



City of Huntington Beach Planning and Building Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Hayden Beckman, Planning Aide *HB*  
**DATE:** January 23, 2013

**SUBJECT: VARIANCE NO. 12-005 (REISEN GARAGE – FORMER HOTEL EVANGELINE)**

**APPLICANT:** Brian Edwards, 900 Palm Avenue, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Erich Reisen, 5874 Eagle Island, West Vancouver, B.C. V7W1V5 Canada

**LOCATION:** 421 8<sup>th</sup> Street, 92648 (west side of 8<sup>th</sup> Street, between Orange Avenue and Pecan Avenue)

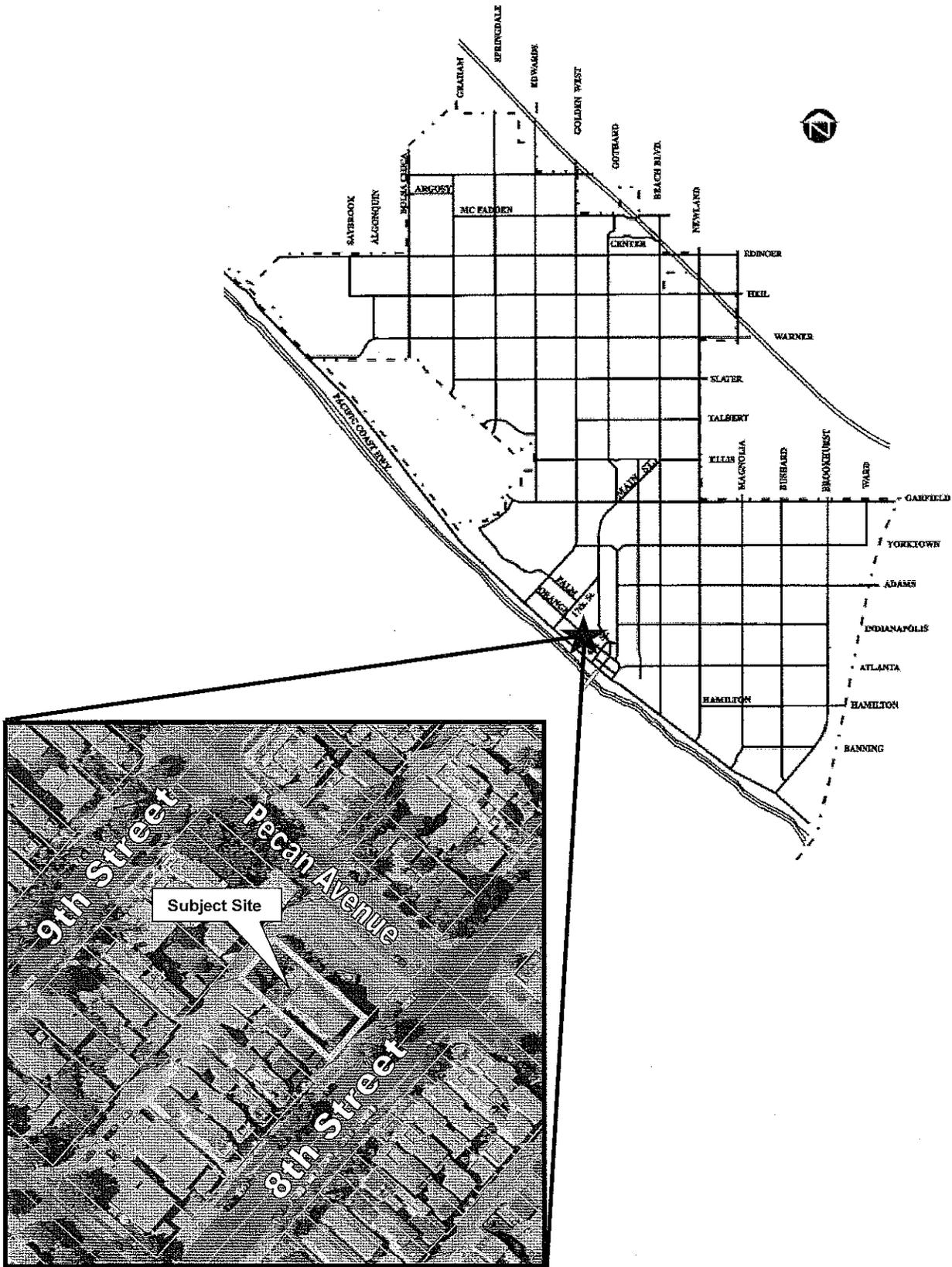
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**STATEMENT OF ISSUE:**

- ◆ Variance No. 12-005 represents a request:
  - To construct an approximately 560 sq. ft. detached three car garage with a second floor storage area at a height of 23 ft. 8 in. in lieu of the maximum 15' for accessory structures; and
  - To allow two required open parking spaces to deviate from the parking design standards by permitting a tandem configuration in lieu of providing each parking space with access to and from the alley without moving another vehicle.
  
- ◆ Staff's Recommendation:

Approve Variance No. 12-005 with conditions based upon the following:

  - Compliance with the General Plan designation of Residential Medium High Density and the policies in the Historical Resources Element.
  - Compliance with minimum development standards except for variances for parking design standards and the height of a proposed garage (accessory structure).
  - A historic structure built on the subject site in 1906 is situated in such a way that prevents the placement of sufficient on-site parking spaces necessary for an adaptive reuse of the property.
  - The proposed adaptive re-use project will allow for the continued restoration and maintenance of a historically significant structure.
  - Will not result in a grant of special privilege, will not be detrimental or injurious to property in the same zone classification, and is necessary for the enjoyment of substantial property rights.



VICINITY MAP  
 VARIANCE NO. 12-005  
 REISEN GARAGE - 421 8<sup>th</sup> STREET

**RECOMMENDATION:**

Motion to:

“Approve Variance No. 12-005 with suggested findings and suggested conditions of approval (Attachment No. 1);”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Continue Variance No. 12-005 and direct staff accordingly.”
- B. “Deny Variance No. 12-005 with findings for denial.”

**PROJECT PROPOSAL:**

Variance No. 12-005 is a request to:

- A. Construct an approximately 560 sq. ft. detached three car garage with a 560 sq. ft. second floor storage area at an overall height of 23 ft., 8 in. in lieu of the maximum 15 ft. for accessory structures pursuant to Section 230.08 (C) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO); and
- B. Allow two required open parking spaces to deviate from the parking design standards by permitting a tandem configuration pursuant to Section 231.18 (B). The subject request results in the provision of six (6) total on-site parking spaces (3 enclosed) as HBZSO.

***Background***

The subject property is the site of a historic building formerly known as the Hotel Evangeline, which was built in 1906 prior to the City’s incorporation in 1909. The structure has survived since as a hotel, oil field worker housing quarters and more recently as a youth hostel until 2006. The subject request is in conjunction with the conversion of the existing vacant historic structure into a two unit multi-family residence. Three families own the property and are in the process of renovating the historic building to render it habitable and maintain the property’s historic architectural significance. In order to achieve this reuse of the historic building, the property owners are required to provide on-site parking in accordance with the provisions of the HBZSO. The new garage structure is proposed to be located behind the existing three story historic building on the site with vehicular access from the alley.

***Historical Significance***

The property is currently listed as a Local Landmark in Table HCR-2 of the Historic and Cultural Resources Element of the General Plan, and is listed as a resource significance of ‘3S’ which indicates the structure and its history represent a significant part of local history. The subject property is also identified in the City’s 1986 Historic Survey as a ‘Craftsman’ structure, and given an ‘A’ rating, identifying the structure as an obvious example of historically significant or notable structures indicated by distinctive architectural characteristics or age. Further, the 1986 survey identified the structure as a potential

candidate for individual listing in the National Register of Historic Places. The City conducted a second Historic Survey in 2009 and the property is currently listed as an example of “Beach Town Resort” architectural style, and status code of ‘3S’, which means it is still eligible for individual listing in the National Register of Historic Places.

Since the subject property is listed as a Historic Landmark in the General Plan, the property owners contracted with preservation consultant Cynthia Ward in May 2011 who provided a Historic Resources Assessment of the proposed project to rehabilitate and reuse the main structure (Attachment No. 5). The evaluation of the structure was based on criteria set by the Secretary of the Interior’s Standards. Staff’s evaluation in conjunction with the third-party consultant’s report concludes that the project is in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The rehabilitation work honors the original design of the structure and restores lost historic features to their original appearance. The subject variance requests, in conjunction with the rehabilitation efforts, facilitate the adaptive reuse of a historic building in a manner consistent with the surrounding neighborhood and local, State and Federal guidelines regarding treatment of historic resources.

**ISSUES:**

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RMH-25-d (Residential Medium High Density – 25 du/acre – design overlay)	RMH-A (Residential Medium High Density – Small Lot Subdivision)	Vacant historic building (former Hotel Evangeline)
North of Subject Site:	RMH-25-d	RMH-A	Vacant parcel
East (across 8 <sup>th</sup> Street), South and West of Subject Site (across alley):	RMH-25-d	RMH-A	Single family residential

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is RMH-25-d (Residential Medium High Density – 25 dwelling units/acre – design overlay). The proposed variance requests are consistent with this designation and the goals and policies of the City’s General Plan as follows:

**A. Land Use Element**

Policy – LU 7.1.3: Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.

Policy – LU 4.2.2: Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code.

Objective – LU 15.5: Ensure that development achieves the visual and physical character intended for the district in which it is located.

The project consists of construction of a detached three-car garage on the site of a Historical Landmark as listed in the General Plan (Table HCR-2), and placement of required open parking spaces on-site in a tandem configuration. Due to the existing placement and height of the historically significant building, the primary structure is non-conforming. The property owners are in the process of rehabilitating the exterior in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the State Historical Code. The provision of required on-site parking will facilitate the re-use of the property into a two unit multi-family residential use that is designed to comply with minimum on-site parking requirements. The scale and design of the proposed garage structure is consistent with the surrounding residential environment because it will comply with minimum setbacks and be complimentary to the architecture of the historic building it serves as well as the historic coach house it has been designed to replace. The construction of the proposed garage and provision of tandem parking on-site would not change the character of the downtown residential neighborhood or endanger human life because the new structure will comply with the HBZSO and support the re-use of a vacant historic structure.

B. *Historic and Cultural Resources Element*

Goal – HCR 1: To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

Policy – HCR 1.2.1: Utilize the Secretary of the Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity.

Policy – HCR 1.3.6: Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses.

Policy HCR 1.3.7: Explore alternatives that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Deviation to setbacks, heights and parking requirements should be considered to make the preservation of a historic building feasible when no other reasonable alternative exists.

The building's presence in the City is significant and historical as documented in the General Plan. The General Plan encourages exploration of alternatives that enable a property owner to add to an existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Further, the Historic and Cultural Resources Element identifies that adaptive reuse has been underutilized and should be promoted. The primary intent of the proposed project is to convert the interior living space into a two-unit multi-family home, as well as rehabilitate the existing structure's historically significant exterior materials and architecture. The proposed garage with second floor storage above and on-site tandem parking will enable a multi-family residential use to exist within a formerly vacant yet historically significant structure and comply with minimum on-site parking. The proposed project will allow for the re-use of the property in a manner that will restore its historic significance in the neighborhood and value to the community.

**Zoning Compliance:**

The subject property is located in the Residential Medium High Density - Small Lot Subdistrict (RMH-A) zone. The proposed construction of a detached three-car garage will comply with the requirements of that zone except for the requested variances for the height of the garage structure and on-site parking design standard to allow tandem parking.

The existing three-story main structure is listed as a Historical Landmark in the General Plan and does not comply with several current development standards of the RMH-A zone based on its size and location on the property. The structure was legally constructed in 1906 and is currently nonconforming with the zoning development standards on the property. The nonconformities present on the property are the result of the age of the existing structure and will not be augmented with the approval of the subject variance requests. Therefore, they do not present a conflict with the HBZSO.

**Urban Design Guidelines Conformance:** Not Applicable.

**Environmental Status:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 – *New Construction or Conversion of Small Structures*, which states that construction of small, accessory (appurtenant) structures including garages are exempt from further environmental review. Further, construction activities performed on the existing historic building are also Categorically Exempt from CEQA pursuant to Section 15331, Class 31 – *Historical Resource Restoration/Rehabilitation*, which states that projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995) are exempt from further review.

**Coastal Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Planning and Building, Public Works, and Fire have reviewed the application and identified applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 4).

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on January 10, 2013, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject

property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), tenants, applicant, and interested parties. As of January 16, 2013, staff has received no comments related to this project.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:

MANDATORY PROCESSING DATE(S):

November 26, 2012

January 25, 2013

Variance No. 12-005 was filed on September 10, 2012, and deemed complete on November 26, 2012.

**ANALYSIS:**

***Land Use Compatibility***

Based on the lot's existing 50 ft. width, current zoning regulations are applicable and allow a maximum of two residential units located on the subject property within the Residential Medium-High Density zone. Currently, the subject site measures 5,875 sq. ft. Due to the proposed construction of the detached garage and other improvements, the project will require a 2.5 ft. dedication for alley widening purposes. The dedication will reduce the size of the lot to 5,750 sq. ft.

The reuse of the historic structure is designed in a manner that is consistent with other residential uses within the surrounding area. The interior of the historic structure will feature two separate units: the first floor will constitute a three (3) bedroom unit, and the second and third floors will constitute a five (5) bedroom unit. Based on the proposed interior design and total number of bedrooms, the granting of a variance to allow tandem parking will allow the project to comply with minimum on-site parking requirements. Three families purchased the property together and will be able to utilize the tandem parking spaces effectively. Negative impacts associated with parking impacts to surrounding residential uses are not anticipated.

The project will be compatible with the neighborhood because the reuse of the structure as a two unit residential home is consistent with the RMH-A zoning on the property and surrounding residential uses. Further, the design of the proposed garage considers the architecture and materials of the historic building it will serve by complementing its design and materials as required by the Secretary of the Interior's Standards for the Treatment of Historic Properties. Together with the proposed garage's style and materials, the subject property will blend in with the residential neighborhood and add value to the surrounding properties through the reuse of a formerly vacant and unmaintained historic structure. The survival of the structure through the present is most likely attributed to its former use as a commercial income property, which was not compatible with the surrounding residential neighborhood. As conditioned, the adaptive reuse of the historic structure is more compatible with the surrounding residential neighborhood and negative impacts related to issues with noise, parking, or safety are not anticipated.

## *Variances*

### Garage Height

The proposed garage has been designed and located in a manner similar to an accessory structure that has since been removed from the rear yard of the property. In December 2010, the significantly damaged and dilapidated accessory structure was removed. The removed structure was identified as a “coach house” and most likely built around the same time as the main structure, serving as a housing facility for horse drawn coaches and storage of guest items.

Utilizing a limited amount of photographic evidence, the property owners have incorporated elements of the coach house’s shape, height and previous location into the design and location of the proposed detached garage. The owners’ intent is to acknowledge the previous accessory building that accompanied the main structure for over a century. Preservation consultant Cynthia Ward also explains in her Historic Resources Assessment that the removal of the ‘existing barn structure’ did not appear to negatively impact the historic significance or integrity of the subject site.

Staff supports the construction of the proposed detached three car garage at an overall height of 23 ft., 8 in. in lieu of the maximum of 15 ft. because the new structure complies with minimum setbacks, provides enclosed parking spaces exceeding the minimum required, and has been designed and located in a manner that complements the original “coach house” structure. The proposed detached garage will not exceed the maximum height of 25 ft. that would otherwise be permitted for attached structures within the rear 25 feet of lots located in the RMH-A zone. The proposed garage is of similar massing and height to the rear elevations of existing single family homes across the alley from the subject site. Further, the proposed garage will incorporate architectural elements of the main structure that complement the original design, and facilitate the continued maintenance and operation of a multifamily residential use consistent with the surrounding neighborhood. Staff recommends approval of the proposed building height variance.

### Parking Design Standards

Parking requirements for multifamily residential dwellings are based on the number of bedrooms proposed for each unit as summarized below:

#### **OFF-STREET PARKING FOR MULTIFAMILY RESIDENTIAL DWELLINGS**

<b>DWELLING TYPE</b>	<b>MINIMUM REQUIRED</b>	<b>TWO UNIT PROJECT</b>	<b>PROVIDED</b>
Studio/one bedroom	1 enclosed space/unit	N/A	N/A
2 bedrooms	2 spaces (1 enclosed)/unit	N/A	N/A
3 or more bedrooms	2.5 spaces (1 enclosed)/unit	(2 units) = 5 spaces (2 min. enclosed)	5 spaces (3 enclosed)
Guests	0.5 space/unit	(2 units) = 1 space	1 space
	<b>Total</b>	6 spaces (2 enclosed)	6 spaces (3 enclosed)

Per the above table, the proposed project will meet the minimum required on-site parking for a two unit multifamily residential use and exceed the minimum requirement for the provision of enclosed parking spaces. However, providing minimum on-site parking for the two unit project could not be achieved without providing one required open parking space in tandem due to the 50 ft. width of the property. The

proposed tandem parking space is located in front of a different proposed open parking space, within the side yard adjacent to the northern property line. The tandem parking space is proposed to be located in a manner that is most feasible for access to and from the alley, be screened from view, and will not impact the surrounding neighborhood.

The variances are requested in order to reuse the existing historic structure on the property. In an attempt to rehabilitate and establish a two unit multifamily residential use within the Historical Landmark, the project cannot comply with current parking design standards, and maximum height for an accessory structure. However, the structure is unique because it has existed on the subject site prior to the adoption of the zoning regulations and retains a documented significance in the community. Due the dilapidation of the original accessory structure, the property owners request to construct a building of similar size and design while providing minimum on-site parking required to establish the multifamily residential use. Without the variances, the project could not achieve the architectural consistency vital to the successful rehabilitation of historically significant properties or on-site parking requirements. The variance requests do not constitute a grant of special privilege and will not be materially detrimental or injurious to property in the same zone classification. The granting of the variances is necessary for the owners to enjoy substantial property rights and staff recommends approval of the proposed variances.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval –VAR No. 12-005
2. Site Plan and Floor Plans received and dated January 7, 2013
3. Project Narrative received and dated January 16, 2013
4. Code Requirements Letter dated October 17, 2012
5. Historic Resources Assessment received and dated August 11, 2011

SH:JJ:HB

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

#### VARIANCE NO. 12-005

#### SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303, Class 3, of the CEQA Guidelines, which states that construction of small accessory (appurtenant) structures including garages are exempt from further environmental review. The Planning Commission also finds that the construction activities performed on the existing historic building are Categorically Exempt from CEQA pursuant to Section 15331, Class 31 – *Historical Resource Restoration/Rehabilitation*, which states that projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995) are exempt from further review.

#### SUGGESTED FINDINGS FOR APPROVAL – VARIANCE NO. 12-005:

1. The granting of Variance No. 12-005 to permit the construction of an approximately 560 sq. ft. detached three car garage with a second floor storage area at a height of 23 ft., 8 in. in lieu of the maximum 15 ft. for accessory structures and allow two required open parking spaces to deviate from the parking design standards by permitting a tandem configuration will not constitute a grant of special privilege inconsistent with limitation upon other properties in the vicinity and under an identical zoning classification. The subject site contains an existing three story structure listed in the General Plan as a Historic Landmark currently without the provision of on-site parking. The variance requests are in conjunction with and support the adaptive reuse of the historic structure into a two unit residential multifamily vacation home. The proposed detached garage will not exceed the maximum allowable building height of 25 feet otherwise permitted for attached residential structures within the Residential Medium High Density – Small Lot Sub-district (RMH-A) zone classification. Attaching a garage structure is impractical due to the sensitive physical condition of the property and guidelines for the treatment of historic properties recommends against additions to historic structures that may degrade the property’s significance. The provision of on-site parking is required for the reuse of the property and the placement of a garage on the subject site is required to provide minimum enclosed parking. The allowance of a tandem on-site parking configuration will allow the project to provide the minimum required on-site parking for the proposed multifamily use and will not impact the surrounding neighborhood. The proposed garage in conjunction with tandem open parking spaces complies with minimum lot coverage, setbacks and building separation requirements. The proposed detached garage reflects a similar size and design of a detached accessory structure previously removed from the site and helps to maintain the historic significance of the main structure. No significant changes to the site are proposed that would increase the prior nonconformities of the existing historic building.

Providing minimum required on-site parking in a tandem configuration would be screened from view and therefore compatible with the surrounding residential uses.

2. Because the former structure is listed as a Historical Landmark in the General Plan, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. The subject property could not be redeveloped with new construction as the City would not support the demolition and removal of a historically significant building. Attaching a garage to provide on-site parking for any new use on the subject site could result in the degradation of the structure's historic significance and would not be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A previous detached accessory structure once provided the main building with storage and was of similar height, design and location. The property owner's design of a detached garage is the most feasible and historically compatible way to provide on-site parking. Further, the proposed detached garage with a second floor storage area would not exceed the maximum allowable building height of 25 feet otherwise permitted for attached residential structures in the RMH-A zone and is compatible with the height and size of single family dwellings across the alley from the subject property. The parking design standards applicable in the RMH-A zone for multi-family uses are more restrictive because they do not allow tandem spaces and require guest parking in addition to minimums required based on the number of bedrooms per unit. As a result, the reuse of the property as a two unit multifamily vacation home requires a total of six (6) parking spaces, with two (2) minimum enclosed. The proposed three (3) car garage will exceed the minimum requirement for enclosed spaces, and the provision of tandem spaces on-site will allow the provision of a total of six (6) on-site parking spaces, complying with minimum parking requirements. The subject property contains a structure built in 1906, prior to the compliance of zoning regulations applicable to parking and height. The subject building is one of the oldest buildings still standing in the City and is widely considered a significant historic resource. The adaptive reuse of the site will allow continued rehabilitation and maintenance of the property, furthering the life of the building in a manner consistent with surrounding residential uses.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. The historic structure on the subject site has existed for over 100 years and to require compliance with current development standards would deem the site infeasible for the adaptive reuse of a Historical Landmark. The subject property could not be redeveloped with new construction as the City would not support the demolition and removal of a historically significant building. The variances will allow the provision of minimum onsite parking in a manner consistent with current development standards and residential uses surrounding the property. The proposed garage's height is consistent with the massing of surrounding residential properties, represents a consistent design based on the size and location of a previous on-site accessory structure, and does not exceed the maximum building height otherwise allowed for attached single or multifamily dwellings.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The rehabilitation of the subject historic building complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will replace historic features that have been lost or removed over time since the building's

construction in 1906. The variances will not increase the nonconformities that were previously existing onsite, but allow for the reuse of the historically significant structure as a two unit multifamily vacation home. The project will provide minimum required on-site parking and will not result in negative parking impacts to the surrounding neighborhood. The granting of the subject variances will enrich the history of the community and allow for the continued rehabilitation, maintenance and occupancy of the building.

5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RMH (Residential Medium High Density) on the subject property, including the following goals, policies and objectives:

A. Land Use Element

Policy – LU 7.1.3: Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.

Policy – LU 4.2.2: Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code.

Objective – LU 15.5: Ensure that development achieves the visual and physical character intended for the district in which it is located.

B. Historic and Cultural Resources Element

Goal – HCR 1: To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

Policy – HCR 1.2.1: Utilize the Secretary of the Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity.

Policy – HCR 1.3.6: Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses.

Policy HCR 1.3.7: Explore alternatives that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Deviation to setbacks, heights and parking requirements should be considered to make the preservation of a historic building feasible when no other reasonable alternative exists.

The project consists of construction of a detached three-car garage on the site of a Historical Landmark as listed in the General Plan (Table HCR-2), and placement of required open parking spaces on-site in a tandem configuration. The property owners are in the process of rehabilitating the exterior in a manner that is consistent with the Secretary of the Interior's Standards for the

Treatment of Historic Properties and the State Historical Code. The provision of required on-site parking will facilitate the re-use of the property into a two unit multi-family residential use that is designed to comply with minimum on-site parking requirements. The scale and design of the proposed garage structure is consistent with the surrounding residential environment because it will comply with minimum setbacks and be complimentary to the architecture of the historic building it serves as well as the previous accessory building it has been designed to replace. The construction of the proposed garage and provision of tandem parking on-site would not change the character of the downtown residential neighborhood or endanger human life because the new structure will comply with the HBZSO and support the re-use of a vacant historic structure. The proposed project will allow for the re-use of the property in a manner that will restore its historic significance in the neighborhood and value to the community.

**SUGGESTED CONDITIONS OF APPROVAL - VARIANCE NO. 12-005:**

1. The site plan, floor plans and elevations received and dated January 7, 2013, shall be the conceptually approved design with the following modification:
  - a. The windows of the detached garage shall be fixed, non-operable, and noted on the plans.
  - b. Access to the second floor storage space above the garage parking area shall only be via an interior pull-down ladder.
  - c. The second floor storage space shall be non-habitable and noted on the plans.
2. The use shall comply with the following:
  - a. A maximum of two units shall be allowed on the subject property. The property owner shall record a Covenant agreement on the site affirming the existence of a maximum of two units at the property. The covenant agreement form shall be reviewed and approved by the City and subsequently recorded on the property through the County of Orange. A copy of the recorded Covenant shall be submitted to the Planning & Building Department for inclusion in the entitlement file prior to the issuance of building permits.
3. Prior to the submittal for building permits, the following shall be completed:
  - a. A Lot Line Adjustment application or covenant "to hold as one" shall be submitted to the Planning Division to merge underlying Lots 21 and 23 on the subject property.
  - b. Plans revised pursuant to Condition No. 1 shall be submitted for review and approval to the Planning Division and for inclusion in the entitlement file.
4. Prior to the final of building permits, the Lot Line Adjustment or covenant to "hold as one" shall be approved by the City and recorded with the County of Orange.
5. Variance No. 12-005 shall become null and void unless exercised within two years 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 and Building Department a minimum 30 days prior to the expiration date.
6. 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

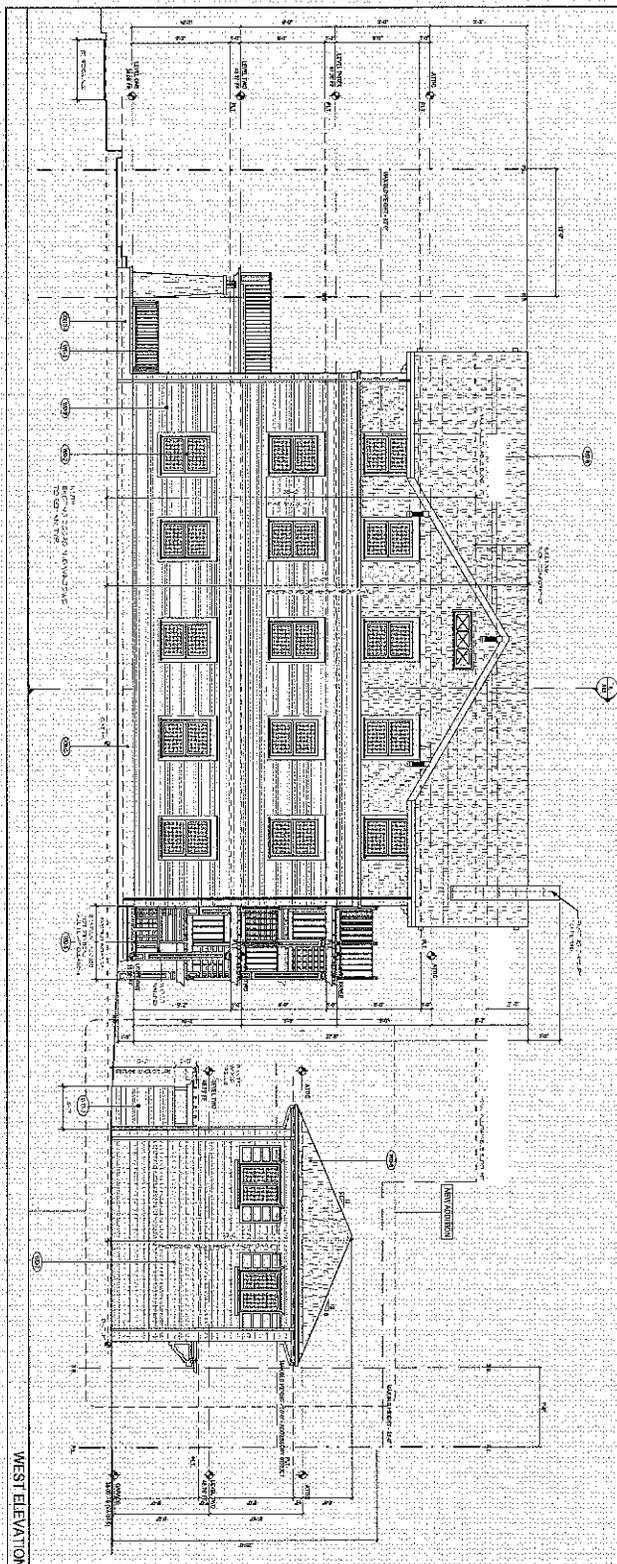
are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

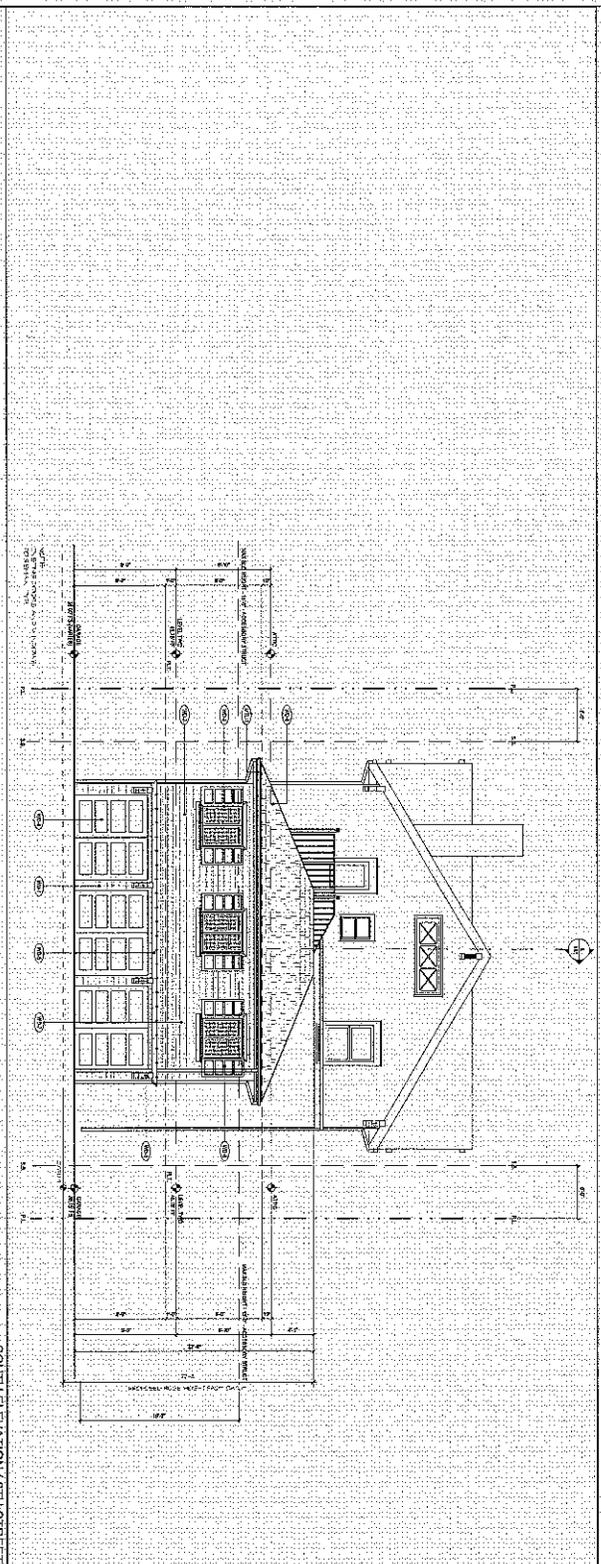
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim,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







WEST ELEVATION



SOUTH ELEVATION (8TH STREET)

**LEGEND**

1. EXISTING WALLS  
 2. EXISTING ROOF  
 3. EXISTING FLOOR  
 4. EXISTING CEILING  
 5. EXISTING DOORS  
 6. EXISTING WINDOWS  
 7. EXISTING CHIMNEY  
 8. EXISTING PORCH  
 9. EXISTING STAIRS  
 10. EXISTING FOUNDATION  
 11. EXISTING UTILITY  
 12. EXISTING MECHANICAL  
 13. EXISTING ELECTRICAL  
 14. EXISTING PLUMBING  
 15. EXISTING PAINT  
 16. EXISTING FINISHES  
 17. EXISTING LANDSCAPE  
 18. EXISTING SITEWORK  
 19. EXISTING UTILITIES  
 20. EXISTING MECHANICAL  
 21. EXISTING ELECTRICAL  
 22. EXISTING PLUMBING  
 23. EXISTING PAINT  
 24. EXISTING FINISHES  
 25. EXISTING LANDSCAPE  
 26. EXISTING SITEWORK

**KEYNOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.  
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HEALTH AND SAFETY REGULATIONS.  
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL REGULATIONS.  
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC PRESERVATION REGULATIONS.  
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ARCHITECTURAL REGULATIONS.  
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PLANNING REGULATIONS.  
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL UTILITIES REGULATIONS.  
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL MECHANICAL REGULATIONS.  
 12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL REGULATIONS.  
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PLUMBING REGULATIONS.  
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PAINT REGULATIONS.  
 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL FINISHES REGULATIONS.  
 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL LANDSCAPE REGULATIONS.  
 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL SITEWORK REGULATIONS.

**OUTLINE MATERIAL SPECS**

1. EXTERIOR WALLS: BRICK, 8" COMMON, WITH MORTAR JOINTS.  
 2. INTERIOR WALLS: GYPSONUM BOARD, 5/8" THICK, WITH MORTAR JOINTS.  
 3. CEILING: GYPSONUM BOARD, 5/8" THICK, WITH MORTAR JOINTS.  
 4. FLOOR: CONCRETE, 4" THICK, WITH REINFORCING BARS.  
 5. ROOF: ASPHALT/FLYSH, 2" THICK, WITH GUTTERS AND DOWNSPOUTS.  
 6. CHIMNEY: BRICK, 8" COMMON, WITH MORTAR JOINTS.  
 7. PORCH: CONCRETE, 4" THICK, WITH REINFORCING BARS.  
 8. STAIRS: WOOD, 1" x 6" TREADS, 1" x 4" RISERS.  
 9. FOUNDATION: CONCRETE, 12" THICK, WITH REINFORCING BARS.  
 10. UTILITIES: GALVANIZED STEEL, 1/2" DIA.  
 11. MECHANICAL: GALVANIZED STEEL, 1/2" DIA.  
 12. ELECTRICAL: COPPER, 12 AWG.  
 13. PLUMBING: GALVANIZED STEEL, 1/2" DIA.  
 14. PAINT: EXTERIOR - WHITE, INTERIOR - OFF-WHITE.  
 15. FINISHES: GYPSONUM BOARD, 5/8" THICK, WITH MORTAR JOINTS.  
 16. LANDSCAPE: GRASS, FLOWERS, TREES.  
 17. SITEWORK: CONCRETE, 4" THICK, WITH REINFORCING BARS.



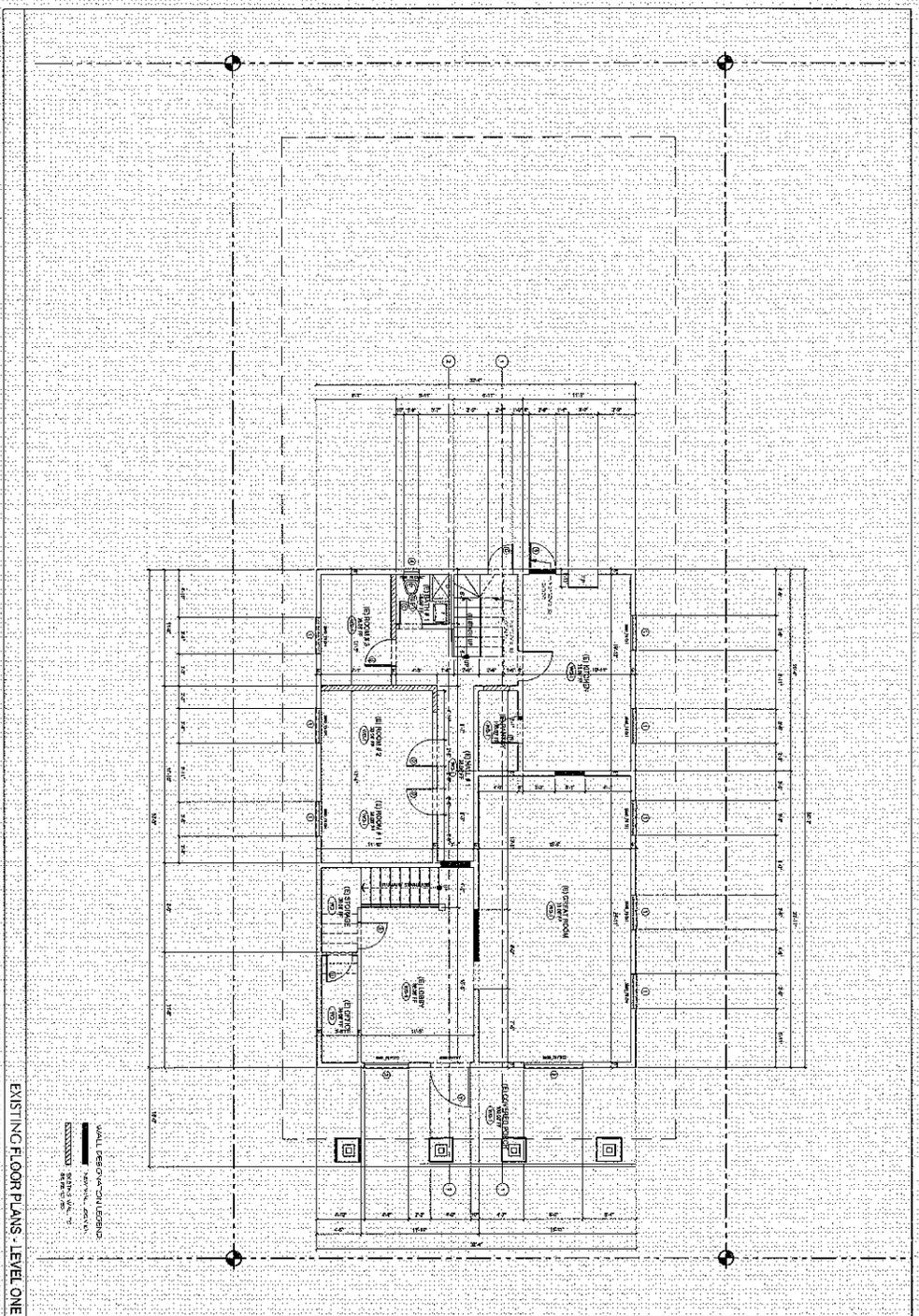
POWELL MILLER FIRM  
ARCHITECTS AND ENGINEERS  
1000 BROADWAY, SUITE 2000  
NEW YORK, NY 10018  
TEL: 212 512 2000  
WWW.PMFFIRM.COM

# ATTACHMENT NO. 2-4

12 8TH STREET  
HUNTINGTON BEACH, CA 92648  
OLD EVANCKE  
ADR

DRAWING TITLE: EXISTING FLOOR PLANS - LEVEL ONE  
PROJECT NUMBER: 1229  
DATE: 1/28/10

AB-2.1



EXISTING FLOOR PLANS - LEVEL ONE  
OUTLINE MATERIAL SPECS

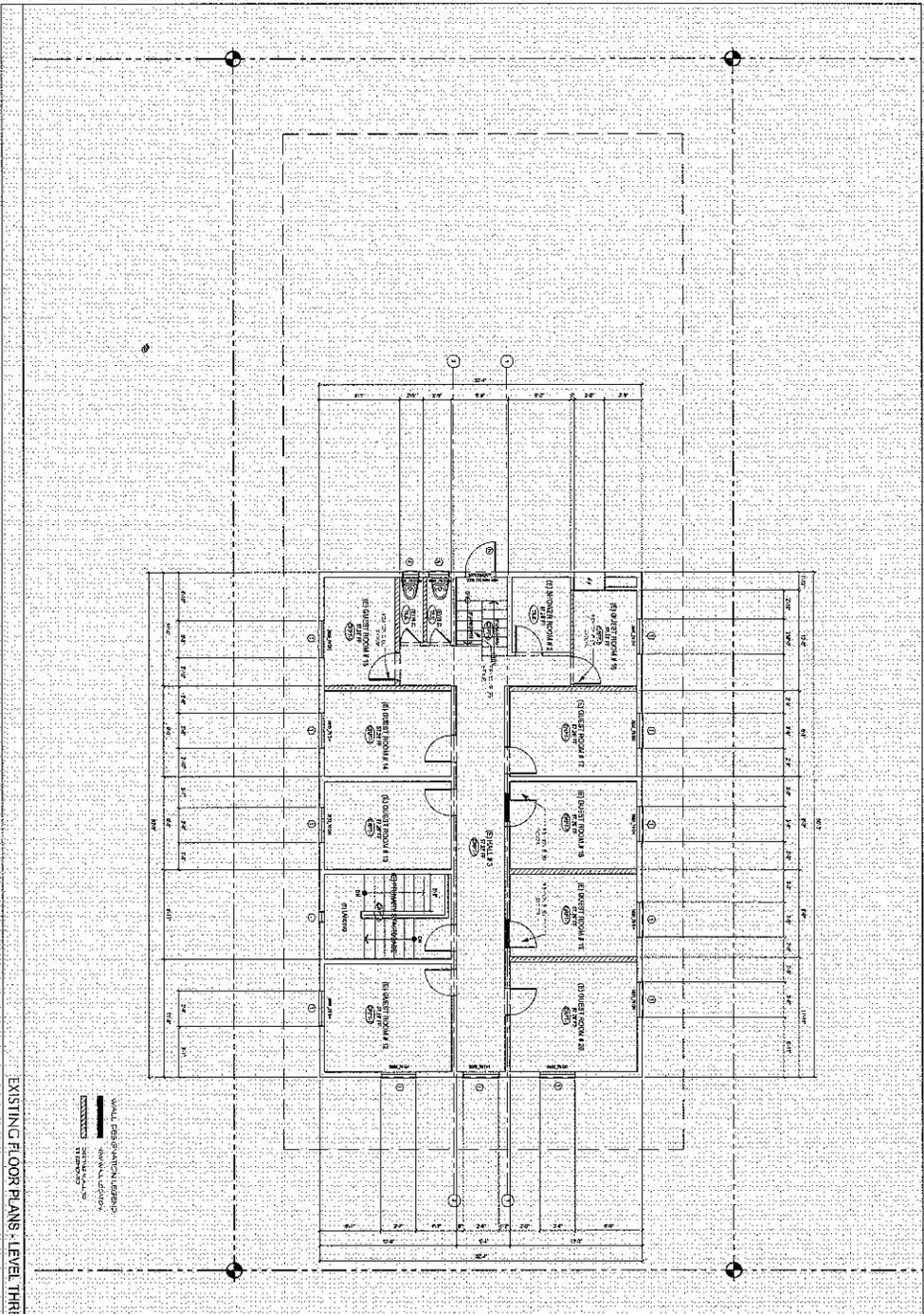
- WALL DESIGN LEGEND**
- 1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
  - 2. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
  - 3. 1" GYPSUM BOARD ON 2" X 4" STUDS
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  - 25. 12" GYPSUM BOARD ON 2" X 4" STUDS
- M.P.E. SYMBOLS LEGEND**
- 1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
  - 2. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
  - 3. 1" GYPSUM BOARD ON 2" X 4" STUDS
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- LEGEND**
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  - 24. 11 1/2" GYPSUM BOARD ON 2" X 4" STUDS
  - 25. 12" GYPSUM BOARD ON 2" X 4" STUDS





Norman D. Dwyer  
Professional Engineer  
No. 10000  
State of Michigan  
12/15/2010

427 81st STREET  
PANNINGTON BRANCH, OAKDALE  
OLD EVANGELINE  
ADR  
ATTACHMENT NO. 2-6



EXISTING FLOOR PLANS - LEVEL THREE OUTLINE MATERIAL SPECS

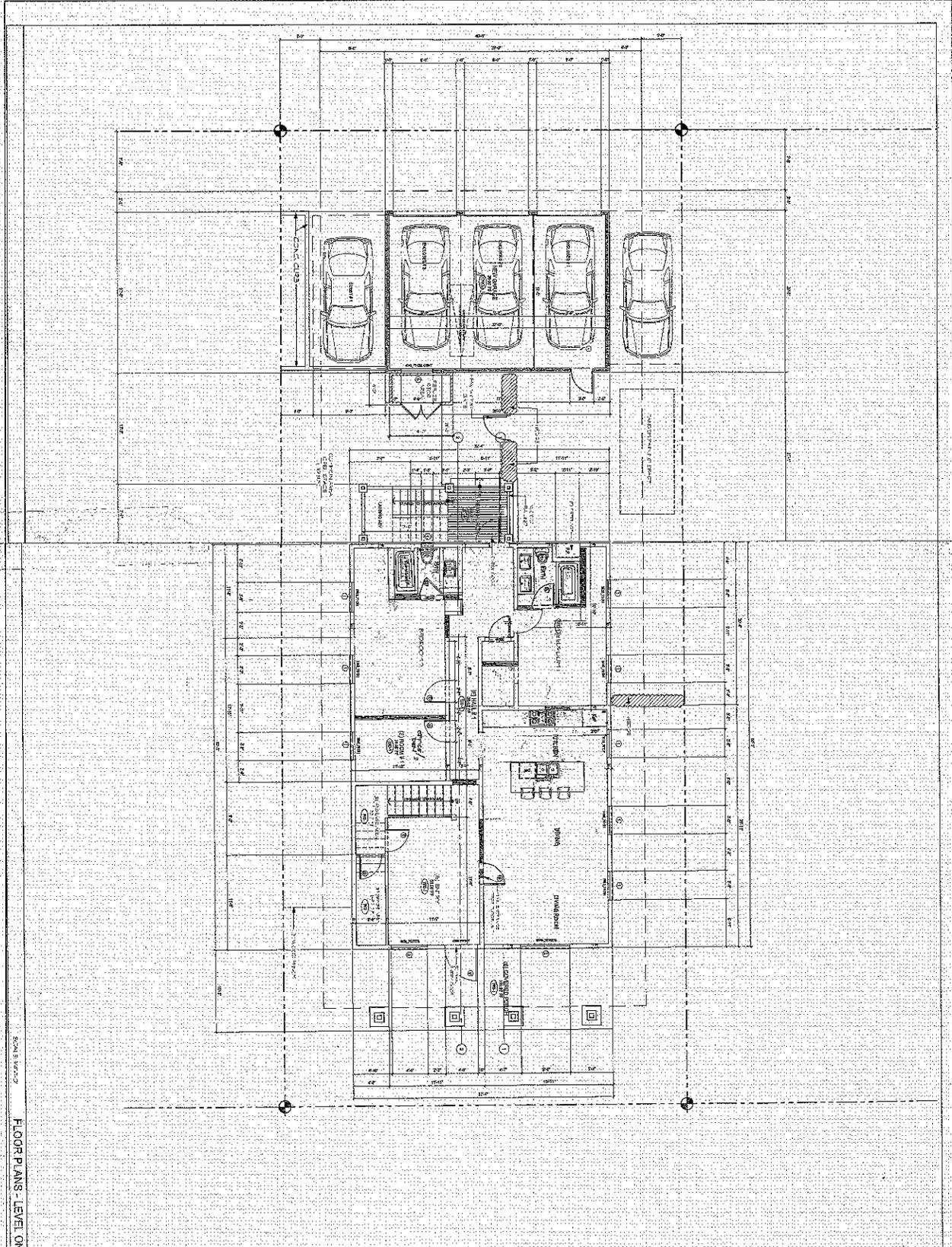
THICK CONCRETE  
CONCRETE  
STRENGTH

- LEGEND**
- 1. EXISTING WALL
  - 2. EXISTING WINDOW
  - 3. EXISTING DOOR
  - 4. EXISTING STAIR
  - 5. EXISTING ELEVATOR
  - 6. EXISTING CORE
  - 7. EXISTING STRUCTURAL COLUMN
  - 8. EXISTING STRUCTURAL BEAM
  - 9. EXISTING STRUCTURAL SLAB
  - 10. EXISTING STRUCTURAL WALL
  - 11. EXISTING STRUCTURAL BRACE
  - 12. EXISTING STRUCTURAL JOIST
  - 13. EXISTING STRUCTURAL TRUSS
  - 14. EXISTING STRUCTURAL GIRDER
  - 15. EXISTING STRUCTURAL PILE
  - 16. EXISTING STRUCTURAL FOOTING
  - 17. EXISTING STRUCTURAL FOUNDATION
  - 18. EXISTING STRUCTURAL RETAINING WALL
  - 19. EXISTING STRUCTURAL CURB
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JANUARY 2012  
PROJECT NUMBER: 1227  
EXISTING FLOOR PLANS  
LEVEL THREE  
AB-2.3







FLOOR PLANS - LEVEL ONE CULTURE MATERIAL SPECS

- KEYNOTES**
- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
  - 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE MATERIAL SCHEDULE.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODES.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODES.
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE.
  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE.
  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE.
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES.
  - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTIONS.
  - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SUSTAINABLE DESIGN CONVENTIONS.

- M.P.E. SYMBOLS LEGEND**
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  - 2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
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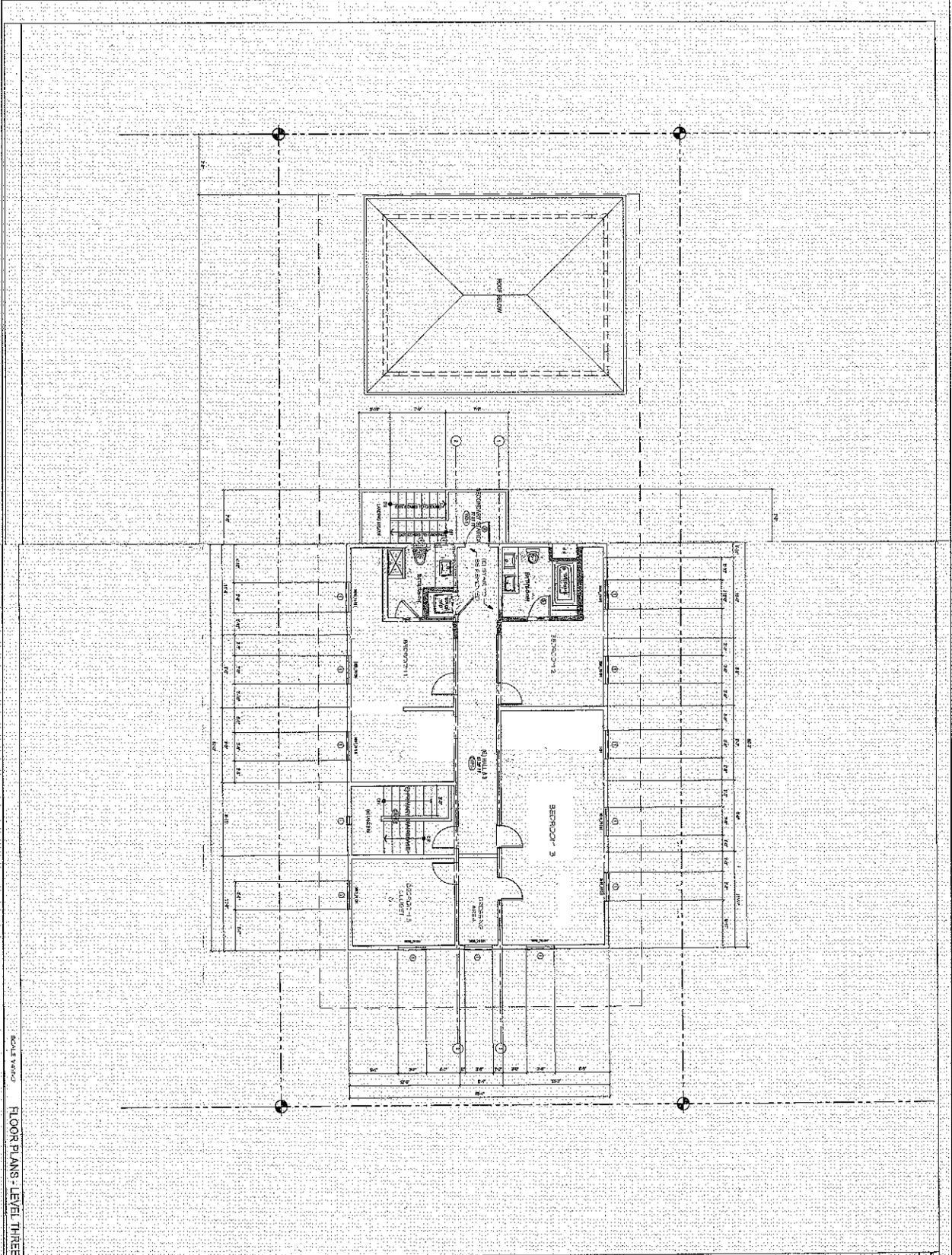
**OLD EVANCKE**  
 ARCHITECTS  
 2117 17TH STREET  
 HANINGTON BRACK, CO. 28340

DRAWING DATE: 08/14/12  
 PROJECT NUMBER: 124  
 LEVEL ONE  
 FLOOR PLAN  
 A2.1

ATTACHMENT NO. 2.9







SCALE: VARIOUS  
 FLOOR PLANS - LEVEL THREE  
 OUTLINE MATERIAL SPECIES

- LEGEND**
- 1. OPERATIONAL
  - 2. FINISH
  - 3. PARTITION
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**KEYNOTES**

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**M.P.E. SYMBOLS LEGEND**

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**PROJECT NUMBER: 123**

**LEVEL THREE FLOOR PLAN**

**A2.3**

**OLD EVANGELINE ADR**

401 8TH STREET  
 HOUSTON, TEXAS 77002

**ATTACHMENT NO. 2-11**

**PDPA**

PROFESSIONAL DESIGNER REGISTRATION BOARD

**DRIVING DATE DATE**

**ISSUING ENGINE NUMBER**

**PROJECT NUMBER: 123**

**LEVEL THREE FLOOR PLAN**

**A2.3**



RECEIVED

JAN 16 2013

NARRATIVE OF PROPOSED PROJECT FOR 421 8TH ST HUNTINGTON BEACH:

15a:

Description of Project:

We would like to do renovations to the existing building at 421 8th St Huntington Beach.

We have removed the rotten dilapidated two story structure in the rear of the property. We would like to replace the two story barn structure with a two story three car garage.

We would like to separate the building into two units; one unit on the first floor and one separate unit on the 2nd and third floor. We propose to leave all structural load bearing walls in place and only remove partition walls. We would like to reduce the number of bedrooms from 18 bedrooms to a total of 8 bedrooms. The lower unit on the first floor would have three bedrooms and the larger unit on the second and third floor would consist of 5 bedrooms.

We would also like to build a three car garage in the rear of the property. Above the garage would be a storage unit. This unit will be non-habitable. It will have no heat or water. The main building is an existing structure and the square footage or imprint will not be altered. The garage is to be a three car covered garage.

There are no set hours of operation as the building is going to be our vacation home.

There are no employees.

15b:

Reason for initiating application:

Would like to do renovations to our property and restore the building back to its original glory.

We would like to refurbish the building and clean up the property.

We would like to provide additional parking on the property.

15c:

Description of surrounding uses to north, south, east and west:

All surrounding buildings are residential homes. The adjacent property to the north is vacant and undeveloped.

15d:

Description of population served the proposed use or project:

Would become a vacation home for our three families. Neighbors would benefit by the building being refurbished preserving a part of Huntington Beach history. Also six additional parking stalls will be provided to the area.

To Whom It May Concern:

We have purchased the old Evangeline Hotel located at 421 8th Street in beautiful Huntington Beach Ca. We initially fell in love with the building because of its amazing character and its colorful history. We purchased the property with the intention of restoring the building to its former glory. Since the time of purchase we have been working with architects, engineers and the City of Huntington Beach to come up with an adaptive reuse for the property that would make sense for all parties. We hired a historical consultant for advice and to aid us in our design of the project.

After many different concepts, meetings and plans we collectively came up with a plan to restore the old neglected structure and split it into two units for our families. This wonderful structure is going to be our vacation home for our families. The plan is extremely simple and requires very little change to the original building. We intend to keep the outside as it was originally. We would like to restore it so it looks as fabulous as it did in the early 1900's.

During the years of planning the building has been vandalized and broken into. Walls, window, doors were broken. Walls have been vandalized with graffiti and the interior extensively damaged. It has been a "party meeting place" for many of the younger groups in the community. It has been a problem for the neighbors, the Huntington Beach Police Department and for the community of Huntington Beach.

We would like to request permission to restore the original main building. Our new design would only require the removal of partition walls. These are non- structural and merely only act as separation walls between existing bedrooms. We would like to open up the living space and create a more suitable living area. We would like to make two separate units instead of the 18 bedroom hotel layout that exists. This would give us a much more appropriate floor plan and would reduce the possible density of the building greatly.

We love the look of the building and would like to bring it back to the amazing structure it once was.

We would also like to ask for permission to build a three car garage to replace the rotten two storey structure in the rear of the property. We are asking for a two storey structure that would replace the existing two storeys and at the same time complement the scale of the main structure. We have spoken to many of the neighbors and understand their concerns. We have shared our plans to the neighbors and all so far have been very pleased with our proposed plan to save the property and restore it.

Please consider our situation and let us restore this fantastic property. By allowing us to move forward would benefit the community, the City of Huntington Beach, the neighbors and our families. By allowing this project to move forward the City of Huntington Beach will gain its lane easement back, six more parking spots will be developed and the former Evangeline Hotel will be restored to her former glory.

Thank you in advance for your time.

Respectfully,

The Reisen, Ryznar, and the Fisher families

18a:

Exceptional circumstances which apply to the property:

Our plans are to make the existing structure at 421 8th St into two separate units. The first floor ground level would consist of a three bedroom unit and the second and third floors combined would make a five bedroom unit. Therefore, we would be required to supply 6 parking spaces. We are only able to supply three covered spaces and three uncovered for a total of six parking spaces. The current property supplies zero spaces for additional parking. Our plans are to build a three car garage and supply open parking on both sides of the garage. Therefore, our plan would supply a total of six new parking spaces. Working with the planning department, we were able to come up with a tandem parking configuration that will allow us to meet the minimum on-site parking requirement.

Currently the building has 18 bedrooms. We would like to reduce the total number of bedrooms from 18 down to 8 bedrooms. We are unable to further reduce the number of bedrooms due to structural issues. That being said we have done our best to reduce the amount of bedrooms and because the building is an existing structure our "hands are tied" and we are limited.

We purchased this property as a vacation home to be shared between our three families.

We will not have the need for all the parking spaces. We will probably have one car that we will all share.

The garage in the rear is taller than what a detached garage should be. We are once again bound by the existing structure and its historical nature. Under normal circumstances we could attach the garage to the main structure and then it would conform to the height requirements. However, the building is a historical building and we cannot add an attached garage. The proposed garage is actually 2'6" under the allowable height requirement for an attached garage. After working closely with our architect, our historical consultant and the City of Huntington Beach, we have come up with a plan for a beautiful three car garage. The garage has been designed to complement the existing structure. The height of the proposed garage is reflective of the proportions of the existing structure. The proposed garage complements the scale of the existing structure; it is also reflective of the style and era of the home. The property originally had a two story rear barn-garage and the new garage will also be reflective of what was once there.

18b:

Why it will not constitute a grant of special privilege:

We are requesting a variance on the parking and the height of the garage. If the property were a vacant lot we could design within the boundaries of the requirements of the city. However, the building already exists and may not be altered or torn down. The tandem parking configuration will allow us to provide six on-site parking stalls.

18c: Why is request necessary for the preservation and enjoyment of one or more substantial property rights when compared with other properties in the same zoning designation?

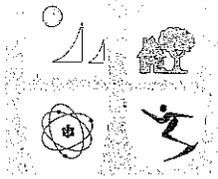
This request is necessary because we wish to rehabilitate a historic structure; in order to make it habitable, providing on-site parking is required.

18d:

State the reasons why the granting of the request will not be detrimental to the public welfare;

The proposed plan for 421 8th St. Huntington Beach will not be detrimental to public welfare in any way what so ever. It will actually benefit the public in many ways as listed:

1. It will restore a historical building that is significant to Huntington Beach
2. It will bring added value to the neighborhood and surrounding properties.
3. It will reduce the number of required parking stalls for the property
4. It will create six new parking spaces for the property and area.
5. It will restore an abandoned dilapidated old structure.
6. It will give the City of Huntington Beach its lane way allotment. (alley set back)
7. It will eliminate the transient use of the building and please all surrounding neighbors. The vacant structure has been a popular meeting place for young teenagers and a party place. The Police are very aware of the problems associated to the current state of the property. Vandals have broken in and kicked in walls, broken windows and graffiti the interior. If the building is left as is it will be continue to be a hazard, a nuisance to neighbors' and an eyesore.
8. It will create jobs for the community.
9. It will please neighbors and the police department by eliminating a gathering place for young people.
10. It will become a much safer area and again be used as a living space.
11. It will bring the Evangeline back to her former glory.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

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

Planning Division

714.536.5271

Building Division

714.536.5241

October 17, 2012

Brian Edwards  
900 Palm Avenue  
Huntington Beach, CA 92648

**SUBJECT: VARIANCE NO. 12-005 (REISEN GARAGE – FORMER HOTEL EVANGELINE)  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

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 [hbeckman@surfcity-hb.org](mailto:hbeckman@surfcity-hb.org) or (714) 374-5317 and/or the respective source department (contact person below).

Sincerely,

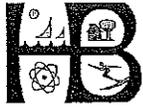
Hayden Beckman  
Planning Aide

Enclosure

cc: Khoa Duong, Building Division – 714-872-6123  
Joe Morelli, Fire Department – 714-536-5531  
Steve Bogart, Public Works Department – 714-374-1692  
Herb Fauland, Planning Manager  
Eric Reisen, Property Owner  
Project File

ATTACHMENT NO. 4.1

ATTACHMENT NO. 4-2



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 3, 2012  
**PROJECT NAME:** REISEN ADAPTIVE REUSE  
**ENTITLEMENTS:** VARIANCE 12-05  
**PLNG APPLICATION NO:** 2012-0162  
**DATE OF PLANS:** SEPTEMBER 10, 2012  
**PROJECT LOCATION:** 421 8<sup>TH</sup> ST  
**PROJECT PLANNER:** HAYDEN BECKMAN, PLANNING AIDE  
**TELEPHONE/E-MAIL:** 714-374-5317 / [HBECKMAN@SURFCITY-HB.ORG](mailto:HBECKMAN@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*  
**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO PERMIT: **1)** THE CONSTRUCTION OF A NEW 588 SQ.FT. DETACHED THREE CAR GARAGE WITH A SECOND FLOOR STORAGE AREA AT A HEIGHT OF 22'6" IN LIEU OF MAXIMUM HEIGHT OF 15' FOR ACCESSORY STRUCTURES AND **2)** ALLOW FIVE (5) ON-SITE PARKING SPACES (THREE ENCLOSED) IN LIEU OF SEVEN (7) SPACES REQUIRED, IN CONJUNCTION WITH THE ADAPTIVE REUSE OF A VACANT HISTORIC STRUCTURE.

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 GRADING PERMIT:**

1. 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.

ATTACHMENT NO. 4-3

2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
  - a. 2.5 feet of additional alley dedication. This will bring the alley right-of-way line to 10 feet from alley centerline. (ZSO 230.84)
3. 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 8<sup>th</sup> Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. Pavement for half-width of existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
  - c. A new sewer lateral shall be installed connecting to the main in the street or alley. 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)
  - d. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established residence, a separate water service and meter for each occupancy shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code. (UFC) (ZSO 255.04) (MC 13.08.030)
  - e. The irrigation water service may be combined with the domestic water service. (ZSO 230.84)
  - f. A separate backflow protection device shall be installed per Water Division Standards for any domestic water service that is serving water features 20 foot or greater above the nearest top of curb. Backflow device shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
  - g. The existing domestic water service and meter shall be abandoned per Water Division Standards. (ZSO 255.04)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
5. 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)
6. 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 conditions 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.
7. 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.

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

8. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
9. 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)
10. 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)
11. 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)
12. 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)
13. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
14. 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)
15. 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)
16. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
17. Wind barriers shall be installed along the perimeter of the site. (DAMP)
18. 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:**

19. A Precise Grading Permit shall be issued. (MC 17.05)
20. 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 \$13,880 per gross acre is subject to periodic adjustments. This project consists of 0.189 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$2623. 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)
21. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

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

22. Complete all improvements as shown on the approved grading plans. (MC 17.05)
23. All new utilities shall be undergrounded. (MC 17.64)
24. 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](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 4, 2012

**PROJECT NAME:** REISEN GARAGE (FORMER HOTEL EVANGELINE ADAPTIVE REUSE)

**PLANNING APPLICATION NO.** 2012-162

**ENTITLEMENTS:** VARIANCE NO. 2012-005

**DATE OF PLANS:** SEPTEMBER 10, 2012

**PROJECT LOCATION:** 421 8<sup>TH</sup> STREET, 92648 (NORTH SIDE OF 8<sup>TH</sup> STREET, BETWEEN ORANGE AVE. AND PECAN AVE.)

**PLAN REVIEWER:** HAYDEN BECKMAN, PLANNING AIDE

**TELEPHONE/E-MAIL:** (714) 374-5317/ HBECKMAN@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** TO CONSTRUCT A NEW 560 SQ. FT. DETACHED THREE CAR GARAGE AT A HEIGHT OF 22' 8" IN LIEU OF THE MAXIMUM 15'. THE REQUEST INCLUDES A DEVIATION IN PARKING (5 SPACES IN LIEU OF 6) IN CONJUNCTION WITH THE ADAPTIVE REUSE OF A STRUCTURE LISTED AS HISTORICALLY SIGNIFICANT IN THE GENERAL PLAN.

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

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#### VARIANCE NO. 12-005:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. 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 not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - b. 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)**

2. Prior to issuance of grading permits, the following shall be completed:
  - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**
  - b. 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). **(CEQA Categorical Exemption Section 15304)**
  - c. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - d. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - f. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
3. Prior to submittal for building permits, the following shall be completed:
  - a. A Lot Line Adjustment application or covenant to "hold as one" shall be submitted to the Planning Division to merge underlying Lots 21 and 23 on the subject property. The Lot Line Adjustment or covenant to "hold as one" shall be approved by the Planning Division within one month of submittal of the application. **(HBZSO Section 250.14B)**
4. Prior to issuance of building permits, the following shall be completed:
  - a. The Lot Line Adjustment shall be submitted and approved by the Department of Public Works.
  - b. If a covenant to "hold as one" is proposed, the document shall be submitted and approved by the Planning & Building Department for recordation with the County of Orange.
  - c. An application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form) shall be submitted to the Planning Department. **(City Specification No. 409)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection will be specified upon the inspection of the root system. **(Resolution No. 4545)**
  - b. 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. **(HBMC 8.40.090)**
6. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the two units until the following has been completed:

- a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - b. All trees shall be maintained or planted in accordance with the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - c. 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.
  - d. An onsite 36" box tree or the palm equivalent shall be provided in the front yard to meet the Huntington Beach Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
7. 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 & Building 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. **(HBZSO Section 241.18)**
  8. Variance 12-005 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 Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
  9. Variance 12-005 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
  10. The Planning Commission reserves the right to revoke Variance No. 12-005 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. **(HBZSO Section 241.16.D)**
  11. 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. **(City Charter, Article V)**
  12. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
  13. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the Orange County Clerk-Recorder and submitted to the Planning Division within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
  14. 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. **(HBZSO Section 232.04)**





## HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 10, 2012  
**PROJECT NAME:** REISEN ADAPTIVE REUSE  
**ENTITLEMENTS:** VARIANCE NO. 12-05  
**PROJECT LOCATION:** 421 8<sup>TH</sup> STREET, 92648 (WEST SIDE OF 8<sup>TH</sup> STREET, BETWEEN ORANGE AVE. AND PECAN AVE.)  
**PLANNER:** HAYDEN BECKMAN, PLANNING AIDE  
**TELEPHONE/E-MAIL:** (714) 374-5317 / [HBECKMAN@SURFCITY-HB.ORG](mailto:HBECKMAN@SURFCITY-HB.ORG)  
**PLAN REVIEWER-FIRE:** JOE MORELLI, FIRE DEVELOPMENT SPECIALIST  
**TELEPHONE/E-MAIL:** 714-536-5531 / [Joe.Morelli@surfcity-hb.org](mailto:Joe.Morelli@surfcity-hb.org)  
**PROJECT DESCRIPTION:** TO PERMIT: 1) THE CONSTRUCTION OF A NEW 588 SQ.FT. DETACHED THREE CAR GARAGE WITH A SECOND FLOOR STORAGE AREA AT A HEIGHT OF 22'6" IN LIEU OF MAXIMUM HEIGHT OF 15' FOR ACCESSORY STRUCTURES AND 2) ALLOW FIVE (5) ON-SITE PARKING SPACES (THREE ENCLOSED) IN LIEU OF SEVEN (7) SPACES REQUIRED IN CONJUNCTION WITH THE ADAPTIVE REUSE OF A VACANT HISTORIC STRUCTURE.

*NOTE: THE SUBJECT PROPERTY IS LISTED AS A HISTORIC RESOURCE IN THE GENERAL PLAN, AND IS DOCUMENTED BY BOTH THE 1986 AND 2009 HISTORIC SURVEYS.*

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 10, 2012. 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: JOE MORELLI, FIRE DEVELOPMENT SPECIALIST.

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

1. Compliance with the 2011 Huntington Beach Fire and Building Codes is required.
2. Address numbers shall be posted on the structure in a location visible to emergency responders.

ATTACHMENT NO. 4.11

3. Fire rated walls and doors are required to be maintained. Any existing Fire Doors shall be maintained with self-closing and self-latching hardware.

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648

or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

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

ATTACHMENT NO. 4.12



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** SEPTEMBER 18, 2012  
**PROJECT NAME:** REISEN ADAPTIVE REUSE  
**PLANNING APPLICATION NO.** 2012-162  
**ENTITLEMENTS:** VARIANCE NO. 12-05  
**DATE OF PLANS:** SEPTEMBER 10, 2012  
**PROJECT LOCATION:** 421 8<sup>TH</sup> STREET, 92648 (WEST SIDE OF 8<sup>TH</sup> STREET, BETWEEN ORANGE AVE. AND PECAN AVE.)  
**PLAN REVIEWER:** KHOA DUONG, P.E  
**TELEPHONE/E-MAIL:** (714) 872-6123  
**PROJECT DESCRIPTION:** TO PERMIT: 1) THE CONSTRUCTION OF A NEW 588 SQ.FT. DETACHED THREE CAR GARAGE WITH A SECOND FLOOR STORAGE AREA AT A HEIGHT OF 22'6" IN LIEU OF MAXIMUM HEIGHT OF 15' FOR ACCESSORY STRUCTURES AND 2) ALLOW FIVE (5) ON-SITE PARKING SPACES (THREE ENCLOSED) IN LIEU OF SEVEN (7) SPACES REQUIRED IN CONJUNCTION WITH THE ADAPTIVE REUSE OF A VACANT HISTORIC STRUCTURE.

*NOTE: THE SUBJECT PROPERTY IS LISTED AS A HISTORIC RESOURCE IN THE GENERAL PLAN, AND IS DOCUMENTED BY BOTH THE 1986 AND 2009 HISTORIC SURVEYS.*

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

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**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 2010 California Residential Code (CRC), 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010

ATTACHMENT NO. 4-13

California Electrical Code (CEC), 2010 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. For duplex, the occupancy group R-3 shall be used. Please revise Code Analysis. Section 1.1.3.1.1 of 2010 CRC.
3. Group U shall be used for this project. Please revise Code Analysis. Section 1.1.3.1.2 of 2010 CRC.
4. Please revise subtitle shown on sheets 2.1, 2.2 and 2.3. They shall be Proposed New Floor Plans.
5. The separation between dwelling units must comply with Section R302.3.
6. Emergency escape and rescue openings must comply with Section R310 of 2010 CRC.
7. Please contact me or our office to review preliminary code analyses to examine any possible building code issue that may arise.

**III. COMMENTS:**

1. Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings.

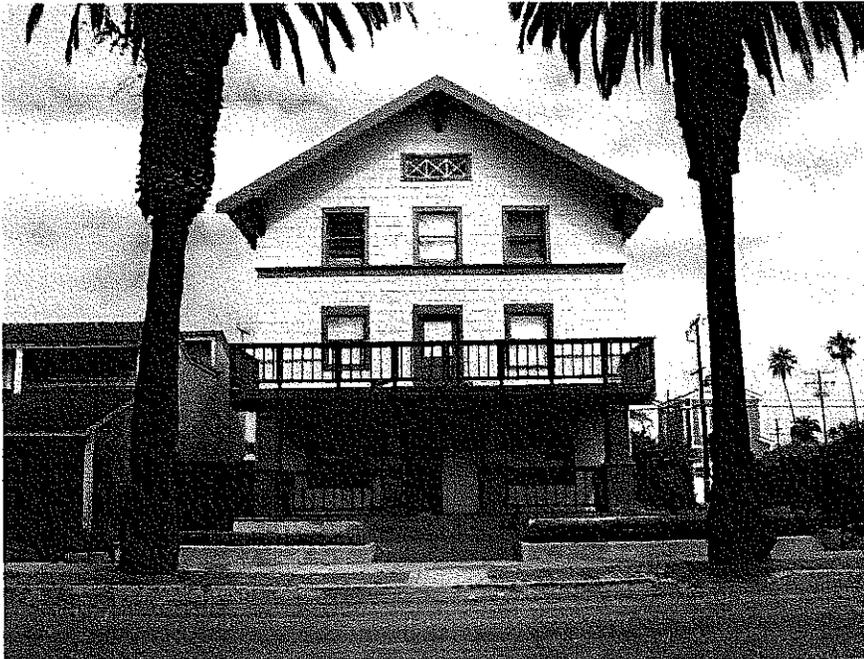
# Historic Resources Assessment

## Evangeline Hotel

421 8<sup>th</sup> Street

Huntington Beach, CA

July 2011



Respectfully submitted by:

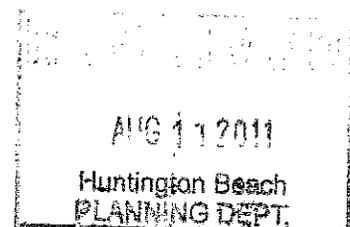
Cynthia Ward, Preservation Consultant

703 N. Lemon Street

Anaheim Colony Historic District, CA 92805

714-292-0042

[Cynthia.Ward@sbcglobal.net](mailto:Cynthia.Ward@sbcglobal.net)



ATTACHMENT NO. 5.1

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Historic Photographs

Historic Resource Assessment  
421 Eighth Street Huntington Beach, CA 92648  
May 2011 to July 2011

Introduction:

Cynthia Ward, preservation consultant, completed this historic resource assessment to document the structure located at 421 Eighth Street in Huntington Beach, California. The property is located at Lots 21 and 23 of Block 408 in the Huntington Beach Main Street area, and identified by Assessor's Parcel Number 024-107-17.

In May of 2011, Architectural Historian Cynthia Ward conducted a field inspection of the property and its setting for context. From May to mid July of 2011, historic research involving County Tax Records, Sanborn fire insurance maps, grant deeds, building records, County Directories, newspaper records, and historic photos established a clear history of the site. Sanborn maps show the structure maintains its original footprint.

Evaluation of the structure was based on criteria set by the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Background:

The structure located at 421 Eighth Street was included in the Huntington Beach Historic Resources Inventory prepared in 1986 by 30<sup>th</sup> Street Architects. At the time of that report, Architectural Historian Diann Marsh determined that the property would, "probably be eligible for the National Register if the asbestos siding were removed from its exterior." Cynthia Ward documented the structure in November 2005, on behalf of owners James and Mary Parkinson, who at the time were operating the site as the Colonial Inn Hostel. It was the owners' stated intent to secure a demolition permit in order to sell the building lots for new development. As the property had not been changed in any way that diminished its significance since the 1986 finding of potential importance by Diann Marsh, the owners were advised that the property is considered historically significant, and demolition was not pursued. The property was instead listed for sale by a Realtor specializing in historic preservation markets, sold in its current condition, and remains in essentially the same condition as the 1986 finding by Diann Marsh.

Setting and Context:

421 Eighth Street is set within a residential streetscape that had been developed in the early decades of the 20<sup>th</sup> century. Originally the area featured wood framed single-family bungalows and small cottages. Most residences were clad in wood weatherboard siding, and were simple in design. The hotel at 421 Eighth Street worked in conjunction with the small beach cottages to shelter tourists in the resort community. Over the ensuing decades, Huntington Beach transitioned from a resort vacation area to a full

time year round "bedroom community", providing housing for Orange County's professional workforce. Huntington Beach saw a significant increase in development following the Korean War as the desired residential location for employees in the aerospace and defense industry. The city currently boasts a population of nearly 200,000 residents, and according to the 2000 census most of those residents are high school graduates or above, with a poverty level of less than half the State average. Recent increases in property values, and the desirability of Huntington Beach real estate, have created a demand for newer homes on older lots, resulting in the redevelopment of the downtown area. Newer construction continues the trend for dramatically larger houses, built to the greatest footprint allowable under City setbacks. The older wooden bungalows prevalent in the downtown area in the early decades of the last century have been demolished over the last few decades, making way for the newer, multi-story homes, generally stucco-clad and more modern in style. The Evangeline Hotel survived development due to its commercial use as an income property. The property was acquired in 2010 by Erich Reisen, a Canadian preservationist, whose intent is to restore the exterior of the building to its original context, while adapting the interior for use as a multi-family private vacation home for three related families, including Mr. Reisen's family. This report intends to document the impact of those changes to a site that appears historically significant.

Applying the Secretary of the Interior's Standards:

When considering changes to a site of historic significance, several determinations must be made. These include the current condition of the building, and what future use is proposed for the building.

The optimal approach is for preservation of a building that retains most of its original materials and requires little to no repair or replacement. *Preservation* is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

It is rare to find such a property, and the Evangeline Hotel does not retain enough original material to qualify for this treatment. Therefore, rather than preservation, the Evangeline Hotel would be subject to a rehabilitation program. *Rehabilitation* is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Under a rehabilitation program, the Evangeline Hotel will be subject to the following guidelines;

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### Review of Proposed Changes to the Building:

Owner Erich Reisen has submitted rehabilitation plans for review, detailing the changes proposed for the building. These changes and their potential impacts include:

#### Cladding:

The owner proposes removing the inappropriate cement tile shingles and determining what structural elements remain beneath the current cladding. In the event that original cladding remains beneath the secondary skin, every attempt should be made to repair/restore the original cladding for continued use. This is sometimes done by removing shingles or weatherboard, and turning it over for a clean surface. As old-growth redwood, a durable and pest-resistant material, was commonly used during the period of construction, the original material may still be in usable condition. In the event that the original materials exist beneath the cement tiles but are not suitable for reuse, the materials should be carefully documented, and replicated with new materials compatible with the original. In the event that the original materials were removed prior to the addition of the cement tile shingles, materials common to the period such as redwood weatherboard or shingles may be used. Early photographs of the building leave some doubt as to the original cladding materials. It appears that shingles were used in the gable peaks and third floor cladding. These should be restored or replicated with similar materials. Cladding on the first and second floors appears speculative, and photographs show that it could be either wood weatherboard siding, or possibly a thinner profile of shingle, giving a different dimension to the cladding than the shingles clearly seen on photos of the third floor. In the event that removal of the cement tile shingles does not yield evidence of original cladding materials, either wood weatherboard or shingles may be used as replacement cladding, as either were used during the period of significance, and both are appropriate to the Craftsman style of architecture. This treatment is consistent with the Secretary of the Interior's Standards stating, *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

#### Front porch:

Early photographs show that the current porch and deck on the front elevation appear to have been altered. Support columns on the original porch were round and tapered from top to bottom. Baluster slats appear closer together in historic photos than the current plan. Also, the balustrade system in the deck above the porch featured larger vertical balusters above each of the columns, with slats closer together than currently shown. Mr. Reisen's plan for future renovation appears to restore the porch to its original condition. This follows the Secretary's admonition that, *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

### Fenestration:

The placement of doors and windows is considered a "character defining feature" and every effort should be made to preserve the fenestration of historic buildings. Mr. Reisen's proposal appears to honor that intent, with only one alteration of an additional doorway on the southern elevation, for access to an upper floor unit. As this is a secondary elevation not easily seen from the street, the addition of a doorway should not pose a threat to historic integrity. The door should be made from compatible material such as wood, in a style that relates to the original features of the building. However, to avoid creating a false sense of historical development, the door should be designed in such a way as to clearly show it is not original to the building, in keeping with the Secretary of the Interior's guidelines stating, *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

Care should be taken to restore existing wood framed windows, and in the event that owners require energy efficiency or sound attenuation related to the use of dual paned windows, interior storm windows may be constructed to provide that feature while retaining the original windows. In the event that windows may be beyond repair, duplicates should be constructed, replicating the original design, size, and materials.

### Rear Elevation: Access Stairs/Fire Escape:

Mr. Reisen's plans appear to include the addition to the rear elevation of exterior access stairs with decks on each level. The plan appears to use existing doorways, thereby maintaining existing fenestration patterns, while removing recently constructed stairways and replacing them with more aesthetically pleasing, and architecturally compatible, decks and stairways. To avoid creating a false sense of historical development, the new deck and stairways on the rear of the building should differentiate from porch elements on the front of the building, so as not to be confused with original materials. The plans appear to be consistent with building styles common to the period of significance, and therefore do not appear to affect the building's integrity as a historic resource. The addition appears to fit the Secretary of the Interior's Standards, stating, *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

### Replacement of existing barn:

While outside the scope of this study, it is understood that the existing barn structure to the rear of the property is to be replaced with new construction. Plans for the new structure appear to include parking on the lower level with storage on the second floor. It appears the footprint of the new building turns on the lot, accommodating the lot orientation in relation to its neighbors. Nothing in this plan appears to negatively impact

the historic significance or integrity of the Evangeline Hotel as a site of importance to the heritage of Huntington Beach.

Findings:

Cynthia Ward's study found that the Evangeline Hotel was constructed in 1906-07 by Henry and Ruth Williams. The hotel has changed ownership repeatedly since that time, but the use of the site has remained consistent as transient residential in nature. The Craftsman style three story hotel maintains much of its original character, and is unaltered since the 1986 finding by Diann Marsh that the building is potentially eligible for National Register status.

Significance:

Evaluation of the property using the standards set by the Secretary of the Interior for inclusion on the National or California Register reveals the following:

The study found evidence that the property at 421 Eighth Street, as the last remnant of Huntington Beach's early resort environment, was associated with events that have made a significant contribution to the broad patterns of our history, and therefore appears to potentially meet Criteria A for inclusion on the National or California Register.

The study found evidence that the property at 421 Eighth Street, as a rare example of Craftsman architecture in an Orange County early 20<sup>th</sup> century hotel, embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, and therefore appears potentially eligible for the National Register under Criteria C.

Summary:

The historic hotel at 421 Eighth Street does appear to meet the criteria for listing on a National, State, or Local Historic Register as an individual structure. Therefore, care should be taken in the redevelopment of the property, and the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings should be followed. This recorder has reviewed the plans of owner Erich Reisen for an adaptive reuse of the property, and those plans certainly appear not only to honor the integrity of the original design, but restore lost historic features to their original appearance. Therefore, the intent to adapt the Evangeline Hotel for multi-family private residential use appears to be compliant with local, State, and Federal guidelines regarding treatment of historic resources. The owners are to be commended for their vision in preserving the architectural heritage of Huntington Beach while creating new life for an old treasure.

Respectfully submitted,

Cynthia Ward, Preservation Consultant

- Resume and Statement of Qualifications on file with the City of Huntington Beach

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 4                      \*Resource Name or #: Evangeline Hotel

P1. Other Identifier: 421 Eighth Street

\*P2. Location:  Not for Publication     Unrestricted                      \*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:                      Date:    T    ;    R    ;    ¼ of    ¼ of Sec    ;

M.D. B.M.

c. Address: 421 Eighth Street City: Huntington Beach                      Zip: 92648

d. UTM: Zone: 10 ;                      mE/                      mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 024-107-17 Huntington Beach Main Street TR

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Despite years of deferred maintenance and the addition of exterior shingle cladding, this Craftsman style hotel is remarkably intact. A newer porch and upper balcony have altered the appearance to some extent; however, the building retains the vocabulary of the turn of the century resort it was created to be, and none of the changes to the structure are irreversible. The structure is in desperate need of sensitive rehabilitation, and should be considered an ideal candidate for restoration under the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures.

\*P3b. Resource Attributes: (List attributes and codes)

\*P4. Resources Present:     Building     Structure     Object     Site     District     Element of District     Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
 Front Elevation, Southeast Facing, July 2011

\*P6. Date Constructed/Age and Sources:     Historic  
 Prehistoric     Both  
 1906-07

\*P7. Owner and Address:  
 Erich Reisen  
 5874 Eagle Island  
 West Vancouver, B.C. Canada  
 V7W IV5

\*P8. Recorded by: (Name, affiliation, and address)  
 Cynthia Ward, Preservation Consultant  
 703 N. Lemon Street  
 Anaheim, CA 92805

\*P9. Date Recorded: July 2011

\*P10. Survey Type: (Describe)  
 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Inventory 8/86 by 30<sup>th</sup> Street

Architects, also previous survey by Cynthia Ward, November 2005 for owners James and Mary Parkinson Family Trust

\*Attachments:  NONE     Location Map     Sketch Map     Continuation Sheet     Building, Structure, and Object Record  
 Archaeological Record     District Record     Linear Feature Record     Milling Station Record     Rock Art Record  
 Artifact Record     Photograph Record     Other (List):

DPR 523A (1/95)    \*Required informat

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Evangeline Hotel

**B1. Historic Name:** Evangeline Hotel

**B2. Common Name:** 421 Eighth Street Huntington Beach

**B3. Original Use:** Commercial Hotel

**B4. Present Use:** Unoccupied

\***B5. Architectural Style:** Craftsman

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

1906-1907

\***B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

\***B8. Related Features:**

Barn to rear of property, appears in extremely poor condition, recommend structural evaluation

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\***B10. Significance: Theme:** Commercial Architecture

**Area:** Main Street Huntington Beach

**Period of Significance:** Early 20<sup>th</sup>

**Property Type:** Private ownership/Multi-Family Residential

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The opening of the Pacific Electric Railroad made Huntington Beach a destination resort. This three-story Craftsman Style hotel in an excellent representation of the transient housing offered to visitors who flocked to the area in the early decades of the 20<sup>th</sup> Century. While no individuals of historic significance have been positively linked to the structure, its unique architecture and status as the last remaining symbol of Huntington Beach's early resort community would indicate a strong likelihood for listing in the National Register of Historic Places, in the event the building is restored according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures.

Additional Resource Attributes: (List attributes and codes)

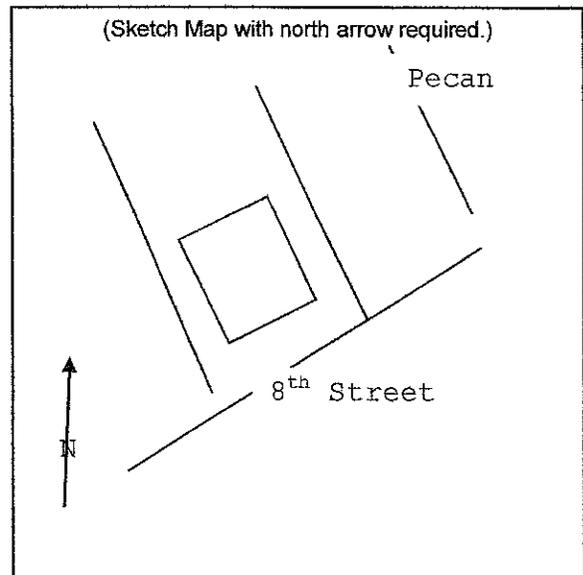
\***B12. References:**

Grant deeds, Mortgage Records, Orange County tax Records, US Census Records, CADl, SSDI, Sanborne Fire Insurance Maps, Historic Photographs

B13. Remarks:

\***B14. Evaluator:** Cynthia Ward, Preservation Consultant

\***Date of Evaluation:** July 2011



**CONTINUATION SHEET**

**Physical Description:**

This Craftsman style hotel features a medium pitched cross gabled roofline, covered in composition shingles. Fascia boards below the roofline appear to be replacement features, as early photographs of the hotel show flared fascia moving outward toward the ends of the barge boards. The original knee-brace brackets still support the roofline, with an ogee detail reminiscent of Swiss chalet architecture commonly found in the Arts and Crafts vernacular. The structure is clad in rectangular cement tile shingles or undetermined age. These were frequently added in the 1930s through the 1950s, and it was common practice to simply install the shingles directly over the original cladding materials, shaving off details such as window trim to accommodate the new materials.

The fenestration of the building appears original. A band of three windows set with diamond pane divided lights accents the attic space. Three double-hung wood windows light the third floor guest spaces, highlighted by a belt-course line where the cladding flares between third and second floors. The second floor features double hung wood framed windows, which flank a central wood door that allows occupants access to the front balcony above the entry porch. The balcony balustrade, a later addition inconsistent with early photographs, features square posts and simple square balusters set within a flat top and bottom rail system. Photographs show the original design featured balusters set closer together, with wider balusters set above each of the columns below to create focal points.

On the ground floor, the door is off-center in an asymmetrical design, and the current wide wooden entry door appears to be original, or a replacement from the original construction period. Large windows flank the door on either side, with fixed transoms above fixed rectangular panes in wood frames.

The entry porch is cement, accessed by cement steps. These are likely to have been added at a later date, as the original porch floor and steps were almost certainly wooden. The porch is supported by square columns, a replacement for the round tapered columns seen in early photographs. The square balusters are also later replacements, as early photos show balusters set closer together, both on the ground floor porch railing and the upper deck railing. Interestingly the king beam supporting the porch spanning the front elevation appears to be either original, or if replaced, was based on the original design, as the decorative cutwork on the ends appears consistent with the beam seen in early photos.

The building is set close to the sidewalk, with minimal opportunity for landscaping on the lot. To the rear of the primary structure is a barn, whose condition is debatable, and structural analysis is recommended to determine its safety. That determination of structural integrity is outside the scope of this report, however the barn itself does not appear to be critical to contributing to the integrity of the site, and in the event that it is unsafe it may be removed and/or replaced or rebuilt. Any replacement construction would require compatible architecture in keeping with the original style of the contributing structure.

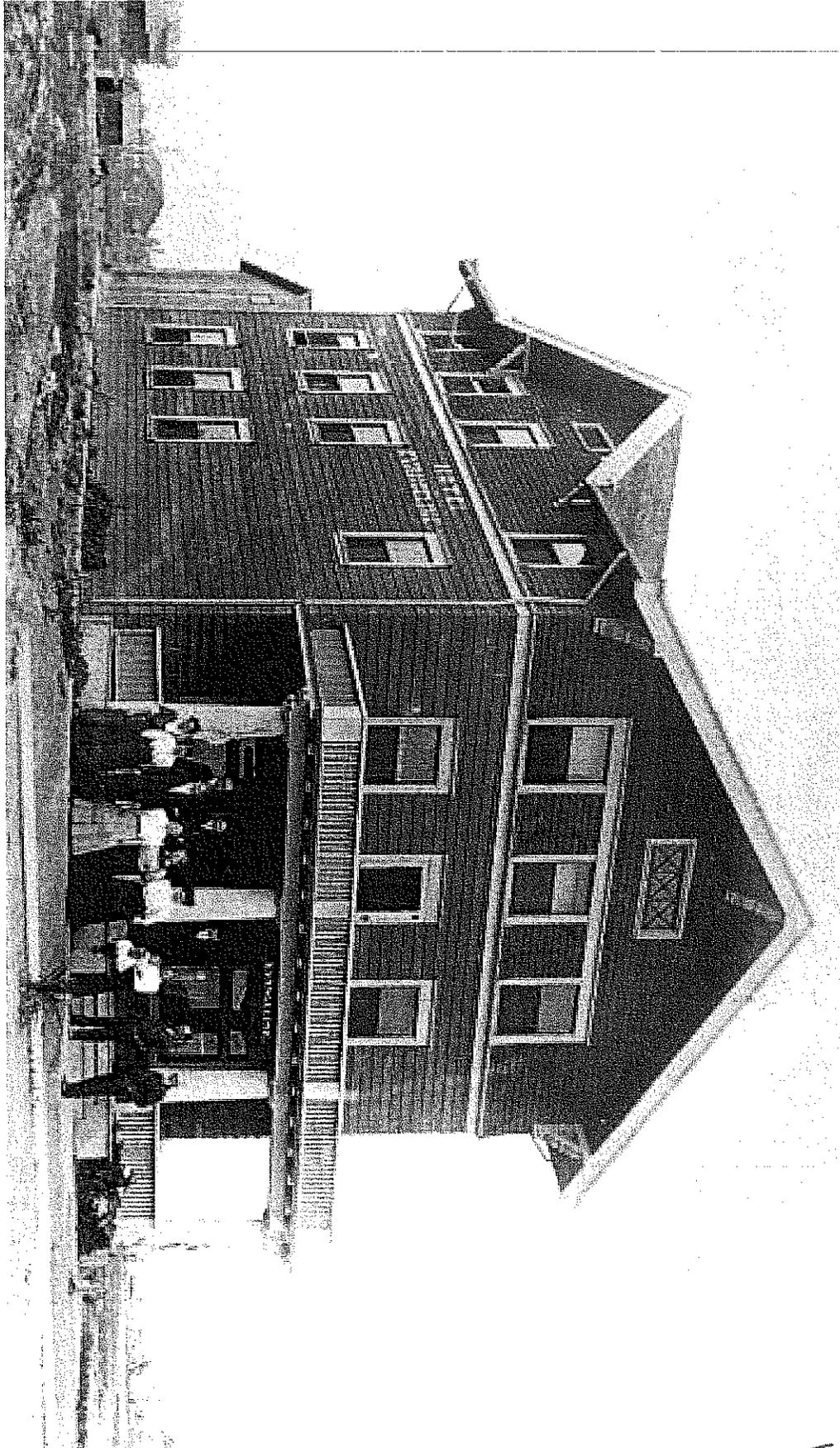
\*Recorded by: Cynthia Ward, Preservation Consultant

\*Recorded by: Cynthia Ward, Preservation Consultant

History of property:

On February 21, 1906, Mrs. Ruth A. Williams purchased Lots 21 and 23 of Block 408 in Huntington Beach, CA. Mrs. Williams and her husband Henry already owned a 60 acre farm in Newhope, where they lived. As of mid-1906 when the Tax Assessments were completed, the Williams family had not developed the property, and they paid \$200 in taxes for each of the unimproved lots. On July 7, 1906, Mrs. Williams took out a mortgage for \$3,000.00 against the property payable to the Home Mutual Building and Loan. A search of microfilm for the Huntington Beach News yielded no reports of the large hotel being built, as the microfilm for December 1906 through January 1907 are missing. The first mention of the hotel appears to be in February 1907, when an advertisement for the Hotel Evangeline announced the presence of the business in Huntington Beach. This narrows the date of construction to late 1906 and early 1907, with no record of the builder or designer.

Very little is known of the Williams family. They are listed in the 1910 Census living in and running the hotel, along with their son-in-law Earl DeLapp, daughter Marge DeLapp, and widowed daughter Viroka Snyder. Owner Henry Williams passed away before California Death Records became publicly available, so the date of his death is undetermined. However, his widow Ruth remarried, and as Ruth Williams Dinsmore she deeded the hotel to daughters Viroka Cook and Marge DeLapp on December 16, 1929. Marge DeLapp eventually married Lawrence Sheffield, and on August 14, 1942 they gained complete ownership of the hotel. On February 8, 1945, they sold the hotel to Victor and Leah Stoneburner. The Stoneburners, who had since taken on partners Orvin and Ergeldine Strom, sold the hotel to Theodore and Helene Burda on January 2, 1947. The Burdas sold the hotel to Leslie and Rose Helms on December 22, 1955. On January 6, 1958, widowed Edna Randolph and her daughter Fern purchased the hotel. The Randolphs sold the hotel to David and Jacqueline Saavedra, and Peggy June Dixon, on November 27, 1961. On December 27, 1968, Thelma Hare purchased the hotel. Ms. Hare sold the property to Knudtsen Developers on January 5, 1977. On September 22, 1978, Knudtsen Developers deeded the hotel to James Montgomery, John Evans, and Cecil Folmar. The partnership sold out to John and Betty Evans on November 10, 1981, and the Evans in turn sold the property on December 3, 1981. The new owners, Kent and Giovanna Pierce, in partnership with James and Mary Parkinson, transferred ownership to James and Mary Parkinson when the couple bought out the partnership. The Parkinsons cleaned up the hotel, which had been purchased as a "flophouse", and changes its use to a youth hostel. For decades the Colonial Inn Hostel sheltered young travelers in search of inexpensive lodgings while chasing the surf. Upon the Parkinsons' retirement, they sold the hotel to Thomas R. Lord on July 26, 2006. Mr. Lord operated the site as a halfway house or recovery facility, but lost it to the bank. HSBC Bank National Association Trust gained regained ownership on June 15, 2009. On January 19, 2010, Canadian developer and preservationist Erich Reisen purchased the hotel from the bank. Mr. Reisen is currently working to have his plans approved for renovation of the hotel. His intent is reported to be an exterior restoration to its original condition, while sensitively adapting the interior for use as three separate family vacation residences, one on each floor of the hotel. Mr. Reisen reports spending his childhood in Huntington Beach and wishes to give his own children the same memories of the resort town he fell in love with.



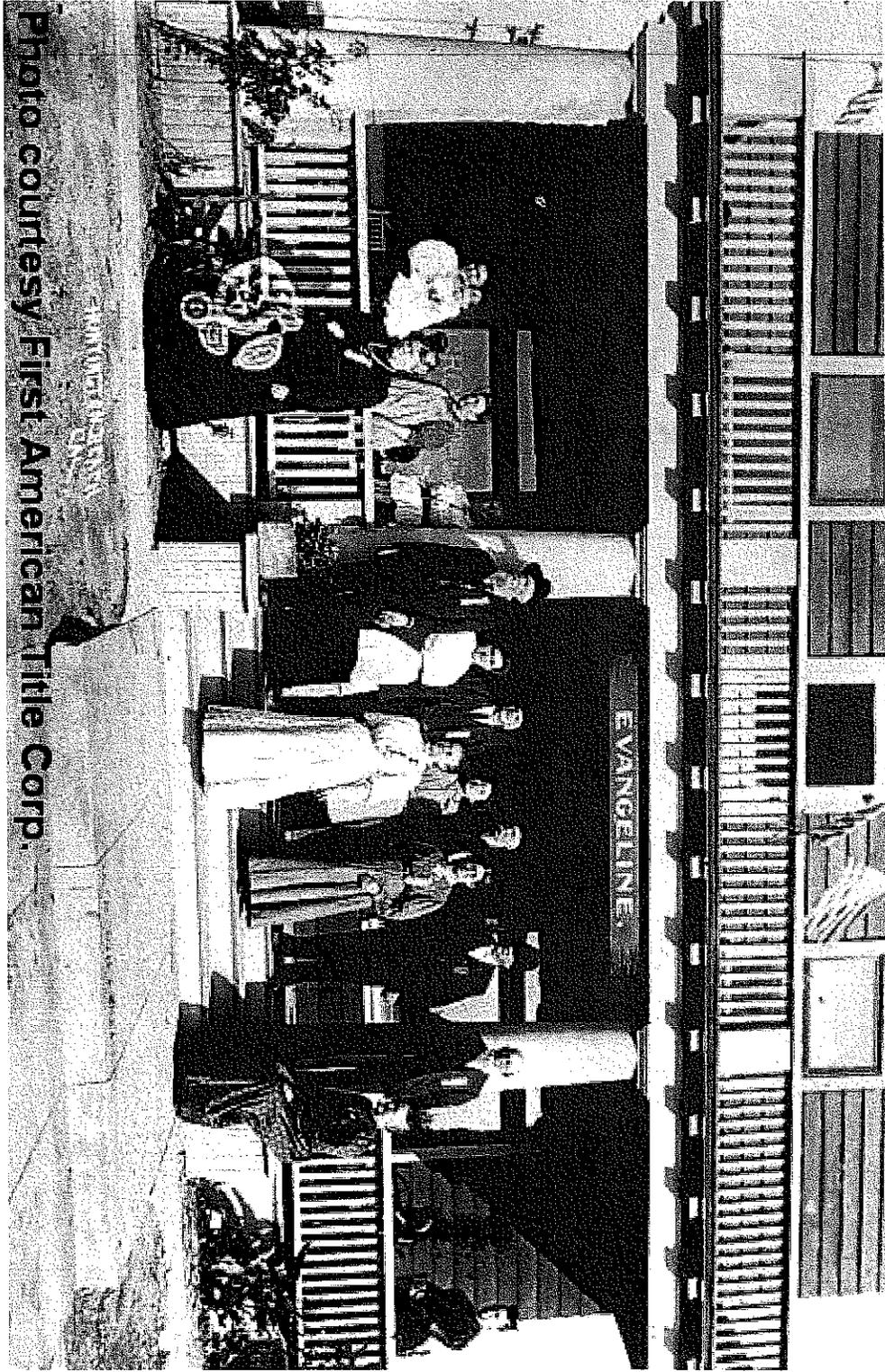


Photo courtesy First American Title Corp.