City of Huntington Beach Planning Department

STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jane James, Senior Planner
DATE: July 27, 2010

SUBJECT: **GENERAL PLAN AMENDMENT NO. 10-001, ZONING TEXT AMENDMENT NO. 10-001, AND SITE PLAN REVIEW NO. 10-001 (THE VILLAGE AT BELLA TERRA – COSTCO)**

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

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The applicant, BTDJM Phase II Associates, LLC, proposes General Plan Amendment (GPA) No. 10-001, Zoning Text Amendment (ZTA) No. 10-001, and Site Plan Review (SPR) No. 10-001 for The Village at Bella Terra – Costco Wholesale that would facilitate the development of a regional commercial big-box retail with gasoline service station and mixed-use retail and residential project. In general, this project is a proposal to amend the planning areas within Specific Plan (SP) No. 13, establish warehouse sales outlets and gasoline service stations as permitted uses, create corresponding design and development standards for such uses, and develop a 154,113 square foot Costco Wholesale with associated 16-pump gas station and a mixed-use development consisting of 467 residential units and 30,000 square feet of general retail and restaurant uses. The Costco and gas station are proposed in Area A of SP 13 and the mixed use project is proposed in Area B of the specific plan. The approximately 24 acre master plan site is located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, and just east of the Union Pacific rail road line.

The project consists of the following entitlements:

General Plan Amendment No. 10-001 represents a request for the following:

- To amend the size of Subarea 5A from 46.90 acres to 52.35 acres. The current General Plan Land Use designation of CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre]) remains the same.
- To amend the size of Subarea 5B from 15.85 acres to 10.40 acres. The current General Plan Land Use designation of CR-F2-sp-mu (F14) (Regional Commercial-Specific Plan Overlay-Mixed Use Overlay-maximum 1.75 total FAR [0.2 Commercial FAR/45 du/acre]) remains the same.

Zoning Text Amendment No. 10-001 represents a request for the following:

- To amend the HBZSO by amending Specific Plan No. 13-Bella Terra Huntington Beach to:
  - Amend the sizes of Area A and Area B
  - Establish warehouse and sales outlets as a permitted use
  - Establish tire installations as a permitted use
  - Establish gas stations as permitted use
  - Include associated design and development standards for the new permitted uses

Site Plan Review No. 10-001 represents a request for the following:

- To permit demolition of the existing Mervyn's and Montgomery Wards store and auto repair to:
  - Develop a 154,113 sq ft Costco with tire sales/installation center, outside food service, and 16-pump gas station
  - Develop 467 multi-family residential units
  - Develop an additional 30,000 sq ft of mixed use retail and restaurants
  - Allow the number of parking spaces required for the entire mixed use project (warehouse and sales outlet, retail, office, restaurant, outdoor dining) to be based on a shared parking analysis
  - Allow a 3'-6" retaining wall along the western boundary of SP 13 in-lieu of the maximum 2'-0" retaining wall permitted

In addition, an Addendum to the previously certified Environmental Impact Report (EIR No. 07-03) has been prepared for the project. A Study Session to review the Addendum EIR is scheduled for August 10, 2010.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property – Area A	CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre])	Specific Plan No. 13-Bella Terra Huntington Beach	Vacant Commercial-Former Mervyn's, in-line retail, Montgomery Ward store, and auto repair
Subject Property – Area B	CR-F2-sp-mu-(F14) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.75 FAR [MU-0.2{C}/45 du/acre])		
North of Subject Property (across Center Avenue)	M-sp (Mixed Use-Specific Plan Overlay)	Specific Plan No. 1-North Huntington Center Specific Plan	Old World Village
West of the Subject Property	CR-F2-d (Commercial Regional-0.50 Floor Area Ratio-Design Overlay) and CR-F1-d (Commercial Regional-0.35 Floor Area Ratio-Design Overlay)	Beach Edinger Corridor Specific Plan	Vacant Retail Building (former Levitz Furniture Store) and College Country Center (site of the proposed Amstar/Red Oak project)

LOCATION	GENERAL PLAN	ZONING	LAND USE
East of Subject Property	CR-F2-sp-mu (F9) (Commercial Regional—0.50 Floor Area Ratio—Specific Plan Overlay—Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre])	Specific Plan No. 13-Bella Terra Huntington Beach	Bella Terra Mall
South of Subject Property (across Edinger Avenue)	CR-F2-d (Commercial Regional—0.50 Floor Area Ratio—Design Overlay)	CG (Commercial General)	Retail Buildings

The 24-acre master plan site is currently developed with a vacant Meryn's Store, in-line retail stores, Montgomery Ward building, and associated auto repair facility.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
General Plan Amendment:	Not Applicable
Zoning Text Amendment:	Not Applicable
Site Plan Review: June 17, 2010	See Below

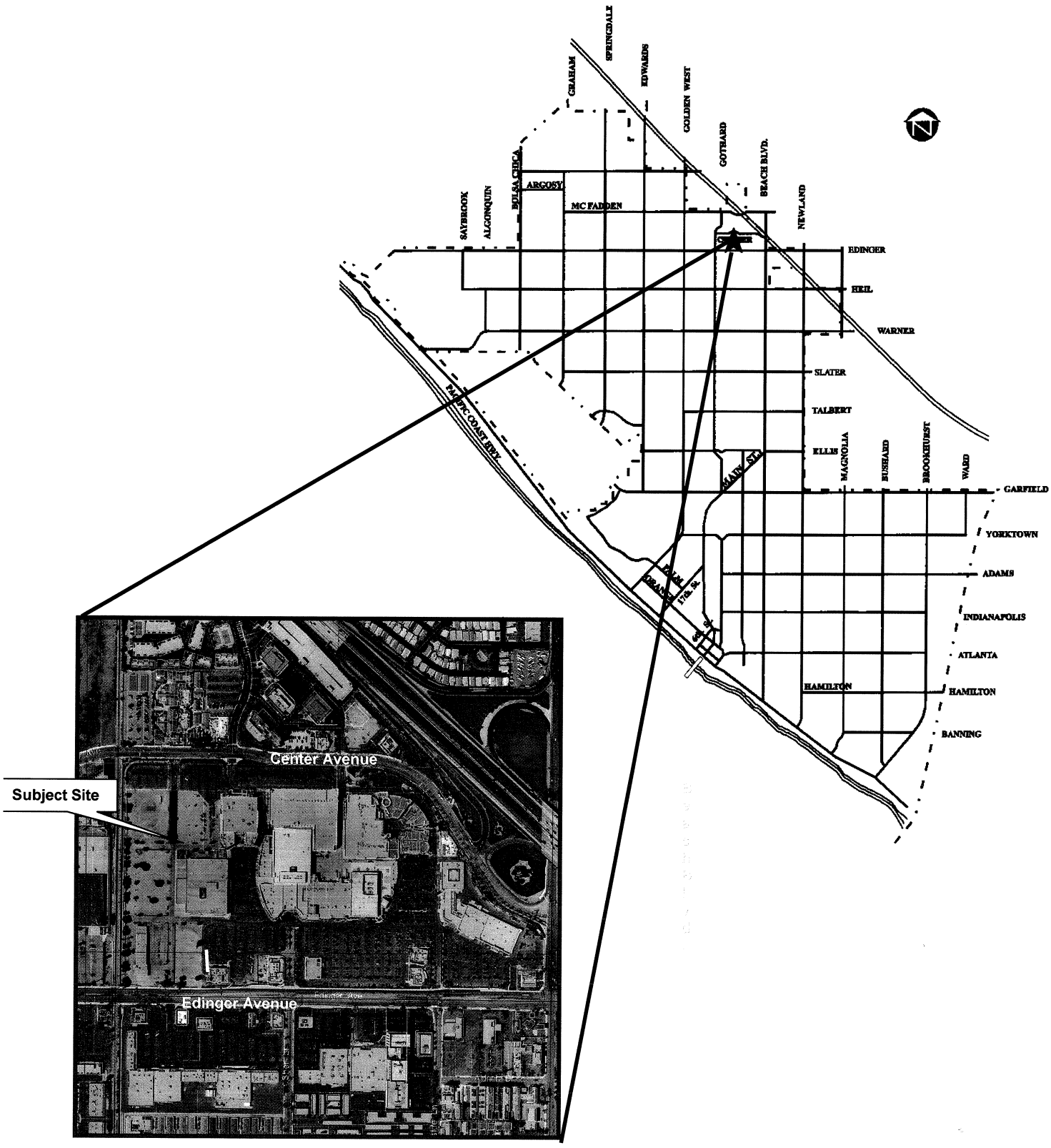
The site plan review processing is contingent on the legislative amendments being reviewed and approved by the City Council. The site plan review cannot be approved until the City Council takes action on the legislative items and permits cannot be issued until the legislative items become effective. A second Planning Commission study session is scheduled for August 10, 2010. The formal public hearing is tentatively scheduled for August 24, 2010.

CEQA ANALYSIS/REVIEW

EIR No. 07-03, certified by the Planning Commission on October 14, 2008, analyzed the potential environmental impacts associated with implementation of the previously proposed mixed use project and identified appropriate mitigation measures. An Addendum to EIR No. 07-03 has been prepared to compare the revised project to the previously proposed project. The Addendum will be introduced to the Planning Commission at the August 10, 2010 Study Session. No action is required for the Addendum to EIR No. 07-03.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

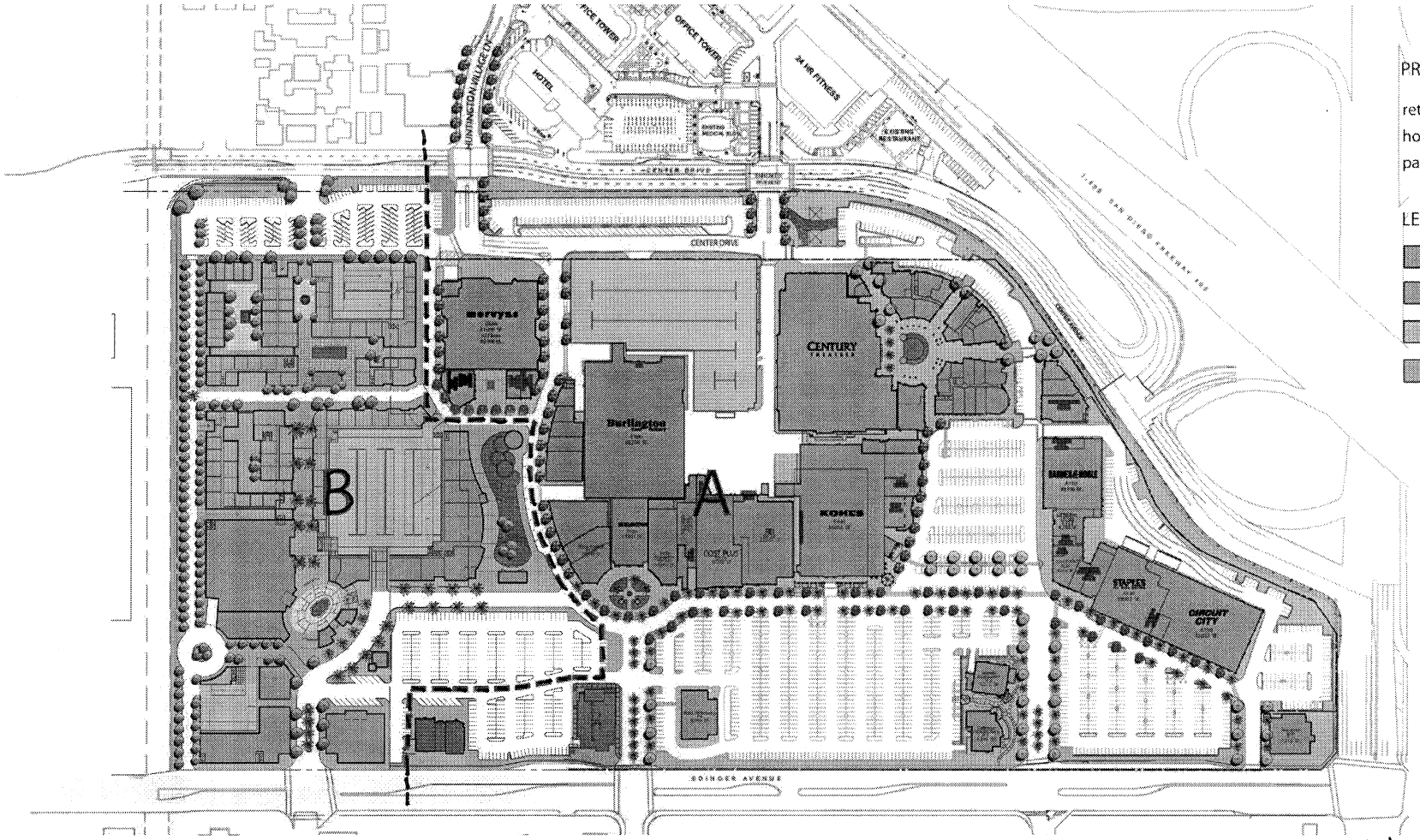
The analysis and conclusions included in GPA No. 10-001, ZTA No. 10-001, and SPR No. 10-001 reflect and are based in part on consultation with the Departments of Planning and Building, Community Services, Economic Development, Fire, Police, and Public Works. There are no other responsible public agencies for the general plan amendment, zoning text amendment, or site plan review.



VICINITY MAP

GENERAL PLAN AMENDMENT NO. 10-001, ZONING TEXT AMENDMENT NO. 10-001, AND SITE PLAN REVIEW NO. 10-001 (THE VILLAGE AT BELLA TERRA – COSTCO - 7601 EDINGER AVENUE)

ATTACHMENT NO. 1



PROGRAM SUMMARY

retail space.....136,910 s.f.
housing units.....500 units
parking spaces.....1,000 public
935 residential

LEGEND

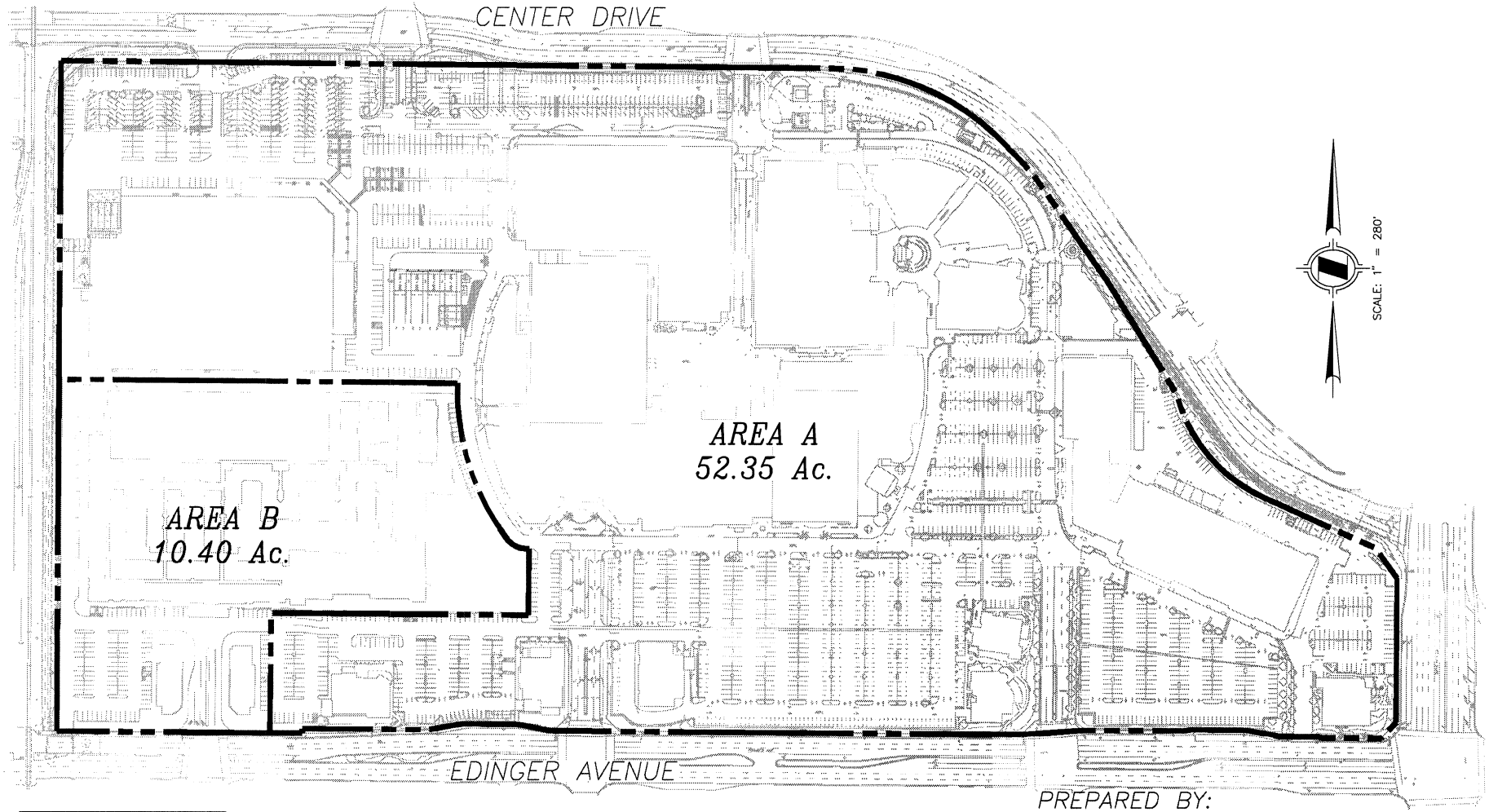
- open space
- retail
- residential
- existing buildings

Current General Plan and
specific Plan No. 13
Areas A and B

ATTACHMENT NO. 2

BELLA TERRA

PROPOSED S.P.-13 DESIGNATION AREAS WITH SITE LAYOUT



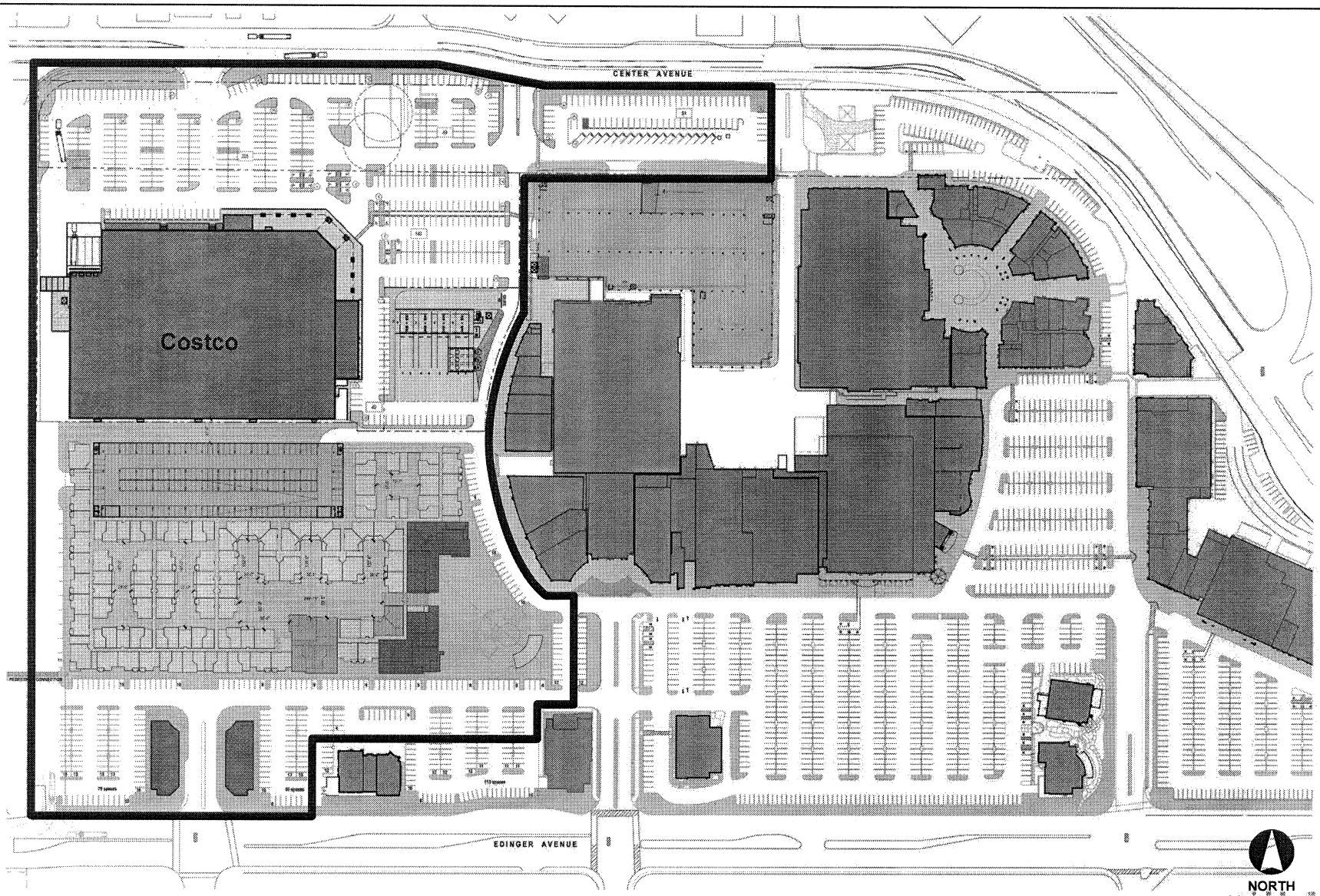
ATTACHMENT NO. 3

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
07/15/10 BY: KC
DATE OF THIS PLOT
07/15/10

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (714) 583-1010 ▪ FX: (714) 583-0759

PLOTTED BY: Katherine Chickering DATE: Jul. 15, 2010 10:14:18 AM FILE: F:\0448\Engineering\OA_Project\Exh_Misc\Exh_GP_Prop Areas_bldgs.dwg



Source: KTGY, 2010.

Revised Project SIte

FIGURE **2-6**

Revised Conceptual Master Plan

0D2138300

The Revised Village at Bella Terra/Costco

06104 | JCS | 10

ATTACHMENT NO. 4

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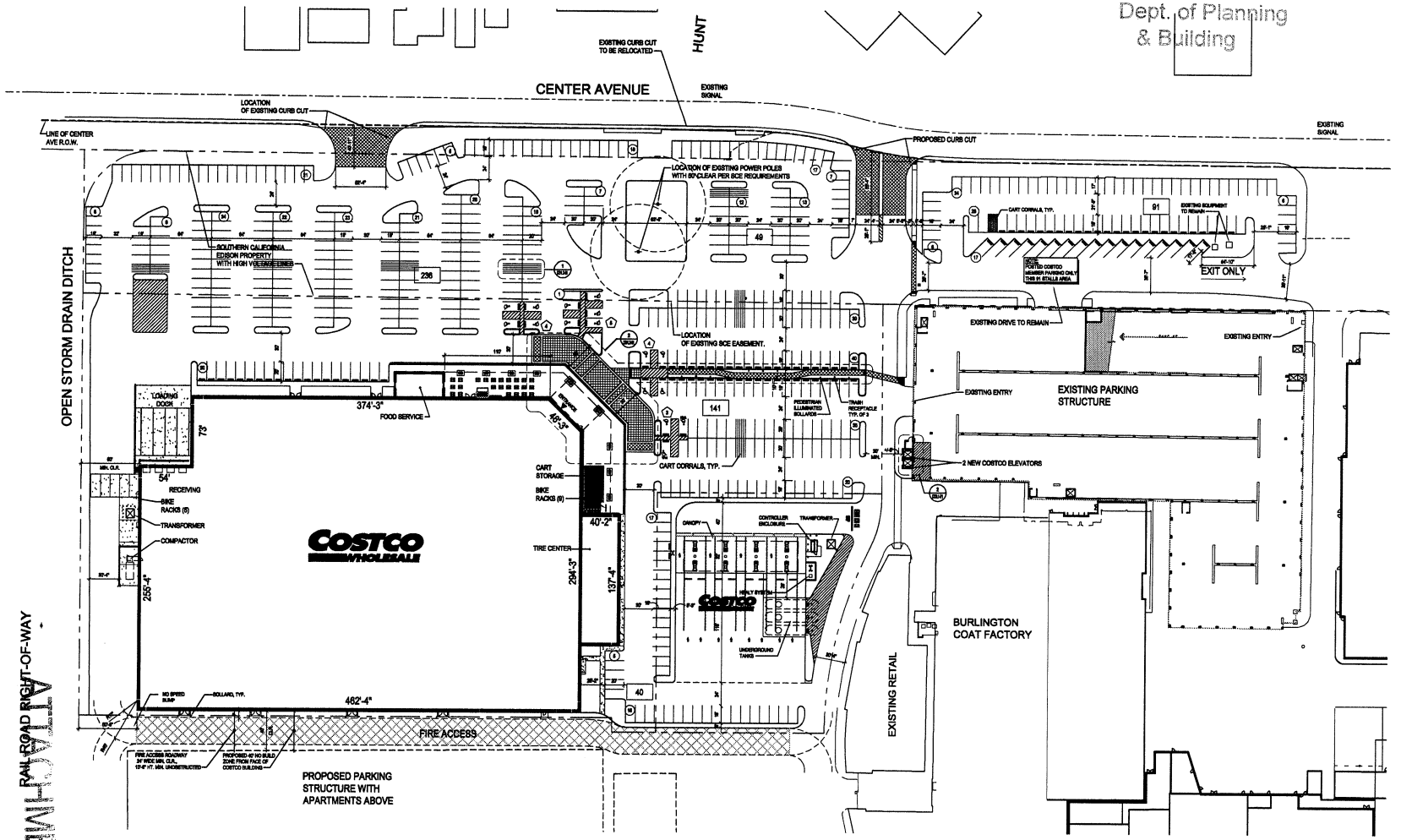

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC BEACH BLVD & EDINGER AVE HUNTINGTON BEACH, CA 92647
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING FUSCOE ENGINEERING "CONCEPTUAL GRADING" PLAN DATED PLANNING SUBMITAL03/04/10

BUILDING DATA:

TOTAL BUILDING AREA:	154,113 S.F.
INCLUDES:	
WAREHOUSE MAIN LEVEL	145,586 S.F.
TIRE CENTER	5,692 S.F.
OUTSIDE FOOD SERVICE	1,260 S.F.
MEZZANINE (OCCUPIED)	1,475 S.F.

PARKING DATA:

TOTAL PARKING PROVIDED:	777 STALLS
INCLUDES:	
PARKING PROVIDED	
① 10' WIDE STALLS	541 STALLS
② ACCESSIBLE STALLS	16 STALLS
PARKING STRUCTURE STALLS	220 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA:	5.04 STALLS
JURISDICTIONAL PARKING REQUIRED 1 STALL / 200 SF:	771 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50' - 0"

COSTCO WHOLESALE
HUNTINGTON BEACH, CA

NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

MULVANNY G2 ARCHITECTURE
1110 112TH AVE. NE | SUITE 500
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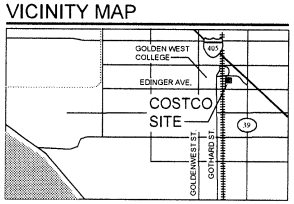
t 425.463.2000 | f 425.463.2002
MulvannyG2.com

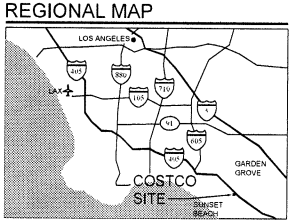
09-0189-01
MAY 26, 2010
CONCEPT
SITE PLAN

DD1.1-18

VICINITY MAP



REGIONAL MAP



COSTCO WHOLESALE

HUNTINGTON BEACH, CALIFORNIA

CONCEPT SITE PLAN

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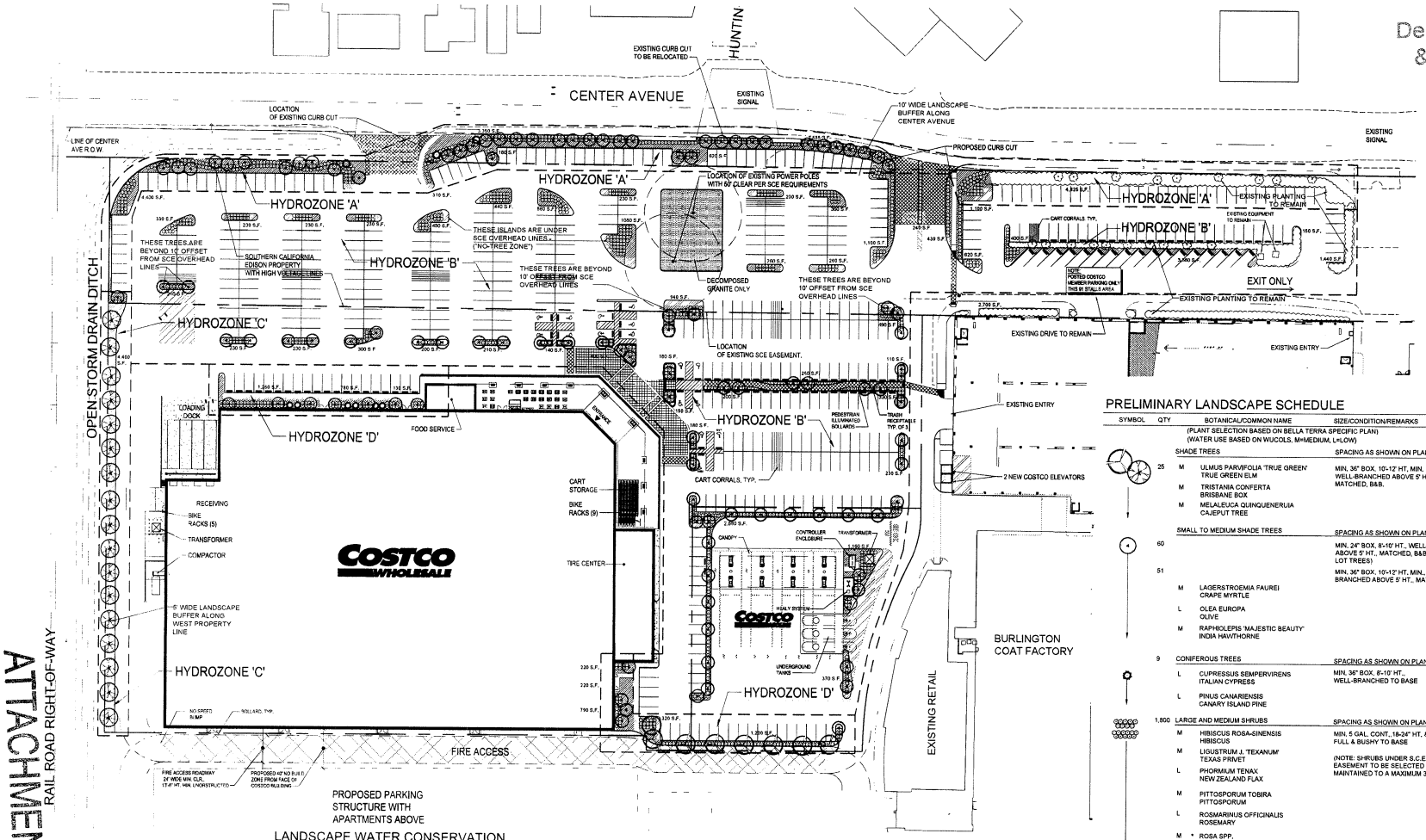

ATTACHMENT NO. PC 2

Planting Notes

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
2. ALL NEW SHRUB AND GROUNDCOVER AREAS ARE TO BE MULCHED WITH A MINIMUM 2" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE WATER CONSERVATION CONCEPT STATEMENT

Project: Costco Wholesale, Huntington Beach
Planning Entitlement Number:
Public Works Plancheck Number:
Project Location: NWC Beach Blvd & Edinger Ave (Bella Terra)
Tentative Tract Number:
Landscape Architect: Weisman Design Group, Inc, PS

Total Landscape Planting area in square feet: 51,320 sf
Total Special Landscape area in square feet: 0 sf

Included in this project submittal package are:
(Check to indicate completion and circle descriptive amount)

1. Maximum Applied Water Allowance: 846,284 gallons or cubic feet/year
2. ✓ Estimated Applied Water Use: 690,538 gallons or cubic feet/year
3. ✓ Landscape Design Plan
4. Irrigation Design Plan
5. Irrigation Schedules
6. Maintenance Schedule
7. Landscape Irrigation Audit Schedule
8. Grading Design Plan
9. Soil Analysis

Description of Project:
The landscape at the new Costco Wholesale at Bella Terra is designed for a strong visual connection to the surrounding development (an "Italian Village") and neighborhood. Plant selection is primarily based on the Bella Terra Specific Plan. Plants are grouped into distinct hydrozones with similar watering needs. The use of drip irrigation design, smart technologies, and rain sensing device is intended to provide high irrigation efficiency. Soil analysis, both for existing and for imported topsoil, will be utilized to provide a healthy growing medium for plant materials. Location and selection of trees is designed to allow for the greatest chance of long-term health and project success. Plants within SCE easement will be selected to meet all requirements of SCE. The landscape and irrigation design is intended to meet all City requirements.

Prepared by: Mark Weisman, ASLA
Title: Principal
CA License No.: 3736

PLANT HYDROZONES
All hydrozones include drip-type irrigation, medium water use plants

Hydrozone 'A' (Street frontage): 17,470 SF (34%)
Hydrozone 'B' (Parking lot): 24,530 SF (48%)
Hydrozone 'C' (Perimeter): 4,40 SF (9%)
Hydrozone 'D' (Foundation): 4,920 SF (9%)

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	566,556 S.F.
LANDSCAPE AREA REQUIRED:	45,325 S.F. (8%)
LANDSCAPE AREA (GROSS):	51,320 S.F.
SUBTRACT:	
18" WIDE STEP-OFF AREAS ADJACENT PARKING STALLS:	-2,500 S.F.
24" WIDE CAR OVERHANGS ADJACENT PARKING STALLS:	-3,460 S.F.
TOTAL LANDSCAPE AREA PROVIDED:	45,360 S.F. (8%)
SITE PARKING LOT STALLS:	557
PARKING LOT TREES REQUIRED:	56 (1 PER 10 STALLS)
PARKING LOT TREES PROVIDED:	64

PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
		(PLANT SELECTION BASED ON BELLA TERRA SPECIFIC PLAN) (WATER USE BASED ON WUCOLS, M=MEDIUM, L=LOW)	
		SHADE TREES	SPACING AS SHOWN ON PLAN
	25 M	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	MIN. 36" BOX, 10'-12' HT, MIN. WELL-BRANCHED ABOVE 5' HT., MATCHED, B&B.
	M	TRISTANIA CONFERTA BRISBANE BOX	
	M	MELALEUCA QUINQUENERUIA CAJEPUT TREE	
		SMALL TO MEDIUM SHADE TREES	SPACING AS SHOWN ON PLAN
	60		MIN. 24" BOX, 8'-10' HT., WELL-BRANCHED ABOVE 5' HT., MATCHED, B&B. (PARKING LOT TREES)
	51		MIN. 36" BOX, 10'-12' HT, MIN., WELL-BRANCHED ABOVE 5' HT., MATCHED, B&B.
	M	LAGERSTROEMIA FAUREI CRAPE MYRTLE	
	L	OLEA EUROPA OLIVE	
	M	RAPHIOLEPIS 'MAJESTIC BEAUTY' INDIA HAWTHORNE	
	9	CONIFEROUS TREES	SPACING AS SHOWN ON PLAN
	L	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	MIN. 36" BOX, 8'-10' HT., WELL-BRANCHED TO BASE
	L	PINUS CANARIENSIS CANARY ISLAND PINE	
	1,800	LARGE AND MEDIUM SHRUBS	SPACING AS SHOWN ON PLAN
	M	HIBISCUS ROSA-SINENSIS HIBISCUS	MIN. 5 GAL. CONT., 18-24" HT. & SPR. FULL & BUSHY TO BASE
	M	LIGUSTRUM J. 'TEXANUM' TEXAS PRIVET	(NOTE: SHRUBS UNDER S.C.E. EASEMENT TO BE SELECTED AND/OR MAINTAINED TO A MAXIMUM 36" HEIGHT.)
	L	PHORMIUM TENAX NEW ZEALAND FLAX	
	M	PITTOSPORUM TOBIRA PITTOSPORUM	
	L	ROSMARINUS OFFICINALIS ROSEMARY	
	M *	ROSA SPP. SHRUB ROSE	
	2,500	SMALL SHRUBS AND ACCENT PLANTS	
	M	ASPIDISTRA ELATIOR CAST-IRON PLANT	MIN. 5 GAL. CONT.,15-18" HT. & SPR. FULL & BUSHY TO BASE.
	L *	BOUGAINVILLEA SP BOUGAINVILLEA	(NOTE: SHRUBS UNDER S.C.E. EASEMENT TO BE SELECTED AND/OR MAINTAINED TO A MAXIMUM 36" HEIGHT.)
	L	JUNIPEROUS CHINENESIS 'PARSONII' PARSONII JUNIPER	
	M	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	
		GROUNDCOVERS	
	M	GAZANIA 'SUNRISE YELLOW' GAZANIA	1 GAL, CONT. @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		EXISITNG PLANTING TO REMAIN	SAVE AND PROTECT

* = THESE PLANTS SPECIFICALLY TO NOT BE UTILIZED UNDER S.C.E. EASEMENT.

LICENSED LANDSCAPE ARCHITECT MARK WEISMAN #3745 EXPIRES 8/31/10 STATE OF CALIFORNIA

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST SEATTLE WA 98112
206-322-1732
WWW.WDGINC.COM

0 25' 50' 100'
1" = 50' - 0"

COSTCO WHOLESALE
HUNTINGTON BEACH, CA
NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

MULVANNY G2
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t 425.463.2000 | f 425.463.2002
MulvannyG2.com

09-0189-01
JUNE 1, 2010
CONCEPT LANDSCAPE PLAN

L1

COSTCO WHOLESALE CONCEPT LANDSCAPE PLAN

HUNTINGTON BEACH, CALIFORNIA

JUNE 1, 2010

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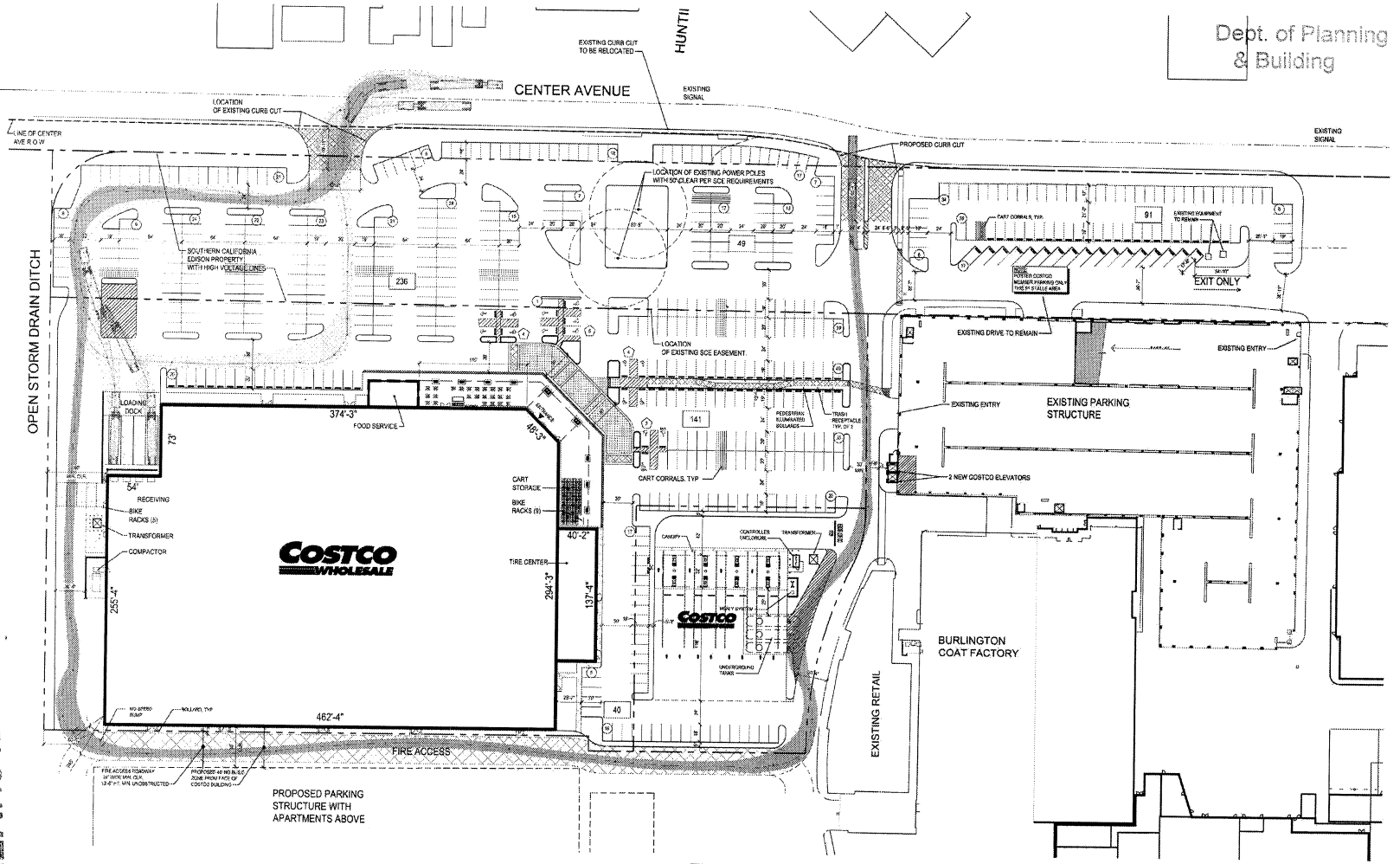

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC BEACH BLVD & EDINGER AVE HUNTINGTON BEACH, CA 92647
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING FUSCOE ENGINEERING "CONCEPTUAL GRADING" PLAN DATED PLANNING SUBMITAL03/04/10

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JURISDICTIONAL PARKING REQUIRED 1 STALL / 200 SF:	771 STALLS

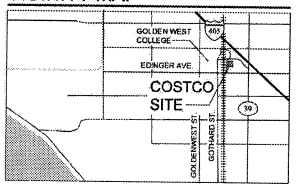
NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

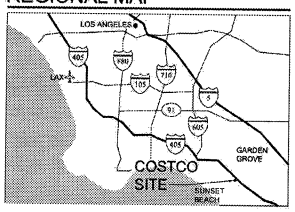
TRUCK TURN LEGEND

- WAREHOUSE RECEIVING
- FUEL FACILITY

VICINITY MAP



REGIONAL MAP



COSTCO WHOLESALE
HUNTINGTON BEACH, CA

NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

MULVANNY G2 ARCHITECTURE
1110 112TH AVE. NE | SUITE 500
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T 425.453.2000 | F 425.453.2002
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COSTCO WHOLESALE

HUNTINGTON BEACH, CALIFORNIA

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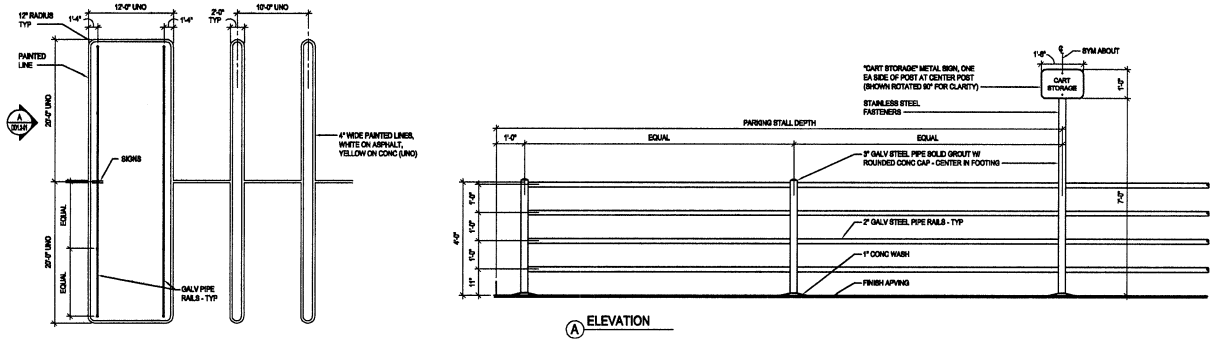
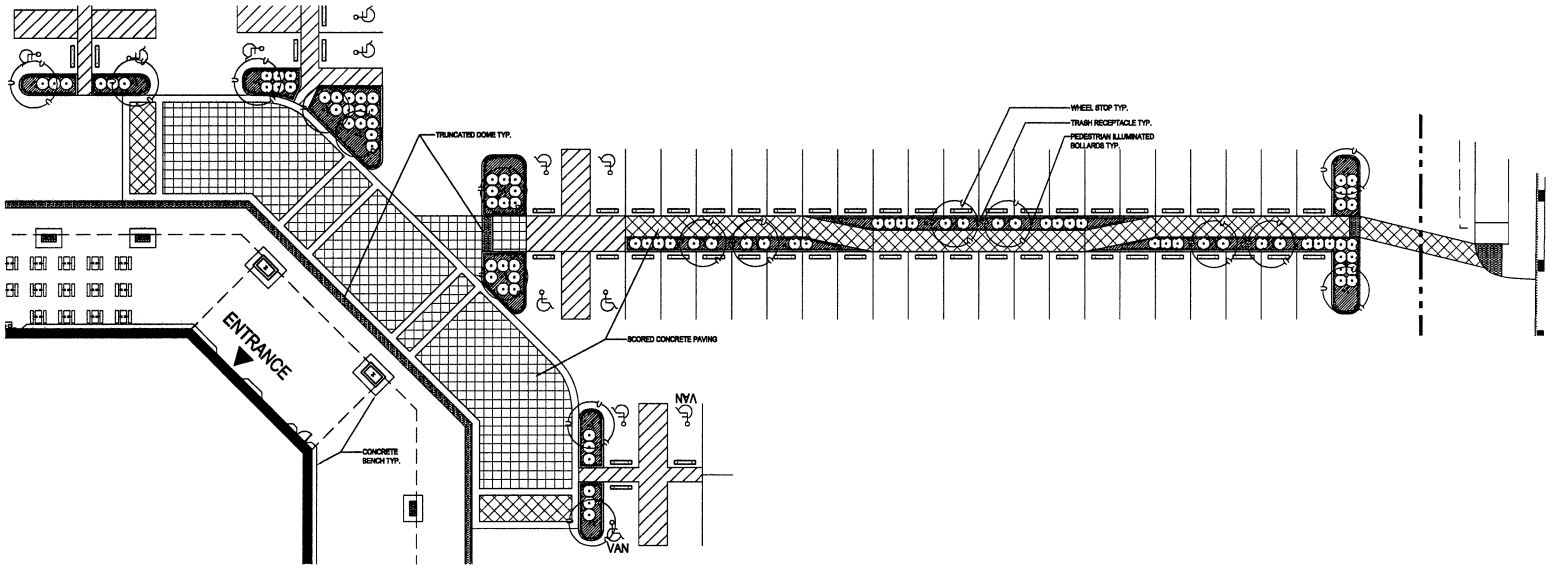


1 CART CORRAL AND TYPICAL PARKING STALL
SCALE: 1/8" = 1'-0"



2 PARTIAL ENLARGED ENTRY CANOPY PAVING PLAN
SCALE: 1/16" = 1'-0"

ATTACHMENT NO. 5.4

COSTCO WHOLESALE
HUNTINGTON BEACH, CA

NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

MULVANNY G2
1110 112TH AVE. NE | SUITE 500
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MulvannyG2.com

09-0189-01
MAY 28, 2010
CONCEPT
SITE PLAN DETAILS

DD1.2-01

COSTCO WHOLESALE CONCEPT SITE PLAN DETAILS

HUNTINGTON BEACH, CALIFORNIA

MAY 28, 2010

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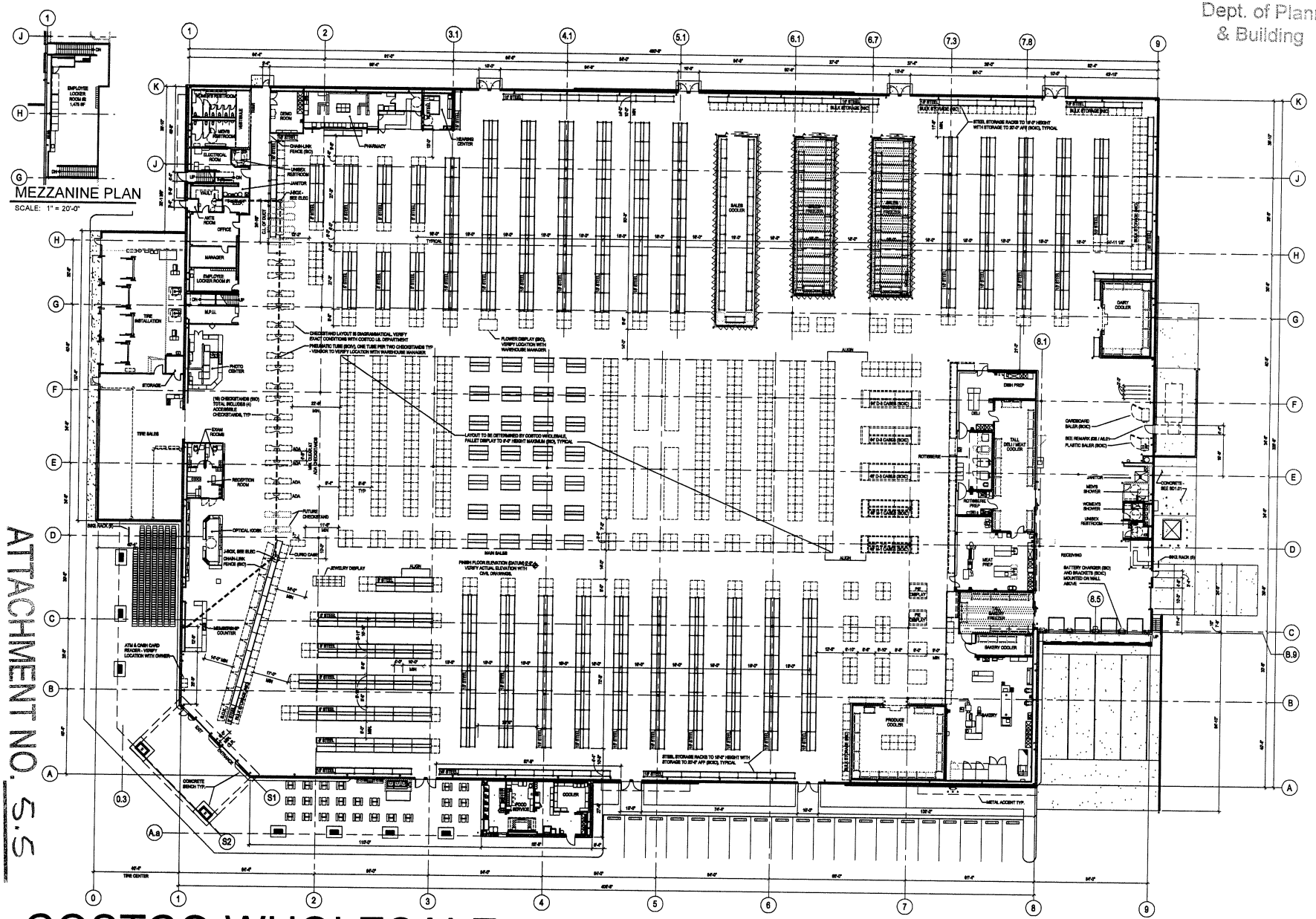

ATTACHMENT NO. 5.5

COSTCO WHOLESALE

HUNTINGTON BEACH, CALIFORNIA

CONCEPT FLOOR PLAN

MAY 26, 2010

PROJECT DATA

BUILDING DATA:	
BUILDING AREA	145,686 S.F.
TIRE CENTER	5,692 S.F.
FOOD SERVICE	1,260 S.F.
EMPLOYEE LOCKER RM #2	1,475 S.F.
TOTAL BUILDING	154,113 S.F.
BACK COURT:	
GROCERY RACKS (15 ft.)	218
CENTER SECTION	21,400 S.F.
HARDLINE RACKS (15 ft.)	160

NOTES:

COSTCO WHOLESALE
HUNTINGTON BEACH, CA

NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

MULVANNY G2 ARCHITECTURE
1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1.425.463.2000 | f 425.463.2002
MulvannyG2.com

09-0189-01
MAY 26, 2010
CONCEPT
FLOOR PLAN

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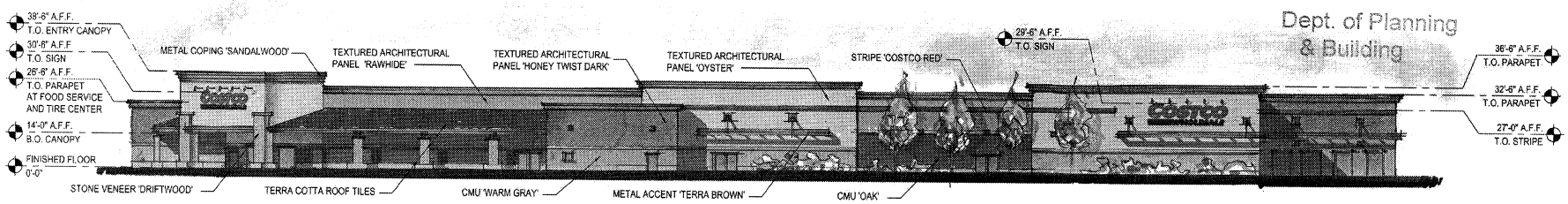
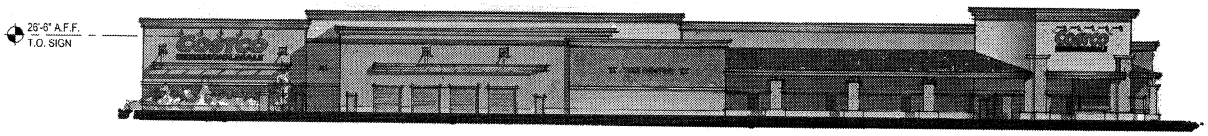
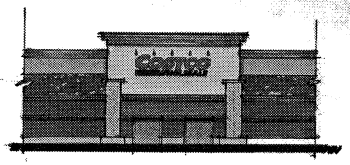


1 NORTH ELEVATION
SCALE: 1" - 20'



2 EAST ELEVATION
SCALE: 1" - 20'



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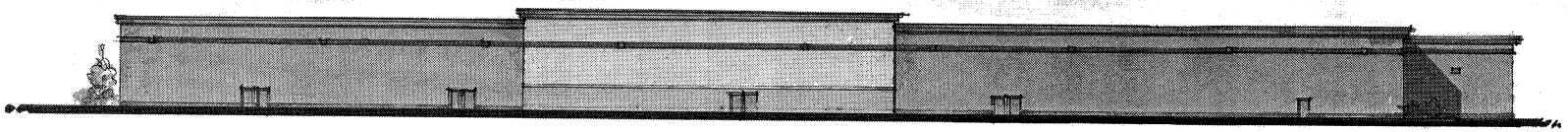
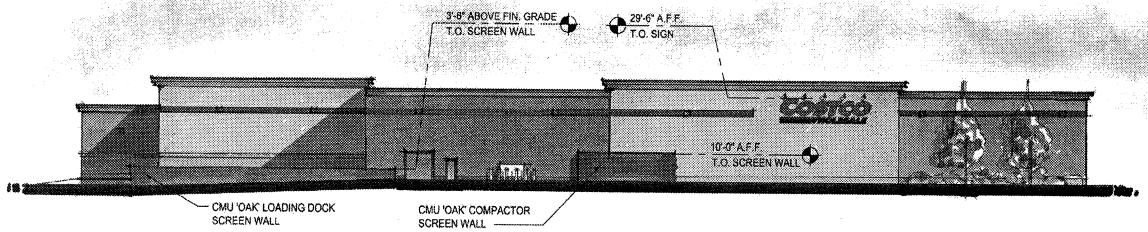
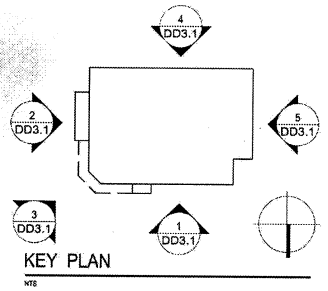
SCALE: 1" - 20'



4 SOUTH ELEVATION
SCALE: 1" - 20'



4 WEST ELEVATION
SCALE: 1" - 20'



KEY PLAN
NTS

0 10' 20' 40'
1" = 20'-0"

COSTCO WHOLESALE
HUNTINGTON BEACH, CALIFORNIA

MULVANNY G2
1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
T 425.453.2000 | F 425.453.2002
MulvannyG2.com

09-0189-01
05.28.10
CONCEPT ELEVATIONS

DD3.1-06

ATTACHMENT NO. S.4

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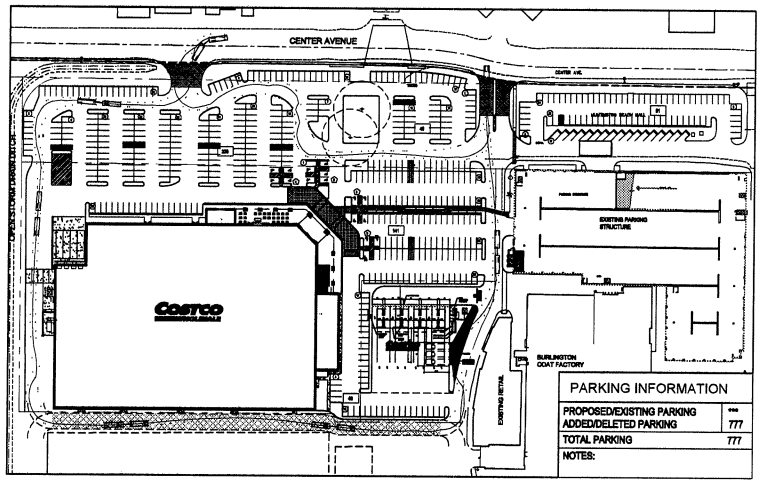
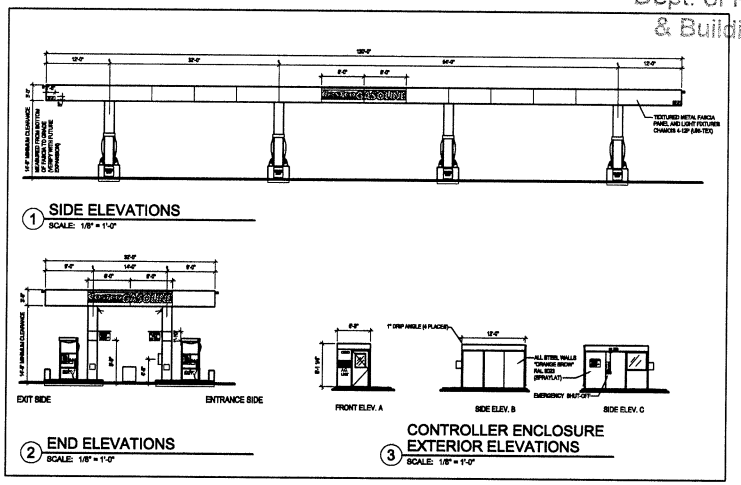


CONCEPT FUEL TRUCK ROUTE



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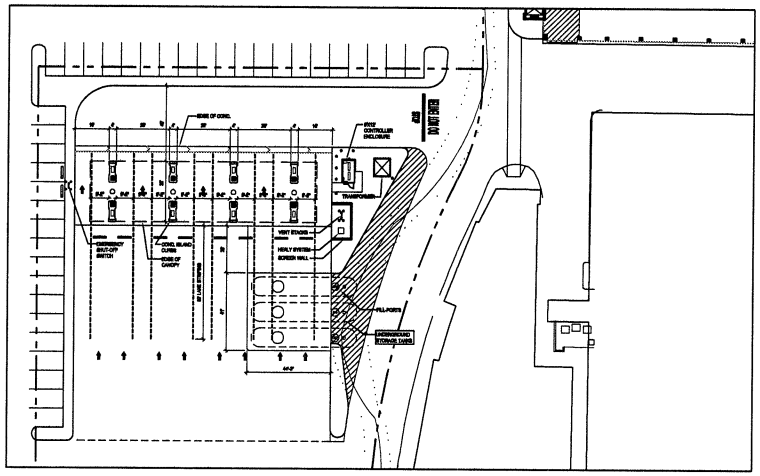
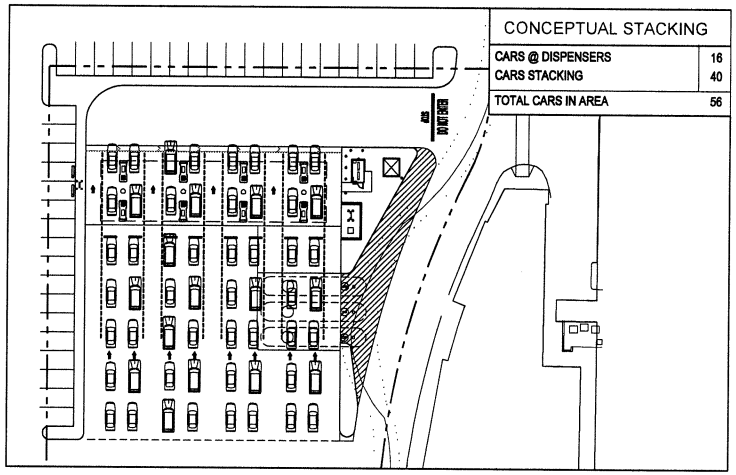


DETAIL SITE PLAN

0 15' 30' 60'



STACKING PLAN

0 15' 30' 60'

ATTACHMENT NO. 5.7

COSTCO WHOLESALE CONCEPT FUEL FACILITY PLAN

HUNTINGTON BEACH, CALIFORNIA

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HUNTINGTON BEACH, CA
NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA
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CONCEPT
GAS STATION PLAN

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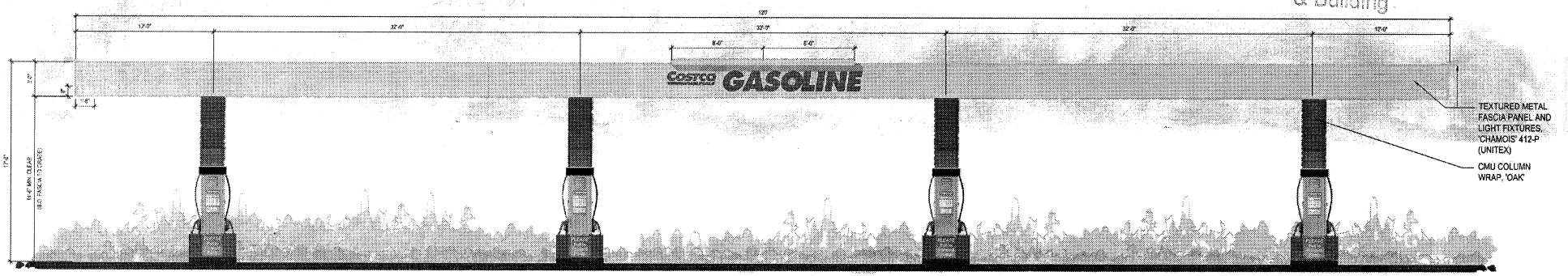
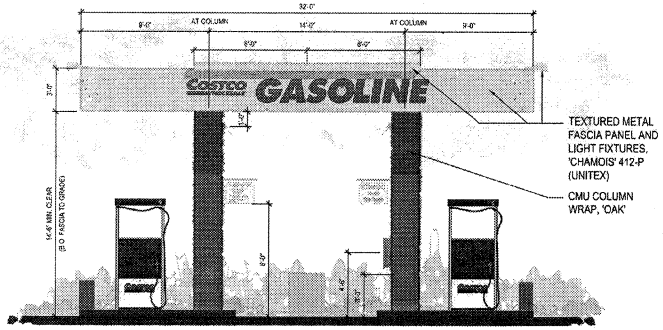
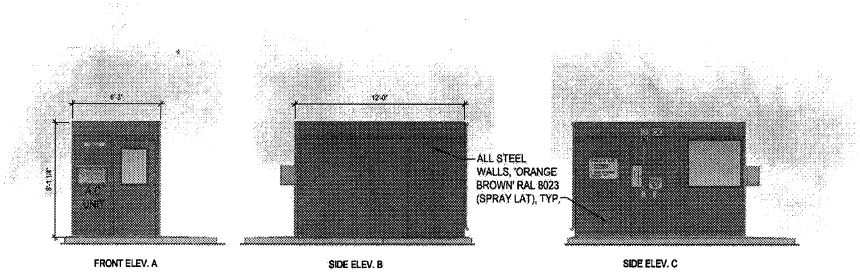


1 SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



2 END ELEVATIONS
SCALE: 1/4" = 1'-0"



3 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
1/4" = 1'-0"

ATTACHMENT NO. 5.8

COSTCO WHOLESALE
HUNTINGTON BEACH, CALIFORNIA

MULVANNY G2
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05.28.10
CONCEPT FUEL FACILITY ELEVATIONS

DD4.2-01

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CONCEPT FUEL FACILITY ELEVATIONS

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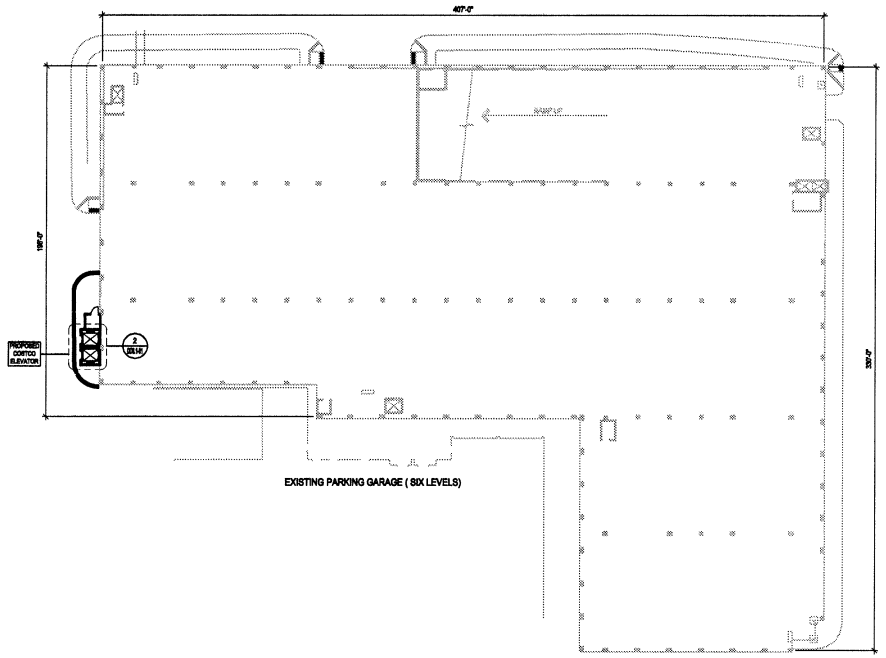
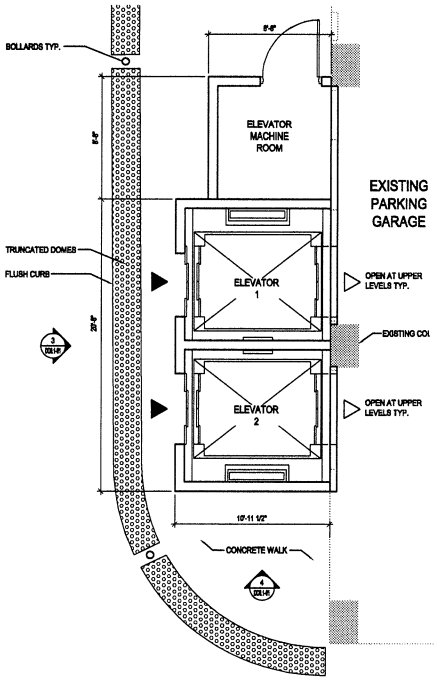
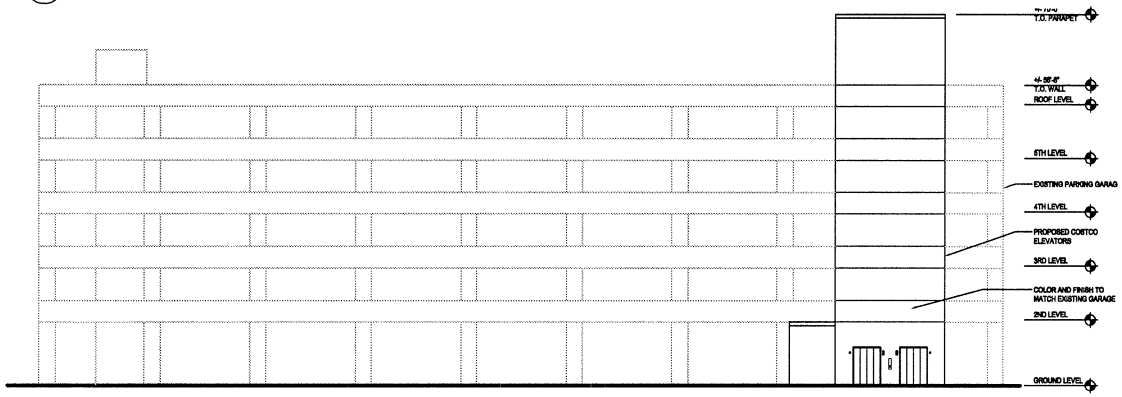


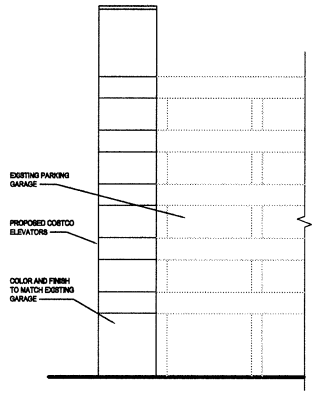
1 GROUND LEVEL PLAN
SCALE: 1/32" = 1'-0"



2 PARTIAL GROUND LEVEL
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION (NORTH SIMILAR)
SCALE: 3/32" = 1'-0"

DRAWING INFORMATION:
THIS PLAN AND PARKING STRIPPING HAS BEEN PREPARED USING BELLA TERRA PARKING STRUCTURE DRAWINGS BY PERKOWITZ + RUTH DATED 05/18/04 PROVIDE BY DJM DEVELOPMENT PARTNERS, INC.

ATTACHMENT NO. 5.9

COSTCO WHOLESALE
HUNTINGTON BEACH, CA

NWC BEACH BLVD. & EDINGER AVE.
HUNTINGTON BEACH, CA

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CONCEPT
ELEVATOR PLAN

DD9.1-01

COSTCO WHOLESALE CONCEPT ELEVATOR EXHIBIT

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L.1	Landscape Conceptual Plan

ZONING CONFORMANCE MATRIX

Min. Parcel Area	Bella Terra Specific Plan	1.5 acres	7.5 acres
Max. Building Height	Bella Terra Specific Plan	4 stories along Edinger Ave./ 5 stories south end	4 stories
Max. Additional Height for Pitched Roofs, Height of Architectural Features, etc.	Bella Terra Specific Plan	10'	see Comments
Min. Commercial Floor Area	Bella Terra Specific Plan	10,000	10,000
Min. Front Yard	Bella Terra Specific Plan	0'	0' - 10' - Varies at Courtyard Building
Min. Side Yard	Bella Terra Specific Plan	0'	0'
Min. Rear Yard	Bella Terra Specific Plan	0'	0'
Min. Setback	Bella Terra Specific Plan	Min. 0', Max. 20' unless if long landscaped or pedestrian walkway is provided in angled parking lot	0' - 10'
Min. Landscaping	Bella Terra Specific Plan	5%	5%
Min. Parking Lot Landscaping	Bella Terra Specific Plan	5%	5%
Min. Residential Balcony Area	Bella Terra Specific Plan	50 sf	50 sf
Min. Residential Open Space	Bella Terra Specific Plan	150 sf	150 sf
Min. Residential Parking Size	Bella Terra Specific Plan	9' x 19'	9' x 19'
Min. Drive Aisle Width	Bella Terra Specific Plan	24' for 90 degree spots	24' for 90 degree spots; 22' for 60 degree spots
Required Commercial Uses	Bella Terra Specific Plan	1st and ground floor	1st and ground floor
Retail/Leased Parking	Bella Terra Specific Plan	Shared parking per Section 231.06 of the Zoning Code: 75% of combined required parking per HBZSO Sect. 231.06, D)	75% of combined required parking per HBZSO Sect. 231.06, D)
Parking Structure Design	Sec. 231.06.D	1.) Pedestrian ramps which are visible from public streets shall be designed to appear as a flat surface. Ramps shall not exceed a maximum slope of 5% and shall be screened with decorative materials and landscaping. 2.) Parking structures which are visible from public streets shall be designed to appear as a flat surface. Ramps shall not exceed a maximum slope of 5% and shall be screened with decorative materials and landscaping. 3.) Parking structures which are visible from public streets shall be designed to appear as a flat surface. Ramps shall not exceed a maximum slope of 5% and shall be screened with decorative materials and landscaping. 4.) All parking structures shall be architecturally compatible with building to be serviced and shall comply with the standards for review and approval by the Design Review Board prior to finishing. The Design Review Board shall consider the following: Roofline treatment, Building materials, colors, styles, proportion, building materials, colors, signage, architectural features, and landscaping.	Maximum ramp slope is 5% / Vehicles commuted and screened for site consistent parking structure / screened from the residential parking structure / screened / opposite to the zone of open-multi-level parking / Maximum ramp slope is 5% / Vehicles commuted and screened for site consistent parking structure / Parking structures which are contiguous to any residential zone shall be designed so that the sloping portion of the parking structure is not visible from the residential zone. / Where not immediately adjacent to the residential building, the residential parking structure is buffered by 10% or more of landscape of the unused level, decorative screening walls and/or railing to visually screening the parked cars on the upper levels / Appropriate parking structure is architecturally compatible with the adjacent proposed structure with respect to the scale, proportions, finishing materials, colors, signage, architectural details, and landscape
Public Amenity Requirement for Area A & B Overlays	Bella Terra Specific Plan	Min. one public amenities required, at least 2 public art elements and 2 cafes features within common area	3 amenities with fountain and plaza art & entertainment zone in front of Suite. 3 Building Front entrance retail, Bistro and public art & Outdoor Event Lawn in Village Green. 3. Pop-Up Pavilion Outdoor living room area in Village Green 4. Residential entry courtyard
Parking Spaces Required	Sec. 231.06	Shared parking per Section 231.06	Shared parking
Transportation Demand Management	Sec. 231.09	The Planning Commission or Zoning Administrator may grant a reduction in the total number of required spaces as part of the entitlement for the use or uses, or by conditional use permit, when no other entitlement is required, where the applicant can demonstrate that the minimum use have divergent periods of time of day/time census operations hours or variability without reduced hours. Such parking use opportunity shall be subject to the following: 1.) The maximum reduction in spaces that building or use shall be required to provide shall be thirty percent (30%). 2.) Those shall be no restrictive the operating hours based on parking census data submitted by the applicant upon on the request; and 3.) A reference shall agreement for such uses with shall be provided by proper legal instrument, approved as to form by the City Attorney. The instrument shall be recorded in the Office of the County Recorder.	See shared parking study by others
Min. Residential Storage Area	Bella Terra Specific Plan	Average 80 cubic ft. per dwelling unit	Includes 6' min. all storage provided in each dwelling unit
Guidelines on "Green" Building	Bella Terra Specific Plan	Incorporation of "Green" Building practices shall be implemented into the design of the proposed structures and encouraged with implementation of sustainable building practices shall 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 at Build to Suite's Green Building Guidelines and Rating Systems. In addition, at least one building minimum LEED certified and one building minimum LEED certified.	Yes will incorporate Sustainable Green Building Practices where economically feasible.
Min. Affordable Housing	Bella Terra Specific Plan	Affordable housing a minimum of 15% of the total units shall be provided as affordable living units and meet the current Standards of Section 231.04 of the Huntington Beach Zoning and Subdivision Ordinance, as may be amended from time to time. Prior to the issuance of any building permit for the first residential unit, the applicant shall enter into an agreement with the City to meet the requirements, that must be recorded prior to the commencement of any residential unit. Prior to the issuance of the first occupancy permit for any residential building permit, an Affordable Housing Plan and Agreement shall be signed by the property owner and the City Council and the Agreement shall be recorded at the Orange County Clerk Recorder's Office. 1 in 7 affordable units for last 7 unit units.	15% Currently
Pedestrian Access	Bella Terra Specific Plan	Site is augmented by an on-site pedestrian walkway network, publicly-future pedestrian and bicycle access is provided via an approximately ten-acre public pedestrian/bicycle network that includes the Bella Terra Village Green, Bella Terra Boulevard, and the Bella Terra Promenade. Additionally, the project proposes a pedestrian/bicycle connection to the Bella Terra Specific Plan area via the Edinger Avenue bridge. Finally, the project proposes a pedestrian/bicycle connection to the Bella Terra Specific Plan area via the Edinger Avenue bridge.	Provision for a pedestrian connection for residents of the Edinger Corridor, shall be provided when adjacent property has been developed
Bicycle Parking	Sec. 231.04.H.b	2 bicycle racks for every 4 units, 1 of 2 secure lockers provided for each vital units.	Provision for 112 bicycle have been proposed

THE VILLAGE AT BELLA TERRA

DJM Capital Partners, Inc.

TITLE SHEET

HUNTINGTON BEACH, CA

T.1

Architecture+Planning
17922 Fitch
Irvine, CA 92614
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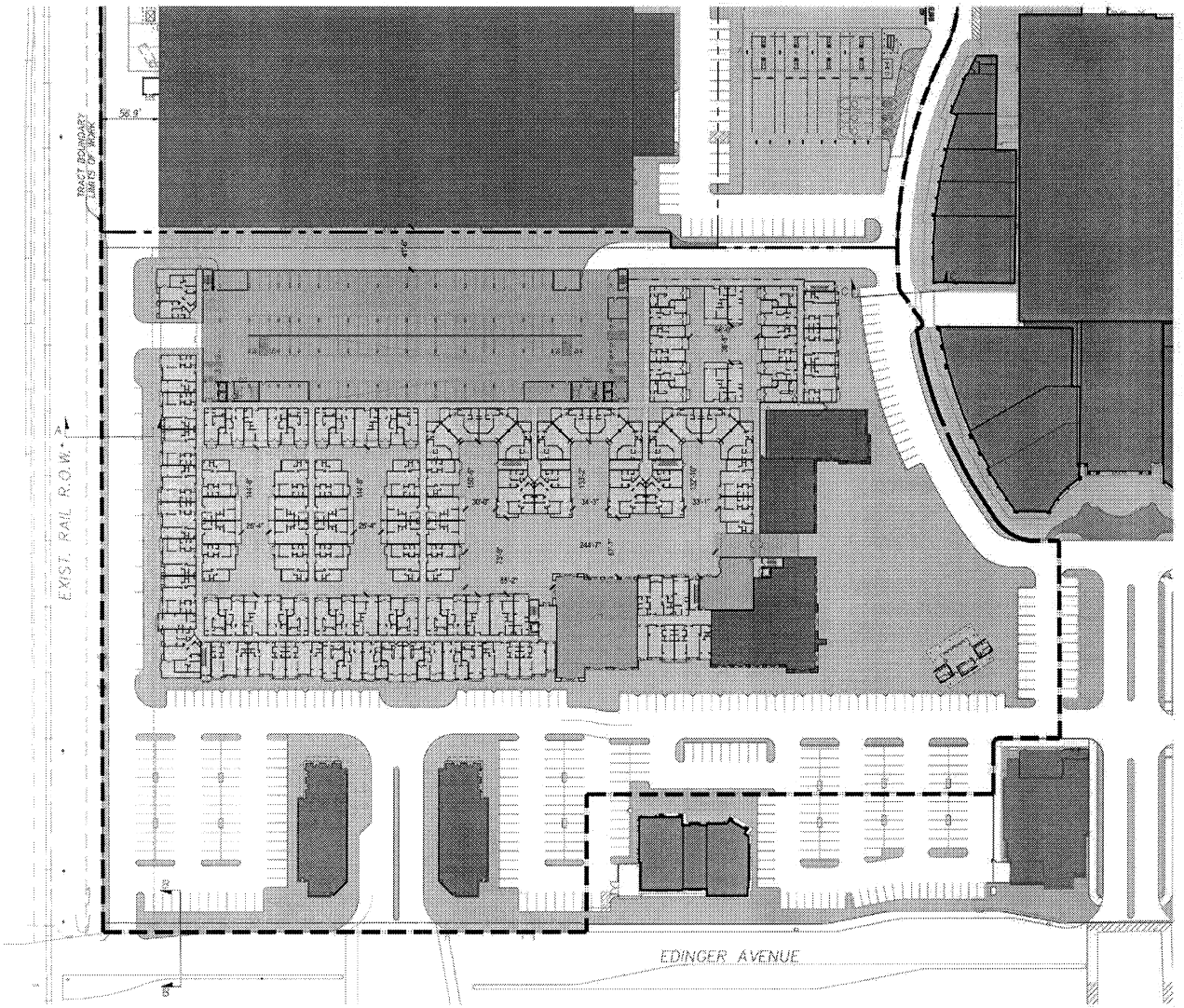

SITE SUMMARY

UNIT MIX

PLAN	TYPE	S.F.	# OF UNITS
Plan 1	Studio	503	20
Plan 2	Studio	586	70
Plan 3	1Br/1Ba	724	70
Plan 4	1Br/1Ba	732	70
Plan 5	1Br+Den/1Ba	926	56
Plan 6	2Br/2Ba	1069	106
Plan 7	2Br/2Ba	1230	24
Plan 8	3Br/2Ba	1364	30
Plan 9	1BR+Loft/1Ba	871	10
Plan 10	2BR+Loft/2Ba	1210	11
Total			**467**

RETAIL SUMMARY

BLDG. A	17,500 s.f. Retail
BLDG. B	6,000 s.f. Retail
BLDG. C	6,000 s.f. Retail

PARKING SUMMARY

Required:		
Studio/1Br	1 Stall/Unit	296
2 Br	2 Stalls/Unit	282
3 Br	2.5 Stalls/Unit	75
Total Residential		**653**
Provided:		
Resident Garage Stalls		**700**
Guest Stalls		To be satisfied by Shared Parking Study

THE VILLAGE AT BELLA TERRA

CONCEPTUAL SITE PLAN

HUNTINGTON BEACH, CA

A1.1

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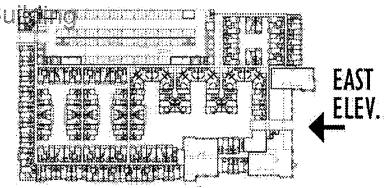
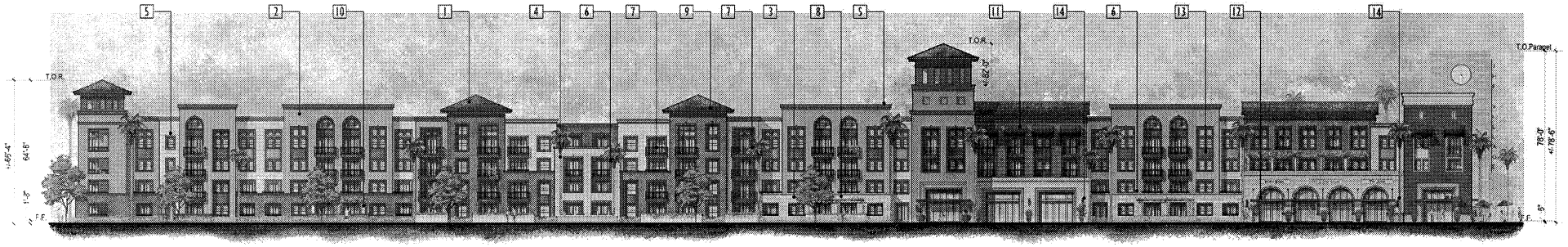


N.T.S. KEY PLAN



SOUTH ELEVATION

EAST (PLAZA) ELEVATION

MATERIAL LEGEND

1	S-TILE ROOF
2	STUCCO FINISH
3	STONE VENEER
4	BRICK VENEER
5	STUCCO FINISHED TRIM
6	PRE-CAST TRIM
7	METAL RAILING
8	WOOD TRELLIS
9	WOOD RAFTER TAILS
10	FIBERGLASS COLUMN
11	CANVAS AWNING W/ METAL BRACKETS
12	METAL AWNING
13	SMOOTH CEMENTICIOUS PANEL
14	LIGHT FIXTURE

NOTE: REFER TO LANDSCAPE PLAN FOR LANDSCAPE SPECIES & PLACEMENT

THE VILLAGE AT BELLA TERRA

BUILDING A - ELEVATIONS

HUNTINGTON BEACH, CA

A2.0

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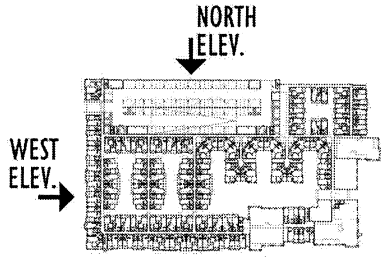
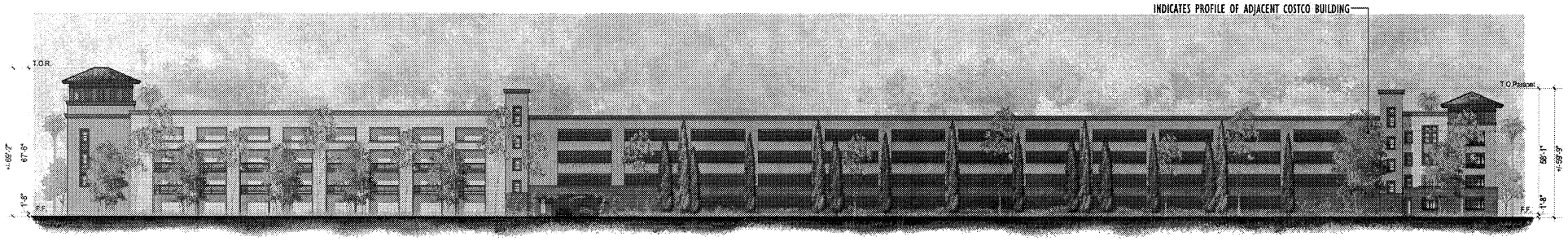
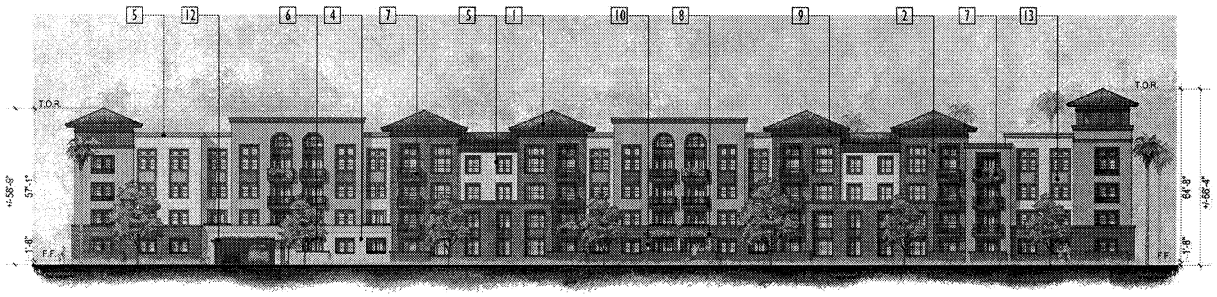


N.T.S. KEY PLAN



NORTH ELEVATION



WEST ELEVATION

MATERIAL LEGEND

1 S-TILE ROOF
2 STUCCO FINISH
3 STONE VENEER
4 BRICK VENEER
5 STUCCO FINISHED TRIM
6 PRE-CAST TRIM
7 METAL RAILING
8 WOOD TRELLIS
9 WOOD RAFTER TAILS
10 FIBERGLASS COLUMN
11 CANVAS AWNING W/ METAL BRACKETS
12 METAL AWNING
13 SMOOTH CEMENTICIOUS PANEL
14 LIGHT FIXTURE

NOTE: REFER TO LANDSCAPE PLAN FOR LANDSCAPE SPECIES & PLACEMENT

Scale 1/16"=1'-0" 0 8 16 32

THE VILLAGE AT BELLA TERRA

BUILDING A - ELEVATIONS

A2.1

DJM CAPITAL PARTNERS, INC.

HUNTINGTON BEACH, CA

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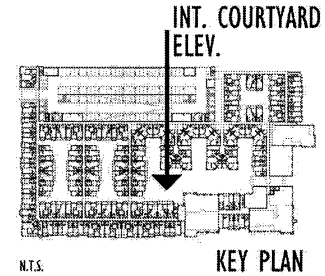

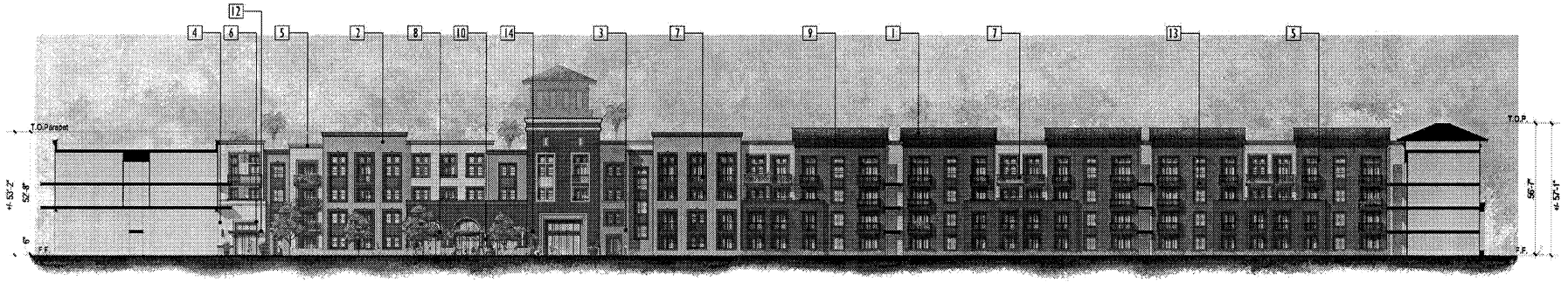

INTERIOR COURTYARD ELEVATION

MATERIAL LEGEND

1 S-TILE ROOF
2 STUCCO FINISH
3 STONE VENEER
4 BRICK VENEER
5 STUCCO FINISHED TRIM
6 PRE-CAST TRIM
7 METAL RAILING
8 WOOD TRELLIS
9 WOOD RAFTER TAILS
10 FIBERGLASS COLUMN
11 CANVAS AWNING W/ METAL BRACKETS
12 METAL AWNING
13 SMOOTH CEMENTICIOUS PANEL
14 LIGHT FIXTURE

NOTE: REFER TO LANDSCAPE PLAN FOR LANDSCAPE SPECIES & PLACEMENT

Scale 1/16"=1'

THE VILLAGE AT BELLA TERRA

BUILDING A - ELEVATIONS

A2.2

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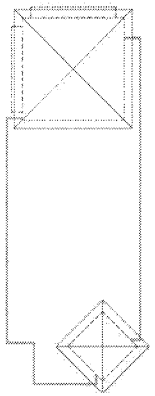
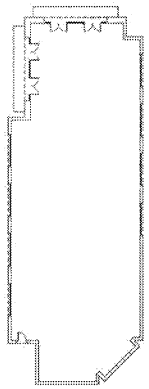


RETAIL
ROOF PLAN



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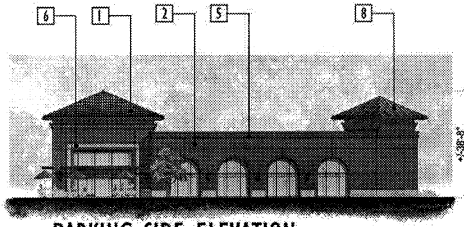
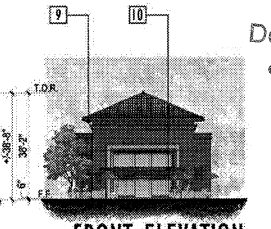
FLOOR PLAN

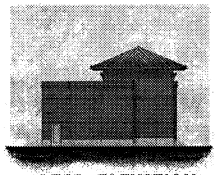


PARKING SIDE ELEVATION



FRONT ELEVATION

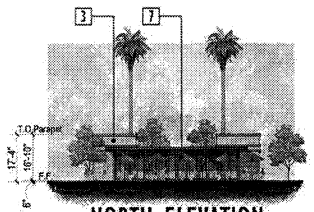
ENTRY DRIVE ELEVATION



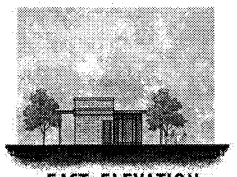
REAR ELEVATION

MATERIAL LEGEND

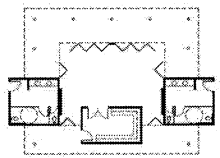
1 S-TILE ROOF
2 STUCCO FINISH
3 STONE VENEER
4 BRICK VENEER
5 STUCCO FINISHED TRIM
6 PRE-CAST TRIM
7 METAL POST
8 METAL ROOF
9 WOOD RAFTER TAILS
10 METAL AWNING



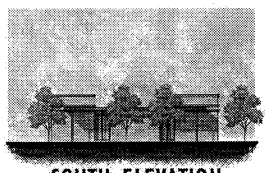
NORTH ELEVATION



EAST ELEVATION



PAVILION
FLOOR PLAN



SOUTH ELEVATION

WEST ELEVATION

THE VILLAGE AT BELLA TERRA

DJM Capital Partners, Inc.

RETAIL BUILDINGS B&C
PAVILION BUILDING

HUNTINGTON BEACH, CA

A2.3

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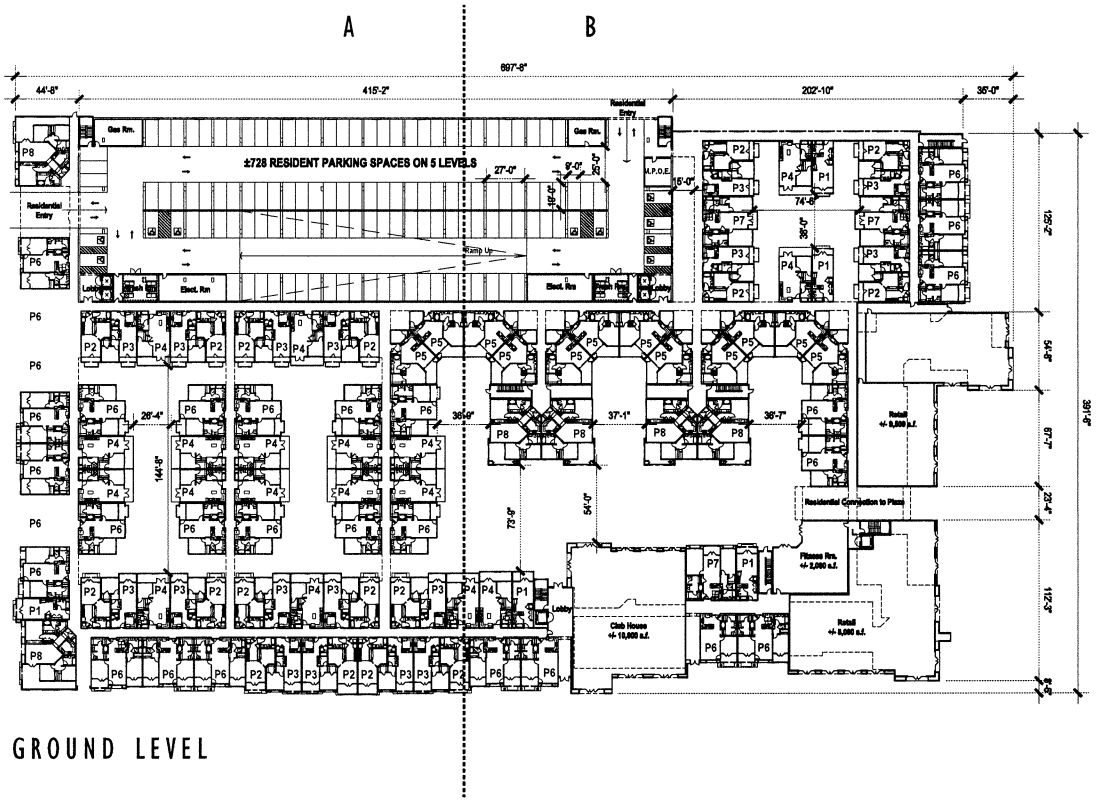

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

A3.0

HUNTINGTON BEACH, CA

DJM CAPITAL PARTNERS, INC.

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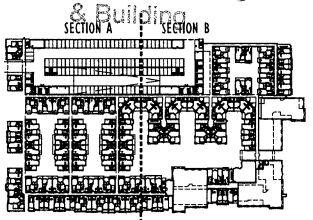
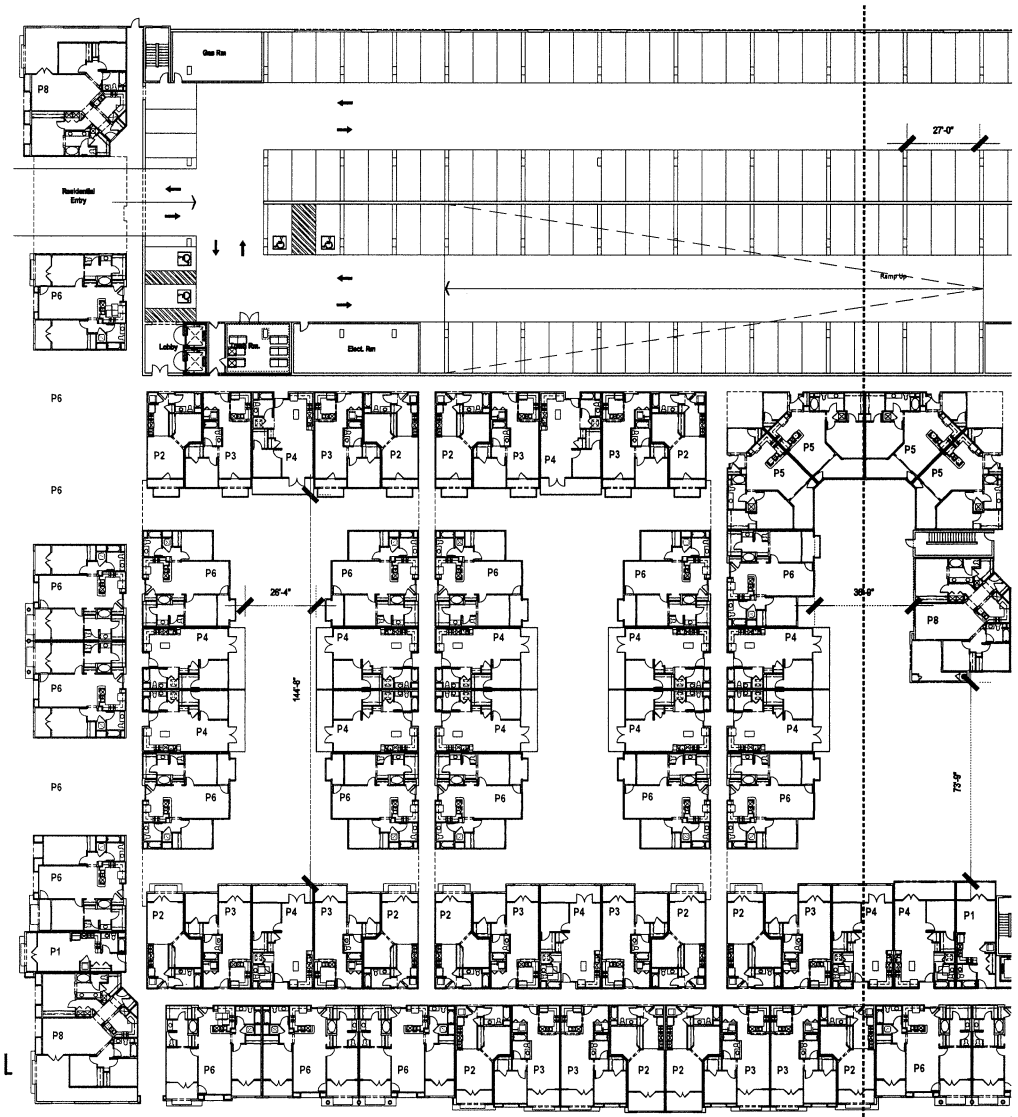


N.T.S. **KEY PLAN**



SECTION "A" GROUND LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.09.2010

A3.1

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Scale 1/16"=1'-0" 0 8 16 32

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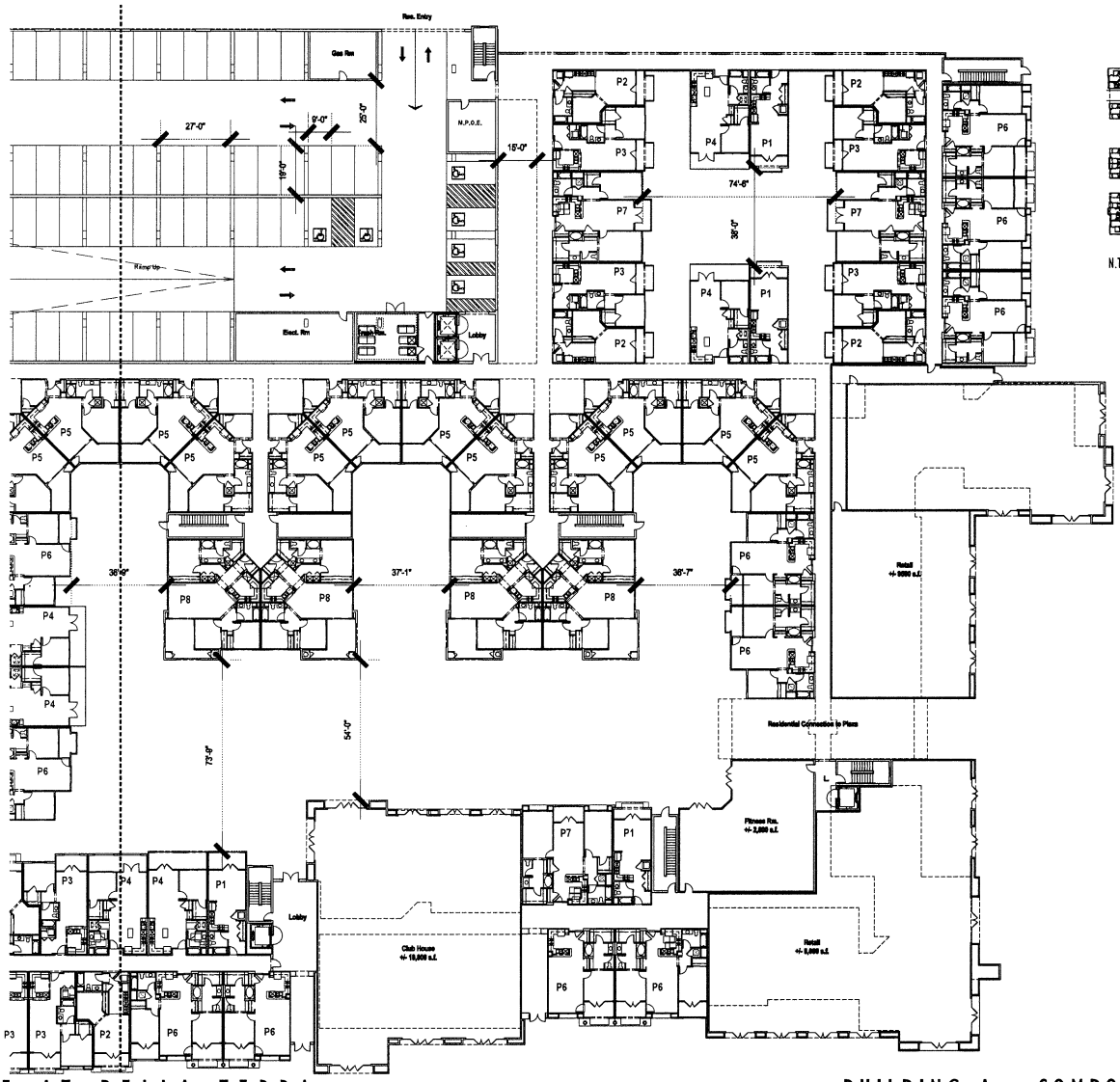

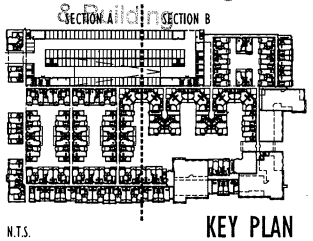

N.T.S. KEY PLAN

SECTION "B"
GROUND LEVEL

THE VILLAGE AT BELLA TERRA

DM CAPITAL PARTNERS, INC.
922 Laguna Street
Santa Barbara, CA 93101

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA
KTGY # 2008-0496 06.01.2010

A3.2

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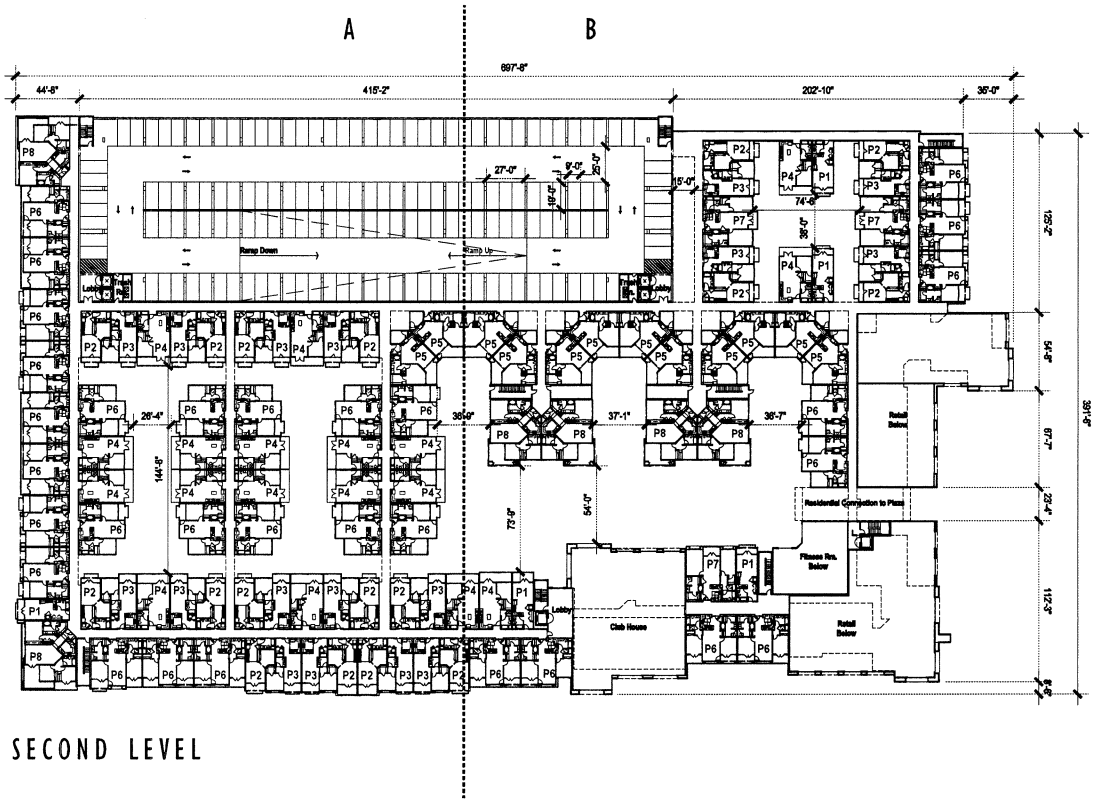

SECOND LEVEL

THE VILLAGE AT BELLA TERRA

DJM CAPITAL PARTNERS, INC.

923 Laguna Street
Santa Barbara, CA 93101

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

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Scale 1:30 0 15 30 60

A3.3

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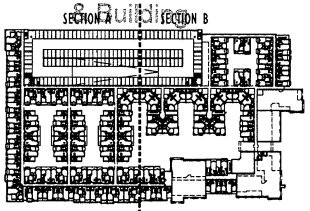

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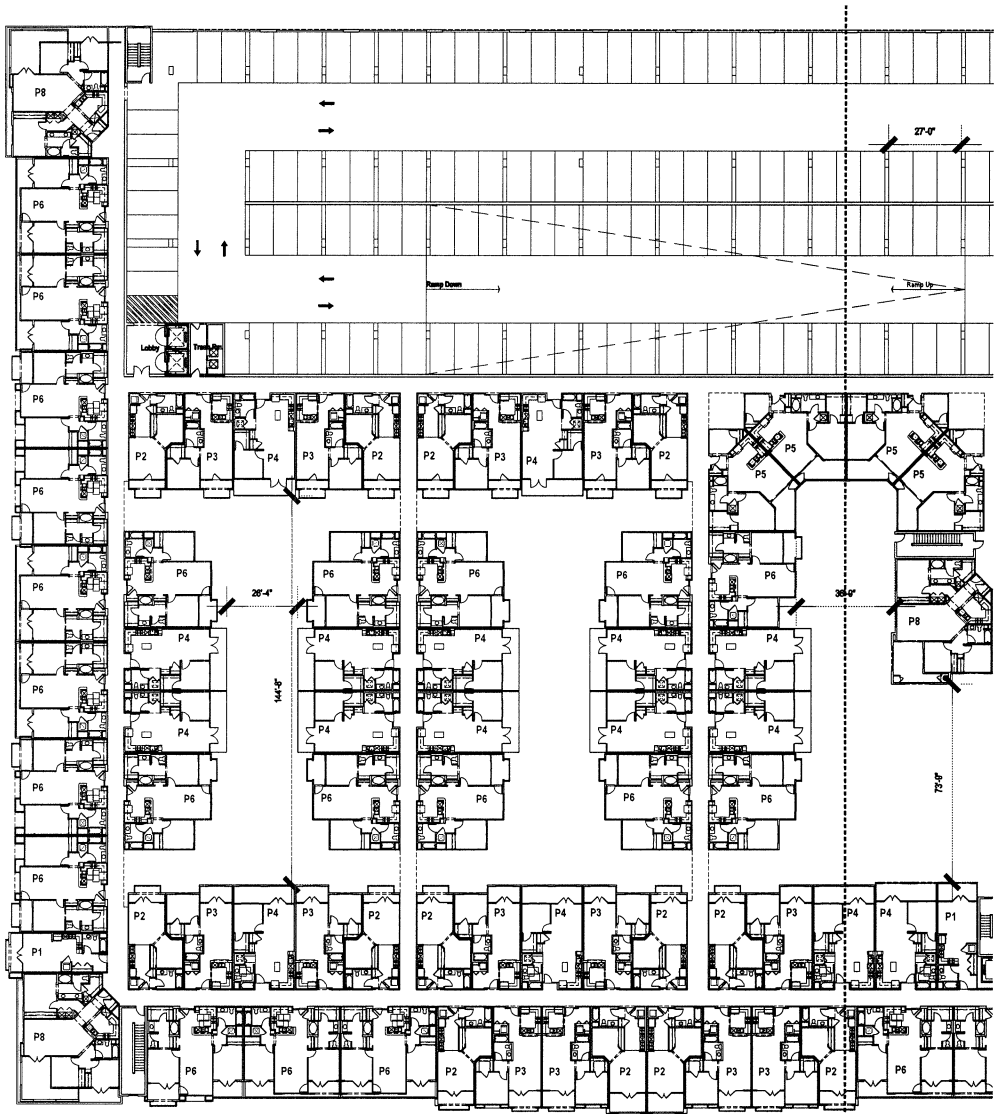

SECTION "A"
SECOND LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.09.2010

A3.4

Scale 1/16"=1' 0 8 16 32

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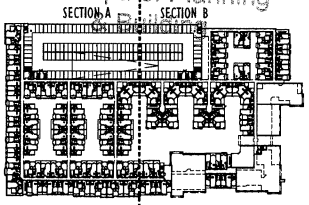

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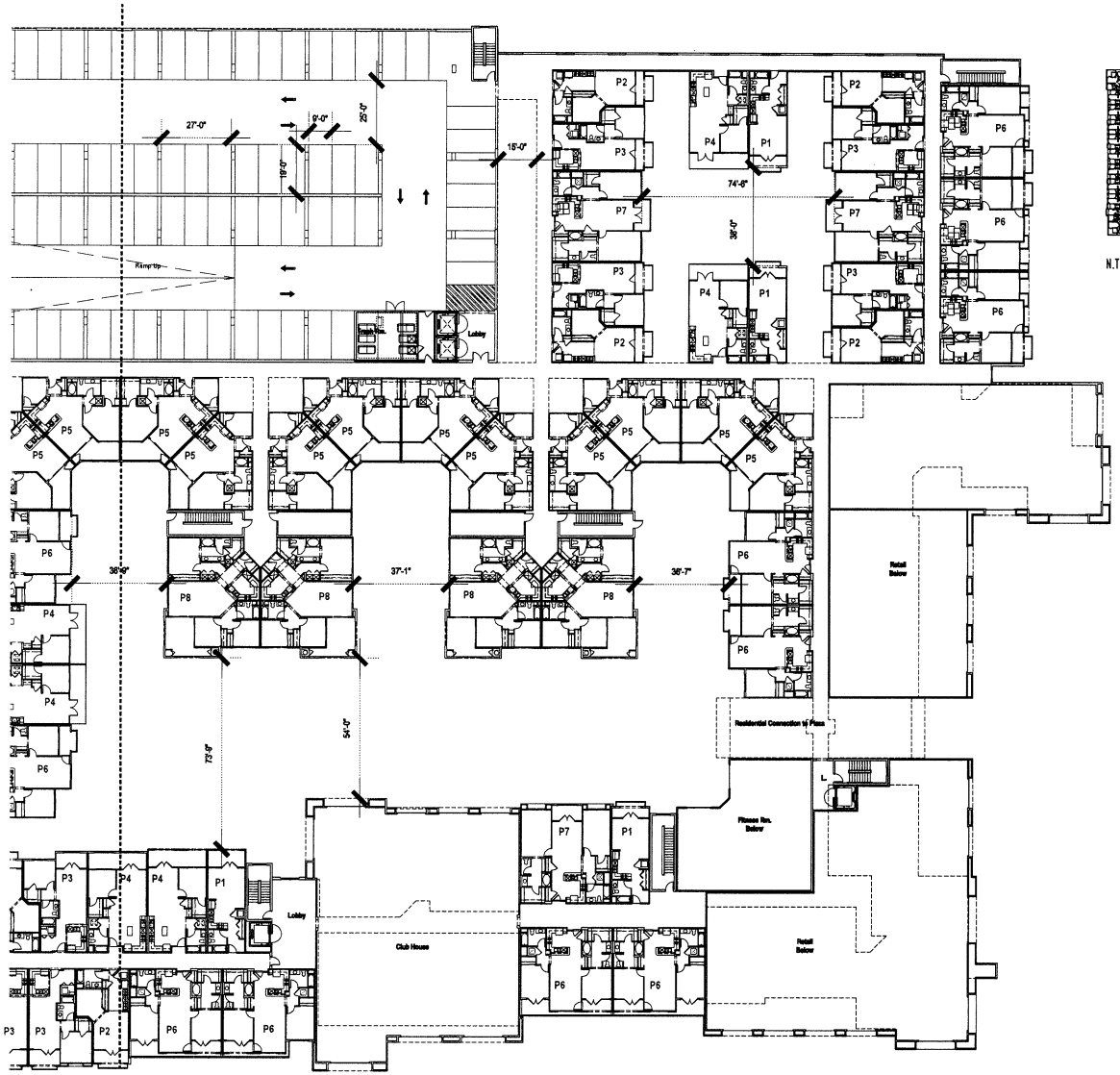

SECTION "B"
SECOND LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

K T G Y # 2008-0496 06.09.2010

A3.5

Scale 1/16"=1'-0" 0 8 16 32

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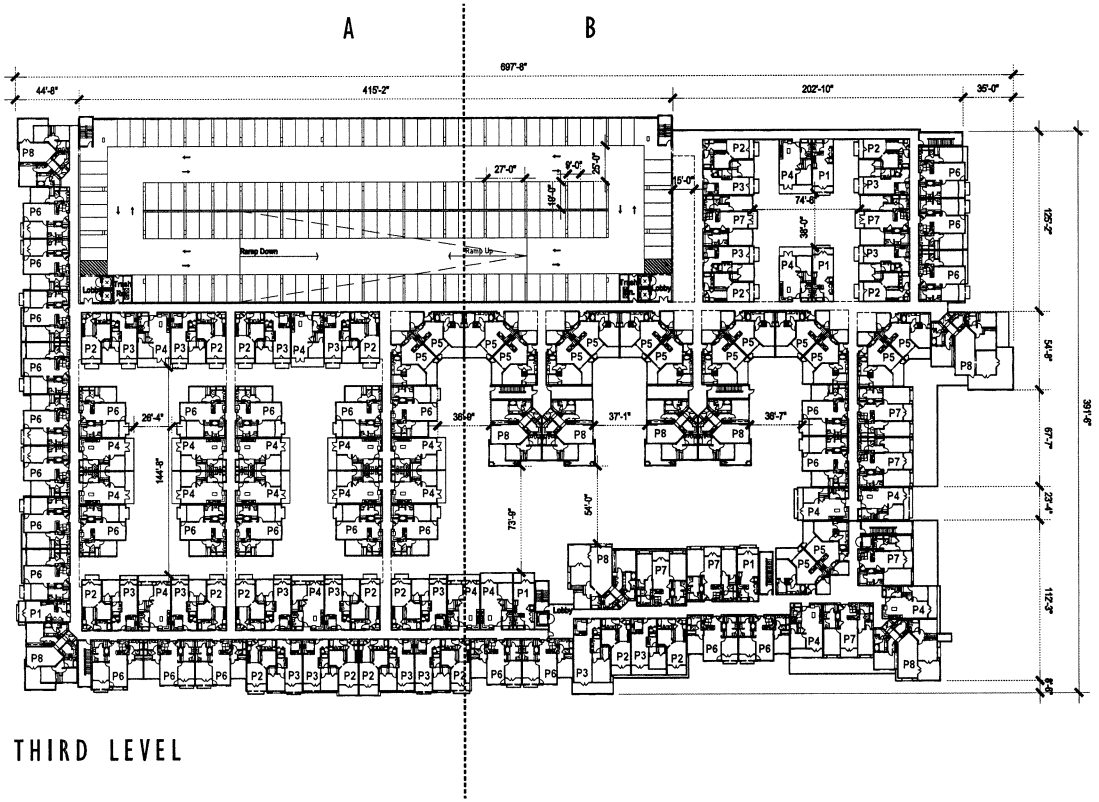

THIRD LEVEL

THE VILLAGE AT BELLA TERRA

DIM Capital Partners, Inc.
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Santa Barbara, CA 93101

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0496 04.09.2010

A3.6

Scale 1:30 0 15 30 60

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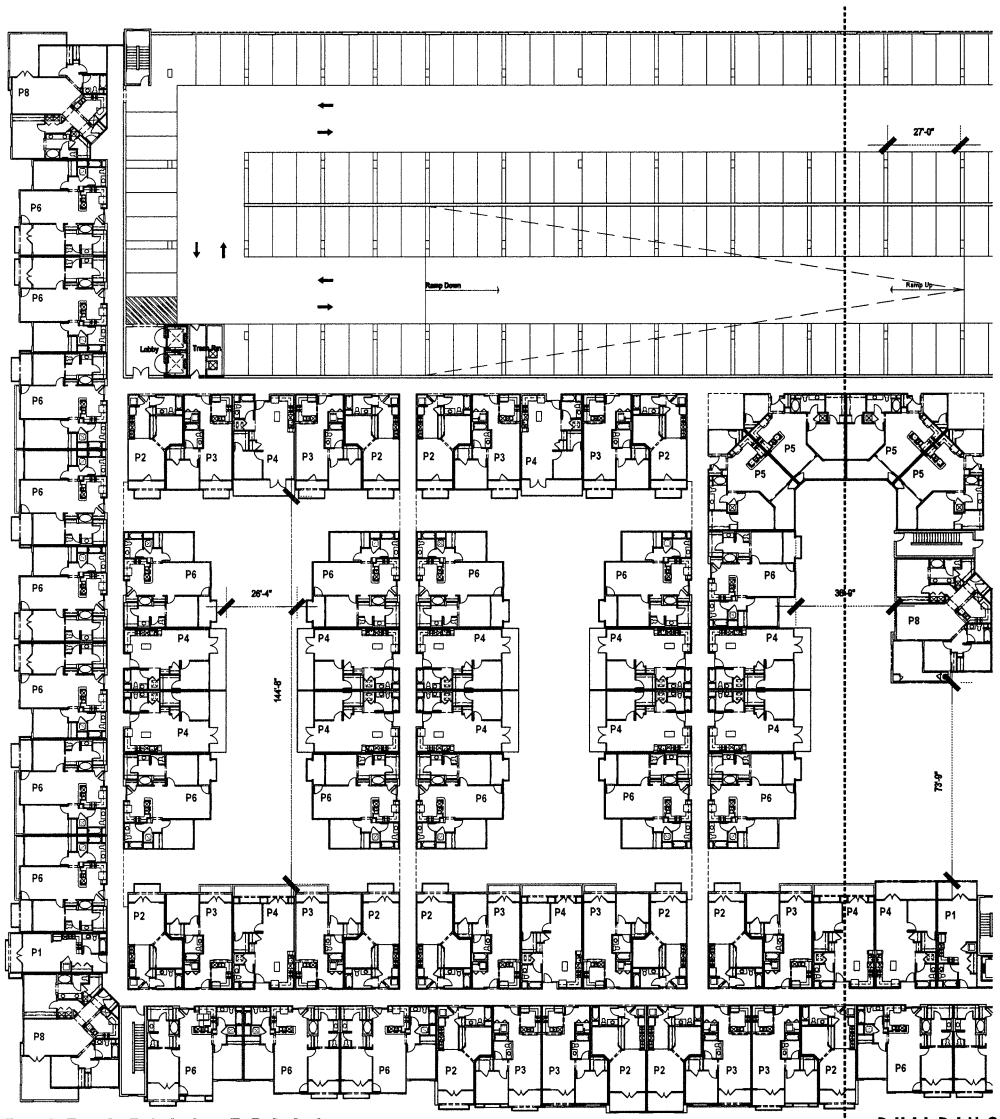

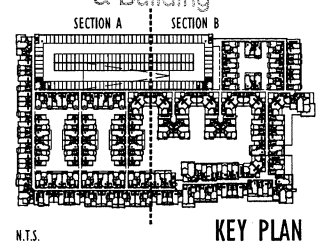

KEY PLAN

SECTION "A"
THIRD LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

A3.7

HUNTINGTON BEACH, CA

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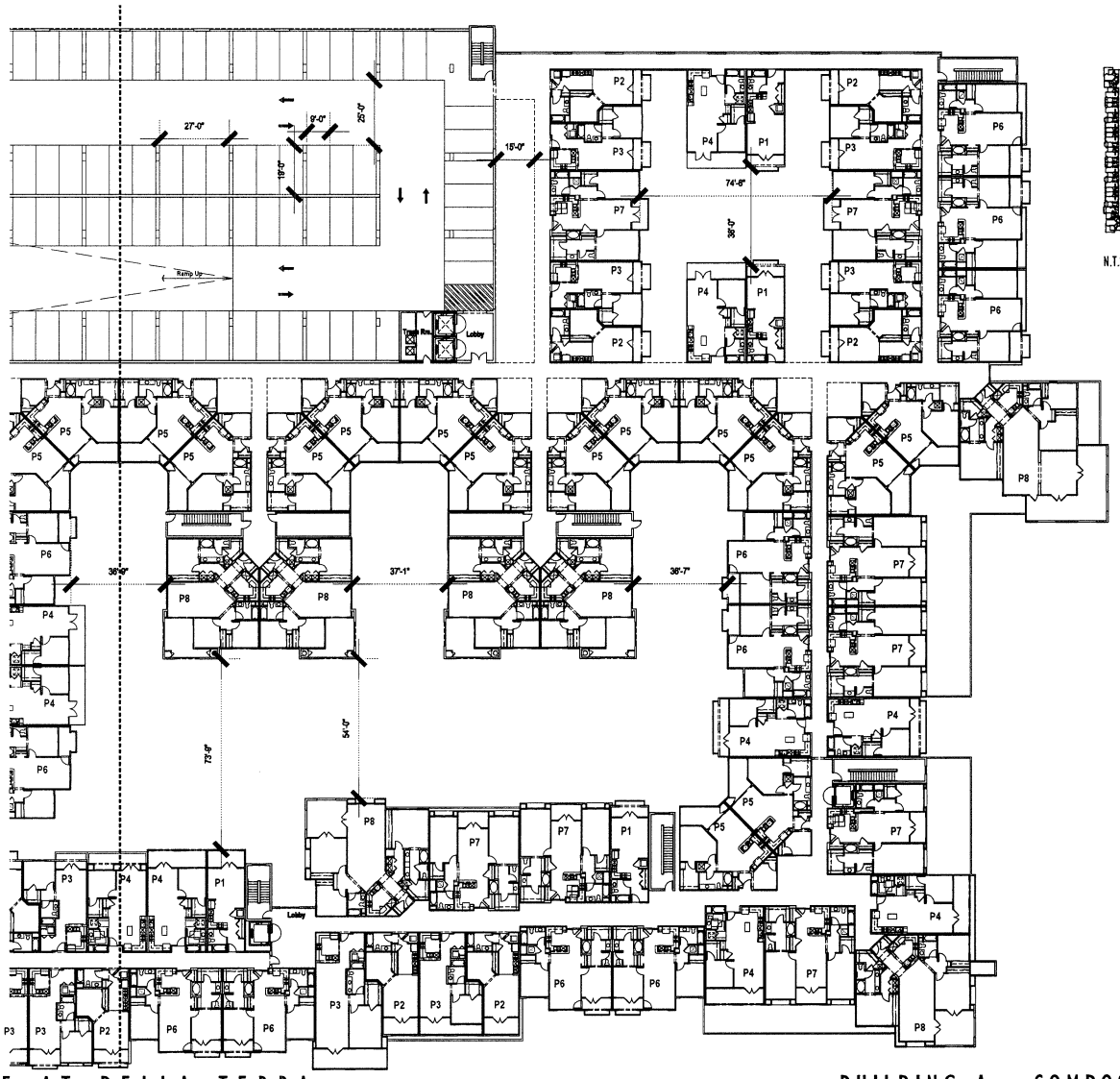

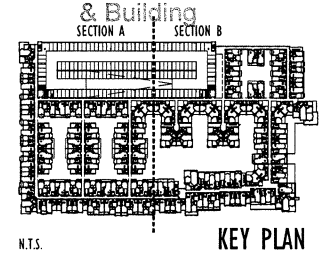

KEY PLAN

SECTION "B"
THIRD LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

A3.8

HUNTINGTON BEACH, CA

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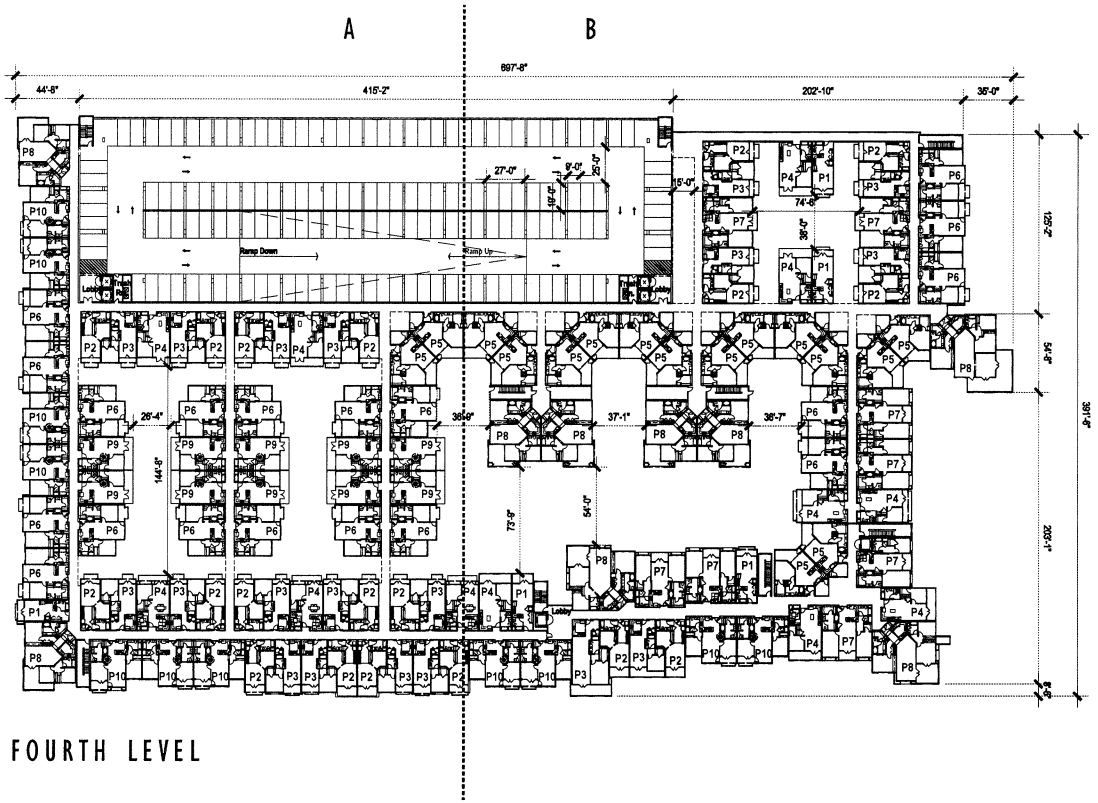

FOURTH LEVEL

ATTACHMENT NO. 4.16

THE VILLAGE AT BELLA TERRA

DM CAPITAL PARTNERS, INC.

932 Laguna Street
Santa Barbara, CA 93101

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0476 06.09.2010

A3.9

Scale 1:30 0 15 30 60

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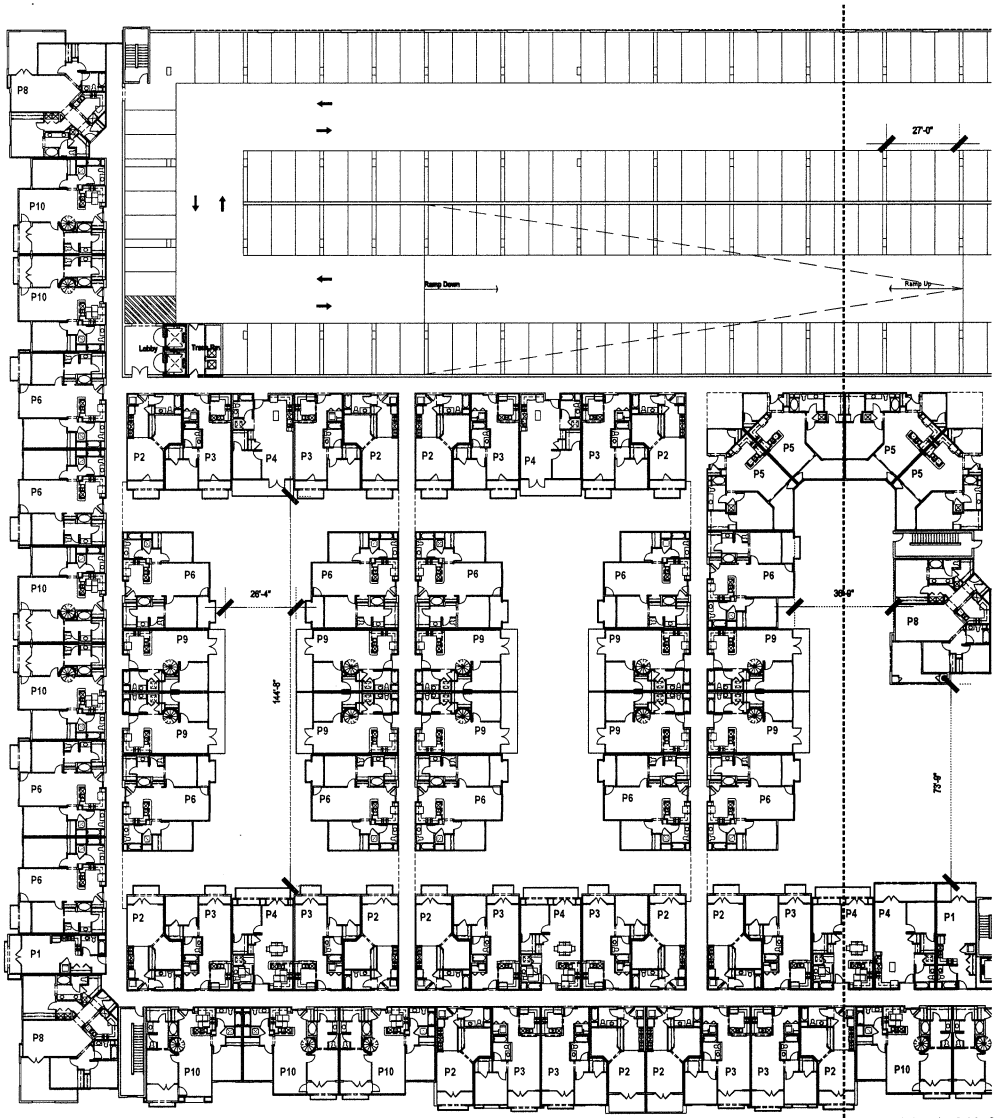

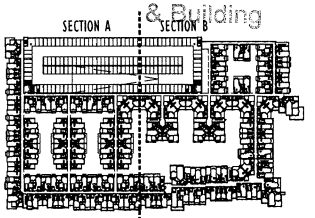

N.T.S. KEY PLAN

SECTION "A"
FOURTH LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

A3.10

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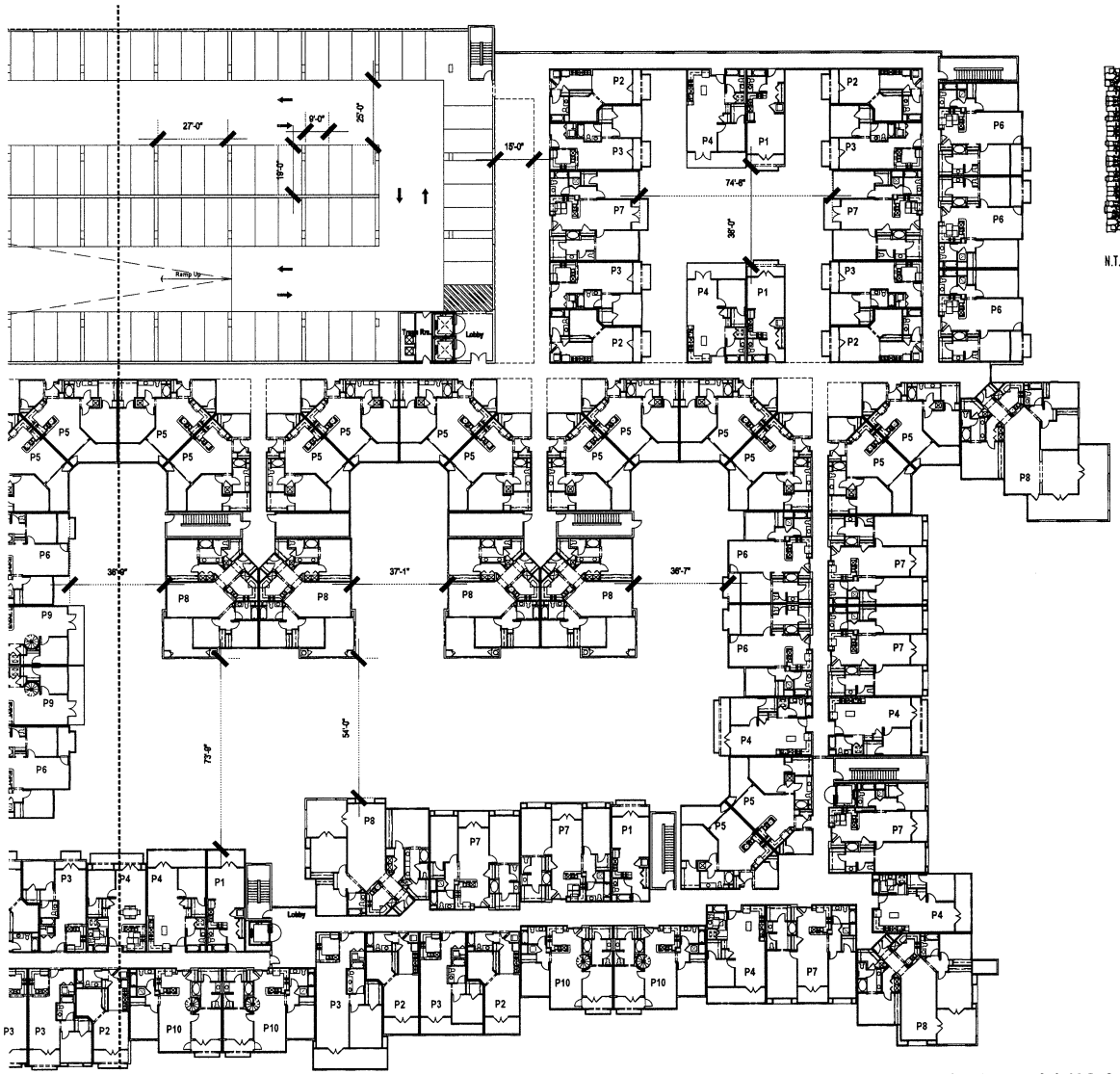

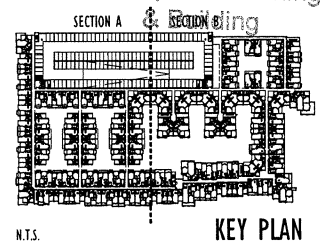

KEY PLAN

SECTION "B"
FOURTH LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

A3.11

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.09.2010

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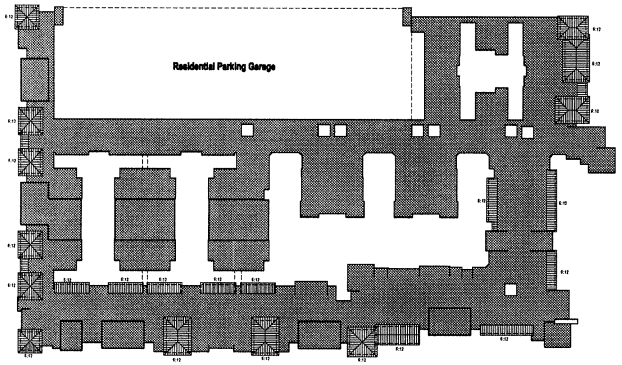
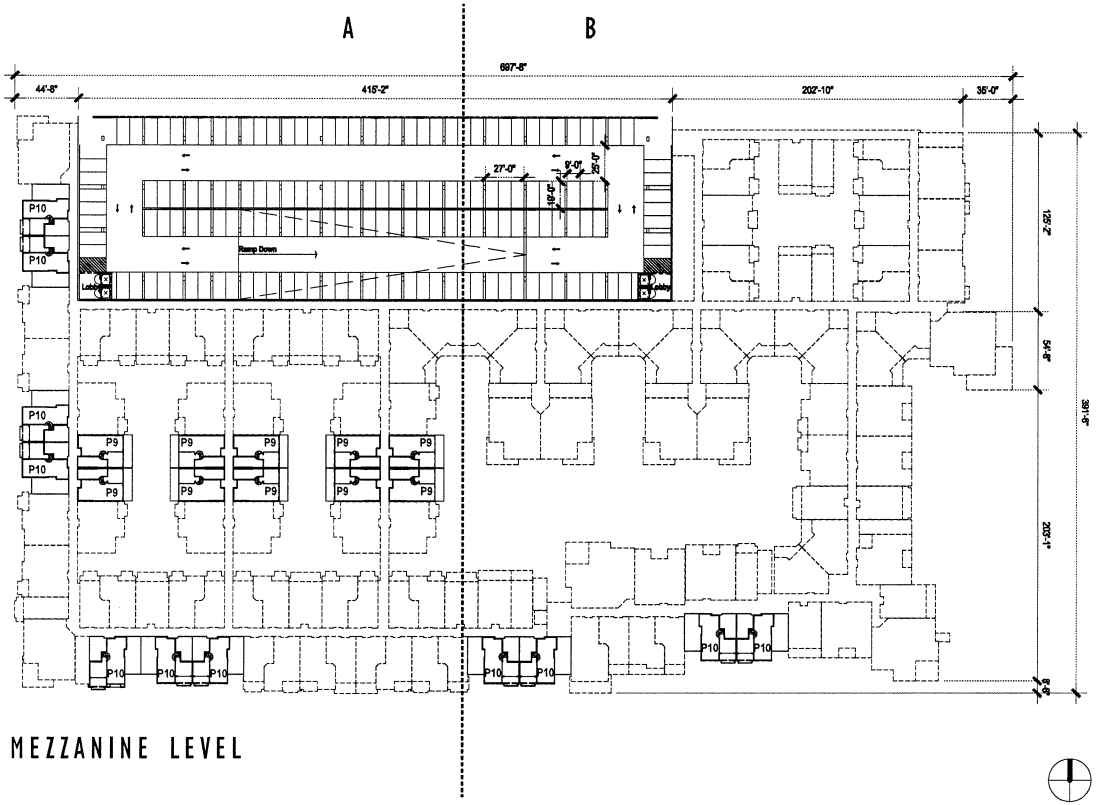


ROOF PLAN
SCALE 1"=50'



MEZZANINE LEVEL

THE VILLAGE AT BELLA TERRA

DIM CAPITAL PARTNERS, INC.
923 Laguna Street
Santa Barbara, CA 93101

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA
KTGY # 2008-0496 04.07.2010

Scale 1/30" 0 15 30 60

A3.12

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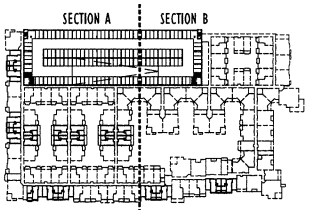

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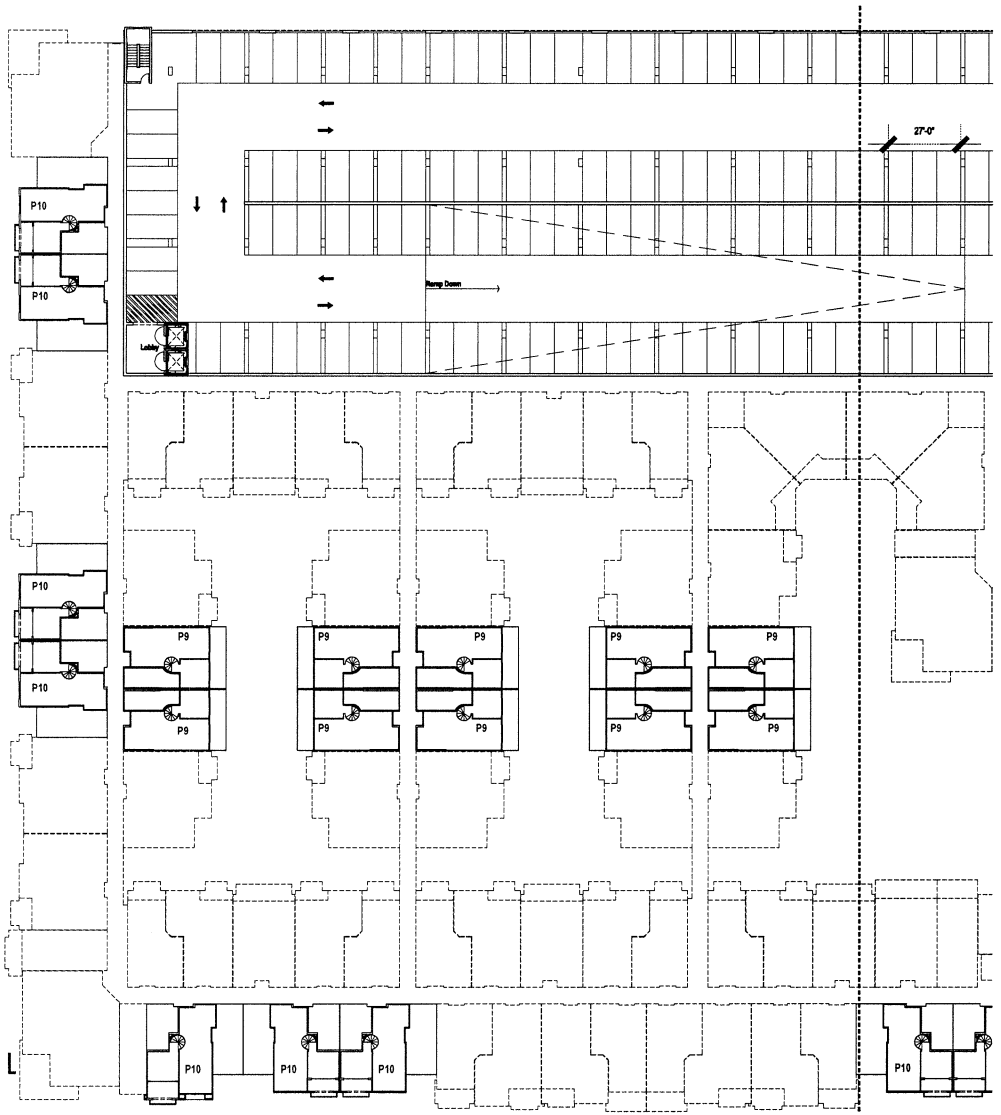

SECTION "A"
MEZZANINE LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0496 — 04.09.2010

Scale 1/16"=1'-0" (0, 8, 16, 32)

A3.13

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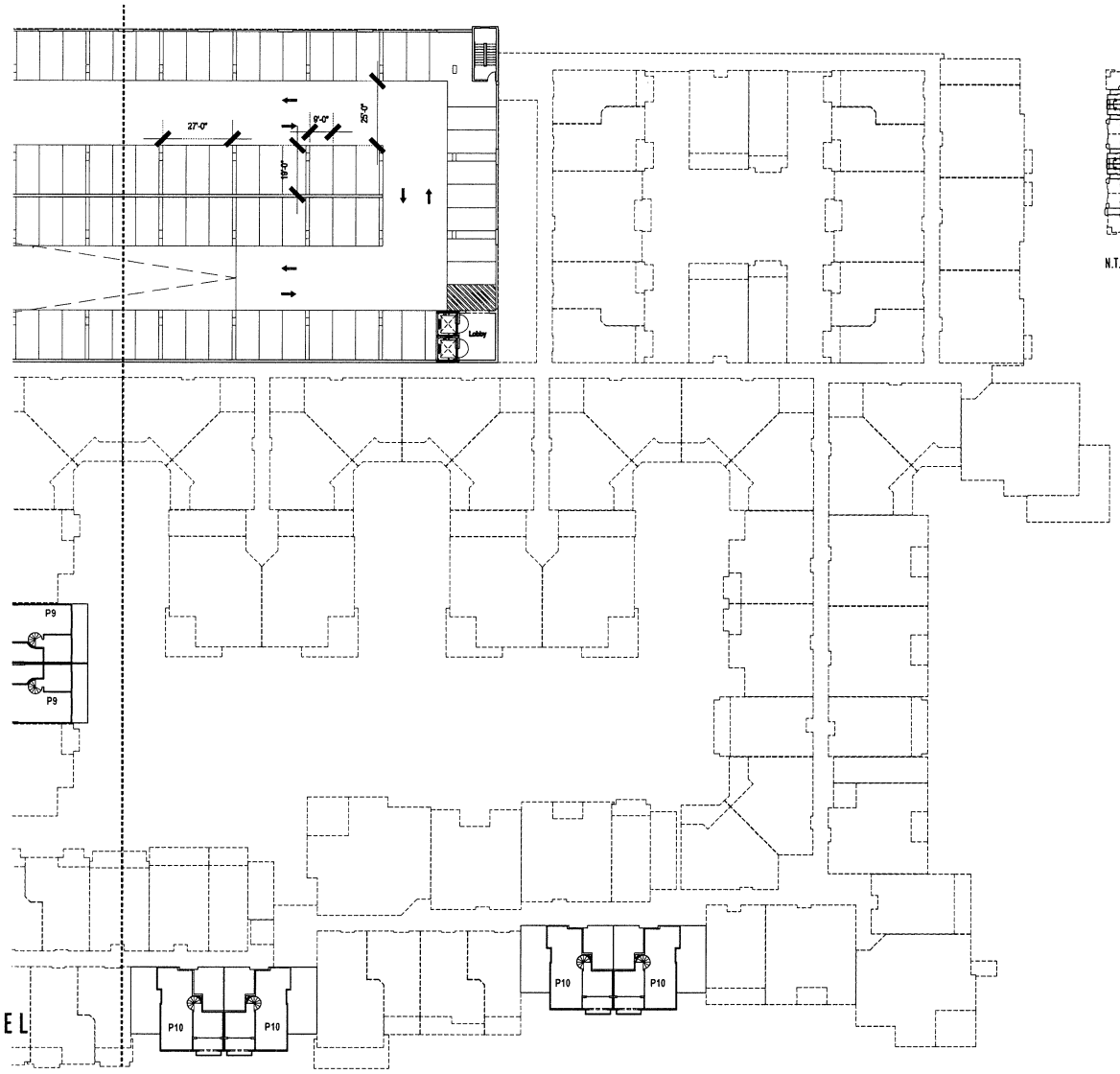

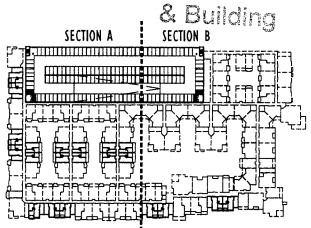

N.T.S.

KEY PLAN

SECTION "B"
MEZZANINE LEVEL

THE VILLAGE AT BELLA TERRA

BUILDING A - COMPOSITE PLAN

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.05.2013

Scale 0 8 16 32
1/16"=1'

A3.14

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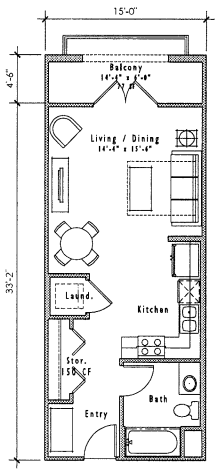
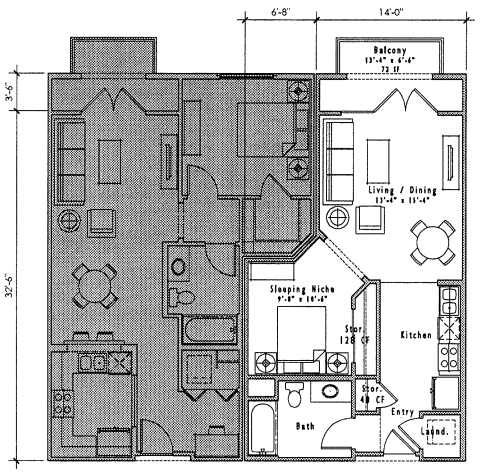


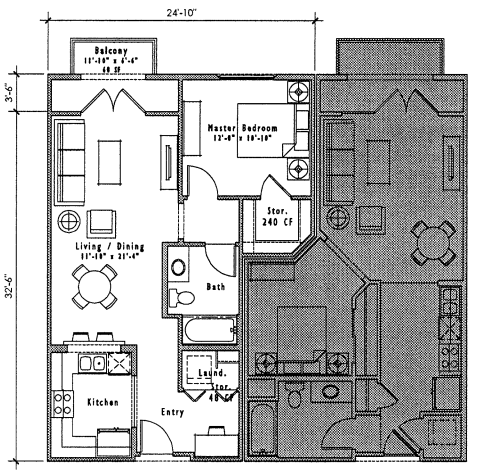
PLAN 1

STUDIO/1 BATH
+/-503 S.F.



PLAN 2

STUDIO/1 BATH
+/-586 S.F.



PLAN 3

1 BEDROOM/1 BATH
+/-726 S.F.

ATTACHMENT NO. 4.22

THE VILLAGE AT BELLA TERRA

DM CAPITAL PARTNERS, INC.

922 Laguna Street
Santa Barbara, CA 93101

UNIT PLANS

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.09.2010

Scale: 1/4"=1'-0" 0 2 4 8

A4.0

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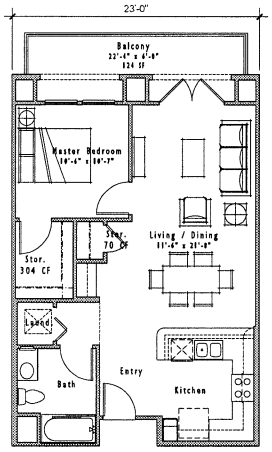
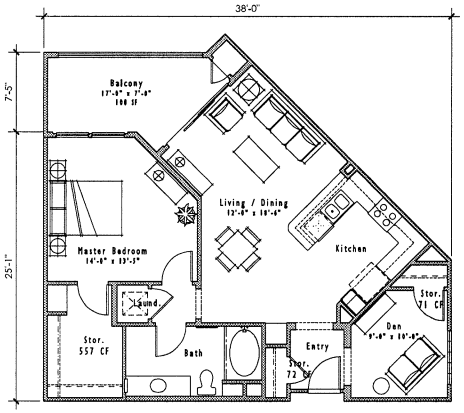


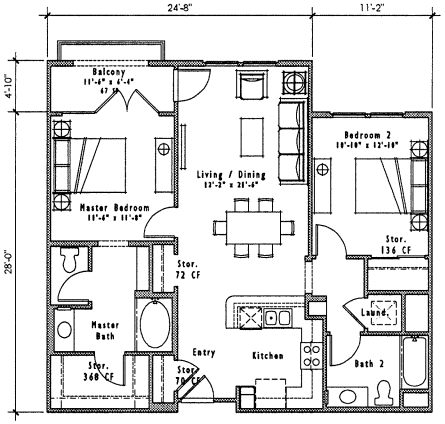
PLAN 4

1 BEDROOM/1 BATH
+/-732 S.F.



PLAN 5

1 BEDROOM + DEN/1 BATH
+/-926 S.F.



PLAN 6

2 BEDROOM/2 BATH
+/-1061 S.F.

THE VILLAGE AT BELLA TERRA

DJM CAPITAL PARTNERS, INC.

923 Laguna Street
Santa Barbara, CA 93101

UNIT PLANS

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.09.2010

Scale 1/4"=1'-0" 0 2 4 8

A4.1

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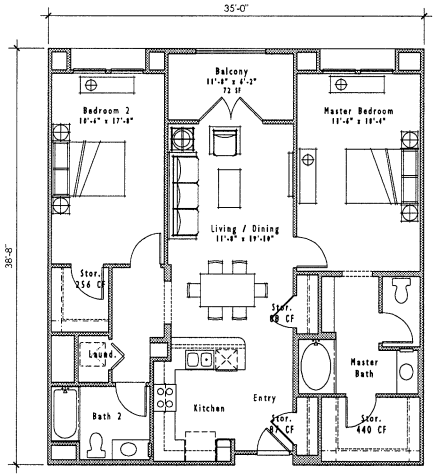
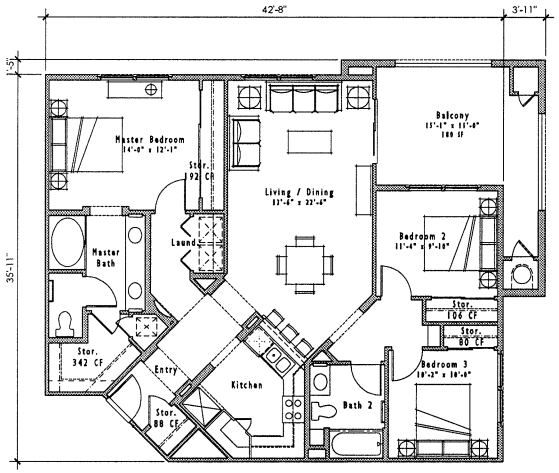


PLAN 7

2 BEDROOM/2 BATH
+/-1230 S.F.



PLAN 8

3 BEDROOM/2 BATH
+/-1364 S.F.

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DJM CAPITAL PARTNERS, INC.

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UNIT PLANS

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Scale 1/4"=1'

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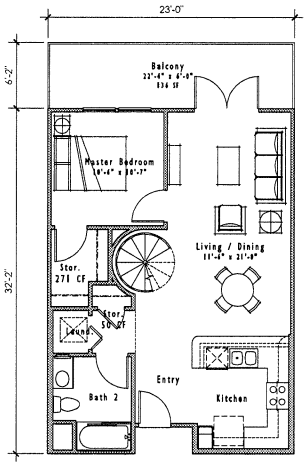

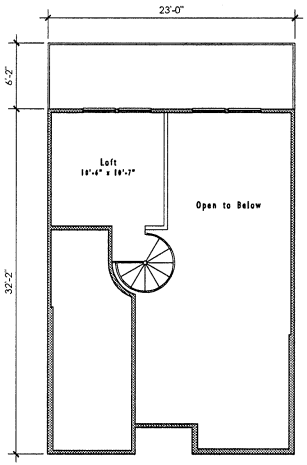

PLAN 7

1 BEDROOM + LOFT/1 BATH
+/-871 S.F.

ATTACHMENT NO. 4.25

THE VILLAGE AT BELLA TERRA

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Santa Barbara, CA 93101

UNIT PLANS

HUNTINGTON BEACH, CA

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Scale 1/4"=1'

A4.3

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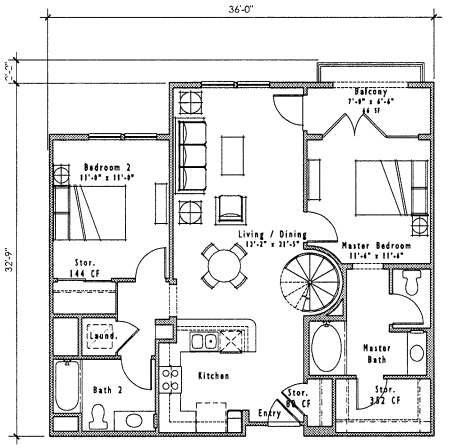

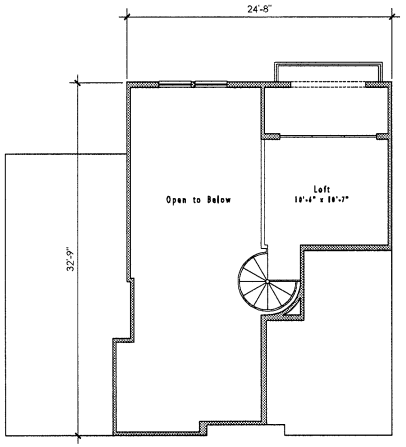

PLAN 8

2 BEDROOM + LOFT/2 BATH
+/-1210 S.F.

ATTACHMENT NO. 4.24

THE VILLAGE AT BELLA TERRA

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UNIT PLANS

HUNTINGTON BEACH, CA
KTGY # 2008-0496 06.07.2010

Scale 1/4"=1'

A4.4

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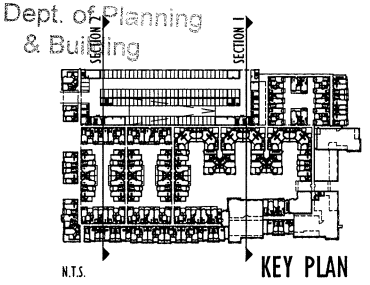
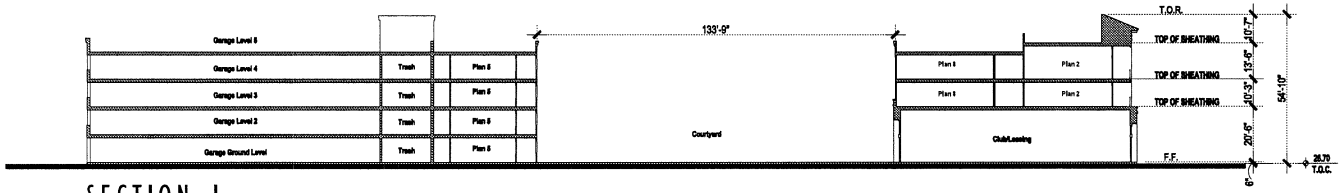
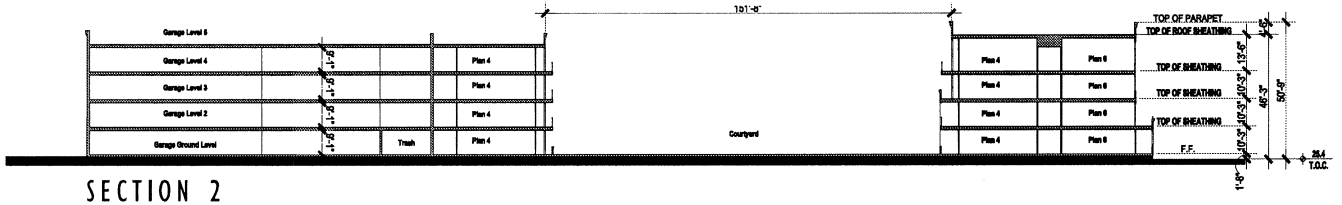


KEY PLAN



SECTION 1



SECTION 2

ATTACHMENT NO. 4.27

THE VILLAGE AT BELLA TERRA

DJM CAPITAL PARTNERS, INC.

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BUILDING SECTIONS

HUNTINGTON BEACH, CA

KTGY # 2008-0496 06.01.2010

Scale 1/16"=1'-0" 0 8 16 32

A5.0

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