



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ethan Edwards, AICP, Associate Planner *EE*
DATE: January 26, 2010

SUBJECT: **NEGATIVE DECLARATION NO. 09-001 / GENERAL PLAN AMENDMENT NO. 09-001 / CONDITIONAL USE PERMIT NO. 09-003 (GOLDENWEST ASSISTED LIVING FACILITY)**

APPLICANT: Douglas Pancake, AIA, Irwin Pancake Architects, 245 Fischer Avenue, Suite B-2, Costa Mesa, CA 92604

PROPERTY

OWNER: Paul Freeman, Burke Real Estate Group, 260 E. Baker Street, Suite 100, Costa Mesa CA 92626

LOCATION: 17200 Goldenwest Street (east side of Goldenwest Street, between Warner Avenue and Betty Drive)

STATEMENT OF ISSUE:

- ◆ Negative Declaration No. 09-001 analyzes the potential environmental impacts associated with the construction of an assisted living/convalescent facility.
- ◆ General Plan Amendment No. 09-001 represents a request to amend the General Plan floor area ratio (FAR) designation from the existing CO-F1 (Commercial Office-0.35 max. FAR) designation to the proposed CO-F3 (Commercial Office-1.0 max. FAR) designation. The amendment would make the General Plan and Huntington Beach Zoning & Subdivision Ordinance FAR designations consistent.
- ◆ Conditional Use Permit No. 09-003 represents a request to construct an approximately 116,670 sq. ft. assisted living/convalescent facility (General Residential Care use) that consists of:
 - 124 rooms with up to 144 beds
 - 48 parking spaces for occupants and visitors.
 - Outdoor amenities include a courtyard, gardens, and playground area.
 - Indoor amenities include communal dining areas, social activity rooms, housekeeping and ancillary offices.

◆ Staff's Recommendation:

Approve Negative Declaration No. 09-001 based upon the following:

- The project will have no significant adverse environmental impacts.

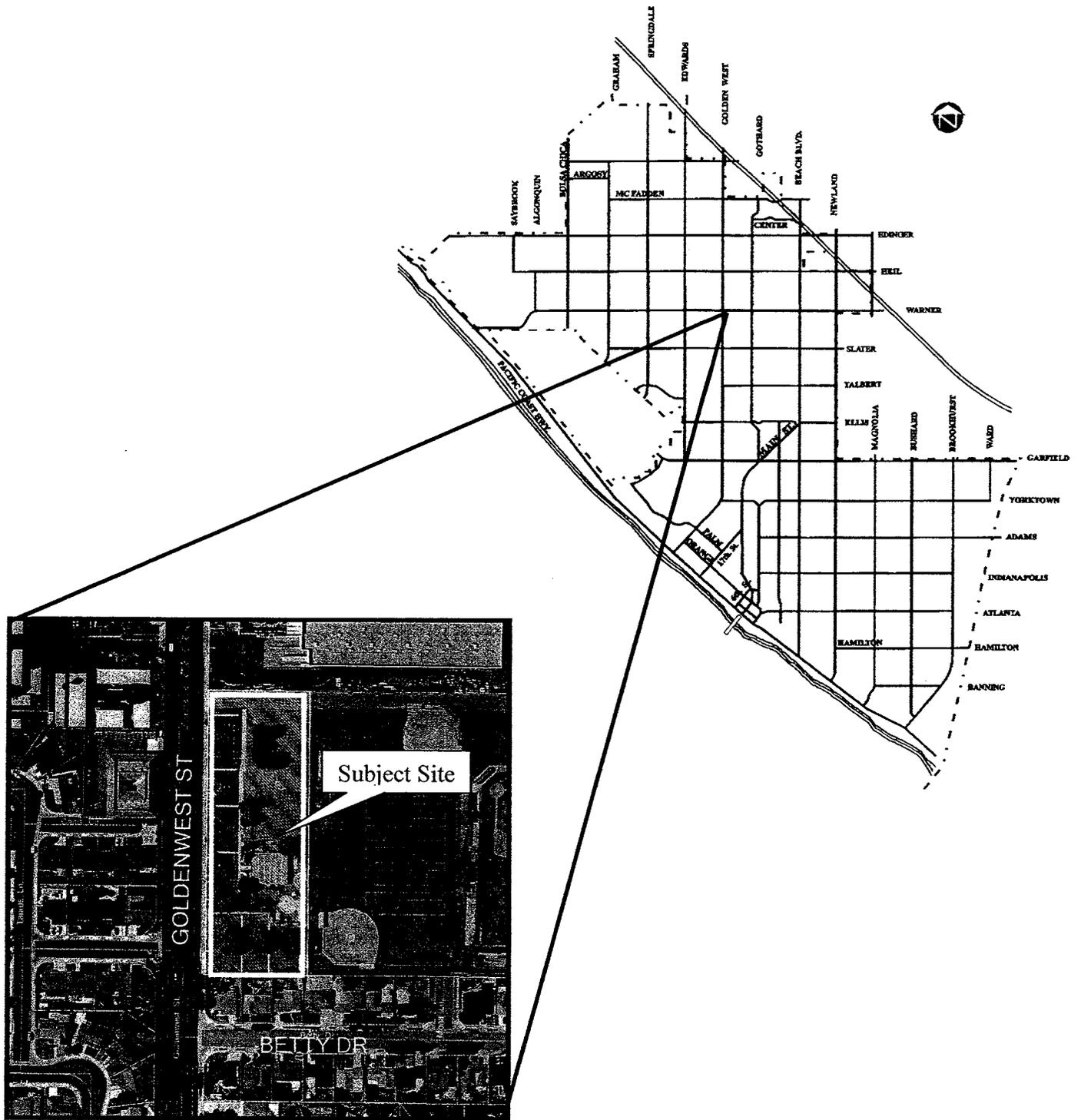
Approve General Plan Amendment No. 09-001 and Conditional Use Permit No. 09-003 based upon the following:

- The proposed General Plan FAR amendment to accommodate the proposed development is compatible and sensitive to the surrounding land uses by providing appropriate transition between commercial, public, and residential uses; building massing; neighborhood integration; architectural design amenities; and makes the General Plan and Huntington Beach Zoning & Subdivision Ordinance FAR designations consistent.
- The project will provide housing for senior citizens and the physically and mentally challenged who require assisted care.
- The project is designed to be compatible with adjacent land uses and will minimize potential impacts through site design, neighborhood integration, and compliance with applicable codes and regulations.
- The proposed project is consistent with the zoning code requirements of the Commercial Office designation. The project complies with minimum requirements for landscaping, setbacks, maximum floor area ratio (as amended), maximum height, and design standards to minimize long, uninterrupted expanses of building wall.

RECOMMENDATION:

Motion to:

- “Approve Negative Declaration No. 09-001 with findings and mitigation measures (Attachment No. 1);”
- “Approve General Plan Amendment No. 09-001 by approving the draft City Council Resolution (Attachment No. 2) and forward to the City Council for adoption”
- “Approve Conditional Use Permit No. 09-003 with findings and suggested conditions of approval (Attachment No. 1).”



VICINITY MAP

**NEGATIVE DECLARATION NO. 09-001 / GENERAL PLAN AMENDMENT NO. 09-001 /
 CONDITIONAL USE PERMIT NO. 09-003 (GOLDENWEST ASSISTED LIVING – 17200
 GOLDENWEST STREET)**

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Negative Declaration No. 09-001 / General Plan Amendment No. 09-001 / Conditional Use Permit No. 09-003 with findings for denial.”
- B. “Continue Negative Declaration No. 09-001 / General Plan Amendment No. 09-001 / Conditional Use Permit No. 09-003 and direct staff accordingly.”

PROJECT PROPOSAL:

Negative Declaration No. 09-001 analyzes the potential environmental impacts associated with the construction of an assisted living/convalescent facility.

General Plan Amendment No. 09-001 represents a request to amend the General Plan floor area ratio (FAR) designation from the existing CO-F1 (Commercial Office-0.35 max. FAR) designation to the proposed CO-F3 (Commercial Office-1.0 max. FAR) designation. The amendment would make the General Plan and Huntington Beach Zoning & Subdivision Ordinance FAR designations consistent.

Conditional Use Permit No. 09-003 represents a request to construct an approximately 116,670 sq. ft. assisted living/convalescent facility (General Residential Care use) that consists of:

- 124 rooms with up to 144 beds
- 48 parking spaces for occupants and visitors.
- Outdoor amenities include a courtyard, gardens, and playground area.
- Indoor amenities include communal dining areas, social activity rooms, housekeeping and ancillary offices.

The property owner, Burke Real Estate Group, proposes to construct an approximately 116,670 sq. ft. assisted living/convalescent facility with 144-beds within 124 rooms on a 2.71 acre (118,193 sq. ft.) site. The proposed assisted living/convalescent facility includes senior assisted living and Alzheimer’s/memory care components with occupant living spaces including 13 studio units, 85 one-bedroom units, and 23 two-bedroom units; communal dining and kitchen areas; social activity rooms; housekeeping areas; courtyard and garden; and ancillary offices. The proposed assisted living/convalescent facility will provide a full range of personalized assisted living services for frail, elderly residents who can no longer live on their own but do not need complex medical care. Approximately 70 people will be employed within the facility and a maximum of 36 employees per shift at peak times at the facility. Services range from help with activities of daily living such as eating, bathing, dressing, and medication management, to a specially designed program for residents with Alzheimer’s disease and other forms of memory impairment. The site is located on the east side of Goldenwest Street, between Warner Avenue and Betty Drive and currently not utilized (formerly the Patti’s Preschool & Kindergarten location).

The proposed building is to be generally located in the center of the site, with a varying footprint that resembles an “S” configuration allowing for greater building undulation and wall offsets. The maximum proposed height is 38’-11” to accommodate three-stories but tapers down to a maximum of 10’-6” within 45 ft. of the southerly property line (refer to Attachment No. 5).

Vehicular access to the site is provided via two drive approaches off of Goldenwest Street. The primary drive approach is located at the center of the site. This drive approach provides access to a turnabout

drop-off and pick-up location leading to the main entrance of the facility and a two-lane drive aisle that leads south and continues around the inside perimeter of the site, ultimately ending at the secondary drive approach at the northern end of the site. A total of 48 parking spaces would be accessed along this drive.

The applicant indicates that the proposed facility will address an increasing need for assisted living facilities in the area. Based on the applicant's research, the City of Huntington Beach and its surrounding communities were identified as being in distinct demand for services of this type.

The project applicant is proposing to amend the existing General Plan floor area ratio (FAR) designation from 0.35 maximum FAR (F1) to 1.0 maximum FAR (F3) to be consistent with the Zoning FAR of 1.0.

Background:

Conditional Use Permit No. 98-84 was approved in February of 1999 and permitted a 4,320 sq. ft. daycare/preschool facility (Patti's Preschool) for approximately 70 children per day at the project site. The daycare/preschool operated at this location until March of 2007 and then the business moved to a new location. In 2008 the existing structures were demolished and the site has been vacant and not utilized since.

Study Session:

Safety issues as a result of errant high-flying foul balls from the adjacent sports field (Ocean View High School) was the primary question raised at the Planning Commission Study Session meeting on Tuesday, January 12, 2010. The applicant met previously with school district officials to discuss a variety of potential issues, including how residents of the proposed development might react to the occasional noise and foul balls coming from the athletic fields. While no certain solution was reached, both parties have agreed to meet before construction plans are finalized to be certain that all reasonable safety measures are implemented. In addition, there was evidence shared at the Study Session suggesting that the previous user of the site (Patti's Preschool & Daycare) did not experience this as a safety issue.

The applicant has stated that the noise and general dynamic of having nearby athletic fields is desired for the proposed use. Senior housing and assisted care developers actively seek out similar sites because of the significant benefits for elderly residents in being able to observe and (indirectly) participate in the activities of school aged children and young adults. The adjacency to the sports field will be a positive source of community connection and social stimulation for the elderly residents of the facility.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CO-F1 (Commercial Office-0.35 Max FAR)	CO (Commercial Office-1.0 Max FAR)	Vacant (formerly Patti's Preschool)
North of Subject Property (adjacent)	CG-F1 (Commercial General - 0.35 Max FAR)	CG (Commercial General)	Commercial (The Home Depot)
South of the Subject Property (adjacent)	RL-7 (Residential Low Density-7 du/ac)	RL (Low Density Residential)	Single-family Residential (fronting Betty Drive)
East of Subject Property (adjacent)	P-RL (Public-Residential Low Density)	PS (Public Semipublic)	School (Ocean View High School)
West of Subject Property (across Goldenwest Street)	RMH-25 (Residential Medium High Density-25 du/ac) RL-7 (Residential Low Density-7 du/ac)	RMH (Residential Medium High Density) CO (Commercial Office) RL (Low Density Residential)	Multifamily Residential Office Building Single-family Residential

A broad range of uses exist in the vicinity of the project site, on both sides of the Goldenwest Street corridor, including public/semipublic – Ocean View High School (adjacent) to the east; general commercial – Home Depot (adjacent) to the north; low-density residential (adjacent) to the south; and a mix of low and medium-high density residential and commercial office to the west (across Goldenwest Street).

The site is currently vacant and not utilized; although an existing paved area covers the western and southern area of the site and remnant foundations from previous buildings remain near the southern one-third portion of the site. Existing landscaping on the site consists of some mature trees and shrubs in varying levels of health within landscape areas bordering Goldenwest Street, and across the eastern portion of the property.

General Plan Conformance:

The project applicant is proposed to amend the existing General Plan floor area ratio (FAR) designation from 0.35 maximum FAR (F1) to 1.0 maximum FAR (F3) to be consistent with the Zoning FAR of 1.0.

The proposed project and general plan land use designation (as amended) are consistent with the following applicable Land Use Goal, Objectives and Policies of the General Plan Land Use and Housing Elements:

A. Land Use Element

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.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

Policy LU 9.5.2: Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur.

Objective LU 13.1: Provide for the development of new uses, such as human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

The assisted living/convalescent facility will provide housing opportunities for existing and future senior citizens and the physically and mentally challenged needing help with activities of daily living. The proposed use is designed to be compatible with surrounding uses and structures.

B. Housing Element

Objective HE 3.1: Facilitate the development of housing for low and moderate income households which is compatible with and complements adjacent uses and is located in close proximity to public and commercial services.

Policy HE 3.1.1: Encourage the provision and continued availability of a range of housing types throughout the community, with variety in the number of rooms and level of amenities.

Policy HE 4.1.2: Provide for a wide variety of housing types for different income levels and household needs.

Policy HE 5.1.2: Promote housing which meets the special needs of handicapped and elderly persons, as well as housing facilities for drug and alcohol rehabilitation, and for persons with AIDS.

The assisted living/convalescent facility will provide a housing option designed with amenities for elderly persons with special needs and care. The facility is compatible with adjacent residential and commercial uses and appropriately located near public and commercial services.

Zoning Compliance:

This project is located in the Commercial Office (CO) zoning designation and complies with the requirements of that zone. The subject property is designated for commercial office use(s) and development, including but not limited to general residential care uses (assisted living/convalescent facilities) with approval of a conditional use permit, pursuant to the Huntington Beach Zoning & Subdivision Ordinance (HBZSO). The project complies with all applicable land use and development standards of the HBZSO, including minimum building setbacks, parking and landscape requirements, maximum building height and maximum floor area ratio. No variance(s) to applicable development standards is requested or required. 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. 6) for informational purposes only.

Urban Design Guidelines Conformance:

The proposed project is considered a public/semi-public use (general residential care) and has been designed in accordance with the City's Urban Design Guidelines for multi-family residential uses to ensure compatibility with nearby residential uses. Based on standards of the City's Urban Design Guidelines, the project design represents a significant improvement over the existing conditions and provides an appropriate transition between the single-family homes near the south end of the site and large-format commercial (The Home Depot) to the north.

The project has been reviewed by the Design Review Board (DRB), who is charged with reviewing projects for consistency with community design standards and making recommendations to ensure the project features a high quality design with the use of quality building materials and is compatible with the surrounding neighborhood. The DRB unanimously recommended approval of the project as proposed.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design, engineering, code requirements and conditions of approval. One condition of approval is suggested to mitigate a potential impact to migratory birds. The project would remove all trees on site to accommodate the proposed site layout. In order to avoid potential impacts to nesting habitat within the trees, the project developer will be subject to a condition of approval that requires nesting surveys and avoidance measures for sensitive nesting and Migratory Bird Treaty Act (MBTA) species.

On December 14, 2009 the Environmental Assessment Committee reviewed Environmental Assessment No. 09-001 and approved the processing of a negative declaration. Subsequently, Negative Declaration No. 09-001 (Attachment No. 7) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA). Staff determined that no potentially significant impacts are anticipated and that no mitigation measures are necessary.

The Planning Department advertised draft Negative Declaration No. 09-001 for thirty (30) days commencing on Thursday, December 17, 2009, and ending Tuesday, January 12, 2010. The required twenty day advertisement was extended to thirty days to allow additional review time during nationally observed holidays. Three comment letters were received; one from California Department of Transportation indicating that they have no comments, one from Kathy Kurjan expressing support of the project and concern with parking (Attachment No. 12). Land use compatibility including parking is discussed in the Analysis section of this report. Comments from the Environmental Board are discussed below.

Environmental Board Comments:

The Environmental Board was notified of draft Negative Declaration No. 09-001 at their January 7, 2010 meeting and provided a comment letter on January 12, 2009 (Attachment No. 10). The Environmental Board's letter includes the following comments:

- Third party verification of sustainable features achieved after project implementation.
 - The applicant has agreed to be mindful and to minimize adverse environmental impacts by identifying best practices and target performance outcomes provided it does not compromise

the proposed design that supports the well being of the residents both inside and out of the building. Staff suggests a condition of approval that encourages implementing sustainable or “green” building practices into the design of the proposed structures and associated site improvements.

- Recommendation to revisit the landscape plan to include more drought tolerant landscaping.
 - The applicant has worked with staff to revise the landscape plan to include additional water conserving and native species as appropriate. The revised plan is included (Attachment No. 5).
- Recommendation to revise the open space design.
 - The applicant has stated that health of the occupants and benefits associated with the connection to the natural environment (including open space) is important. Substantial research and best practices have been employed to create a prosthetic and therapeutic environment which will both compensate for a resident’s declining and/or missing cognitive and intellectual skills while exercising and strengthening remaining skills. Unencumbered access to the outdoors is an active part of the circulation and way-finding system inherent to the design. The space planning intentionally offers encouragement and choice to access an inviting outdoor memory care garden plaza. The perimeter of the plaza is designed to provide security and safety for the residents as well as a rich sensory experience. All circulatory paths lead back to the memory care interiors. So, while there is abundant opportunity for decision making and self-determination, there is minimal opportunity for failure in navigating through the design of this environment. Also, the assisted care garden has been positioned so that residents may focus on the adjacent sports field and designed to include a play area for children visitors. Staff does not support revising the open space design because of the substantial consideration and planning of the open space and onsite circulation for the intended use.

Prior to any action on General Plan Amendment No. 09-001 and Conditional Use Permit No. 09-003, it is necessary for the Planning Commission to review and act on Negative Declaration No. 09-001. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board:

The Design Review Board (DRB) reviewed the proposed project design at their meeting on November 12, 2009, and unanimously recommended approval without any recommended changes or modifications (Attachment No. 8). Staff supports the DRB’s recommendation and the project design as proposed.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

Comments from other City Departments have been transmitted to the applicant separately and have been compiled into a code requirements letter transmitted to the applicant (Attachment No. 6). In addition, the evaluation of environmental factors included in draft Negative Declaration No. 09-001 reflect and are

based in part on consultation with the Departments of Building and Safety, Community Services, Fire, Police, and Public Works. There are no other responsible public agencies.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on January 14, 2010, and notices were sent to property owners of record and occupants within a 1,000 ft. radius of the subject property (500 ft. radius required), individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of January 19, 2010, one phone message from an adjacent homeowner supporting the request has been received.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
Negative Declaration: September 21, 2009	Within 180 days of complete application.
General Plan Amendment: September 21, 2009	Not applicable.
Conditional Use Permit: September 21, 2009	Within 180 days of complete application.

Pursuant to the California Environmental Quality Act, the lead agency must complete and approve the project within 180 days (March 19, 2010) of accepting the application as complete.

Community Outreach:

On June 11, 2009, the applicant held an open house meeting at the Huntington Central Library to introduce the project to area residents and interested parties. Notices were sent to property owners of record and occupants within 1,000 ft. radius of the subject property and the applicant went door-to-door informing adjacent neighbors of the meeting. There were approximately 12 people in attendance. The applicant gave an overview of the project, provided handouts and answered questions. The neighbors that attended were generally satisfied with the design and expressed support of the proposed use.

ANALYSIS:

General Plan Amendment:

The existing zoning designation of the subject site allows permitted uses, including convalescent facilities, with a 1.0 maximum floor area ratio; although the existing land use designation only allows development of convalescent facilities with a 0.35 floor area ratio. Under the current general plan land use designation, a 41,368 sq. ft. building could be developed on the site. The project applicant is proposing to amend the existing General Plan land use designation of 0.35 maximum floor area ratio (F1) to 1.0 maximum floor area ratio (F3) to allow for an approximately 116,670 sq. ft. building. This building size (as allowed by the proposed FAR) was evaluated in the traffic analysis submitted by the applicant and reviewed by City staff. The analysis concludes that the Goldenwest Assisted Living project will not have significant impacts and study areas will continue to operate at an acceptable Level of Service (LOS) of C or better with the inclusion of the project generated traffic. Although the project includes increasing the floor area ratio, it will have a less than significant impact to the surrounding properties because there is a large format retailer to the north, high school playing field to the east, and a major arterial to the west with multifamily beyond.

Land Use Compatibility:

The proposed project will result in the construction of an approximately 116, 670 sq. ft., 3-story convalescent facility that provides a good transitional use between the existing large format retailer (The Home Depot) and existing single-family homes. The maximum proposed height is 38'-11" to accommodate the three-stories but tapers down to a maximum of 10'-6" within 45 ft. of the southerly property line providing consistency with the scale of the neighboring residential uses. The project includes development of the site with the same uses that are currently allowed but at an increased maximum floor area ratio, which is compatible with the surrounding developments and is consistent with the maximum floor area ratio zoning requirement.

The minimum parking requirement for General Residential Care (assisted living / convalescent facility) is 1 space per 3 beds, plus any additional parking spaces as specified by the conditional use permit. A maximum of 144 beds are proposed, therefore a minimum of 48 parking spaces (144 beds / 3 spaces = 48 spaces) are required. The applicant has indicated that a maximum of 36 service employees may be onsite during peak operating times and that many of these employees utilize ridesharing, bicycling, or public transportation for their commute. Also, most of the occupants are no longer self-mobile or can no longer drive an automobile. The operator will provide a facility shuttle that can transport occupants to special events, shopping, and other excursions. The primary users of the parking area will be some of the service employees and occasional family and friend visitors. The applicant has prepared a sample survey of similar assisted living / convalescent facilities along with their parking requirements throughout various California cities (Attachment No. 11). The City of Huntington Beach's minimum parking ratio for this use classification (equivalent to 0.33 per bed) falls within the range of similar facilities shown in the survey and is found to be somewhat conservative in comparison.

The additional density will not impose compatibility issues with existing land uses nor create negative noise, parking or traffic impacts. The facility will provide services to the elderly who need assistance with activities of daily living. This type of land use is considered low-impact and mostly self-contained because occupants typically live at a slower pace and onsite staff are available to tend to daily needs. The proposed convalescent facility with assisted living and Alzheimer/memory care helps to satisfy a growing social need for families that require assistance for elderly members that are physically and mentally challenged and need daily care and support.

Site Layout & Architectural Design:

The proposed project is designed in accordance with the City's Urban Design Guidelines for multi-family residential uses. The design provides a good use of Craftsman architecture elements such as tapered square columns anchored with heavier rock materials, horizontal siding and window variation. Most of the proposed building is three-story within the maximum height limit of 40-feet and the massing tapers down to one-story at the south end nearest to the existing single-family homes off of Betty Drive. The aforementioned design features serve to minimize massing and bulk impacts of the proposed structure. In addition, a ten foot landscaped setback lined with trees will be provided along the Goldenwest Street frontage and overall landscaping exceeds minimum code requirements. Based on standards of the City's

Urban Design Guidelines, the project design represents a significant improvement over the existing conditions and provides an appropriate transition between the single-family homes near the south end of the site and large-format commercial to the north.

The site contains 30 trees in which 20 are considered to be in good to fair condition and 10 are considered to be in poor or dead condition. The project would remove all trees on site to accommodate the proposed site layout. Construction of the project will be subject to a standard code requirement for the submittal of a landscape plan and the replacement of any existing mature healthy trees to be removed at a 2:1 ratio.

Staff finds that the proposed project is compatible with the surrounding uses. The proposed General Plan Amendment provides consistency with the existing Commercial Office zoning designation FAR which would allow for increased floor area to accommodate the proposed design. The project design has shown that the site can accommodate the proposed floor area and remain compatible with the surrounding neighborhood by providing an appropriate land use transition, low-impact use and an aesthetically pleasing design.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Draft City Council Resolution No. ____ for General Plan Amendment No. 09-001
3. Existing / Proposed General Plan Designations (with surrounding designations)
4. Project Narrative received September 25, 2009
5. Project Plans received and dated November 4, 2009
6. Code Requirements Letter dated June 22, 2009 (for informational purposes only)
7. Draft Negative Declaration No. 09-001
8. Notice of Action letter for DR 09-06 dated November 13, 2009
9. Environmental Responsibility letter from applicant dated January 6, 2010
10. Environmental Board comment letter received January 12, 2010
11. Parking Survey dated January 11, 2010
12. Public Comments

SH:HF:EE:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

NEGATIVE DECLARATION NO. 09-001 **CONDITIONAL USE PERMIT NO. 09-003**

SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 09-001:

1. The Negative Declaration No. 09-001 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Any comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and Conditional Use Permit No. 09-003.
2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for Conditional Use Permit No. 09-003 will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 09-003:

1. Conditional Use Permit No. 09-003 for the establishment, maintenance and operation of an approximately 116,670 sq. ft. assisted living/convalescent facility with 144-beds within 124 rooms on a 2.71 acres site 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 in that the proposed project will provide housing for the elderly and persons with special needs within an attractively designed structure that compliments and provides an appropriate transition between residential and commercial uses. Based upon the conditions imposed, the proposed project will be compatible with the adjacent residential, public, and commercial uses.
2. The conditional use permit will be compatible with surrounding uses because the massing and scale is designed to be harmonious with adjacent land uses including a reduced building height nearest to adjacent single-family homes. The architectural design provides a high quality residential feel and the site layout, including courtyards and landscaping, and associated parking is in keeping with the surrounding residential and commercial developments. The assisted living/convalescent use will have minimal impact on City services because the use is mostly self-contained and occupants typically live at a slower pace and onsite staff is available to tend to daily needs.
3. The proposed assisted living/convalescent facility will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including minimum building setbacks, parking and landscape requirements; and maximum

building height and floor area ratio and any specific condition required for the proposed use in the district in which it would be located.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial Office on the subject property. The project helps to satisfy a growing social need for families that require assistance for elderly members that are physically and mentally challenged and need daily care and support. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

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.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

Policy LU 9.5.2: Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur.

Objective LU 13.1: Provide for the development of new uses, such as human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

The assisted living/convalescent facility will provide housing opportunities for existing and future senior citizens and the physically and mentally challenged needing help with activities of daily living. The proposed use is designed to be compatible with surrounding uses and structures.

B. Housing Element

Objective HE 3.1: Facilitate the development of housing for low and moderate income households which is compatible with and complements adjacent uses and is located in close proximity to public and commercial services.

Policy HE 3.1.1: Encourage the provision and continued availability of a range of housing types throughout the community, with variety in the number of rooms and level of amenities.

Policy HE 4.1.2: Provide for a wide variety of housing types for different income levels and household needs.

Policy HE 5.1.2: Promote housing which meets the special needs of handicapped and elderly persons, as well as housing facilities for drug and alcohol rehabilitation, and for persons with AIDS.

The assisted living/convalescent facility will provide a housing option designed with amenities for elderly persons with special needs and care. The facility is compatible with adjacent residential and commercial uses and appropriately located near public and commercial services.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 09-003:

1. The site plan, floor plans, and elevations received and dated November 4, 2009 shall be the conceptually approved design.
2. Incorporating 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>).
3. Prior to issuance of grading permits, the following shall be completed:
 - a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street from within a 1,000-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
 - b. Prior to the onset of ground disturbance activities, the project developer shall implement the following requiring nesting surveys and avoidance measures for sensitive nesting and Migratory Bird Treaty Act (MBTA) species, and appropriate agency consultation.

Nesting habitat for protected or sensitive species:

- 1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.
- 2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further action is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.
- 3) Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.

4. The use shall comply with the following:
 - a. Conditional Use Permit No. 09-003 shall not become effective until General Plan Amendment No. 09-001 has been approved by the City Council, and is in effect.
5. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. 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 provisions of HBZSO Section 241.18.

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.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH, CALIFORNIA,
APPROVING GENERAL PLAN AMENDMENT NO. 09-001**

WHEREAS, General Plan Amendment No. 09-001 proposes to amend the Land Use Element of the City's General Plan to modify the General Plan floor area ratio (FAR) designation at an approximate 2.71 acre piece of real property located on the east side of Goldenwest Street, between Warner Avenue and Betty Drive, as more particularly described as Exhibit "A" attached hereto, from CO-F1 (Commercial Office-0.35 maximum FAR) designation to the CO-F3 (Commercial Office-1.0 maximum FAR) designation.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 09-001 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 09-001; and

The City Council finds that said General Plan Amendment No. 09-001 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located on the east side of Goldenwest Street, between Warner Avenue and Betty Drive in the City of Huntington Beach, and is more particularly described in the legal description and map attached hereto as Exhibit "A", respectively, and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 09-001, which amends the General Plan Land Use Designation for the subject area from CO-F1 (Commercial Office-0.35 maximum FAR) designation to the CO-F3 (Commercial Office-1.0 maximum FAR) designation. The

Director of Planning is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in the Planning Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2010.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Administrator

Planning Director

ATTACHMENT

Exhibit A: Legal Description & Map

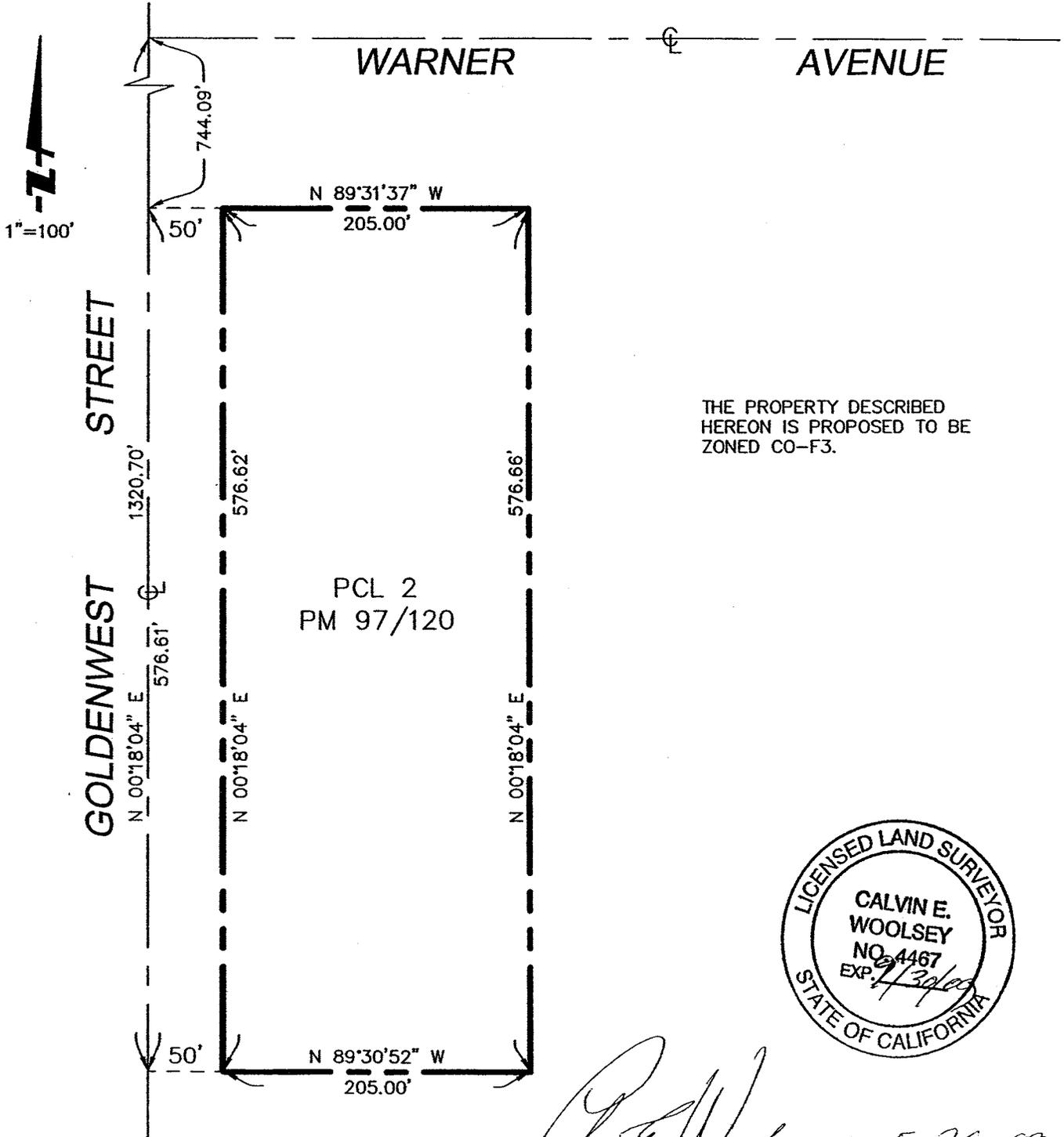
EXHIBIT A

GENERAL PLAN AMMENDMENT NO. 09-001

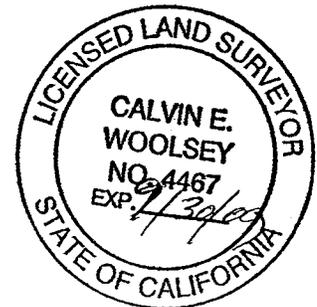
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 97-120 AS SHOWN ON A MAP FILED IN BOOK 299 PAGES 19 TO 22, INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA



THE PROPERTY DESCRIBED
HEREON IS PROPOSED TO BE
ZONED CO-F3.



Calvin E. Woolsey 5-26-09
CALVIN E. WOOLSEY, L.S. 4467

Existing General Plan Designation

Goldenwest Assisted Living (GPA 09-001)

CO-F1 (Commercial Office-0.35 Max. Floor Area Ratio)

Warner Ave.

Goldenwest St.

Canis Cir.
Tucana Cir.
Bety Dr.
Mona Ln.

RL-7-rmp

General Plan Designations

Residential

-  Residential Low Density
-  Residential Medium Density
-  Residential Medium High Density
-  Residential High Density

Commercial

-  Commercial Regional
-  Commercial Visitor
-  Commercial General
-  Commercial Neighborhood
-  Commercial Office

Mixed Use

-  Mixed Use
-  Mixed Use Horizontal
-  Mixed Use Vertical

Open Space

-  Conservation
-  Commercial Recreation
-  Park
-  Shore
-  Water Recreation

Industrial

-  Industrial

Public

-  Public
-  School, Hospital, Church (underlying designation)
-  Right of Ways & Bridges

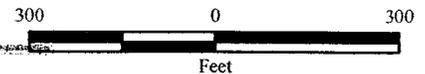
Information Services Department



HB GIS
December 2009



ATTACHMENT NO. 3.1



Proposed General Plan Designation

Goldenwest Assisted Living (GPA 09-001)

CO-F3 (Commercial Office-1.0 Max. Floor Area Ratio)

Warner Ave.

Goldenwest St.

Canis Cir.
Tucana Cr.
Betty Dr.
Mopah Ln.

RL-7-rmp

General Plan Designations

Residential

-  Residential Low Density
-  Residential Medium Density
-  Residential Medium High Density
-  Residential High Density

Commercial

-  Commercial Regional
-  Commercial Visitor
-  Commercial General
-  Commercial Neighborhood
-  Commercial Office

Mixed Use

-  Mixed Use
-  Mixed Use Horizontal
-  Mixed Use Vertical

Open Space

-  Conservation
-  Commercial Recreation
-  Park
-  Shore
-  Water Recreation

Industrial

-  Industrial

Public

-  Public
-  School, Hospital, Church (underlying designation)
-  Right of Ways & Bridges

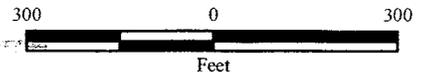
Information Services Department



HB GIS
December 2009



ATTACHMENT NO. 3.2



The Property

The subject address is 17200 Goldenwest Street in Huntington Beach, California. This is located on the east side of Goldenwest between Warner Avenue and Betty Drive. There are 3.376 gross acres with 2.714 net acres of developable area.

**General Plan & Zoning**

The property is now designated CO-F1 (Commercial Office with an FAR of 1.0) and located in a Commercial Office District. Assisted Living Facilities such as the one proposed in this application are considered to be Residential Care Facilities, a permitted use in a Commercial Office District, which has a base permitted density of 1.0. This application thus proposes a use and FAR consistent with the underlying zoning. However, the existing General Plan area in which the subject property is located has an established FAR of just 0.35. Accordingly, this application proposes a General Plan Amendment to adjust the relevant FAR, which would make it consistent with what already is provided for in the zoning code. As a practical matter, the impact from the proposed use would generate less traffic with a 1.0 FAR than many of the presently permitted commercial uses would with a 0.35 FAR. Among the uses now permitted at this location, some with a Conditional Use Permit approved by the Zoning Administrator, are clubs, banks, medical, and other offices for "general business" purposes.

Land Use Policies

This project is consistent with the City's General Plan, addressing the following objectives and policies:

- Objective LU 13.1. *Provide for the development of new uses, such as human service, cultural, educational, religious, and other uses that support the needs of existing and future residents and businesses.*

- This project will support the needs of existing and future residents by providing care and assistance with activities of daily living.

- Objective LU 9.5. *Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate-income families.*

- As an assisted living facility, this project provides much-needed housing for senior citizens.

- Policy LU 9.5.2. *Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designed for other categories of use provided that no adverse impacts will occur.*

- This project is a very compatible use for the area, serving as an appropriate transition between the commercial and residential zones.

The Project

The proposed project consists of four separated but related parts: a General Plan Amendment, a Conditional Use Permit, Design Review, & Environmental Assessment.

– Overview. The plan is to construct and operate, subject to city approvals and licensing by the State of California, a 116,670 square foot assisted senior living facility with 144 beds (for 144 residents) within 121 dwelling units. There would be an Alzheimer's/Memory Care component with residential living spaces, dining and kitchen areas, social activity rooms, housekeeping areas, and ancillary offices. The architecture evokes the Craftsman style. The building would taper from three stories near Home Depot down to one story near Betty Drive. The operation proposed would meet a growing social need with a very quiet use, improve the aesthetics of public views along a city street, and provide new sorely needed revenue for the city and school district.

– Review of Requested Legislative Actions. Requested legislative actions involve a General Plan amendment, following the required environmental assessment.

– Review of Requested Project Approvals. Requested project approvals involve the City processes for an Environmental Assessment, Conditional Use Permit (CUP) and Design Review. The application asks for approval of the requested CUP to develop the property with specific structures and other features consistent with the City's vision as reflected in its General Plan and Zoning standards. The application asks that the City conduct its standard review of building architecture, landscape architecture, site planning, and overall design.

– Description of the Proposed Building. There would be one building supported by surface parking. The building at its highest point near Home Depot would have a three story element and be 40 feet high. At its lowest point, near the Betty Drive neighbors, it would be tapered down to a lushly landscaped, single story element. As noted previously, the architectural design evokes a California Craftsman style.

– Reasons for Initiating this Application. The applicant is initiating the legislative actions as one aspect of the current General Plan for the property does not permit the proposed use. The applicant is initiating the project approvals as the expectation is that construction can proceed after legislative approvals are granted. This application serves the applicant's private interest by allowing the landowner to profitably develop a worthwhile project in a market that currently is less than robust.

This application serves the public interest in four significant ways:

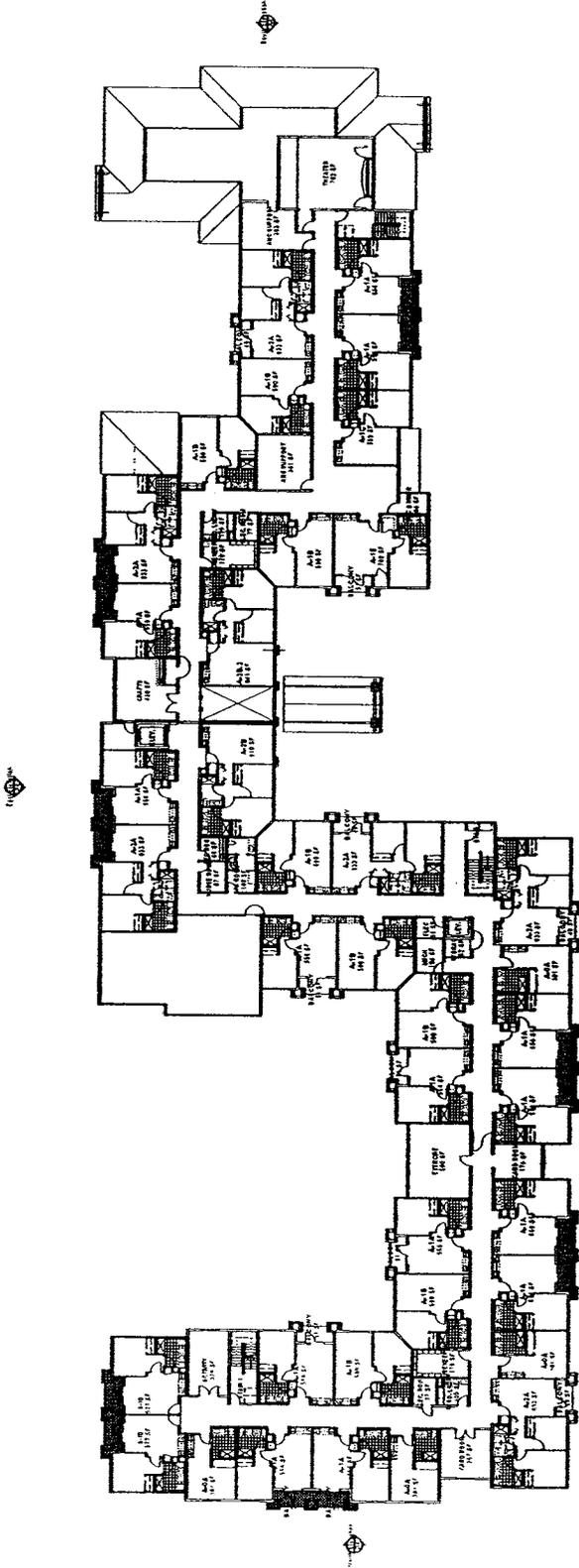
- (1) It provides for a project more attractive and less impactful than most alternatives.
- (2) It serves as an appropriate buffer between the single family homes on Betty and the Home Depot on the opposite side. The design steps down in height from three stories to two, and then to one story as it approaches the neighbors along Betty Dr.
- (3) It responds to a critical and growing need in the community for certain services.
- (4) It provides net fiscal benefits for the city and the schools.

– Description of Surrounding Uses. To the North: is Commercial General, with Home Depot. To the South: is Residential Low, with single family homes on Betty Drive. To the East: is Public/Semi-Public, with Ocean View High School. To the West: a mix of Residential Low (single family homes), Residential Medium/High (Regency Palms Apartments), and Commercial Office (Goldenwest Professional Center).

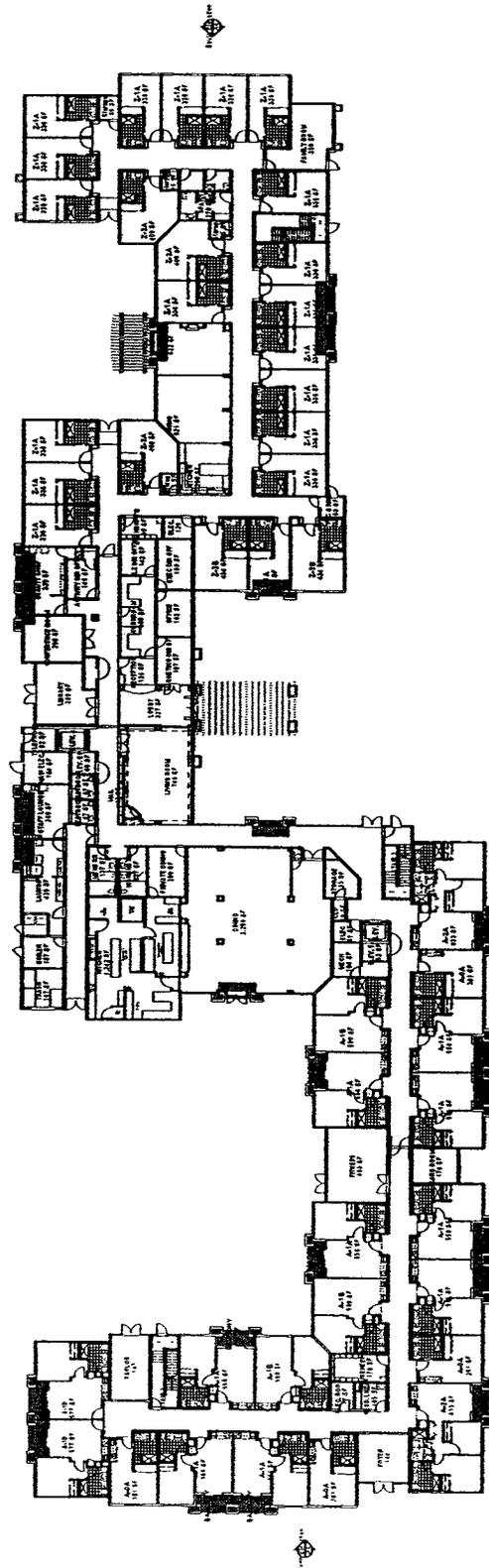
– Impact of Project for Surrounding Neighbors. The impact of a senior citizen assisted living facility on surrounding neighbors will be negligible, with little traffic or noise. There will be a maximum of 36 employees who will come and go at peak times. The impact of this project is especially insignificant as compared with potentially far more substantial effects associated with presently permitted commercial uses.

– Description of Population Served by the Project. The facility would be designed to serve the needs of a particular segment of the aging population. Target markets would include seniors in the region and Huntington Beach residents who want to have their parents or other elderly loved ones nearby. Services would include assistance with daily routines and activities of frail elderly and Alzheimer's patients. The average age of men and women ranges from roughly 80 to 83 years, with women on average slightly older. Most of the residents, 75 percent or more, will probably be women. The average length of residency is somewhat more than two years. Daily activities include exercise, meals and socializing, and short trips into the community.

– Summary of Project Benefits. First, there is a significant demand in Huntington Beach and nearby surrounding areas for Assisted Living and Memory Care, so this project would meet that important and growing social need. Second, given the nature of the population to be served, the proposed project would be far less impactful on those living nearby in terms of traffic and general noise as compared with many or most of the presently allowed commercial uses. Third, the project would generate revenue for both the city and the school district while imposing few costs on either public body. Fourth, the project would take advantage of sustainable methods to meet landscape, water quality, and energy efficiency requirements. Finally, the project would enhance values in the immediate area by its being both attractive and virtually self-policing: many seniors in residence here will observe their surroundings throughout the day, thereby bolstering a sense of overall peace and security in the neighborhood.



Second Floor Plan
SCALE: 1/8" = 1'-0"



First Floor Plan
SCALE: 1/8" = 1'-0"

1st Floor and 2nd Floor Plans
A2

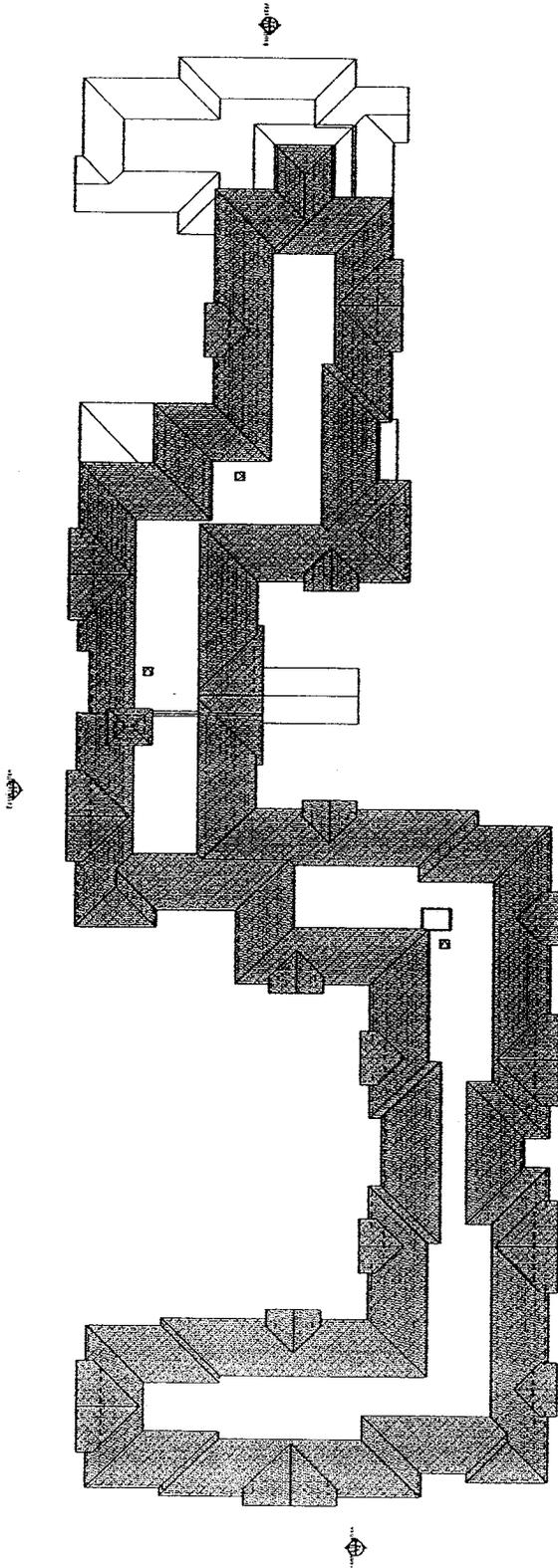
PROJECT NO. 08030.00
PLAN DATE: 11/04/2008

Goldenwest Assisted Living

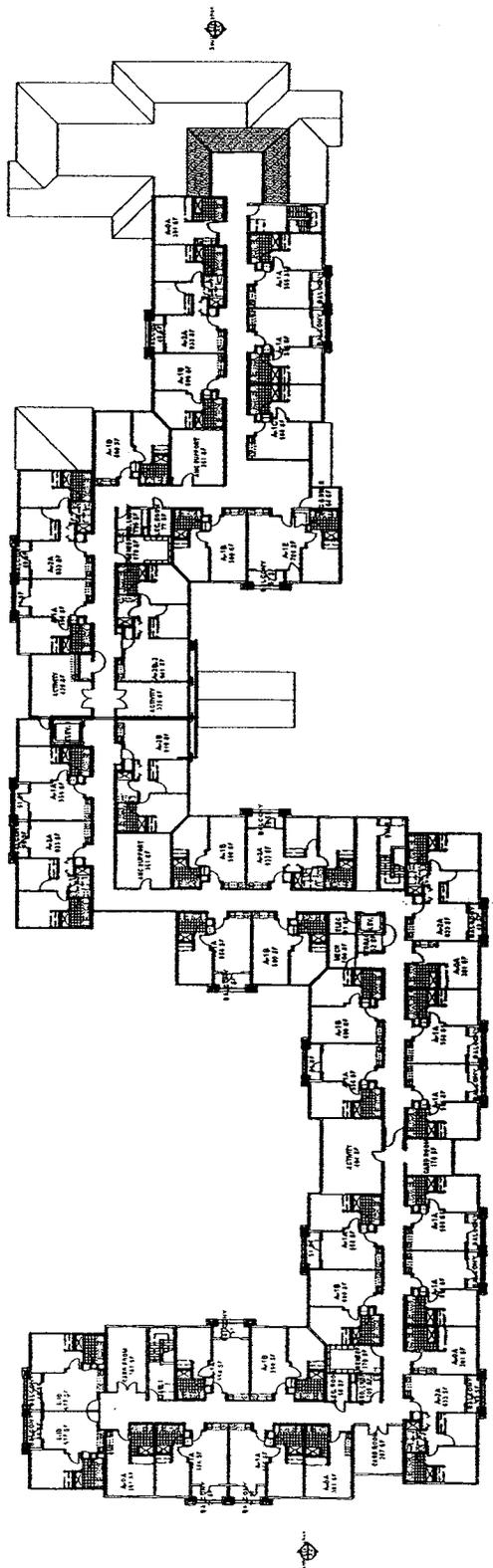
17200 Goldenwest Street
Huntington Beach, California 92647

BURKE
Burke Real Estate Group
2625 West 26th Street
Tulsa, Oklahoma 74119
Tel: (918) 485-1111

IRWIN
PANGCAKE
ARCHITECTS
17200 Goldenwest Street
Huntington Beach, California 92647
Tel: (714) 324-0007



Roof Plan
SCALE: 1/8" = 1'-0"



Third Floor Plan
SCALE: 1/8" = 1'-0"

Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

Burke Real Estate Group
 265 E. Shaw St., Suite 100
 Huntington Beach, CA 92648
 Tel: (714) 834-4000 Fax: (714) 834-4001

IRWIN
 PANCAKE
 ARCHITECTS

Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

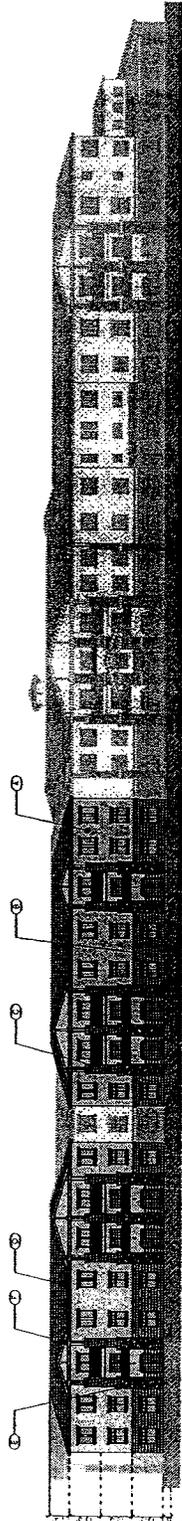
Burke Real Estate Group
 265 E. Shaw St., Suite 100
 Huntington Beach, CA 92648
 Tel: (714) 834-4000 Fax: (714) 834-4001

IRWIN
 PANCAKE
 ARCHITECTS

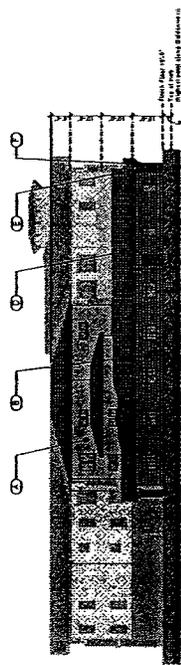
Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

Burke Real Estate Group
 265 E. Shaw St., Suite 100
 Huntington Beach, CA 92648
 Tel: (714) 834-4000 Fax: (714) 834-4001

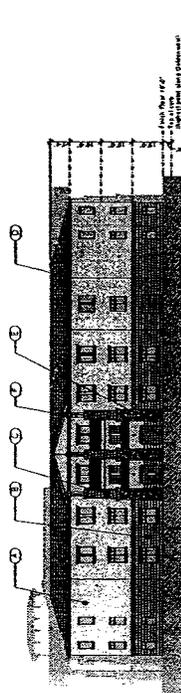
IRWIN
 PANCAKE
 ARCHITECTS



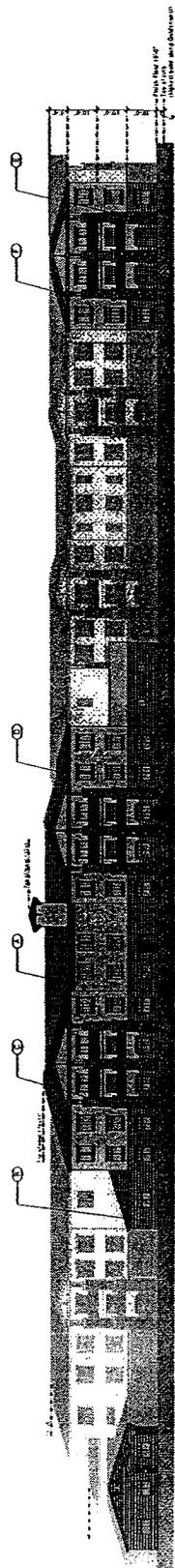
West Elevation
SCALE: 1/8" = 1'-0"



South Elevation
SCALE: 1/8" = 1'-0"



North Elevation
SCALE: 1/8" = 1'-0"



East Elevation
SCALE: 1/8" = 1'-0"

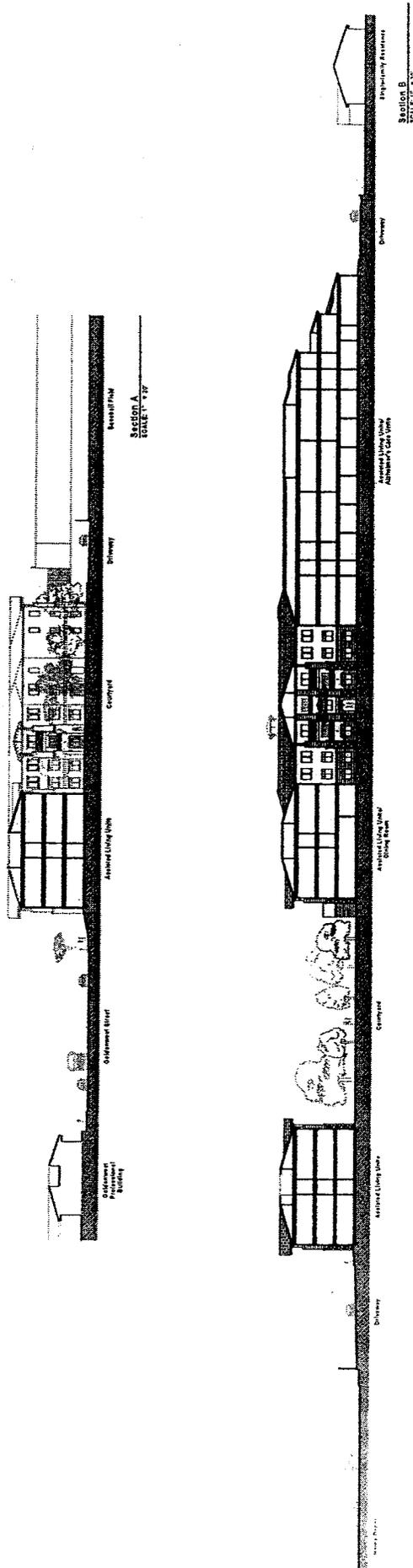
- ① CONCRETE PLASTER
- ② DARK EDWARDS DECTIZ 8-11 WHITE
- ③ STONE (BASE)
- ④ DARK EDWARDS DECTIZ 8-11 WHITE
- ⑤ STONE (ACCENT)
- ⑥ STONE (CORNER)
- ⑦ STONE (CORNER)
- ⑧ STONE (CORNER)
- ⑨ STONE (CORNER)
- ⑩ STONE (CORNER)

Conceptual Elevations
A4
PROJECT NO: 06030.00
PLOT DATE: 11/02/09

Goldenwest Assisted Living
17200 Goldenwest Street
Huntington Beach, California 92647

BURKE
Burke Real Estate Group
20 E. Main St., Suite 100
Costa Mesa, CA 92626
(714) 440-0001

IRWIN
PANCHE
ARCHITECTS



IRWIN
PANCAKE
 ARCHITECTS

BURKE
 BURKE REAL ESTATE GROUP
 17200 Goldenwest Street
 Huntington Beach, California 92647
 Phone: (714) 833-8888
 Fax: (714) 833-8889

Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

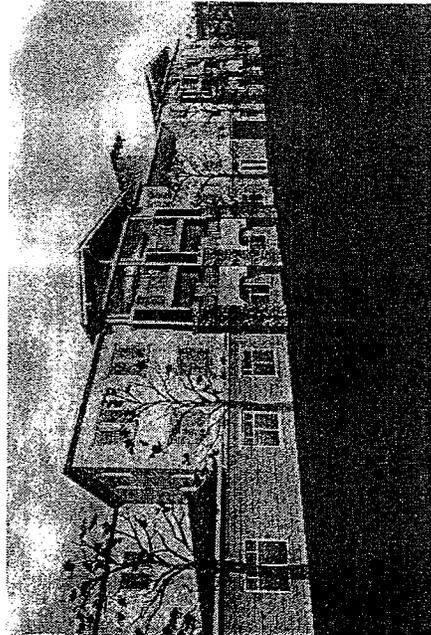
Sections
A5
 PROJECT NO. 080308
 PLOT DATE: 11/04/09



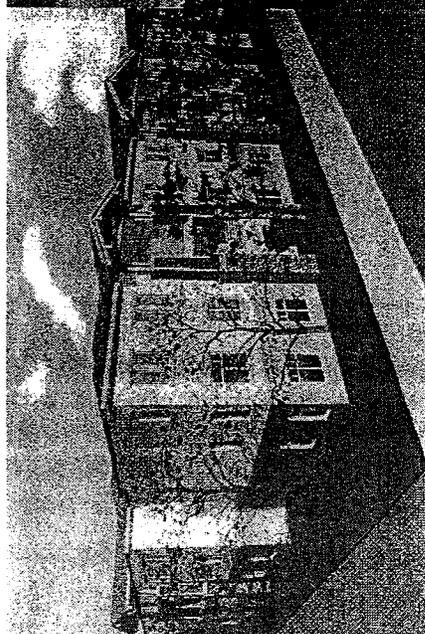
View of Southwest Corner



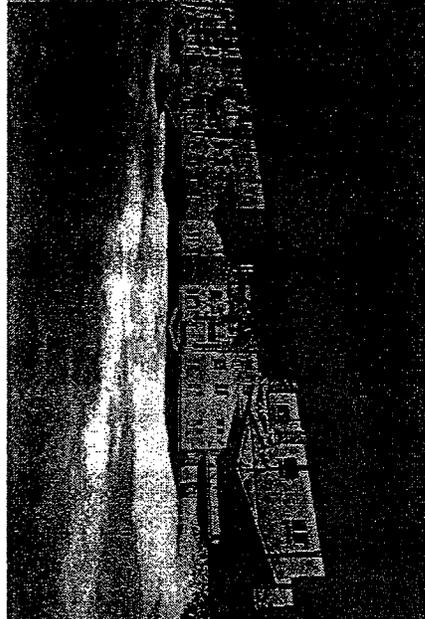
View of Main Entry



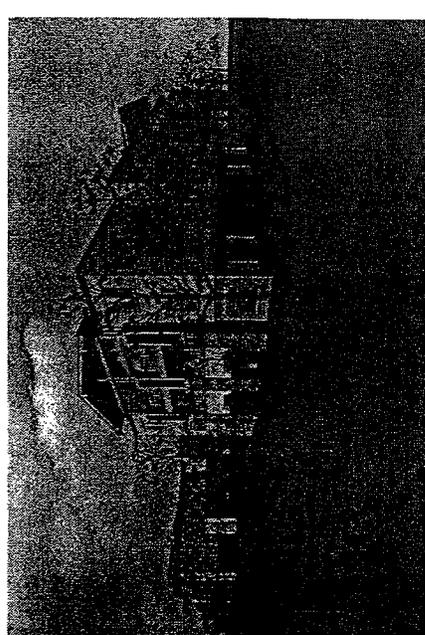
View from East



View of Northwest Corner



View of Alzheimer's Garden



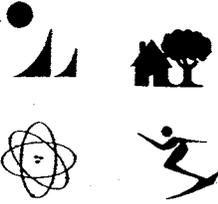
View of Northeast Corner



BURKE Real Estate Group
 202 E. 9th St., Suite 100
 Channahon, IL 61420
 Phone: 815-466-7777

Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

Perspectives
A6
 PROJECT NO: 080308
 PLOT DATE: 1/04/2008



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

June 22, 2009

Douglas Pancake, AIA
Irwin Pancake Architects
245 Fischer Avenue, Suite B-2
Costa Mesa, CA 92626

SUBJECT: General Plan Amendment No. 09-001, Environmental Assessment No. 09-002, Conditional Use Permit No. 09-003, Design Review 09-008 (Goldenwest Assisted Living Facility) - PROJECT IMPLEMENTATION CODE REQUIREMENTS & CONDITIONS OF APPROVAL

Dear Applicant,

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.

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 ethan.edwards@surfcity-hb.org or 714-536-5561 and/or the respective source department (contact person below).

Sincerely,

Ethan Edwards, AICP
Associate Planner

Enclosure(s)

xc:

Jason Kwak, Building and Safety Department – 714-536-5278

Jan Thomas, Police Department – 949-348-8186

Darin Maresh, Fire Department – 714-536-5564

Louis Gomez, Econ. Dev. Department – 714-536-5544

Bob Milani, Public Works – 714-374-1735

David Dominguez, Community Services – 714-536-5309

Herb Fauland, Planning Manager

Jason Kelley, Planning Department

Property Owner
Project File

ATTACHMENT NO. 6.1



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 17, 2009

PROJECT NAME: GOLDENWEST ASSISTED LIVING

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 09-001, ENVIRONMENTAL ASSESSMENT NO. 09-002, CONDITIONAL USE PERMIT NO. 09-003, DESIGN REVIEW 09-006

PLNG APPLICATION NO: 2009-0064

DATE OF PLANS: MAY 26, 2009

PROJECT LOCATION: 17200 GOLDENWEST STREET, HUNTINGTON BEACH (APN: 111-010-88)

PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ ETHAN.EDWARDS@SURFCITY-HB.ORG

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BEM*

TELEPHONE/E-MAIL: (714) 374-1735/ BOB.MILANI@SURFCITY-HB.ORG

PROJECT DESCRIPTION: GPA: TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. EA: TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. CUP: TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. DRB: TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

ATTACHED: SITE PLAN, NARRATIVE & ENVIRONMENTAL CHECKLIST

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A DEMOLITION PERMIT:**

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A public storm drain easement shall be dedicated to the City of Huntington Beach per City Standard Plan 300 for the public storm drain main line that runs along the southern edge of the subject property. The width of this easement shall be a minimum width of 20 feet. No structures shall be located within the easement; this includes footings for the newly proposed building. (City Standard Plan)
3. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
4. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Curb, gutter and sidewalk along the Goldenwest Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. New driveway approaches on Goldenwest Street shall be ADA compliant driveways per Public Works Standard Plan No. 211. (ZSO 230.84)
 - c. The existing driveway approaches on Goldenwest Street shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. A new sewer lateral shall be installed connecting to the main in Goldenwest Street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - e. The existing water meter shall be replaced with a touch-read meter. The new domestic water meter shall be installed per Public Works Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - f. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Public Works Standards.

ATTACHMENT NO. 6.3

Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)

- g. A separate irrigation water service and meter shall be installed per Public Works Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)
 - h. A separate backflow protection device shall be installed per Public Works Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
 - i. Based on Fire Department's requirement that fire sprinklers are required for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
 - j. Based on Fire Department's requirement that 2 on-site private fire hydrants are required for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
5. A Traffic Impact Analysis for the proposed project shall be prepared and submitted to the Department of Public Works for review and approval. (GP I-CE)
 6. A signage and striping plan prepared by a licensed Civil or Traffic Engineer shall be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
 7. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
 8. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 9. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 10. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
 11. Hydrology and hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back to back storms shall be analyzed). In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or

ATTACHMENT NO. 6.4

- deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 230.84)
12. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
 13. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
 14. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable).
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

ATTACHMENT NO. 6.5

- ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
- j. The applicant shall return one CD media to Public Works for the project record file.
- 15. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
- 16. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
- 17. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
- 18. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
- 19. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
- 20. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the requirements herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
- 21. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

ATTACHMENT NO. 6.6

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

22. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
23. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
24. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
25. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
26. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
27. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
28. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
29. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
30. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
31. Wind barriers shall be installed along the perimeter of the site. (DAMP)
32. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
33. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

34. A Precise Grading Permit shall be issued. (MC 17.05)
35. Traffic impact fees for this development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$163 per net new added daily trip is adjusted annually. This project is forecast to generate 383 new daily trips for a total traffic impact fee of \$ 64,429.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

ATTACHMENT NO. 6.7

36. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 3.38 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$44,852.60. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:

37. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (MC 12.13)

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

38. Complete all improvements as shown on the approved grading, and landscape and improvement plans. (MC 17.05)
39. The current tree code requirements shall apply to this site. (ZSO 232)
- a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
- b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
40. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
41. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
42. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
- b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
- c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
- d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
43. All new utilities shall be undergrounded. (MC 17.64)

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44. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
45. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)

ATTACHMENT NO. 6.9



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 16, 2009

PLANNING APPLICATION: 09-064

PROJECT LOCATION: 17200 GOLDENWEST STREET

REQUESTS: TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY

PROJECT PLANNER: ETHAN EDWARDS

PLAN REVIEWER: JAN THOMAS

TELEPHONE/E-MAIL: (949) 348-8186 JCKTHOMAS@COX.NET

The following is a list of code requirements deemed applicable to the proposed project based on plans received. 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 Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

For best surveillance opportunities, windows should line the entrance to the building.

The administration office should have large windows facing onto the entrance. It appears that there are some. However, make them as large as possible.

Also, the "resident activity" room and the "dining" room should have windows looking onto the entrance. This adds to the real and perceived visibility of someone entering the property. This is a deterrent to unwanted activity and also gives residents inside the opportunity to identify potential danger before it enters the building.

Surveillance cameras should be installed at the exterior entrance as well as the interior entrance. Optimally, surveillance cameras should be installed inside and throughout the property and be recorded 24 hours, 7 days a week. Police request that these recordings be retained for 30 days in the event that a crime is not reported right away.

Surveillance cameras should also be placed in areas to detect employee theft and/or other types of crime by employees.

Ensure that tree canopies will not interfere with the effectiveness of the parking lot lighting. Take care in placing trees away from light standards.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2008

PROJECT NAME: HUNTINGTON BEACH ASSISTED LIVING FACILITY

ENTITLEMENTS: PLANNING APPLICATION NO. 09-064

PROJECT LOCATION: 17200 GOLDEWEST STREET, HUNTINGTON BEACH, CA

PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ Ethan.Edwards@surfcity-hb.org

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated May 27, 2008. 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- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Environmental

"Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics,

identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required. If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-92, Soil Cleanup Standard. All soil must conform to City Specification # 431-92 Soil Clean-Up Standards. (FD)

Fire Apparatus Access

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Hydrants and Water Systems

Private Fire Hydrants are required. 2 hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments. For Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *IBC 305.9* on the plans. A C-

10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Fire Sprinklers

NOTE: Significant changes to the Huntington Beach Fire Code have occurred as of January 1, 2008 as a result of the adoption of the International Fire and Building Codes by the State of California. An option may be available to the applicant to demise a portion of the structure with a rated fire barrier. Fire sprinklers will be required for fire areas 5000 square feet or greater or combined floor areas 10,000 square feet or greater per adopted Huntington Beach Fire Department amendments. (FD)

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. (FD)

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)

Class 1 Standpipes (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the H.B.B.C. "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. (FD)

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with *City Specification #403 - KNOX® Fire Department Access* in the building plan notes. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. HBBC 3002.4 (FD)

Addressing and Street Names

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per *City Specification # 409 Street Naming and Address Assignment Process*. For Fire Department approval, reference compliance with *City Specification #409 Street Naming and Address Assignment Process* in the plan notes. (FD)

GIS Mapping Information

a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 1004.3 (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. (FD)

Exit Ways and Aisles Plan is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648

or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

TO: Steve Bogart, Public Works
Eric Haghani, Building
Chief Ken Small, Police

Darrin Maresh, Fire
Kellee Fritzall, Economic Development
David Dominguez, Community Services

FROM: Ethan Edwards Ext: 5561

DATE: MAY 27, 2009

PC ZA DRB STAFF

PETITION(S): Planning Application No. 09-064: General Plan Amendment No. 09-001, Environmental Assessment No. 09-002, Conditional Use Permit No. 09-003, Design Review 09-006

REQUEST(S): **GPA:** To amend the General Plan land use designation CO-F1 (Commercial Office) of 0.35 max FAR to 1.0 max FAR to be consistent with the existing zoning designation CO (Commercial Office) of 1.0 max FAR. **EA:** To review the proposed amendments and project pursuant to the California Environmental Quality Act to determine the necessary environmental documentation. **CUP:** To permit the proposed use of a Convalescent Facility. **DRB:** To review the design, colors, and materials of the proposed project.

LOCATION: 17200 Goldenwest Street, Huntington Beach (APN: 111-010-88)

ZONE: Commercial Office (CO)

GENERAL PLAN: Commercial Office (CO-F1)

EXISTING USE: Vacant (formerly Patti's Preschool)

Please submit your concerns and recommended changes or conditions in writing on or before **June 17, 2009**.

COMMENTS: (Use attachments or back side of sheet if necessary)

The Economic Development Department has reviewed the proposed project and has the following comments/concerns:

The project is located outside of the Huntington Beach Redevelopment Project Areas, thus is not subject to the redevelopment regulations. Economic Development believes that proposed development may not be the highest and best use for the site, nevertheless it does not object to the proposed project.

RESPONSE BY: Luis Gomez

Extension 5544

Attachments: 1. Plans 2. Narrative

ATTACHMENT NO. 6.17

PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

TO: Steve Bogart, Public Works
Eric Haghani, Building
Chief Ken Small, Police

Darrin Maresh, Fire
Kellee Fritzall, Economic Development
David Dominguez, Community Services

FROM: Ethan Edwards

Ext: 5561

DATE: MAY 27, 2009

PC

ZA

DRB

STAFF

PETITION(S): Planning Application No. 09-064: General Plan Amendment No. 09-001, Environmental Assessment No. 09-002, Conditional Use Permit No. 09-003, Design Review 09-006

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LOCATION: 17200 Goldenwest Street, Huntington Beach (APN: 111-010-88)

ZONE: Commercial Office (CO)

GENERAL PLAN: Commercial Office (CO-F1)

EXISTING USE: Vacant (formerly Patti's Preschool)

Please submit your concerns and recommended changes or conditions in writing on or before **June 17, 2009.**

COMMENTS: (Use attachments or back side of sheet if necessary)

COMMUNITY SERVICES WOULD LIKE TO NOTE THAT THE PROPOSED PROJECT PROPERTY WAS FORMERLY OWNED BY THE HIBUNION HIGH SCHOOL DISTRICT. PRIOR TO SALE OF THE PROPERTY THE CITY WAS NOT NOTIFIED OF THE OPTION TO PURCHASE THE PROPERTY UNDER THE NAYLOR ACT.

RESPONSE BY: DAVID DOMINGUEZ Extension 5309

Attachments: 1. Plans 2. Narrative



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

DATE: JUNE 15, 2009

PROJECT NAME: GOLDENWEST ASSISTED LIVING

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2009-064

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 09-001, ENVIRONMENTAL ASSESSMENT NO. 09-002, CONDITIONAL USE PERMIT NO. 09-003, DESIGN REVIEW 09-006

DATE OF PLANS: MAY 26, 2009

PROJECT LOCATION: 17200 GOLDENWEST STREET, HUNTINGTON BEACH (APN: 111-010-88)

PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER

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

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

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.

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. Project shall comply with disabled accessible requirements of the CBC.
3. If applicable, project shall comply with CBC Section 425, *Special Provisions For Licensed 24-Hour Care Facilities in a Group I-1, R3.1, or R4 Occupancy.*



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2008

PROJECT NAME: HUNTINGTON BEACH ASSISTED LIVING FACILITY

ENTITLEMENTS: PLANNING APPLICATION NO. 09-064

PROJECT LOCATION: 17200 GOLDEWEST STREET, HUNTINGTON BEACH, CA

PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ Ethan.Edwards@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

The following is a list of code requirements and suggested conditions of approval 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 final 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.

CONDITIONAL USE PERMIT NO. 09-003:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults.

Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

- c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
 - g. Play equipment shall not exceed six feet in height, except as approved by the Planning Commission at a noticed public hearing.
 - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of grading permits, the following shall be completed:
- a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
 - b. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding 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 property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
3. Prior to submittal for building permits, the following shall be completed:
- a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical,

mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

- c. Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s).
4. Prior to issuance of building permits, the following shall be completed:
 - a. An "Acceptance of Conditions" form shall be properly executed by the applicant and an authorized representative of the owner of the property, recorded with the County Recorder's Office, and returned to the Planning Department for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
 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 10 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 structure cannot be occupied until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

7. The use shall comply with the following:
 - a. There shall be a maximum of 144-occupants/beds permitted in the assisted living/convalescent facility.
8. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. 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 provisions of HBZSO Section 241.18.
9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
10. Conditional Use Permit No. 09-003 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
11. Conditional Use Permit No. 09-003 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
12. The Planning Commission reserves the right to revoke Conditional Use Permit No. 09-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
13. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the 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 approval of entitlements.
16. 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.

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 09-02**

- 1. PROJECT TITLE:** Goldenwest Assisted Living
- Concurrent Entitlements:** General Plan Amendment No. 09-001
Conditional Use Permit No. 09-003
Design Review No. 09-006
- 2. LEAD AGENCY:** City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
- Contact:** Ethan Edwards, AICP, Associate Planner
Phone: (714) 536-5561
- 3. PROJECT LOCATION:** 17200 Goldenwest Street, Huntington Beach (east side of Goldenwest, between Warner Avenue and Betty Drive)
- 4. PROJECT PROPONENT:** Irwin Pancake Architects, 245 Fischer Avenue, Suite B-2, Costa Mesa, CA 92604
- Contact Person:** Douglas Pancake, AIA
Phone: (714) 586-5774
- 5. GENERAL PLAN DESIGNATION:** Existing: CO-F1 (Commercial Office – Max. Floor Area Ratio 0.35)
Proposed: CO-F3 (Commercial Office – Max. Floor Area Ratio 1.0)
- 6. ZONING:** CO (Commercial Office)

7. PROJECT DESCRIPTION

The project involves the construction of a 116,670 sq. ft. convalescent facility with 144-beds within 124 rooms on a 3.38 acre (118,193 sq. ft.) site. The project applicant is proposing to amend the existing General Plan land use designation from 0.35 maximum floor area ratio (F1) to 1.0 maximum floor area ratio (F3) to allow for the desired floor area as proposed.

The 116,670 sq. ft. building is proposed and generally located in the center of the site, with a varying footprint that resembles an “S” configuration allowing for greater building undulation and wall offsets. The maximum proposed height is 38’-11” to accommodate three-stories but tapers down to a maximum of 10’-6” within 45 ft. of the southerly property line (Refer to Attachment No. 2).

The proposed convalescent facility includes senior assisted living and Alzheimer's/memory care components with residential living spaces including 13 studio units, 85 one-bedroom units, and 23 two-bedroom units; communal dining and kitchen areas; social activity rooms; housekeeping areas; courtyard and garden; and, ancillary offices. Approximately 70 people will be employed within the facility and a maximum of 36 employees per shift at peak times.

The site is approximately 3.38 acres (118,193 sq. ft.) in size and currently not utilized (formerly the Patti's Preschool & Kindergarten location). Vehicular access to the site is provided via two drive approaches off of Goldenwest Street. The primary drive approach is located at the center of the site. This drive approach provides access to a turnabout drop-off and pick-up location leading to the main entrance of the facility and a two-lane drive aisle that leads south and continues around the inside perimeter of the site, ultimately ending at the secondary drive approach at the northern end of the site (Refer to Attachment No. 2). A total of 48 parking spaces would be accessed along this drive.

Construction is expected to be in one phase with approximately 9 weeks of mass and fine grading; approximately 25 weeks of building construction; and approximately 5 weeks for painting & finishing.

- 8. SURROUNDING LAND USES AND SETTING:** A broad range of uses exist in the vicinity of the project site, on both sides of the Goldenwest Street corridor, including public/semipublic – Ocean View High School (adjacent) to the east; general commercial – Home Depot (adjacent) to the north; low-density residential (adjacent) to the south; and a mix of low and medium density residential and commercial office to the west (across Goldenwest Street).

The site is currently not utilized, but formerly used by a private preschool. An existing paved area covers the western and southern portion of the site and remnant foundations from the previous preschool buildings remain near the southern one-third portion of the site. Landscaping on the site consists of mature trees and shrubs within landscape areas bordering Goldenwest Street, and across the eastern portion of the property. Weed growth covers a majority of the undeveloped portions of the property, as well as areas exposed by previous structure demolition.

- 9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** None.

- 10. OTHER AGENCIES WHO'S APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |

- Air Quality Noise Recreation
 Agriculture Resources Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

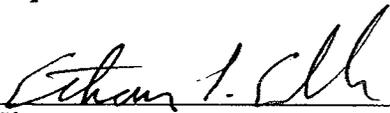
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**.


Signature

12-16-09
Date

Ethan Edwards, AICP
Printed Name

Associate Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 3.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the proposal result in or expose people to potential impacts involving:

Landslides? (Sources: 1, 6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 5)

Discussion: The subject property is designated for commercial office use(s) and development, including but not limited to convalescent facilities (with approval of a conditional use permit), by the Huntington Beach General Plan and Huntington Beach Zoning & Subdivision Ordinance (HBZSO). The project complies with applicable policies and requirements of the General Plan excepting the maximum floor area ratio. Moreover, the project complies with all applicable land use and development standards of the HBZSO, including minimum building setbacks, parking and landscape requirements and maximum building height. No variance(s) to applicable development standards is requested or required. The project site is not within the boundaries of any specific plan nor subject to provisions of the City's Local Coastal Program as the property is not located within the coastal zone boundaries.

The project site is currently zoned Commercial Office (CO) with a General Plan land use designation of Commercial Office – 0.35 maximum floor area ratio (CO-F1). The zoning designation of the subject site allows permitted uses, including convalescent facilities, with a 1.0 maximum floor area ratio; although the existing land use designation only allows development of convalescent facilities with a 0.35 floor area ratio. Under the current land use designation, a 41,368 sq. ft. building could be developed on the site. The project applicant is proposing to amend the existing General Plan land use designation of 0.35 maximum floor area ratio (F1) to 1.0 maximum floor area ratio (F3) to allow for a 116,670 sq. ft. building. Although the project includes increasing the floor area ratio, it will have a less than significant impact to the surrounding properties because there is a large format retailer to the north, high school playing field to the east, and a major arterial to the west with multifamily beyond. In addition, the building height tapers down at the south end providing consistency with the scale of the neighboring residential uses. Moreover, the project includes development of the site with the same uses that are currently allowed but at an increased maximum floor area ratio, which is compatible with the surrounding developments. The additional density will not impose compatibility issues with existing land uses. The proposed convalescent facility with assisted living and Alzheimer/memory care helps to satisfy a growing social need for families that require assistance for elderly members that are physically and mentally challenged and need daily care and support.

The following Land Use goal, objective and policies of the General Plan Land Use Element are applicable to the project:

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.

Objective

LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Policies

LU 9.5.2: Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2)

Discussion: The project is proposed in an urbanized area on a previously developed lot. The project will not conflict with any habitat conservation plan or natural community conservation plan of the City of Huntington Beach, as there are no such plans adopted for the area.

- c) Physically divide an established community? (Sources: 1, 4, 5)

Discussion: The proposed development will occur on a previously developed parcel with direct access to an existing public street. No public access ways through the subject property exist. No new roadways, road widening, rail lines, bridges or other off-site improvements with the potential to physically divide an established community are proposed or required.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 5, 15)

Discussion: The proposed project will result in the construction of a 116,670 sq. ft. convalescent facility with 144-beds within 124 rooms, which would stimulate population growth in the area. However, the project's impact on population growth is considered less than significant because the proposed development is not a residential development and is considered a convalescent facility which is considered a commercial use. Therefore, the project is not required to comply with the City's Affordable Housing Ordinance. The project can house 144 occupants and will create 70 additional jobs for a maximum of 36 employees per shift at peak times at the facility. In the context of total housing and employment base in the City, the increase will not lead to a significant impact.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 5)

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 5)

Discussion: b) – c) The proposed project will result in the construction of a 116,670 sq. ft. convalescent facility with 144-beds within 124 rooms on a currently vacant site (former pre-school). No residential uses or

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures exist on the project site. Therefore, the proposed project will not displace existing housing or inhabitants.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Newport-Inglewood fault located approximately 3 miles west of the project site. Therefore, no impacts due to ground rupture are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies and procedures, which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. The required soils analysis must include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof; and a report prepared by an engineering geologist indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors must be submitted to the City for review prior to the issuance of building permits. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are reduced to a less than significant level.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject site is located in an area of low potential for liquefaction according to the General Plan (1996). The project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site (Reference No. 19). Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

- | | | | | |
|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? (Sources: 1, 14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project is proposed on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site which would be indicative of the potential for slope instability at or in the vicinity of the site.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1)

Discussion: The project and vicinity are urbanized and have relatively flat topography. The project site has been previously graded and developed with structures, parking surfaces, walkways and landscaped areas. Although the proposed project has the potential to result in erosion of soils during construction activities, erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. Less than significant impacts would occur.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 14)

Discussion: Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdraw of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1)

Discussion: The project site is located in an area of moderate to high expansive soil conditions (Figure EH-12, City of Huntington Beach General Plan). Impacts can be addressed through compliance with applicable soils, grading and structural foundation requirements and codes, such that any potential geologic impacts will be reduced to a level of insignificance. Less than significant impacts are anticipated.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1, 5)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project site is located in an urbanized area in which wastewater infrastructure is currently in place and the City of Huntington Beach Public Works Department has determined that the public sewer system can accommodate the proposed development. No septic tanks or alternative waste water disposal systems are necessary.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: 16)

Discussion: Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and waste water discharge requirements, which will reduce project impacts to a level that is less than significant. Preliminary WQMP and SWPPP documents have been submitted by the applicant, which identify source, site and treatment controls for the reduction of pollutants to the surrounding water sources such as roof water channeling onto splash pads or landscaped areas and swaled to storm drain inlets, use of low maintenance vegetation and installation of catch basin filter systems.

The final WQMP and SWPPP must be approved prior to issuance of grading permits. In addition, the Department of Public Works has identified standard requirements applicable to the project that serve to ensure that no adverse impacts to water quality will occur.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 16)

Discussion: The Huntington Beach Public Works Department prepared an Urban Water Management Plan for the City's water system in 2005. The Master Plan addresses water supply issues within the City and pertinent surrounding areas. The Utilities Division of the Public Works Department has reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed uses. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as the use of drought tolerant plan species, drip irrigation and low-flow fixtures, which ensure water consumption is minimized. The estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a significant impact.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section (e).

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section (e).

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: (c-e) The project site, in its existing condition, is covered approximately 49% with impervious surfaces, consisting mainly of parking areas and building pads. The remaining 51% of the site includes landscaping, a grass lot, and sand boxes. Existing storm water runoff generally flows south and southwest to an existing storm drain line along the southern project boundary. This storm drain line then flows east, joining an existing line at the end of Betty Drive. Storm water runoff then flows generally south and west through existing storm drain lines, and ultimately drains into the East Garden Grove-Wintersburg Channel west of the project site. After project construction, approximately 80% of the site will be impervious. The project proposes to follow similar drainage patterns by incorporating a new storm drain line along the proposed driveway and fire lane to collect runoff from the majority of the site. This storm drain line will connect to the existing storm drain line along the southern project boundary. In addition, a portion of runoff from the northern and western project boundaries will drain to Goldenwest Street, where it will be intercepted by a catch basin that drains to the existing southern storm drain line. According to the Orange County Drainage Area Management Plan (OC DAMP), there are no pre-existing water quality issues identified for the site nor has there been any indication of past soil contamination since this area's development.

Although the existing drainage pattern is expected to be altered during the construction phase, erosion and siltation during construction will be minimized to a less than significant level by employing Best Management Practices (BMPs) for erosion control, pursuant to a City approved Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). Required SWPPP, WQMP and hydrology and hydraulic studies, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify BMPs for ensuring no significant impacts associated with polluted runoff from construction will occur.

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| f) Otherwise substantially degrade water quality? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: See discussion under Section (a).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 5, 8)
-

Discussion: Although the project provides assisted living, it is considered a convalescent facility (commercial use) and not residential housing. The subject site is designated as Flood Zone A on the Flood Insurance Rate Map (FIRM) and construction is subject to Federal Flood Development restrictions. See discussion under Section IV. h. below for more information

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 5, 8)
-

Discussion: The Federal Emergency Management Agency (FEMA) has designated the subject site as Flood Zone A. New construction will be required to elevate the grade so that the lowest structural member of the building is located outside of the floodplain. In this case, since the potential depth of water is one foot, then one foot above the existing natural grade would be the determined base flood elevation. According to the City's flood zone regulations, new construction shall be elevated so the lowest floor is elevated one foot above the base flood elevation. Alternatively, the structure may be floodproofed below the level stated above so that the structure is watertight with walls substantially impermeable to the passage of water and capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Less than significant impacts expected with the compliance with standard conditions of approval.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 8)
-

Discussion: The project site is located within a flood hazard zone (See discussion under Section h). In addition, the site is not in the immediate vicinity of a levee or a dam. Therefore, less than significant impacts are anticipated.

- j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 7, 14)
-

Discussion: The elevation of the site above mean sea level (approximately 10-feet) and its distance from the ocean (approximately three miles) and other large bodies of water suggest that the probability of experiencing adverse effects from tsunamis and seiches is low at the site. Furthermore, the site is not located within a tsunami run-up area. No impact is anticipated.

- k) Potentially impact stormwater runoff from construction activities? (Sources: 16)
-

Discussion: See discussion under Section (a) and (e).

- l) Potentially impact stormwater runoff from post-construction activities? (Sources: 16)
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: See discussion under Section IV(a) and IV(e).

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| m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: In accordance with standard City of Huntington Beach development requirements, hydrology and hydraulic studies for both on-site and off-site facilities, Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming with the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. Refer to response in Section IV(a) for further discussion.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section IV(a) and IV(e).

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section IV(e).

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section IV(e).

V. **AIR QUALITY.** The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 9, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under Section (e) below.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 6, 9, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project site is located near a public school. Any potential pollutants would be temporary and

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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during the construction phases; and therefore does not propose any long-term concentration of pollutants. In addition, as discussed in Section (e) below the project will not generate emissions that exceed the SCAQMD Regional Emissions Significance Thresholds therefore less than significant impacts will occur.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Create objectionable odors affecting a substantial number of people? (Sources: 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Convalescent facilities are uses that are generally not a source for creating objectionable odors based on the types of activities occurring onsite. Although, there may be temporary objectionable odors from the use of construction vehicles. Because any objectionable odors would be temporary, less than significant impacts are expected.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 12, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The 2007 Air Quality Management Plan (AQMP) is the region's applicable air quality plan and was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under jurisdiction of the SCAQMD, to return clean air to the region, and minimize the impact on the economy. Projects that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. Although the proposed project is proposing a general plan amendment to change the floor area ratio, the growth in population size and number of units as a result of the project is consistent with the growth accounted for in the General Plan. Therefore, the proposed project would not conflict with the AQMP and impacts would be less than significant.

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| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 12, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: (a, b, c, and e) Short-term: The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities including the transport of any necessary soil import and/or export, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Emissions during construction were calculated using URBEMIS2007 program (version 9.2.4). The allotment of equipment to be utilized during each phase was based on defaults in the URBEMIS2007 program and was modified as needed to represent the specifics of the proposed project. The default level of detail was used to calculate fugitive dust emissions from activity on the approximately 3.4 acre site.

The URBEMIS model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emission with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM ₁₀	PM _{2.5}	SO ₂
Estimated Construction Emissions for proposed project	26.89	35.98	50.09	36.12	7.02	0.02
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table, construction emissions from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

Long-term: Air pollutant emissions due to the project were also calculated using the URBEMIS2007 program version (9.4.2). The program was set to calculate emission for the combined square footage of the convalescent building and associated site improvements. The default URBEMIS2007 variables were used for the calculations.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM ₁₀	PM _{2.5}	SO ₂
Estimated emissions for proposed project	1.02	1.45	0.23	0.10	0.10	0.00
Significance Threshold	550	55	55	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

Based on the aforementioned table, operational emissions from the proposed project would not exceed the regional thresholds. Therefore a less than significant impact is anticipated.

In addition, the project does not come close to exceeding established thresholds for any pollutant including the identified nonattainment pollutants (Ozone, CO, PM₁₀ and PM_{2.5}) and ozone precursors (NO_x and VOC) both for construction and post-construction and therefore, would not contribute a cumulatively considerable increase in these pollutants.

Greenhouse Gases

AB 32 codifies the state's goal to reduce its global warming by requiring that the state's greenhouse gas (GHG) emissions be reduced to 1990 levels by 2020. This reduction will be accomplished through an enforceable statewide cap on greenhouse gas emissions that will be phased in starting in 2012. In order to effectively implement the cap, AB 32 directs the California Air Resources Board (CARB) to develop appropriate regulations and establish a mandatory reporting system to track and monitor greenhouse gas emissions levels. In addition, the State Office of Planning and Research (OPR) has until January 1, 2010 to adopt CEQA guidelines for evaluation of greenhouses gases. A draft of the proposed amendments to the CEQA guidelines was released in April 2009 and states that a local agency must develop its own significance criteria based on local conditions, data and guidance from other sources.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would result in a total of approximately 276.38 tons of CO₂ emissions during construction. Post-construction CO₂ emissions would be approximately 331.39 tons/year. Therefore, the project would produce GHG emissions. Other GHG emissions could result from increases in electricity and natural gas usage and solid waste production, all of which would occur with the proposed project. Although, the amount of post-construction GHG emissions from the project (331.39 tons/yr) represents a negligible percentage of the overall state of California GHG emissions (484,400,000 tons/yr - 2004), since there are no thresholds of significance established yet, any contribution of GHG emissions can be considered significant.

The proposed project would incorporate design features that promote energy efficiency and a reduction in GHG emissions, both directly and indirectly. For instance, the project is proposing to utilize Energy Star-rated products in all of the units and drought tolerant landscaping is proposed. In addition, the project is required to comply with all applicable City codes and requirements pertaining to energy efficiency and water use efficiency as well as applicable requirements for construction equipment that would limit truck and equipment idling times, exhaust and dust. The identified project design features and applicable requirements are consistent with the GHG reduction strategies recommended by the California Climate Action Team (CCAT), the California Air Pollution Control Officers Association (CAPCOA) and the California Attorney General's office. Therefore, due to the project's small contribution to GHG emissions in addition to project design features that would reduce GHG emissions, impacts would be less than significant.

VI. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- (Sources: 1, 15)

Discussion: The project's potential to generate a substantial increase in traffic was assessed in a traffic impact analysis prepared by Linscott Law & Greenspan. (January, 2009). Using the Institute of Transportation engineers (ITE) *Trip Generation* manual, 8th Edition (2008), the study concludes that the proposed project is anticipated to generate a maximum of 383 trips per day, including 20 trips in the am peak hour and 32 trips in the pm peak hour. Two key intersections were evaluated: Goldenwest Street at Warner Avenue and Goldenwest Street at Slater Avenue. The software Traffix Version 7.9 was used to determine the Intersection Capacity Utilization (ICU). This methodology compares the volume-to-capacity (v/c) ratios of conflicting turn movements at an intersection, sums these critical v/c ratios for each intersection approach, and determines the overall ICU. The 2000 Highway Capacity Manual (HCM) unsignalized methodology for stop-controlled intersections was utilized for the analysis of the unsignalized intersections. This methodology calculates the delay per vehicle for all the movements at an intersection, averages these delays for each intersection approach, and determines the average intersection delay per vehicle. In both methodologies the resulting delays and ICU is expressed in a Level of Service (LOS). An analysis of Year 2011 cumulative base traffic conditions indicates that the addition of ambient traffic growth and related project traffic will not adversely impact either key study intersection. Both key study intersections are forecast to continue to operate at LOS C or better during the am and pm peak hours with the addition of ambient traffic growth and related project traffic. The result of both studies indicate that with the proposed project, the am and pm peak hour LOS for the study area intersections will not change.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on both methodologies, the results of the traffic impact analysis prepared by LLG shows that the convalescent facility can be implemented without significantly impacting the surrounding roadway system. Evaluation of the intersections LOS shows that addition of the project traffic to the baseline traffic volumes will not significantly impact any study area intersections.

Construction traffic resulting from development of the project may result in short-term interruptions to traffic circulation, including pedestrian and bicycle flow. Based on the scope of the project construction, the short-term interruptions to traffic are not considered to be significant.

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 11, 15)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Please refer to discussion item VI (a) above.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 10, 12)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Although the City is located within the Planning Area for the Joint Forces Training Center in Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Project access will be provided via two driveways off Goldenwest Street with continuous internal circulation around the building serving the parking areas. The proposed driveway access and on-site circulation has been evaluated by the Departments of Fire, Planning and Public Works and found to be consistent with City standards for safe access and circulation. Less than significant impacts are anticipated.

- e) Result in inadequate emergency access? (Sources: 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed site plan has been reviewed by the Departments of Fire and Public Works for conformance with City requirements for emergency access. The project's proposed driveway access and on-site circulation has been found to be consistent with City standards for emergency access and circulation. No impacts are anticipated.

- f) Result in inadequate parking capacity? (Sources: 2, 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: A total of 48 striped parking spaces will be provided in the front, rear and side parking areas including 2 ADA parking spaces. The City parking code requires 1 space per 3 beds plus any additional spaces as specified by the conditional use permit. The total required parking for the proposed project is 48 spaces. The applicant has stated that the occupants living at the facility will not be able to keep a car on-site. In fact,

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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most of the occupants cannot drive. Although, the facility will include a shuttle that will transport small groups for certain events and outings. Staff surveyed several similar facilities and found that the proposed parking ratio of 0.33 spaces per bed meets or exceeds parking requirements found in other jurisdictions. Based on this information and the applicant's experience with other similar facilities, the proposed parking supply will accommodate the project. As a result, less than significant impacts are anticipated.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1, 2)

Discussion: The development will not conflict with any established policies supporting alternative transportation. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 10)

Discussion: The project site and all surrounding properties are currently developed. The project site does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 10)

Discussion: The project site is currently not utilized, but previously developed as a preschool. The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 10)

Discussion: The project does not contain any wetlands; therefore, no impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 10)
-

Discussion: The project site and all surrounding properties are currently developed. Although, migratory species may use this area for nesting during breeding season (including nesting in trees in the area), which are protected under the *Migratory Bird Treaty Act* (MBTA). Construction-related activities including, but not limited to, grading, materials laydown, building construction, vegetation removal and construction vehicle traffic may result in the disturbance of nesting species protected by the MBTA. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. The loss of nesting efforts of sensitive species protected by the MBTA, as a result potential future construction activity, would be considered a potentially significant impact.

The project is required by the City of Huntington Beach to comply with standard conditions of approval to reduce said impacts. The following identifies the condition that would be required to lessen the impact on migratory wildlife species.

Prior to the onset of ground disturbance activities, the project developer shall implement the following condition requiring nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.

Nesting habitat for protected or sensitive species:

- 1) *Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.*
- 2) *Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further action is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.*
- 3) *Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.*

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 2, 3)
-

Discussion: The site contains 30 trees in which 20 are considered to be in good to fair condition and 10 are considered to be in poor or dead condition. The project would remove all trees on site. Construction of the project will be subject to a standard requirement for the submittal of a landscape plan and the replacement of any existing mature healthy trees to be removed at a 2:1 ratio. No other biological resources exist on the site.

- f) Conflict with the provisions of an adopted Habitat
-

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1, 10)

Discussion: As discussed above, the project site is presently developed and is located in a commercial district. It does not support any unique or endangered plant or animal species and is not a part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

VIII. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed expansion project will not result in the loss of a known mineral resource. The project site is not designated as a known mineral resource recovery site in the General Plan. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not designated as an important mineral resource recovery site in the General Plan or any other land use plan. Development of the project is not anticipated to have any impact on any mineral resource recovery. No impacts to mineral resources are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 3, 6, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The applicant is not intending to operate within the site in a way that would generate hazardous materials. The nature of the proposed convalescent facility would provide some minor medical care as needed, but will not involve the use, disposal, or transport of hazardous medical materials. Occupants would be transported to appropriate medical facilities for care that might involve hazardous materials. With implementation of the standard City codes and requirements, less than significant impacts resulting from hazards or hazardous materials are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 6, 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: To the extent possible, on-site soils will be used for grading, however, all fill soil (on-site and

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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imported) shall meet City Specification #431-92 – Soil Cleanup Standards and would be submitted to the Fire Department for review and joint approval with the Public Works Department prior to issuance of a grading permit. Discovery of additional soil contamination during ground disturbing activities is required to be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92. Less than significant impacts would occur. Less than significant impacts are anticipated.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1)
-

Discussion: The project site is adjacent to an existing school; although the proposed use and associated improvements will not involve the transport, use or disposal of hazardous materials. No impacts are anticipated.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 13)
-

Discussion: The site is not listed on the State’s Hazardous Waste and Substances Site List. No impacts are anticipated.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 10, 12)
-

Discussion: Although the City is located within the Planning Area for the Joint Force Training Center, Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 10, 12)
-

Discussion: The project site is not located near any private airstrips. No impacts are anticipated.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 18)
-

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The project has been reviewed by the Fire Department and is designed to be in compliance with fire access and circulation requirements. The proposed development of the site will not interfere or conflict with an adopted emergency response plan or evacuation plan and the site does not serve as an emergency response operation center. No impacts are anticipated to any emergency response or evacuation plans.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
(Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated.

X. NOISE. Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
(Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Refer to Section (d) below.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: (a-d) The project will generate short-term noise impacts during construction, including noise generated by earth-moving equipment, haul trucks and power tools. However, the project will be subject to compliance with Chapter 8.40 – *Noise*, of the Huntington Beach Municipal Code which restricts all construction activities to the hours between 7:00 AM and 8:00 PM Monday - Saturday. Construction activities are prohibited Sundays and Federal holidays. Accordingly, construction related noise impacts are expected to be less than significant. No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which is considered negligible and does not significantly impact the level of service on area roadways. Potential noise generated from Goldenwest Street and loading

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities from the commercial use to the north will be attenuated by construction methods. The proposed structure will meet all building code requirements including noise attenuation (i.e. insulated walls, dual-glazed windows, etc.).

Operation of the convalescent facility will be mostly indoors and with some outdoor garden areas facing the adjacent school. According to the applicant, the intermittent noise from the playing fields is desirable and occupants of the convalescent facility generally enjoy the sights and sounds. The use is not expected to consist of any activities that will substantially increase noise levels. Noise levels from all occupants are expected to be similar to noise that can be audible from the adjacent single-family homes. In addition, noise from traffic circulating the proposed building may result in a less than significant increase in ambient noise levels. Less than significant impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos. However, the site is located a considerable distance from the Training Center, such that the project would not be impacted by flight activity and noise generation from the Center. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 10, 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located within the vicinity of a private airstrip. No impacts would occur.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection? (Sources: 1, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? (Sources:1, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: a)-b) The proposed project has been reviewed by Huntington Beach Fire Department and Police Department staff. Estimated emergency first response times are within the 80 percent/ 5 minute response time objective established in the City's Growth Management Element. In addition, the demand for police & fire services for the proposed convalescent facility does not represent a significant increase in demand from the former pre-school use on the site. The proposed development can be adequately served by existing Fire and Police protection service levels. Accordingly, the project would not result in significant impacts to Police and

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fire services.

- c) Schools? (Sources: 1)

Discussion: The proposed project will provide for a convalescent facility where formerly utilized as a pre-school. While the number of persons employed at the site will increase, it is not expected to be significant. The applicant will also be required to pay school district fees for the net increase in the floor area proposed. Based on the minor increase of employees and the requirement for payment of school fees, less than significant impacts are anticipated.

- d) Parks? (Sources: 1)

Discussion: The project is not expected to have any significant impact on park facilities, since the proposed development provides for an convalescent facility and will not employ a significant number of people. The project will be subject to payment of park fees in compliance with the HBZSO. Less than significant impacts to park services are anticipated.

- e) Other public facilities or governmental services?
(Sources: 1)

Discussion: The project has been reviewed by the various City Departments, including Public Works, Building and Safety, Fire, Police and Planning for compliance with all applicable City codes. With implementation of recommended conditions of approval, and compliance with City specifications, no significant impacts to public services are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
(Sources: 1)

Discussion: The Water Quality Management Plan (WQMP) shall be prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Public Works Department. The WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the project and its implementation will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts are anticipated.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 10, Dept. of Public Works)

Discussion: The project site is currently not utilized and formerly used as a preschool. The proposed construction of a convalescent facility and associated improvements are not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities to serve the site. Incremental extensions of public services and utilities to the site will be required to serve the proposed

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction and will be provided by the respective governmental agencies and utility companies, at the expense of the applicant. All utility connections will be in accordance with all applicable Uniform Building Codes, City ordinances, Public Works standards, and Water Division criteria. With the implementation of standard City codes and policies, less than significant impacts to the City's utilities or services are anticipated.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 10, Dept. of Public Works)

Discussion: The project proposes to follow existing drainage patterns by incorporating a new storm drain line along the proposed driveway and fire lane to collect runoff from the majority of the site. This storm drain line will connect to an existing storm drain line along the southern project boundary. In addition, a portion of runoff from the northern and western project boundaries will drain to Goldenwest Street, where it will be intercepted by a catch basin that drains to the existing southern storm drain line. According to the Orange County Drainage Area Management Plan (OC DAMP), there are no pre-existing water quality issues identified for the site nor has there been any indication of past soil contamination since this area's development. Construction of the new storm drain line will have less than significant impacts.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 10, Dept. of Public Works)

Discussion: Refer to Section (h) below.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 10, Dept. of Public Works)

Discussion: According to the applicant, the proposed convalescent facility will generate an estimated 6,600 gallons of sewage per day. With the implementation of standard City codes and policies, no adverse impacts to the City's utilities are anticipated. Any necessary utility connections are considered minor improvements, and existing systems can accommodate the projected use. Therefore, a less than significant impact is anticipated..

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 10)

Discussion: Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal, under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. The project is not expected to generate a substantial amount of daily waste products in the long term nor as a result of construction. Based on this and the nature of uses proposed, the project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. Less than significant impacts is anticipated.

- g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 10)

Discussion: Refer to Section (h) below.

- h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:)

Discussion: a)-h) The developer shall be required to submit a hydrology and hydraulic study for both on-site and off-site facilities and a project WQMP for review and approval by the Public Works Department. The studies and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. All utility connections to the project site will be in accordance with applicable City, State, and Federal standards.

XIII. AESTHETICS. Would the project:

- a) Have a substantial adverse effect on a scenic vista? (Sources: 1)

Discussion: The proposed project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. As a result, no impacts are expected.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)

Discussion: The site is not adjacent to a state scenic highway, and will not impact significant trees, rock outcroppings, or historic buildings in the vicinity of the subject site. No impacts will result.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 5)

Discussion: The proposed project is considered a commercial use; although, it will be designed in accordance with the City's Urban Design Guidelines for multi-family residential uses to ensure compatibility with nearby residential uses. The design provides a good use of Craftsman architecture elements such as tapered square columns anchored with heavier rock materials, horizontal siding and window variation. Most of the proposed building is three-story within the maximum height limit of 40-feet and the massing tapers down to one-story at

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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the south end nearest to the existing single-family homes off of Betty Drive. The building design provides a substantial setback from these homes (approximately 40 feet) and the proposed Alzheimer unit is strategically designed to be located at this end of the site because this group of people are generally quieter and less active than non-Alzheimer occupants. The aforementioned design features serve to minimize massing and bulk impacts of the proposed structure. In addition, a ten foot landscaped setback lined with trees will be provided along the Goldenwest Street frontage and overall landscaping exceeds minimum code requirements. Based on standards of the City's Urban Design Guidelines, the project design represents a significant improvement over the existing conditions and provides an appropriate transition between the single-family homes near the south end of the site and large-format commercial to the north.

The site contains 30 trees in which 20 are considered to be in good to fair condition and 10 are considered to be in poor or dead condition. The project would remove all trees on site. Construction of the project will be subject to a standard requirement for the submittal of a landscape plan and the replacement of any existing mature healthy trees to be removed at a 2:1 ratio.

The project has been reviewed by the Design Review Board (DRB), who is charged with reviewing projects for consistency with community design standards and objectives and making recommendations to ensure the project features a high quality design, the use of quality building materials and compatibility with the surrounding neighborhood. The DRB unanimously recommended approval of the project as proposed. Less than significant impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will result in additional light sources within the perimeter of the structure and pedestrian and parking areas. However, the project will be subject to compliance with City codes requiring that lighting be shielded and directed so as to prevent glare and spillage onto adjacent properties including neighboring single-family homes to the south. No significant impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: a) – d) The site is currently vacant and previously graded and developed as a preschool. The project is not located in the vicinity of any known archeological, historic or other cultural resource; therefore, no impacts anticipated.

XV. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 10)

Discussion: The increased use of existing neighborhood, community and regional parks or recreational facilities would be minimal and would likely consist of occasional use for group outings. Less than significant impacts would occur.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 2, 10)

Discussion: The project does not include any recreational facilities or directly require the construction or expansion of recreational facilities. 144 occupants are anticipated to reside at the facility; although, they are not expected to utilize recreational facilities on a typical basis because they require assisted care and transport. However, the project will be subject to payment of the City's park fee. Payment of the park fee is considered a fair share contribution towards the development of additional recreational facilities in the City and serves to offset any project impacts.

- c) Affect existing recreational opportunities? (Sources: 1, 2, 10)

Discussion: The project consists of the construction of a convalescent facility. No existing recreational opportunities exist on the site and none will be affected by the proposed project.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 4, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: a) – c) The project site does not serve as farmland and is not identified as farmland on the State’s Important Farmlands Map. The project will not impact property that was used for agriculture in the past, nor could the subject site be potentially utilized for agricultural purposes in the future based on its current commercial zoning designation. No impacts are anticipated.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1-19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The proposed project is not situated within or in the vicinity of a wildlife resource habitat. As analyzed in this initial study, the project is located in areas previously developed that do not support any unique, sensitive, or endangered species. In addition, the site does not support any cultural or historical resources. No impacts to any habitat or wildlife area are anticipated.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1-19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: As discussed above in Sections I to XVI, any individual and cumulative impacts from the project can be mitigated to a less than significant level with implementation of standard City codes and policies. It does not represent a significant negative impact to the environment or goals of the City. The project does not

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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have impacts that are cumulatively considerable.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1-19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As discussed above in Sections I to XVI, the project as proposed and with implementation of standard City codes and policies will have a less than significant impact on human beings, either directly or indirectly.

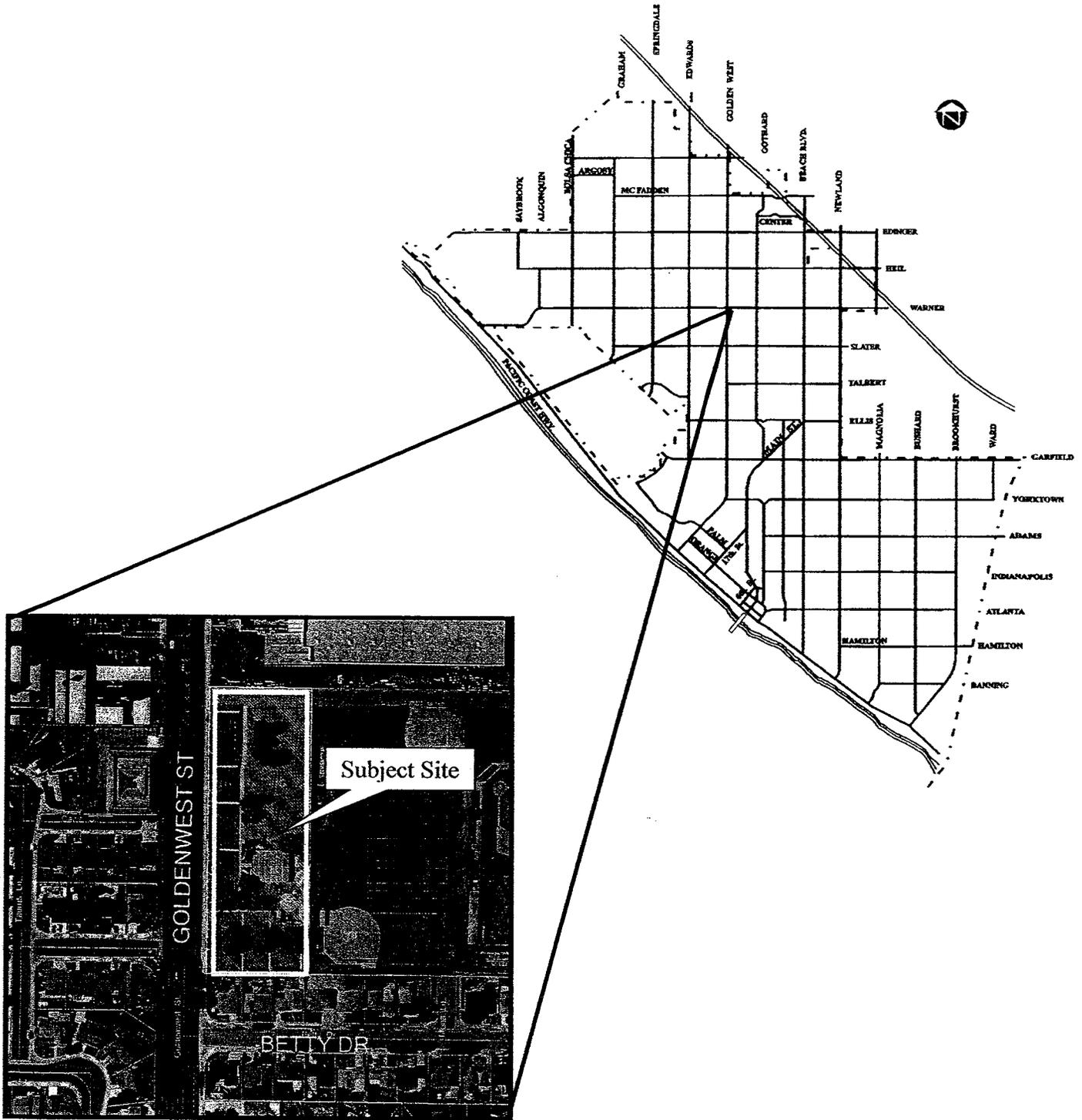
XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	City of Huntington Beach Municipal Code	"
4	Project Vicinity Map	See Attachment #1
5	Reduced Project Plans	See Attachment #2
6	Project Narrative	See Attachment #3
7	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
8	FEMA Flood Insurance Rate Map (February 18, 2004)	"
9	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
10	City of Huntington Beach CEQA Procedure Handbook	"
11	Trip Generation Handbook, 7 th Edition, Institute of Traffic Engineers	"
12	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
13	Hazardous Waste and Substances Sites List	"
14	State Seismic Hazard Zones Map	"

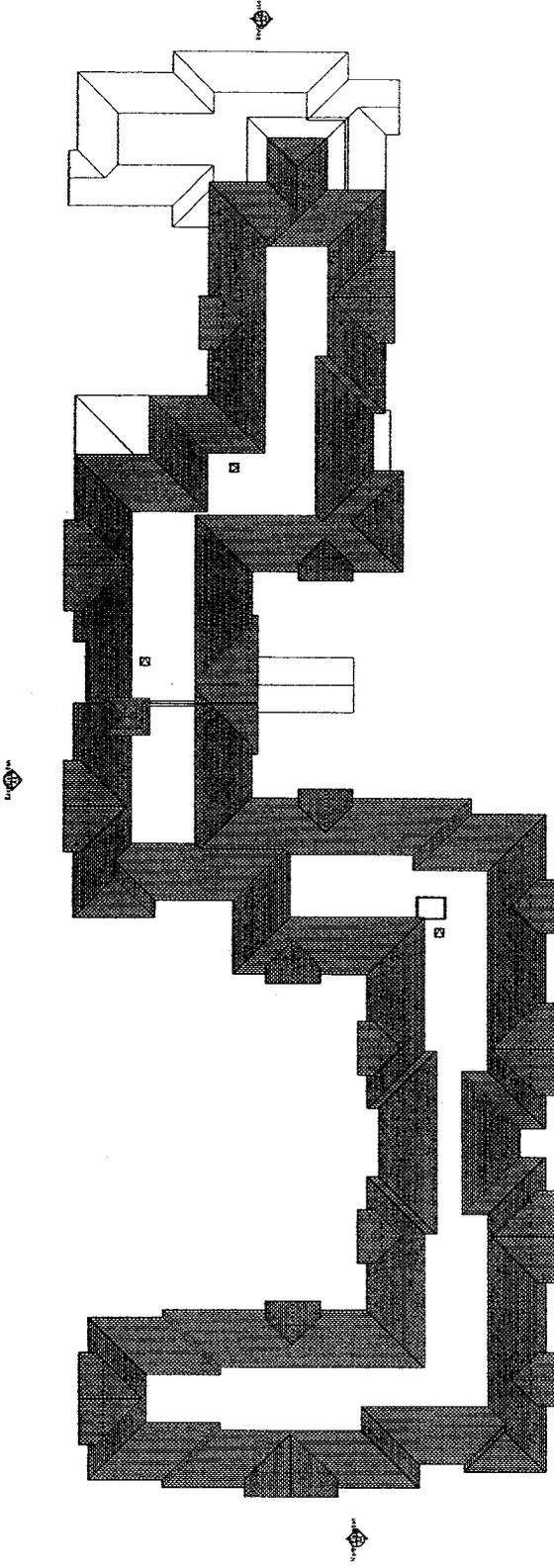
<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
15	Traffic Impact Analysis (LLG Engineers, January, 2009)	"
16	Draft Water Quality Management Plan (WQMP) (Fusco Engineering, January 2009)	"
17	Huntington Beach Water Master Plan, December 2000	"
18	City of Huntington Beach Emergency Management Plan	"
19	Preliminary Geotechnical Report (SoilWorks, September, 2009)	"
20	City Policies, Standard Plans and Code Requirements	Attachment #4



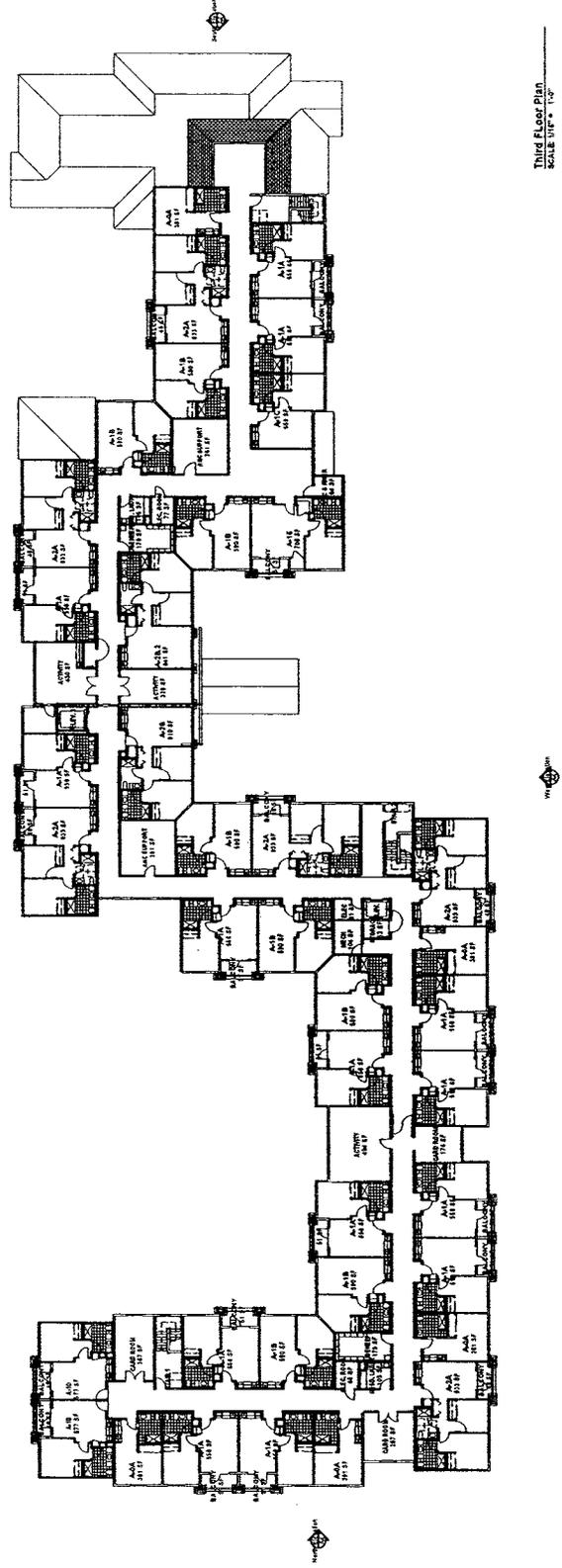
VICINITY MAP

**ENVIRONMENTAL ASSESSMENT NO. 09-02
(17200 GOLDENWEST STREET)**

UNIT MIX	UNIT TYPE	UNIT COUNT	UNIT AREA (SF)	UNIT PRICE	TOTAL UNIT AREA (SF)
A-1B	ASSISTED LIVING - 1 BED	1	1,237		1,237
A-1C	ASSISTED LIVING - 1 BED	1	1,237		1,237
A-2A	ASSISTED LIVING - 2 BED	2	2,474		4,948
A-2B	ASSISTED LIVING - 2 BED	2	2,474		4,948
A-3A	ASSISTED LIVING - 3 BED	1	4,117		4,117
A-3B	ASSISTED LIVING - 3 BED	1	4,117		4,117
A-4A	ASSISTED LIVING - 4 BED	1	5,271		5,271
A-4B	ASSISTED LIVING - 4 BED	1	5,271		5,271
A-5A	ASSISTED LIVING - 5 BED	1	6,425		6,425
A-5B	ASSISTED LIVING - 5 BED	1	6,425		6,425
A-6A	ASSISTED LIVING - 6 BED	1	7,579		7,579
A-6B	ASSISTED LIVING - 6 BED	1	7,579		7,579
A-7A	ASSISTED LIVING - 7 BED	1	8,733		8,733
A-7B	ASSISTED LIVING - 7 BED	1	8,733		8,733
A-8A	ASSISTED LIVING - 8 BED	1	9,887		9,887
A-8B	ASSISTED LIVING - 8 BED	1	9,887		9,887
A-9A	ASSISTED LIVING - 9 BED	1	11,041		11,041
A-9B	ASSISTED LIVING - 9 BED	1	11,041		11,041
A-10A	ASSISTED LIVING - 10 BED	1	12,195		12,195
A-10B	ASSISTED LIVING - 10 BED	1	12,195		12,195
A-11A	ASSISTED LIVING - 11 BED	1	13,349		13,349
A-11B	ASSISTED LIVING - 11 BED	1	13,349		13,349
A-12A	ASSISTED LIVING - 12 BED	1	14,503		14,503
A-12B	ASSISTED LIVING - 12 BED	1	14,503		14,503
A-13A	ASSISTED LIVING - 13 BED	1	15,657		15,657
A-13B	ASSISTED LIVING - 13 BED	1	15,657		15,657
A-14A	ASSISTED LIVING - 14 BED	1	16,811		16,811
A-14B	ASSISTED LIVING - 14 BED	1	16,811		16,811
A-15A	ASSISTED LIVING - 15 BED	1	17,965		17,965
A-15B	ASSISTED LIVING - 15 BED	1	17,965		17,965
A-16A	ASSISTED LIVING - 16 BED	1	19,119		19,119
A-16B	ASSISTED LIVING - 16 BED	1	19,119		19,119
A-17A	ASSISTED LIVING - 17 BED	1	20,273		20,273
A-17B	ASSISTED LIVING - 17 BED	1	20,273		20,273
A-18A	ASSISTED LIVING - 18 BED	1	21,427		21,427
A-18B	ASSISTED LIVING - 18 BED	1	21,427		21,427
A-19A	ASSISTED LIVING - 19 BED	1	22,581		22,581
A-19B	ASSISTED LIVING - 19 BED	1	22,581		22,581
A-20A	ASSISTED LIVING - 20 BED	1	23,735		23,735
A-20B	ASSISTED LIVING - 20 BED	1	23,735		23,735
A-21A	ASSISTED LIVING - 21 BED	1	24,889		24,889
A-21B	ASSISTED LIVING - 21 BED	1	24,889		24,889
A-22A	ASSISTED LIVING - 22 BED	1	26,043		26,043
A-22B	ASSISTED LIVING - 22 BED	1	26,043		26,043
A-23A	ASSISTED LIVING - 23 BED	1	27,197		27,197
A-23B	ASSISTED LIVING - 23 BED	1	27,197		27,197
A-24A	ASSISTED LIVING - 24 BED	1	28,351		28,351
A-24B	ASSISTED LIVING - 24 BED	1	28,351		28,351
A-25A	ASSISTED LIVING - 25 BED	1	29,505		29,505
A-25B	ASSISTED LIVING - 25 BED	1	29,505		29,505
A-26A	ASSISTED LIVING - 26 BED	1	30,659		30,659
A-26B	ASSISTED LIVING - 26 BED	1	30,659		30,659
A-27A	ASSISTED LIVING - 27 BED	1	31,813		31,813
A-27B	ASSISTED LIVING - 27 BED	1	31,813		31,813
A-28A	ASSISTED LIVING - 28 BED	1	32,967		32,967
A-28B	ASSISTED LIVING - 28 BED	1	32,967		32,967
A-29A	ASSISTED LIVING - 29 BED	1	34,121		34,121
A-29B	ASSISTED LIVING - 29 BED	1	34,121		34,121
A-30A	ASSISTED LIVING - 30 BED	1	35,275		35,275
A-30B	ASSISTED LIVING - 30 BED	1	35,275		35,275
A-31A	ASSISTED LIVING - 31 BED	1	36,429		36,429
A-31B	ASSISTED LIVING - 31 BED	1	36,429		36,429
A-32A	ASSISTED LIVING - 32 BED	1	37,583		37,583
A-32B	ASSISTED LIVING - 32 BED	1	37,583		37,583
A-33A	ASSISTED LIVING - 33 BED	1	38,737		38,737
A-33B	ASSISTED LIVING - 33 BED	1	38,737		38,737
A-34A	ASSISTED LIVING - 34 BED	1	39,891		39,891
A-34B	ASSISTED LIVING - 34 BED	1	39,891		39,891
A-35A	ASSISTED LIVING - 35 BED	1	41,045		41,045
A-35B	ASSISTED LIVING - 35 BED	1	41,045		41,045
A-36A	ASSISTED LIVING - 36 BED	1	42,199		42,199
A-36B	ASSISTED LIVING - 36 BED	1	42,199		42,199
A-37A	ASSISTED LIVING - 37 BED	1	43,353		43,353
A-37B	ASSISTED LIVING - 37 BED	1	43,353		43,353
A-38A	ASSISTED LIVING - 38 BED	1	44,507		44,507
A-38B	ASSISTED LIVING - 38 BED	1	44,507		44,507
A-39A	ASSISTED LIVING - 39 BED	1	45,661		45,661
A-39B	ASSISTED LIVING - 39 BED	1	45,661		45,661
A-40A	ASSISTED LIVING - 40 BED	1	46,815		46,815
A-40B	ASSISTED LIVING - 40 BED	1	46,815		46,815
A-41A	ASSISTED LIVING - 41 BED	1	47,969		47,969
A-41B	ASSISTED LIVING - 41 BED	1	47,969		47,969
A-42A	ASSISTED LIVING - 42 BED	1	49,123		49,123
A-42B	ASSISTED LIVING - 42 BED	1	49,123		49,123
A-43A	ASSISTED LIVING - 43 BED	1	50,277		50,277
A-43B	ASSISTED LIVING - 43 BED	1	50,277		50,277
A-44A	ASSISTED LIVING - 44 BED	1	51,431		51,431
A-44B	ASSISTED LIVING - 44 BED	1	51,431		51,431
A-45A	ASSISTED LIVING - 45 BED	1	52,585		52,585
A-45B	ASSISTED LIVING - 45 BED	1	52,585		52,585
A-46A	ASSISTED LIVING - 46 BED	1	53,739		53,739
A-46B	ASSISTED LIVING - 46 BED	1	53,739		53,739
A-47A	ASSISTED LIVING - 47 BED	1	54,893		54,893
A-47B	ASSISTED LIVING - 47 BED	1	54,893		54,893
A-48A	ASSISTED LIVING - 48 BED	1	56,047		56,047
A-48B	ASSISTED LIVING - 48 BED	1	56,047		56,047
A-49A	ASSISTED LIVING - 49 BED	1	57,201		57,201
A-49B	ASSISTED LIVING - 49 BED	1	57,201		57,201
A-50A	ASSISTED LIVING - 50 BED	1	58,355		58,355
A-50B	ASSISTED LIVING - 50 BED	1	58,355		58,355
A-51A	ASSISTED LIVING - 51 BED	1	59,509		59,509
A-51B	ASSISTED LIVING - 51 BED	1	59,509		59,509
A-52A	ASSISTED LIVING - 52 BED	1	60,663		60,663
A-52B	ASSISTED LIVING - 52 BED	1	60,663		60,663
A-53A	ASSISTED LIVING - 53 BED	1	61,817		61,817
A-53B	ASSISTED LIVING - 53 BED	1	61,817		61,817
A-54A	ASSISTED LIVING - 54 BED	1	62,971		62,971
A-54B	ASSISTED LIVING - 54 BED	1	62,971		62,971
A-55A	ASSISTED LIVING - 55 BED	1	64,125		64,125
A-55B	ASSISTED LIVING - 55 BED	1	64,125		64,125
A-56A	ASSISTED LIVING - 56 BED	1	65,279		65,279
A-56B	ASSISTED LIVING - 56 BED	1	65,279		65,279
A-57A	ASSISTED LIVING - 57 BED	1	66,433		66,433
A-57B	ASSISTED LIVING - 57 BED	1	66,433		66,433
A-58A	ASSISTED LIVING - 58 BED	1	67,587		67,587
A-58B	ASSISTED LIVING - 58 BED	1	67,587		67,587
A-59A	ASSISTED LIVING - 59 BED	1	68,741		68,741
A-59B	ASSISTED LIVING - 59 BED	1	68,741		68,741
A-60A	ASSISTED LIVING - 60 BED	1	69,895		69,895
A-60B	ASSISTED LIVING - 60 BED	1	69,895		69,895
A-61A	ASSISTED LIVING - 61 BED	1	71,049		71,049
A-61B	ASSISTED LIVING - 61 BED	1	71,049		71,049
A-62A	ASSISTED LIVING - 62 BED	1	72,203		72,203
A-62B	ASSISTED LIVING - 62 BED	1	72,203		72,203
A-63A	ASSISTED LIVING - 63 BED	1	73,357		73,357
A-63B	ASSISTED LIVING - 63 BED	1	73,357		73,357
A-64A	ASSISTED LIVING - 64 BED	1	74,511		74,511
A-64B	ASSISTED LIVING - 64 BED	1	74,511		74,511
A-65A	ASSISTED LIVING - 65 BED	1	75,665		75,665
A-65B	ASSISTED LIVING - 65 BED	1	75,665		75,665
A-66A	ASSISTED LIVING - 66 BED	1	76,819		76,819
A-66B	ASSISTED LIVING - 66 BED	1	76,819		76,819
A-67A	ASSISTED LIVING - 67 BED	1	77,973		77,973
A-67B	ASSISTED LIVING - 67 BED	1	77,973		77,973
A-68A	ASSISTED LIVING - 68 BED	1	79,127		79,127
A-68B	ASSISTED LIVING - 68 BED	1	79,127		79,127
A-69A	ASSISTED LIVING - 69 BED	1	80,281		80,281
A-69B	ASSISTED LIVING - 69 BED	1	80,281		80,281
A-70A	ASSISTED LIVING - 70 BED	1	81,435		81,435
A-70B	ASSISTED LIVING - 70 BED	1	81,435		81,435
A-71A	ASSISTED LIVING - 71 BED	1	82,589		82,589
A-71B	ASSISTED LIVING - 71 BED	1	82,589		82,589
A-72A	ASSISTED LIVING - 72 BED	1	83,743		83,743
A-72B	ASSISTED LIVING - 72 BED	1	83,743		83,743
A-73A	ASSISTED LIVING - 73 BED	1	84,897		84,897
A-73B	ASSISTED LIVING - 73 BED	1	84,897		84,897
A-74A	ASSISTED LIVING - 74 BED	1	86,051		86,051
A-74B	ASSISTED LIVING - 74 BED	1	86,051		86,051
A-75A	ASSISTED LIVING - 75 BED	1	87,205		87,205
A-75B	ASSISTED LIVING - 75 BED	1	87,205		87,205
A-76A	ASSISTED LIVING - 76 BED	1	88,359		88,359
A-76B	ASSISTED LIVING - 76 BED	1	88,359		88,359
A-77A	ASSISTED LIVING - 77 BED	1	89,513		89,513
A-77B	ASSISTED LIVING - 77 BED	1	89,513		89,513
A-78A	ASSISTED LIVING - 78 BED	1	90,667		90,667
A-78B	ASSISTED LIVING - 78 BED	1	90,667		90,667
A-79A	ASSISTED LIVING - 79 BED	1	91,821		91,821
A-79B	ASSISTED LIVING - 79 BED	1	91,821		91,821
A-80A	ASSISTED LIVING - 80 BED	1	92,975		92,975
A-80B	ASSISTED LIVING - 80 BED	1	92,975		92,975
A-81A	ASSISTED LIVING - 81 BED	1	94,129		94,129
A-81B	ASSISTED LIVING - 81 BED	1	94,129		94,129
A-82A	ASSISTED LIVING - 82 BED	1	95,283		95,283
A-82B	ASSISTED LIVING - 82 BED	1	95,283		95,283
A-83A	ASSISTED LIVING - 83 BED	1	96,437		96,437
A-83B	ASSISTED LIVING - 83 BED	1	96,437		96,437
A-84A	ASSISTED LIVING - 84 BED	1	97,591		97,591
A-84B	ASSISTED LIVING - 84 BED	1	97,591		97,591
A-85A	ASSISTED LIVING - 85 BED	1	98,745		98,745
A-85B	ASSISTED LIVING - 85 BED	1	98,745		98,745
A-86A	ASSISTED LIVING - 86 BED	1	99,899		99,899
A-86B	ASSISTED LIVING - 86 BED	1	99,899		99,899
A-87A	ASSISTED LIVING - 87 BED	1	101,053		101,053
A-87B	ASSISTED LIVING - 87 BED	1	101,053		101,053
A-88A	ASSISTED LIVING - 88 BED	1	102,207		102,207
A-88B	ASSISTED LIVING - 88 BED	1	102,207		102,207
A-89A	ASSISTED LIVING - 89 BED	1	103,361		103,361
A-89B	ASSISTED LIVING - 89 BED	1	103,361		103,361
A-90A	ASSISTED LIVING - 90 BED	1	104,515		



Roof Plan
SCALE 1/8" = 1'-0"



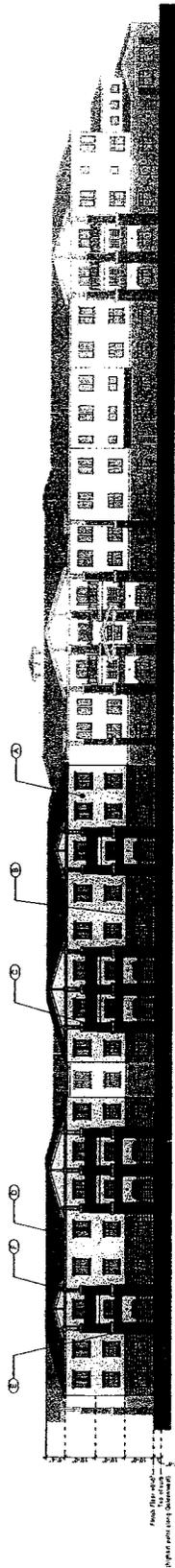
Third Floor Plan
SCALE 1/8" = 1'-0"

IRWIN
ARCHITECTS
PANCY
ARCHITECTS

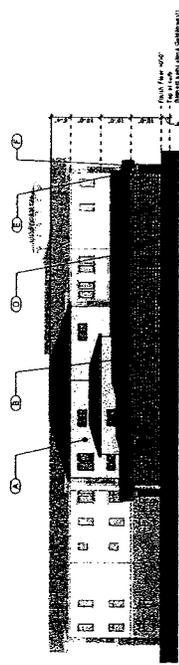
BURKE
Burke Real Estate Group
240 E. Shaw St., Suite 100
Cost Mesa, CA 92626
Tel: (714) 264-0265 Fax: (714) 824-4021

Goldenwest Assisted Living
17200 Goldenwest Street
Huntington Beach, California 92647

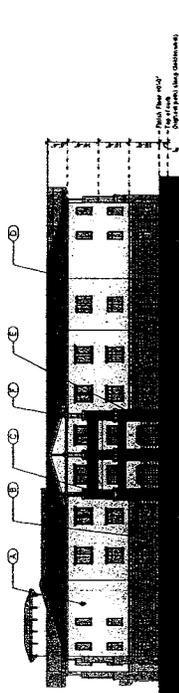
3rd Floor and Roof Plans
A3
PROJECT NO. 06030.00
PLOT DATE 11/06/09



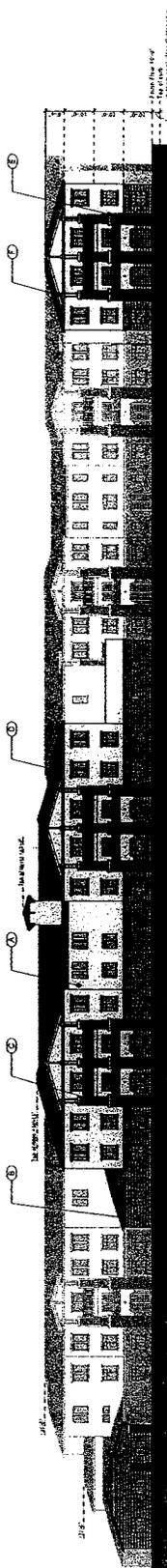
West Elevation
SCALE 1/8" = 1'-0"



South Elevation
SCALE 1/8" = 1'-0"



North Elevation
SCALE 1/8" = 1'-0"



East Elevation
SCALE 1/8" = 1'-0"

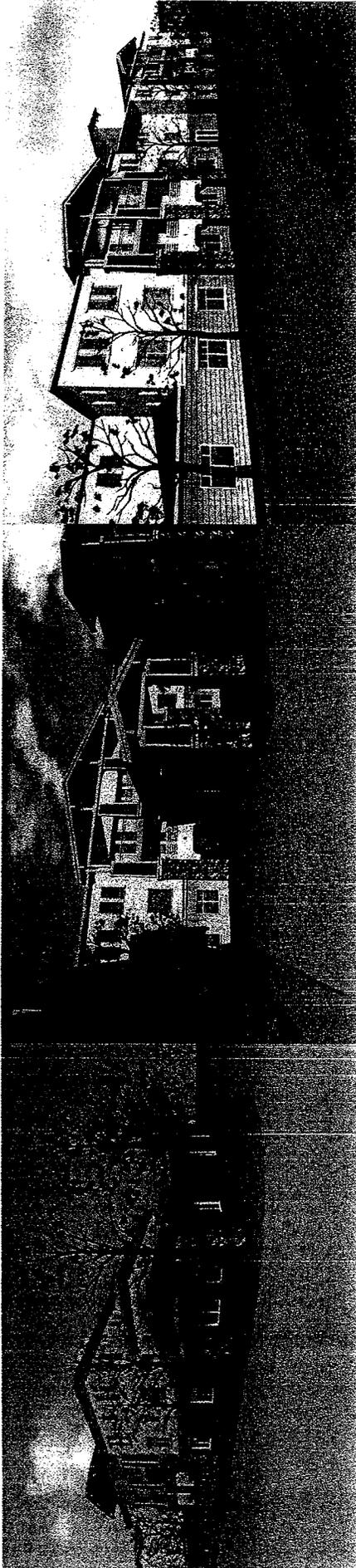
- 1 GYPSUM PLASTER
- 2 GYPSUM PLASTER OVER BRICK
- 3 BRICK
- 4 QUIN EDWARDS DEPTI SLOPES
- 5 BRICK ACCENT
- 6 QUIN EDWARDS DEPTI VANDERBIC ROAD
- 7 ROOFING
- 8 GYPSUM PLASTER OVER BRICK
- 9 QUIN EDWARDS DEPTI SLOPES
- 10 CULTURED STONE RIVER ROCK (SMITH BLEND)
- 11 TRIM (INCL. FASCIA, MATTERS, PARALING, PAULINOR)
- 12 QUIN EDWARDS DEPTI VANDERBIC ROAD

IRWIN ARCHITECTS
PANCAKE ARCHITECTS
 343 HUNTER AVENUE, SUITE 104
 COSTA MESA, CALIFORNIA 92626
 TEL: 714 446-0000 FAX: 714 446-0001
 WWW.IRWINPANCHEARCHITECTS.COM

BURKE
 Burke Real Estate Group
 17200 Goldenview Street
 Huntington Beach, California 92647
 TEL: 714 844-0000 FAX: 714 844-0001

Goldenwest Assisted Living
 17200 Goldenview Street
 Huntington Beach, California 92647

Conceptual Elevations
 A4
 PRO. SET NO. 08241-04
 PLOT DATE 1/05/2009



View of Southwest Corner

View of Main Entry

View from East



View of Northwest Corner

View of Alzheimer's Garden

View of Northeast Corner

ARCHITECTS
IRWIN PANCAKE
 ARCHITECTS
 1111 PIERCE AVENUE, SUITE 400
 HUNTINGTON BEACH, CA 92648
 (714) 366-1111



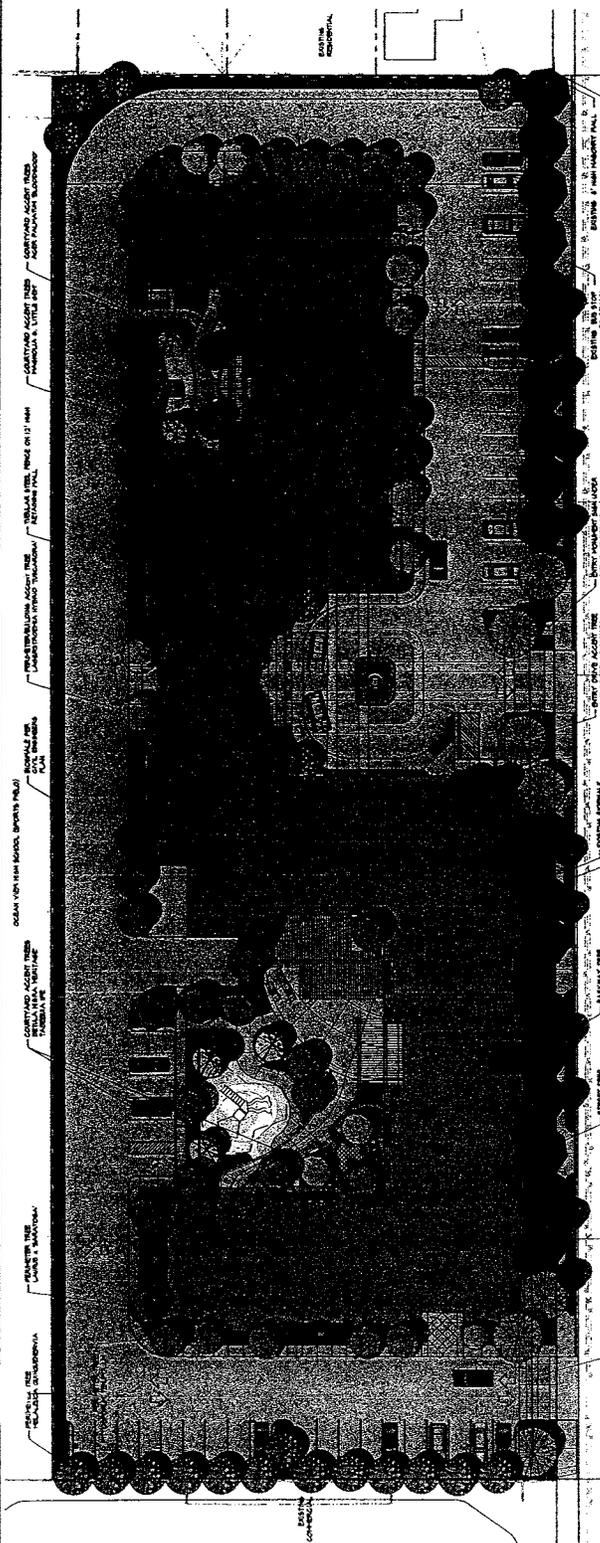
Burke Real Estate Group
 260 E. BAYVIEW BLVD., SUITE 100
 CHINA BEACH, CA 92923
 (714) 352-6000 • (714) 354-4201

Goldenwest Assisted Living
 17200 Goldenwest Street
 Huntington Beach, California 92647

Perspectives
A6
 PROJECT NO. 06030.00
 PLOT DATE: 1/04/2003

PLANT PALETTE

REPRESENTATION	COMMON NAME	SIZE
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
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	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'
	Blackberry	1' x 1' x 1'



NOTES:

1. PLANT MATERIAL LISTED MAY BE USED SUBJECT TO APPROVAL BY THE CITY OF HUNTINGTON BEACH.

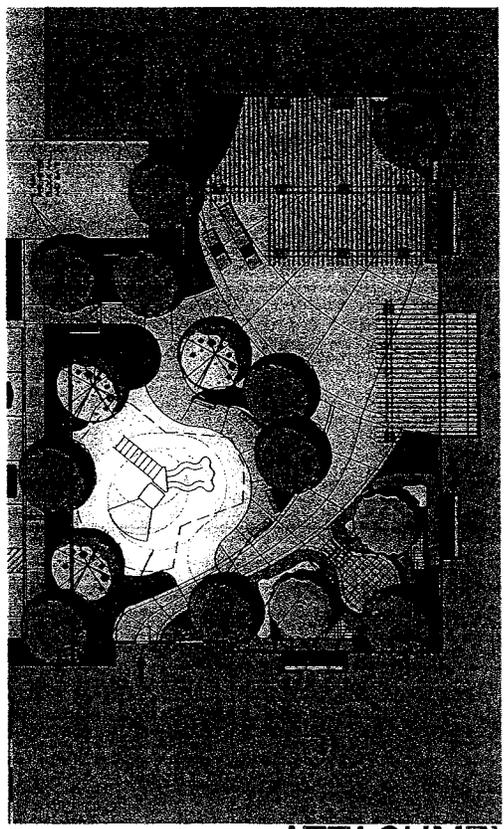
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH PLANTING SPECIFICATIONS.

3. ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

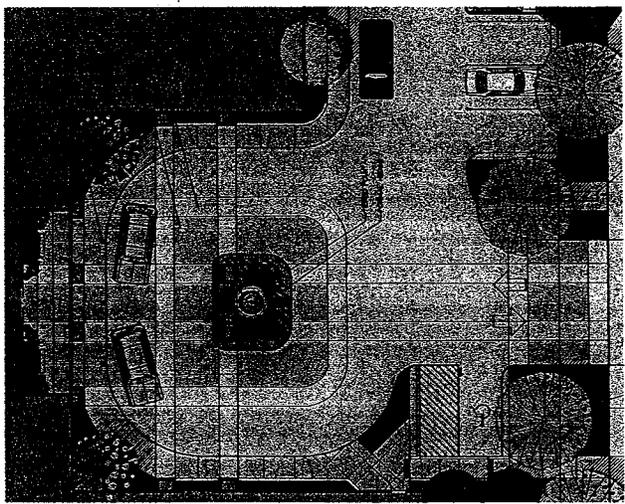
4. ALL IRRIGATION MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH PLANTING SPECIFICATIONS.

5. REFER TO SHEET 2, TREE RETENTION PLAN FOR ADDITIONAL ILLUSTRATION OF EXISTING TREES.

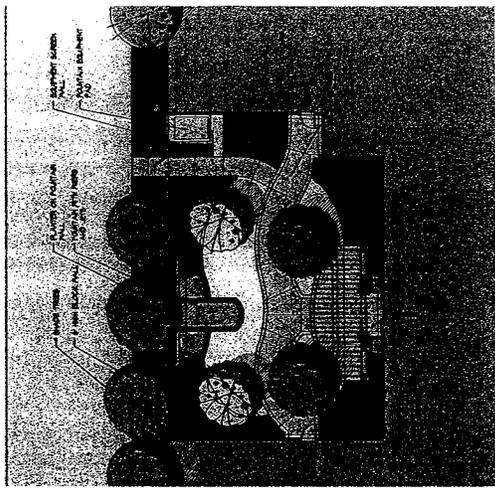
COURTYARD ENLARGEMENT



FRONT ENTRANCE AREA ENLARGEMENT



ALZHEIMER'S GARDEN ENLARGEMENT



CONCEPTUAL LANDSCAPE PLAN
ASSISTED LIVING FACILITY
 HUNTINGTON BEACH, CALIFORNIA

SHEET 1 OF 2

DATE: 05-12-2009



The Property

The subject address is 17200 Goldenwest Street in Huntington Beach, California. This is located on the east side of Goldenwest between Warner Avenue and Betty Drive. There are 3.376 gross acres with 2.714 net acres of developable area.

General Plan & Zoning

The property is now designated CO-F1 (Commercial Office with an FAR of 1.0) and located in a Commercial Office District. Assisted Living Facilities such as the one proposed in this application are considered to be Residential Care Facilities, a permitted use in a Commercial Office District, which has a base permitted density of 1.0. This application thus proposes a use and FAR consistent with the underlying zoning. However, the existing General Plan area in which the subject property is located has an established FAR of just 0.35. Accordingly, this application proposes a General Plan Amendment to adjust the relevant FAR, which would make it consistent with what already is provided for in the zoning code. As a practical matter, the impact from the proposed use would generate less traffic with a 1.0 FAR than many of the presently permitted commercial uses would with a 0.35 FAR. Among the uses now permitted at this location, some with a Conditional Use Permit approved by the Zoning Administrator, are clubs, banks, medical, and other offices for "general business" purposes.

Land Use Policies

This project is consistent with the City's General Plan, addressing the following objectives and policies:

- Objective LU 13.1. *Provide for the development of new uses, such as human service, cultural, educational, religious, and other uses that support the needs of existing and future residents and businesses.*

- This project will support the needs of existing and future residents by providing care and assistance with activities of daily living.

- Objective LU 9.5. *Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate-income families.*

- As an assisted living facility, this project provides much-needed housing for senior citizens.

- Policy LU 9.5.2. *Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designed for other categories of use provided that no adverse impacts will occur.*

- This project is a very compatible use for the area, serving as an appropriate transition between the commercial and residential zones.

The Project

The proposed project consists of four separated but related parts: a General Plan Amendment, a Conditional Use Permit, Design Review, & Environmental Assessment.

– Overview. The plan is to construct and operate, subject to city approvals and licensing by the State of California, a 116,670 square foot assisted senior living facility with 144 beds (for 144 residents) within 121 dwelling units. There would be an Alzheimer's/Memory Care component with residential living spaces, dining and kitchen areas, social activity rooms, housekeeping areas, and ancillary offices. The architecture evokes the Craftsman style. The building would taper from three stories near Home Depot down to one story near Betty Drive. The operation proposed would meet a growing social need with a very quiet use, improve the aesthetics of public views along a city street, and provide new sorely needed revenue for the city and school district.

– Review of Requested Legislative Actions. Requested legislative actions involve a General Plan amendment, following the required environmental assessment.

– Review of Requested Project Approvals. Requested project approvals involve the City processes for an Environmental Assessment, Conditional Use Permit (CUP) and Design Review. The application asks for approval of the requested CUP to develop the property with specific structures and other features consistent with the City's vision as reflected in its General Plan and Zoning standards. The application asks that the City conduct its standard review of building architecture, landscape architecture, site planning, and overall design.

– Description of the Proposed Building. There would be one building supported by surface parking. The building at its highest point near Home Depot would have a three story element and be 40 feet high. At its lowest point, near the Betty Drive neighbors, it would be tapered down to a lushly landscaped, single story element. As noted previously, the architectural design evokes a California Craftsman style.

– Reasons for Initiating this Application. The applicant is initiating the legislative actions as one aspect of the current General Plan for the property does not permit the proposed use. The applicant is initiating the project approvals as the expectation is that construction can proceed after legislative approvals are granted.

This application serves the applicant's private interest by allowing the landowner to profitably develop a worthwhile project in a market that currently is less than robust.

This application serves the public interest in four significant ways:

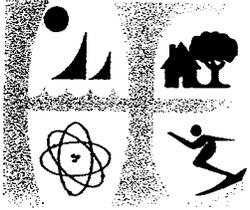
- (1) It provides for a project more attractive and less impactful than most alternatives.
- (2) It serves as an appropriate buffer between the single family homes on Betty and the Home Depot on the opposite side. The design steps down in height from three stories to two, and then to one story as it approaches the neighbors along Betty Dr.
- (3) It responds to a critical and growing need in the community for certain services.
- (4) It provides net fiscal benefits for the city and the schools.

– Description of Surrounding Uses. To the North: is Commercial General, with Home Depot. To the South: is Residential Low, with single family homes on Betty Drive. To the East: is Public/Semi-Public, with Ocean View High School. To the West: a mix of Residential Low (single family homes), Residential Medium/High (Regency Palms Apartments), and Commercial Office (Goldenwest Professional Center).

– Impact of Project for Surrounding Neighbors. The impact of a senior citizen assisted living facility on surrounding neighbors will be negligible, with little traffic or noise. There will be a maximum of 36 employees who will come and go at peak times. The impact of this project is especially insignificant as compared with potentially far more substantial effects associated with presently permitted commercial uses.

– Description of Population Served by the Project. The facility would be designed to serve the needs of a particular segment of the aging population. Target markets would include seniors in the region and Huntington Beach residents who want to have their parents or other elderly loved ones nearby. Services would include assistance with daily routines and activities of frail elderly and Alzheimer's patients. The average age of men and women ranges from roughly 80 to 83 years, with women on average slightly older. Most of the residents, 75 percent or more, will probably be women. The average length of residency is somewhat more than two years. Daily activities include exercise, meals and socializing, and short trips into the community.

– Summary of Project Benefits. First, there is a significant demand in Huntington Beach and nearby surrounding areas for Assisted Living and Memory Care, so this project would meet that important and growing social need. Second, given the nature of the population to be served, the proposed project would be far less impactful on those living nearby in terms of traffic and general noise as compared with many or most of the presently allowed commercial uses. Third, the project would generate revenue for both the city and the school district while imposing few costs on either public body. Fourth, the project would take advantage of sustainable methods to meet landscape, water quality, and energy efficiency requirements. Finally, the project would enhance values in the immediate area by its being both attractive and virtually self-policing: many seniors in residence here will observe their surroundings throughout the day, thereby bolstering a sense of overall peace and security in the neighborhood.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

June 22, 2009

Douglas Pancake, AIA
Irwin Pancake Architects
245 Fischer Avenue, Suite B-2
Costa Mesa, CA 92626

SUBJECT: General Plan Amendment No. 09-001, Environmental Assessment No. 09-002, Conditional Use Permit No. 09-003, Design Review 09-008 (Goldenwest Assisted Living Facility) - PROJECT IMPLEMENTATION CODE REQUIREMENTS & CONDITIONS OF APPROVAL

Dear Applicant,

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.

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 ethan.edwards@surfcity-hb.org or 714-536-5561 and/or the respective source department (contact person below).

Sincerely,

Ethan Edwards, AICP
Associate Planner

Enclosure(s)

xc:

Jason Kwak, Building and Safety Department – 714-536-5278
Jan Thomas, Police Department – 949-348-8186
Darin Maresh, Fire Department – 714-536-5564
Louis Gomez, Econ. Dev. Department – 714-536-5544
Bob Milani, Public Works – 714-374-1735
David Dominguez, Community Services – 714-536-5309
Herb Fauland, Planning Manager
Jason Kelley, Planning Department

Property Owner
Project File

ATTACHMENT NO. 44



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 17, 2009

PROJECT NAME: GOLDENWEST ASSISTED LIVING

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 09-001, ENVIRONMENTAL ASSESSMENT NO. 09-002, CONDITIONAL USE PERMIT NO. 09-003, DESIGN REVIEW 09-006

PLNG APPLICATION NO: 2009-0064

DATE OF PLANS: MAY 26, 2009

PROJECT LOCATION: 17200 GOLDENWEST STREET, HUNTINGTON BEACH (APN: 111-010-88)

PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ ETHAN.EDWARDS@SURFCITY-HB.ORG

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BEM*

TELEPHONE/E-MAIL: (714) 374-1735/ BOB.MILANI@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

ATTACHED: SITE PLAN, NARRATIVE & ENVIRONMENTAL CHECKLIST

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

ATTACHMENT NO. 7.45

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A DEMOLITION PERMIT:**

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A public storm drain easement shall be dedicated to the City of Huntington Beach per City Standard Plan 300 for the public storm drain main line that runs along the southern edge of the subject property. The width of this easement shall be a minimum width of 20 feet. No structures shall be located within the easement; this includes footings for the newly proposed building. (City Standard Plan)
3. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
4. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Curb, gutter and sidewalk along the Goldenwest Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. New driveway approaches on Goldenwest Street shall be ADA compliant driveways per Public Works Standard Plan No. 211. (ZSO 230.84)
 - c. The existing driveway approaches on Goldenwest Street shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. A new sewer lateral shall be installed connecting to the main in Goldenwest Street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - e. The existing water meter shall be replaced with a touch-read meter. The new domestic water meter shall be installed per Public Works Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - f. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Public Works Standards.

ATTACHMENT NO. 7.46

- Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)
- g. A separate irrigation water service and meter shall be installed per Public Works Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)
 - h. A separate backflow protection device shall be installed per Public Works Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
 - i. Based on Fire Department's requirement that fire sprinklers are required for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
 - j. Based on Fire Department's requirement that 2 on-site private fire hydrants are required for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)
5. A Traffic Impact Analysis for the proposed project shall be prepared and submitted to the Department of Public Works for review and approval. (GP I-CE)
 6. A signage and striping plan prepared by a licensed Civil or Traffic Engineer shall be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
 7. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
 8. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 9. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 10. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
 11. Hydrology and hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back to back storms shall be analyzed). In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or

ATTACHMENT NO. 7.47

- deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 230.84)
12. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
 13. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
 14. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable).
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

ATTACHMENT NO. 7.48

- ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
15. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 16. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 17. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
 18. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
 19. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 20. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the requirements herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 21. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

ATTACHMENT NO. 7.49

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

22. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
23. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
24. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
25. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
26. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
27. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
28. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
29. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
30. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
31. Wind barriers shall be installed along the perimeter of the site. (DAMP)
32. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
33. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

34. A Precise Grading Permit shall be issued. (MC 17.05)
35. Traffic impact fees for this development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$163 per net new added daily trip is adjusted annually. This project is forecast to generate 383 new daily trips for a total traffic impact fee of \$ 64,429.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

ATTACHMENT NO. 7.50

36. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 3.38 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$44,852.60. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

37. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (MC 12.13)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
FINAL INSPECTION OR OCCUPANCY:**

38. Complete all improvements as shown on the approved grading, and landscape and improvement plans. (MC 17.05)
39. The current tree code requirements shall apply to this site. (ZSO 232)
- a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
40. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
41. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
42. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
43. All new utilities shall be undergrounded. (MC 17.64)

ATTACHMENT NO. 7.51

44. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
45. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)

ATTACHMENT NO. 7.52



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 16, 2009

PLANNING APPLICATION: 09-064

PROJECT LOCATION: 17200 GOLDENWEST STREET

REQUESTS: TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY

PROJECT PLANNER: ETHAN EDWARDS

PLAN REVIEWER: JAN THOMAS

TELEPHONE/E-MAIL: (949) 348-8186 JCKTHOMAS@COX.NET

The following is a list of code requirements deemed applicable to the proposed project based on plans received. 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 Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

For best surveillance opportunities, windows should line the entrance to the building.

The administration office should have large windows facing onto the entrance. It appears that there are some. However, make them as large as possible.

Also, the "resident activity" room and the "dining" room should have windows looking onto the entrance. This adds to the real and perceived visibility of someone entering the property. This is a deterrent to unwanted activity and also gives residents inside the opportunity to identify potential danger before it enters the building.

Surveillance cameras should be installed at the exterior entrance as well as the interior entrance. Optimally, surveillance cameras should be installed inside and throughout the property and be recorded 24 hours, 7 days a week. Police request that these recordings be retained for 30 days in the event that a crime is not reported right away.

Surveillance cameras should also be placed in areas to detect employee theft and/or other types of crime by employees.

Ensure that tree canopies will not interfere with the effectiveness of the parking lot lighting. Take care in placing trees away from light standards.



HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2008
PROJECT NAME: HUNTINGTON BEACH ASSISTED LIVING FACILITY
ENTITLEMENTS: PLANNING APPLICATION NO. 09-064
PROJECT LOCATION: 17200 GOLDEWEST STREET, HUNTINGTON BEACH, CA
PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 536-5561/ Ethan.Edwards@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated May 27, 2008. 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- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Environmental

"Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics,

ATTACHMENT NO. 7.54

identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required. If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-92, Soil Cleanup Standard. All soil must conform to City Specification # 431-92 Soil Clean-Up Standards. (FD)

Fire Apparatus Access

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Hydrants and Water Systems

Private Fire Hydrants are required. 2 hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments. For Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *IBC 305.9* on the plans. A C-

10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Fire Sprinklers

NOTE: Significant changes to the Huntington Beach Fire Code have occurred as of January 1, 2008 as a result of the adoption of the International Fire and Building Codes by the State of California. An option may be available to the applicant to demise a portion of the structure with a rated fire barrier. Fire sprinklers will be required for fire areas 5000 square feet or greater or combined floor areas 10,000 square feet or greater per adopted Huntington Beach Fire Department amendments. (FD)

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. (FD)

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)

Class 1 Standpipes (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the H.B.B.C. "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. (FD)

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with *City Specification #403 - KNOX® Fire Department Access* in the building plan notes. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with *City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. HBBC 3002.4 (FD)

Addressing and Street Names

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per *City Specification # 409 Street Naming and Address Assignment Process*. For Fire Department approval, reference compliance with *City Specification #409 Street Naming and Address Assignment Process* in the plan notes. (FD)

GIS Mapping Information

a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 1004.3 (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

Exit Ways and Aisles Plan is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

TO: Steve Bogart, Public Works
Eric Haghani, Building
Chief Ken Small, Police

Darrin Maresh, Fire
Kellee Fritzall, Economic Development
David Dominguez, Community Services

FROM: Ethan Edwards Ext: 5561

DATE: MAY 27, 2009

PC ZA DRB STAFF

PETITION(S): Planning Application No. 09-064: General Plan Amendment No. 09-001, Environmental Assessment No. 09-002, Conditional Use Permit No. 09-003, Design Review 09-006

REQUEST(S): **GPA:** To amend the General Plan land use designation CO-F1 (Commercial Office) of 0.35 max FAR to 1.0 max FAR to be consistent with the existing zoning designation CO (Commercial Office) of 1.0 max FAR. **EA:** To review the proposed amendments and project pursuant to the California Environmental Quality Act to determine the necessary environmental documentation. **CUP:** To permit the proposed use of a Convalescent Facility. **DRB:** To review the design, colors, and materials of the proposed project.

LOCATION: 17200 Goldenwest Street, Huntington Beach (APN: 111-010-88)

ZONE: Commercial Office (CO)

GENERAL PLAN: Commercial Office (CO-F1)

EXISTING USE: Vacant (formerly Patti's Preschool)

Please submit your concerns and recommended changes or conditions in writing on or before **June 17, 2009**.

COMMENTS: (Use attachments or back side of sheet if necessary)

The Economic Development Department has reviewed the proposed project and has the following comments/concerns:

The project is located outside of the Huntington Beach Redevelopment Project Areas, thus is not subject to the redevelopment regulations. Economic Development believes that proposed development may not be the highest and best use for the site, nevertheless it does not object to the proposed project.

RESPONSE BY: Luis Gomez Extension 5544
Attachments: 1. Plans 2. Narrative

PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

TO: Steve Bogart, Public Works
Eric Haghani, Building
Chief Ken Small, Police

Darrin Maresh, Fire
Kellee Fritzall, Economic Development
David Dominguez, Community Services

FROM: Ethan Edwards

Ext: 5561

DATE: MAY 27, 2009

PC

ZA

DRB

STAFF

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GENERAL PLAN: Commercial Office (CO-F1)

EXISTING USE: Vacant (formerly Patti's Preschool)

Please submit your concerns and recommended changes or conditions in writing on or before **June 17, 2009**.

COMMENTS: (Use attachments or back side of sheet if necessary)

COMMUNITY SERVICES WOULD LIKE TO NOTE THAT THE PROPOSED PROJECT PROPERTY WAS FORMERLY OWNED BY THE HUNTINGTON HIGH SCHOOL DISTRICT. PRIOR TO SALE OF THE PROPERTY THE CITY WAS NOT NOTIFIED OF THE OPTION TO PURCHASE THE PROPERTY UNDER THE MAYCOK ACT.

RESPONSE BY: DAVID DOMINGUEZ Extension 5309

Attachments: 1. Plans 2. Narrative



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

DATE: JUNE 15, 2009

PROJECT NAME: GOLDENWEST ASSISTED LIVING

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2009-064

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 09-001, ENVIRONMENTAL ASSESSMENT NO. 09-002, CONDITIONAL USE PERMIT NO. 09-003, DESIGN REVIEW 09-006

DATE OF PLANS: MAY 26, 2009

PROJECT LOCATION: 17200 GOLDENWEST STREET, HUNTINGTON BEACH (APN: 111-010-88)

PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER

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

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

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.

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

ATTACHMENT NO. 7.62

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. Project shall comply with disabled accessible requirements of the CBC.
3. If applicable, project shall comply with CBC Section 425, *Special Provisions For Licensed 24-Hour Care Facilities in a Group I-1, R3.1, or R4 Occupancy.*



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2008
PROJECT NAME: HUNTINGTON BEACH ASSISTED LIVING FACILITY
ENTITLEMENTS: PLANNING APPLICATION NO. 09-064
PROJECT LOCATION: 17200 GOLDEWEST STREET, HUNTINGTON BEACH, CA
PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 536-5561/ Ethan.Edwards@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** TO AMEND THE GENERAL PLAN LAND USE DESIGNATION CO-F1 (COMMERCIAL OFFICE) OF 0.35 MAX FAR TO 1.0 MAX FAR TO BE CONSISTENT WITH THE EXISTING ZONING DESIGNATION CO (COMMERCIAL OFFICE) OF 1.0 MAX FAR. **EA:** TO REVIEW THE PROPOSED AMENDMENTS AND PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT TO DETERMINE THE NECESSARY ENVIRONMENTAL DOCUMENTATION. **CUP:** TO PERMIT THE PROPOSED USE OF A CONVALESCENT FACILITY. **DRB:** TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROPOSED PROJECT.

The following is a list of code requirements and suggested conditions of approval 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 final 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.

CONDITIONAL USE PERMIT NO. 09-003:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults.

Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

- c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
 - g. Play equipment shall not exceed six feet in height, except as approved by the Planning Commission at a noticed public hearing.
 - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of grading permits, the following shall be completed:
- a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
 - b. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding 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 property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
3. Prior to submittal for building permits, the following shall be completed:
- a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical,

mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

- c. Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s).
4. Prior to issuance of building permits, the following shall be completed:
 - a. An "Acceptance of Conditions" form shall be properly executed by the applicant and an authorized representative of the owner of the property, recorded with the County Recorder's Office, and returned to the Planning Department for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
 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 10 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 structure cannot be occupied until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

7. The use shall comply with the following:
 - a. There shall be a maximum of 144-occupants/beds permitted in the assisted living/convalescent facility.
8. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. 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 provisions of HBZSO Section 241.18.
9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
10. Conditional Use Permit No. 09-003 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
11. Conditional Use Permit No. 09-003 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
12. The Planning Commission reserves the right to revoke Conditional Use Permit No. 09-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
13. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the 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 approval of entitlements.
16. 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.



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

November 13, 2009

Douglas Pancake, AIA
Irwin Pancake Architects
245 Fischer Avenue, Suite B-2
Costa Mesa, CA 92626

APPLICATION: DESIGN REVIEW NO. 2009-006 (GOLDENWEST ASSISTED LIVING)

APPLICANT: Douglas Pancake, AIA, Irwin Pancake Architects, 245 Fischer Avenue, Suite B-2, Costa Mesa, CA 92626

PROPERTY OWNER: Burke Real Estate Group, 260 E. Baker Street, Suite 100, Costa Mesa, CA 92626

REQUEST: Review the design, colors, and materials of an 114,000 sq. ft. assisted living facility with 48 parking spaces and associated site improvements.

LOCATION: 17200 Goldenwest Street, 92647 (east side of Goldenwest Street, between Warner Avenue and Betty Drive)

DATE OF ACTION: November 12, 2009

The Design Review Board of the City of Huntington Beach took action on your application(s) on **November 12, 2009** and your application was recommended for approval to the Planning Commission. Attached to this letter are the recommended conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

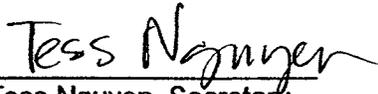
Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

ATTACHMENT NO. 8.1

DR No. 09-006
November 13, 2009
Page 2 of 2

If you have any questions, please contact Ethan Edwards, Associate Planner at (714) 536-5561 or via email at ethan.edwards@surfcity-hb.org or the Planning Department Zoning Counter at (714) 536-5721.

Sincerely,


Tess Nguyen, Secretary
Design Review Board

TN:EE

ATTACHMENTS:

Recommended Conditions of Approval: DR No. 09-006

c: Burke Real Estate Group, Property Owner
Herb Fauland, Planning Manager
Project File

ATTACHMENT NO. 8.2

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 2009-006

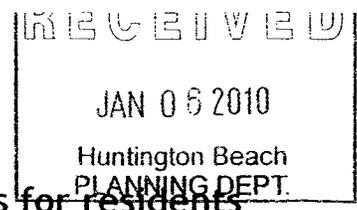
RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 09-006

1. The site plan, floor plans, and elevations received and dated November 4, 2009 shall be the conceptually approved design.

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 defense thereof.

ATTACHMENT NO. 8.3



Creating places that encourage health and wellness for residents and employees

The goal at Goldenwest Assisted Living is to create a project that is environmentally responsible. The steps that will be taken during and after construction will insure a minimal impact on the surrounding neighborhood and a positive, long term, impact on those that live and work there.

We will identify our intended approach to the sustainable development of the project in the order that is generally agreed upon by most green building programs.

Sustainable Sites - The intention of this section is to control pollution during construction, create community connectivity through access to public transportation, encourage carpooling of employees, create a construction storm water plan and surface drainage plan, stockpile topsoil and minimize light pollution to adjoining properties. Additionally, we will examine permeable paving, roofing with a solar reflective index of 78 and cool roof colors.

Water Efficiency - We will reduce the use of water through the following goals. Provide weather based irrigation controls and design our landscape palette based on the selection of natural plant materials that are drought tolerant. All plumbing fixtures will high-efficiency with low flow rates for a 20% minimum reduction in water use. Dishwashers will be Energy Star rated.

Energy Efficiency - The intention is to increase energy performance, and reduce environmental and economic impacts associated with building energy usage. Our basic design will exceed Title 24 by at least 15%. HVAC is often poorly designed and installed. The system will be tested to insure that all ducts are tight with no leakage. All appliances will be Energy Star rated. The use of architectural features and building orientation will greatly aid in the natural reduction of energy. A study will be done utilizing a solar consultant to determine the potential benefits of using photo-voltaic panels.

Materials and Resources - The goal of this section is to reduce waste going to landfills through the development of a construction waste management plan. Provide appropriate recycling within the project through the use of collection bins, and instructions to occupants and employees on their use. The use of recycled content by manufacturers is becoming more common. We will work closely with the contractor to encourage the use of Post Consumer and Pre-consumer materials. The contractor will participate in the active re-use of materials from the site, thereby minimizing materials sent to the landfill. If costs are competitive, preference will be given to materials that are processed and manufactured within 500 miles. We will select rapidly renewable materials such as bamboo flooring where possible.

Indoor Air Quality - Control of indoor environmental air quality will significantly improve the health and well-being of employees and residents. We consider this area critical when dealing with those more sensitive to their surroundings. Smoking will be prohibited except in designated areas that are at least 25 feet from building entries, operable windows and outside air intakes. The list of requirements in this section is long but some of the important items are: cover duct openings during construction, use low-VOC paints, coatings and carpets, use low emitting adhesives and sealants, limit formaldehyde emission, use vapor retarder in slab, check moisture content of walls, bathroom exhaust fans will terminate to the outside, properly size the ducts and utilize trained HVAC installers. A study will be made to consider the potential benefits of individual controllability of lighting and ventilation.

The success of creating an environmentally responsible project will begin with a commitment on the part of the developer. His involvement in each phase of the design and construction process is critical in setting the goals of the development team. The contractor and his consultants will share a large part of the responsibility as they establish their procedures for meeting these sustainable goals.

Whether the project seeks green certification through one of the many programs that are available or not, our commitment to develop an environmentally sustainable community is paramount. Each step of the development process will be evaluated on a cost versus benefit basis knowing that the goal is the increased health and wellness of our residents.



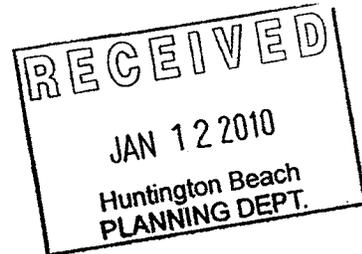
CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

PO Box 190 • Huntington Beach, CA 92648

January 11, 2010

Ethan Edwards, Associate Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648



Subject: Draft Negative Declaration No. 09-001

Dear Ethan:

At the January 7, 2010 meeting of the City of Huntington Beach Environmental Board the draft Negative Declaration for the Goldenwest Assisted Living facility was studied. The Board agrees that the proposed convalescent facility helps satisfy a need for assisted living for seniors in our community, and the site is appropriate for such a facility. We are pleased to see the emphasis on sustainability design planning.

The Board offers the following three recommendations for your consideration:

Sustainable Design. The Environmental Board strongly encourages a sustainable building approach. Since the meeting, a detailed description of the project's sustainable methods has been received by the Planning Department and forwarded to the Environmental Board. The Board supports this approach and would further encourage a third party verification of the sustainable features achieved after implementation (i.e. LEED, EnergyPro, California Commissioning Collaborative).

DT Landscape. The Project Implementation Code states: "Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible." The Environmental Board certainly supports this requirement. After careful analysis of the detailed proposed Landscape Plans for the site, the plant palette does not contain native nor particularly drought tolerant species. Of the 11 trees called out, zero are native. Two tree species would be considered to have high drought tolerance while four would be considered mid-drought tolerant and five would actually be considered to have a low drought tolerance. Of the 20 shrubs planned for the site only one is a native species and is actually not a pure native but a hybrid. Nine of the shrubs would be considered to have a high drought tolerance while eight are considered to have a mid-drought tolerance and three have a low drought tolerance.

The Environmental Board recommends the landscape plan be revisited to more reflect the intent of providing a drought tolerant landscape. The plant palette needs to be considered as a whole to provide the sustainable benefits being sought. The inclusion of a few drought tolerant species amongst a palette made up mostly of less

ATTACHMENT NO. 10.1

drought tolerant plants does not define a drought tolerant landscape. The goal should be to eliminate the need for an irrigation system on site thus allowing for substantial water conservation as well as monetary benefits for the owner.

Open Space. It is understood that increasing the Floor Area Ratio will have less than significant impact on surrounding properties and is consistent with surrounding communities. However, a concern of the Environmental Board is the proposed open space for the site and the quality of life this presents for the building residents.

According to the LEED Reference Guide for Green Building Design and Construction, 2009 Edition, "Open space reduces urban heat island effect, increases stormwater infiltration, and provides human population with a connection to the outdoors." The Board is aware of the financial benefits of increasing the building footprint, but consideration must be made for the health of the occupants and the benefits associated with connection to the natural environment for those in this assisted living program cannot be understated. The Board recommends revising the open space design using best available visualization tools known to the architect.

Please do not hesitate to contact us directly if you have any questions in relation to this matter.

Sincerely,

Bob Smith, Ph.D.

Bob Smith, Ph.D.

City of Huntington Beach Environmental Board



**Parking Standards and City Parking Requirements For
Recent and Current Assisted Living and Memory Care Facilities
Across Different California Jurisdictions**

Project Name: Good Sheppard
Status: Planning Review (Environmental Review)
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: City of Santa Monica, CA
Parking Standard: One space per five beds .20/bed

Project Name: Manse on Marsh
Status: Complete
Project Type: RCFE – Assisted Living
Jurisdiction: City of San Louis Obispo, CA
Parking Standard: One space per four beds .25/bed

Project Name: Raincross Assisted Living Facility
Status: Complete
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: City of Riverside, CA
Parking Standard: One space per 4 units .25/unit *

Project Name: Assisted Living at Desert Valley Hospital
Status: Entitled and Delayed
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: City of Victorville, CA
Parking Standard: One space per four beds .25/bed

Project Name: Vintage Senior Living -- Recollections at Bradford Square
Status: Complete
Project Type: RCFE – Memory Care
Jurisdiction: City of Placentia, CA
Parking Standard: One space per four beds plus one half space per employee .25/bed + .5/employee

Project Name: Casa de los Campanas
Status: Complete
Project Type: RCFE –Memory Care
Jurisdiction: City of San Diego, CA (Rancho Bernardo)
Parking Standard: One space per three beds .33/bed

Project Name: Paragon Gardens
Status: Complete
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: Mission Viejo, CA
Parking Standard: One space per four units .25/unit

Project Name: The Terraces at San Joaquin Gardens (CCRC)
Status: Assisted living and memory care buildings
Entitled and in plan review and production
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: Fresno, CA
Parking Standard: One space per four beds plus one visitor
space per five beds plus one space per
employee w/ discretionary 35% reduction
by granted by the Planning Director. .25/bed + 1/5 visitors + 1/1 empl.
-35%
.39/bed*

Project Name: Silverado Senior Living at Beach Cities
Status: Complete
Project Type: RCFE –Memory Care
Jurisdiction: City of Redondo Beach, CA
Parking Standard: One space per four beds .25/bed*

Project Name: Silverado Senior Living, Beverly Place
Status: Under Construction
Project Type: RCFE – Assisted Living and Memory Care
Jurisdiction: City of Los Angeles, CA
Parking Standard: One space per five beds (+ minor discretionary add) .225/bed*

Project Name: Gladstone Assisted Living
Status: Entitled, Plans Approved and Construction Delayed
Project Type: RCFE – Assisted Living
Jurisdiction: City of Glendora, CA
Parking Standard: One space per three beds .33/bed

* Discretionary Approval

TO: Mr. Ethan Edwards FAX (714) 374-1557
FROM: Kathy Kurjan Phone (714) 246-4303
 FAX (714) 842-2409
SUBJECT: Comments to the Draft Negative Declaration for Goldenwest Assisted Living Project
DATE: January 9, 2010

Page 1 of 1 Please call me if there is trouble with the transmission.

Dear Ethan:

I have reviewed the negative declaration and feel this would be a good project for the City of Huntington Beach.

I believe 48 parking spaces is inadequate for this 144 bed facility that will employ 36 people per shift. The number of spaces available for visitors is too limited. There is no other way to add additional parking on property, so I would like to see a mitigation plan brought forward. One plan I can suggest is as follows:

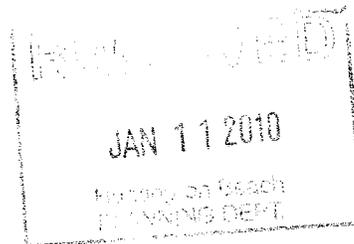
- Draw up an arrangement with Home Depot allowing employee and/or visitor parking on Home Depot property when no parking is available on the Assisted Living site. This agreement with Home Depot will not allow HD to tow cars if they park on Home Depot property for less than 24 hours when they come to visit residents of this new Assisted Living Facility.
- This arrangement is made public knowledge by posting this within the lobby of the Assisted Living facility showing alternative parking options.

Otherwise, all other issues seem okay in the document.

Regards,

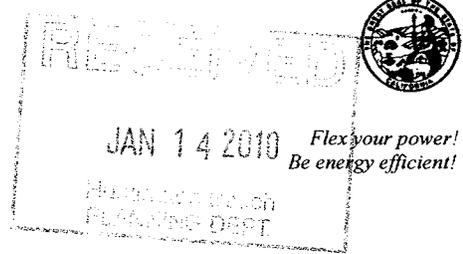


Kathy Kurjan



DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2267
Fax: (949) 724-2592

**January 12, 2010**

Mr. Ethan Edwards
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

File: IGR/CEQA
SCH #: None
Log #: 2428A
SR-39, I-405

Subject: Goldenwest Assisted Living

Dear Mr. Edwards:

Thank you for the opportunity to review and comment on the **Negative Declaration for the Goldenwest Assisted Living Project**. The proposed project involves a request to construct a 116,670-square-foot convalescent facility with 144 beds within 124 rooms on a 3.38-acre site. The project site is located at 17200 Goldenwest Street in the City of Huntington Beach.

The California Department of Transportation, District 12 is a commenting agency on this project, and has no comment at this time.

Please continue to keep us informed of this project and any future developments which could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,

MARYAM MOLAVI
Acting Branch Chief, Local Development/Intergovernmental Review

