tract Map No. 17261 ensures that adequate utilities and public service systems are in place to serve the on-site residents and businesses either through the map itself or via separate instrument. Therefore, subdivision of the project site would not conflict with the above General Plan goals and policies.

**Zoning Compliance:**

This project is located in the Specific Plan No. 13 Bella Terra Huntington Beach (zone) and complies with the requirements of that zone. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 5) for informational purposes only.

**Urban Design Guidelines Conformance:**

The Planning Commission's previous action determined that the development project was in substantial conformance with the Urban Design Guidelines, Chapter 6 (Special Consideration Commercial Guidelines for Big Box Retail and Mixed Use Projects). The subject subdivision map is not subject to further review under the Urban Design Guidelines.

**Environmental Status:**

EIR No. 07-03, certified by the Planning Commission on October 14, 2008, analyzed the potential environmental impacts associated with implementation of the originally proposed mixed use project and identified appropriate mitigation measures. An Addendum to EIR No. 07-03 was prepared to compare the 2010 revised project to the previously proposed project. The Addendum was considered by the Planning Commission and the City Council prior to their actions on the proposed revised project in late 2010. Tentative Tract Map No. 17261 is covered under the Addendum to EIR No. 07-03.

**Coastal Status:** Not applicable.

**Redevelopment Status:**

The project is located in the Huntington Beach Redevelopment Project, Subarea 1. The Economic Development Department has reviewed the proposed subdivision and recommends approval.

On October 4, 2010 the Redevelopment Agency approved an Affordable Housing Agreement with the developer, providing financial assistance to create the required 15% affordable housing units on site, including 43 moderate units and 28 very low units.

**Design Review Board:** Not applicable.

**Subdivision Committee:**

On November 30, 2010, the Subdivision Committee reviewed the proposed subdivision for compliance with the General Plan and Zoning designations. The applicant also explained that the Final Map may not be submitted for processing before the project is underway with rough grading, utility relocation, precise grading, and building permit. Staff explained that there are existing property lines from the Montgomery Wards parcel traversing the site that require removal prior to building construction. Reconfiguration of the existing parcels will be accomplished via Lot Line Adjustment No. 10-006, which was approved by the Planning and Building Director on September 14, 2010 but has not yet been recorded at the County of Orange Clerk Recorder by the applicant. Staff also explained that the applicant submitted an application for a Development Agreement with the City and that document is pending action by the Planning Commission and City Council. Because the Development Agreement has not yet been vetted through the public hearing process, the deal points of the agreement remain unknown.

Additionally, the Subdivision Committee received late communications from the applicant requesting amendments to the recommended conditions of approval and code requirements. The applicant's request included a few clarifications/typos that were easily corrected and also included suggestions to amend the wording of conditions/code requirements to allow for future changes that may occur with approval of the pending Development Agreement. The applicant requested that the standard code requirement requiring recordation of the final map prior to grading permit be deleted and that the standard language regarding payment of park and recreation fees and other fees be subject to the pending Development Agreement. Furthermore, a request was made to amend the standard requirement from requiring all improvements to be completed prior to first occupancy to allow improvements to be completed in phases.

After questions and discussion the Committee recommended the following amendments to the suggested conditions of approval and code requirements:

- A condition of approval tying the residential parking structure parcel to the residential units to prevent the sale and use of one parcel separately from the other.
- Cite HBZSO Section 251 in the code requirements with regards to future requests for map extension.
- A condition of approval requiring reciprocal access and parking to be established throughout the site.
- A condition of approval requiring recordation of the pending Lot Line Adjustment No. 10-006 prior to the issuance of any building permit.
- A condition of approval that if the map does not record prior to issuance of a precise grading permit, then certain easements and dedications that are normally included with the Final Map must be recorded on the property via separate instrument.
- A condition to amend Lot 6 to a lettered lot to reflect standard nomenclature for common areas.
- A condition to allow surface improvements and landscaping to be phased with partial occupancies subject to approval of a phasing map and approval by Directors of Planning and Building, Public Works, and the Fire Chief. In any case, the phasing of improvements should ensure that all parking,

residential open space, residential common amenities, pedestrian access, vehicle access, and health and safety issues are addressed for each phase.

The applicant submitted a phasing exhibit on February 9, 2011 to demonstrate the proposed phasing of improvements in accordance with their request. However, the phasing plan is too general in nature at this time to adequately determine compliance with open space, parking, and health and safety concerns. Staff recommends that the applicant be required to submit more definitive phasing plans to demonstrate compliance with the above noted issues subject to approval of all the development services departments prior to issuance of the first building permit for construction. The suggested conditions of approval include this recommendation from staff.

Ultimately, the Subdivision Committee unanimously recommended approval of the subdivision for the proposed project, with the above noted conditions, to the Planning Commission.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Fire, Community Services, Economic Development, and Planning and Building have reviewed the proposed subdivision for The Village at Bella Terra. Recommended conditions from Public Works and Planning and Building are incorporated into the suggested conditions of approval and code requirements have also been identified. The other departments did not identify any necessary conditions of approval.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 10, 2011, and notices were sent to property owners of record and tenants within a 1,000 foot radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), tenants at the commercial center, applicant, and interested parties.

In response to the Subdivision Committee notification, one letter regarding the project was received from Southern California Edison (SCE) and was included with the February 8, 2011 Study Session staff report. The SCE letter stated that the division of property will not unreasonably interfere with easements and/or facilities held by SCE. As of February 14, 2011, no additional letters have been received regarding the request.

**Application Processing Dates:**

<b><u>DATE OF COMPLETE APPLICATION:</u></b>	<b><u>MANDATORY PROCESSING DATE(S):</u></b>
Tentative Tract Map: January 21, 2011	March 11, 2011 (50 days)

Although the tentative tract map was submitted in July 2010, the applicant requested staff to put it on hold until the conclusion of GPA No. 10-001, ZTA No. 10-001, SPR No. 10-001 and LLA No. 10-006. As described in the background section above, the applicant also revised the site plan layout in an EPA application submitted January 31, 2011. Consequently, the proposed TTM also required revision to match the newly proposed site plans. The revised TTM was submitted January 21, 2011 and deemed

complete immediately. The map was further revised and resubmitted on February 11, 2011 to clarify the boundary of Lot 6.

### **ANALYSIS:**

When analyzing the proposed subdivision, the Planning Commission should consider the project's ability to comply with General Plan goals and policies, the zoning regulations regarding subdivisions, the site's suitability for the development proposed, and the necessary easements to provide public access to the site.

The subject property is located in Specific Plan No. 13, which requires a minimum development site of 15 acres in lieu of establishing minimum individual parcel sizes or parcel frontages. Although the subject site area is 10.10 acres, it was approved for development under Site Plan Review No. 10-001, which encompasses an overall 24 acre master plan area, including the Costco Wholesale and gas station development. Therefore, the subdivision of this mixed use site complies with the minimum site development area as it is part of a greater overall site. More importantly, access to public streets and use of common parking, landscaping, and drive aisles tying the sites together will be ensured via reciprocal agreements throughout the 24 acre development. The site is relatively flat at this time and although it will be elevated for floodplain regulations, it is physically suitable for the mixed use retail and residential development proposed. Access to the site will be from two driveways on Edinger Avenue as well as from the continuation of existing drive aisles established in the adjacent Bella Terra development.

Lot 6 of Tentative Tract Map No. 17261 depicts 2.73 acres of common area in the form of ingress/egress, parking, and utilities easements. Usually, common areas of this type are depicted as lettered lots instead of numbered lots, indicating that structures will not be built within the lot area. Public Works recommends a condition of approval to change Lot 6 to a lettered lot, consistent with this nomenclature.

As noted above, the applicant requested that the site development be allowed to proceed in phases. A conceptual phasing plan has been submitted (Attachment No. 6) but is too general in nature to determine which specific units and improvements will be constructed within each phase. Staff recommends a condition of approval requiring approval of precise phasing plans to be submitted and approved by the Directors of Planning and Building, Public Works, and the Fire Chief prior to issuance of building permits for each particular construction phase. The proposed phasing exhibits will require that all common amenities, parking, landscaping, pedestrian and vehicular access, and health and safety concerns are addressed for each phase.

As described in the Subdivision Committee section above, it is possible the developer may not proceed immediately with a Final Map and/or may also request amendment to the standard conditions of approval through a future Development Agreement. In the event the Final Map is not pursued at all or just delayed in sequencing, the project can still be constructed as rental apartments under Site Plan Review No. 10-001. Therefore, staff has structured the suggested conditions of approval to ensure that all necessary easements, dedications, and fees are accomplished and/or due at the appropriate development stage. The Planning Commission should be aware, however, that if the Development Agreement proceeds to the public hearing stage, it will likely include language to supersede the order and timing of the conditions established with this action. In the meantime, staff is satisfied that the proposed subdivision meets the goals and policies of the General Plan, the zoning and development standards, and that the suggested conditions of approval and code requirements are appropriate for the current proposal.

**SUMMARY:**

Staff recommends approval of Tentative Tract Map No. 17261 as modified by staff because:

- Facilitates the existing General Plan Land Use Element Mixed Use overlay by subdividing for regional commercial and mixed uses on the site.
- Consistent with good zoning practice and implements the goals of developing a regional commercial and mixed-use lifestyle center
- Compatible with adjacent commercial, educational, and transportation uses, and the site is already designated for a higher-density, mixed use development with a mix of residential and regional commercial land uses.
- Physically suitable for the type and density of development proposed.
- Design of the subdivision and the type of improvements will not conflict with existing easements and will provide for alternative easements for public access through the site.
- Serves affordable housing needs of the community by providing for on-site affordable housing units.

For these reasons, staff recommends the Planning Commission approve Tentative Tract Map No. 17261, as modified by staff.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Tentative Tract Map No. 17261
2. Conceptual Master Plan for development dated January 31, 2011
3. Tentative Tract Map No. 17261 dated February 11, 2011
4. Project Narrative dated July 7, 2010
5. Code Requirements List (for informational purposes only)
6. Draft Phasing Plan received February 9, 2011
7. Notice of Action for Site Plan Review No. 10-001 Including Findings and Conditions of Approval and Mitigation Measures dated August 25, 2010 (for informational purposes only)

SH:MBB;jj:kdc

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL TENTATIVE TRACT MAP NO. 17261

#### SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 17261:

1. Tentative Tract Map No. 17261 is proposed to subdivide approximately 10.10 acres into six numbered lots for condominium purposes. The proposed subdivision map is intended to create lots for a mixed use project of 467 stacked flat condominiums in four story buildings along with 17,500 square feet of retail/restaurant, an approximately 700 space residential parking structure, two freestanding retail/restaurant buildings at 6,000 square feet each, a green belt adjacent to the mixed use commercial development, as well as driveways, landscaping, and common areas. The proposed subdivision map is consistent with the General Plan Land Use Element designation of CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.07{C}/25 du/acre]) on the subject property, or any applicable specific plan, or other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance. The proposed Tentative Tract Map No. 17261 is consistent with the goals and objectives of the City's General Plan as follows:

#### A. Circulation Element

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

#### B. Housing Element

Policy H 2.2: Facilitate the development of mixed use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed use) and housing above ground floor commercial uses (vertical mixed use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Goal H 5: Provide equal housing opportunity.

#### C. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- a. Not applicable
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions, in form, scale, and density of development, and other elements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Policy LU 9.1.4: Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 11.1.4: Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed use development projects.

Policy LU 11.1.5: Require that mixed use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access.

#### D. Utilities Element

Objective U 5.1: Ensure that adequate natural gas, telecommunication, and electrical systems are provided.

Although the actual development proposal has already received entitlements, the proposed subdivision and establishment of new parcel lines allows for regional commercial businesses along with a mixed use, high density development. The subdivision furthers the goals and policies of the General Plan by increasing housing options for diverse household types, promoting alternative modes of transportation, creating a local sense of place, reducing infrastructure and maintenance costs, and allowing for more efficient use of land resources. The benefits of mixed

use developments include creating better places to live, work, and play, reducing dependence on the automobile, and lessening pollution and environmental degradation.

The proposed subdivision establishes parcels to accommodate a mixed-use high-density development that offers a wide range of retail and housing opportunities and options, accommodating different age groups, income levels, and household types. The project is required to meet the City and California State Redevelopment Law for affordable housing obligations providing the equivalent of 15 percent of the units as affordable. The Redevelopment Agency of the City of Huntington Beach has already entered into an Affordable Housing Agreement with the developer to meet these requirements.

In addition, the mixed-use component provides a concentration of living, shopping, entertainment, and employment opportunities within walking distance of the existing Bella Terra lifestyle development. Because the project is located in close proximity to different activities and uses, it provides opportunities and convenience for many households to use alternate travel modes such as walking and biking to complete their daily routines and errands.

Tentative Tract Map No. 17261 ensures that adequate utilities and public service systems are in place to serve the on-site residents and businesses either through the map itself or via separate instrument. Therefore, subdivision of the project site would not conflict with the above General Plan goals and policies.

2. The site is physically suitable for the type and density of development. The site is relatively flat, surrounded by public streets, adjacent to and part of a larger regional commercial development, and can be provided with adequate public services and utilities.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the Planning Commission may approve such a tentative map if an environmental impact report was prepared with respect to the project and a finding was made that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The code requirements for the proposed subdivision require the developer to maintain existing reciprocal parking and access agreements along with guaranteeing access to public streets.

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 17261:**

1. Tentative Tract Map No. 17261 received and dated February 11, 2011, shall be the approved layout with the following exception:
  - a. The numbered annotation for “Lot 6” shall be revised to a lettered lot annotation. **(PW)**

2. Prior to submittal of the Final Map to the Public Works Department for processing and approval, the following shall be required:
  - a. Evidence of an approved Affordable Housing Plan and Agreement in accordance with California Redevelopment Law, Section 4.4.11 of Specific Plan No. 13, and Section 230.26 of the ZSO shall be submitted to the Planning Division.
  - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, assignment of residential storage spaces, maintenance of all walls and common landscape areas by the Homeowners' Association, and other requirements listed in Public Works Code Requirements. The CC&Rs shall also address assignment of parking spaces in the residential parking garage and disclosure statements to the tenants/prospective buyers regarding the mixed use nature of the project pursuant to the Conditions of Approval of Site Plan Review No. 10-001. The CC&Rs must be in recordable form prior to recordation of the map.
  - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications* or as may be otherwise required in accordance with a separate Development Agreement that may be entered into between the City and developer. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning and Building Department Fee Schedule*). If no Final Tract Map is proposed, the applicable Park Land In-Lieu Fees shall be paid prior to issuance of building permits.
3. In the event that the Final Map is not recorded prior to the issuance of a Building Permit, the following dedications to the City of Huntington Beach shall be reviewed and approved by the Public Works Department and recorded per a separate instrument, prior to issuance of a Building Permit:
  - a. Right-of-way for street and public utility purposes on Edinger Avenue as required to conform with the approved Precise Plan of Street Alignment. Right-of-Way shall also incorporate the returns and public sidewalk areas at each proposed driveway entry point. **(PW)**
  - b. The traffic signal maintenance and equipment easements must be indicated at all signalized driveways. The easements shall extend to 50 feet back from the BCR/ECR and shall extend to 10 feet back from each curb face (20 feet wider than the curb to curb driveway width). **(PW)**
  - c. A blanket easement over the private drive aisles and access ways for Police and Fire Department access purposes. **(PW)**
  - d. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance.

Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84) (PW)

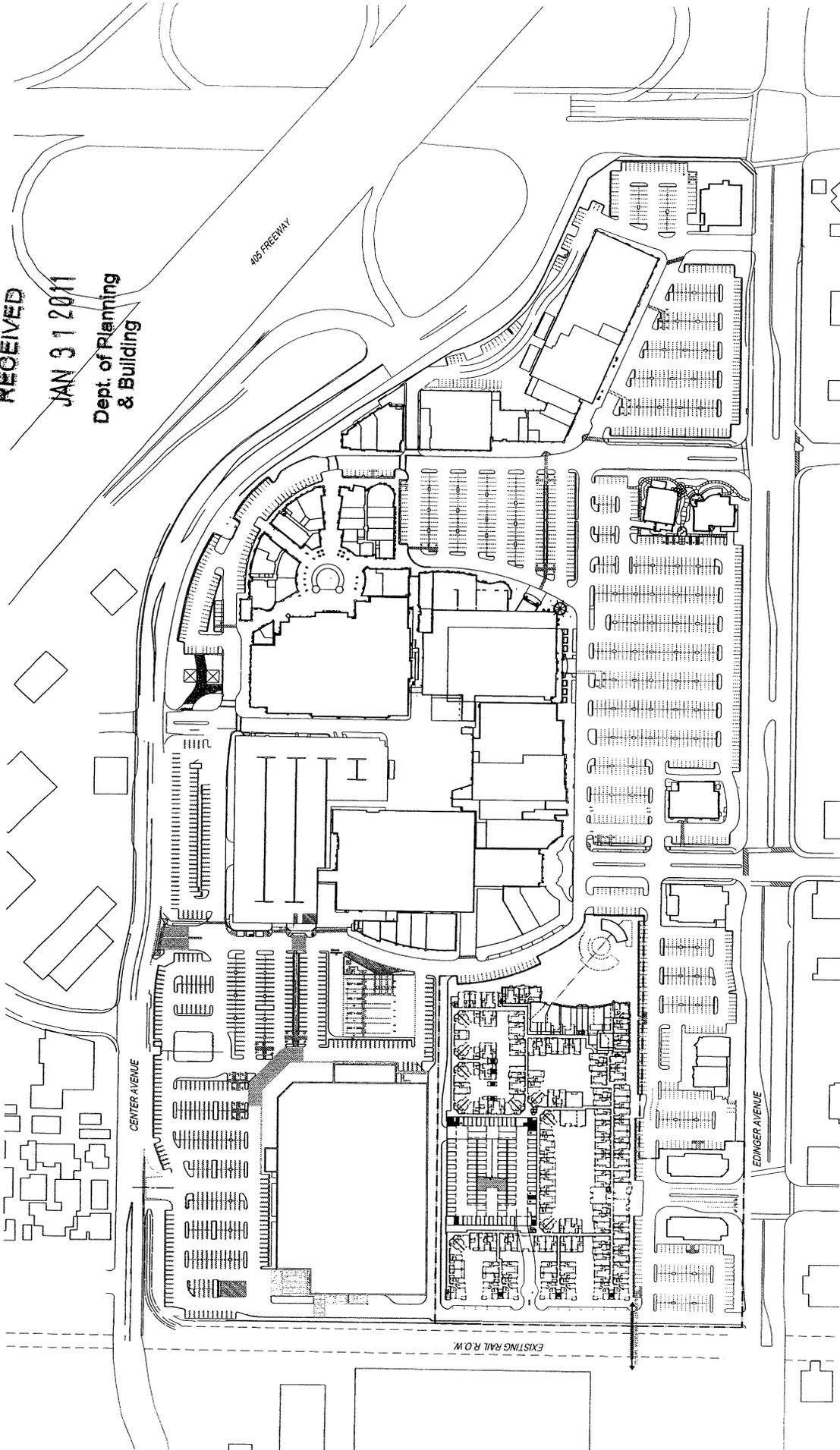
- e. All previously dedicated public water line easements for water lines to be relocated shall be quitclaimed on the Final Tract Map in accordance with the provisions of the Subdivision Map Act. (PW)
  - f. Access rights in, over, across, upon and through the private streets and access ways for the purpose of monitoring and inspecting gross pollutant removal devices and treatment train improvements for conformance with the County of Orange DAMP and the City's LIP. (PW)
4. Lot Line Adjustment No. 2010-006 shall be recorded with the County of Orange and copies submitted to the Departments of Public Works and Planning and Building, prior to either a) submittal of Final Map No. 17261 for processing, or b) issuance of a building permit, whichever comes first.
  5. In addition to the requirements of Specific Plan No. 13, incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
  6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released (for the first residential unit, commencement of use, or issuance of a Certificate of Occupancy) until the following has been completed:
    - a. All improvements shall be completed in accordance with approved plans, except as follows: Surface improvements and landscaping may be phased with partial occupancies, in accordance with the Conceptual Phasing Plan, received and dated February 9, 2011. More definitive and precise phasing exhibits depicting exactly the number and location of residential units and all the associated improvements, shall be submitted and approved by the Directors of Planning and Building, Public Works and the Fire Chief, prior to issuance of building permits for each particular phase. Phasing of surface improvements will require that all parking, residential open space, residential common amenities, pedestrian access, vehicle access, and health and safety issues are addressed for each phase.
  7. The parking structure parcel shall not be sold separately from the residential units parcel(s) without prior City authorization and an agreement mutually acceptable to the City, the property owner, and the Homeowner's Association.

#### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or

proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

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JAN 31 2011  
Dept. of Planning  
& Building



1"=80'

CONCEPTUAL MASTER PLAN - A1.0

01.13.2011  
2010.048  
DIM DEVELOPMENT PARTNERS, INC.

922 LAGUNA ST., SANTA BARBARA, CA 93101

THE VILLAGE AT BELLA TERRA HUNTINGTON BEACH, CA



ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9900

ATTACHMENT NO. 2.1

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Dept. of Planning  
& Building

SITE SUMMARY

PLAN	TYPE	S.F.	# OF UNITS
S1	STUDIO	509	12
S2	STUDIO	580	32
S3	STUDIO	592	10
S4	STUDIO	643	8
A1	1BR/1BA	702	46
A2	1BR/1BA	733	32
A3	1BR/1BA	782	38
A4	1BR/1BA	782	53
A5	1BR/1BA	799	23
A6	1BR/1BA	822	5
B1	2BR/2BA	1,012	32
B2	2BR/2BA	1,127	12
B3	2BR/2BA	1,146	91
C1	3BR/2BA	1,365	8
C2	3BR/2BA	1,410	22
A1	1BR/1BA EXTENDED	762	6
A3+L	1BR+LOFT/1BA	1,187	10
A5M+D	1BR+DEN/1BA	1,022 avg.	12
B3+L	2BR+LOFT/1BA	1,365	12
B3M	2BR/2BA EXTENDED	1,251	3
<b>TOTAL</b>			<b>487</b>

RETAIL SUMMARY

BLDG. A	17,500 SF Retail
BLDG. B	6,000 SF Retail
BLDG. C	6,000 SF Retail

PARKING SUMMARY

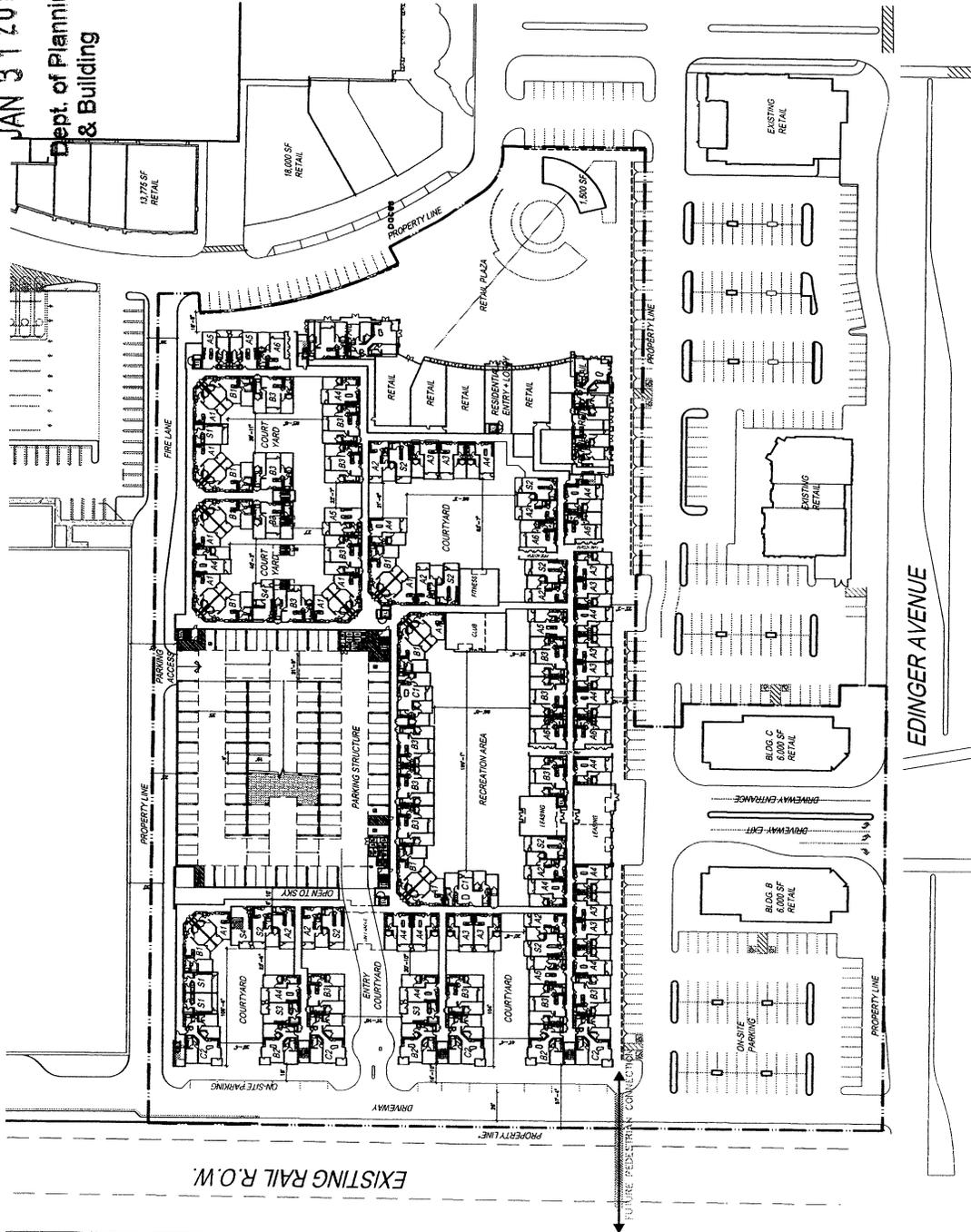
STUDIO/1BR (287)	1 STALL/UNIT	287
2BR (150)	1.5 STALLS/UNIT	225
3BR (30)	2.0 STALLS/UNIT	60
GUEST	0.2/UNIT	94
		666

COMMON OPEN SPACE

REQUIRED: 90 SF/UNIT X 487 UNITS = 42,030 SF  
 PROVIDED: 43,052 SF COURTYARD SPACE  
 +8,305 SF 15% OF OVERALL REQUIREMENT  
 49,356 SF

PRIVATE OPEN SPACE

REQUIRED: 60 SF/UNIT  
 PROVIDED: MIN. 60SF/UNIT  
 (SEE UNIT PLANS)



LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 86-200, PMB 25540-45, RECORDS OF ORANGE COUNTY, CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

\*PROPERTY LINE SHOWN REFLECTS THE SUBDIVISION BOUNDARY. THE SITE IS ALSO SUBJECT TO A ZONE BOUNDARY.

**THE VILLAGE AT BELLA TERRA HUNTINGTON BEACH, CA**



1"=40'-0"

**CONCEPTUAL SITE PLAN - A1.1**

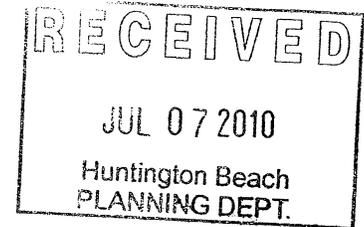
DIM DEVELOPMENT PARTNERS, INC.  
 922 LAGUNA ST., SANTA BARBARA, CA 93101

**ARCHITECTS ORANGE**  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92660 (714) 659-8680





DATE: July 6, 2010  
TO: Jane James  
Senior Planner  
FROM: Becky Sullivan  
VP of Construction and Development  
BTDJM Phase II Associates, LLC,  
C/o DJM Development Partners, Inc.



SUBJECT: The Village at Bella Terra Tentative Tract Map

**Project**

**Description:** The proposed project site is located at 7601 Edinger Avenue, Huntington Beach, California immediately adjacent to Bella Terra, an approximately 777,000 square foot shopping center which is owned by an affiliate of the applicant. The existing Bella Terra shopping center is sometimes referred to herein as "Phase I" and the current proposed project be sometimes referred to herein as "Phase II." The Phase II project site comprises of 8.2 acres for Costco (including SCE) and 10.4 acres of land area for the Village at Bella Terra mixed-use portion. The property is generally bounded on the north by a drainage channel and Center Ave with retail, residential, and hospitality uses beyond, The Bella Terra regional mall and Beach Blvd lies to the east. To the south is Edinger Ave with a neighborhood shopping center beyond. A drainage channel and railroad spur lies directly west of the site with office and retail buildings beyond.

The uses for the site are a Costco and mixed use residential. The proposed 154,113 square foot Costco warehouse building includes and ancillary tire sales/installation center and a publicly accessible (i.e. non-member) food service. In addition to the warehouse, a 4 island (8 dispensers) automobile fueling facility is proposed on site. The Village at Bella Terra proposed conceptual plan is a horizontal and vertical mixed use development. The plan depicts 467 residential units which is equivalent to approximately net square feet of 409,591 and 29,500 square feet of commercial space. The commercial space will include some restaurant and some retail. The residential community will include a 7,000 sf recreation area and a 2,500 sf fitness center. The total project square footage is 538,050 sf. The proposed project will also include a resident only approximately 700 parking stall garage.

The General Plan designation for Bella Terra has two areas of designations Subarea 5A and Subarea 5B. See Table 1 for current General Plan Designations. BTDJM Phase II Associates, LLC (BTDJM) is proposing a General Plan Amendment to revise the areas of designation to accommodate Costco under Subarea 5A and keeping the mixed use development, The Village at Bella Terra, under Subarea B

<b>Table 1 General Plan Designations</b>			
	<i>General Plan Designation</i>	<i>Current Size</i>	<i>Proposed Size</i>
Subarea 5A	CR-F2-sp-mu(9)-Commercial Regional -0.5 FAR-Specific Plan Overlay-Mixed use-1.5 (MU-0.5 (C)/25du/acre	41.06 acres	46.51 acres
Subarea 5B	CR-F2-sp-mu (F14) Commercial Regional-0.2 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use Overlay -1.75 FAR (MU-0.2 (c)/45 du/acre))	15.85 acres	10.4 acres
	<b>Total Subarea A and B</b>	<b>56.91 acres</b>	<b>56.91 acres</b>

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 Huntington Beach  
 PLANNING DEPT.

Bella Terra is located in the Bella Terra Specific Plan (SP 13). The area proposed for Costco and The Village at Bella Terra fall under two zoning areas referred to under the Specific Plan, Bella Terra Area A and B. Present zoning for Bella Terra Area A is a total building FAR of 1.5 and commercial FAR of 0.5. Present Zoning for Bella Terra Area B present is a total building area FAR of 1.75, commercial FAR of 0.2, and 45 dwelling units/acre. A zoning text amendment is proposed to amend the zoning line of Bella Terra Areas A and B. Costco would fall under Bella Terra Area A and the mixed used project would remain under Area B.

BTDJM is proposing a Lot Line Adjustment (LLA) to accommodate three lots for the following: Costco retail, Costco gas station & parking lot, & mixed use site. Once the LLA is complete, BTDJM is proposing a Tentative Tract Map (TTM) for the mixed use parcel. The TTM would contain 6 lots. One lot each for the following: residential parking garage, mixed-use residential site, park, parking lot, and two new retail pads on Edinger Avenue.

Public improvements include relocating an existing water main connecting lines in Center Avenue and Edinger Avenue. This line will be relocated to the western edge of the project and require re-connecting two public water lines from the existing Bella Terra site on the east. An existing 10" City sewer stub from the OCS D trunk line is also to be reconstructed from the trunk line to the project boundary. Private utilities to be relocated include: sewer, storm drain, electrical, telephone, cable television, and gas.

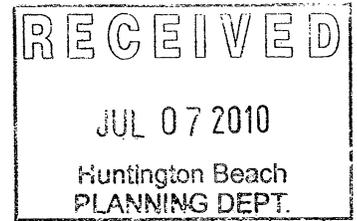
Other public improvements include widening Edinger Avenue along the project frontage, and enhancing the existing median in Edinger adjacent to the south-west corner of the project. One driveway will be modified on Edinger, and one driveway on Center Avenue. A new driveway will be constructed off of Center Avenue.

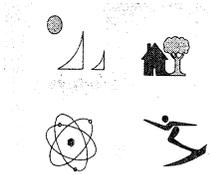
There is a proposed approximately, one acre park between the existing Bella Terra and the proposed Village at Bella Terra. The park will be privately held but will be open to use for the public.

Tree planting will be in accordance with the Bella Terra Specific Plan 13 landscape requirements.

Submittal Package to Include:

- 1) Completed and signed application
- 2) Completed Environmental Assessment Form (submitted March 15, 2010)
- 3) 12 copies of Tentative ~~Parcel~~<sup>Tract</sup> Map
- 4) Preliminary Title Report
- 5) Three copies of the preliminary soils report and engineering geology report.
- 6) CD containing digital photographs of subject property and surrounding properties.  
(submitted March 15, 2010)
- 7) Notice labels and Radius Map per the per the public notification requirements(submitted March 15, 2010)
- 8) Narrative – Attached





# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

### Planning Division

714.536.5271  
February 15, 2011

### Building Division

714.536.5241

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

**SUBJECT: TENTATIVE TRACT MAP NO. 17261 (THE VILLAGE AT BELLA TERRA)  
7601 EDINGER AVENUE  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Sullivan,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation. Suggested conditions of approval from other departments have also been included.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [jjames@surfcity-hb.org](mailto:jjames@surfcity-hb.org) or 714-536-5596 and/or the respective source department (contact person below).

Sincerely,

Jane James  
Senior Planner

#### Attachments:

1. Planning Division Project Implementation Code Requirements TTM 17261
2. Public Works Department Project Implementation Code Requirements TTM 17261
3. Building and Safety Division Project Implementation Code Requirements TTM 17261

cc: Mark Carnahan, Building and Safety Department – 714-374-1792  
Darin Maresh, Fire Department – 714-536-5564  
Debbie DeBow, Public Works – 714-536-5580  
Herb Fauland, Planning Manager  
Jason Kelley, Planning Department

ATTACHMENT NO. 5.1



# HUNTINGTON BEACH PLANNING DEPARTMENT

## PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 15, 2011

**PROJECT NAME:** THE VILLAGE AT BELLA TERRA SUBDIVISION

**PLANNING APPLICATION NO.** 2010-061

**ENTITLEMENTS:** TENTATIVE TRACT MAP NO. 17261 (THE VILLAGE AT BELLA TERRA SUBDIVISION)

**DATE OF PLANS:** February 11, 2011

**PROJECT LOCATION:** 7601 EDINGER AVENUE

**PLAN REVIEWER:** JANE JAMES

**TELEPHONE/E-MAIL:** 714-536-5596/jjames@surfcity-hb.org

**PROJECT DESCRIPTION:** To subdivide approximately 10.10 acres into six numbered lots for condominium purposes. The proposed subdivision map is intended to create lots for a mixed use project of 467 stacked flat condominiums in four story buildings along with 17,500 square feet of retail/restaurant, an approximately 700 space residential parking structure, two freestanding retail/restaurant buildings at 6,000 square feet each, a green belt adjacent to the mixed use commercial development, as well as driveways, landscaping, and common areas.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
  - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). (HBZSO Section 254.16)
2. Prior to submittal for building permits, the following shall be completed:
  - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as

ATTACHMENT NO. 5.2

specified in the address assignment application form), shall be submitted to the Planning Department.

3. The following conditions shall be completed prior to issuance of a precise grading permit:
  - a. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls next to the new walls, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.
  - b. The final map shall be recorded with the County of Orange (if a Final Map is pursued).
4. The following conditions shall be completed prior to issuance of Building Permits:
  - a. Comply with applicable Site Plan Review No. 2010-001 conditions of approval.
  - b. A Mitigation Monitoring Fee for EIR No. 07-003 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*).
  - c. The subject property shall enter into, or provide evidence of existing, irrevocable reciprocal driveway and parking easement(s), between the subject site (amongst all parcels established with Tentative Tract Map No 17261) and adjacent southerly, easterly, northerly, and westerly on-site Bella Terra parcels and Southern California Edison property. The location and width of the accessways shall be reviewed and approved by the Planning and Building Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveways. The legal instrument shall be submitted to the Planning and Building Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning and Building Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning and Building Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 5 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.

6. The Departments of Planning, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Director of Planning and Building and the Public Works Director shall be notified in writing if any changes to the tract map are proposed during the plan check process. Permits shall not be issued until the Director of Planning and Building and the Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO.
7. Tentative Tract Map No. 17261 shall not become effective until the ten calendar day appeal period has elapsed from the Planning Commission approval.
8. Tentative Tract Map No. 17261 shall become null and void unless exercised within two (2) years of the date of final Planning Commission approval. In accordance with HBZSO Section 251.16, an extension of time may be granted by the Planning Commission pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
9. The development/subdivision shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein.
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
11. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



## HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

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FEB 15 2011

Dept. of Planning  
& Building

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 14, 2011  
**PROJECT NAME:** BELLA TERRA II (RESIDENTIAL MIXED USE)  
**PLANNING APPL. NO.** 2010-061  
**ENTITLEMENTS:** TTM 2010-022 (TENTATIVE TRACT MAP 17261)  
**DATE OF PLANS:** FEBRUARY 11, 2011  
**PROJECT LOCATION:** 7601 EDINGER AVENUE, HUNTINGTON BEACH  
**PROJECT PLANNER:** JANE JAMES, SENIOR PLANNER  
**TELEPHONE/E-MAIL:** 714-536-5596 / JJAMES@SURFCITY-HB.ORG  
**PLAN REVIEWER:** BOB MILANI, SENIOR CIVIL ENGINEER *BM*  
**TELEPHONE/E-MAIL:** 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TENTATIVE TRACT MAP FOR SUBDIVISION OF SIX LOTS AFTER A PENDING LOT LINE ADJUSTMENT TO ACCOMMODATE THE PROPOSED RESIDENTIAL MIXED USE DEVELOPMENT AT BELLA TERRA.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. The Tentative Tract Map No. 17261 received and dated February 11, 2011 shall be the conditionally approved layout.

#### **THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP UNLESS OTHERWISE STATED:**

2. Lot Line Adjustment No. 2010-006 shall be recorded with the County of Orange and copies submitted to the Departments of Public Works and Planning and Building, prior to either a) submittal of Final Map No. 17261 for processing, or b) issuance of a building permit, whichever comes first.
3. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title

ATTACHMENT NO. 5.5

- owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Tract Map. The Final Tract Map shall be consistent with all record information including, but not limited to, grant deeds, easements, rights-of-way, etc.
4. The Final Tract Map shall be in substantial compliance with the approved Tentative Tract Map, the most recently approved site plan, and the requirements of the approved Specific Plan No. 13. (ZSO 253.14)
  5. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
    - a. Right-of-way for street and public utility purposes on Edinger Avenue as required to conform with the approved Precise Plan of Street Alignment. Right-of-Way shall also incorporate the returns and public sidewalk areas at each proposed driveway entry point.
    - b. The traffic signal maintenance and equipment easements must be indicated at all signalized driveways. The easements shall extend to 50 feet back from the BCR/ECR and shall extend to 10 feet back from each curb face (20 feet wider than the curb to curb driveway width).
    - c. A blanket easement over the private drive aisles and access ways for Police and Fire Department access purposes.
    - d. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
    - e. All previously dedicated public water line easements for water lines to be relocated shall be quitclaimed on the Final Tract Map in accordance with the provisions of the Subdivision Map Act.
    - f. Access rights in, over, across, upon and through the private streets and access ways for the purpose of monitoring and inspecting gross pollutant removal devices and treatment train improvements for conformance with the County of Orange DAMP and the City's LIP.
  6. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)

7. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Departments of Planning, Public Works and City Attorney's office for review and approval. The CC&Rs shall include the following:
  - a. Provide for maintenance, repair and replacement by the Property Owner's Association (POA) of the Public Access Easement areas and improvements which serves as access to the public or common areas.
  - b. Provide for maintenance, repair and replacement by the POA of all common area landscaping, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service utilities. Maintenance shall include all weeding, fertilizing, pest and disease control and plant replacements, the removal of non-native and/or invasive species, replacement of the original approved plant materials as required, tree trimming, irrigation adjustments, and equipment replacements and trash clean-up. The standards for maintenance shall be per the City Arboricultural and Landscape Standards and Specifications and shall include the Arboricultural maintenance section for public property for tree trimming and care within the common areas.
  - c. Provide funding sources for implementation, monitoring and maintenance of water quality treatment train BMP's and appurtenances per the approved Water Quality Management Plan (WQMP). The approved WQMP shall be incorporated into the CC&R's by reference, and shall be updated as required by local, state or federal law or regulation and the City of Huntington Beach Local Implementation Plan (LIP).
  - d. The CC&Rs shall restrict any revision or amendment of the WQMP except as may be dictated by either local, state or federal law and the LIP.
8. The property owner shall enter into, or provide evidence of existing, irrevocable reciprocal driveway and parking easement(s), between the subject site and adjacent on-site Bella Terra parcels and Southern California Edison property. The location and width of the accessways shall be reviewed and approved by the Planning and Building Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveways. The document shall be approved by the Planning and Building Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
9. The Public Works Department shall review and approve the geometrics and design of onsite circulation and any truck delivery drive aisles for reciprocal access and consistency with any new parcels created or reconfigured.
10. All necessary documentation, including closure calculations, shall be submitted with the Final Tract Map for review and approval by the Public Works Department.
11. The grading plans and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts.
12. The sewer and portions of the storm drain system located onsite shall be private and maintained by the Property Owners Association.
13. Prior to approval of a Final Tract Map, the subdivider shall provide evidence and recorded documentation to the satisfaction of the City of the vehicular and pedestrian access rights, the right to construct off-site improvements and the right to operate, and maintain the private storm drain and sewer systems.

14. A reproducible Mylar copy and a print of the recorded Final Tract Map shall be submitted to the Department of Public Works at the time of recordation.
15. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
  - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
  - b. Provide a digital-graphics file of said map to the County of Orange.
16. Provide a digital-graphics file of said map to the City per the following design criteria:
  - a. Design Specification:
    - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
    - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
    - iii. Digital data shall have units in US FEET.
    - iv. A separate drawing file shall be submitted for each individual sheet.
    - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
    - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
  - b. File Format and Media Specification:
    - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
      - AutoCAD (version 2000, release 4) drawing file: \_\_.DWG
      - Drawing Interchange file: \_\_.DXF
    - ii. Shall be in compliance with the following media type:
      - CD Recordable (CD-R) 650 Megabytes
17. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement (if applicable) shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the final map or obtain building permits before completion of the required improvements.
18. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
19. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
20. The project developer shall pay all applicable Orange County Sanitation District connection fees. (ZSO 250.16)
21. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)



**CITY OF HUNTINGTON BEACH  
DEPARTMENT OF BUILDING & SAFETY  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JULY 30, 2010

**PROJECT NAME:** BELLA TERRA MIXED USE – COSTCO WHOLESALE

**PLANNING APPLICATION NO.** TENTATIVE TRACT NO. 17261 (THE VILLAGE AT BELLA TERRA AND COSTCO WHOLESALE)

**DATE OF PLANS:** JULY 7, 2010

**PROJECT LOCATION:** 7601 EDINGER AVENUE (BETWEEN EDINGER AVENUE AND CENTER AVENUE, WEST OF THE EXISTING BELLA TERRA, EAST OF THE RAILROAD)

**PLAN REVIEWER:** JASON KWAK, PLAN CHECK ENGINEER

**TELEPHONE/E-MAIL:** (714) 536-5278 / [jkwak@surfcity-hb.org](mailto:jkwak@surfcity-hb.org)

**PROJECT DESCRIPTION:** TENTATIVE TRACT MAP FOR SUBDIVISION OF SIX LOTS AFTER A FUTURE LOT LINE ADJUSTMENT TO ACCOMMODATE THE PROPOSED RESIDENTIAL MIXED USE DEVELOPMENT AT BELLA TERRA.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

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**I. SPECIAL CONDITIONS:**

1. None

**II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2007 California Building Code (CBC), 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements and means of egress per the CBC.
3. Provide building code analysis of the effect of the newly proposed Costco buildings (including the gas station canopy structure) on adjacent existing buildings and future proposed buildings. The open yard and fire separation distance requirements may be affected.

4. **Recommendation:** Please contact me or our office for a preliminary review of code analysis to examine any possible building code issues that may arise.

RECEIVED

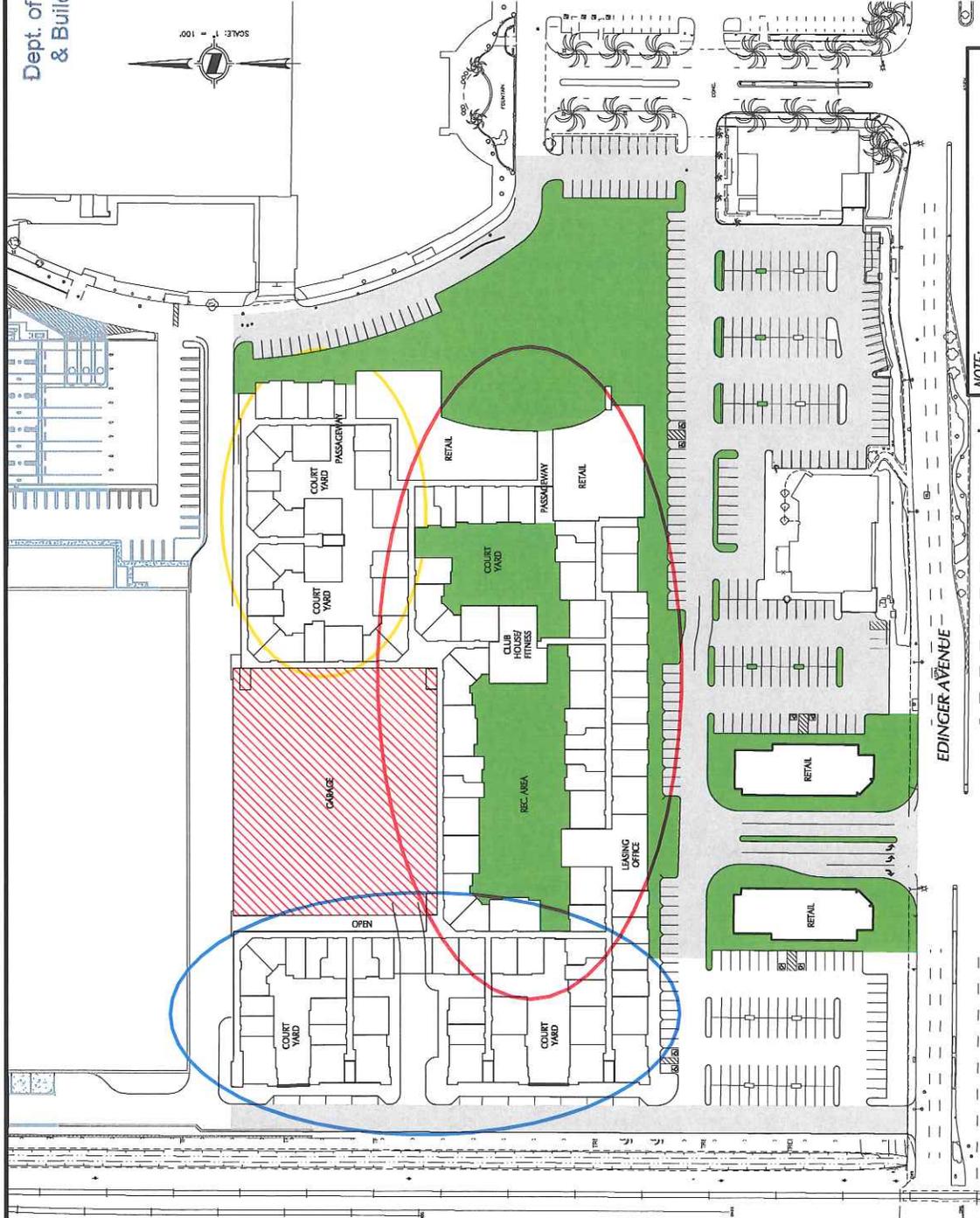
FEB 09 2011

Dept. of Planning & Building



LEGEND:

- PHASE 1**
- LANDSCAPING AREA
  - FINISHED PAVEMENT
  - GARAGE
  - RESIDENTIAL UNITS, COMMON AREA & RETAIL
- PHASE 2**
- RESIDENTIAL UNITS & COMMON AREA
- PHASE 3**
- RESIDENTIAL UNITS & COMMON AREA



**NOTE:**  
 THIS IS A CONCEPTUAL PHASING EXHIBIT FOR A FIRST PHASE ONLY AND MAY BE ADJUSTED. THE PURPOSE OF THIS EXHIBIT IS FOR CONCEPTUAL PHASING ONLY. ARCHITECTURAL AND OTHER INFORMATION MAY NOT BE CURRENT.

PREPARED BY:



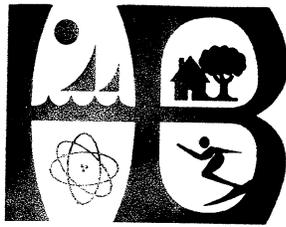
PREPARED FOR:



922 Laguna Street, Santa Barbara, CA 93101  
 Contact: Becky Sullivan, Phone: (805) 962-4300

**PHASING EXHIBIT  
 THE VILLAGE AT BELLA TERRA  
 HUNTINGTON BEACH, CA**

MAP DATE IDENTIFIER	DATE OF LAST CHANGE TO THIS MAP	BY: KC
02/07/11	02/07/11	02/07/11



# Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

## NOTICE OF ACTION

August 25, 2010

**SUBJECT:** SITE PLAN REVIEW NO. 10-001 (THE VILLAGE AT BELLA TERRA – COSTCO)

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

### **PROPERTY**

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

Southern California Edison, Dino J. LaBanca, 2131 Walnut Grove Avenue, G03, 2<sup>nd</sup> Floor, Rosemead, CA 91770

**LOCATION:** 7601 Edinger Avenue (between Edinger Avenue and Center Avenue, west of existing Bella Terra development and east of Union Pacific Railroad)

### **DATE OF**

**ACTION:** April 24, 2010

On Tuesday, April 24, 2010, the Huntington Beach Planning Commission took action on your application, and your application was **conditionally approved**. Attached to this letter are the revised findings and revised conditions of approval.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Bella Terra Specific Plan (SP. 13), the action taken by the Planning Commission becomes final at the expiration of the appeal period. As specified in SP 13, the property owner or a City Council member may file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of Two Thousand, Seven Hundred Four Dollars (\$2,704.00). In your case, the last day for filing an appeal and paying the filing fee is September 3, 2010 at 5:00 PM.

ATTACHMENT NO. 7.1

Page Two  
Site Plan Review No. 10-001  
Notice of Action  
August 25, 29010

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

"Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020."

If you have any questions, please contact Jane James, the project planner, at [jjames@surfcity-hb.org](mailto:jjames@surfcity-hb.org) or (714) 536-5596 or the Planning and Building Department Zoning Counter at (714) 536-5271.

Sincerely,

Scott Hess, Secretary  
Planning Commission

By:

  
\_\_\_\_\_  
Herb Fauland, Planning Manager

SH:HF:JJ:jr

Attachment:

1. Findings and Conditions of Approval – SPR No. 10-001
2. Public Works Conditions of Approval – SPR No. 10-001
3. Revised Mitigation Monitoring and Reporting Program – Addendum to EIR No. 07-003

c: Honorable Mayor and City Council  
Chair and Planning Commission  
Fred A. Wilson, City Administrator  
Scott Hess, Director of Planning and Building  
Bill Reardon, Division Chief/Fire Marshal  
Mike Vigliotta, Deputy City Attorney III  
Debbie DeBow, Principal Civil Engineer  
Gerald Caraig, Permit-Plan Check Manager  
Jane James, Senior Planner  
Property Owner  
Project File

ATTACHMENT NO. 7.2

## ATTACHMENT NO. 1

### FINDINGS AND CONDITIONS OF APPROVAL

#### SITE PLAN REVIEW NO. 10-001

#### FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 10-001:

1. Site Plan Review No. 10-001 for the establishment, maintenance and operation of the 154,113 sq ft Costco with tire sales/installation center, outside food service, and 16-pump gas station; 467 multi-family residential units; an additional 30,000 sq ft of mixed use retail and restaurants; a shared use of parking, and; a 3'-9" retaining wall along the western boundary, will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The regional commercial use and the mixed-use residential and retail development, with the recommended conditions of approval, incorporates architectural and design principles to help ensure maximum compatibility of design with the existing Bella Terra, promote pedestrian-friendly entries and uses, and promote the use of high quality exterior materials. Structures on the project site would vary in heights in order to provide variety to the roofline and to reduce overall building massing. Development standards and design guidelines in Specific Plan No. 13 ensure that form, height, and development convey an overall high level of quality. Landscaping and paving patterns will be compatible with the adjacent Bella Terra development and the project will contain gathering places for public activity.
2. The site plan review will be compatible with surrounding uses because circulation patterns effectively move passenger vehicles and delivery trucks around the site; adequate parking for the proposed development will be included; the conditions will ensure monitoring of future parking conditions; a high level of quality architecture is proposed with the mixed use portion of the building and will be incorporated, via conditions of approval, on the warehouse and sales outlet; the overall project will incorporate sustainable building practices to maximize energy efficiency, and the Costco building will be equivalent to LEED certified.
3. The proposed 154,113 sq ft Costco with tire sales/installation center, outside food service, and 16-pump gas station; 467 multi-family residential units; an additional 30,000 sq ft of mixed use retail and restaurants; a shared use of parking, and; a 3'-9" retaining wall along the western boundary will comply with the provisions of Specific Plan No. 13 and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed project meets code requirements in terms of building height, setbacks, landscaping, common and private open space, and with conditions imposed may include reciprocal access for pedestrian and bicycle connections from the westerly adjacent property to the Bella Terra development.
4. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CR-F2-sp-mu (F9) (Regional Commercial) for Area A and CR-F2-sp-mu (F14) (Regional Commercial) for Area B on the

subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Circulation Element

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

B. Growth Management Element

Policy GM 3.1.8: Promote traffic reduction strategies including alternate travel modes, alternate work hours, and a decrease of vehicle trips throughout the city.

C. Housing Element

Policy H 2.2: Facilitate the development of mixed use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed use) and housing above ground floor commercial uses (vertical mixed use). Establish mixed use zoning regulations.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Goal H 5: Provide equal housing opportunity.

D. Land Use Element

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Goal LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.