

AGENDA
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 27, 2014

HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET
HUNTINGTON BEACH, CALIFORNIA 92648



CHAIR ERIK PETERSON

VICE-CHAIR ROBERT FRANKLIN
COMMISSIONER MIKE POSEY
COMMISSIONER MARK BIXBY

COMMISSIONER LYN SEMETA
COMMISSIONER EDWARD PINCHIFF
COMMISSIONER DAN KALMICK

DIRECTOR OF PLANNING AND BUILDING, SCOTT HESS, AICP
LEGAL COUNSEL, PAUL D'ALESSANDRO
PLANNING MANAGER, JANE JAMES

THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3 AND ON THE CITY'S WEBSITE ([HTTP://WWW.HUNTINGTONBEACHCA.GOV/](http://www.huntingtonbeachca.gov/)). DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECKOUT AT THE CENTRAL LIBRARY. COPIES OF STAFF REPORTS AND/OR WRITTEN MATERIALS ON EACH AGENDA ITEM ARE ON FILE IN THE PLANNING AND BUILDING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING AND BUILDING DEPARTMENT TO MAKE AN INQUIRY CONCERNING THE NATURE OF THE AGENDA ITEM AT (714) 536-5271.

Planning Commission Agenda Information Sheet

The following is a brief explanation of the Planning Commission Agenda Structure:

AGENDA APPROVAL The Planning Commission will announce if any closed public hearing items will be re-opened and may wish to change the order of the items on the agenda.

PUBLIC COMMENTS (FILL OUT REQUEST TO SPEAK FORM) Anyone wishing to address the Planning Commission, only on items not on tonight's agenda, must fill out and mark the appropriate box and submit a form to speak prior to Public Comments. Please be advised that testimony provided on Public Hearing items during Public Comments are not part of the permanent entitlement record. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Time may not be donated to another. All proceedings are recorded. No action can be taken by the Planning Commission on these comments on this date, unless agendized.

PUBLIC HEARING ITEMS (FILL OUT REQUEST TO SPEAK FORM) Public hearings allow citizens the opportunity to speak in favor or against specific items. More detailed information on public hearings may be found on the page attached to the back of this agenda. Complete the form by marking the appropriate box and indicating the hearing item you wish to provide testimony on. Please note if the public hearing items have been closed or are still open for testimony. The agenda and staff report will indicate if the public hearing is open or closed. The Planning Commission at their discretion may re-open a closed public hearing and the Commission will make the announcement during Agenda Approval. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Individuals may choose to donate their 4 minutes of time to another speaker, and the maximum time donation limit is 8 minutes (2 individuals), for a total of 12 minutes per speaker. Individuals who donate time must be present when the item is being discussed. All proceedings are recorded. If you have documents to distribute, there should be enough copies for all Planning Commissioners, staff, and the public. The documents become part of the public record and will not be returned.

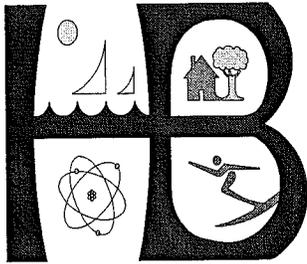
CONSENT CALENDAR Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

NON-PUBLIC HEARING ITEMS These items are considered by the Planning Commission separately and require separate motions. These transactions are considered ministerial and public testimony is not heard.

PLANNING COMMISSION ITEMS / INQUIRIES Items of business or concern are presented by Planning Commissioners and discussed with staff. Informational updates and reports are made by Commissioners who serve as liaisons to various committees.

PLANNING ITEMS Updates and reports from the Planning and Building Director for the information of the Planning Commission and the public.

Adjournment



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 27, 2014
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Semeta, Posey, Franklin, Peterson, Pinchiff, Bixby, Kalmick*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. CONDITIONAL USE PERMIT NO. 12-001/ COASTAL DEVELOPMENT PERMIT NO. 13-001/ ENVIRONMENTAL IMPACT REPORT NO. 13-003 (SURF CITY NIGHTS) - Ethan Edwards, Associate Planner
- A-2. GENERAL PLAN AMENDMENT NO. 14-001/ ZONING MAP AMENDMENT NO. 14-001/ CONDITIONAL USE PERMIT NO. 14-003/ TENTATIVE TRACT MAP NO. 17716/ DRAFT NEGATIVE DECLARATION NO. 14-001 (AIRPORT CIRCLE RESIDENTIAL) – Jill Arabe, Associate Planner
- A-3. GENERAL PLAN AMENDMENT NO. 13-003/ TENTATIVE PARCEL MAP NO. 13-181/ (BRIGHTWATER) – Ricky Ramos, Senior Planner
- A-4. LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/ GENERAL PLAN AMENDMENT NO. 13-003/ ZONING MAP AMENDMENT NO. 13-003/ TENTATIVE PARCEL MAP NO. 13-156/ CONDITIONAL USE PERMIT NO. 14-010 (SANDOVER) – Ricky Ramos, Senior Planner

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

E. PLANNING COMMISSION COMMITTEE REPORTS

F. PLANNING COMMISSION COMMENTS

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Tuesday, June 10, 2014.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

Copies of staff reports and/or written materials on each agenda item are on file in the Planning and Building Department and on the City's website (<http://www.huntingtonbeachca.gov/>), for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

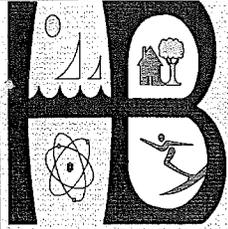
Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning and Building Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

ENVIRONMENTAL IMPACT REPORT NO. 13-003/
CONDITIONAL USE PERMIT NO. 12-026/
COASTAL DEVELOPMENT PERMIT NO. 12-001/
NOISE DEVIATION PERMIT NO. 13-009
(SURF CITY NIGHTS)

May 27, 2014

SUMMARY

- **Location:** The Project site is comprised of public streets, and their adjoining public and private sidewalks including Main Street, between Pacific Coast Highway and Orange Avenue and extending onto the adjoining half blocks of Walnut Avenue and Olive Avenue, continuing onto the first block of 5th Street, bounded by Pacific Coast Highway and Walnut Avenue.

- **Proposed Project:** The City's Office of Business Development (City) and Downtown Business Improvement District (DTBID) requests the following entitlements:

Focused Environmental Impact Report (FEIR) No. 13-003 – To analyze the potential environmental impacts associated with Surf City Nights, a weekly Street Fair and Certified Farmers' Market.

Conditional Use Permit No. 12-026/ Coastal Development Permit No. 12-001 – To permit the temporary closure of Main Street and 5th Street every Tuesday night between 2:00 PM and 10:00 PM to accommodate a Street Fair and Certified Farmers' Market consisting of: live entertainment including amplified music, street performances, children's games and activities, local merchant displays, sidewalk sales, a food-court, and the sale of prepackaged food and handcrafted items.

Noise Deviation Permit No. 13-009 – To permit temporary and periodic noise increases to ambient noise levels already in excess of City standards.

- **Background:** Surf City Nights is an existing downtown street festival and Certified Farmers' Market which occurs every Tuesday night on Main Street and the adjoining half blocks on Walnut and Olive Avenues from 5:00 PM until 9:00 PM. The street festival is cancelled in the event of heavy rain or showers. This event was established in 2007 and run by the City for the first two years. The festival is now run by the DTBID, which took over management and operations in 2009.

The City and the DTBID are co-applicants for the proposed Project, which includes renewed discretionary permits for both 1) the current operation; and 2) the expansion of Surf City Nights from its current location on Main Street, onto 5th Street, between Pacific Coast Highway and Walnut Avenue. The Project requires the temporary closure of downtown streets, including Main Street and 5th Street (see project area map) of Huntington Beach every Tuesday from 2:00 PM until 10:00 PM. The street closures are facilitated by the use of metal bollards and other similar barricades, placed to divert traffic and promote pedestrian safety. All blockades are removable and the site is fully accessible to emergency vehicles at all times. The event requires that parking meters within the festival area of Main Street and 5th Street be bagged and labeled with No Parking signs, indicating that vehicles must be moved by 2:00 PM. Parking for the event is available on surrounding streets and within an 850 stall parking structure located on Main Street in addition to other available publically accessible parking areas. Peak attendance is observed during the summer months, when the City accommodates additional off-site parking at the Civic Center parking lot with a free shuttle to and from the event site. The shuttle operates from 5:30 PM to 10:00 PM and is initiated once the Main

Street parking structure is full. The street festival includes amplified music on Main Street. No live entertainment or amplified music is proposed for 5th Street.

- **Scope of EIR Analysis:** The following determinations were made for the issue areas listed:

Less than significant or no impacts and no further analysis required in EIR: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Material, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities.

Analyzed in EIR with less than significant impacts: Greenhouse Gas Emissions, Land Use and Planning, Transportation and Traffic.

Analyzed in EIR with significant and unavoidable impacts: Noise – The live entertainment and amplified sound will result in temporary and periodic noise increase to existing ambient noise levels. While this temporary and periodic noise impact occurs only on Tuesday nights, ambient noise levels are already in excess of the City’s Noise Ordinance Standards. Therefore, the noise increase is considered a significant impact that cannot be mitigated to a level of less than significant. Approval of the project would therefore require approval of a Statement of Overriding Considerations, determining that the benefits of the project outweigh the significant and unavoidable impacts of temporary and periodic noise. A Noise Deviation Permit would also be required.

- **Alternatives:** The following alternatives were analyzed in the EIR:

Alternative 1: No Project – This alternative assumes that Surf City Nights would cease operation.

Alternative 2: Alternate Site Location – This alternative involves relocating the existing street festival to the north side of the Pier, across PCH from the existing project site. This alternative would necessitate the use of the adjacent pier parking lot resulting in the loss of parking spaces to accommodate vendors, performers, activities, and the farmers’ market.

Alternative 3: No 5th Street Expansion/Reduced Traffic Alternative – This alternative would require that the project remain as status quo, and only utilize Main Street and the adjoining half blocks of Walnut Avenue and Olive Avenue.

Alternative 4: No Amplified Sound – This alternative would retain the proposed project footprint and uses, but would require live entertainment to be placed only at mid-block locations and would prohibit the use of amplified sound.

- **Public Participation:**

- 30-day EIR Notice of Preparation public review period – nine comment letters were received.
- 45-day Draft EIR public review period (ended May 5, 2014) – two comment letters were received. Response to Comments is being prepared.

- **Planning Issues:** The adequacy of the EIR in accordance with the California Environmental Quality Act (CEQA) and compatibility of the street festival and certified farmers’ market with adjacent uses.

- **Public Hearing:** Planning Commission public hearing is tentatively scheduled for June 10, 2014.

- **Attachments:**

1. Executive Summary (including Project Description and Vicinity Map) of Draft EIR No. 13-003
2. Draft EIR No. 13-003 (Not attached but available at <http://www.huntingtonbeachca.gov/Government/departments/planning/environmentalreports.cfm>)

2. Executive Summary

2.1 Project Location

The Proposed Project is located within the City of Huntington Beach, County of Orange, California. The project site includes public streets and their adjacent public and private sidewalks. Surf City Nights currently takes place on Main Street between Pacific Coast Highway and Orange Avenue, and extends onto the adjoining half blocks of Walnut Avenue and Olive Avenue. The Proposed Project is the expansion of the existing Surf City Nights Street Fair and Certified Farmers' Market onto 5th Street between Pacific Coast Highway and Walnut Avenue.

2.2 Project Description

Surf City Nights is an existing downtown street fair that occurs every Tuesday night. Surf City Nights includes a Certified Farmers' Market, live entertainment consisting of amplified music, street performances, children's games and activities, local merchant displays, sidewalk sales, a food-court, and the sale of prepackaged food and handcrafted items. The festival runs weekly on Tuesday nights from 5:00 p.m. until 9:00 p.m., but is cancelled in the event of heavy rain or showers. This event was established in 2007 and was run by the City of Huntington Beach (City) for the first two years. The event is now run by the Downtown Business Improvement District (DTBID), which took over management and operations of the festival in 2009.

The City's Office of Business Development and the DTBID are co-applicants for the Proposed Project, which includes renewed discretionary permits for 1) the current operation; and 2) the expansion of Surf City Nights from its current location on Main Street between Pacific Coast Highway and Orange Avenue, onto 5th Street between Pacific Coast Highway and Walnut Avenue. The Proposed Project requires no new development or construction. The Proposed Project includes the temporary closure of downtown streets, including Main Street and 5th Street, as shown on Exhibit 1 – Project Area Map, every Tuesday from 2:00 p.m. until 10:00 p.m. The street closures are facilitated by the use of metal bollards and other similar barricades, placed to divert traffic and promote pedestrian safety; however, all blockades are removable, and the site is fully accessible to emergency vehicles at all times.

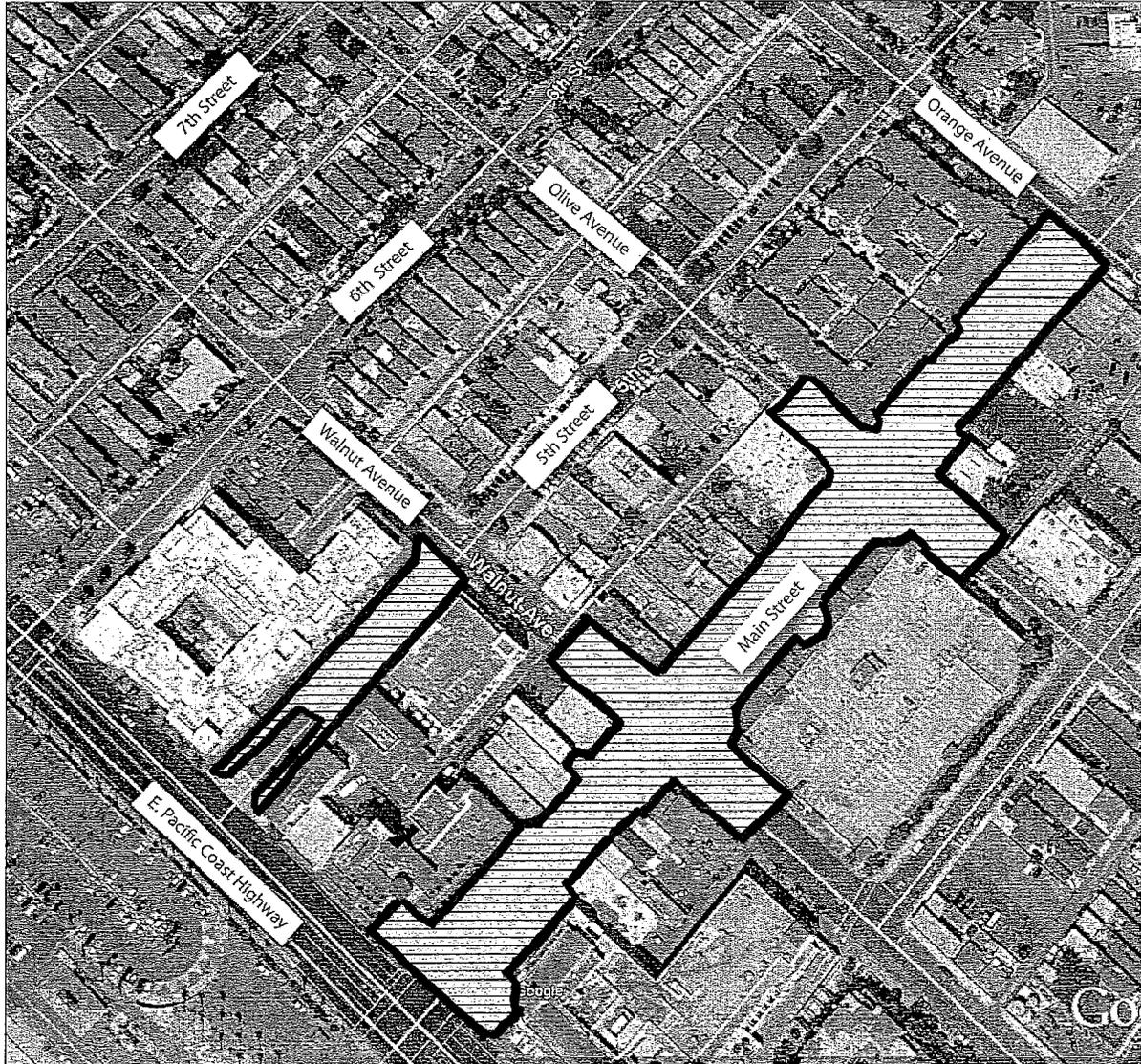
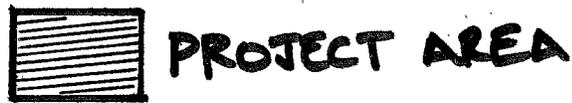


Exhibit 1 – Project Area Map



The event requires that parking meters within the festival area of Main Street and 5th Street be bagged and labeled with No Parking signs, indicating that vehicles must be moved by 2:00 p.m. Parking for the event is available on surrounding streets and within an 850-stall parking structure located on Main Street in addition to other available nearby publicly accessible parking areas.

Peak attendance is observed during the summer months, when the City accommodates additional off-site parking with a free shuttle to and from the event site. In 2012 the City began operating the Surf City Downtown Shuttle on Tuesdays from 5:30 p.m. to 10:00 p.m. in order to provide a no-cost parking opportunity to attendees of Surf City Nights. Parking for the Surf City Shuttle is accommodated at the Civic Center, where the shuttle originates. A maximum of 350 parking stalls at the Civic Center are designated for shuttle users.

2.3 Discretionary Actions

This Draft Focused EIR is intended to provide complete and adequate CEQA coverage for all actions and approvals associated with ultimate development of the Proposed Project, including but not limited to:

- Approval of Coastal Development Permit No. 12-001
- Approval of Conditional Use Permit No. 12-026
- Approval of Noise Deviation Permit No. 13-009

2.4 Summary of Environmental Impacts

Chapter 5, Environmental Setting, Impacts and Mitigation Measures (page 37) provides a detailed analysis of the potential impacts of the Proposed Project related to greenhouse gas emissions, land use and planning, noise, and transportation and traffic. Chapter 6, Alternatives Analysis (page 99) provides an analysis of several alternatives to the project as it is currently proposed. Chapter 7, Summary of Cumulative Impacts (page 111) and Chapter 8, Growth-Inducing Impacts (page 117) describe the potential for the Proposed Project to result in cumulative and growth-inducing impacts, respectively. Chapter 9, Inventory of Mitigation Measures (page 119) provides a complete list of mitigation measures proposed for the project under this Draft EIR. Chapter 10, Inventory of Unavoidable Adverse Impacts (page 121) summarizes the potentially significant adverse impacts of the Proposed Project that cannot be avoided or mitigated to below a level of significance.

2.5 Matrix of Mitigation Measures

Project Impacts	Mitigation Measures	Level of Significance after Incorporation of Conditions of Approval and Mitigation Measures
Greenhouse Gas Emissions		
Greenhouse gas emissions are less than the recommended threshold of 3,000 MTCO _{2e} .	None required	Less than significant
Land Use and Planning		
The Proposed Project is consistent with the City's Land Use policies and designations. Issuance of a Coastal Development Permit, a Conditional Use Permit, and a Noise Deviation Permit are required to bring the Project into conformance with the LCP and the Municipal Code.	None required	Less than significant
Noise		
The Proposed Project will contribute a temporary and periodic noise increase to existing ambient noise levels.	No feasible mitigation measures are available.	Significant and unavoidable
Transportation and Traffic		
The Project will not result in any traffic or parking impacts. All study intersections will continue to operate at acceptable levels. Adequate parking is provided to accommodate festival attendees. A shuttle system will operate to transport people from an off-site parking area at the Civic Center to the festival during peak months.	COA-1 During peak visitor periods from Memorial Day to October 1, a free shuttle service shall be provided to encourage visitor parking at the Civic Center. The shuttle service shall operate when the parking structures reach capacity for a period of two hours, as determined by an electronic monitoring system.	Less than significant

2.6 Impacts Found Not To Be Significant

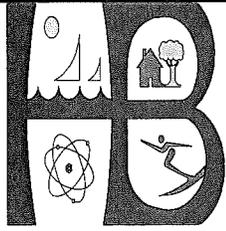
Section 15128 of the CEQA Guidelines requires that an EIR identify those impacts found not to be significant in the Initial Study and EIR process. Those impacts must be identified accompanied by a brief explanation of why the impacts were found to be insignificant. The following impacts were found to be insignificant after completion of the Initial Study and the NOP process.

As proposed, the project is a temporary, weekly street fair and farmers' market that utilizes existing streets and sidewalks. Many environmental issues typically analyzed in an EIR are not included because the Proposed Project does not involve construction or permanent alterations to the area thereby reducing the extent of potential environmental effects.

Table 2 – Impacts Found Not To Be Significant

Environmental Issue	Basis for Dismissal from EIR Discussion
Aesthetics	Downtown Huntington Beach is developed with two-story mixed-use buildings, and is the subject of redevelopment. The Proposed Project will involve the weekly temporary use of existing streets and sidewalks, and does not involve construction or alterations of the area. No impacts on aesthetics will result from project implementation.
Agricultural Resources	No farmland exists on or near the project site. No farmland will be converted to non-agricultural use. No impacts will occur as a result of project implementation.
Air Quality	No changes to air quality as a result of the project are anticipated. An analysis of greenhouse gas emissions is included in Section 5.1, Greenhouse Gas Emissions (beginning on page 37) of this Focused EIR.
Biological Resources	No biological resources will be affected by the Proposed Project. The project area does not include any species identified as a candidate, sensitive, or special status by and special plans, policies, regulations, or governmental agencies. No riparian habitat, wetlands, or native or migratory fish or wildlife are identified in the project area. The Proposed Project is not located within or in conflict with any local policies or ordinances protecting biological resources or conservation plans.
Cultural Resources	There are no known cultural resources on the project site or in the immediate project vicinity.
Geology and Soils	The project area is within the Downtown Huntington Beach area. The Proposed Project will involve the temporary use of existing streets and sidewalks, and does not involve construction or alterations of the area. No impacts to geology and soils will result from project implementation.
Hazards and Hazardous Material	No known hazards or hazardous materials are associated with the implementation of the project. Section 5.2, Land Use and Planning (beginning on page 47) of this EIR analyzes potential impacts resulting from tsunami evacuation from the project site and the surrounding area, as depicted on Exhibit 19 – Tsunami Evacuation Area Map.
Hydrology and Water Quality	No impacts to hydrology and water quality are anticipated due to project implementation. In the event of rain the festival will be canceled.
Mineral Resources	There are no known mineral resources on the project site or in the immediate project vicinity. The weekly event would not preclude access to mineral resources, if they are discovered.
Population and Housing	The Proposed Project will neither directly nor indirectly induce population growth, will not involve the construction of residential homes, and will not displace housing, and no replacement housing will be necessary, because the project is a weekly street fair and farmers' market. No impact will occur with the implementation of the Proposed Project.

Environmental Issue	Basis for Dismissal from EIR Discussion
Public Services	Public services are currently provided by the City. The project is an existing use, and requires no additional public services.
Recreation	There will be no increased use or physical deterioration of recreational facilities or parks as a result of project implementation. The Proposed Project is a beneficial recreational use, encouraging people to recreate in the downtown area.
Utilities	The Proposed Project will not result in the increase of waste water, or require the construction or expansion of storm water drainage or waste water drainage facilities. The existing landfill, waste water, and storm water utilities are sufficient and would not be impacted by the Proposed Project. No impact is anticipated as a result of project implementation.



**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**DRAFT NEGATIVE DECLARATION NO. 14-001/ GENERAL
PLAN AMENDMENT NO. 14-001/ ZONING
MAP AMENDMENT NO. 14-001/ CONDITIONAL USE
PERMIT NO. 14-003/ TENTATIVE TRACT MAP NO. 17716
(AIRPORT CIRCLE RESIDENTIAL)**

May 27, 2014

SUMMARY

- ❑ **Location:** 16911 Airport Circle, 92649 (west side of Airport Circle, approximately 300 feet north of Warner Avenue)
- ❑ **Proposed Project:** The Olson Company proposes consolidation of two parcels for a one-lot subdivision on an approximately 2.5 net acre site and to construct a development of 45 for-sale townhome units and associated open space and infrastructure.

The project consists of the following entitlement requests:

- Negative Declaration (ND): to analyze the potential environmental impacts associated with the project;
- General Plan Amendment (GPA): to amend the existing Land Use Element designation from Residential Medium Density – 15 du/ac (northern portion – 0.8 net acres) and Commercial General – 0.35 Floor Area Ratio (southern portion – 1.7 net acres) to Residential Medium High Density (RMH), which allows a maximum density of 25 dwelling units per acre;
- Zoning Map Amendment (ZMA): to amend the existing zoning designation from Residential Medium Density (RM) to Residential Medium High Density (RMH);
- Tentative Tract Map (TTM): to consolidate two parcels into one approximately 2.5 net acre parcel for the development of 45 for-sale townhome units and associated open space and infrastructure;
- Conditional Use Permit (CUP): to permit construction of a 45-unit multi-family residential project. The conditional use permit also consists of a request to develop on a site with three-foot grade differential and allow walls at a height of 44 inches in lieu of the maximum allowable height of 42 inches within the front yard setback for four of the units. The walls are proposed to enclose proposed private open space.

The project site is vacant and has been previously used for seasonal sales. Surrounding the site are commercial uses immediately south and east (across Airport Circle) and multi-family residential uses to the north. Abutting the property to the west consist of both commercial and multi-family residential uses. The project is proposing two entrance driveways from Airport Circle to provide egress and ingress into the site. Eight detached three-story buildings are proposed throughout the property and are composed of a mixture of four to eight attached residential units. Open spaces are provided in three common area courtyards and private open spaces for each unit consist of a front courtyard, private rear yard, balcony or deck. The project applicant is requesting removal of the existing red curb along the west side of Airport circle to allow for on-street parking adjacent to the project site. In order to satisfy the City's affordable housing requirements for 10% of the total

units, the applicant is proposing to provide four affordable units on-site with payment of in-lieu fees for the remaining fractional unit.

□ **CEQA:**

On April 24, 2014, the Environmental Assessment Committee (EAC) approved the processing of a negative declaration (ND) for the project. The draft ND indicates that the project would have no significant environmental impacts. Draft ND No. 14-001 has been made available for a 20-day public review period from May 7, 2014 to May 27, 2014 (available at <http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>).

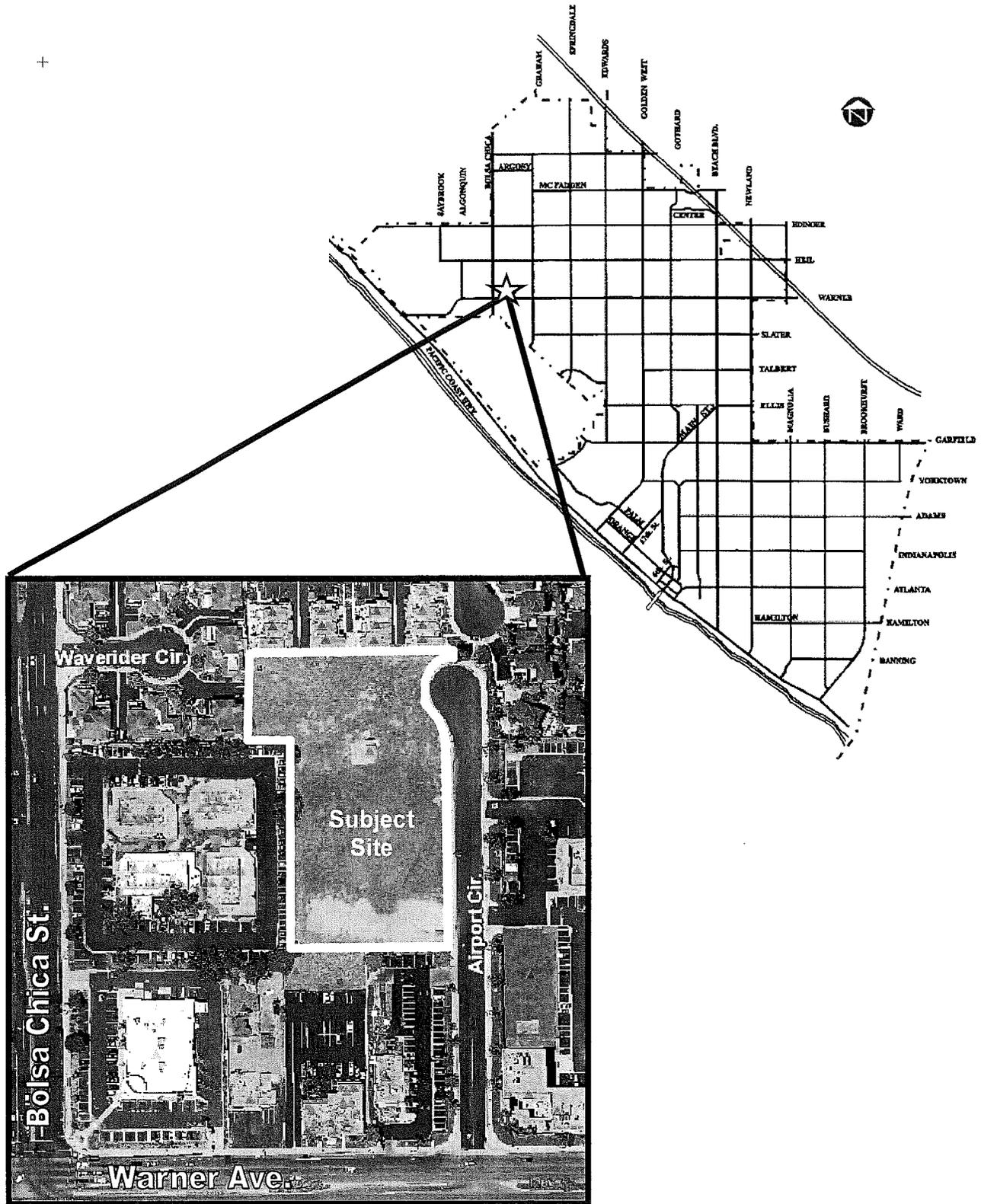
□ **Planning Issues**

- Land use compatibility of the proposed GPA, ZMA, and 45-unit multi-family residential project with the surrounding properties;
- Compliance of the proposed 45-unit project with provisions of the HBZSO and Subdivision Map Act;
- Architectural design and site layout;
- Development on a site with three-foot grade differential and 44 inch high walls within the front yard setback for four of the units.

□ **The Planning Commission public hearing is tentatively scheduled for June 10, 2014.**

□ **Attachments:**

1. Vicinity map
2. Project Narrative received and dated April 23, 2014
3. Existing and Proposed General Plan land use and zoning designations
4. Project plans dated and received May 14, 2014
5. Code Requirements Letter (for informational purposes only), dated May 20, 2014



VICINITY MAP

GPA 14-001/ ZMA 14-001/ CUP 14-003/ ND 14-001/ TTM 17716
 Airport Circle Residential
 16911 Airport Circle



America's Builder of the Year

Huntington Beach – 16911 Airport Circle Project Narrative

The Olson Company proposes to transform an underutilized and vacant 2.55 acre site into a new neighborhood consisting of 45 townhomes. A mix of 10 two-story and 35 three-story townhomes are planned for the community, which will offer approximately 1,274 to 1,937 square feet of living space per unit. Buildings are plotted with two-story massing at the public street edge. The plans incorporate primarily a two-story design concept along Airport Circle to address massing. There will be a range of floor plans including two to four bedrooms, two and one-half to three bathrooms, all with an attached two-car garage. The architectural style will be rich Spanish with carefully selected decorative features and thematic colors to enhance the project.

The new homes will include 12 conventional style and 33 row type townhomes. The conventional style townhomes are situated along the southern and western edge. Depending on the plan type, the 12 conventional style townhomes feature either private rear yards or second story balconies. The row style townhomes have front entry courtyards and decks.

The community will feature three common open space areas for residents to gather representing varied sensory experiences, all with use of varied plants to enhance the effect:

- Fire (Community Open Space "A") – community fire pit with central seating area for residents to congregate, including inviting entry arbor and hedges to visually connect the space to the street;
- Water (Central Court Yard) – L-shaped tile-accented fountain in courtyard between Buildings 4 & 5 providing seating for small neighbor gatherings, with focal trees at both entry points to create visual connection;
- Aroma (Community Open Space "B") – quiet communal seating area using dramatic flowering, colorful, and aromatic plantings.

All the homes have two car side-by-side garages with an additional 41 guest parking spaces on-site. The overall density for this parcel is 17.6 homes per acre. The proposed community meets Huntington Beach's parking standard of 2.9 parking spaces per unit. As required, an Affordable Housing Plan will be prepared, designating up to four units for sale to qualifying moderate income homebuyers, with a pro-rata in lieu fee to be paid for the remaining fractional unit. All setbacks meet or exceed code requirements, and the common area open space will consist of passive options described above, consistent with code requirements.

This vacant property, located at the terminus of Airport Circle and Warner, and adjacent to a shopping center, is well-suited as an infill site for a new residential neighborhood. This site has Airport Circle on the eastern edge, two to three story single-family residential on the northern boundary, offices on the western boundary and a retail center anchored by Ralphs to the west. Directly to the south is a McDonalds, and to the west of McDonald's is a retail-office complex followed by a CVS.

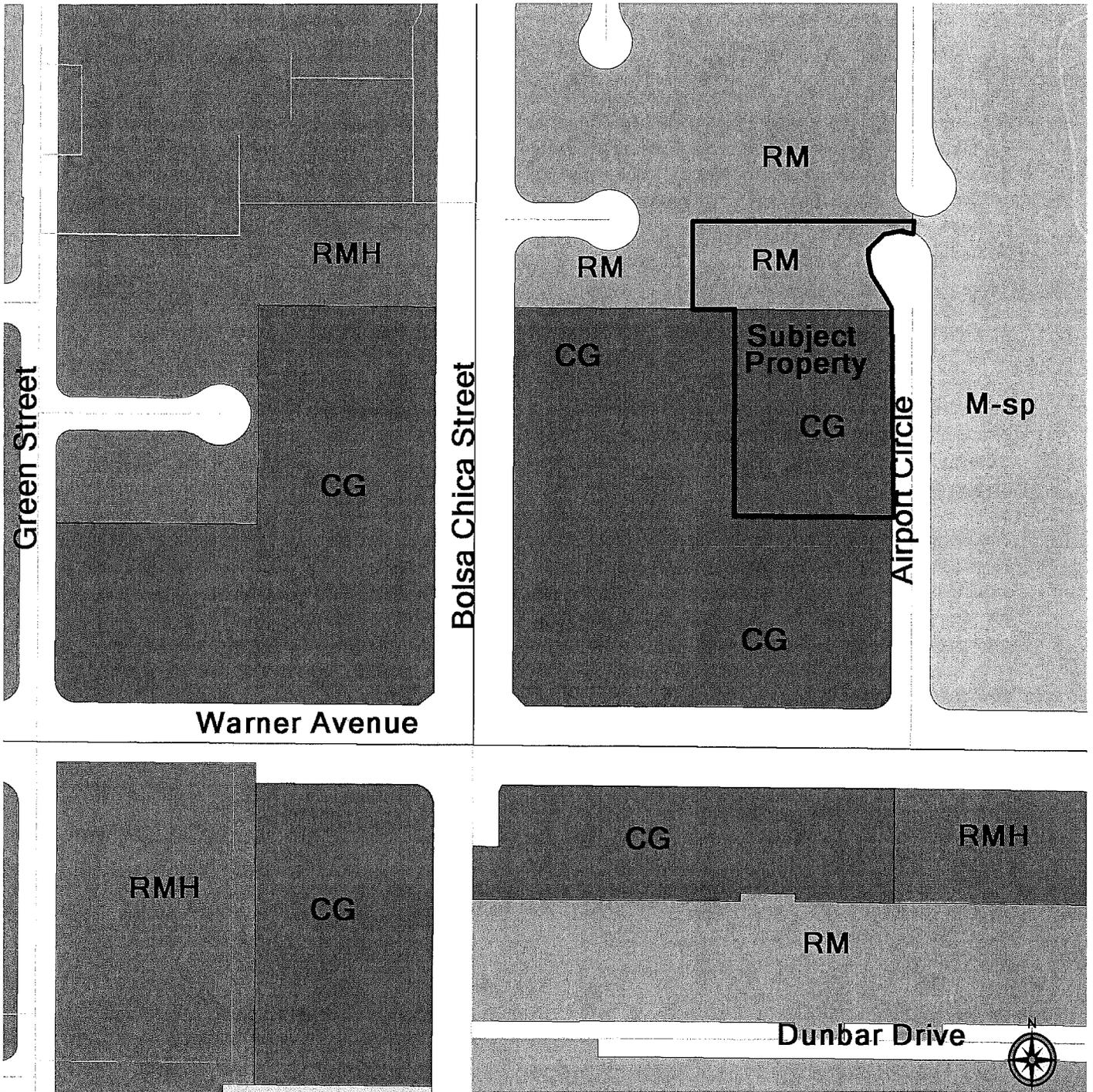
The Airport Circle residential project is designed to create an attractive community that is both sensitive to the context of the surrounding neighborhood and its environment. As a LEED Certified homebuilder, the Olson Company will incorporate sustainable design features and construction practices throughout the project. The proposed community will incorporate a variety of features, including energy-efficient lighting, water efficient plumbing fixtures, tankless water heaters, drip irrigation, recycling of construction waste, exceed Title 24 energy standards, and several other features, in compliance with LEED for Homes.

The Olson Company is submitting for a General Plan Amendment (Minor), CUP for residential development, Zoning Map Amendment, Environmental Assessment, and Tentative Tract Map. For the zone amendment, we are requesting a change to R-MH; however the plan only proposes 17.6 units/acre. To address any potential concern about increasing density beyond that proposed, Olson would be willing to consider recording a covenant on the property to permit only 45 units in the project. The development will not be gated and an HOA will be established to help ensure the property is professionally maintained. Olson's CC&Rs have been proven effective, and enforceable for two-car garage parking.

The project proposes no changes to the current street or cul-de-sac configuration or to its emergency vehicle access at the terminus. Although on-site guest parking meets code requirements, Olson will be requesting consideration for the removal of the red curb adjacent to the project site starting south of the cul-de-sac to allow for additional guest parking. Olson will place signage prohibiting RV and overnight parking on Airport Circle, with violations being a towable offense. The Olson Company has held four community meetings to date and will continue to hold regular meetings to try to ensure any concerns raised by the community are addressed.

3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740 / (562) 596-4770 / FAX (562) 430-5626
www.olsonhomes.com

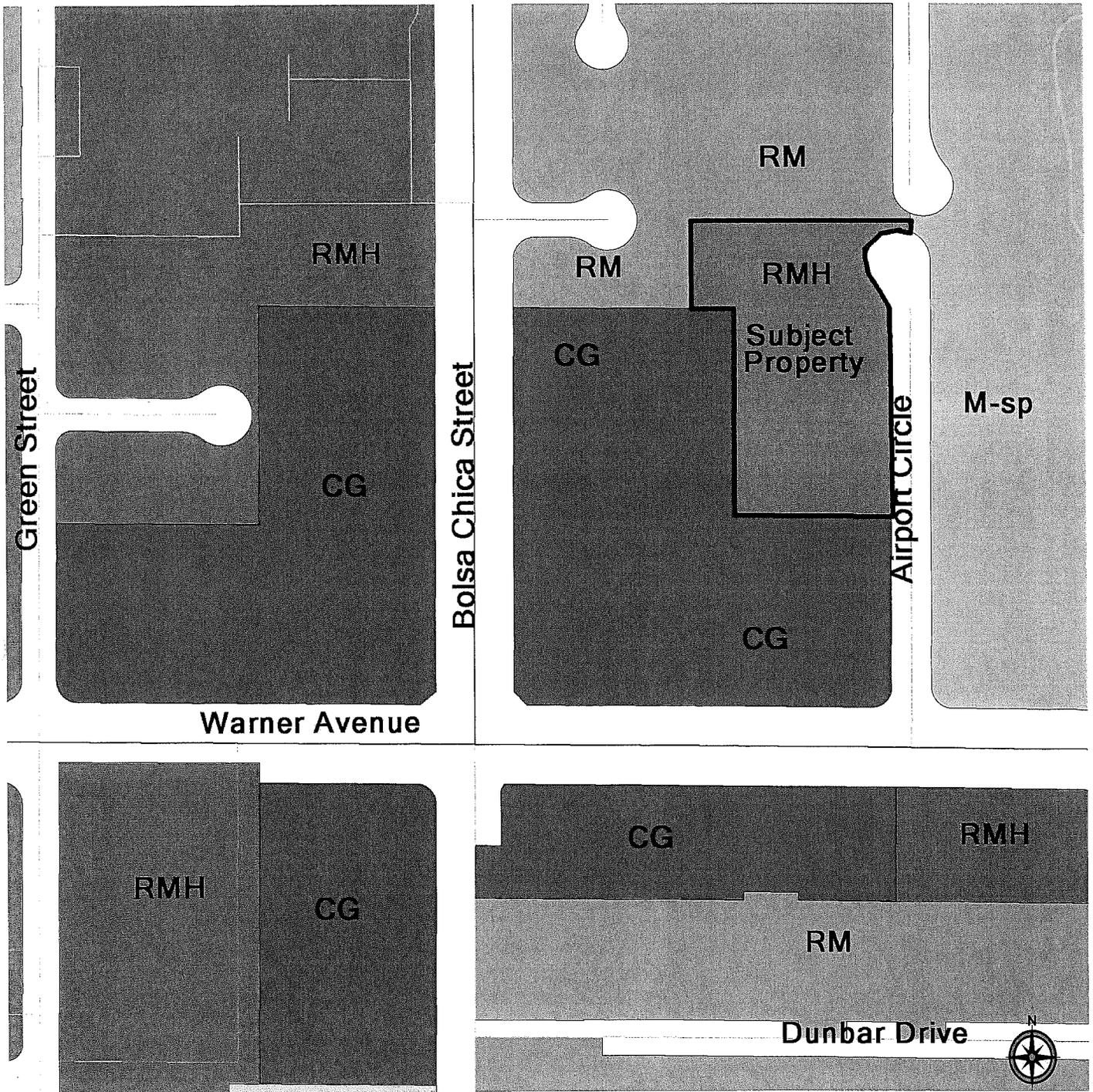
Existing General Plan land use designation



Land Use Designations

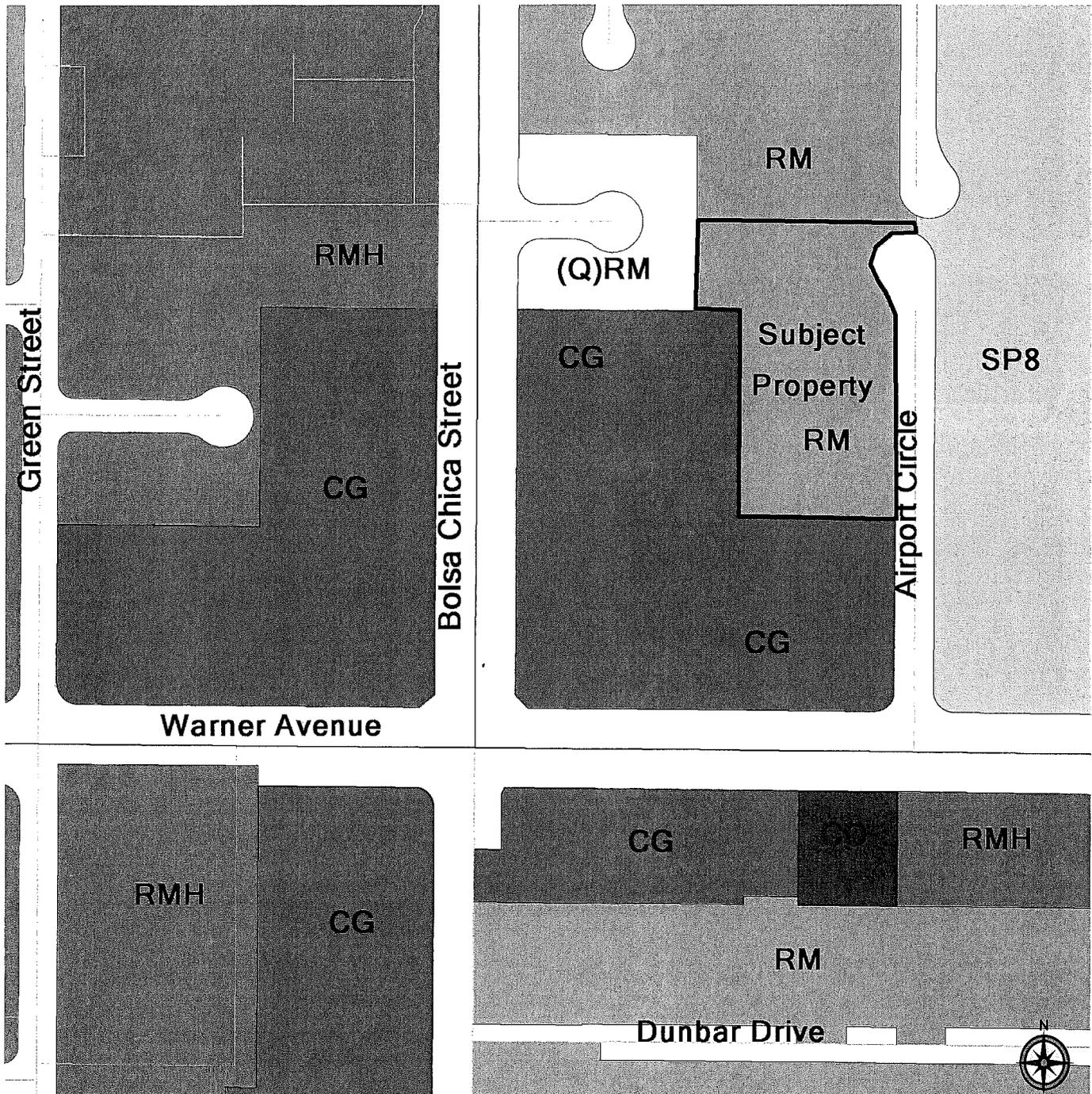
	RM – Residential Medium Density – 15 du/acre
	RMH – Residential Medium High Density – 25 du/acre
	CG – Commercial General – 0.35 FAR
	M-sp – Mixed Use – Specific Plan Overlay

Proposed General Plan land use designation



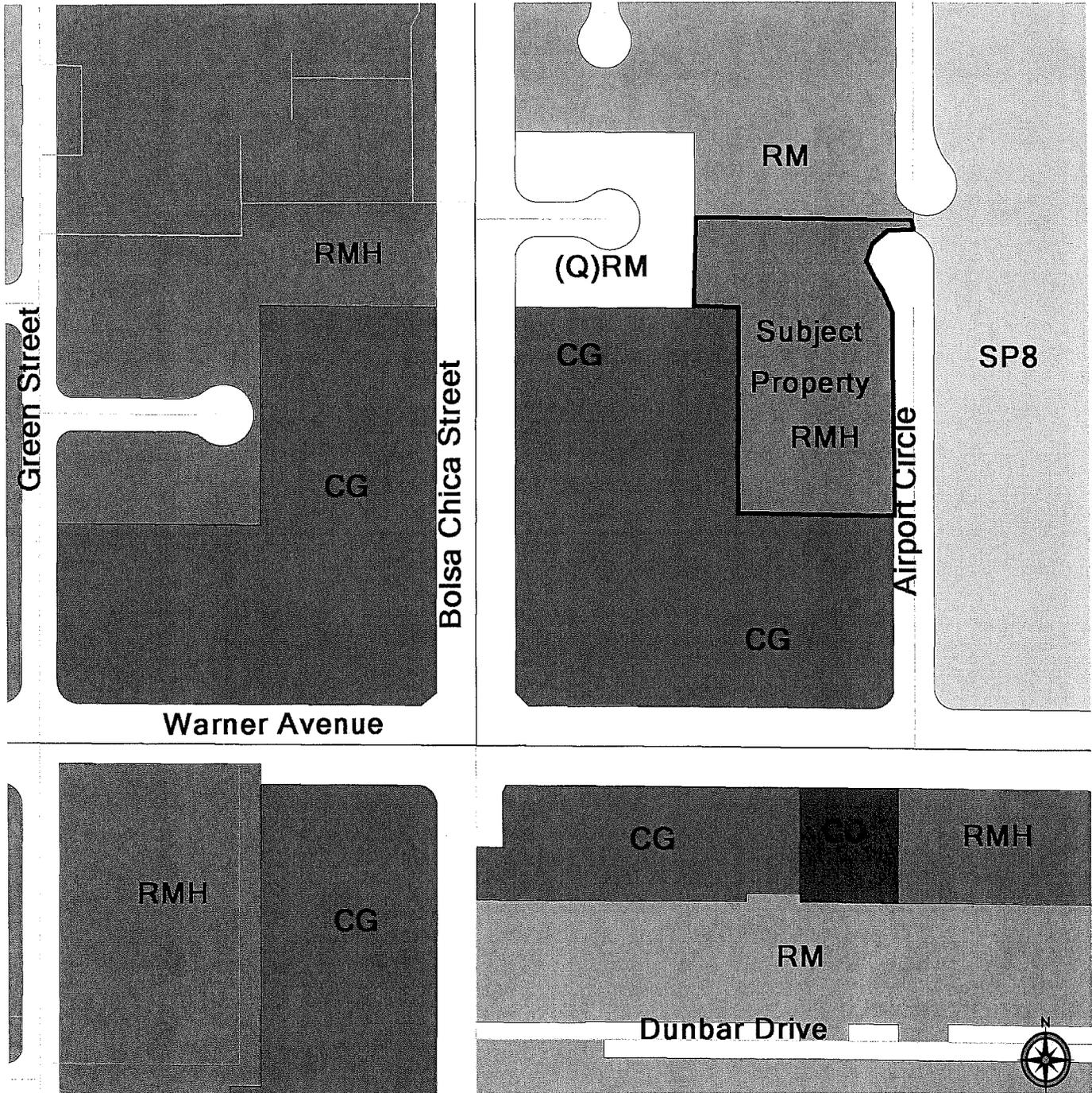
Land Use Designations	
	RM – Residential Medium Density – 15 du/acre
	RMH – Residential Medium High Density – 25 du/acre
	CG – Commercial General – 0.35 FAR
	M-sp – Mixed Use – Specific Plan Overlay

Existing Zoning designation



<u>Zoning Designations</u>	
	RM – Residential Medium Density
	(Q)RM – (Qualified) Residential Medium Density
	RMH – Residential Medium High Density
	CO – Commercial Office
	CG – Commercial General
	SP8 – Specific Plan 8

Proposed Zoning designation



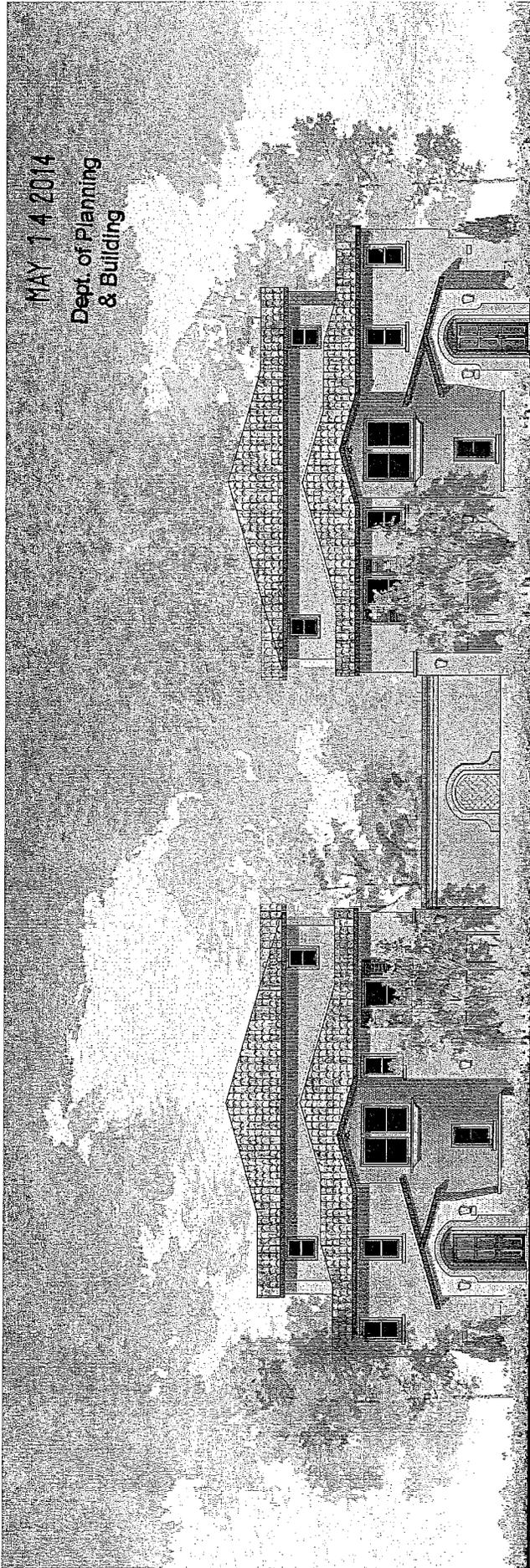
Zoning Designations

-  RM – Residential Medium Density
-  (Q)RM – (Qualified) Residential Medium Density
-  RMH – Residential Medium High Density
-  CO – Commercial Office
-  CG – Commercial General
-  SP8 – Specific Plan 8

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Dept. of Planning
& Building



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SHEET INDEX

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- A-4 Conventional Townhome Unit 3 Options
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- A-8 Row Townhome Unit 1 Floor Plan
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- A-19 Row Townhome 5-Plex Floor
- A-20 Row Townhome 5-Plex Floor & Roof Plan
- A-21 Row Townhome 5-Plex Elevations
- A-22 Row Townhome 8-Plex Floor Plan
- A-23 Row Townhome 8-Plex Floor Plan & Roof Plan
- A-24 Row Townhome 8-Plex Elevations
- A-25 Row Townhomes Partial Streetscene
- L-1 Schematic Landscape Plan
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- L-3 Schematic Wall and Fencing Plan
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- L-6 Schematic Lighting Plan
- C-1 Tentative Map
- C-2 Conceptual Grading and Utility Plan
- C-3 Conceptual Grading and Utility Plan (Continued)

Airport Circle

Huntington Beach, California



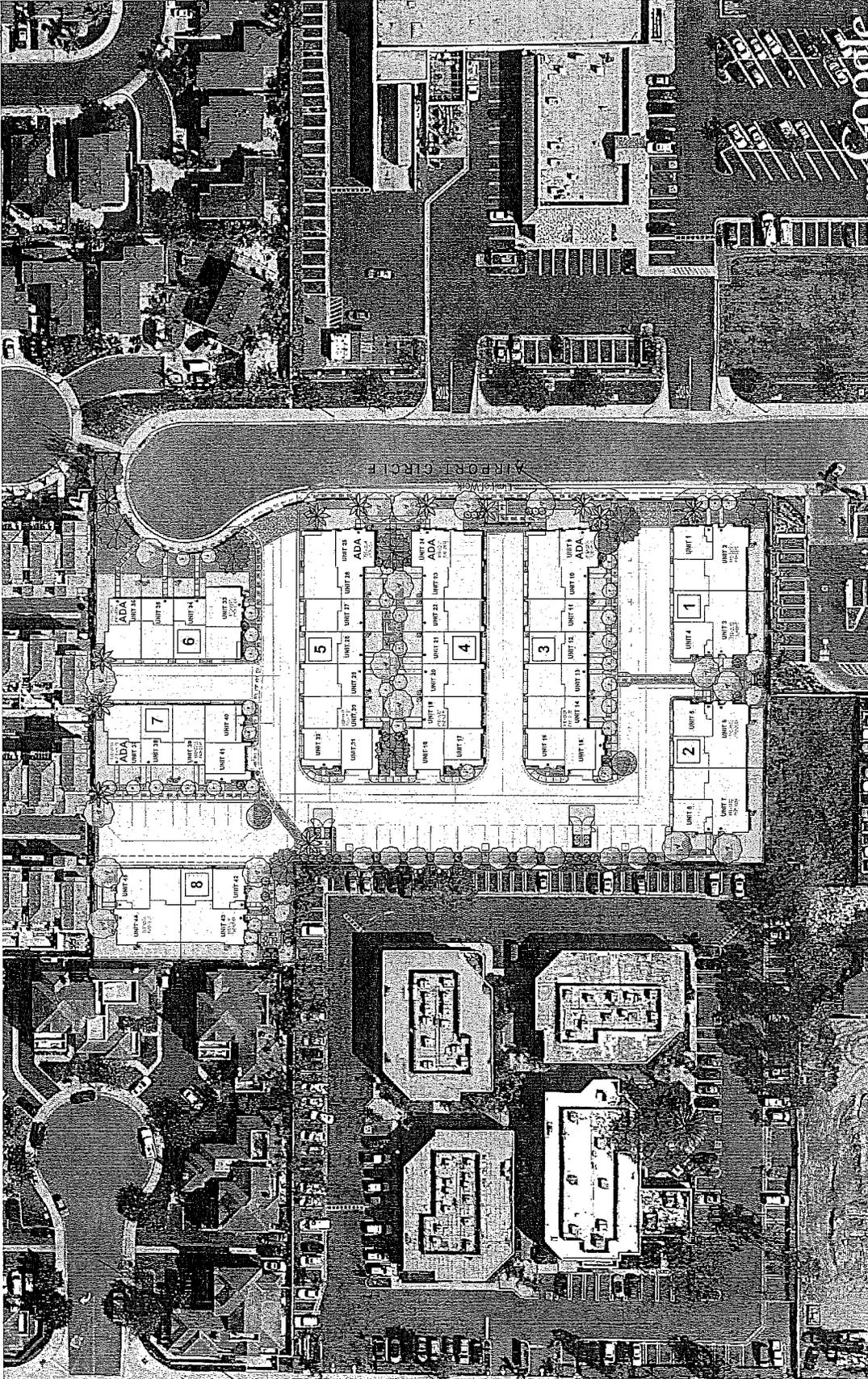
05-05-14
ARCH#3

The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
(562) 596-4770

WILLIAM HEZMALHALCH ARCHITECTS
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Santa Ana, CA 92705
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C & V CONSULTING, INC.
27156 Burbank
Foothill Ranch, CA 92610
(949) 916-3800

StudioPAD
92 Argonaut, Suite, 270
Aliso Viejo, Ca 92656
(949) 495-8530



Illustrated Conceptual Site Plan

Airport Circle
 Huntington Beach, California
 The Olson Company



ATTACHMENT NO. 4.2

studio PAD
 Landscape Architecture

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Project Summary

Total Net Site Area: 2.55 Acres ±

Total Units: 45 Homes

- Conventional Townhomes 12 Homes
 - 6 x Plan 1 (C-P1): 2 br/2.5 ba/1501 SF
 - 6 x Plan 3 (C-P3): 4 br/3 ba/1937 SF
- Row Townhomes: 33 Homes
 - 4 x Plan 1 (R-P1): 2 br/2.5 ba/1274 SF
 - 4 x Plan 2 (R-P2): 3 br/2.5 ba/1488 SF
 - 4 x Plan 3 (R-P3): 3 br/2.5 ba/1668 SF
 - 10 x Plan 4 (R-P4): 4 br/3 ba/1858 SF
 - 2 x Plan 4b (R-P4b): 3 br/3 ba/1894 SF
 - 3 x Plan 4c (R-P4c): 4 br/3 ba/1786 SF
 - 6 x Plan 4d (R-P4d): 4 br/3 ba/1908 SF

Proposed Zoning: R-MH (Up to 25 du/ac)

Density: 17.6 Homes per Acre

Parking: Required:

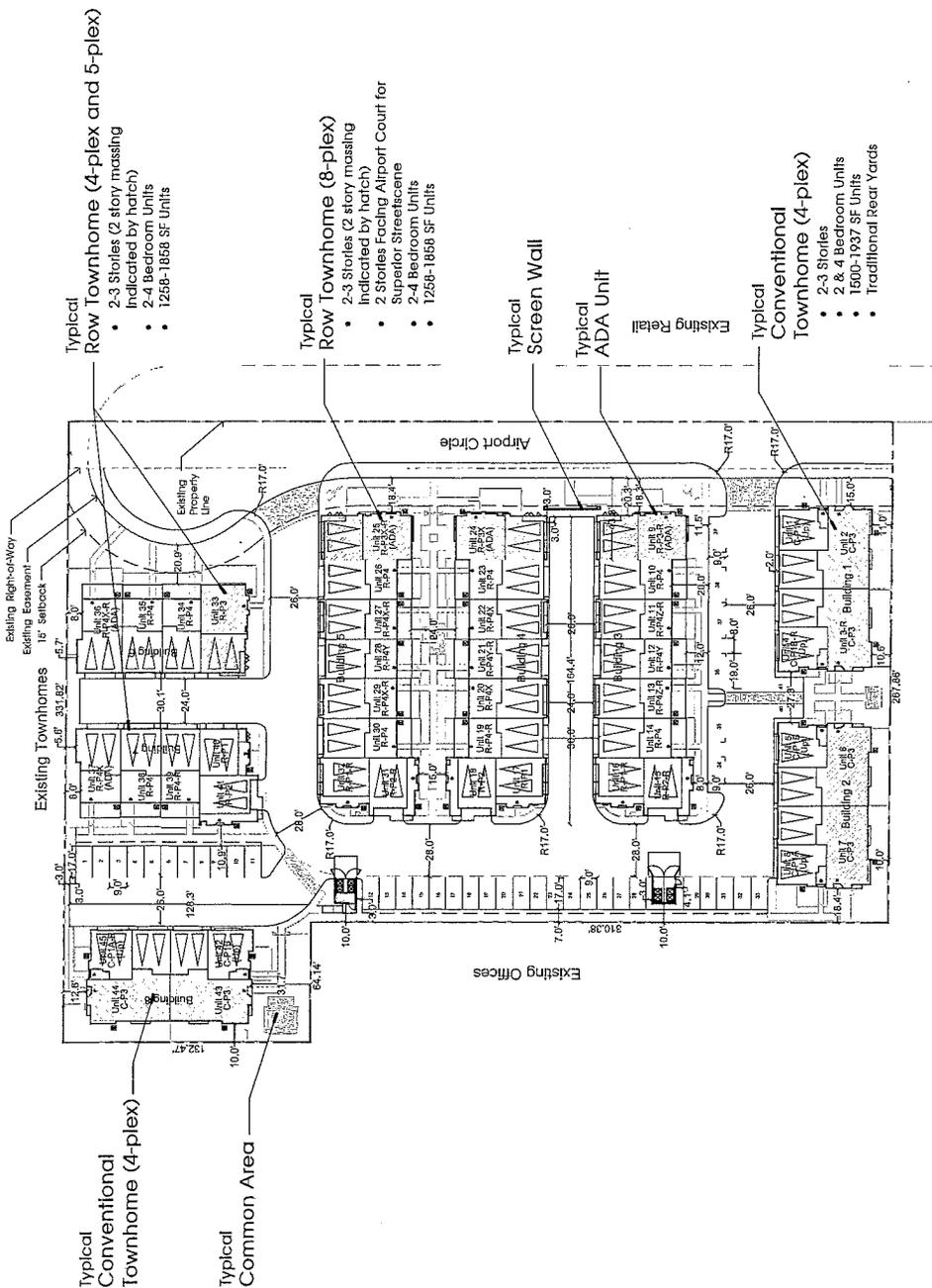
- 130 Spaces (2.9 per home)
- 2 Bedrooms: 2 Spaces (1 enclosed) x 10 = 20
- 3 Bedrooms or more: 2.5 Spaces (1 enclosed) x 35 = 87.5
- Guest: 0.5 Spaces per Unit x 45 = 22.5

Provided:

- 131 Spaces (2.9 per home)
- Garage: 90 Spaces
- Unassigned: 41 Spaces

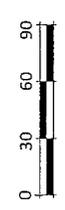
Notes:

- Unit square footages and bedroom counts are conceptual and site plan is for conceptual purposes only.
- Site plan is for conceptual purposes only.
- Performance of site plan, including, building, and fire departments for code compliance.
- Best information per site engineer.
- Building footprint might change due to final design.
- Open space area is subject to change due to the battery design of the development.
- Distances are measured from property lines to building foundation lines.



Dimensioned Conceptual Site Plan

Airport Circle
Huntington Beach, California
The Olson Company



Open Space Summary:

Common Open Space: 19444 SF
 (8% of Total Res. Floor Area)
 Total Open Space Provided: 21207 SF

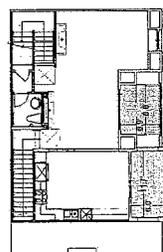
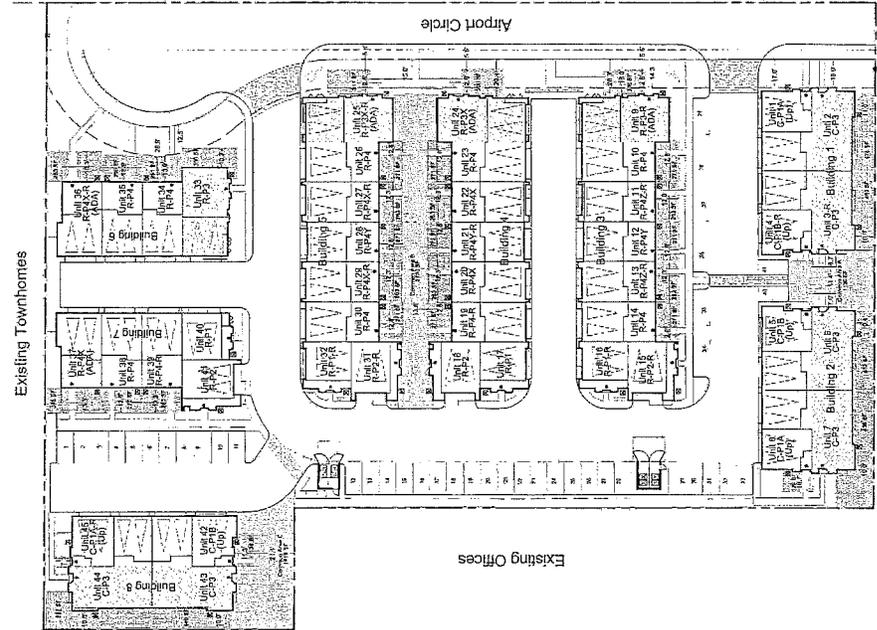
Location	Min. Dim.	Area (SF)
Common Area A	13.5'	2130
Common Area B	13.5'	2130
Common Area C	21.4'	1919
Total Common O.S. Provided:		6778

Private Open Space

Unit No.	Plan No.	Bed.	Private OS Required	Unit SF	2nd Story Balconies Area (SF)	Min. Dim. (ft Req.)	Ground Floor Counters Area (SF)	Min. Dim. (ft Req.)	Total Eligible Area (SF)
1	C-P1A	2	120	1831	131	6	0	NA	131
2	C-P3	4	400	1937	0	NA	478	NA	478
3	C-P3	4	400	1937	0	NA	468	NA	468
4	C-P1B	2	120	1831	147	6	0	NA	147
5	C-P1B	2	120	1831	147	6	0	NA	147
6	C-P3	4	400	1937	0	NA	462	10.4	462
7	C-P3	4	400	1937	0	NA	466	10.7	466
8	C-P1A	2	120	1831	31	6	308	12.5	308
9	C-P1A	2	120	1831	31	6	308	12.5	308
10	R-2A	4	400	1950	144	7.6"	271	12.8"	415
11	R-2A	4	400	1950	144	7.6"	283	12.3"	407
12	R-2A	4	400	1950	144	7.6"	271	12.8"	415
13	R-2A	4	400	1950	144	7.6"	283	12.3"	407
14	R-2A	4	400	1950	144	7.6"	271	12.8"	415
15	R-2A	4	400	1950	144	7.6"	283	12.3"	407
16	R-2A	4	400	1950	144	7.6"	271	12.8"	415
17	R-2A	4	400	1950	144	7.6"	283	12.3"	407
18	R-2A	4	400	1950	144	7.6"	271	12.8"	415
19	R-2A	4	400	1950	144	7.6"	283	12.3"	407
20	R-2A	4	400	1950	144	7.6"	271	12.8"	415
21	R-2A	4	400	1950	144	7.6"	283	12.3"	407
22	R-2A	4	400	1950	144	7.6"	271	12.8"	415
23	R-2A	4	400	1950	144	7.6"	283	12.3"	407
24	R-2A	4	400	1950	144	7.6"	271	12.8"	415
25	R-2A	4	400	1950	144	7.6"	283	12.3"	407
26	R-2A	4	400	1950	144	7.6"	271	12.8"	415
27	R-2A	4	400	1950	144	7.6"	283	12.3"	407
28	R-2A	4	400	1950	144	7.6"	271	12.8"	415
29	R-2A	4	400	1950	144	7.6"	283	12.3"	407
30	R-2A	4	400	1950	144	7.6"	271	12.8"	415
31	R-2A	4	400	1950	144	7.6"	283	12.3"	407
32	R-2A	4	400	1950	144	7.6"	271	12.8"	415
33	R-2A	4	400	1950	144	7.6"	283	12.3"	407
34	R-2A	4	400	1950	144	7.6"	271	12.8"	415
35	R-2A	4	400	1950	144	7.6"	283	12.3"	407
36	R-2A	4	400	1950	144	7.6"	271	12.8"	415
37	R-2A	4	400	1950	144	7.6"	283	12.3"	407
38	R-2A	4	400	1950	144	7.6"	271	12.8"	415
39	R-2A	4	400	1950	144	7.6"	283	12.3"	407
40	R-2A	4	400	1950	144	7.6"	271	12.8"	415
41	R-2A	4	400	1950	144	7.6"	283	12.3"	407
42	R-2A	4	400	1950	144	7.6"	271	12.8"	415
43	R-2A	4	400	1950	144	7.6"	283	12.3"	407
44	R-2A	4	400	1950	144	7.6"	271	12.8"	415
45	R-2A	4	400	1950	144	7.6"	283	12.3"	407
				7774			Total Private O.S. Provided (99):		1442
				Total Residential Floor Area (SF):				1442	

Notes:
 * = Upper Floor Units
 ADA = Accessible Units

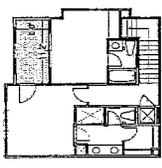
- Only portions that meet minimum dimensions, i.e. eligible areas, are accounted for in this table. Exclude entry to front doors.
- Per ADA: 200 SF for GF Units/200 SF for Upper Floor Units
- Bedroom: 300 SF for GF Units/200 SF for Upper Floor Units
- 4 or More: 400 SF for GF Units/200 SF for Upper Floor Units



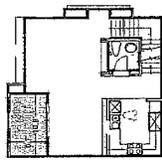
Unit C-1 Second Story Deck (Elevation A)



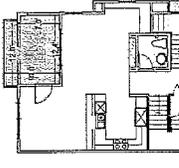
Unit C-1 Second Story Deck (Elevation B)



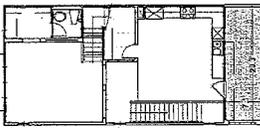
Unit R-2 Second Story Deck



Unit R-1 Third Story Deck



Unit R-2 Second Story Deck



Unit R-4, R-4X, R-4Y, and R-4Z Second Story Deck



Open Space Plan
Airport Circle
 Huntington Beach, California
 The Olson Company

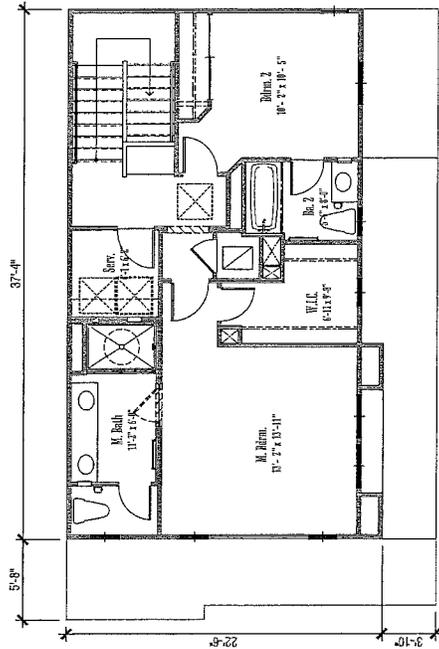


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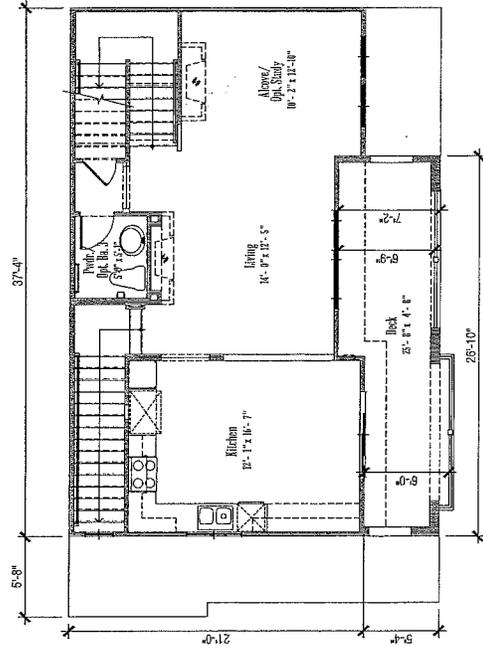
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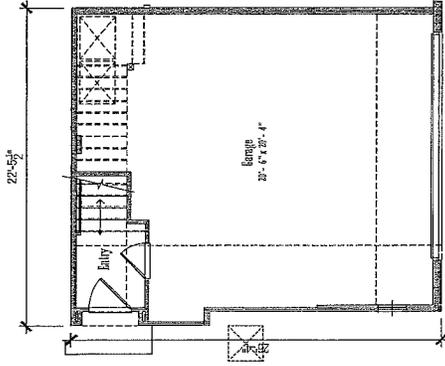
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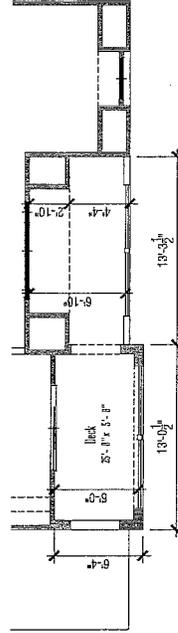
Third Floor - 708 SF



Second Floor - 693 SF
(Elevation A)



First Floor - 100 SF (Entry)



Unit 1 - Second Floor - 736 SF
(Elevation B)

Unit 1

1,501 SF / 1,544 SF
2 Bdrm/Alcove/Opt. Study
2 Car Garage

Conventional Townhomes
Unit 1 Floor Plan



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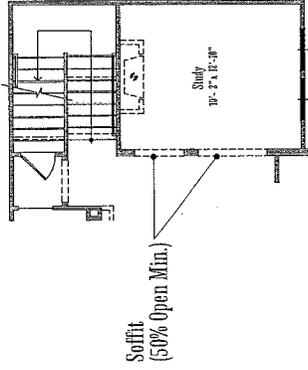
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A-1

70137976 - AIRPORT FLOOR 1



Opt. Study

Unit 1 - Options

Conventional Townhomes
Unit 1 Options

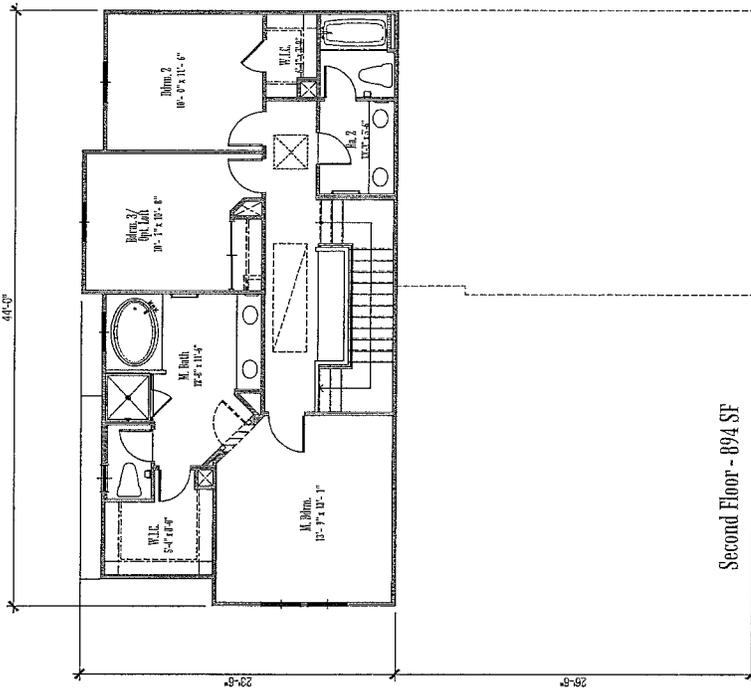
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Huntington Beach, California
The Olson Company



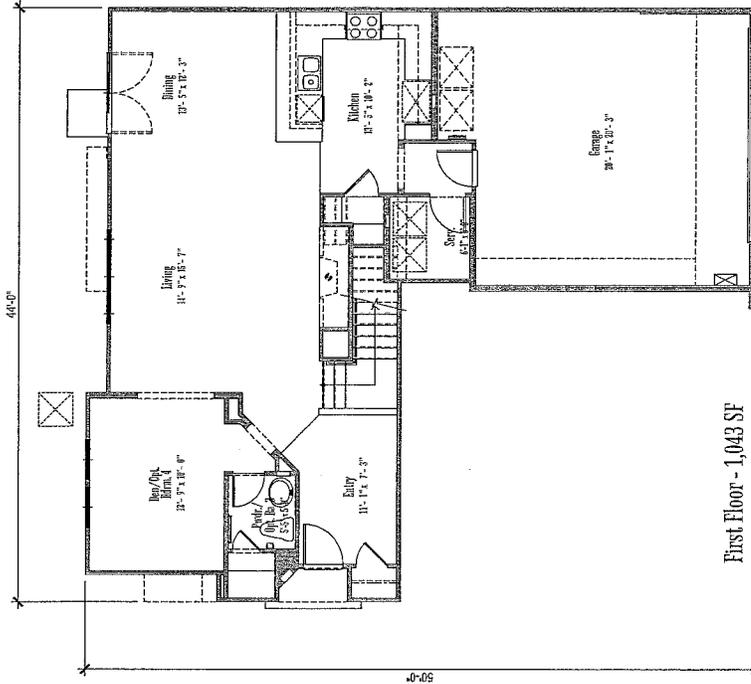
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A-2



Second Floor - 894 SF



First Floor - 1,043 SF

Unit 3

1,937 SF
 3 Bdrm./Den./Opt. Loft/Opt. Bdrm. 4/Opt. Ba. 3.5/2.5 Ba
 2 Car Garage

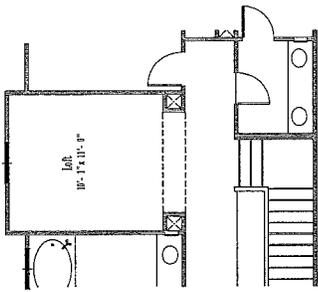
Conventional Townhomes
 Unit 3 Floor Plan



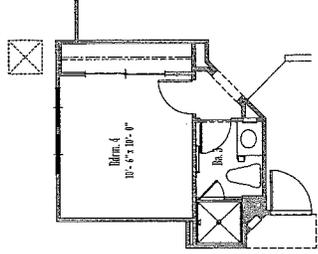
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Opt. Loft

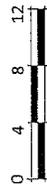


Opt. Bdrm. 4/Ba. 3

Unit 3 - Options

Conventional Townhomes
Unit 3 Options

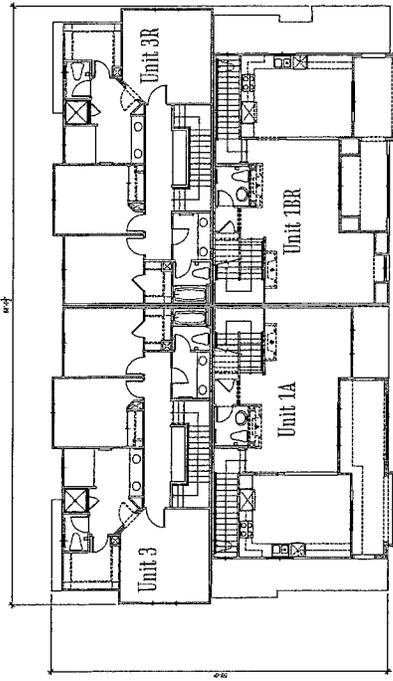
Airport Circle
Huntington Beach, California
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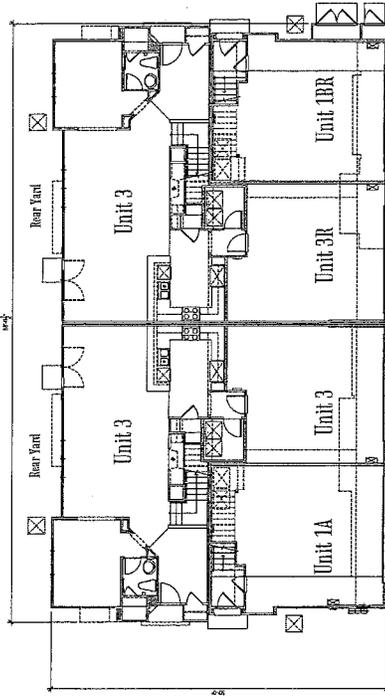
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A-4



Composite Second Floor Plan - 4 Plex



Composite First Floor Plan - 4 Plex

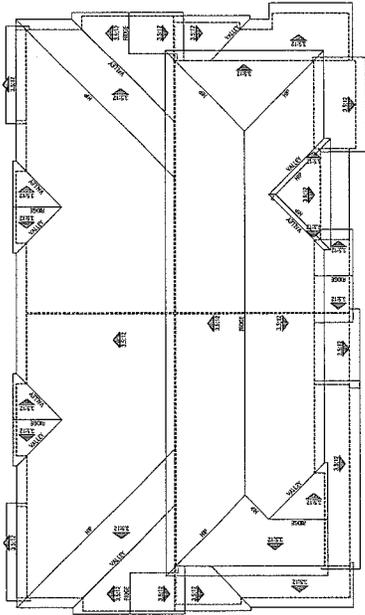
Conventional Townhomes
4-Plex Floor Plan (Buildings 1, 2 & 8)

Airport Circle
Huntington Beach, California
The Olson Company

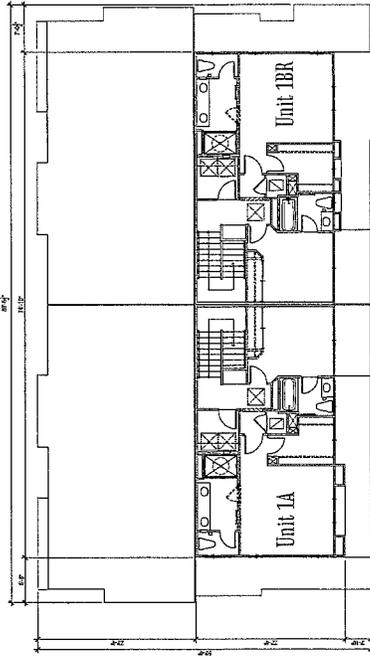


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A-5



Composite Roof Plan - 4 Plex



Composite Third Floor Plan - 4 Plex

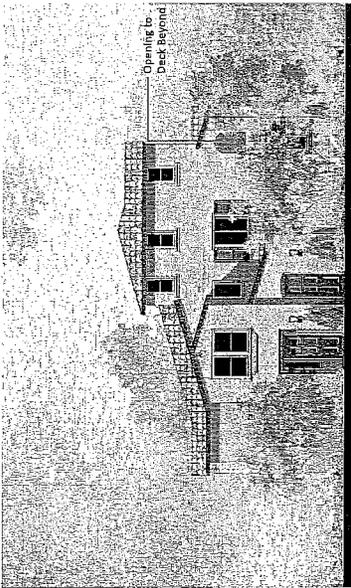
Conventional Townhomes
4-Plex Floor & Roof Plan (Buildings 1, 2 & 8)

Airport Circle
Huntington Beach, California
The Olson Company

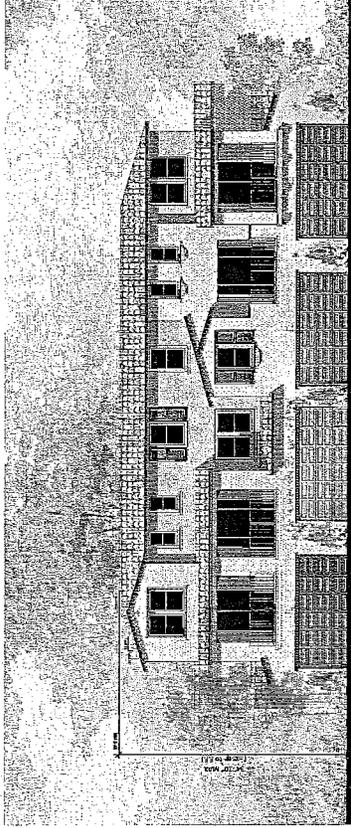


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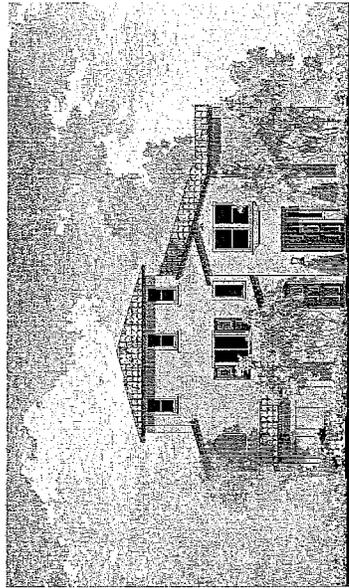




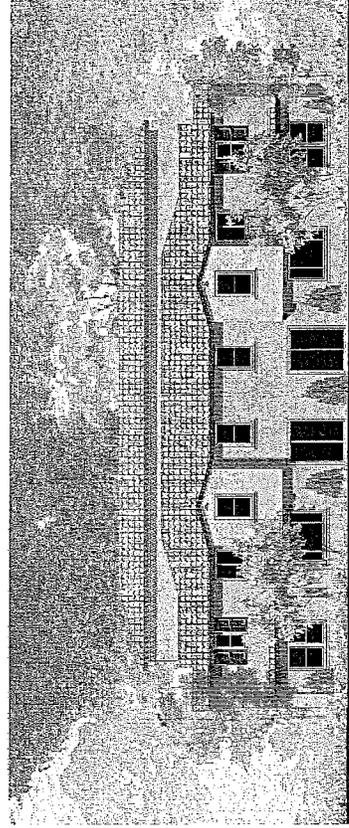
Left



Front



Right



Rear

- ROOF: CONCRETE "S" TILE.
- FASCIA: 2X8 TYPICAL FASCIA
- WALL: STUCCO OVER RIGID FOAM TRIM
- GARAGE DOOR: STUCCO FRAME DOOR WITH LIGHT AND ILLUMINATED ADDRESS PANEL
- FRONT DOOR: DECORATIVE ENTRY
- ACCENTS: DECORATIVE SHUTTER, WROUGHT IRON RAILING, DECORATIVE COACH LIGHTS AT ENTRIES

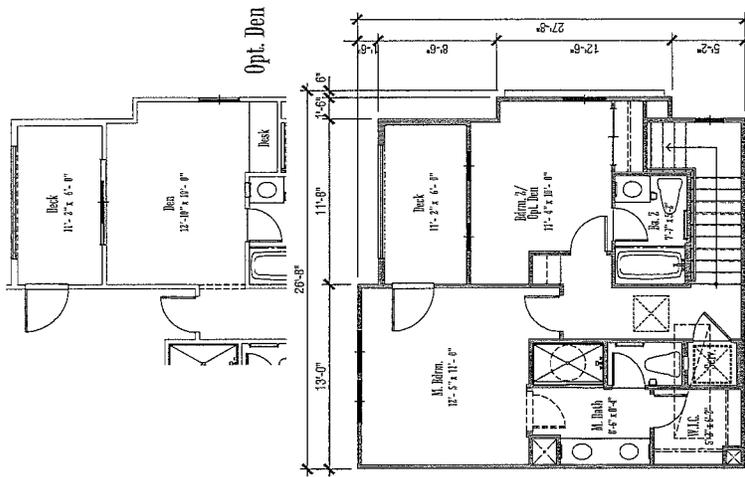
Conventional Townhomes
4-Plex Elevations (Buildings 1, 2 & 8)

Airport Circle
Huntington Beach, California
The Olson Company

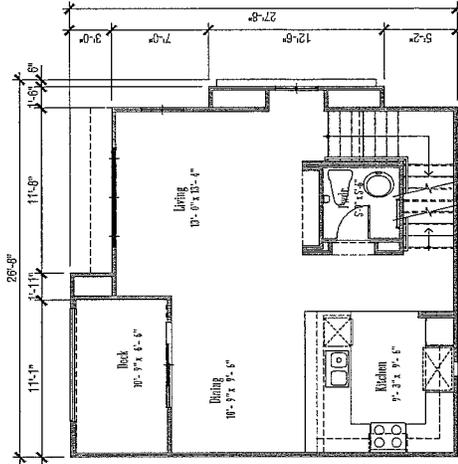


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A-7



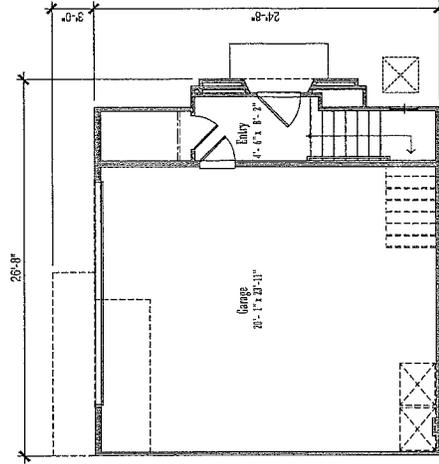
Third Floor - 551 SF



Second Floor - 571 SF

Unit 1

1,274 SF
2 Bdrm / 2.5 Ba
2 Car Garage

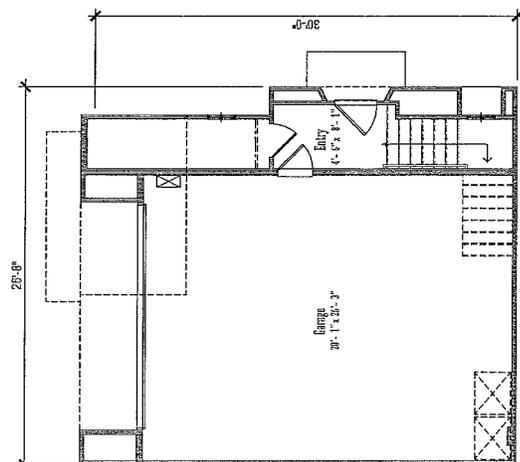
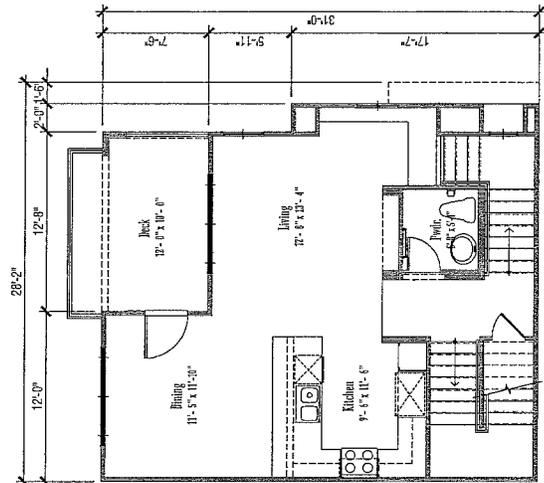
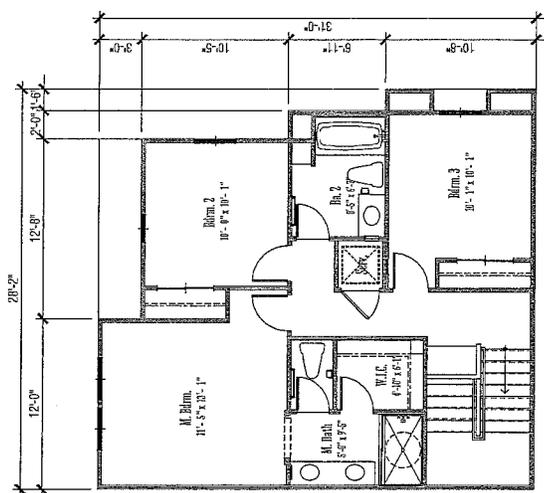


First Floor - 152 SF



Row Townhomes
Unit 1 Floor Plan

Airport Circle
Huntington Beach, California
The Olson Company



Unit 2
 1,488 SF
 3 Bdrm/2.5 Ba
 2 Car Garage

First Floor - 158 SF

Second Floor - 638 SF

Third Floor - 692 SF

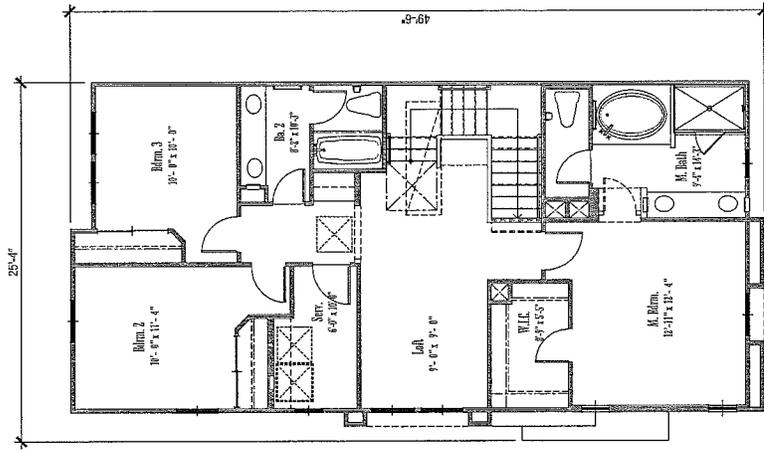
**Row Townhomes
 Unit 2 Floor Plan**

Airport Circle
 Huntington Beach, California
 The Olson Company

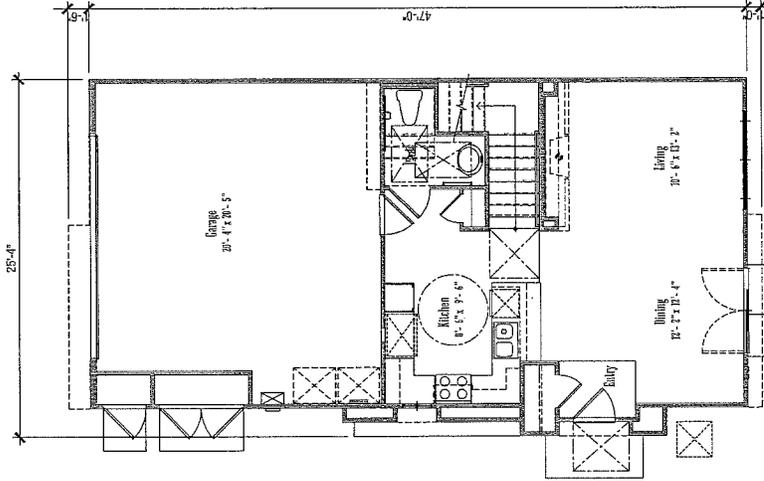


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A-9



Second Floor - 1,048 SF



First Floor - 620 SF

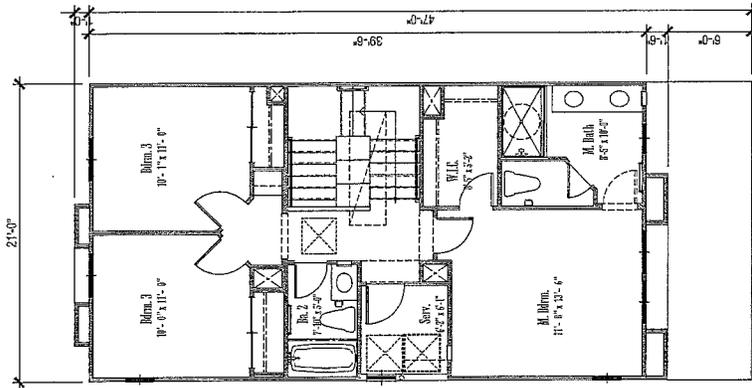
Unit 3

1,668 SF
 3 Bdrm/Loft/2.5 Ba
 2 Car Garage

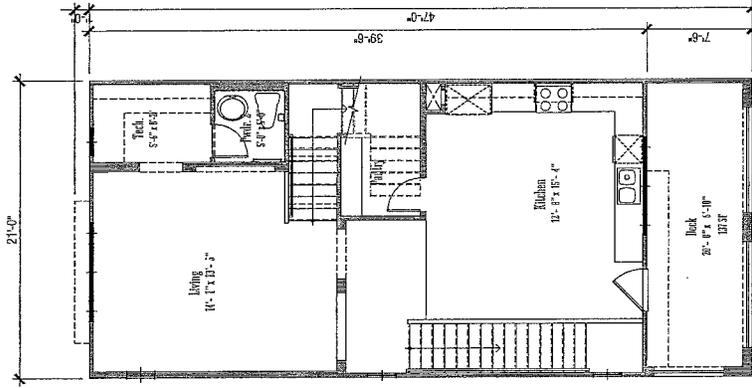
Row Townhomes
 Unit 3 Floor Plan



Airport Circle
 Huntington Beach, California
 The Olson Company



Third Floor - 750 SF



Second Floor - 766 SF

Unit 4

1,858 SF

3 Bdrm./Bonus/Opt. Study/Opt. Bdrm. 4 Ba. 3/3 Ba
 2 Car Garage

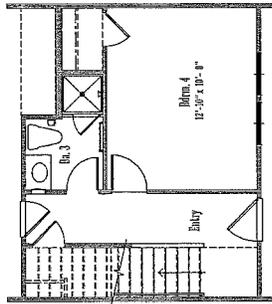
**Row Townhomes
 Unit 4 Floor Plan**

Airport Circle
 Huntington Beach, California
 The Olson Company

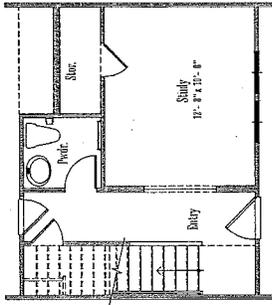


A-11

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Opt. Bdrm. 4 / Ba. 3



Opt. Study

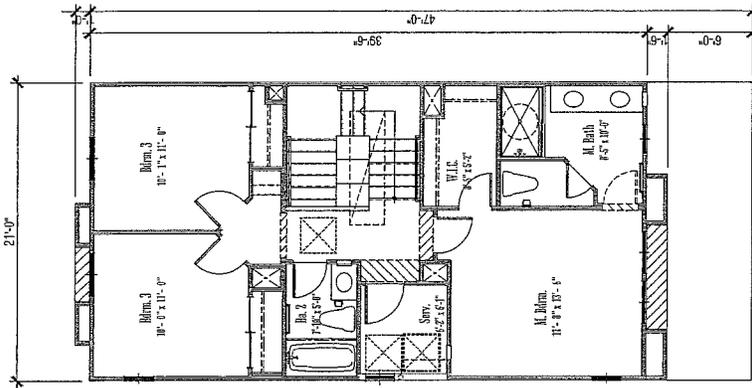
Unit 4 - Options

Row Townhomes
Unit 4 Options

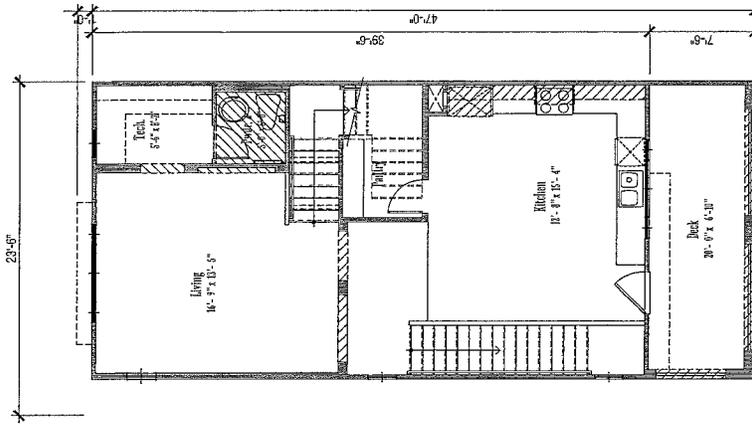
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Third Floor - 750 SF



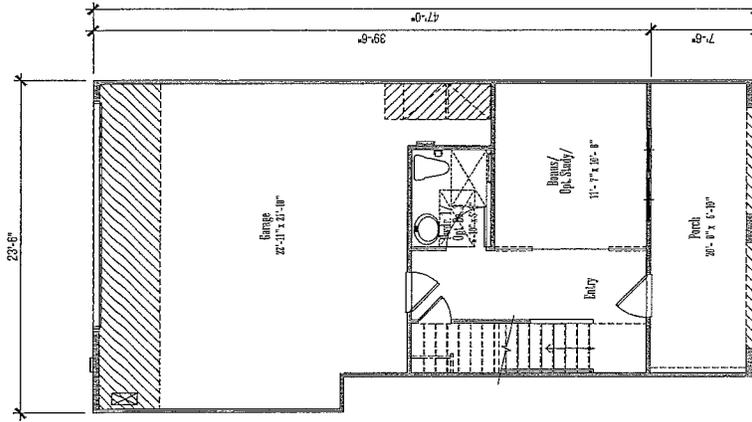
Second Floor - 810 SF

Unit 4X

1,894 SF
 3 Bdrm/Bonus/Opt. Study/2.5 Ba/2 0.5 Ba
 2 Car Garage

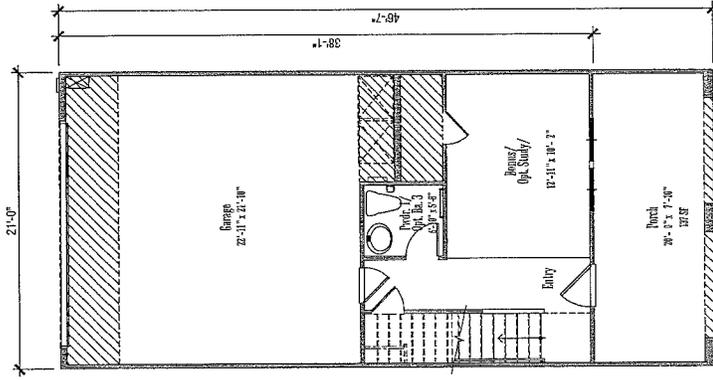
**Row Townhomes
 Unit 4X Floor Plan**

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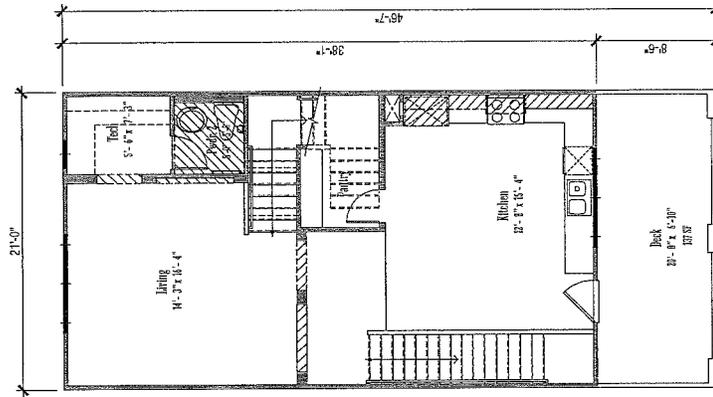


First Floor - 334 SF





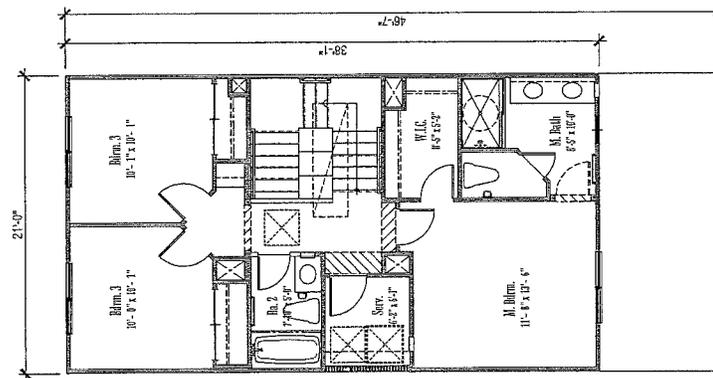
First Floor - 331 SF



Second Floor - 736 SF

Unit 4Y

1,786 SF
 3 Bdrm / Bonus / Opt. Study / 2.5 Ba / 2 0.5 Ba
 2 Car Garage



Third Floor - 717 SF

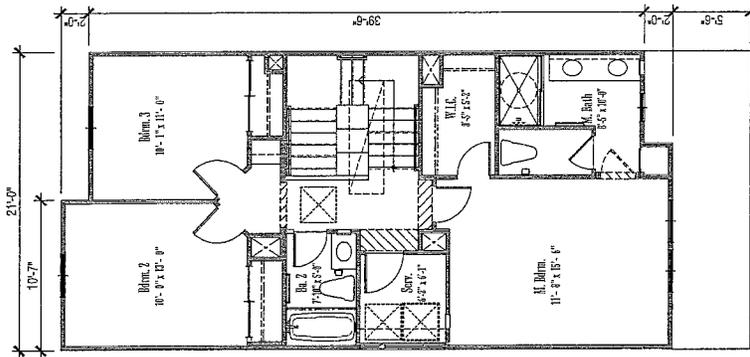
**Row Townhomes
 Sheet Title**

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 Huntington Beach, California
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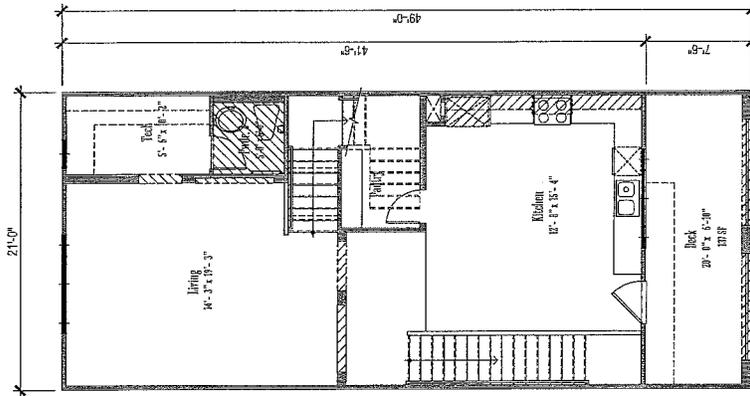


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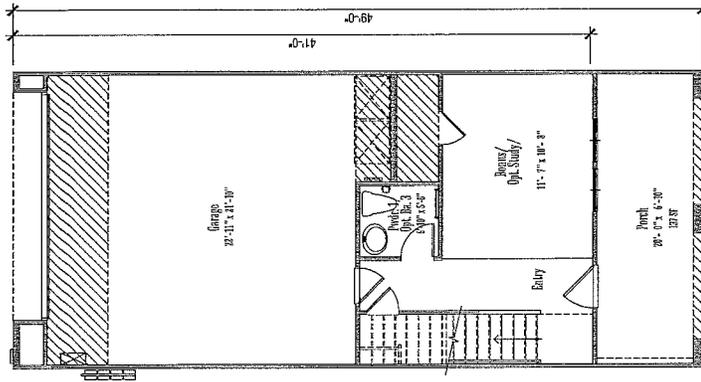
Third Floor - 800 SF



Second Floor - 808 SF

Unit 4Z

1,950 SF
 3 Bdrm./Bonus/Opt. Study/2.5 Ba/2 0.5 Ba
 2 Car Garage



First Floor - 342 SF



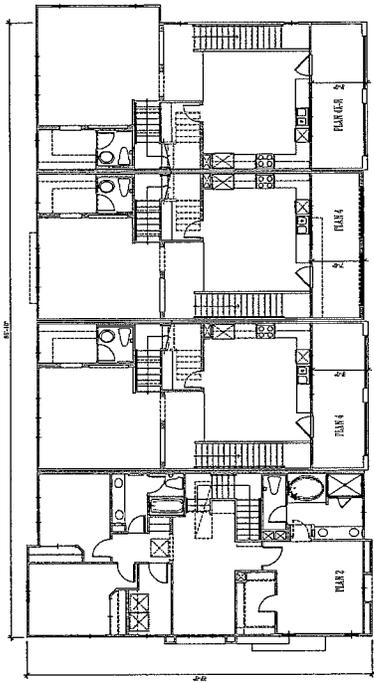
ATTACHMENT NO. 4.19

Row Townhomes
 Sheet Title

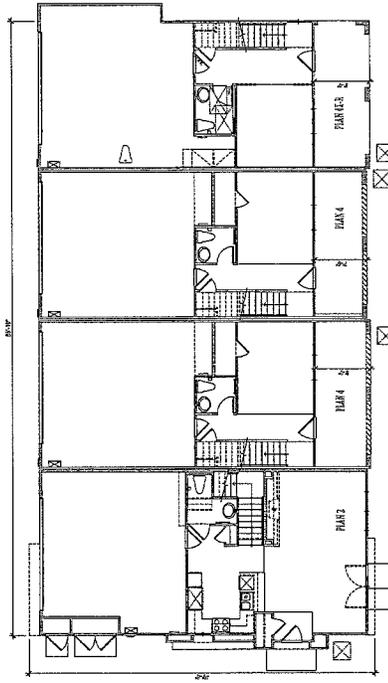
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Composite Second Floor Plan - 4 Plex

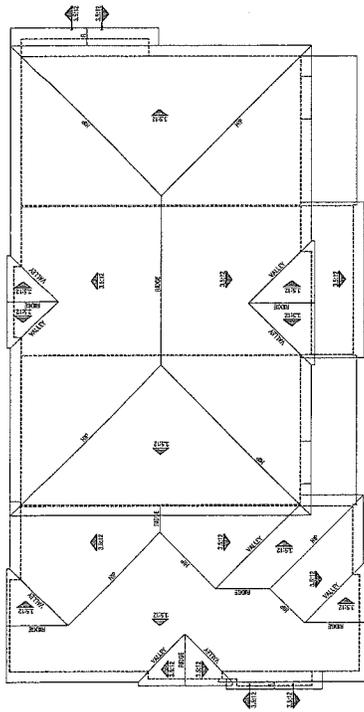


Composite First Floor Plan - 4 Plex
 Row Townhomes
 4-Plex Floor Plan (Building 6)

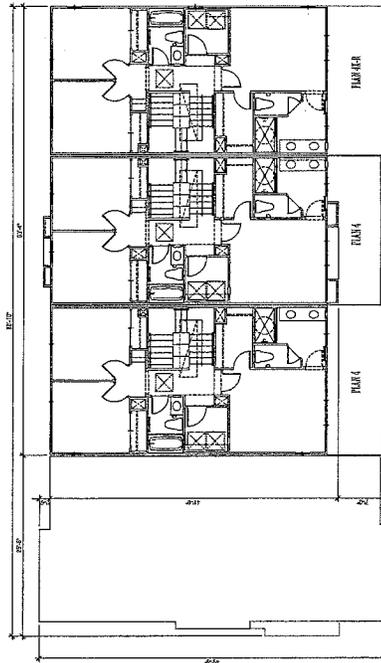


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Composite Roof Plan - 4 Plex

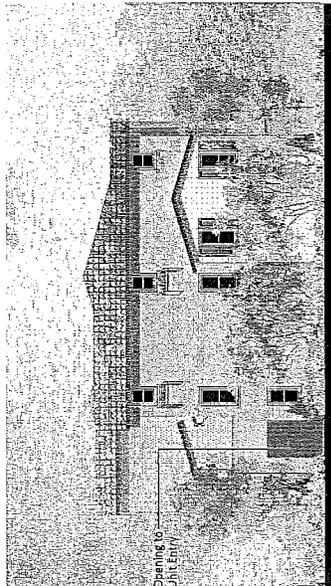


Composite Third Floor Plan - 4 Plex

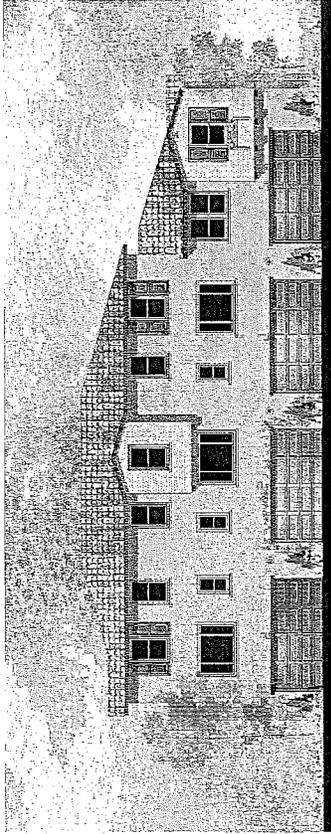
Row Townhomes
4-Plex Floor & Roof Plan (Building 6)

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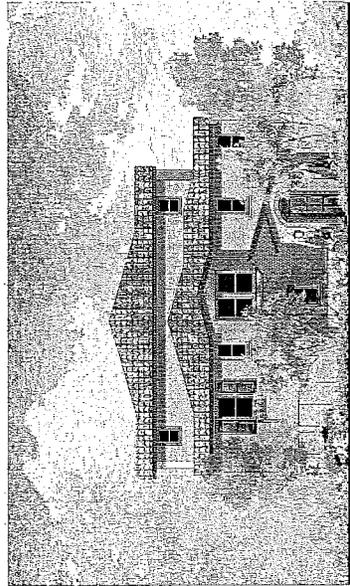




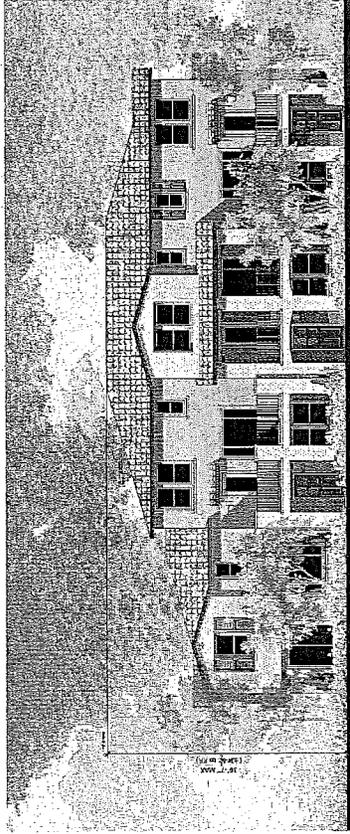
Right



Rear



Left



Front

- ROOF: CONCRETE "S" TILE
- FASCIA: 2X6 TYPICAL FASCIA
- WALL: STUCCO
- TRIM: STUCCO OVER RIGID FOAM TRIM
- GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH LIGHT AND ILLUMINATED ADDRESS PANEL, CABLE "GREEN SCREEN" AT GARAGE DOOR
- FRONT DOOR: DECORATIVE FRONT DOORS
- ACCENTS: DECORATIVE SHUTTER, WROUGHT IRON POT SHELVES, DECORATIVE COACH LIGHTS AT ENTRIES, STUCCO FURROUT SURROUND AT ENTRY OPENING

Row Townhomes
4-Plex Elevations (Building 6)

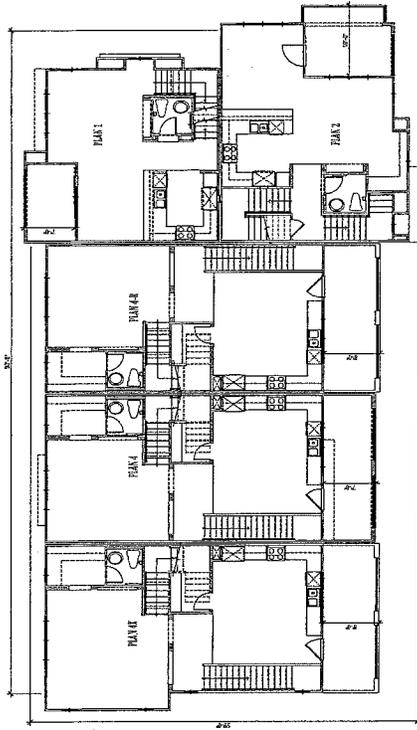


ATTACHMENT NO. 4.22

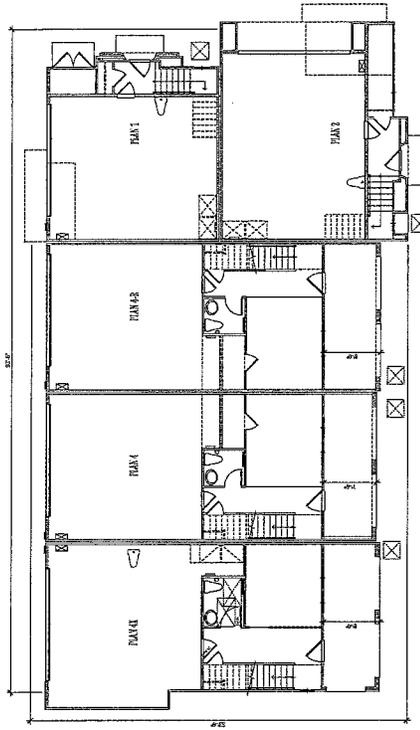
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A-18



Composite Second Floor Plan - 5 Plex



Composite First Floor Plan - 5 Plex

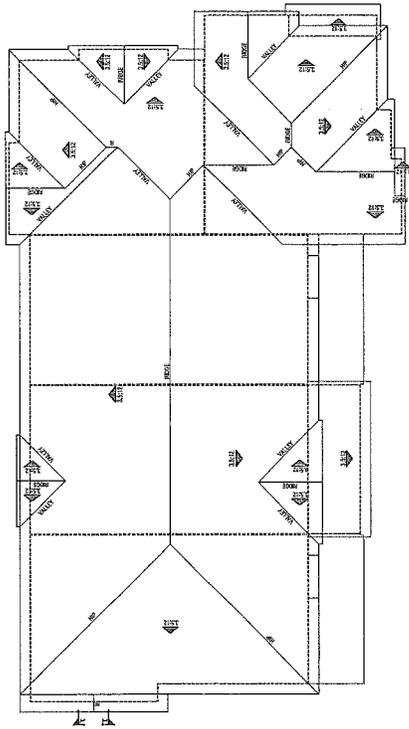
Row Townhomes
5-Plex Floor Plan (Building 7)

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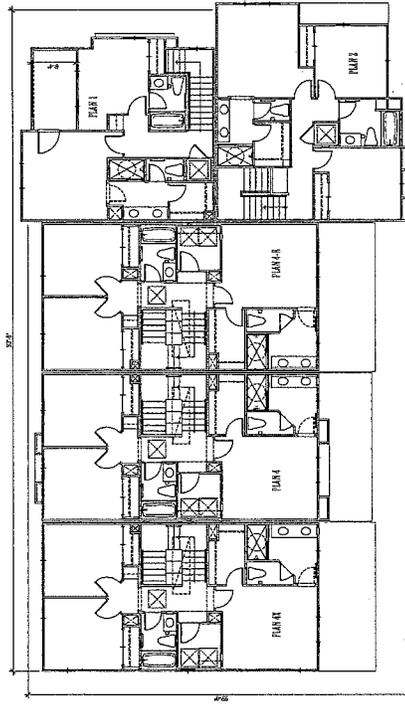


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A-19



Composite Roof Plan - 5 Plex

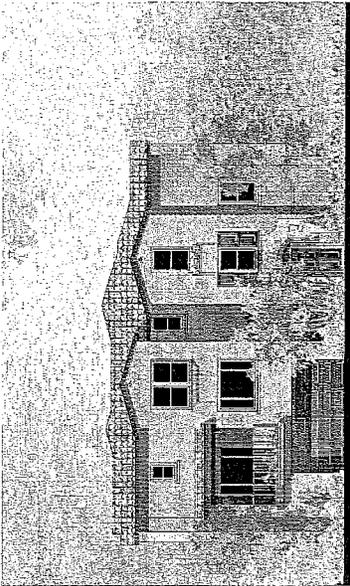


Composite Third Floor Plan - 5 Plex

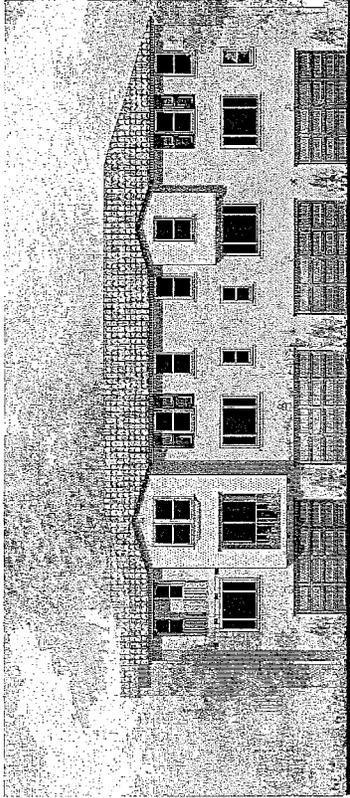
Row Townhomes
5-Plex Floor & Roof Plan (Building 7)

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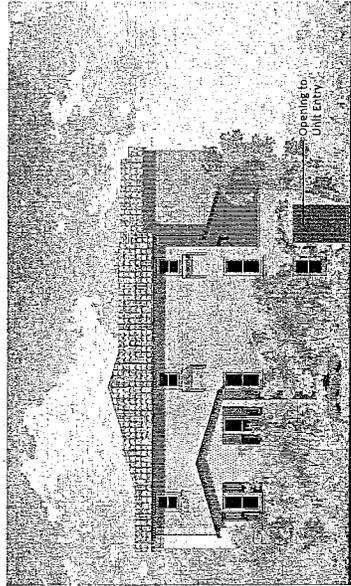




Right



Rear



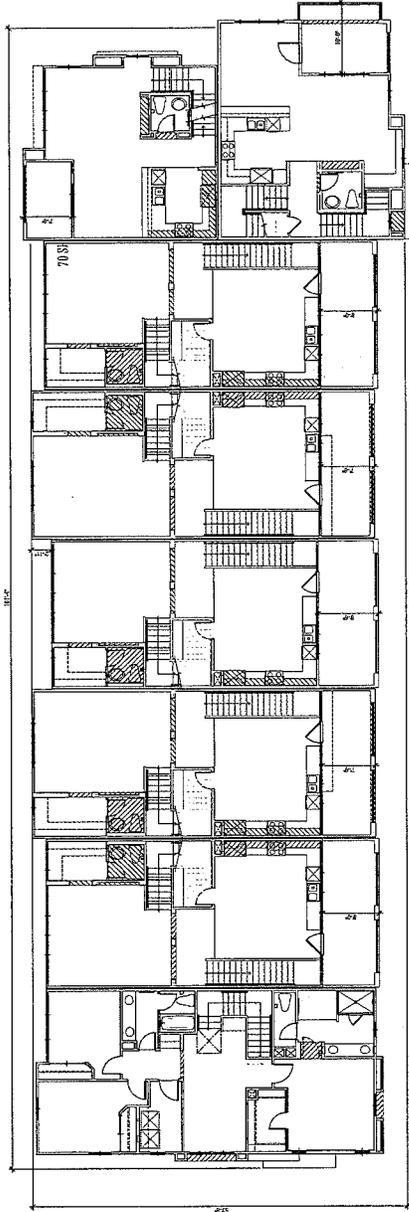
- ROOF: CONCRETE 1/2" TILE.
- FASCIA: 2X6 TYPICAL FASCIA
- TRIM: STUCCO
- TRIM: COVER RIGID FOAM TRIM
- GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH LIGHT AND ILLUMINATED ADDRESS PANEL, CABLE "GREEN SCREEN" AT GARAGE DOOR
- FRONT DOOR: DECORATIVE FRONT DOORS
- ACCENTS: DECORATIVE SHUTTERS, WROUGHT IRON RAILINGS, DECORATIVE WROUGHT IRON POT SHELVES, DECORATIVE COACH LIGHTS AT ENTRIES, STUCCO FLURROUT SURROUND AT ENTRY OPENINGS, DECORATIVE WROUGHT IRON GRILL WALL DETAIL

- ROOF: CONCRETE 1/2" TILE.
- FASCIA: 2X6 TYPICAL FASCIA
- TRIM: STUCCO
- TRIM: COVER RIGID FOAM TRIM
- GARAGE DOOR: METAL SECTIONAL GARAGE DOOR WITH LIGHT AND ILLUMINATED ADDRESS PANEL, CABLE "GREEN SCREEN" AT GARAGE DOOR
- FRONT DOOR: DECORATIVE FRONT DOORS
- ACCENTS: DECORATIVE SHUTTERS, WROUGHT IRON RAILINGS, DECORATIVE WROUGHT IRON POT SHELVES, DECORATIVE COACH LIGHTS AT ENTRIES, STUCCO FLURROUT SURROUND AT ENTRY OPENINGS, DECORATIVE WROUGHT IRON GRILL WALL DETAIL

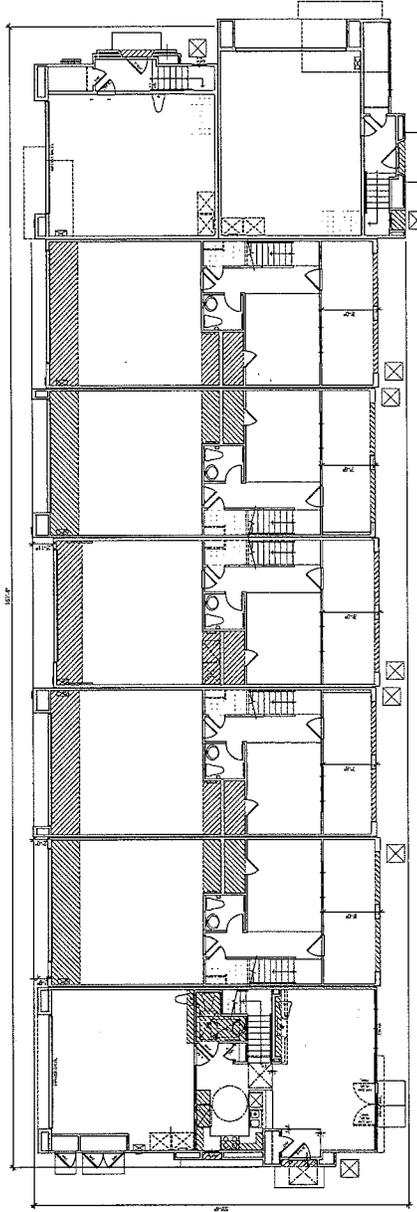
Row Townhomes
5-Plex Elevations (Building 7)

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Huntington Beach, California
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Composite Second Floor Plan - 8 Plex



Composite First Floor Plan - 8 Plex

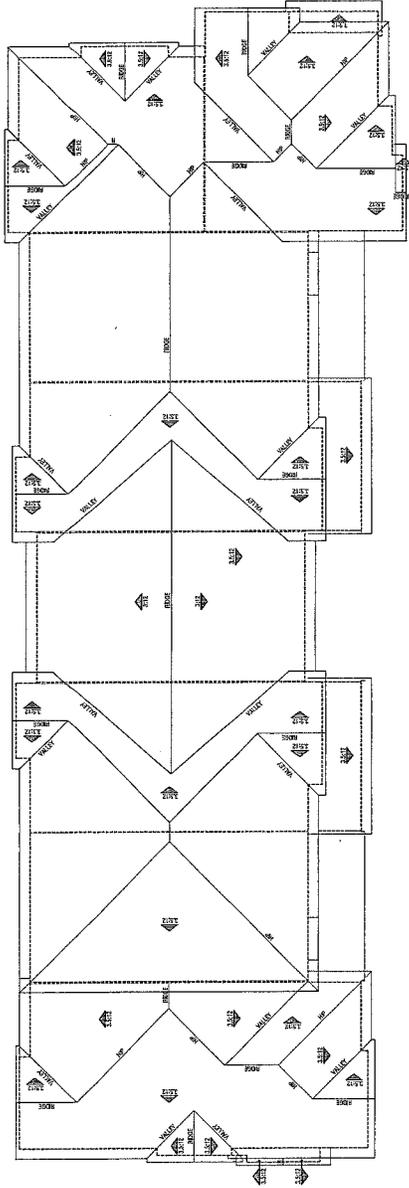
Row Townhomes
8-Plex Floor Plan (Buildings 3, 4 & 5)

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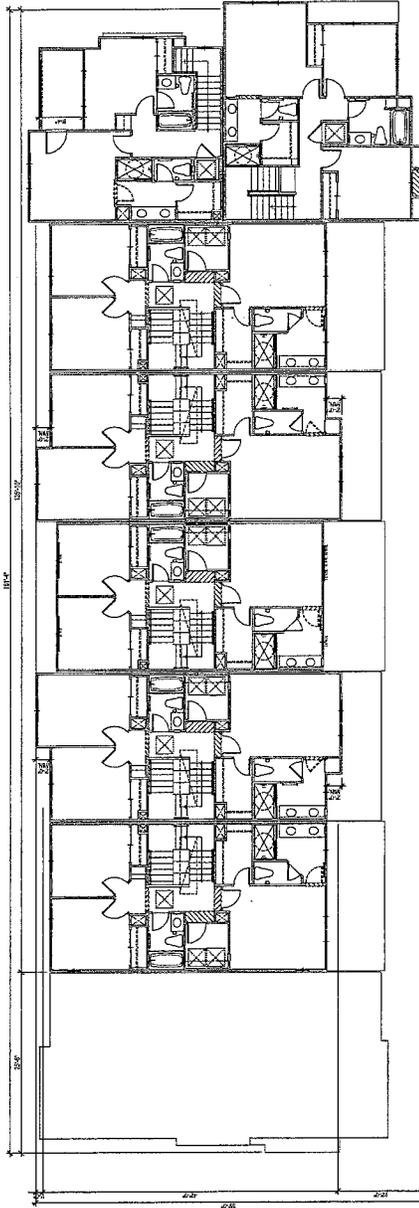
A-22

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Composite Roof Plan - 8 Plex



Composite Third Floor Plan - 8 Plex

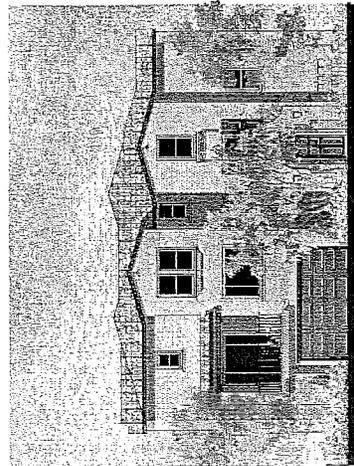
Row Townhomes
8-Plex Floor & Roof Plan (Buildings 3, 4 & 5)

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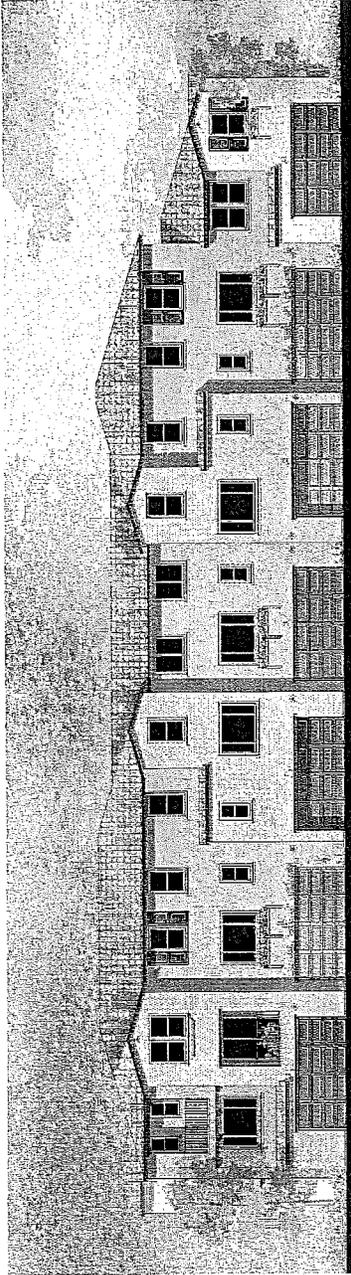


A-23

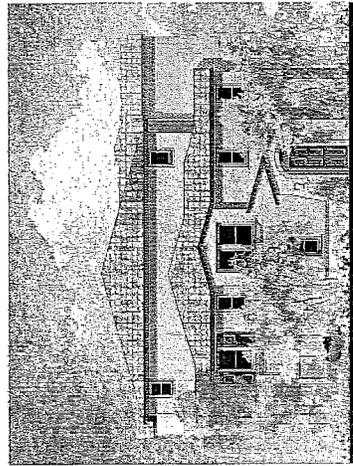
W
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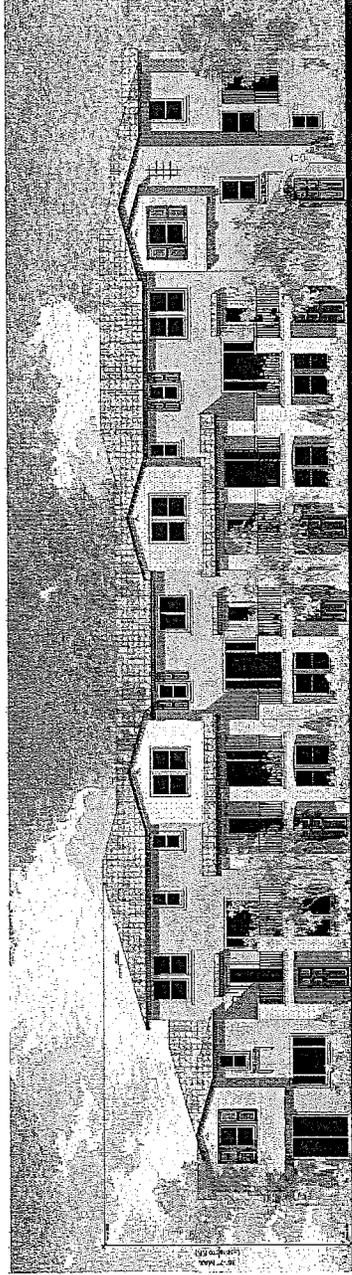
Right



Rear



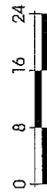
Left



Front

- ROOF: CONCRETE 5" TILE.
- FASCIA: 2X6 TYPICAL FASCIA
- WALL: STUCCO
- TRIM: METAL SECTIONAL GARAGE DOOR WITH LIGHT AND ILLUMINATED ADDRESS PANEL, CABLE "GREEN SCREEN" AT GARAGE DOORS
- GARAGE DOOR: DECORATIVE FRONT DOORS
- FRONT DOOR: DECORATIVE SHUTTERS, WROUGHT IRON RAILING, DECORATIVE WROUGHT IRON POST SHELVEES, DECORATIVE CORN-LIGHTS AT ENTRIES; STUCCO PURSUIT SURROUND AT ENTRY OPENINGS,
- ACCENTS: DECORATIVE WROUGHT IRON GRILL WALL DETAIL

Row Townhomes
8-Plex Standard Elevations (Buildings 3, 4 & 5)

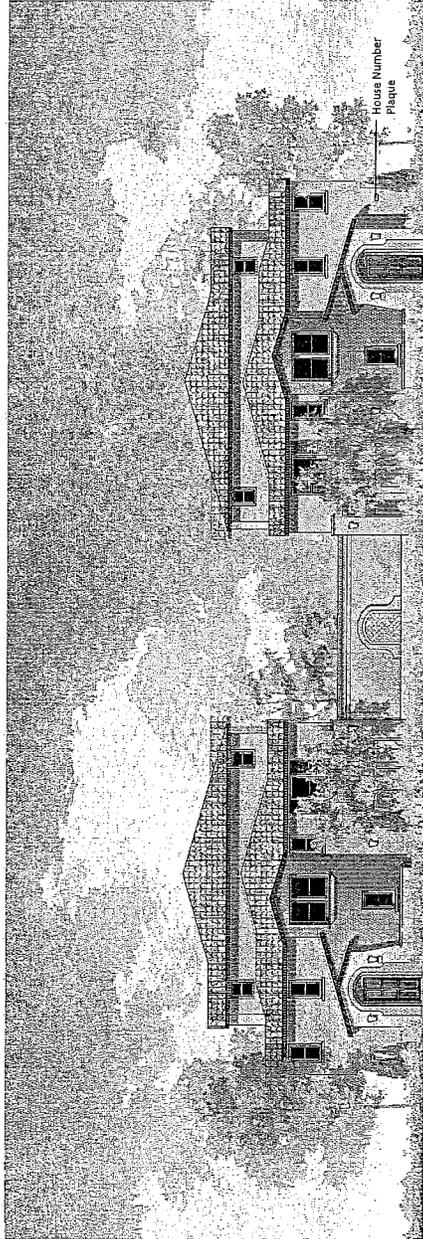


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2013276 - AIRPORT CIRCLE



Bldg. 3

Bldg. 4

Row Townhomes
 Partial Streetscene - Wall Connection between Buildings 3 and 4

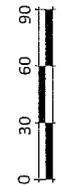
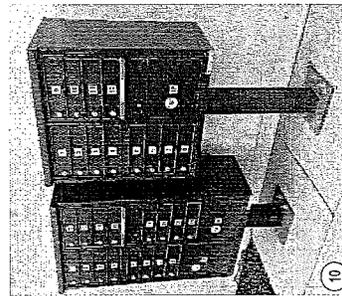
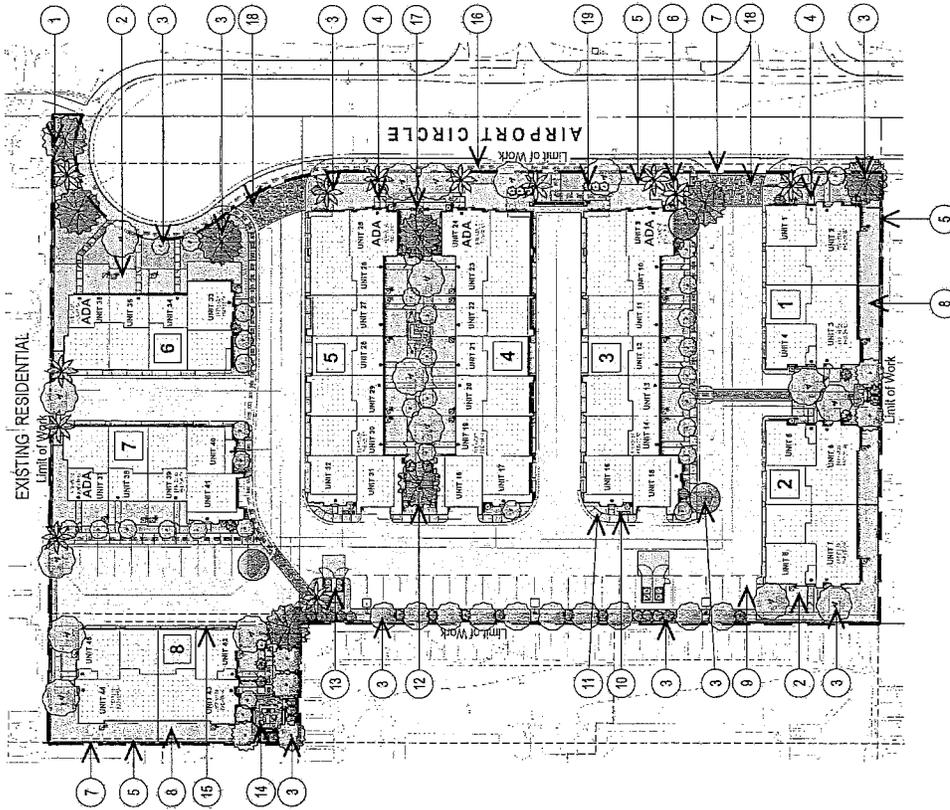
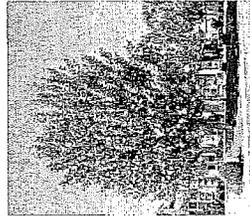
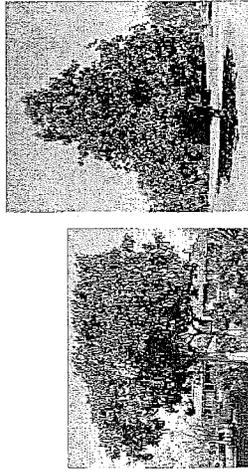


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LEGEND

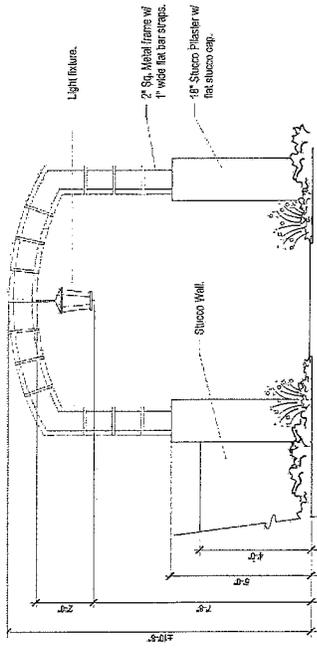
1. Proposed Pivotal (per Wall & Fence Plan on L2), homeowner installed & maintained.
2. Pivotal patio with low alucco vials and metal gate, homeowner installed & maintained.
3. Proposed trees (per Planting Plan on L3).
4. Utility concrete driveway, Natural color concrete with medium water-wash finish.
5. Proposed wall / fence (per Wall & Fence Plan on L2).
6. Proposed projected sign wall.
7. Property line.
8. Pivotal rear yard, homeowner installed & maintained.
9. Gasal parking stall.
10. Mailbox (CBU), per local USPS specifications, with medium water-wash finish.
11. 4' Wide community concrete sidewalk, Natural color concrete with medium water-wash finish.
12. Common Open Space with Outdoor Fireplace, Seating Areas, and Metal Arbor.
13. Natural color concrete driveway with medium water-wash finish.
14. ADA circulation and path of travel (dashed line).
15. Metal screen at Vehicular Entry.
16. Enhanced recessed concrete at Vehicular Entry.
17. Vertical screen hedge at Utility Corridor.
- 18.



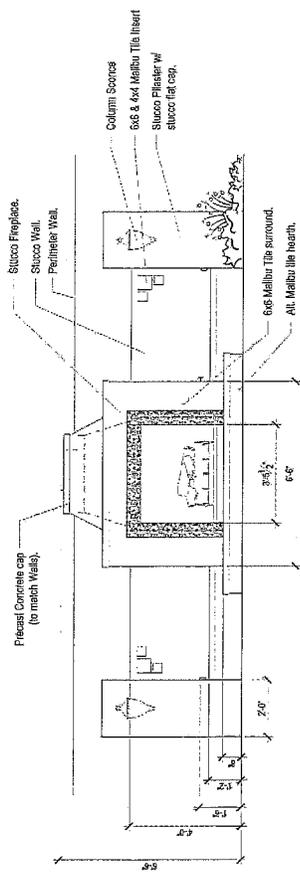
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Schematic Landscape Plan

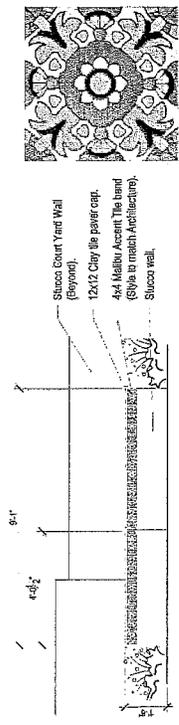
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Huntington Beach, California
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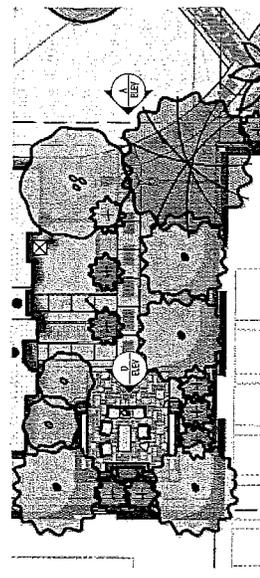
Elevation 'A' - Metal Arbor at Common Area
Scale: 1/2" = 1'-0"



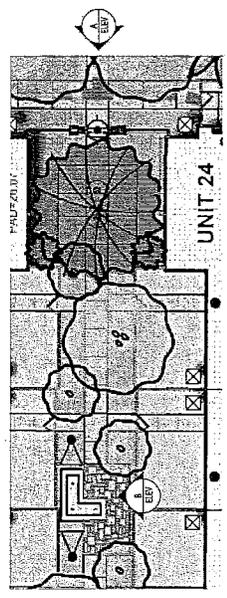
Elevation 'D' - Outdoor Fireplace at Common Area
Scale: 1/2" = 1'-0"



Elevation 'B' - Tiled Court Yard Fountain
Scale: 1/2" = 1'-0"



Plan View - Common Open Space



Plan View - Pedestrian Entry and Court Yard

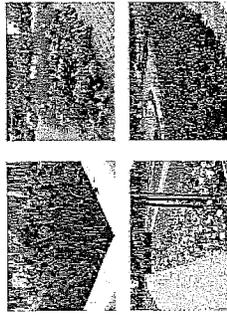
Schematic Enlargement Plan

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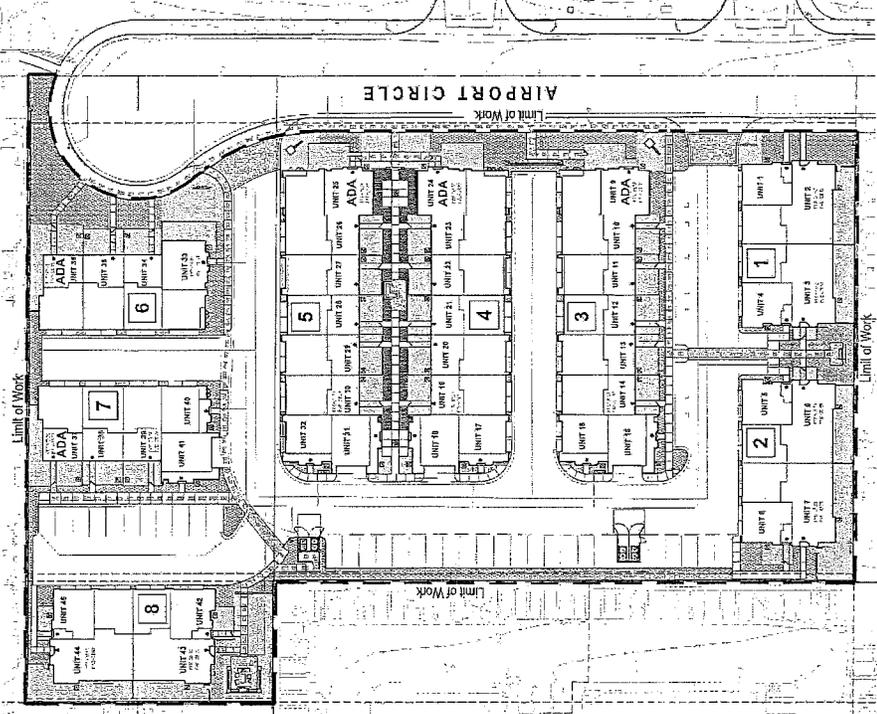
- Entries - Enhanced Landscape**
- Area planted with medium water use flowering, and more drought tolerant plants
 - Larger grouping of plant types for greater massing and visual impact



- Central Court Yard**
- The use of focal trees at both entry points to provide visual connection and a centerpiece fountain, that is can be used for seating for small neighbor gatherings.
 - Line of fragrant plants.
 - Plant colors - reds, purples, pinks and light greens.
 - Plant textures - mix of fine to medium broad leaf.
 - Includes fine longspine candelabra cypress trees.



- Private Yards**
- Private landscape/landscape areas to be homeowner installed and maintained (including irrigation).

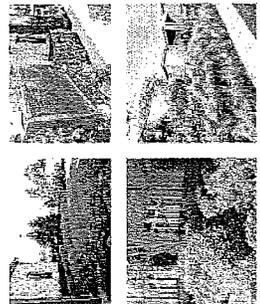


- Community Open Space 'A'**
- With a Outdoor Fountain, large landscape design, and a central seating area for residents to congregate and socialize.
 - Use of plants with dramatic flowering, color, and/or striking foliage (succulents)
 - Plant colors - blues, reds and yellows
 - Plant textures - fine leaf with mix of larger leaf mid level
 - The use of an arbor, and hedges to visually connect the space to the street
 - Includes four large evergreen canopy trees.

- Community Open Space 'B'**
- With landscape design, and seating area for residents to socialize (succulents)
 - Use of plants with dramatic flowering, color, and/or striking foliage (succulents)
 - Plant colors - blues, reds and yellows
 - Plant textures - fine leaf with mix of larger leaf mid level
 - Includes four large evergreen canopy trees.



- Community Landscape**
- Common area planting with low water use to support more drought tolerant and sustainable landscape.
 - Layering of taller shrubs / groundcovers as you move from street to building - providing additional screening and buffering of ground level views and utility closets from building, and providing additional building features



ATTACHMENT NO. 4.34

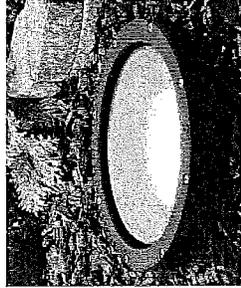
Schematic Planting Concepts/Landscape Zones

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Huntington Beach, California
The Olson Company

studio
PAD
Landscape Architecture



▽ 1. Landscape uplighting - 120 voltage.



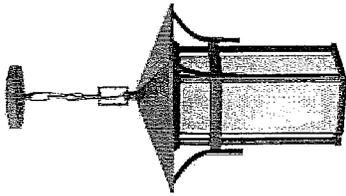
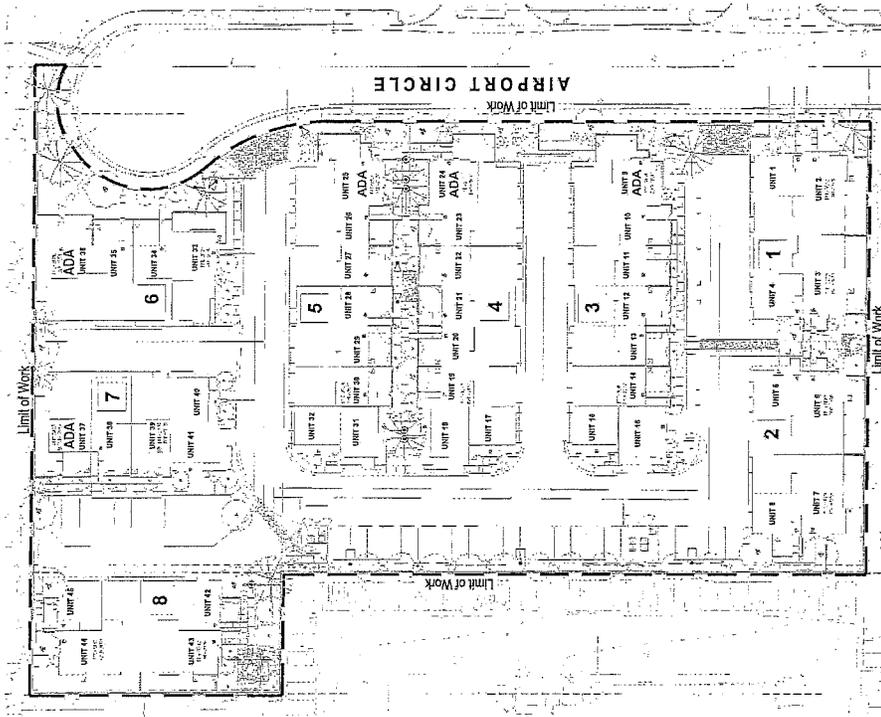
⊙ 2. Tree well uplighting - 120 voltage.

LEGEND:

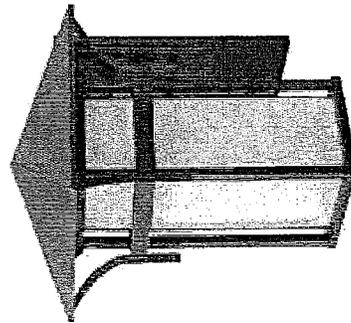
- ▽ 1. Landscape uplighting - 120 voltage. 6 Total
- ⊙ 2. Tree well uplighting - 120 voltage. 4 Total
- ⊕ 3. Arbor downlighting - 120 voltage. 2 Total
- ⊖ 4. Column Scones - 120 voltage. 2 Total
- ⊠ 5. 120 Volts Pole light, by others. 3 Total

NOTES:

1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
2. Photometric study to be prepared and provided by Electrical Engineer in future phase.



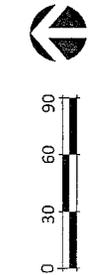
⊕ 3. Arbor downlighting - 120 voltage.



⊖ 4. Column Scones - 120 voltage.

Schematic Lighting Plan

Airport Circle
Huntington Beach, California
The Olson Company



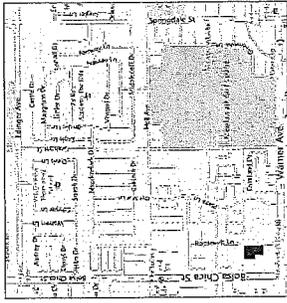
William Herzog Architects, Inc.

studio
PAD
Landscape Architecture

05-14-14 • 2013276

TENTATIVE TRACT NO. 17716

FOR CONDOMINIUM PURPOSES
COUNTY OF ORANGE CITY OF HUNTINGTON BEACH
STATE OF CALIFORNIA



VICINITY MAP NOT TO SCALE

SEWER NOTE:
PROJECT IS PROVIDED BY COUNTY SEWER IN THE
PROJECT AREA ON CROWN AND 50' SITE PRIVATE
SEWER SYSTEM.

WATER NOTE:
PROJECT IS PROVIDED BY THE CITY
WATER SYSTEM ON CROWN AND 50' SITE PRIVATE
CURRENTLY ADJACENT TO THE EXISTING SITE.

ENGINEER INFORMATION

27116 BURNHAMK
FOOTBALL PARK, CA 92650
PHONE NO. 949-816-3800

FLOOD NOTE:

THE SUBJECT PROPERTY IS IN FLOOD ZONE V-1 OF FLOOD INSURANCE RATE MAP NUMBER
170001Z (REVISED 11/11/03) WITH A FLOOD RISK OF 1% ANNUAL CHANCE FLOODING.

CURRENT ZONING PER HUNTINGTON BEACH, CA

(R4) RESIDENTIAL SINGLE-FAMILY

LAND AREA:

PROPOSED LOT 1: 11,334 SQ FT +/- CLASSIFIED NET
PARCEL 1: 43,853 SQ FT +/- (1,009 AC +/-) GROSS
PARCEL 2: 8,039 SQ FT +/- (1,007 AC +/-) GROSS

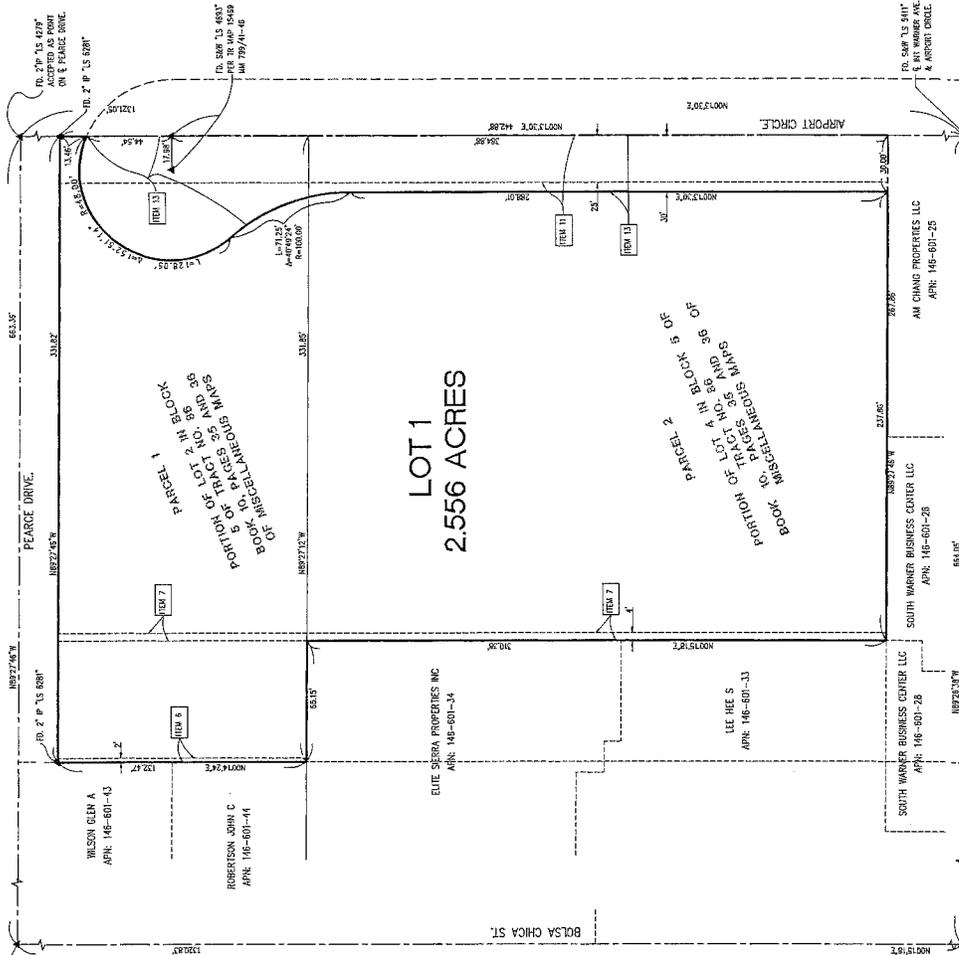
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN U.S.S. HORIZONTAL
CONTROL STATION OPS NO. 11908 AND STATION OPS NO. 11907 WHICH IS
PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS).
ZONE 14, 1983 MGS, (2007.00 EPOCH DATE GPS ADJUSTMENT).
ALL DISTANCES SHOWN ARE ORIGINAL, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES
MULTIPLY ORIGINAL DISTANCE BY 0.999850.

PROJECT NO. 2012253700 E. 801844.690
PROJECT NO. 2012253700 E. 801844.690
PROJECT NO. 2012253700 E. 801844.690



**LOT 1
2.556 ACRES**

Tentative Map

Airport Circle
Huntington Beach, California
The Olson Company

LEGAL DESCRIPTION:
THE LAND SHOWN HEREON BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
LOT 1 IN BLOCK 5 OF TRACT NO. 18, IN THE CITY OF HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN
BOOK 146-601-13 AND 26 OF MICHIGAN MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE
COUNTY, CALIFORNIA.
EXCEPTING THE NORTHERLY 520 FEET THEREOF.
ALSO EXCEPTING THEREFROM 45% OF ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID
LAND, AS RESERVED IN THE DEED FROM WALTER B. ANDERSON, RECORDED JANUARY 18, 1949 IN BOOK 1738, PAGE
302 OF OFFICIAL RECORDS.
PARCEL 2:
LOT 4 IN BLOCK 4 OF TRACT NO. 18, IN THE CITY OF HUNTINGTON BEACH, AS SHOWN ON A
MAP RECORDED IN BOOK 146-601-13 AND 26 OF MICHIGAN MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF ORANGE COUNTY, CALIFORNIA.
EXCEPTING THE NORTHERLY 520 FEET THEREOF.
ALSO EXCEPTING THEREFROM 45% OF ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID
LAND, AS RESERVED IN THE DEED FROM WALTER B. ANDERSON, RECORDED JANUARY 18, 1949 IN BOOK 1738, PAGE
302 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM 45% OF ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN SAID
LAND, AS RESERVED IN THE DEED FROM WALTER B. ANDERSON, RECORDED JANUARY 18, 1949 IN BOOK 1738, PAGE
302 OF OFFICIAL RECORDS.

TITLE INFORMATION:
THE FOLLOWING TITLE NOTES ARE DERIVED FROM A PRELIMINARY TITLE PLAN PREPARED BY EQUITY NATIONAL
TITLE COMPANY, ORDER NO. 897-2300096-1-PP2 AUGUST 19, 2015 AT 7:30 A.M.

OWNER:
PATRICIA W. HERRA, A WARRIOR WOMAN HER SILENT AND SEPARATE PROPERTY, AS TO AN UNIMPROVED
PARCEL 1, AS TO AN UNIMPROVED PARCEL 2, AS TO AN UNIMPROVED PARCEL 3, AS TO AN UNIMPROVED
UNIMPROVED TRACT-FIVE (C&S) INTEREST, AND SUTHERN H. HERRA, A SINGLE MAN, AS TO AN UNIMPROVED
TRACT-FIVE INTEREST (C&S) INTEREST, ALL AS TENANTS IN COMMON.

[PART 8] EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A
COASTED TO SOUTHERN CALIFORNIA ESCROW COMPANY, LTD.
PURPOSE: TO GRANT TO THE ABOVE NAMED PARTIES ACCESS TO THE
PROPERTY SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF.

[PART 9] EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A
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[PART 17] EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A
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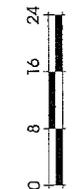
[PART 28] EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A
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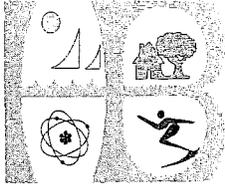


ATTACHMENT NO. 4.36

C&W CONSULTING, INC.
27116 BURNHAMK
FOOTBALL PARK, CA 92650
T: 949-816-3800
F: 949-816-3800
CIVIL ENGINEERING
LAND PLANNING & SURVEYING ARCHITECTURE

05-14-14 • 2013276

C-1



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

May 20, 2014

Sandi Gottlieb
The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

SUBJECT: GENERAL PLAN AMENDMENT NO. 14-001/ ZONING MAP AMENDMENT NO. 14-001/ CONDITIONAL USE PERMIT NO. 14-003/ TENTATIVE TRACT MAP NO. 17716/ NEGATIVE DECLARATION NO. 14-001 (AIRPORT CIRCLE RESIDENTIAL) – 16911 AIRPORT CIRCLE 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 jarabe@surfcity-hb.org or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

Jill Arabe
Associate Planner

Enclosures

cc: Khoa Duong, Building Division – 714-872-6123
Bob Milani, Public Works Department – 714- 374-1735
Property Owner

James Brown, Fire Department – 714- 374-5344
Jane James, Planning Manager
Project File



HUNTINGTON BEACH PLANNING AND BUILDING DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 20, 2014

PROJECT NAME: Airport Circle Residential

PLANNING APPLICATION NO. 2014-0010

ENTITLEMENTS: General Plan Amendment No. 14-001/ Zoning Map Amendment No. 14-001/ Environmental Assessment No. 14-001/ Conditional Use Permit No. 14-003/ Tentative Tract Map No. 17716

DATE OF PLANS: May 14, 2014

PROJECT LOCATION: 16911 Airport Circle, 92649 (west side of Airport Circle, north of Warner Avenue)

PLAN REVIEWER: Jill Arabe, Associate Planner

TELEPHONE/E-MAIL: (714) 374-5357 / jarabe@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** To change the General Plan designation from RM-15 (Residential Medium Density – 15 du/acre) and CG-F1 (Commercial General – 0.35 FAR) to RMH-25 (Residential Medium High Density – 25 du/acre).
ZMA: To change the Zoning designation from RM (Residential Medium Density) to RMH (Residential Medium High Density)
EA: To analyze the environmental impacts associated to the development of a 45-unit townhome project in conjunction with amendments to the General Plan and Zoning designations.
CUP: To permit the construction of 45 townhomes with eight (8) three-story detached buildings on a 2.54 acre site. The request includes the removal of red curb along the westerly side of Airport Circle (south of cul-de-sac), four (4) affordable units with the remaining fraction paid with in-lieu fees, and 44" high walls within the front yard setback for four units, and development on a site with three-foot grade differential.
TTM: To permit the subdivision of 45 townhomes (for sale).

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 17716:

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

- a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
 - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
 - c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(Department of Planning and Building Fee Schedule)**
2. The following conditions shall be completed prior to issuance of a grading permit:
 - a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
 3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. 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)**
 4. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning & Building Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Planning & Building Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
 5. Tentative Tract Map No. 17716 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**
 6. Tentative Tract Map No. 17716 and General Plan Amendment No. 14-001/ Zoning Map Amendment No. 14-001/ Environmental Assessment No. 14-001/ Conditional Use Permit No. 14-003 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning & Building pursuant to a written request submitted to the Planning & Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
 7. The subdivision shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
 8. The applicant shall submit a check in the amount of \$2,231.25 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

CONDITIONAL USE PERMIT NO. 14-003:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**

- b. Multifamily residential lots shall have one 36-inch box tree for every 45 lineal feet of street frontage planted within the setback areas adjacent to a street. In addition, there shall be one 36-inch box tree planted within the common open space areas for each ground or first level unit. **(HBZSO Section 232.08 B-3)**
 - c. Accessory structures such as the fireplace shall be set back five feet from the rear property line. **(HBZSO 230.08)**
 - d. 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)**
 - e. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
 - f. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - g. 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)**
 - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of grading permits, the following shall be completed:
- a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.
 - b. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning & Building Department. Double walls should be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct a six foot tall wall located entirely within the subject property and with a two inch maximum separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private

residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

- c. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - d. 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)**
 - e. 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)**
 - f. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - g. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - h. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - i. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - j. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size for printed text shall be 11 point.
 - b. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department. **(City Specification No. 409)**
 4. 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)**

5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. All new residential development shall pay a park fee, pursuant to the provisions of HBZSO Section 254.08. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(HBZSO Section 254.08)**
 - b. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - d. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - e. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
6. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
7. CUP No. 14-003 shall not become effective until Zoning Map Amendment No. 14-001/General Plan Amendment No. 14-001 has been approved by the City Council, and is in effect. **(HBZSO Section 247.16)**
8. GPA 14-001/ ZMA 14-001/ EA No. 14-001/ CUP No. 14-003 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
9. The Planning Commission reserves the right to revoke GPA 14-001/ ZMA 14-001/EA No. 14-001/ CUP No. 14-003/ TTM 17716 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)**
10. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building 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)**
11. 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)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 07, 2014

PROJECT NAME: Olson Company Townhomes

ENTITLEMENTS: General Plan Amendment No. 2014-001
Zoning Map Amendment No. 2014-001
Environmental Assessment No. 2014-001
Conditional Use Permit No. 2014-003
Tentative Tract Map No. 17716

PROJECT LOCATION: 16911 Airport Circle, 92649 (west side of Airport Circle, north of Warner Avenue)

PROJECT PLANNER: Jill Arabe, Associate Planner

PLAN REVIEWER: Khoa Duong, P.E

TELEPHONE/E-MAIL: (714) 872-6123 / khoa@csgengr.com

PROJECT DESCRIPTION: **GPA:** To change the General Plan designation from RM-15 (Residential Medium Density – 15 du/acre) and CG-F1 (Commercial General – 0.35 FAR) to RMH-25 (Residential Medium High Density – 25 du/acre).
ZMA: To change the Zoning designation from RM (Residential Medium Density) to RMH (Residential Medium High Density)
EA: To analyze the environmental impacts associated to the development of a 45-unit townhome project in conjunction with amendments to the General Plan and Zoning designations.
CUP: To permit the construction of 45 townhomes with eight (8) three-story detached buildings on a 2.54 acre site. The request includes the removal of red curb along the westerly side of Airport Circle (south of cul-de-sac), four (4) affordable units with the remaining fraction paid with in-lieu fees, and 43" high walls within the front yard setback for four units.
TTM: To permit the subdivision of 45 townhomes (for sale).

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 24, 2014. 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.

I. SPECIAL CONDITIONS:

Development Impact Fees will be required for new construction.

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 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2010 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of the 2013 CBC.
3. Provide "Project Data" to show:
 - Type of building construction
 - Occupancy groups
 - Building area for each type of occupancy within the building
 - Floor areas/building areas
 - Number of story
 - Building with fire sprinkler system
4. Provide complete Site plan to show
 - The setback between buildings on the lot.
 - The setback between building and property line.
 - The length of projections from the exterior walls.
5. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2013 CBC.
 - Please indicate on Site plan the accessible paths of travel from public sidewalk to the units along with maximum slope of 5%; and cross slope of 2%. Section 1110A
 - Show location of all curb ramps/truncated domes within the accessible paths of travel. Section 1112A
 - The number of accessible unit must comply with Section 1102A.3. Also, accessible units shall be dispersed among the various types of units.
 - For accessible units, please provide direct access from garage to the unit. Please clarify the finish slab elevations between garage and the unit. Section 1109A.2.1.
 - Exterior doors and gates within the accessible paths of travel must comply with Section 1126A.
 - Accessible Units –
 - Doors must comply with Section 1132A
 - Kitchens must comply with Section 1133A
 - Bathing and toilet facilities must comply with Section 1134A.
6. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.

ATTACHMENT NO. 5.8

7. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
8. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
9. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



**CITY OF HUNTINGTON BEACH
OFFICE OF BUSINESS DEVELOPMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: February 20, 2014

PROJECT NAME: Olson Company Townhomes

ENTITLEMENTS: General Plan Amendment No. 2014-001
Zoning Map Amendment No. 2014-001
Environmental Assessment No. 2014-001
Conditional Use Permit No. 2014-003
Tentative Tract Map No. 17716

PROJECT LOCATION: 16911 Airport Circle, 92649 (west side of Airport Circle, north of Warner Avenue)

PROJECT PLANNER: Jill Arabe, Associate Planner

PLAN REVIEWER: Luis Gomez

TELEPHONE/E-MAIL: 714 536-5544

PROJECT DESCRIPTION: **GPA:** To change the General Plan designation from RM-15 (Residential Medium Density – 15 du/acre) and CG-F1 (Commercial General – 0.35 FAR) to RMH-25 (Residential Medium High Density – 25 du/acre).
ZMA: To change the Zoning designation from RM (Residential Medium Density) to RMH (Residential Medium High Density)
EA: To analyze the environmental impacts associated to the development of a 45-unit townhome project in conjunction with amendments to the General Plan and Zoning designations.
CUP: To permit the construction of 45 dwelling units, consisting of a mix of 10 two-story and 35 three-story townhomes on a 2.54 acre site. In addition, the request includes the removal of red curb adjacent to the project site, starting south of the cul-de-sac, to allow for on-street parking.
TTM: To permit the subdivision of 45 townhomes (for sale).

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 16, 2014. 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.

The Office of Business Development has reviewed the proposed project and has the following comments/concerns:

The Applicant will be required to meet Zoning Code 230.26 – Affordable Housing. Under the proposed project scenario, the project is NOT eligible for Fees in Lieu of Construction (HBZO 230.26, Section 3).

RECEIVED

MAR 31 2014

Dept. of Planning
& Building



HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 31ST, 2014

PROJECT NAME: OLSON COMPANY TOWNHOUSES

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 2014-001
ZONING MAP AMENDMENT NO. 2014-001
ENVIRONMENTAL ASSESSMENT NO. 2014-001
CONDITIONAL USE PERMIT NO. 2014-003
TENTATIVE TRACT MAP NO. 17716

PROJECT LOCATION: 16911 AIRPORT CIRCLE (WEST OF AIRPORT,
NORTH OF WARNER AVENUE)

PLANNER: JILL ARABE, ASSOCIATE PLANNER

PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org

PROJECT DESCRIPTION: **GPA:** To change the General Plan designation from RM-15 (Residential Medium Density – 15 du/acre) and CG-F1 (Commercial General – 0.35 FAR) to RMH-25 (Residential Medium High Density – 25 du/acre).
ZMA: To change the Zoning designation from RM (Residential Medium Density) to RMH (Residential Medium High Density)
EA: To analyze the environmental impacts associated to the development of a 45-unit townhome project in conjunction with amendments to the General Plan and Zoning designations.
CUP: To permit the construction of 45 townhomes with eight (8) three-story detached buildings on a 2.54 acre site. The request includes the removal of red curb along the westerly side of Airport Circle (south of cul-de-sac), four (4) affordable units with the remaining fraction paid with in-lieu fees, and 43" high walls within the front yard setback for four units.
TTM: To permit the subdivision of 45 townhomes (for sale).

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated MARCH 24TH, 2014. 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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

The following items shall be completed prior to precise grading plan or building plan approval.

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. (FD)

Environmental

The following items shall be completed prior to rough or precise grading plan approval.

Environmental - Elevated levels of methane or other soil gases in the area. (No well)

Methane Mitigation Requirements. Due to the proposed location of construction, soil gas testing for methane gas is required. A methane sample plan shall be submitted to the fire department for review and approval, prior to the commencement of sampling.

If methane gas is discovered in the soil, the following City Specification would be applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval. Additional methane mitigation measures may be required by the fire department.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and two copies submitted to the Fire Department for review and approval. (FD)

City Specification # 431-92 Soil Clean-Up Standards testing is required.

Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

"Soil Testing"

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.
- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils, whether native or imported, shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. (FD)

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. (FD)

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. (FD)

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. An "Imported Soil Work Plan" must be submitted to the Fire Department for review

and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. (FD)

Fire Hydrants and Water Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Public Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. For Fire Department approval, there will need to be two new hydrants spaced 300 feet apart on the west side of Airport Circle immediately adjacent to the site. (FD)

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains, including fire department connections, shall meet NFPA 13 and 24, 2010 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

On-Site Fire Service Piping (FSP) Application for permit from the HBFD shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire

prevention during planning do not constitute approval to perform FSP or fire protection system work. (FD)

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)

Fire Suppression Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Fire Protection Systems

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

Fire Alarm Systems are required. Each building will require a dedicated function fire alarm system. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval by a licensed C10 fire alarm contractor. The plans must reference and demonstrate compliance with CFC Chap. 9 and NFPA 72. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per the California Fire Code for new buildings of multi-family construction (R-2).

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

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

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

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and

operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. (FD)

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)

Fire Personnel Access

The following items shall be completed prior to issuance of a certificate of occupancy.

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

Gates and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. (FD)

Fire Apparatus Access

The following items shall be completed prior to rough or precise grading plan approval.

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential,*

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

Addressing and Street Names

The following items shall be completed prior to issuance of a certificate of occupancy.

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

Residential Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of ten inches (10") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

GIS Mapping Information

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
- Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Fire Sprinkler Connections (FDC) if any.
 - Knox Access locations for doors, gates, and vehicle access.
 - Street name and address.

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

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.

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

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

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

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

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

OTHER:

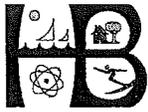
- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department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

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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

ATTACHMENT NO. 519



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 28, 2014

PROJECT NAME: AIRPORT CIRCLE TOWNHOMES

ENTITLEMENTS: CUP 14-03, TTM 17716, EA 14-01, ZMA 14-01 & GPA 14-01

PLNG APPLICATION NO: 2014-0010

DATE OF PLANS: MARCH 24, 2014

PROJECT LOCATION: 16911 AIRPORT CIRCLE

PROJECT PLANNER: JILL ARABE, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER ^{DS}_{FDR}

TELEPHONE/E-MAIL: 714-374-1735 / BOB.MIL@SURFCITY-HB.ORG

PROJECT DESCRIPTION:

GPA: TO CHANGE THE GENERAL PLAN DESIGNATION FROM RM-15 (RESIDENTIAL MEDIUM DENSITY – 15 DU/ACRE) AND CG-F1 (COMMERCIAL GENERAL – 0.35 FAR) TO RMH-25 (RESIDENTIAL MEDIUM HIGH DENSITY – 25 DU/ACRE).

ZMA: TO CHANGE THE ZONING DESIGNATION FROM RM (RESIDENTIAL MEDIUM DENSITY) TO RMH (RESIDENTIAL MEDIUM HIGH DENSITY)

EA: TO ANALYZE THE ENVIRONMENTAL IMPACTS ASSOCIATED TO THE DEVELOPMENT OF A 45-UNIT TOWNHOME PROJECT IN CONJUNCTION WITH AMENDMENTS TO THE GENERAL PLAN AND ZONING DESIGNATIONS.

CUP: TO PERMIT THE CONSTRUCTION OF 45 DWELLING UNITS, CONSISTING OF A MIX OF 10 TWO-STORY AND 35 THREE-STORY TOWNHOMES ON A 2.54 ACRE SITE. IN ADDITION, THE REQUEST INCLUDES THE REMOVAL OF RED CURB ADJACENT TO THE PROJECT SITE, STARTING SOUTH OF THE CUL-DE-SAC, TO ALLOW FOR ON-STREET PARKING.

TTM: TO PERMIT THE SUBDIVISION OF 45 TOWNHOMES (FOR SALE).

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

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)
3. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.084A & 253.10K)
 - a. A blanket easement over the private streets, sidewalk, and access ways for Police Department, Fire Department and emergency vehicle access purposes.
 - b. Access rights in, over, across, upon and through the private streets and access ways for the purpose of monitoring and inspecting gross pollutant removal devices and treatment train improvements for conformance with the County of Orange DAMP and the City's LIP.
 - c. All vehicular access rights to Airport Circle shall be released and relinquished to the City of Huntington Beach, except at locations approved by the Planning Commission.
4. Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. Please note that due to the significant change in the site imperviousness, on-site detention may be required for this project. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
5. A desktop sewer study to verify capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works for review and approval. No flow monitoring of the existing sewer system is required. (ZSO 230.84/MC 14.36.010)
6. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
7. A Homeowners' Association(s) (HOA) shall be formed and at least 90 days before City Council action on the Final Tract Map, CC&Rs shall be submitted to the Departments of Planning, Public Works and City Attorney's office for review and approval. The CC&Rs shall include the following:

- a. Provide for maintenance, repair and replacement by the HOA of all common area sidewalk, streets, landscaping, irrigation, private drainage facilities, water quality BMP's, private water system lines, fire system lines, private sewer system lines, and private service utilities. Maintenance shall include all weeding, fertilizing, pest and disease control and plant replacements, the removal of non-native and/or invasive species, replacement of the original approved plant materials as required, tree trimming, irrigation adjustments, and equipment replacements and trash clean-up. The standards for maintenance shall be per the City Arboricultural and Landscape Standards and Specifications and shall include the Arboricultural maintenance section for public property for tree trimming and care within the common areas.
 - b. Provide funding sources for implementation, monitoring and maintenance of water quality treatment train BMP's and appurtenances per the approved Water Quality Management Plan (WQMP). The approved WQMP shall be incorporated into the CC&R's by reference, and shall be updated as required by local, state or federal law or regulation and the City of Huntington Beach Local Implementation Plan (LIP).
 - c. The CC&Rs shall restrict any revision or amendment of the WQMP except as may be dictated by either local, state or federal law and the LIP.
8. A reproducible Mylar copy and a print of the recorded Final Tract Map shall be submitted to the Department of Public Works at the time of recordation.
9. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18 for the following item:
- a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
10. Provide a digital-graphics file of said map to the City per the following design criteria:
- c. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - d. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: ____DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
11. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the Final Tract Map or obtain building permits before completion of the required improvements.
 12. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
 13. If the Final Tract Map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)

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

14. 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. Any Damaged curb, gutter and sidewalk along the Airport Circle frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The driveway approaches on Airport Circle shall be ADA compliant and installed per Public Works Standard Plan No. 211. (ZSO 230.84)
 - c. A 1.5-inch (min.) pavement grind and overlay along the project frontage to centerline of Airport Circle. (ZSO 230.84)
 - d. A new sewer lateral shall be installed connecting to a City main on Airport Circle. Applicant shall provide written confirmation from OCSD that their trunk main system and treatment plants have sufficient capacity to support the project. (ZSO 230.84)
 - e. New domestic water services and meters and/or master meters 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 230.84) (MC 14.08.020)
 - f. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
 - g. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view as approved by the Public Works Department. (Resolution 5921 and State of California Administrative Code, Title 17)

- h. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
 - i. The on-site fire hydrants that are required by the Fire Department to serve the proposed development shall be private fire hydrants that are served by a private fire waterline or fireline. This private fire waterline or fireline shall be separated from the public water main in Airport Circle by construction of double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrants and fire services. The double check detector assembly shall be located within an approved landscape planter area or other area and shall be screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire waterline and private fire hydrants shall be the responsibility of the development owner or Homeowner's Association. (Resolution 5921, State of California Administrative Code, Title 17)
 - j. The proposed on-site domestic waterline that is to serve the proposed development shall be a private domestic waterline. The private domestic waterline shall be separated from the proposed water meter and public water main in Airport Circle by construction of a Reduced Pressure Principle Backflow Assembly (RPPA) per the City of Huntington Beach Standard Plan No. 609 and shall be screened from view as approved by the Public Works Department. The on-going maintenance of this private domestic waterline shall be the responsibility of the development owner or Homeowner's Association. (Resolution 5921 and State of California Administrative Code, Title 17)
 - k. A signing and striping/curb marking plan for Airport Circle shall be submitted by a Licensed Civil or Traffic Engineer for review and approval by Public Works. Plan preparation shall comply with City and State standards.
15. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analyses to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
16. Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. Please note that due to the significant change in the site imperviousness, on-site detention may be required for this project. (ZSO 230.84) The study shall also justify final pad elevations on the site in

- conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
17. A desktop sewer study to verify capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works for review and approval. No flow monitoring of the existing sewer system is required. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)
 18. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
 19. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
 20. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final

report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

- i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - k. The applicant shall return one CD media to Public Works for the project record file.
21. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 22. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 23. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 24. 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)
 25. 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.
 26. 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.
 27. A Traffic Impact Analysis consistent with Public Works Traffic Impact Assessment Preparation Guidelines shall be reviewed and approved by the Public Works Department.

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

28. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

29. 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)
30. 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)
31. 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)
32. 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)
33. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
34. 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)
35. 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)
36. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
37. Wind barriers shall be installed along the perimeter of the site. (DAMP)
38. 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:**

39. A Precise Grading Permit shall be issued. (MC 17.05)
40. 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 approximately 2.86 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$39,700. 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)
41. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

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

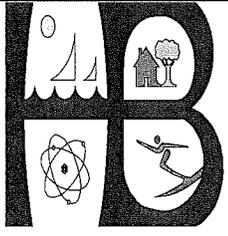
THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

43. Complete all improvements as shown on the approved grading plans. (MC 17.05)
44. All new and existing utilities shall be undergrounded. (MC 17.64)
45. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
46. Traffic Impact Fees (TIF) for the development shall be paid at the rate applicable at the time of Building Permit issuance. The current TIF rate for this development is \$1,216.67/unit. The fees shall be paid before final inspection. (MC 17.65)
47. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.

REQUEST TO REMOVE RED CURB ON AIRPORT CIRCLE

Public Works has evaluated the request to remove red curb on Airport Circle (beginning south of the cul-de-sac) and supports the request with the following provisions:

1. Trailer trucks are prohibited from parking on Airport Circle.
2. Adequate visibility is provided at the existing and project driveways on Airport Circle.
3. Adequate maneuvering area to accommodate trailer trucks is provided at the existing driveways on Airport Circle.



**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**GENERAL PLAN AMENDMENT NO. 13-003/
TENTATIVE PARCEL MAP NO. 13-181
(BRIGHTWATER)
May 27, 2014**

SUMMARY

□ **Location:** Vacant ±1.4 acre area consisting of three lettered lots along future Bristol Lane within the Brightwater Residential Development (South of Los Patos Avenue and west of Bolsa Chica Street)

□ **Proposed Project:** Signal Landmark requests the following entitlements:

General Plan Amendment (GPA) No. 13-003 – To establish the General Plan land use designation of RL-7-sp (Residential Low Density – Max 7 dwelling units per acre – Specific Plan Overlay) on ±1.01 acres and add the -sp designation to ±0.357 acre along future Bristol Lane.

Tentative Parcel Map (TPM) No. 13-181 - To subdivide ±1.4 acres along future Bristol Lane into four residential lots for the development of four single family residences and three associated lettered lots for streets and landscaping.

The purpose is to enable the construction of the last four single family residences in Brightwater. The project site is currently comprised of three lettered lots. The proposed residential lots range from about 6,800 to 9,000 square feet and will be accessed from future Bristol Lane, which will have a fire emergency gate at its terminus with Shelburne Drive within the adjacent Sandover development.

□ **Background:**

The California Coastal Commission and County of Orange approved the Brightwater Residential Development consisting of 349 single family residences in 2005. This area was annexed in phases to the City of Huntington Beach from 2007 to 2008 subsequent to City Council approval of Negative Declaration No. 06-002/Zoning Text Amendment No. 06-001/Zoning Map Amendment No. 06-001/Annexation No. 06-001 in 2007 and the Local Agency Formation Commission’s approval of the annexation. These entitlements not only annexed the area but also established its zoning and created the Brightwater Specific Plan. The entire project area is within the Brightwater Specific Plan approved by the City and is designated for residential development.

At the time of the annexation, there was no requirement to establish a General Plan land use designation for the property. As a result, the annexed property does not have a city General Plan designation. The City must establish a General Plan land use designation for the subject property before it can approve the TPM. The City anticipates establishing the General Plan land use designation for the rest of Brightwater as part of the current General Plan update.

Prior to annexation the ±1.4 acre project site used to straddle the boundary between the city and the county. Therefore, the project area includes a portion that has a City land use designation and a portion that does not. Because of this, the area could not be entitled until after it was annexed. Since the ±1.4 acre project site is also partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California

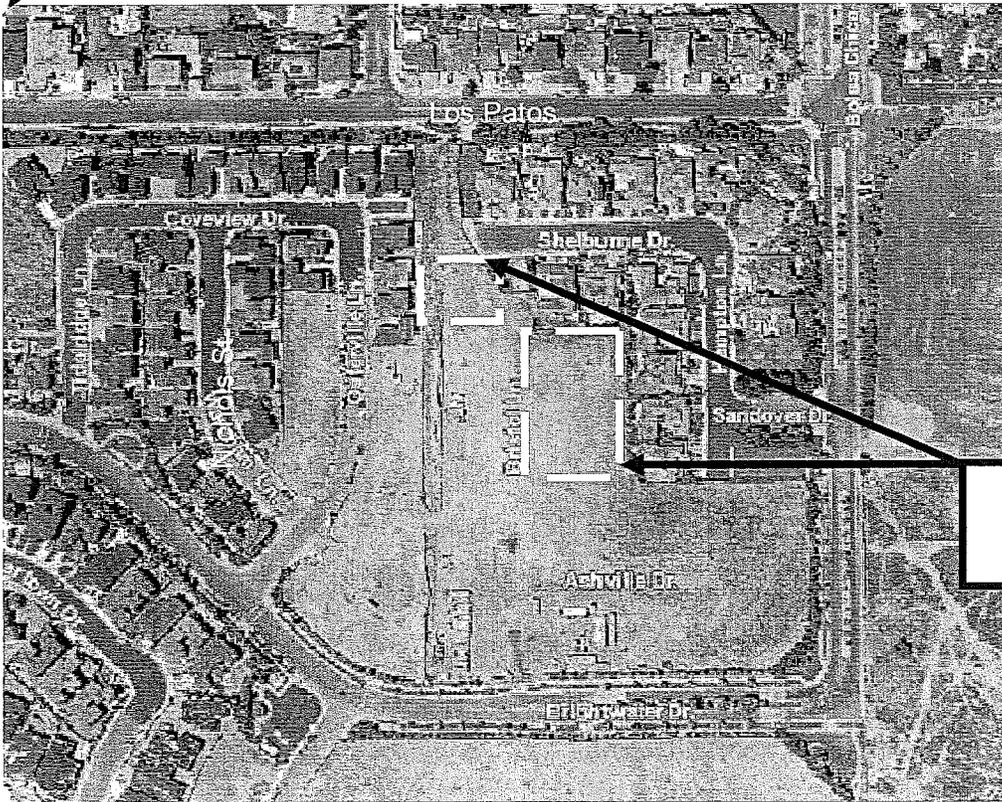
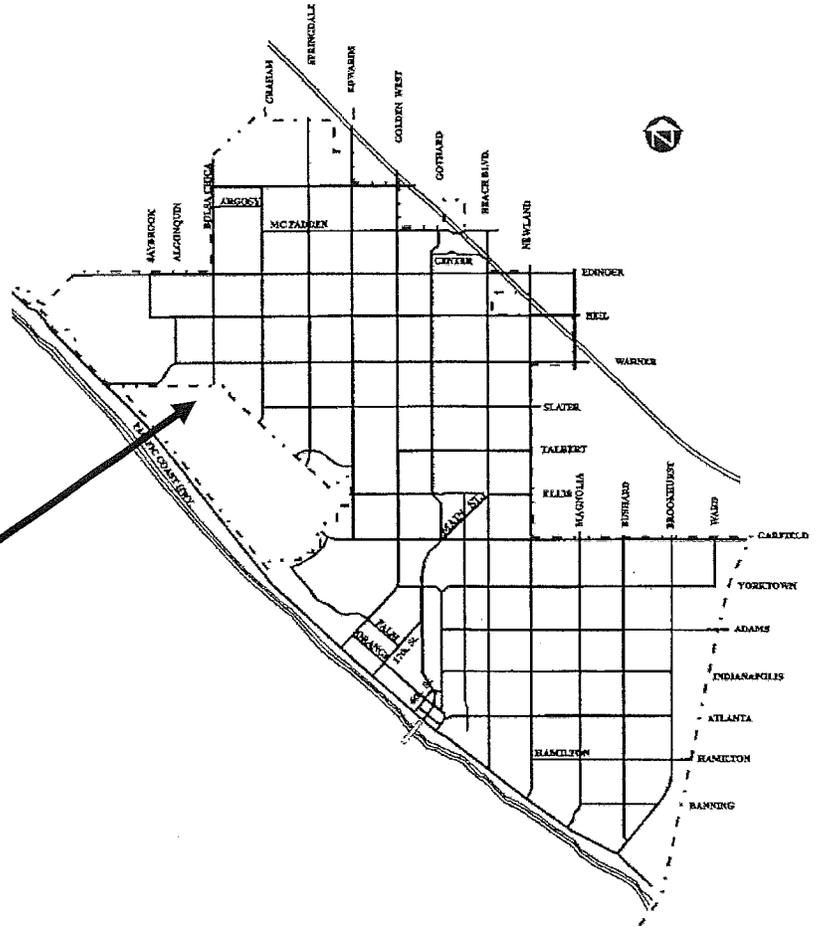
Coastal Commission for the proposed development after final City action on the subject request. While the City will not be issuing a coastal development permit, the applicant has submitted site plans, floor plans, and elevations for the four new single family residences which staff has reviewed for compliance with the General Plan, Brightwater Specific Plan, Zoning and Subdivision Ordinance, and all other city requirements. The applicant is proposing to construct the same two-story residences that have been approved by the California Coastal Commission and the County for this portion of the Brightwater Specific Plan. The applicant will pay in lieu fees to satisfy the City's affordable housing requirements.

- **CEQA:** The development of these last four single family residences in Brightwater was analyzed in the EIR approved by the County for Brightwater.

- **Planning Issues:**
 - Land use compatibility of the proposed GPA with the surrounding area; and
 - Compliance of the proposed TPM with the General Plan, Brightwater Specific Plan, Zoning and Subdivision Ordinance, and the Subdivision Map Act.

- **Planning Commission public hearing is tentatively scheduled for June 24, 2014.**

- **Attachment:**
 1. Vicinity Map
 2. Project Narrative dated March 17, 2014
 3. Existing and Proposed General Plan Land Use Designations
 4. Tentative Parcel Map 2013-181, Grading Plan, Plot Plan (Ultimate Condition) dated March 17, 2014
 5. Floor plans and elevations dated March 17, 2014 (for informational purposes only)
 6. Code Requirements Letter dated May 19, 2014 (for informational purposes only)



**PROJECT
SITE**

Signal Landmark

27285 Las Ramblas, Suite 210
Mission Viejo, California 92691
(949) 250-7700 • Fax (949) 261-6550

RECEIVED

MAR 17 2014

Dept. of Planning
& Building

PROJECT DESCRIPTION - BRIGHTWATER TENTATIVE PARCEL MAP 2013-181

Signal Landmark (owner) is requesting approval of a Tentative Parcel Map for the last four residential lots in the Brightwater community. The lots are located in the northeast corner of Brightwater project area adjacent to the existing Sandover neighborhood. Tentative Parcel Map No. 2013-181 proposes to combine two letter lots of Brightwater Tract No. 17034 (lots H and I) with a lettered lot (C) of Sandover Tract 15734 totaling 0.97 acres and re-subdivide them into four single family residential lots with the minimum lot size exceeding 6,000 square feet.

The Brightwater Specific Plan, adopted by the City of Huntington Beach in 2007, anticipated the re-subdivision of these remnant parcels from Brightwater and Sandover into residential lots and pre-zoned the property as residential as part of the specific plan approval.

Immediately adjacent to the west of TPM 2013-181 is the Capri neighborhood in Brightwater, to the northeast is the Sandover neighborhood and to the south is the yet to be constructed Azurene neighborhood at Brightwater. The four residential lots of TPM 2013-181 will be part of the Azurene neighborhood. The Azurene neighborhood is comprised of homes ranging in size from approximately 3,750 to 4,400 square feet.

All four residential lots will take access from Bristol Lane. Bristol Lane will terminate just south of Shelburne Drive and an emergency access gate will be installed at the end of the street to allow emergency vehicles to access both neighborhoods.

The area covered by TPM 2013-181 lies within the Coastal Zone and is not currently part of the city's general plan. Therefore, a General Plan Amendment will be required. Once the city approves the GPA and TPM, Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Signal will pay in lieu fees to satisfy the city's affordable housing requirement.

Existing General Plan
Designations

Los Patos Ave.

Boisa Chica St.

RL-7

RL-7

Shelburne Dr.

Hampton Ln.

Bristol Ln.

Ashville Dr.

Brightwater Dr.

Water Dr.

Coveview Dr.

Wentworth Cir.

Tidalridge Ln.

Wentworth Cir.

RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED

Edgartown Dr.

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project

ATTACHMENT NO. 3.1

Proposed General Plan
Designations - Final

Los Patos Ave.

Bolsa Chica St.

Water Dr.

Wentworth Cir.

Tidbridge Ln.

Coveview Dr.

Osterville Ln.

Warren Ln.

Shelburne Dr.

Hampton Ln.

Historic Ln.

Ashville Dr.

dgartown Dr.

Brightwater Dr.

RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project
- RL-7-sp for Brightwater
- RL-7 for Sandover

ATTACHMENT NO.

LEGEND

- REMAINING TRACT BOUNDARY
- PROPOSED LOT LINE / RIGHT OF WAY
- EXISTING LOT LINE / RIGHT OF WAY
- EXISTING CURB LINE / RIGHT OF WAY
- CUT/FILL LINE
- PROPOSED WALL
- EXISTING WALL

ABBREVIATIONS

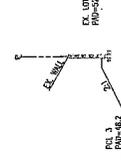
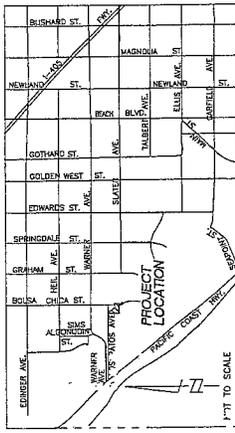
- EA. EXISTING
- H. HEIGHT
- MAX. MAXIMUM
- PT. POINT
- PROPOSED

CONSTRUCTION NOTES

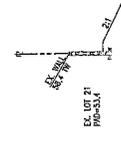
1. CONSTRUCT BLOCK WALL PER DETAIL IN FIGURE 1.
2. CONSTRUCT BLOCK WALL WITH RETAINING PER DETAIL IN FIGURE 2.

NOTES

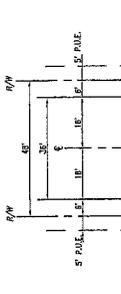
1. THE WALL HEIGHT SHOWN IS THE MAXIMUM EXPOSED HEIGHT.



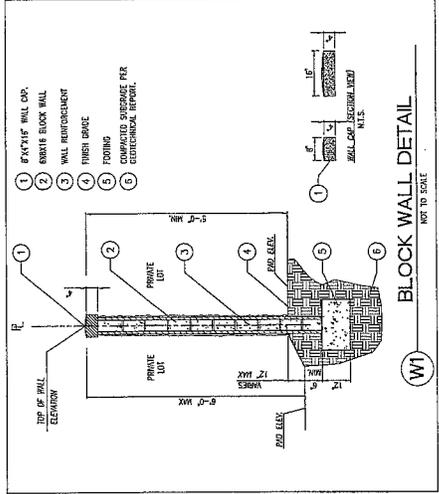
SECTION A-A
N.E.S.



SECTION B-B
N.E.S.



SECTION C-C
TYPICAL CROSS SECTION
BRISTOL LANE (PRIVATE STREET)
N.E.S.

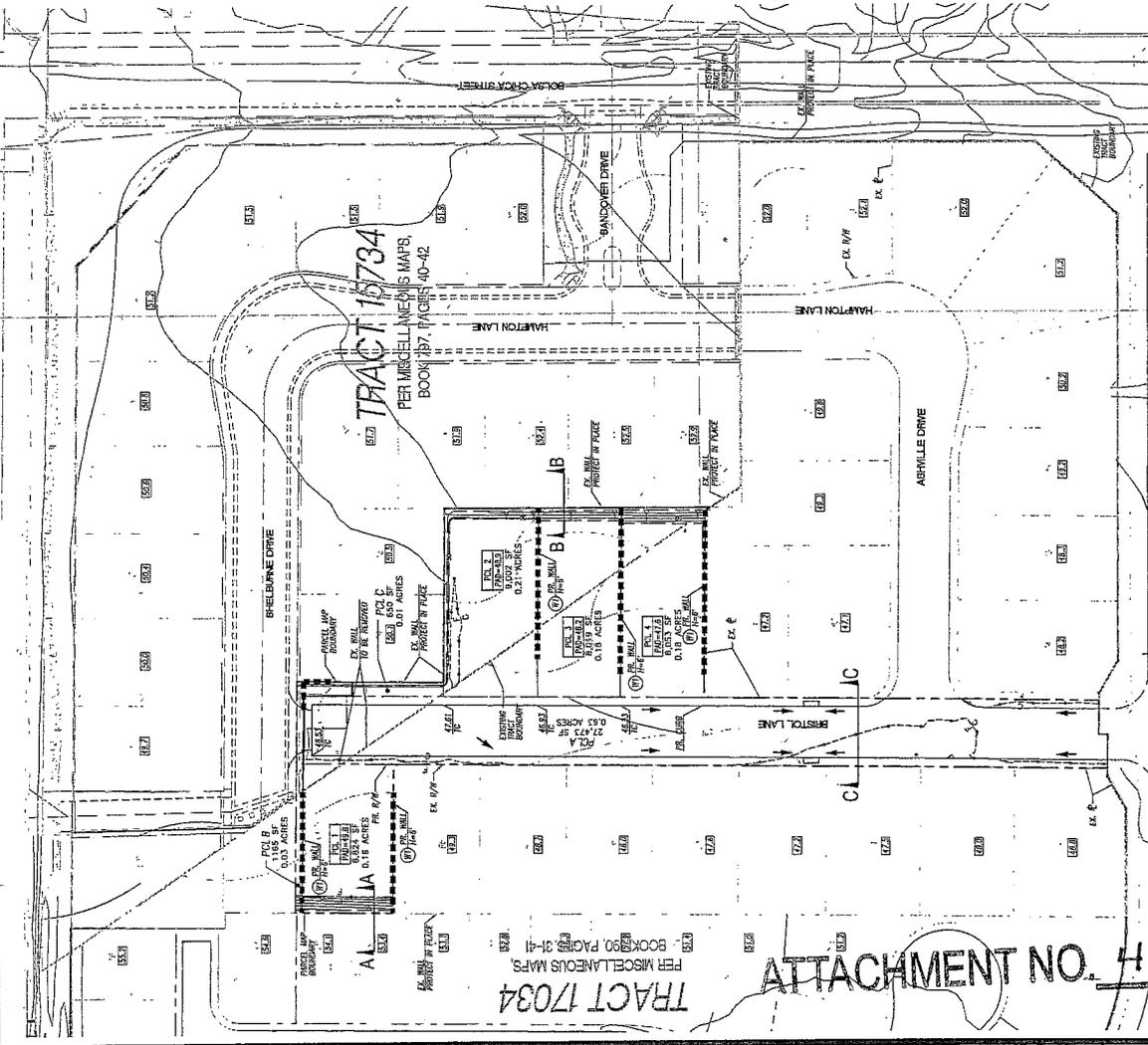
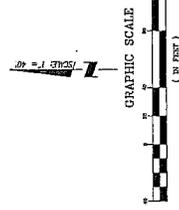


BLOCK WALL DETAIL
N.W.T. TO SCALE

EARTHWORK QUANTITIES

DESCRIPTION	QUANTITY	UNIT
CUT	+ 5,403	CY
FILL	- 614	CY
SUBTOTAL	= + 4,789	CY
SHRINKAGE	- 1,081	CY
TOTAL NET	= + 3,708	CY
EXPORT		

NOTES: 1. ALL VOLUMES FOR THE FOREGOING ASSUMED TO BE IN PLACE. 2. SEE MAP SHEET 204204H20 FOR THE REMAINDER OF THE BRIGHTWATER PROJECT SITE.



DIGAURI
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

PLANS PREPARED BY: SHIRAZI ENGINEERING FIRM, SITE 100
1425 S. GARDEN ST.
P.O. BOX 2000
SANTA ANA, CA 92704

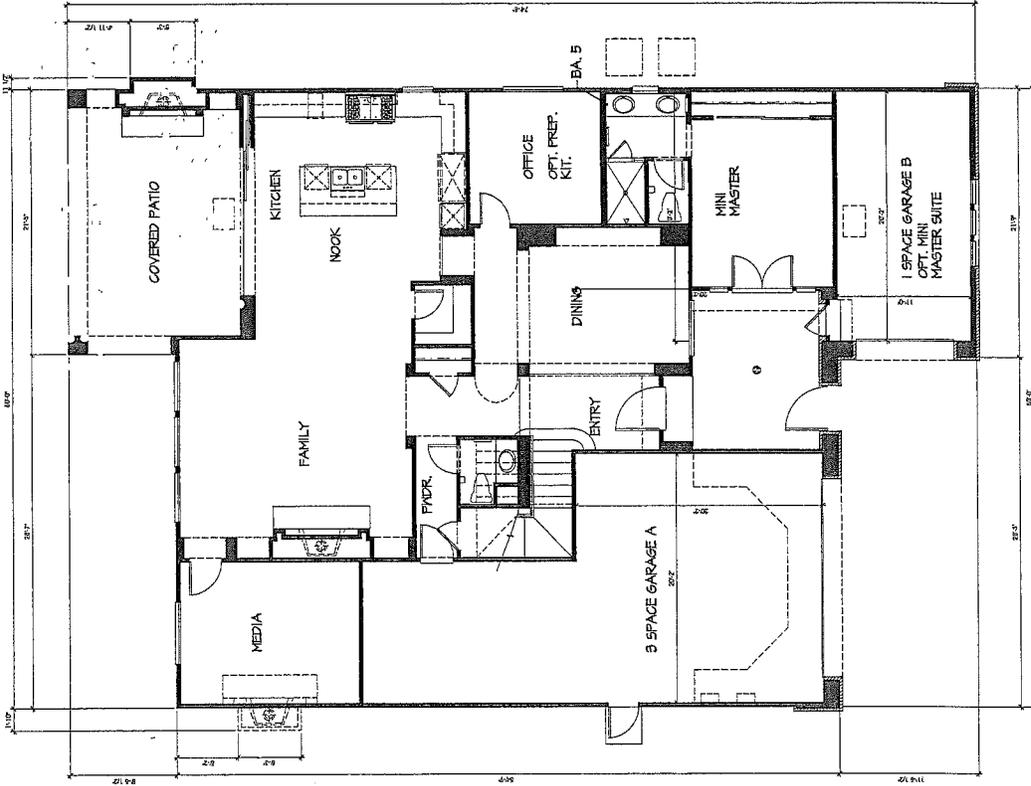
DESIGNED BY: VSTI
DRAWN BY: VSTI
CHECKED BY: VSTI
DATE REVISION: 12-28-14

PROJECT NO.: 204204H20
PARCEL MAP: 204204H20
SHEET: 1 OF 1
BRIGHTWATER

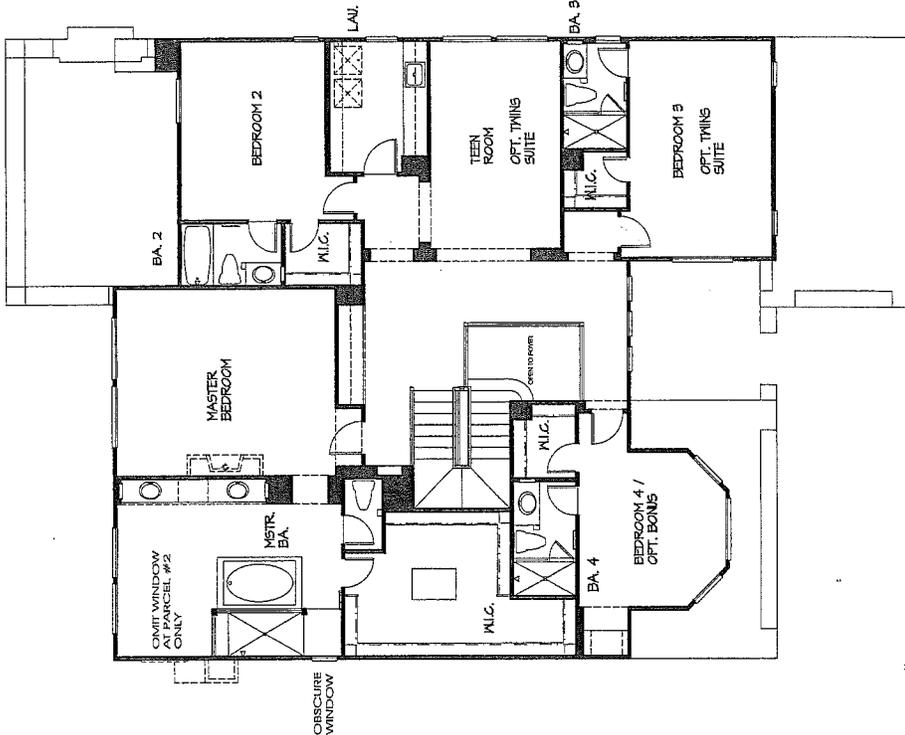
PROJECT NO.: 204204H20
PARCEL MAP: 204204H20
SHEET: 1 OF 1
BRIGHTWATER

ATTACHMENT 2 H

3/17/14



FIRST FLOOR PLAN 1,804 S.F. 4,013 S.F.



SECOND FLOOR PLAN 2,207 S.F.

PLAN 6A
PARCEL 2

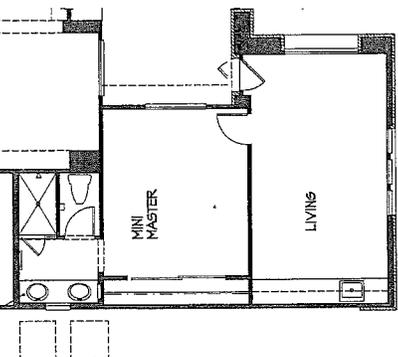
WoodBridge Pacific Group, LLC
2770 N. MISSION VILLO, CA 92691
949-348-0102

BRIGHTWATER / AZURENE

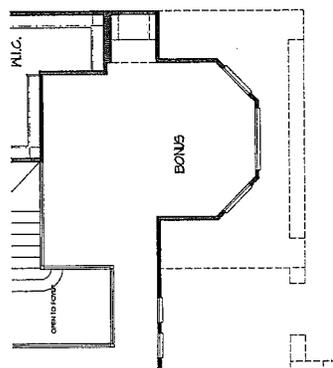
Huntington Beach, CA



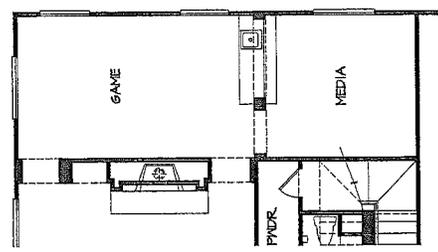
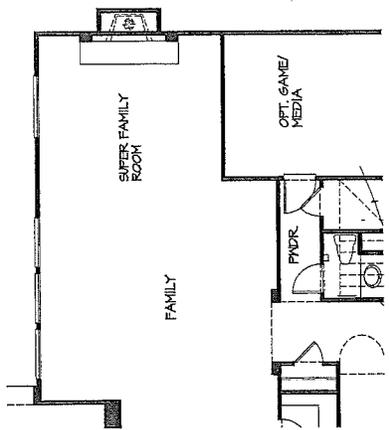
MAR 14 2014



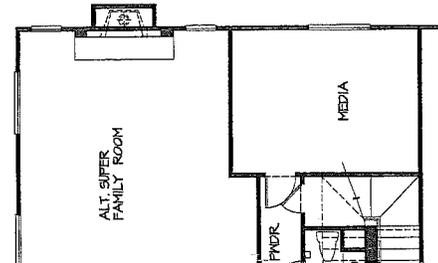
ORIGINAL MINI MASTER SUITE
4,242 SQT. FT.



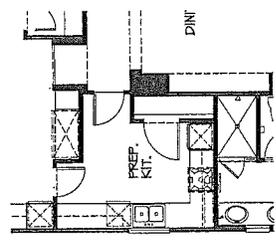
OPTIONAL BONUS ROOM



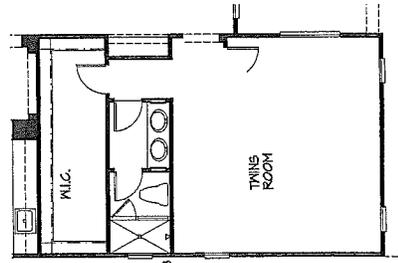
OPTIONAL GAME/MEDIA
4,100 SQT. FT.
OMIT AT PARCEL #2



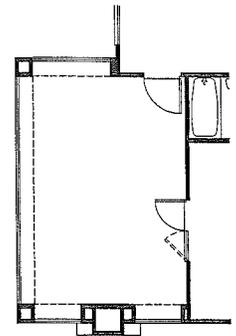
OPTIONAL ALT. SUPER FAMILY ROOM / MEDIA
4,287 SQT. FT.
OMIT AT PARCEL #2



OPTIONAL PREP. KITCHEN



OPTIONAL TWINS SUITE



PLAN 6
OPTIONS
PARCELS 2 & 4



BRIGHTWATER / AZURENE

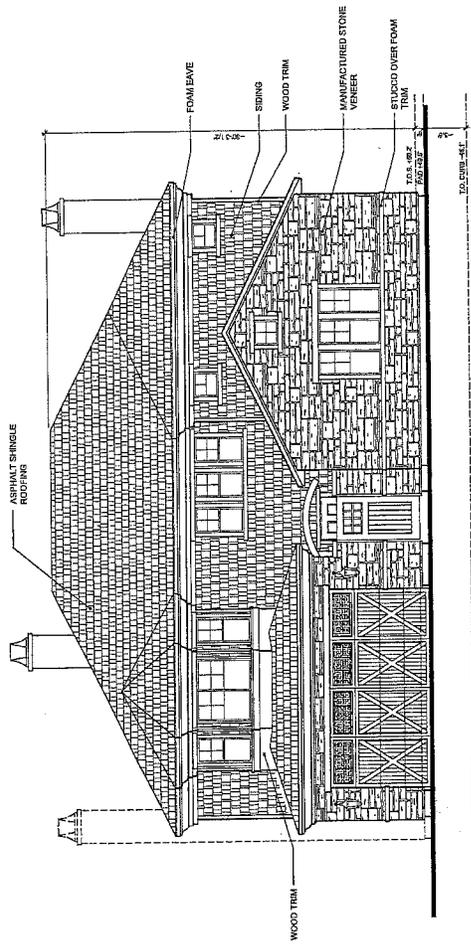
Huntington Beach, CA

WoodBridge Pacific Group, LLC
27265 LAS RAMBLAS, STE. #230
MISSION VIEJO, CA 92690
909-548-8142



HANNOUCHE
ARCHITECTS
949-237-1207
101 HUNTINGTON BEACH BLVD. SUITE 200
HUNTINGTON BEACH, CA 92648
PHONE # 949-237-1207

MAR 14 2014



PLAN 6A
PARCEL 2
HAMPTON

ARCHITECT: HANNOUCHE ARCHITECTS
 2455 ZENITH DRIVE, SUITE 100
 HUNTINGTON BEACH, CA 92648
 (714) 841-1200
 WWW.HANNOUCHEARCHITECTS.COM

CONTRACTOR: WOODBRIDGE PACIFIC HOMES, LLC
 27280 WILSON WILCOX, SUITE 200
 HUNTINGTON BEACH, CA 92648
 (714) 841-1200

SUBCONTRACTORS:
 ROOFING: JACOBS ROOFING
 EXTERIOR FINISHES: JACOBS ROOFING
 INTERIOR FINISHES: JACOBS ROOFING
 FLOORING: JACOBS ROOFING
 PAINTING: JACOBS ROOFING
 ELECTRICAL: JACOBS ROOFING
 MECHANICAL: JACOBS ROOFING
 PLUMBING: JACOBS ROOFING
 CONCRETE: JACOBS ROOFING
 LANDSCAPE: JACOBS ROOFING

PLAN 6A
FRONT ELEVATION
PARCEL 2



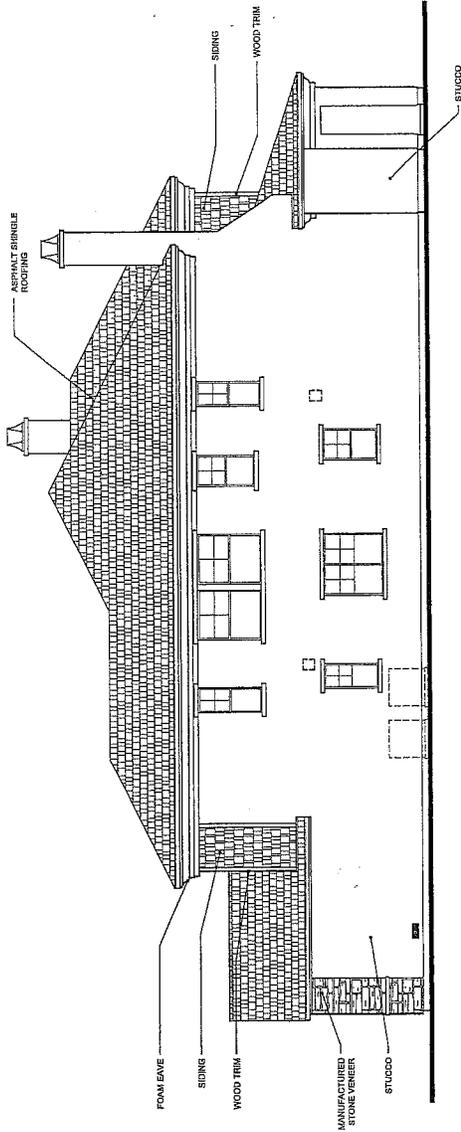
WoodBridge Pacific Group, LLC
27280 WILSON WILCOX, SUITE 200
HUNTINGTON BEACH, CA 92648
949-348-6162

BRIGHTWATER / AZURENE

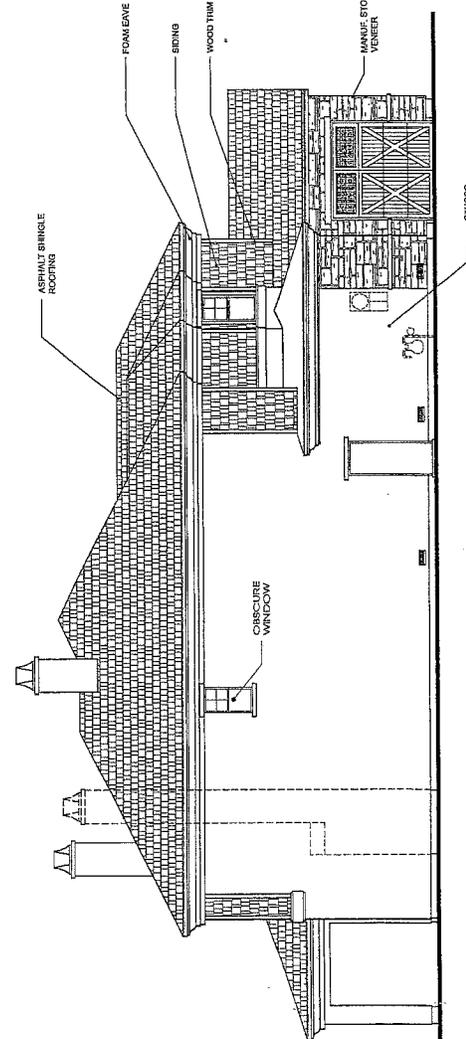
Huntington Beach, CA

HANNOUCHE
ARCHITECTS
 2455 ZENITH DRIVE, SUITE 100
 HUNTINGTON BEACH, CA 92648
 (714) 841-1200
 WWW.HANNOUCHEARCHITECTS.COM

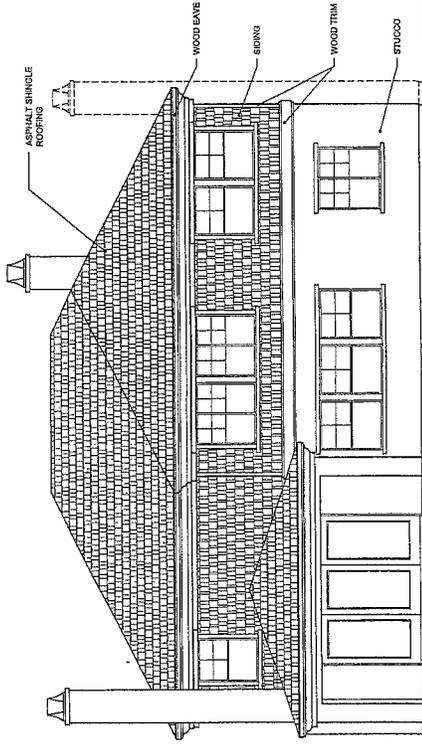
MAR 1 2014



RIGHT SIDE ELEVATION
PARCEL 2
HAMPTON



LEFT SIDE ELEVATION
PARCEL 2
HAMPTON



REAR ELEVATION
PARCEL 2
HAMPTON



HANNOUCHE
ASSOCIATES
ARCHITECTS
10000 WILSON AVENUE, SUITE 100
DUBLIN, CALIFORNIA 94568
PHONE: (925) 835-1100 FAX: (925) 835-1101
WWW.HANNOUCHE.COM

BRIGHTWATER / AZURENE

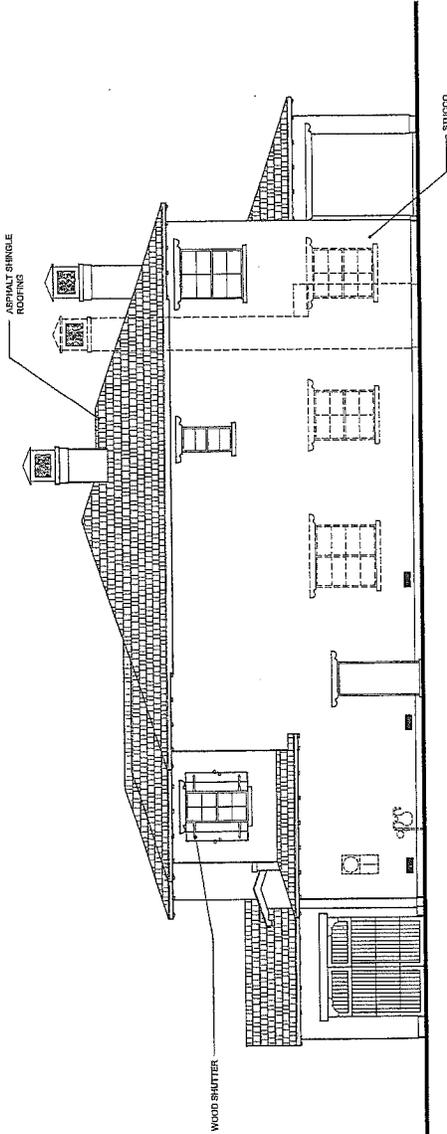
Huntington Beach, CA

PLAN 6A
ELEVATIONS
PARCEL 2

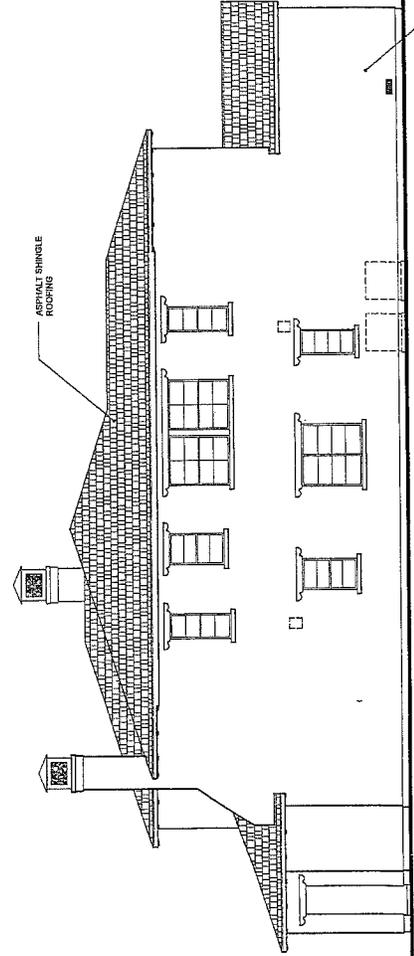


WoodBridge Pacific Group, LLC
27080 HUNTINGTON AVENUE, SUITE 200
HUNTINGTON BEACH, CA 92647
949-348-8162

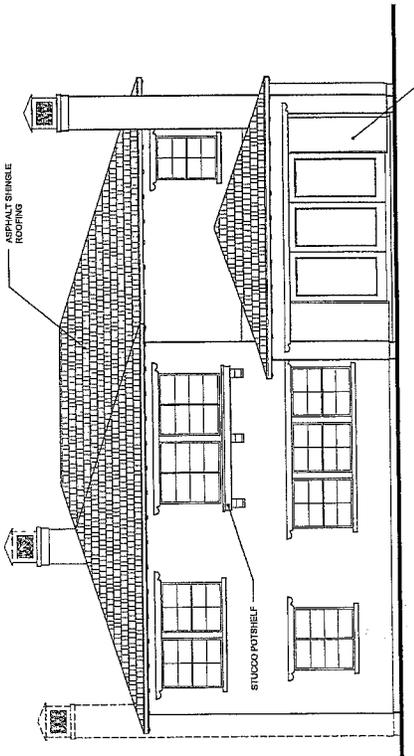
MAR 14 2014



RIGHT SIDE ELEVATION
PARCEL 4
MONTEREY

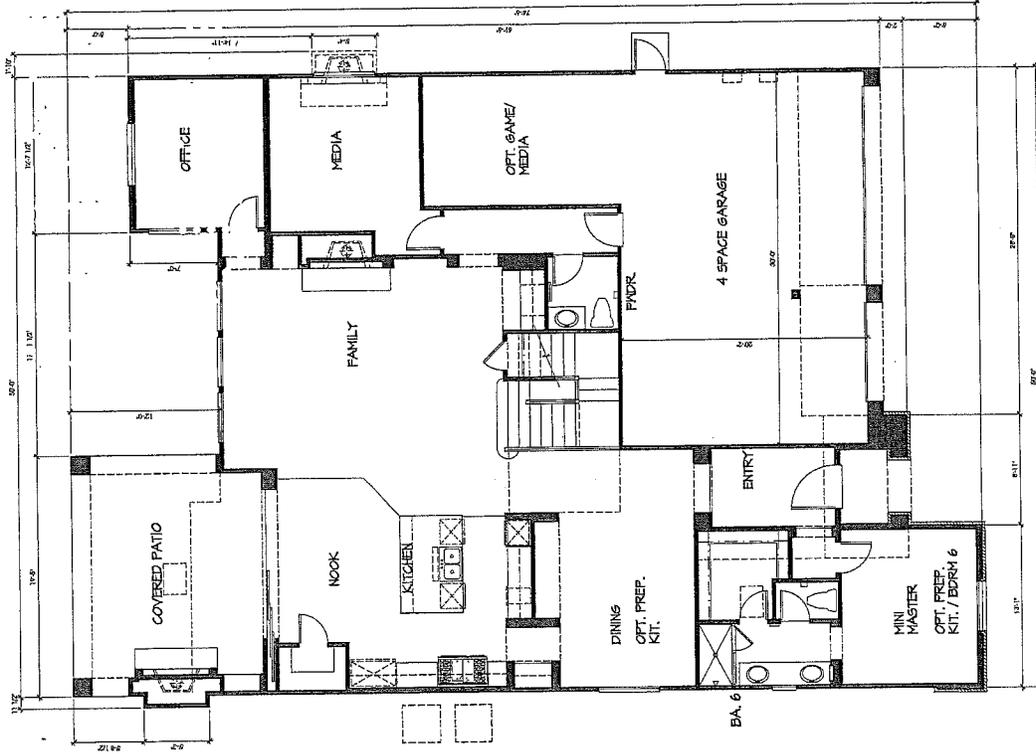


LEFT SIDE ELEVATION
PARCEL 4
MONTEREY

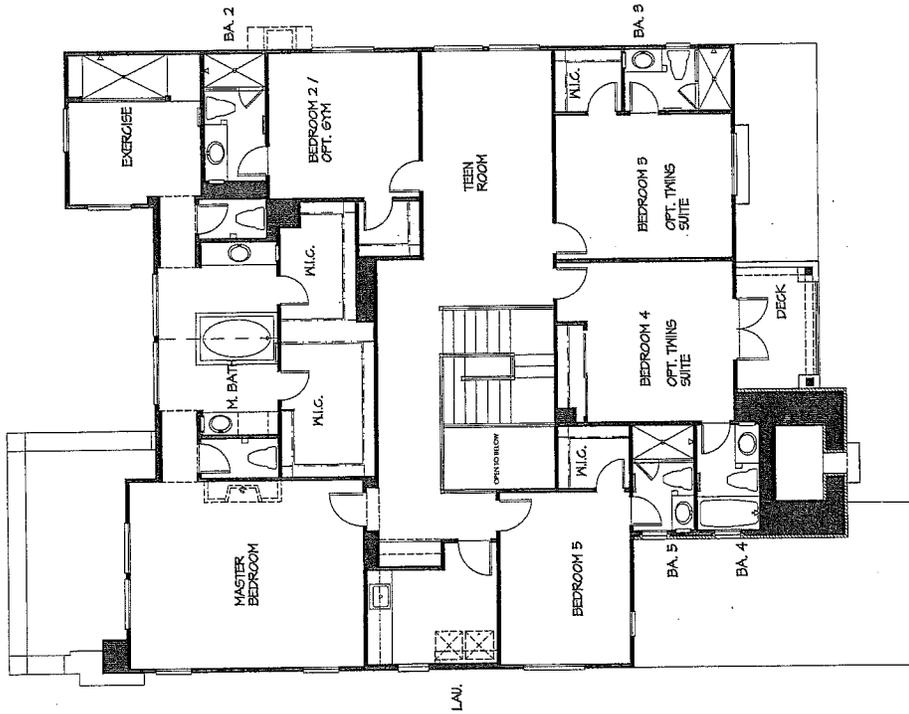


REAR ELEVATION
PARCEL 4
MONTEREY





FIRST FLOOR PLAN
2,009 S.F.
4,370 S.F.



SECOND FLOOR PLAN
2,311 S.F.

PLAN 7
PARCELS 1 & 3

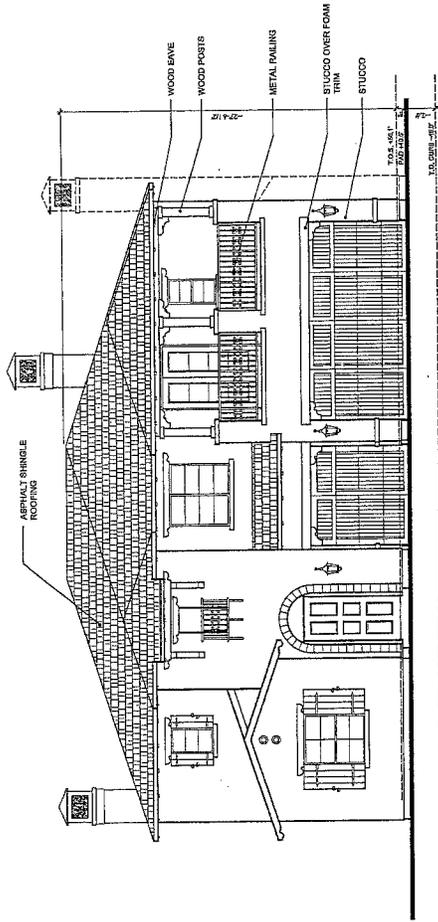
BRIGHTWATER / AZURENE

Huntington Beach, CA

WoodBridge Pacific Group, LLC
27755 LAS ANIMAS BLVD., STE. #230
27755 LAS ANIMAS BLVD., CA 92697
949-346-6162



HANNOUCHE
ARCHITECTS
27755 LAS ANIMAS BLVD., STE. #230
HUNTINGTON BEACH, CA 92697
949-346-6162



PLAN 7
PARCEL 1
MONTEREY

<p>ARCHITECT: PARCEL 1 - 2M 1000 S. GARDEN ST. HUNTINGTON BEACH, CA 92648 (714) 363-1111 WWW.PARCEL1.COM</p>	<p>DESIGNER: ALUMINUM WOODBRIDGE PACIFIC HOMES, LLC CROWN & HATFIELD, SELECTIONS</p>	<p>FINISHES: PAINTS FINISHES FINISHES FINISHES FINISHES FINISHES</p>	<p>PERIOD: NEW CONSTRUCTION PROJECT: WOODBRIDGE PACIFIC HOMES, LLC MODEL: CROWN & HATFIELD, SELECTIONS ARCHITECT: PARCEL 1 - 2M 1000 S. GARDEN ST. HUNTINGTON BEACH, CA 92648 (714) 363-1111 WWW.PARCEL1.COM</p>
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PLAN 7M
ELEVATIONS
PARCEL 1



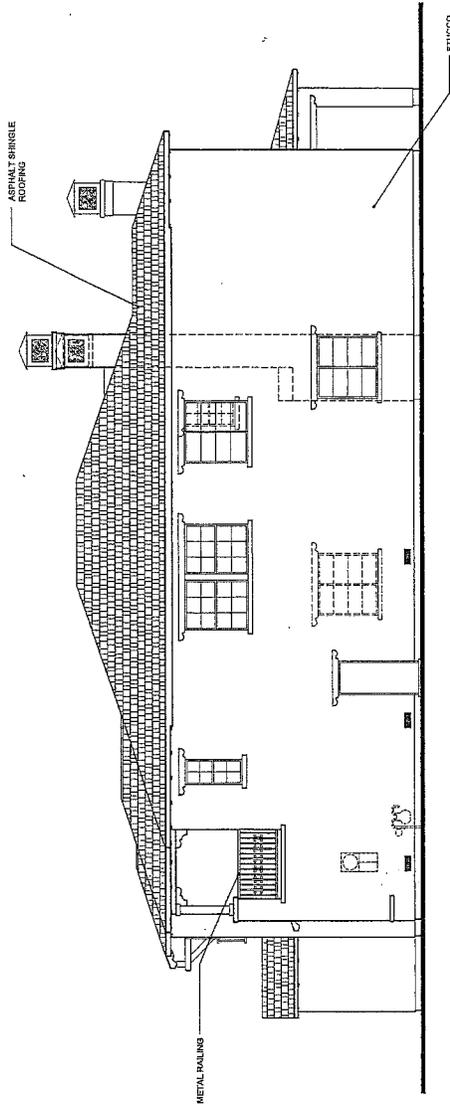
BRIGHTWATER / AZURENE

Huntington Beach, CA

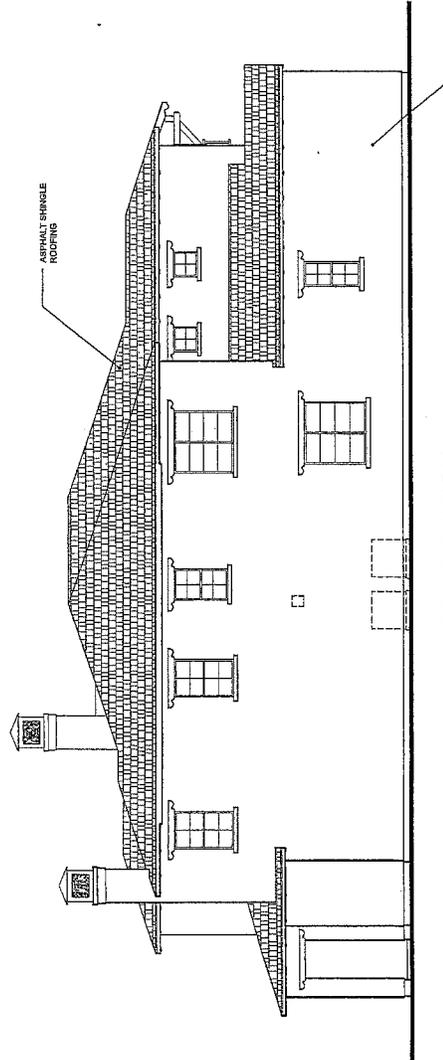
WoodBridge Pacific Group, LLC
 27285 LAS RAMBLAS, STE #2300
 MISSION VIEJO, CA 92690
 949-348-8162

HANSBLOM
 ARCHITECTS
 2472 24th Street, Suite 200
 Huntington Beach, CA 92648
 (714) 363-1111
 WWW.HANSBLOM.COM

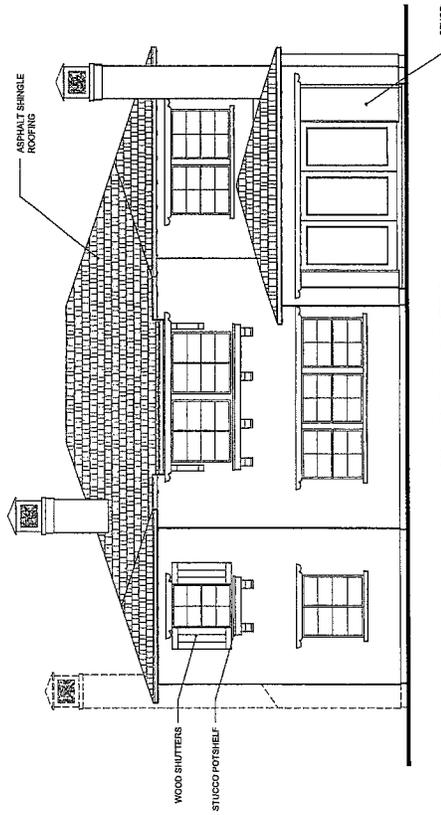
MAR 14 '14



RIGHT SIDE ELEVATION
PARCEL 1
MONTEREY



LEFT SIDE ELEVATION
PARCEL 1
MONTEREY



REAR ELEVATION
PARCEL 1
MONTEREY



HANNAUSCHE
ARCHITECTS
949-261-1270
PROJECT NUMBER: 1311111
DATE: 03/14/14

BRIGHTWATER / AZURENE

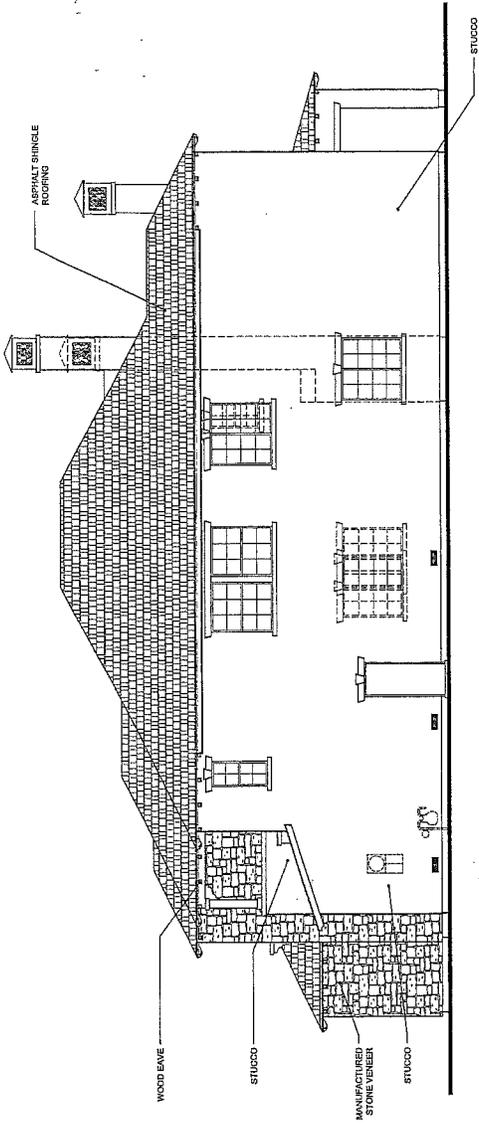
Huntington Beach, CA

7M
ELEVATIONS
PARCEL 1

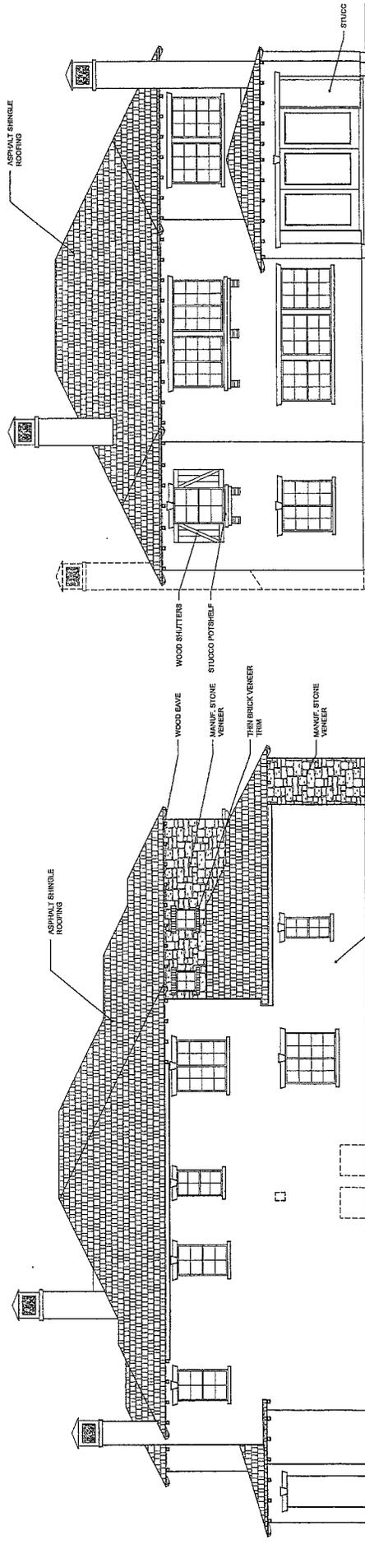


WoodBridge Pacific Group, LLC
27295 LAS RAMBLAS, STE 200
MISSION VIEJO, CA 92690
949-348-8162

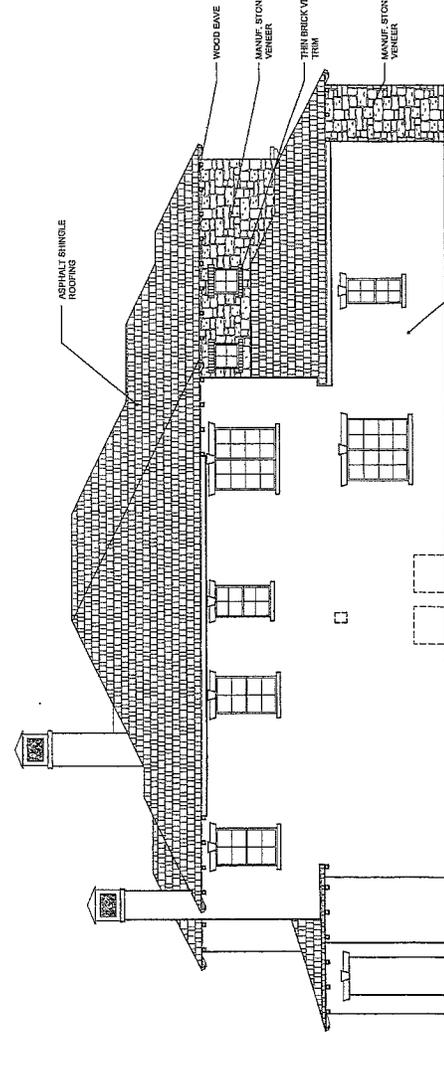
MAR 14 2014



RIGHT SIDE ELEVATION
PARCEL 3
COTTAGE



REAR ELEVATION
PARCEL 3
COTTAGE



LEFT SIDE ELEVATION
PARCEL 3
COTTAGE

7C
ELEVATIONS
PARCEL 3



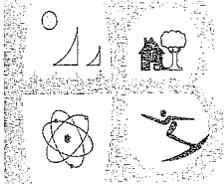
WoodBridge Pacific Group, LLC
2725 S. HUNTINGTON BEACH BLVD.
HUNTINGTON BEACH, CA 92647
949-348-8162

BRIGHTWATER / AZURENE

Huntington Beach, CA



MAR 14 2014



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

May 19, 2014

Building Division

714.536.5241

Ed Mountford
Signal Landmark
27285 Las Ramblas, Suite 210
Mission Viejo, CA 92691

SUBJECT: GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER) – FUTURE BRISTOL LANE IN BRIGHTWATER PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Mountford,

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 rmos@surfcity-hb.org or 714-536-5624 and/or the respective source department (contact person below).

Sincerely,


Ricky Ramos
Senior Planner

Enclosure

cc: Mark Carnahan, Building and Safety Department – 714-374-1792
Steve Bogart, Public Works Department – 714-374-1692
James Brown, Fire Department – 714-374-5344
David Dominguez, Community Services Department – 714-374-5309
Kellee Fritzel, Office of Business Development – 714-374-1519
Jane James, Planning Manager
Jason Kelley, Planning Division
Project File

ATTACHMENT NO. 6.1



HUNTINGTON BEACH PLANNING AND BUILDING DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 15, 2014

PROJECT NAME: BRIGHTWATER

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2013-188

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-003 AND TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)

DATE OF PLANS: TPM - MARCH 17, 2014
ARCHITECTURAL PLANS – APRIL 15, 2014

PROJECT LOCATION: ALONG FUTURE BRISTOL LANE IN BRIGHTWATER

PLAN REVIEWER: RICKY RAMOS, SENIOR PLANNER *RR*

TELEPHONE/E-MAIL: (714) 536-5624

PROJECT DESCRIPTION: GPA – TO ESTABLISH THE GENERAL PLAN LAND USE DESIGNATION OF RL-7-SP (RESIDENTIAL LOW DENSITY – MAX 7 DWELLING UNITS PER ACRE – SPECIFIC PLAN OVERLAY) ON ± 1.01 ACRES AND CHANGE THE LAND USE FROM RL-7 TO RL-7-SP ON ± 0.357 ACRE ALONG FUTURE BRISTOL LANE. TPM – TO SUBDIVIDE ± 1.4 ACRES ALONG FUTURE BRISTOL LANE INTO FOUR RESIDENTIAL LOTS FOR THE DEVELOPMENT OF FOUR SINGLE FAMILY RESIDENCES AND THREE ASSOCIATED LETTERED LOTS FOR STREETS AND LANDSCAPING. THE APPLICANT WILL PROCESS A CONSOLIDATED COASTAL DEVELOPMENT PERMIT AT THE COASTAL COMMISSION.

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 or City Council in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. Prior to submittal of the final parcel map to the Public Works Department for processing and approval, the following shall be required:
 - a. Consolidated coastal development approval from the California Coastal Commission (**Coastal Act**)
 - b. Payment of affordable housing in lieu fees in accord with Section 230.26 of the HBZSO.

ATTACHMENT NO. 6.2

- c. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the maintenance of all common areas such as streets, walls, and landscaping by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
 - d. Final parcel map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Section 254.16)**
 - e. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. **(HBZSO Section 255.14.H)**
2. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department. **(City Specification No. 409)**
 3. The following shall be completed prior to issuance of a grading permit: The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
 4. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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)**
 5. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all code requirements herein as noted after each requirement. The Planning Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the final map process. The final map shall not be approved until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's or City Council's action and the requirements herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
 6. Tentative Parcel Map No. 13-181 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission, GPA No. 13-003 has been approved by City Council, and the California Coastal Commission has approved a consolidated coastal development permit. **(HBZSO Section 251.12 and Coastal Act)**
 7. The development/subdivision shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
 8. 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)**
 9. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office together with the Department of Fish and Wildlife fee. The

check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the City Council's action. **(California Code Section 15094)**

10. 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 Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

SINGLE FAMILY RESIDENCES PROPOSED ON THE FOUR RESIDENTIAL LOTS OF TPM 13-181 SUBJECT TO APPROVAL OF A CONSOLIDATED COASTAL DEVELOPMENT PERMIT BY THE COASTAL COMMISSION:

1. The site plan, floor plans, and elevations received and dated April 15, 2014 and grading concept plan received and dated March 17, 2014 shall be modified as follows:
 - 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 exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
 - c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - d. The new walls that the new fire access gate at the north terminus of Bristol Lane will connect to shall be limited to 42 inches high within the required front yard and shall comply with the required 25-foot visibility triangle. **(HBZSO Section 230.88)**
 - e. Demonstrate that the second floor master bath window for parcel 2 (plan 6A) does not overlap with the windows of the neighboring property to the north pursuant to the Residential Infill Ordinance. **(HBZSO Section 230.22)**
2. Prior to issuance of grading permits, the following shall be completed:
 - a. Submit a copy of the consolidated coastal development approval from the California Coastal Commission. **(Coastal Act)**
 - b. 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)**

- c. 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)**
 - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - e. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. The Consulting Arborist shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. Prior to issuance of building permits, the following shall be completed: Parcels 1 and 4 of TPM 13-181 shall comply with HBZSO Section 230.22 (Residential Infill) of the ZSO if the abutting parcel to the south is developed at the time of building permit submittal for parcels 1 and 4.
 4. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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)**
 5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following have 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 to 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 Landscape Architect. **(HBZSO Section 232.04.D)**
 - 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. **(HBZSO Section 232.08)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

- f. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Chapter 254. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Chapter 254)**
6. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building 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)**
7. 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)**
8. 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 Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 04-01-2014
PROJECT NAME: BRIGHTWATER
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2013-188
ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)
DATE OF PLANS: MARCH 17, 2014
PROJECT LOCATION: SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER
PLAN REVIEWER: KHOA DUONG, P.E
TELEPHONE/E-MAIL: (714) 872-6123 / KHOA@CSGENGR.COM
PROJECT DESCRIPTION: 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

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.

I. SPECIAL CONDITIONS:

Development Impact Fees will be required for new construction.

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

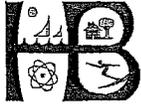
1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Mechanical Code, 2010 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards 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. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
3. Provide Building Data show:

ATTACHMENT NO. 6.7

- Type of building construction – V-B
 - Occupancy groups – R-3/U
 - Building w/sprinkler system
4. Structural plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.
 5. Energy calculations, structural calculations and soil report are required.
 6. Fire sprinkler system is required.
 7. Projections/Eaves must comply with Table R302.1 of 2013 CRC.
 8. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
 9. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 3, 2014
PROJECT NAME: BRIGHTWATER
ENTITLEMENTS: GPA 13-003, TPM 13-181
PLNG APPLICATION NO: 2013-0188
DATE OF PLANS: MARCH 17, 2014
PROJECT LOCATION: SW CORNER OF LOS PATOS & BOLSA CHICA
PROJECT PLANNER: RICKY RAMOS, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-5624 / RRAMOS@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

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 RECORDATION OF A FINAL PARCEL MAP UNLESS OTHERWISE STATED:

1. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Tract Map.
2. The Final Parcel Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)

3. The following dedications to the City of Huntington Beach shall be shown on the Final Parcel Map. (ZSO 230.084A & 253.10K)
 - a. An easement for street purposes over the northerly portion of the private street (Parcel A) as shown on said tentative parcel map.
 - b. Access rights in, over, across, upon and through the private streets within said parcel map for the purposes of maintaining, servicing, cleaning, repairing and replacing the public water system.
 - c. A blanket easement shall be provided over the private streets, drive aisles, driveways and access ways proposed for Police and Fire Department access purposes.
4. A reproducible Mylar copy and a print of the recorded Final Tract Map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: ____DWG
 - Drawing Interchange file: _____DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes

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

1. The Final Parcel Map shall be recorded with the County of Orange prior to issuance of a precise grading.
2. 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. A new sewer lateral shall be installed for each Lot per Public Works Standard Plan No. 507. (ZSO 255.04)
 - b. A new domestic water service and meter shall be installed for each Lot 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 14.08.020)
 - c. The irrigation water service may be combined with the domestic water service. (ZSO 230.84)
3. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
4. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
5. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that will no longer be needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)
6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the

Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

7. The existing approved Water Quality Management Plan (WQ06-0013, Latest Report Dated July 7, 2006) shall be amended to address and included the six new residential lots. Upon County approval, a copy of this report shall be provided to the City for records.
8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
9. 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)
10. 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.
11. 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:

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. 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)
14. 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)
15. 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)
16. 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)
17. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
18. 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)

19. 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)
20. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
21. Wind barriers shall be installed along the perimeter of the site. (DAMP)
22. 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:**

23. A Precise Grading Permit shall be issued. (MC 17.05)
24. 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:**

25. Complete all improvements as shown on the approved grading plans. (MC 17.05)
26. All new utilities shall be undergrounded. (MC 17.64)
27. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
28. Traffic Impact Fees (TIF) for the residential development shall be paid prior to occupancy. The current TIF rate for a detached dwelling unit is \$1,985.69/unit. (MC 17.65)



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 21ST, 2014

PROJECT NAME: BRIGHTWATER (BRIGHTWATER/SANDOVER CROSS OVER TRACT)

PLANNING APPLICATION: PLANNING APPLICATION NO. 2013-188

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)

PROJECT LOCATION: SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER

PLANNER: RICKY RAMOS, SENIOR PLANNER

PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org

PROJECT DESCRIPTION: 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated MARCH 17TH, 2014. 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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

- 1) Hydrants required as per Orange County Fire Authority (OCFA) approved Fire Master Plan (FMP).
- 2) Fire apparatus access roadway widths required as per OCFA approved FMP.
- 3) Cul-de-sac roadway radius and width required as per OCFA approved FMP.

- 4) Address numbers are required on each dwelling in compliance with HBFD City Specification #428. Minimum size is 4" in height, and colors must contrast with background.
- 5) Automatic fire sprinkler systems are required per the California Fire Code and California Residential Code for new single family homes. For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the CFC, NFPA 13d, and City Specification # 420 - Automatic Fire Sprinkler Systems.
- 6) Fire/Emergency Access and Site Safety shall be maintained during project construction in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition.
- 7) Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards.
- 8) The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party.

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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

RECEIVED

APR 10 2014

Dept. of Planning
& Building



HUNTINGTON BEACH
COMMUNITY SERVICES DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 9, 2014
PROJECT NAME: BRIGHTWATER
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2013-188
ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)
DATE OF PLANS: MARCH 17, 2014
PROJECT LOCATION: SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER
PLAN REVIEWER: DAVID DOMINGUEZ
TELEPHONE/E-MAIL: X5309/DDOMINGUEZ@SURFCITY-HB.ORG
PROJECT DESCRIPTION: 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

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.

It is Community Services' understanding that the project is subject to the conditions of the 2005 Pre-Annexation Agreement between the City and Signal Landmark. As such, the park fees were addressed as part of the annexation fee paid to the City by Landmark. Should the proposed project to combine lots and re-subdivide be outside of the terms of the Annexation Agreement, prior to issuance of a Certificate of Occupancy for each unit appropriate park fees shall be collected per Chapter ~~17.76~~ of the Zoning Code.

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ATTACHMENT NO. 4.14



**HUNTINGTON BEACH
OFFICE OF BUSINESS DEVELOPMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

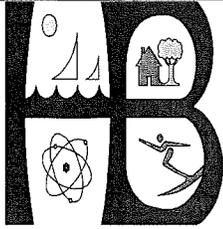
DATE: MARCH 19, 2014
PROJECT NAME: BRIGHTWATER
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2013-188
ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)
DATE OF PLANS: MARCH 17, 2014
PROJECT LOCATION: SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER
PLAN REVIEWER: LUIS GOMEZ, REAL PROPERTY AGENT
TELEPHONE/E-MAIL: 714 536-5544/LUIS.GOMEZ@SURFCITY-HB.ORG
PROJECT DESCRIPTION: 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

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.

The Office of Business Development has reviewed the proposed project and has the following comments:

Code Requirements:

1. Applicant will be required to meet the Zoning Code 230.26 – Affordable Housing



CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/
GENERAL PLAN AMENDMENT NO. 13-003/
ZONING MAP AMENDMENT NO. 13-003/
TENTATIVE PARCEL MAP NO. 13-156/
CONDITIONAL USE PERMIT NO. 14-010
(SANDOVER)
May 27, 2014

SUMMARY

- **Location:** Vacant ± 0.91 acre area comprised of seven lettered lots along Hampton Lane and the terminus of Shelburne Drive within the Sandover Residential Development (South of Los Patos Avenue and west of Bolsa Chica Street)
- **Proposed Project:** Signal Landmark requests the following entitlements:

Local Coastal Program Amendment (LCPA) No. 14-001 – To amend the City’s Local Coastal Program in accordance with Zoning Map Amendment No. 13-003.

General Plan Amendment (GPA) No. 13-003 – To establish the General Plan land use designation of RL-7 (Residential Low Density – Max 7 dwelling units per acre) on ± 0.17 acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane.

Zoning Map Amendment (ZMA) No. 13-003 – To change the zoning designation from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to RL-CZ (Residential Low Density – Coastal Zone Overlay) on ± 0.29 acre on the east side of Hampton Lane and establish RL-CZ on ± 0.004 acre near the terminus of Hampton Lane.

Tentative Parcel Map (TPM) No. 13-156 – To subdivide ± 0.91 acre into three residential lots for the development of three single family residences and six associated lettered lots for streets, landscaping, and fire access. One residential lot is located at the terminus of Shelburne Drive and the other two residential lots are located along Hampton Lane to the north and south of the gated entry. Note that this map will be revised to include the existing streets so that the parcels are contiguous or the applicant will submit two separate TPMs for each non-contiguous area. The final revised TPM(s) will be reflected in the staff report for the public hearing.

Conditional Use Permit No. 14-010 – To permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of parcel 3 located at the terminus of Shelburne Drive.

The purpose is to enable the construction of the last three single family residences in Sandover. The project site is currently comprised of seven lettered lots. The proposed residential lots range from just over 6,000 to about 7,000 square feet and will be accessed through the existing streets in the tract, which will be extended to serve the new proposed homes. The southern 5 feet of proposed parcel 1 located north of the existing gated entry along Bolsa Chica Street is presently developed with mature landscaping. In order to preserve the mature landscaping in its present location and still meet the

required minimum lot size and width for parcel 1, the applicant is proposing to record an easement over the southern 5 feet of parcel 1 for purposes of keeping and maintaining the existing landscaping area.

- **Background:** The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. It has an existing General Plan designation of RL-7 and zoning of RL-CZ and RA-CZ. At that time the applicant decided not to change the RA-CZ zoning that exists on a portion of the development. Instead the area that includes the RA-CZ zoning was used as gated access to the development with the remainder left as undeveloped land that was intended for future residential development. In order to proceed with the TPM and the development of the single family residences the RA-CZ zoning must be changed to RL-CZ to be consistent with the General Plan land use designation of RL-7.

Portions of the ±0.91 acre project site were annexed into the City of Huntington Beach with the annexation of Brightwater so that it can be combined with the undeveloped portion already in the city. Prior to the annexation, the ±0.91 acre project site used to straddle the boundary between the city and the county and the area could not be entitled until after it was annexed. The applicant is now proposing to combine the annexed portion with the undeveloped land to create the last three residential lots in Sandover.

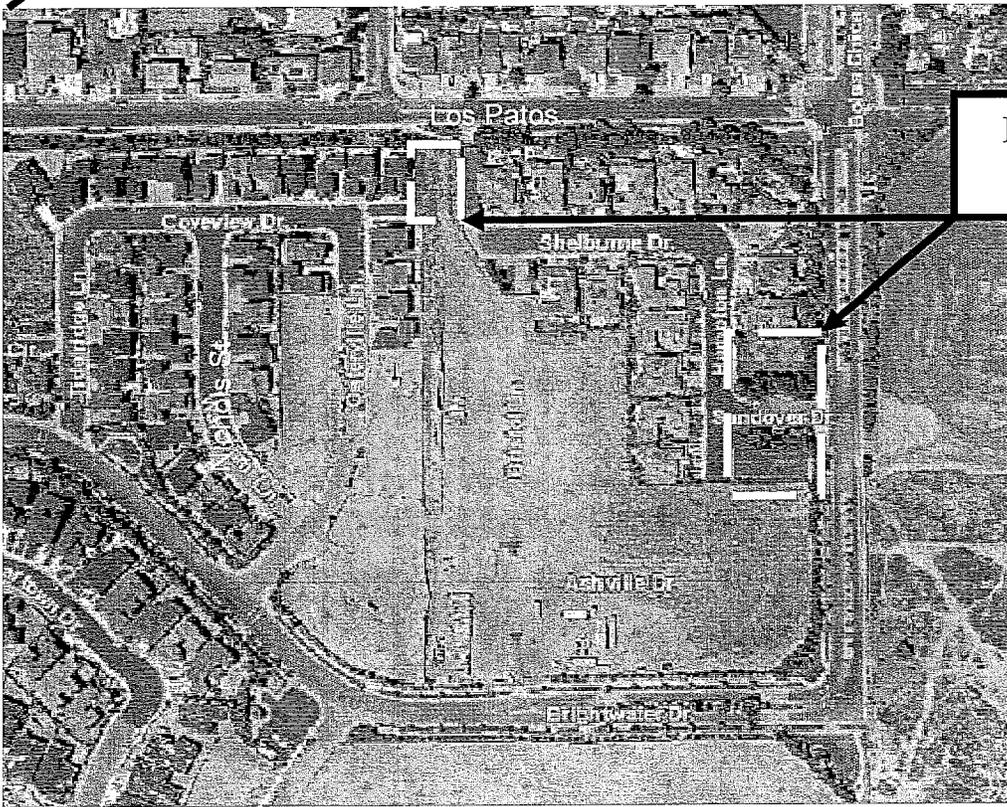
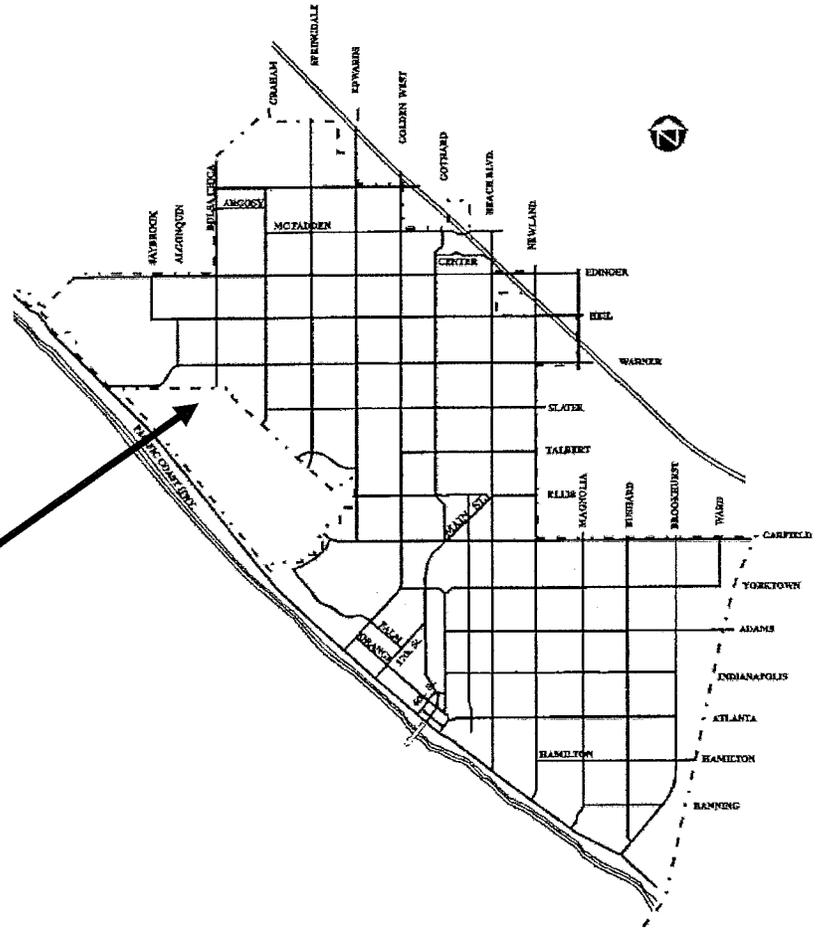
At the time of annexation, there was no requirement to establish a General Plan land use designation for the annexed property. As a result, the annexed property does not have a city General Plan designation. The City must establish a General Plan land use designation for the annexed subject property of RL-7, the same designation in the rest of Sandover, before it can approve the TPM. The annexed portion was pre-zoned primarily RL-CZ with about a 7 foot sliver of parcel 2 pre-zoned Brightwater Specific Plan. The only exception is a .004 acre parcel that was annexed but not pre-zoned. This parcel has been included in the current GPA and ZMA request so that it can be incorporated into the adjacent residential lot in Sandover.

Since the ±0.91 acre project site is partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the project. While the City will not be issuing a coastal development permit, the applicant has submitted site plans, floor plans, and elevations for the three new two-story single family residences which staff has reviewed for compliance with the General Plan, Zoning and Subdivision Ordinance, and all other city requirements. The applicant met the affordable housing requirement with the original Sandover development.

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- **Planning Issues:**
 - Land use compatibility of the proposed GPA and ZMA with the surrounding area;
 - Compliance of the proposed TPM with the General Plan, Zoning and Subdivision Ordinance, and the Subdivision Map Act; and
 - Aesthetics of the proposed parcel 3 retaining wall/wall.
- **Planning Commission public hearing is tentatively scheduled for June 24, 2014.**

□ **Attachment:**

1. Vicinity Map
2. Project Narrative dated April 23, 2014
3. Existing and Proposed General Plan Land Use and Zoning Designations
4. Tentative Parcel Map 2013-156, Grading Plan, Plot Plan (Ultimate Condition) dated March 17, 2014
5. Floor plans and elevations dated March 17, 2014 (for informational purposes only)



**PROJECT
SITE**

VICINITY MAP

Local Coastal Program Amendment No. 14-001/General Plan Amendment No. 13-003/
 Zoning Map Amendment No. 13-003/Tentative Parcel Map No. 13-156/Conditional Use Permit 14-010
 (Sandover)

ATTACHMENT NO. 1

Signal Landmark

27285 Las Ramblas, Suite 210
Mission Viejo, California 92691
(949) 250-7700 • Fax (949) 261-6550

RECEIVED

APR 23 2014

Dept. of Planning
& Building

PROJECT DESCRIPTION FOR THREE SANDOVER RESIDENTIAL LOTS - TENTATIVE
PARCEL MAP 2013-156

Signal Landmark (owner) is proposing a Tentative Parcel Map 2013-156 to complete the buildout of the Sandover neighborhood at the southwest corner of Bolsa Chica Street and Los Patos Avenue. The TPM subdivides four existing lettered lots of Tract 15734 (Lots B, D, E, & G) and portions of five lettered lots (B, F, H, J, K) of Tract 17034 into a three single family detached residential lots and six lettered lots.

The TPM will trigger some minor modifications to the city's general plan and zoning map. Because the TPM includes a small segment of land on the western end that was in the unincorporated area prior to a recent annexation, it does not currently have a land use designation in the city's General Plan. Therefore, a General Plan Amendment will be necessary to establish the residential land use (RL). Also, while most of the area covered by the TPM is zoned R-L - CZ, the southeastern corner of the property is zoned Residential Agriculture (RA). Thus, a zone change will be necessary to convert the area zoned RA to RL - CZ. Lastly, RL-CZ zoning is proposed for a 175 square foot lettered lot (K) from Tract 17034 that was previously in the unincorporated area and therefore lacks city zoning

With respect to surrounding land uses, on the north side of Los Patos Avenue is single family detached homes, on the east side of Bolsa Chica Street is a five acre parcel designated for future residential and directly south and west is the future Azurene neighborhood of the Brightwater Community.

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A two storey approximately 3,400 SF home will be built on Parcel 1 and an approximately 4,300 SF home will be built on Parcels 2 and 3. The architecture and exterior building materials have been designed to match the existing Sandover homes.

The Parcel Map is located within the Coastal Zone and will require a Local Coastal Program Amendment in addition to a zone change. Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Existing General Plan
Designations

Los Patos Ave.

Bolsa Chica S^W

Water Dr.

Wentworth Cir.

Tidbridge Ln.

Coveview Dr.

Osterville Ln.

Warren Ln.

Hampton Ln.

Bristol Ln.

Edgartown Dr.

Shelburne Dr.

Ashville Dr.

Brightwater Dr.

RL-7

RL-7

Sandover Dr.

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project

RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED

ATTACHMENT NO. 31

Existing Zoning Designations

Los Patos Ave.

RL

RL

UNDESIGNATED

Legend

- Coastal Zone
- Boundary
- Residential Agriculture
- Residential Low Density
- Undesignated

Boisa Chica St.

Sandover Dr.

RA

Hampton Ln.

Shelburne Dr.

Ashville Dr.

Brightwater Dr.

Bristol Ln.

Osterville Ln.

Coveview Dr.

Warehouse Ln.

Tidartidge Ln.

Wentworth Cir.

Edgartown Dr.

Water Dr.

Longpoint

Proposed Zoning Designations

Los Patos Ave.

RL

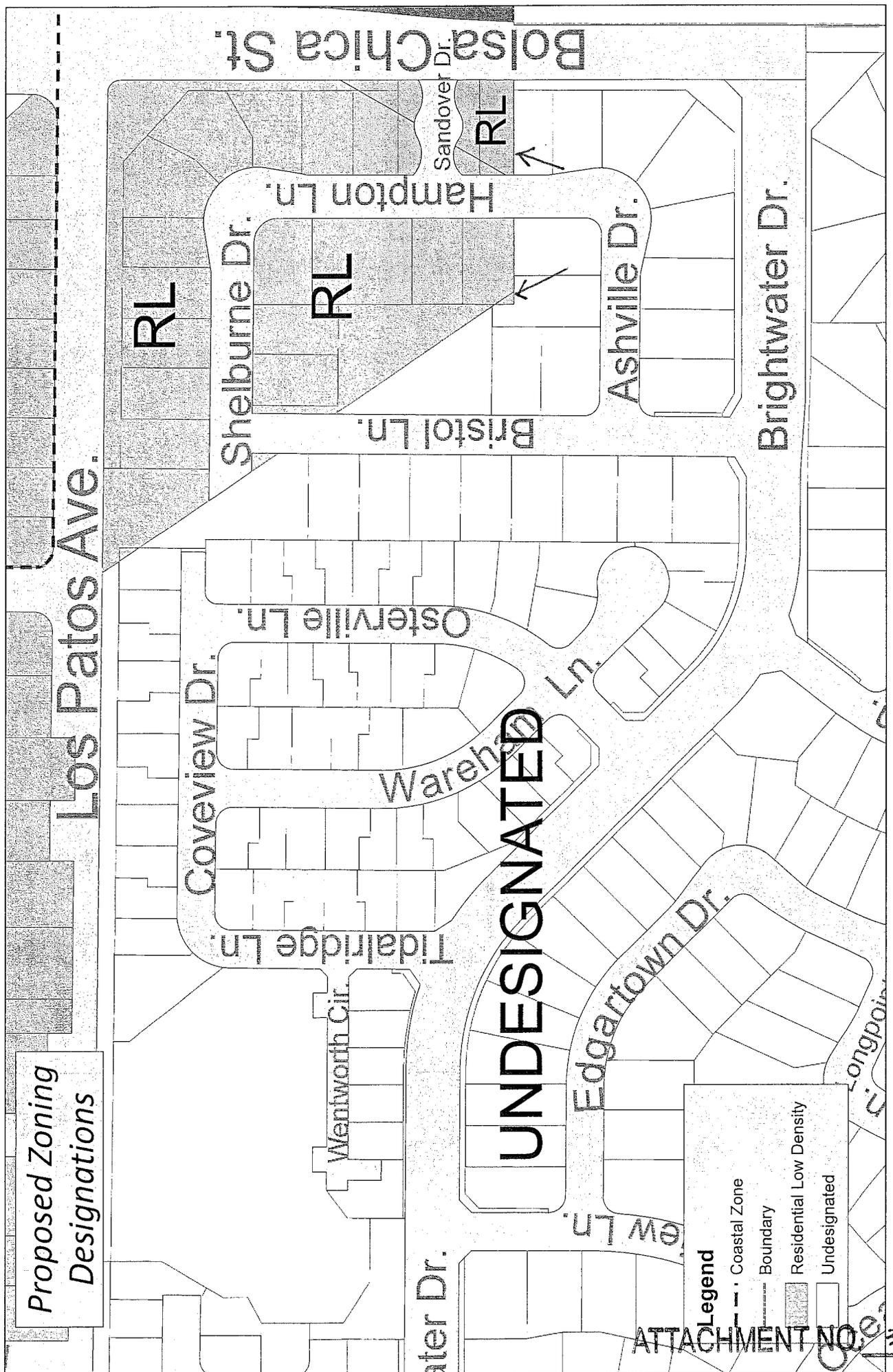
RL

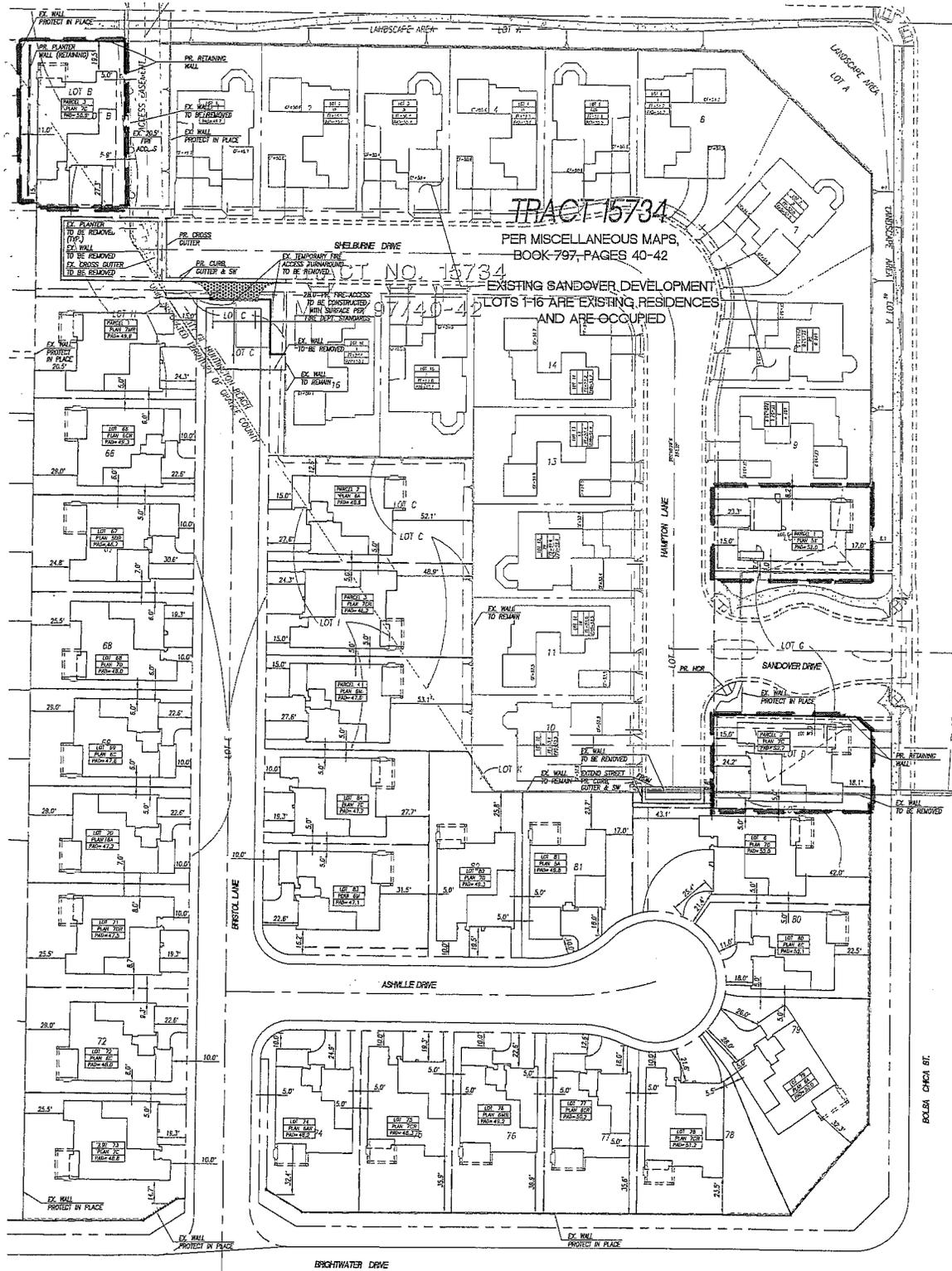
RL

UNDESIGNATED

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Undesignated





TRACT 17034

PER MISCELLANEOUS MAPS,
BOOK 797, PAGES 40-42

LOT NO. 1734

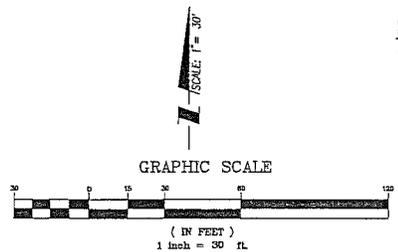
EXISTING SANDOVER DEVELOPMENT
LOTS 1-16 ARE EXISTING RESIDENCES
AND ARE OCCUPIED

NOTES

- DA 7-4 LOTS WITHIN THE BRIGHTWATER PROJECT ARE PLOTTED WITH AZURENE PRODUCTS.

ATTACHMENT NO. 4.3

DATE REVISED: 2-12-14



TRACT 17034		PROJECT NO.
PLOT PLAN		2042341420
(ULTIMATE CONDITION)		SHEET <u>1</u>
BRIGHTWATER / SANDOVER		OF <u>1</u>

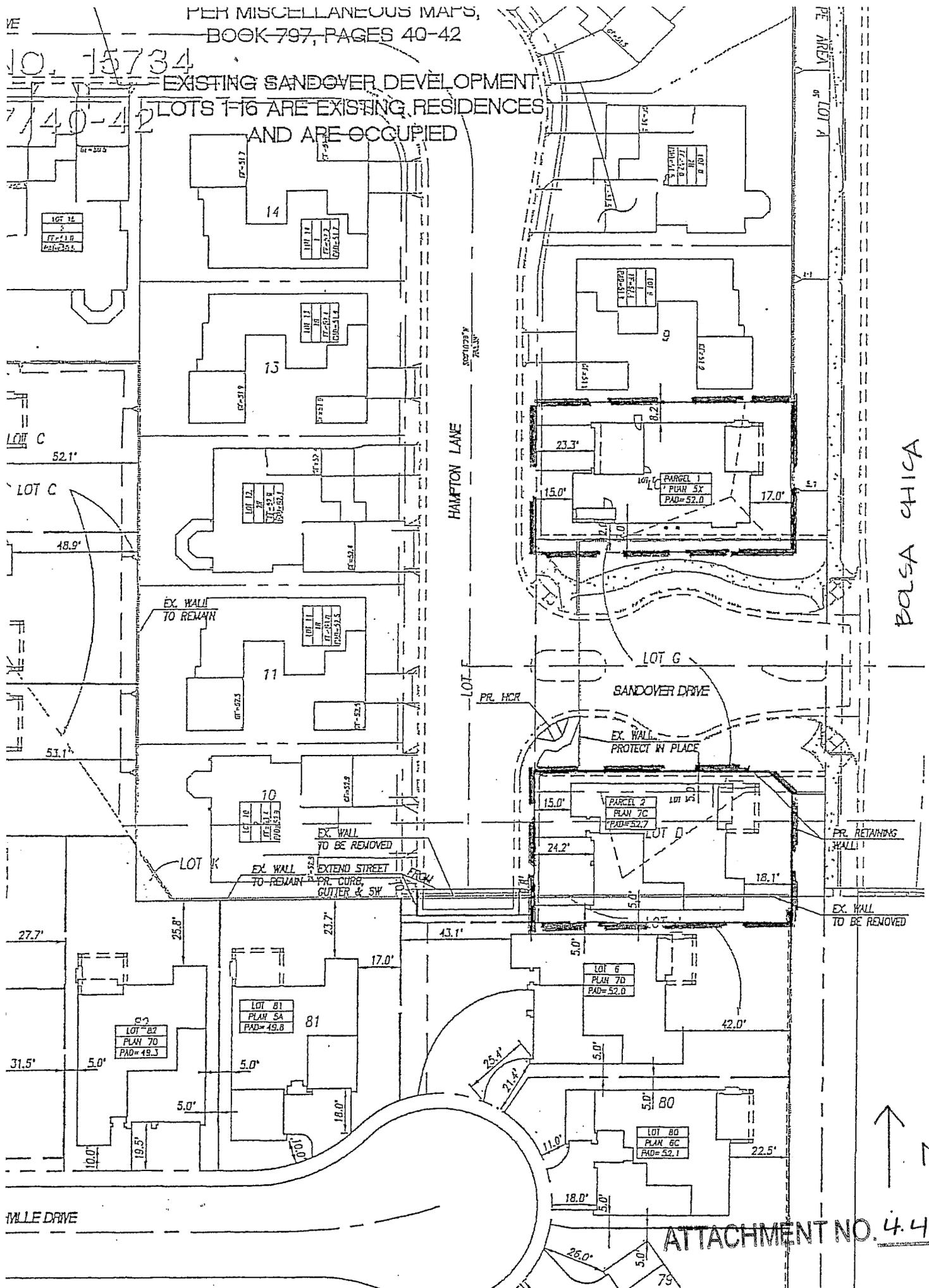
DRAWING: P:\projects\2042341420\dwg\17034.dwg PLOTTED: 7/11/2014 5:18 AM BY: S. Key

PER MISCELLANEOUS MAPS,
BOOK 797, PAGES 40-42

10, 15734

7/40-42

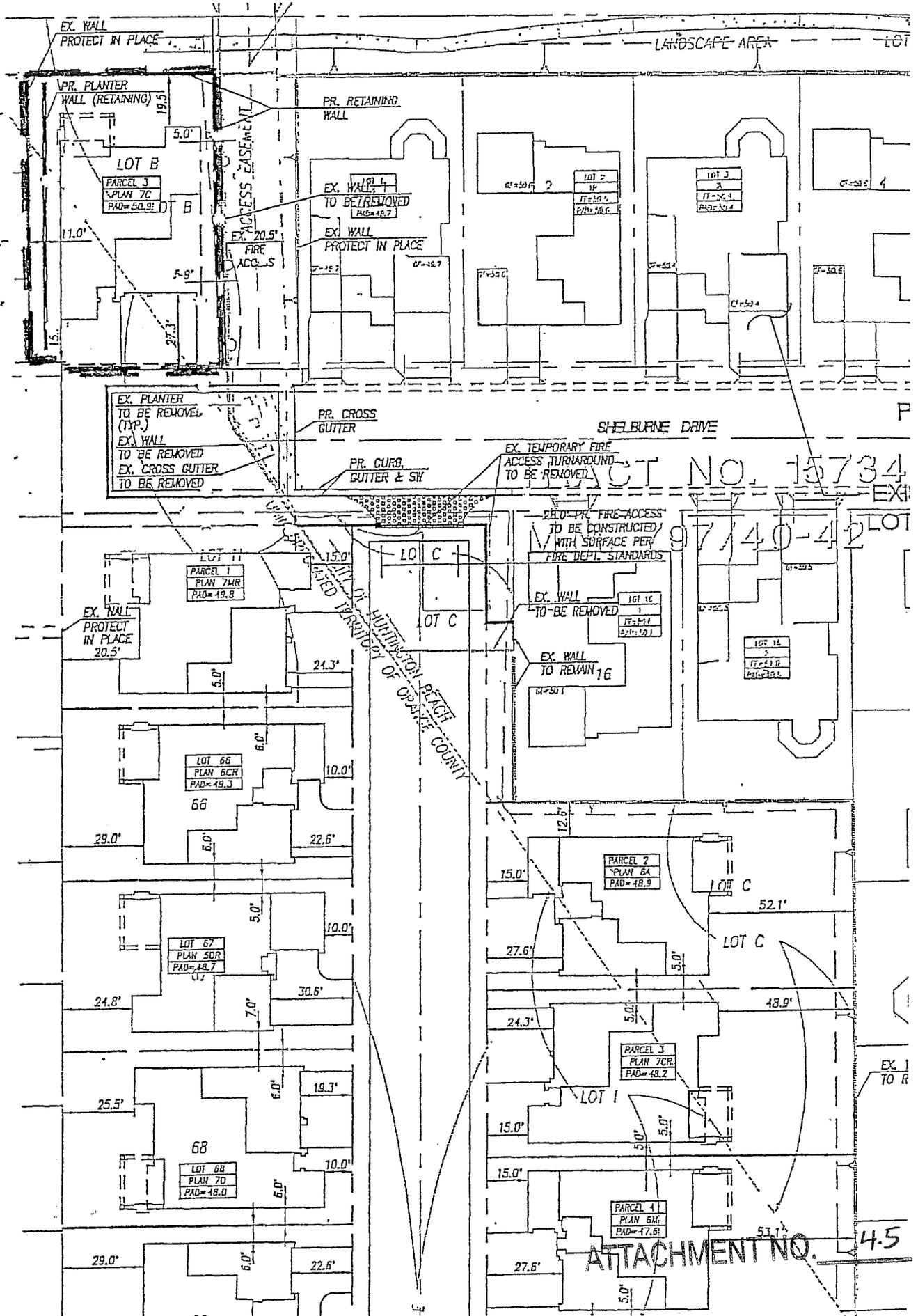
EXISTING SANDOVER DEVELOPMENT
LOTS 1-16 ARE EXISTING RESIDENCES
AND ARE OCCUPIED



BOLSA CHICA

ATTACHMENT NO. 4.4

LOS PATOS

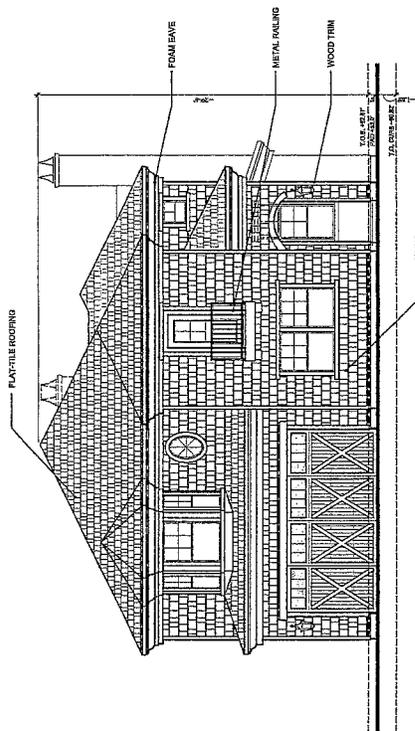


TRACT NO. 15734

97/40-42

ATTACHMENT NO. 4.5

3/17/14



PLAN 5X
PARCEL 1
HAMPTON

WOODBRIDGE PACIFIC HOMES, LLC
COLOR & MATERIAL SELECTIONS

SANDOVER - DANIEL LARK SILVER & LAMBERT	FRANZE	CROWN MOULD WHITE
TRIM	FRANZE	CROWN MOULD WHITE
SHUTTERS & FRONT DOOR	FRANZE	BLK. GRANITE
SHUTTERS & FRONT DOOR	FRANZE	FRANZE
POOR TILE	FRANZE	FRANZE
	FRANZE	FRANZE



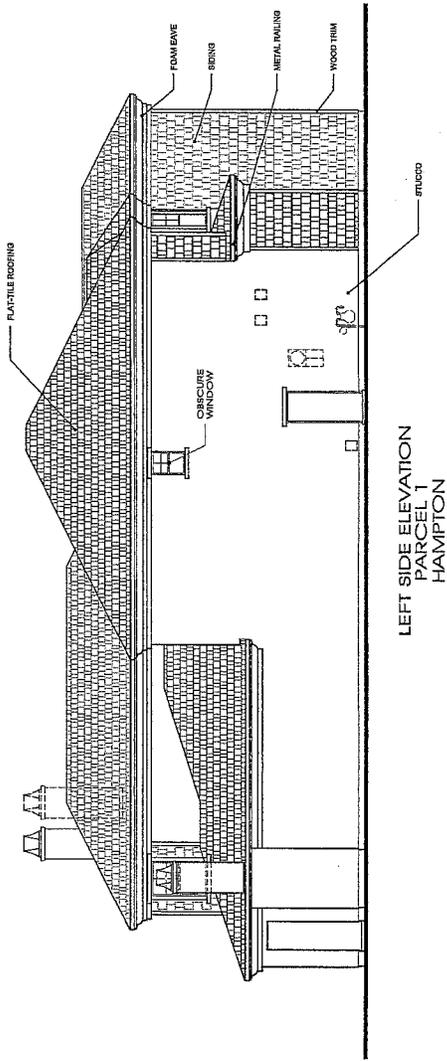
HANNOUCHE
ARCHITECTS
772-251-2070
10000 WOODBRIDGE BLVD, SUITE 100
HOUSTON, TEXAS 77055

SANDOVER LOTS
Huntington Beach, CA

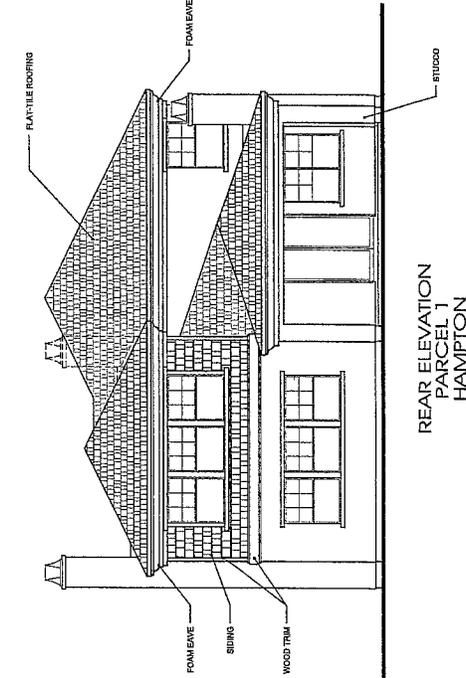
PLAN 5X
PARCEL 1
FRONT ELEVATION



WoodBridge Pacific Group, LLC
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 94937
714-348-5122



LEFT SIDE ELEVATION
PARCEL 1
HAMPTON



REAR ELEVATION
PARCEL 1
HAMPTON



RIGHT SIDE ELEVATION
PARCEL 1
HAMPTON

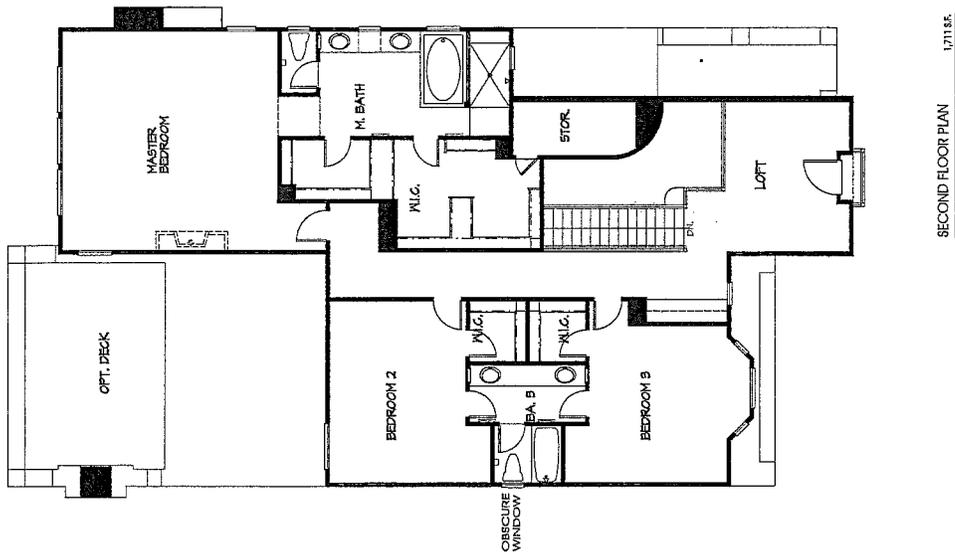
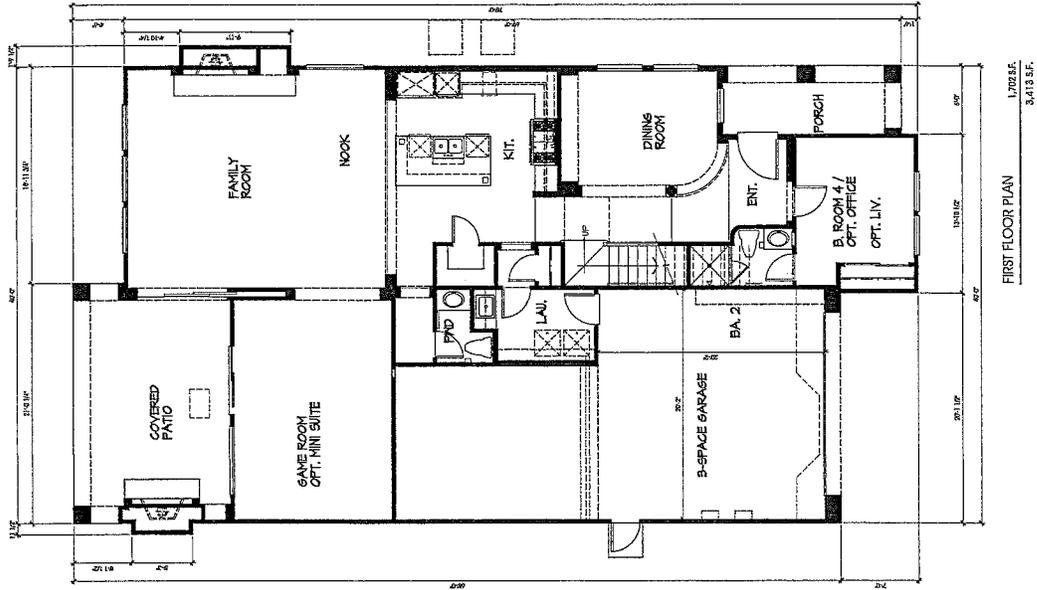
PLAN 5X
ELEVATIONS
PARCEL 1



WoodBridge Pacific Group, LLC
27700 SANITARIO, CA 92683
MARIETTA, GEORGIA
949-348-6162

SANDOVER LOTS
Huntington Beach, CA



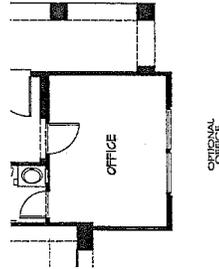
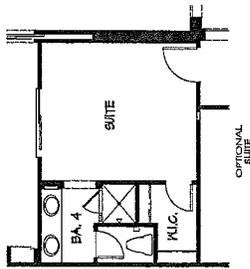
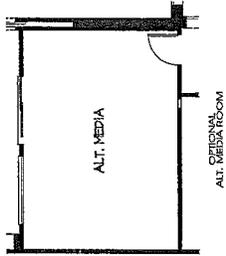
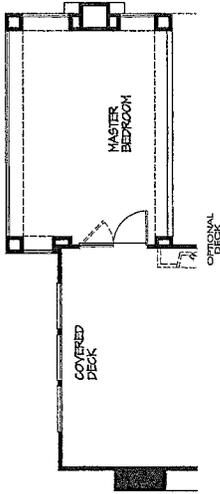


PLAN 5X
PARCEL #1

WoodBridge Pacific Group, LLC
27285 B LAS RAVENAS CT #220
HUNTINGTON BEACH, CA 92646
949-348-8152

SANDOVER LOTS
Huntington Beach, CA





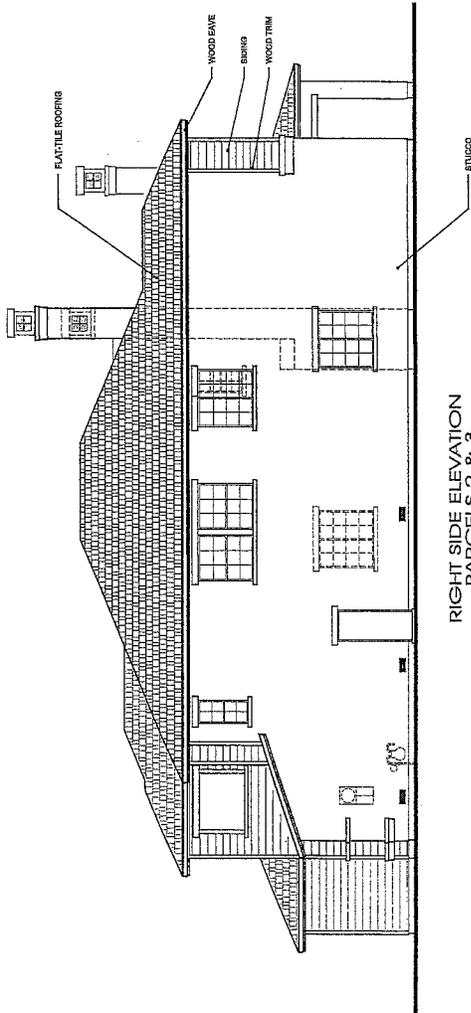
PLAN 5X
PARCEL 1
OPTIONS



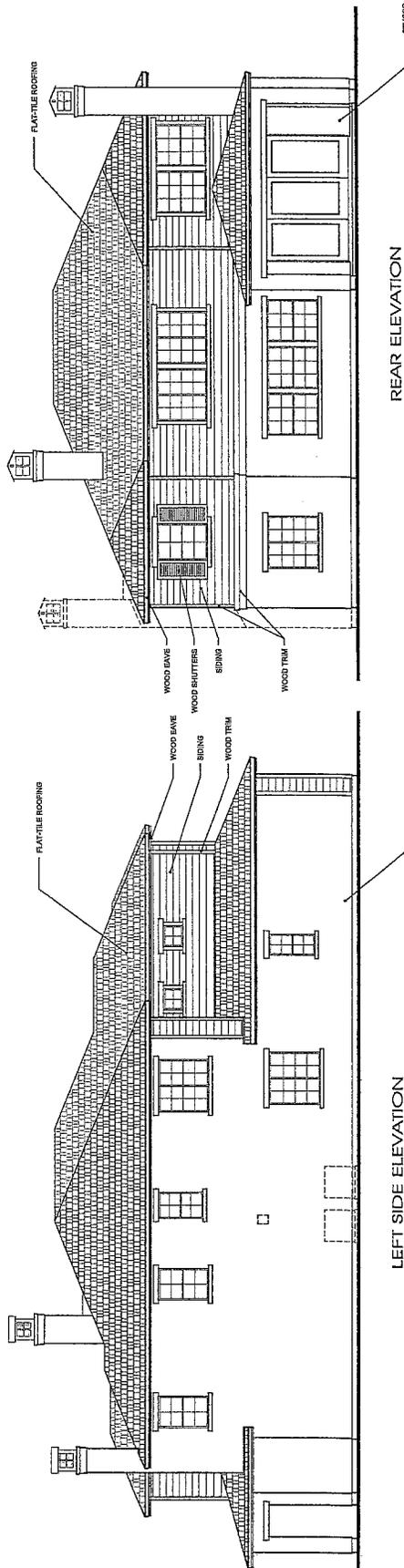
WoodBridge Pacific Group, LLC
27148 AMERICAN WILLOW, SUITE 100
AMERICAN WILLOW, CA 92691
949-386-6162

SANDOVER LOTS
Huntington Beach, CA

HANINOUCHE
ARCHITECTS
PROJECT: SANDOVER LOTS, PARCEL 1, OPTION 1
DATE: 02/14/14



RIGHT SIDE ELEVATION
PARCELS 2 & 3
TRADITIONAL



LEFT SIDE ELEVATION
PARCELS 2 & 3
TRADITIONAL

REAR ELEVATION
PARCELS 2 & 3
TRADITIONAL

PLAN 7
ELEVATIONS
PARCELS 2 & 3

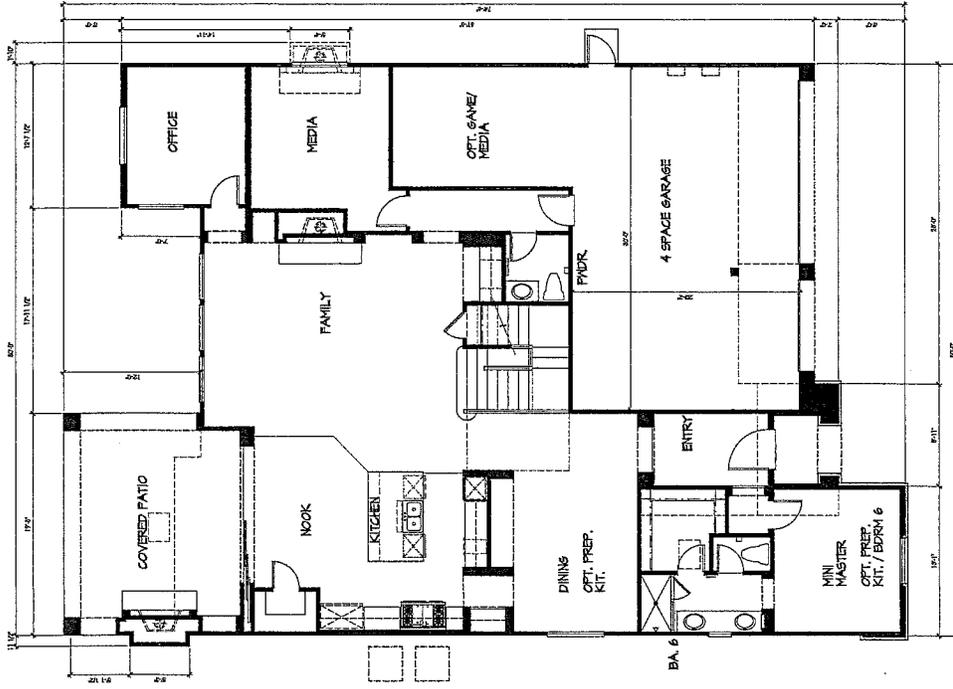


WoodBridge Pacific Group, LLC
272786 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
714-546-8162

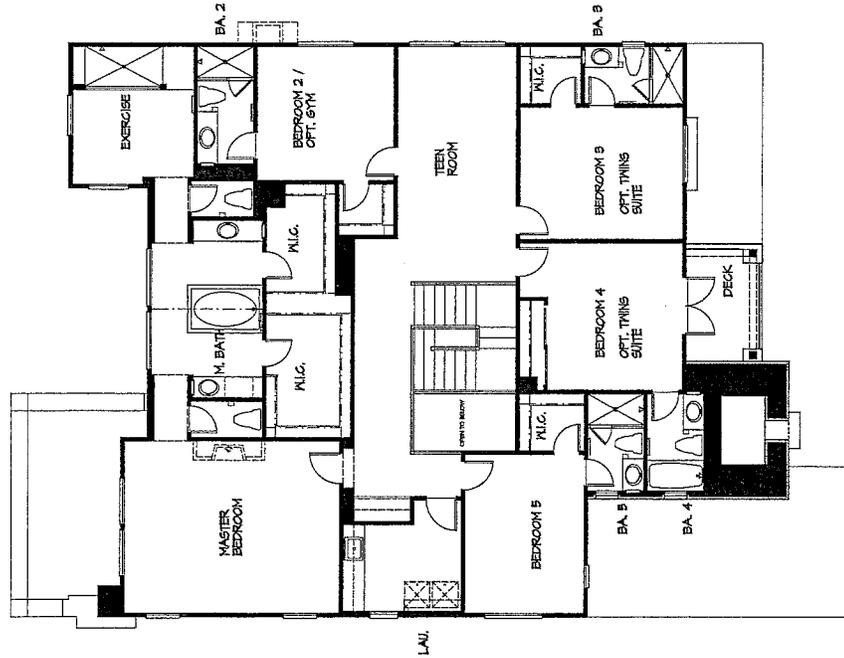
SANDOVER LOTS
Huntington Beach, CA



REGISTERED ARCHITECTS IN THE STATE OF CALIFORNIA
NO. 10000



FIRST FLOOR PLAN
2,007 S.F.
4,203 S.F.



SECOND FLOOR PLAN
2,311 S.F.

PLAN 7
PARCELS 2 & 3

SANDOVER LOTS
Huntington Beach, CA

WoodBridge Pacific Group, LLC
272865 LAG RAMBLAS, SITE #030
MISSION VISTA, CA 92038
951-548-9162



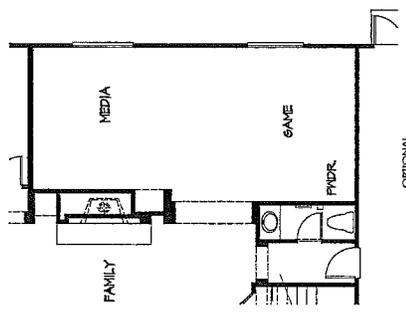


HANNOUCHE
ARCHITECTS
1000 S. GARDEN ST., SUITE 100
MISSION VIEJO, CA 92691
TEL: 949.441.1000 FAX: 949.441.1001
WWW.HANNOUCHE.COM

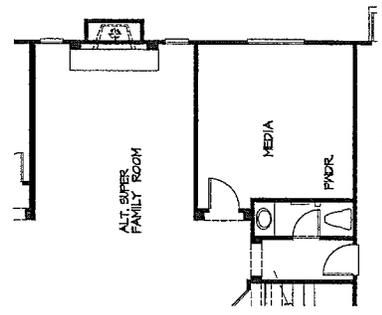
SANDOVER LOTS
Huntington Beach, CA

WoodBridge Pacific Group, LLC
27271 LAS VEGAS BLVD., SUITE 100
MISSION VIEJO, CA 92691
949-546-8162

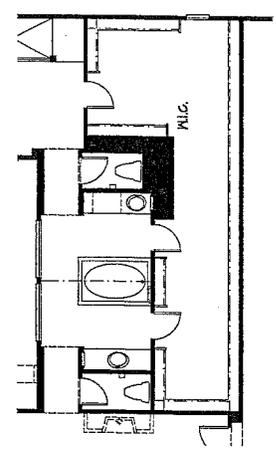
PLAN 7
OPTIONS
PARCELS 2 & 3



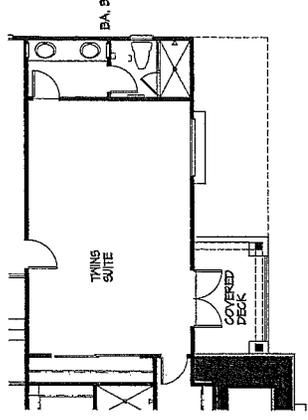
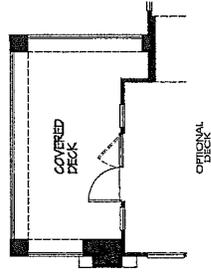
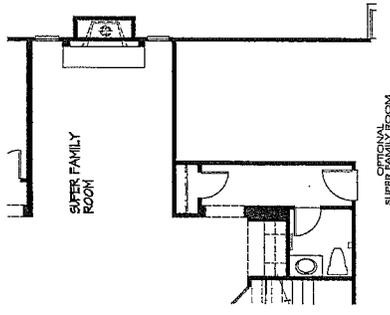
OPTIONAL
MEDIA / GAME ROOM
4-235 SQ. FT.



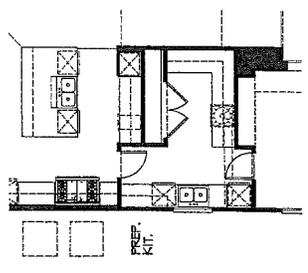
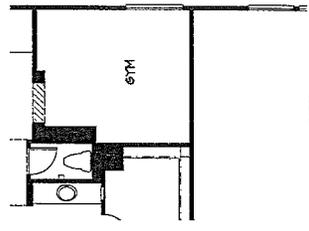
ALT. SUPER
OPTIONAL
4-209 SQ. FT.

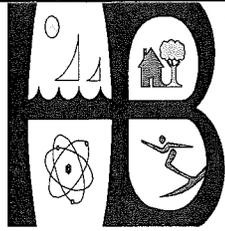


OPTIONAL
MASTER CLOSET



OPTIONAL
TWINS SUITE





**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/
GENERAL PLAN AMENDMENT NO. 13-003/
ZONING MAP AMENDMENT NO. 13-003/
TENTATIVE PARCEL MAP NO. 13-156/
CONDITIONAL USE PERMIT NO. 14-010
(SANDOVER)
May 27, 2014**

SUMMARY

- **Location:** Vacant ± 0.91 acre area comprised of seven lettered lots along Hampton Lane and the terminus of Shelburne Drive within the Sandover Residential Development (South of Los Patos Avenue and west of Bolsa Chica Street)
- **Proposed Project:** Signal Landmark requests the following entitlements:

Local Coastal Program Amendment (LCPA) No. 14-001 – To amend the City’s Local Coastal Program in accordance with Zoning Map Amendment No. 13-003.

General Plan Amendment (GPA) No. 13-003 – To establish the General Plan land use designation of RL-7 (Residential Low Density – Max 7 dwelling units per acre) on ± 0.17 acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane.

Zoning Map Amendment (ZMA) No. 13-003 – To change the zoning designation from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to RL-CZ (Residential Low Density – Coastal Zone Overlay) on ± 0.29 acre on the east side of Hampton Lane and establish RL-CZ on ± 0.004 acre near the terminus of Hampton Lane.

Tentative Parcel Map (TPM) No. 13-156 – To subdivide ± 0.91 acre into three residential lots for the development of three single family residences and six associated lettered lots for streets, landscaping, and fire access. One residential lot is located at the terminus of Shelburne Drive and the other two residential lots are located along Hampton Lane to the north and south of the gated entry. Note that this map will be revised to include the existing streets so that the parcels are contiguous or the applicant will submit two separate TPMs for each non-contiguous area. The final revised TPM(s) will be reflected in the staff report for the public hearing.

Conditional Use Permit No. 14-010 – To permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of parcel 3 located at the terminus of Shelburne Drive.

The purpose is to enable the construction of the last three single family residences in Sandover. The project site is currently comprised of seven lettered lots. The proposed residential lots range from just over 6,000 to about 7,000 square feet and will be accessed through the existing streets in the tract, which will be extended to serve the new proposed homes. The southern 5 feet of proposed parcel 1 located north of the existing gated entry along Bolsa Chica Street is presently developed with mature landscaping. In order to preserve the mature landscaping in its present location and still meet the

required minimum lot size and width for parcel 1, the applicant is proposing to record an easement over the southern 5 feet of parcel 1 for purposes of keeping and maintaining the existing landscaping area.

- **Background:** The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. It has an existing General Plan designation of RL-7 and zoning of RL-CZ and RA-CZ. At that time the applicant decided not to change the RA-CZ zoning that exists on a portion of the development. Instead the area that includes the RA-CZ zoning was used as gated access to the development with the remainder left as undeveloped land that was intended for future residential development. In order to proceed with the TPM and the development of the single family residences the RA-CZ zoning must be changed to RL-CZ to be consistent with the General Plan land use designation of RL-7.

Portions of the ±0.91 acre project site were annexed into the City of Huntington Beach with the annexation of Brightwater so that it can be combined with the undeveloped portion already in the city. Prior to the annexation, the ±0.91 acre project site used to straddle the boundary between the city and the county and the area could not be entitled until after it was annexed. The applicant is now proposing to combine the annexed portion with the undeveloped land to create the last three residential lots in Sandover.

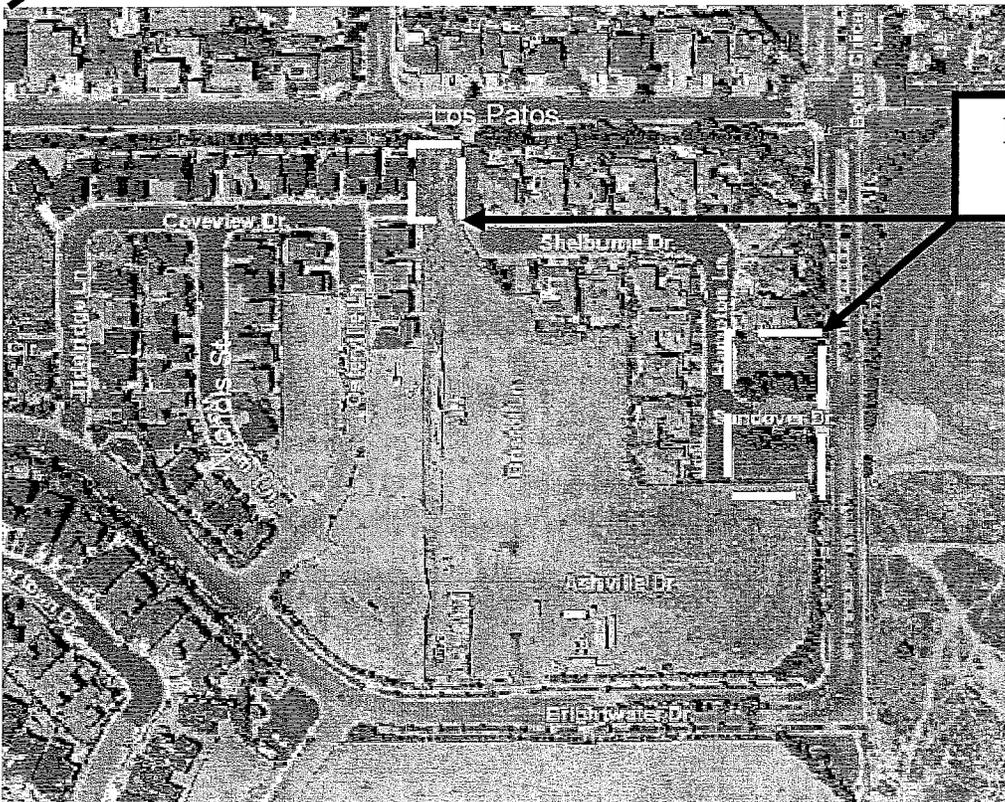
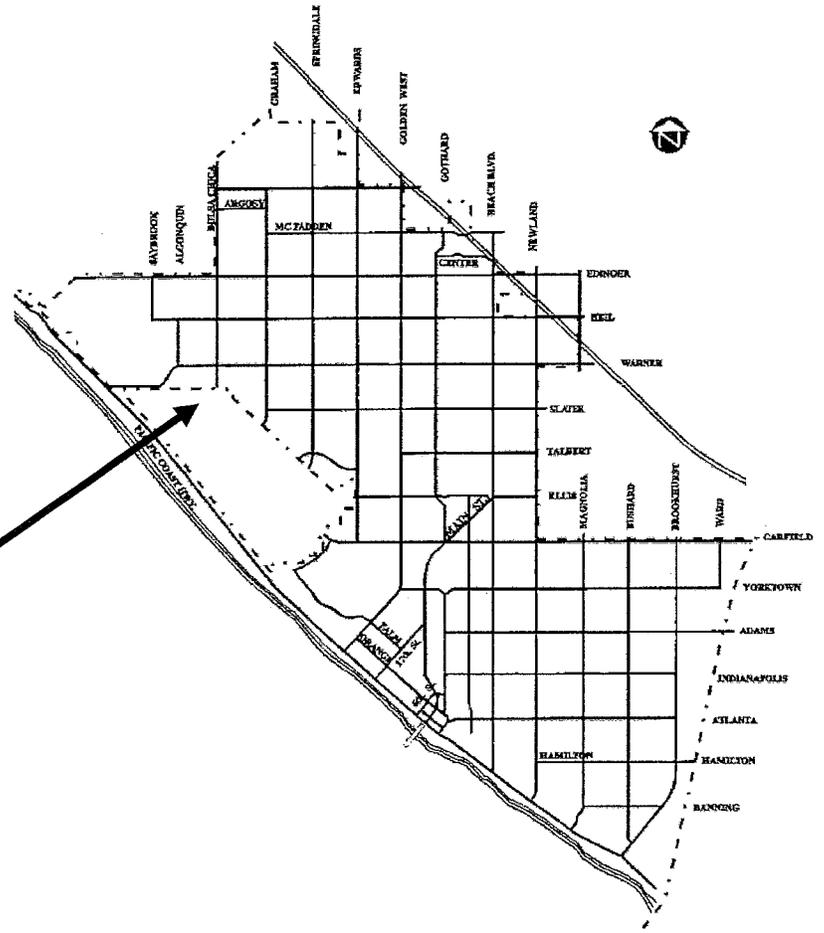
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- **CEQA:** The development of these last three single family residences in Sandover was analyzed in the EIR approved by the county for Brightwater.
- **Planning Issues:**
 - Land use compatibility of the proposed GPA and ZMA with the surrounding area;
 - Compliance of the proposed TPM with the General Plan, Zoning and Subdivision Ordinance, and the Subdivision Map Act; and
 - Aesthetics of the proposed parcel 3 retaining wall/wall.
- **Planning Commission public hearing is tentatively scheduled for June 24, 2014.**

□ **Attachment:**

1. Vicinity Map
2. Project Narrative dated April 23, 2014
3. Existing and Proposed General Plan Land Use and Zoning Designations
4. Tentative Parcel Map 2013-156, Grading Plan, Plot Plan (Ultimate Condition) dated March 17, 2014
5. Floor plans and elevations dated March 17, 2014 (for informational purposes only)



**PROJECT
SITE**

VICINITY MAP

Local Coastal Program Amendment No. 14-001/General Plan Amendment No. 13-003/
 Zoning Map Amendment No. 13-003/Tentative Parcel Map No. 13-156/Conditional Use Permit 14-010
 (Sandover)

ATTACHMENT NO. 1

Signal Landmark

27285 Las Ramblas, Suite 210
Mission Viejo, California 92691
(949) 250-7700 • Fax (949) 261-6550

RECEIVED

APR 23 2014

Dept. of Planning
& Building

PROJECT DESCRIPTION FOR THREE SANDOVER RESIDENTIAL LOTS - TENTATIVE
PARCEL MAP 2013-156

Signal Landmark (owner) is proposing a Tentative Parcel Map 2013-156 to complete the buildout of the Sandover neighborhood at the southwest corner of Bolsa Chica Street and Los Patos Avenue. The TPM subdivides four existing lettered lots of Tract 15734 (Lots B, D, E, & G) and portions of five lettered lots (B, F, H, J, K) of Tract 17034 into a three single family detached residential lots and six lettered lots.

The TPM will trigger some minor modifications to the city's general plan and zoning map. Because the TPM includes a small segment of land on the western end that was in the unincorporated area prior to a recent annexation, it does not currently have a land use designation in the city's General Plan. Therefore, a General Plan Amendment will be necessary to establish the residential land use (RL). Also, while most of the area covered by the TPM is zoned R-L - CZ, the southeastern corner of the property is zoned Residential Agriculture (RA). Thus, a zone change will be necessary to convert the area zoned RA to RL - CZ. Lastly, RL-CZ zoning is proposed for a 175 square foot lettered lot (K) from Tract 17034 that was previously in the unincorporated area and therefore lacks city zoning.

With respect to surrounding land uses, on the north side of Los Patos Avenue is single family detached homes, on the east side of Bolsa Chica Street is a five acre parcel designated for future residential and directly south and west is the future Azurene neighborhood of the Brightwater Community.

The existing gated entry to the Sandover neighborhood on Sandover Drive will remain in its current configuration and is designated as Parcel A on the TPM. Parcel 1, a 6,169 SF residential lot, fronts onto Hampton Lane on the north side of the Sandover Drive and contains a five foot easement paralleling the southern lot line for landscape maintenance of the entry. Parcel 2 is a 6,110 SF residential lot located on the southeast corner of Hampton Lane and Sandover Drive. Parcel 3 is a 7,084 SF residential lot located at the end of Shelburne Drive on the east side of an existing emergency vehicle access drive. A retaining wall will be constructed along the northern and eastern property lines of Parcel 3. Pursuant to the City's Zoning Code, a Conditional Use Permit will be required to construct the retaining wall.

As part of the construction of the three residential lots both Hampton Lane and Shelburne Drive will be lengthened to provide access to Parcels 2 and 3. Hampton Lane will be extended approximately 10 feet to the south and Shelburne approximately 40 feet to the west. No street connection to the Brightwater community is proposed.

A two storey approximately 3,400 SF home will be built on Parcel 1 and an approximately 4,300 SF home will be built on Parcels 2 and 3. The architecture and exterior building materials have been designed to match the existing Sandover homes.

The Parcel Map is located within the Coastal Zone and will require a Local Coastal Program Amendment in addition to a zone change. Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Existing General Plan
Designations

Los Patos Ave.

Boisa Chica St.
Sandover Dr.

RL-7

RL-7

Shelburne Dr.

Hampton Ln.

Bristol Ln.

Ashville Dr.

Brightwater Dr.

Coveview Dr.

Osterville Ln.

Warren Ln.

Tidbridge Ln.

Wentworth Cir.

Water Dr.

RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED

Edgartown Dr.

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project

Proposed General Plan
Designations - Final

Los Patos Ave.

Bosalia Chica St.

Water Dr.

Wentworth Cir.

Tidbridge Ln.

Coveview Dr.

Osterville Ln.

Warwick Ln.

Shelburne Dr.

Bristol Ln.

Hampton Ln.

Ashville Dr.

Brightwater Dr.

dgartown Dr.

Longpoint

RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED

- Legend**
- Coastal Zone
 - Boundary
 - Residential Low Density
 - Land Use Not Designated
 - Right of Way
 - Project
 - RL-7-sp for Brightwater
 - RL-7 for Sandover

ATTACHMENT NO.

Existing Zoning Designations

Los Patos Ave.

Bolsa Chica St.

Water Dr.

Wentworth Cir.

Tidairidge Ln.

Coveview Dr.

Osterville Ln.

Warehouse Ln.

Bristol Ln.

Shelburne Dr.

Hampton Ln.

Sandover Dr.

RA

Ashville Dr.

Brightwater Dr.

Edgartown Dr.

Longpointe

UNDESIGNATED

Legend

Coastal Zone

Boundary

Residential Agriculture

Residential Low Density

Undesignated

Proposed Zoning Designations

Los Patos Ave.

RL

RL

RL

UNDESIGNATED

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Undesignated

Boisa Chica St.

Sandover Dr.

Hampton Ln.

Shelburne Dr.

Ashville Dr.

Brightwater Dr.

Bristol Ln.

Osterville Ln.

Coveview Dr.

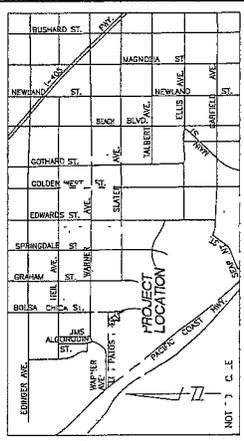
Warehouse Ln.

Tidbridge Ln.

Wentworth Cir.

Edgartown Dr.

Water Dr.



LEGEND

- TENANT'S PARCEL MAP BOUNDARY
- PROPOSED LOT LINE / RIGHT OF WAY
- EXISTING LOT LINE / RIGHT OF WAY
- CUT/FILL LINE
- PROPOSED WALL
- PROPOSED RETAINING WALL
- EXISTING WALL

ABBREVIATIONS

- CSB CURB AND GUTTER
- CY CUBIC YARD
- EX EXISTING
- EXTX EXISTING
- H HEIGHT
- LS LANDSCAPE
- MA MAINTENANCE
- PA PROPOSED
- PKL PARCEL
- R/W RIGHT OF WAY
- SF SQUARE FEET

CONSTRUCTION NOTES

- CONCRETE BLOCK WALL PER DETAIL W1 PER PLAN.
- CONCRETE BLOCK WALL WITH RETAINING PER DETAIL W2 PER PLAN.

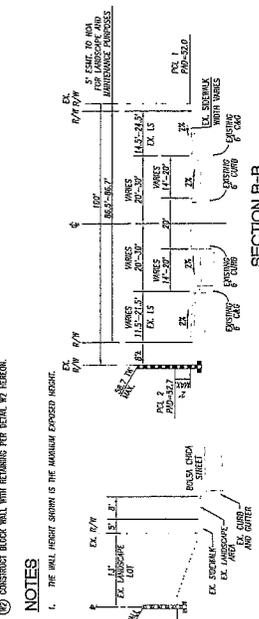
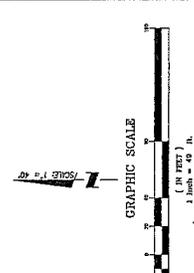
NOTES

- THE WALL HEIGHT SHOWN IS THE MAXIMUM EXPOSED HEIGHT.

EARTHWORK QUANTITIES

DESCRIPTION	QUANTITY	UNIT
CUT	+ 103	CY RAW
FILL	- 322	CY RAW
SUBTOTAL	- 219	CY
SHRINKAGE	- 21	CY 20%
TOTAL NET	- 198	CY IMPORT

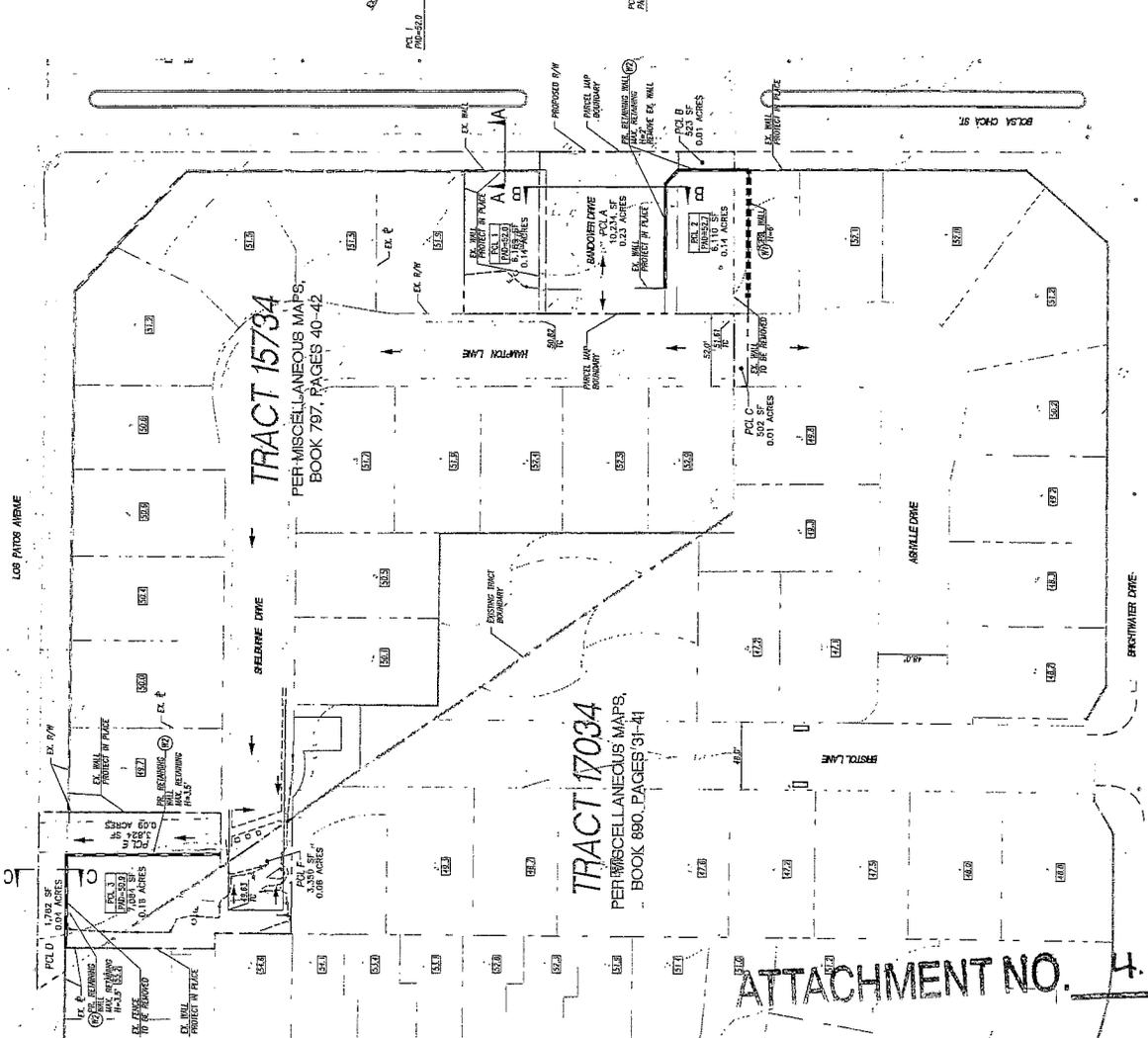
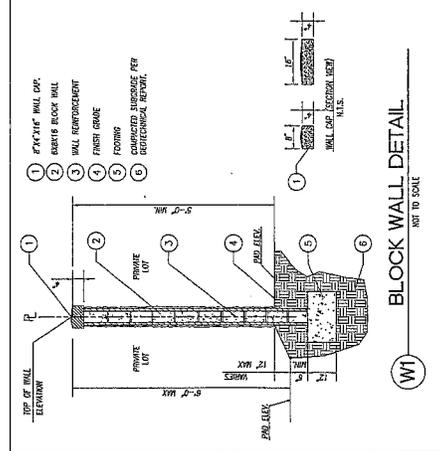
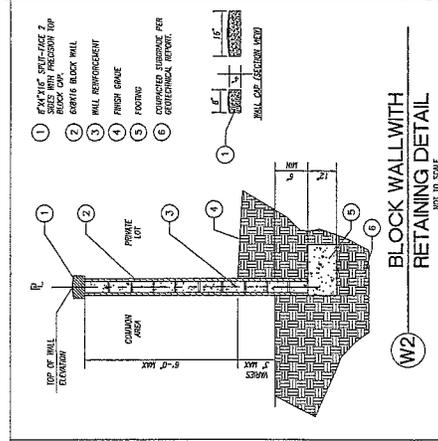
NOTE TO BE IMPORTED FROM TRACT 17034 PROJECT SITE ASSOCIATED WITH PARCEL MAP 2013-101.



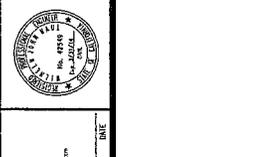
SECTION A-A
TYPICAL STREET SECTION
SANDOVER DRIVE (PRIVATE STREET)
N.E.S.

SECTION B-B
TYPICAL STREET SECTION
SANDOVER DRIVE (PRIVATE STREET)
N.E.S.

SECTION C-C
TYPICAL STREET SECTION
SANDOVER DRIVE (PRIVATE STREET)
N.E.S.



PROJECT NO. 204234420
SHEET 1 OF 1
BRICHTWATER



PLANS PREPARED BY: STANTEC ENGINEERING, SUITE 100, 10000 SANDOVER DRIVE, SANDOVER, CA 94366

DESIGNED BY: VSW
DRAWN BY: VSW
CHECKED BY: WJK
DATE REVISION: 2-19-14

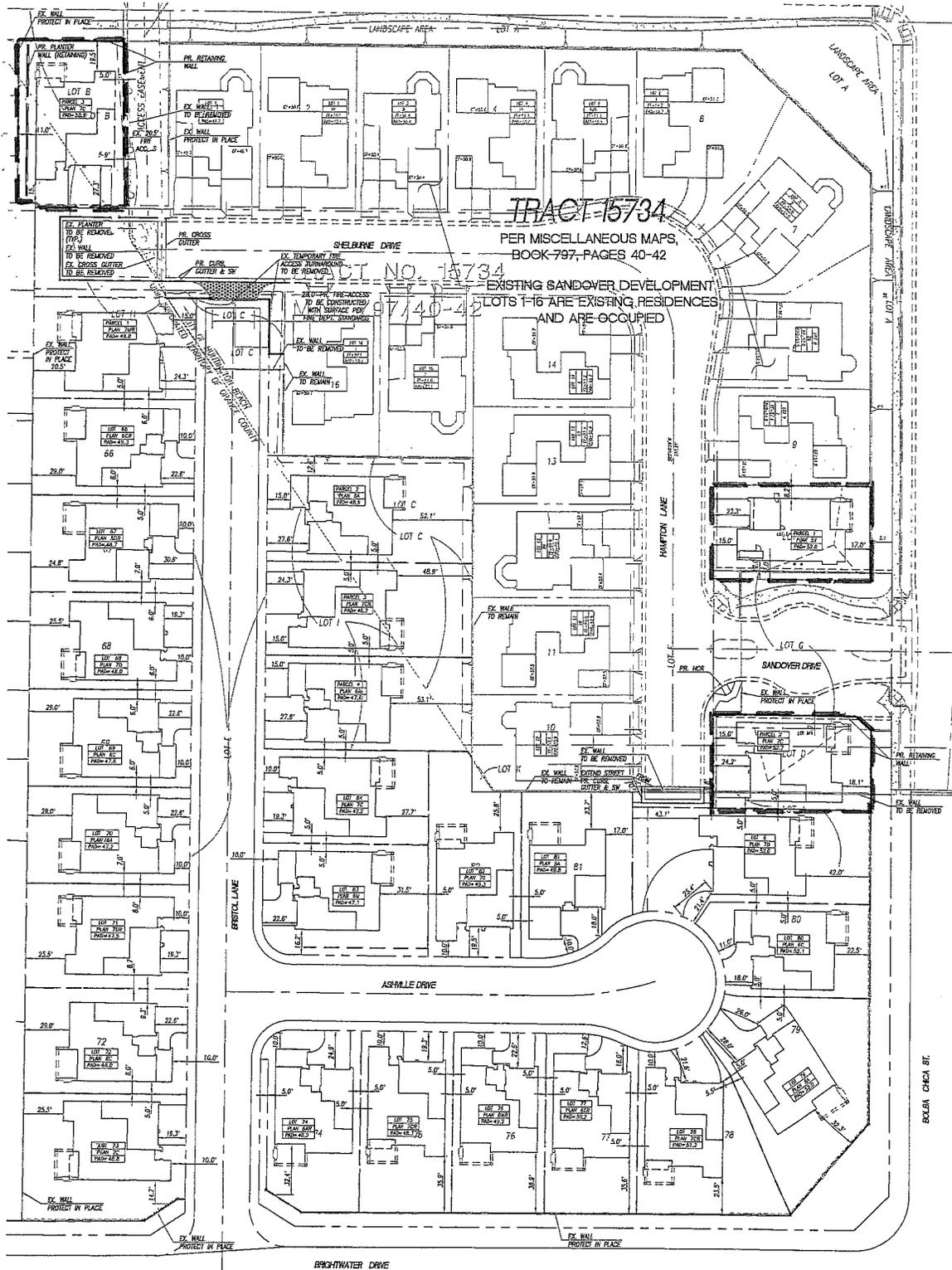
REVISIONS

DIGALERT

DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTACHMENT NO. 4.2



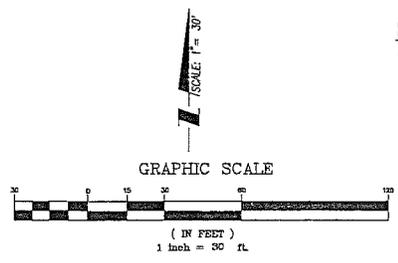
TRACT 17034

PER MISCELLANEOUS MAPS,
BOOK-797, PAGES 40-42

EXISTING SANDOVER DEVELOPMENT
LOTS 1-16 ARE EXISTING RESIDENCES
AND ARE OCCUPIED

NOTES
1. DA 7-4 LOTS WITHIN THE BRIGHTWATER PROJECT ARE PLOTTED WITH AZURENE PRODUCTS.

ATTACHMENT NO. 4.3

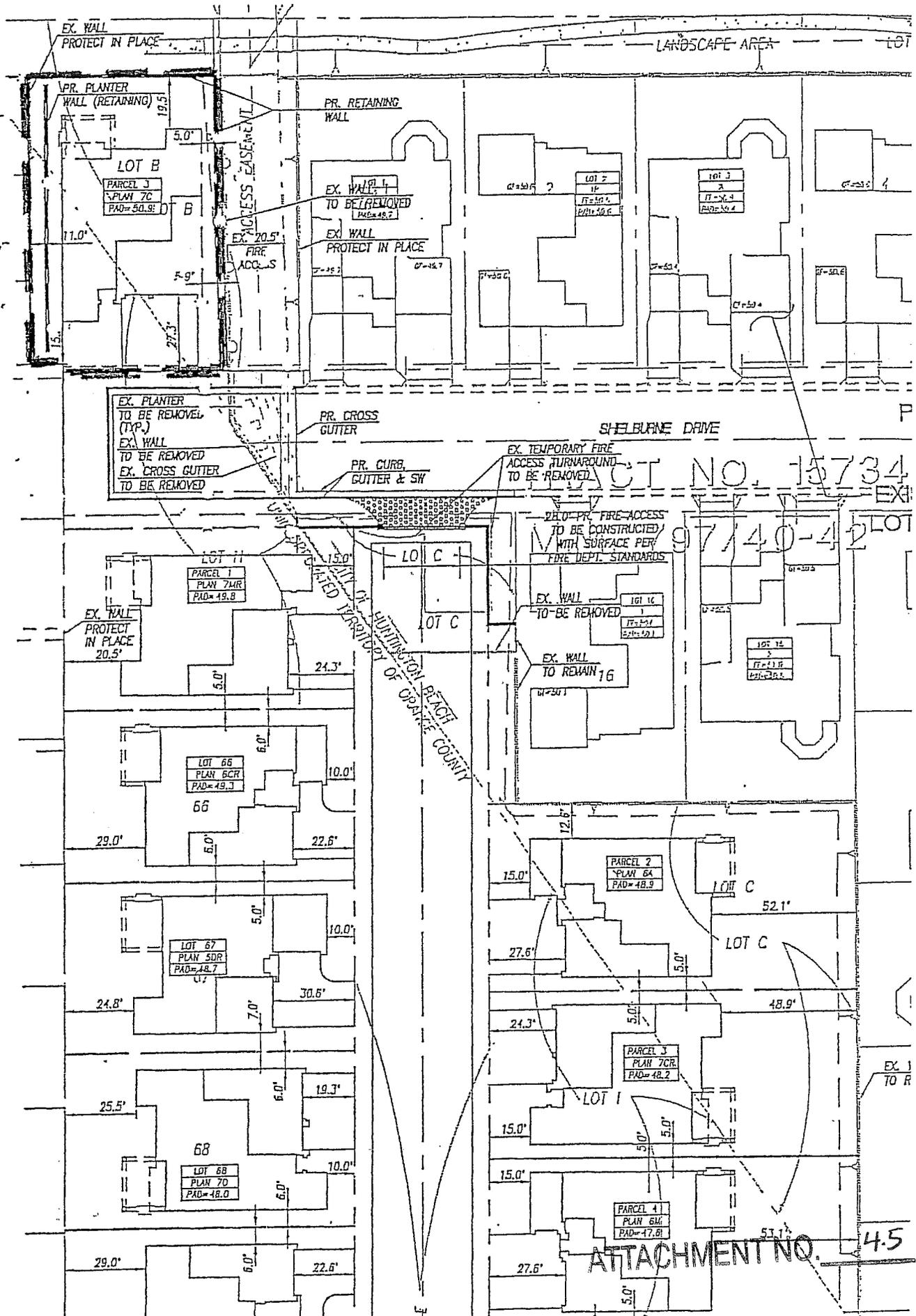


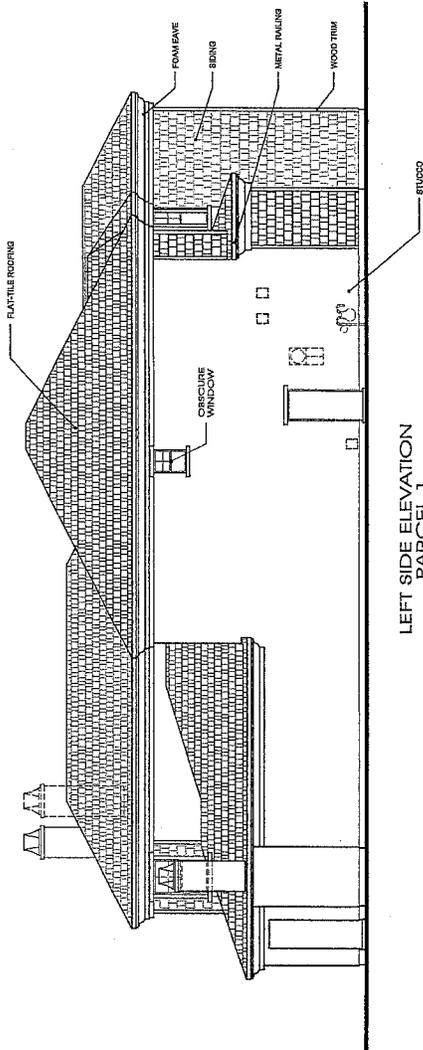
DATE REVISED: 2-12-14

TRACT 17034		PROJECT NO.
PLOT PLAN		2042341420
(ULTIMATE CONDITION)		SHEET 1
BRIGHTWATER / SANDOVER		OF 1

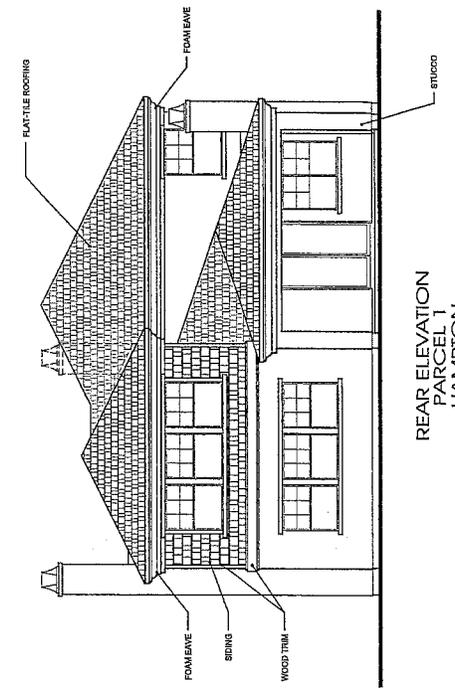
08/09/08: c:\pmapca\2042341410\pmap\pmap000001.dwg PLOTTED: 3/13/2014 9:16 AM BY: lls, licky

LOS PATOS

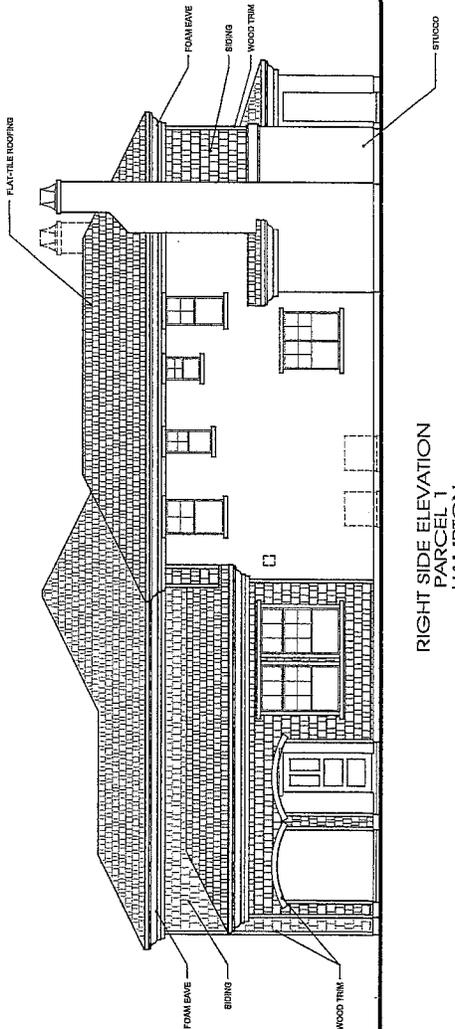




LEFT SIDE ELEVATION
PARCEL 1
HAMPTON



REAR ELEVATION
PARCEL 1
HAMPTON



RIGHT SIDE ELEVATION
PARCEL 1
HAMPTON

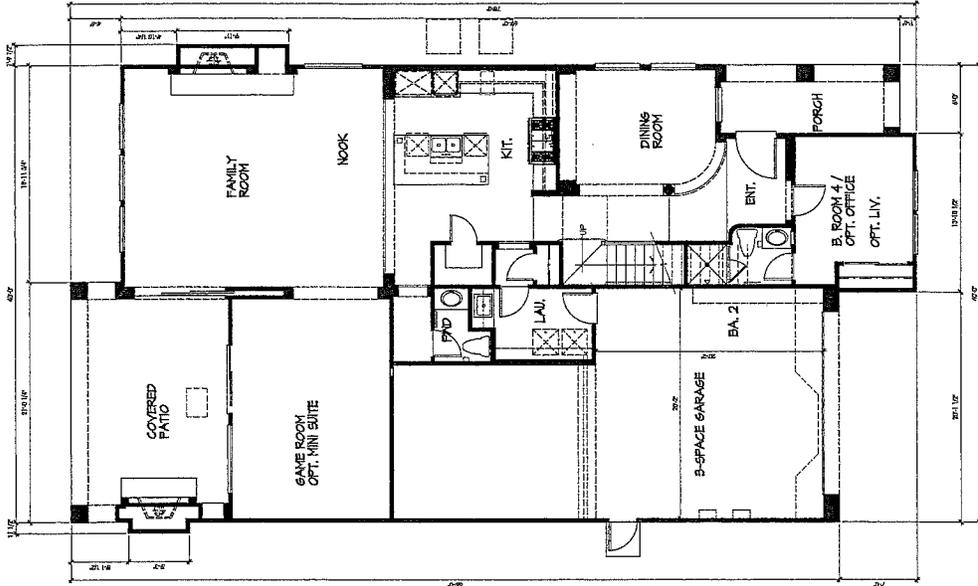
PLAN 5X
ELEVATIONS
PARCEL 1



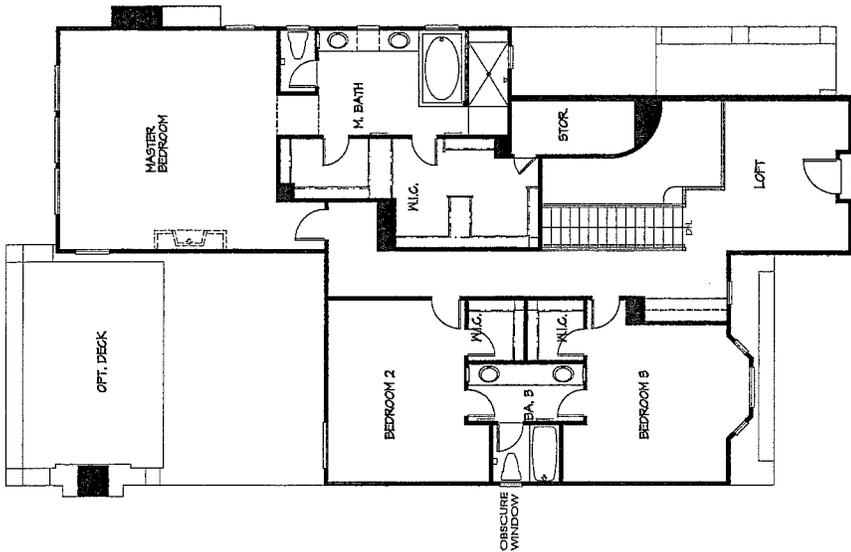
WoodBridge Pacific Group, LLC
27725 SAN VICENTE, SUITE 200
MISSION VIELO, CA 92691
949-548-8162

SANDOVER LOTS
Huntington Beach, CA





FIRST FLOOR PLAN
1,702 S.F.
3,413 S.F.



SECOND FLOOR PLAN
1,711 S.F.

PLAN 5X
PARCEL #1



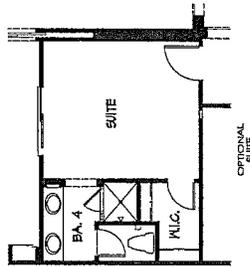
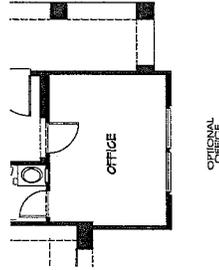
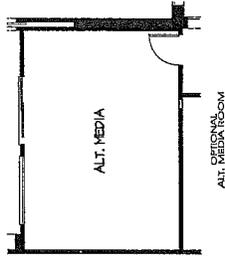
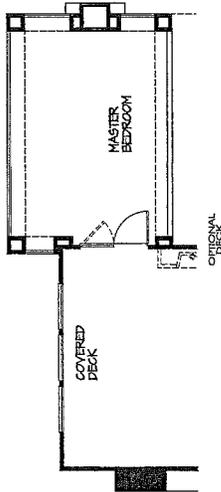
WoodBridge Pacific Group, LLC
27788 LAS PALMAS, STE #230
MISSION VIEJO, CA 949-3-18-5152

SANDOVER LOTS

Huntington Beach, CA



HANNOUCHE
ARCHITECTS
4752 S. 125TH
MISSION VIEJO, CA 949-3-18-5152



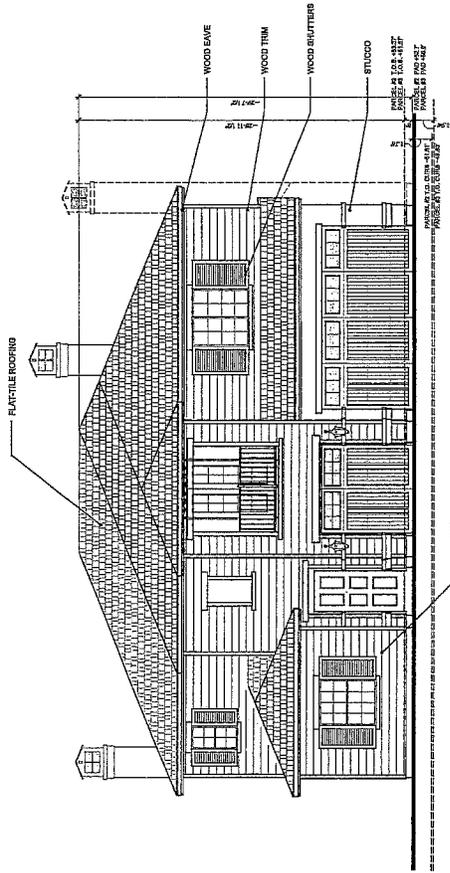
PLAN 5X
PARCEL 1
OPTIONS



WoodBridge Pacific Group, LLC
27740 N. WILSON AVENUE, SUITE 200
MIRAMONTE, CA 92691
949-348-5162

SANDOVER LOTS
Huntington Beach, CA

HANNOUCHE
ARCHITECTS
2012.07.12.2010
REGISTERED ARCHITECT
STATE OF CALIFORNIA



PLAN 7
 PARCELS 2 & 3
 TRADITIONAL

WOODBRIDGE PACIFIC HOMES, LLC
 COLOR & MATERIAL SELECTIONS

SANDOVER - PARCELS 2 & 3 - 20 SCHEDULE 1 - BRANCHED TRIM PAINT SHUTTERS & PICKET DOOR ROOF TILE	FRAME FRAME FRAME FRAME FRAME	MOUNTAIN OAK BROWN SPINA LINO BROWN SPINA LINO BROWN BRICK, SANDY 6000 PERFORMANCE
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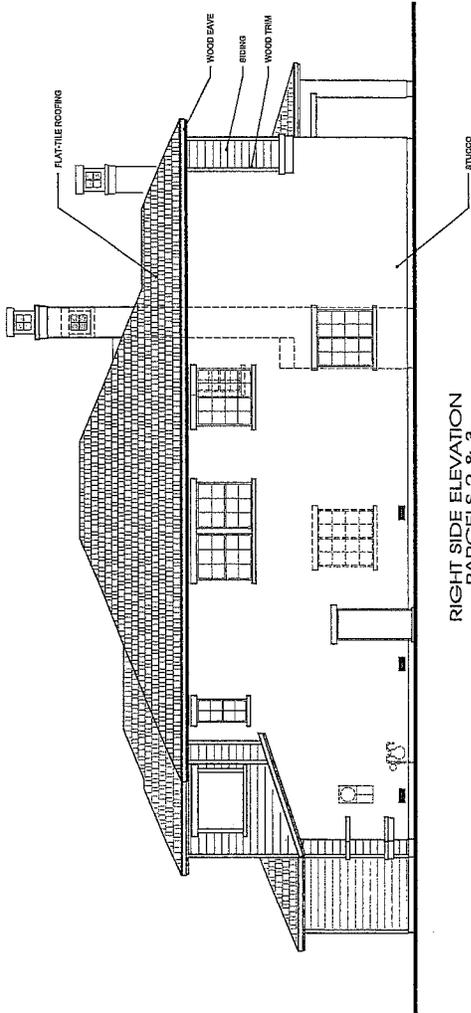
SANDOVER LOTS
 Huntington Beach, CA

PLAN 7
 PARCELS 2 & 3
 FRONT ELEVATIONS

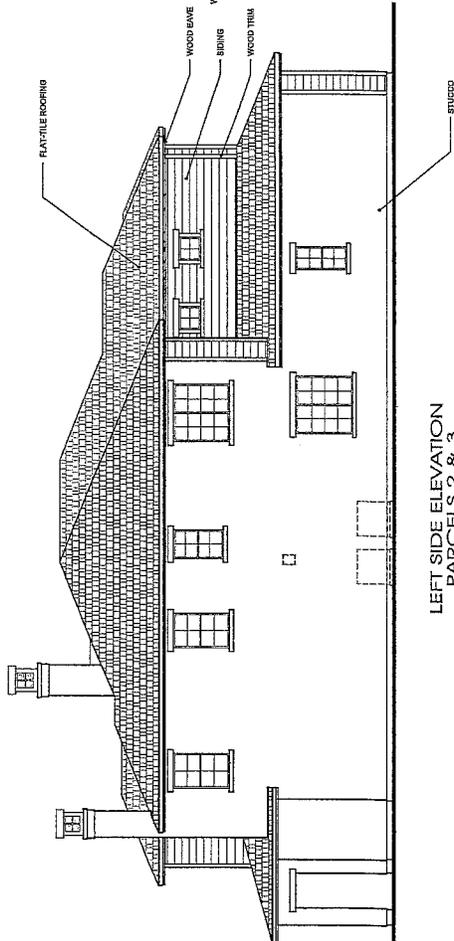


WoodBridge Pacific Group, LLC
 27786 LAS RAMBLAS, STE. 200
 HUNTINGTON BEACH, CA 92646
 714-341-8162

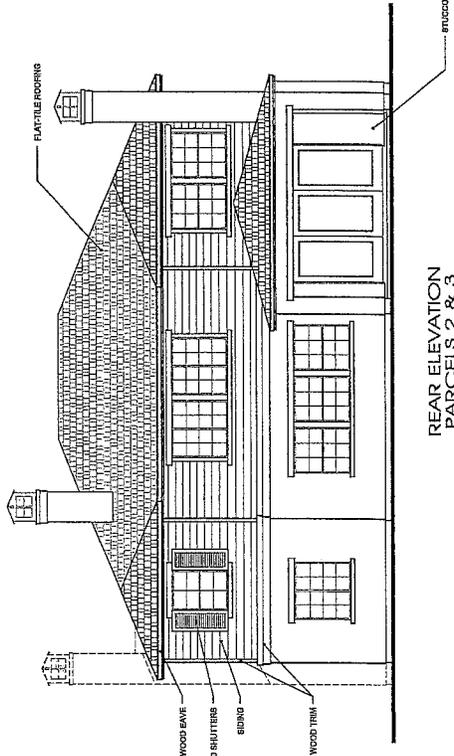




RIGHT SIDE ELEVATION
PARCELS 2 & 3
TRADITIONAL



LEFT SIDE ELEVATION
PARCELS 2 & 3
TRADITIONAL



REAR ELEVATION
PARCELS 2 & 3
TRADITIONAL

PLAN 7
ELEVATIONS
PARCELS 2 & 3



WoodBridge Pacific Group, LLC
27296 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
714-346-0102

SANDOVER LOTS
Huntington Beach, CA

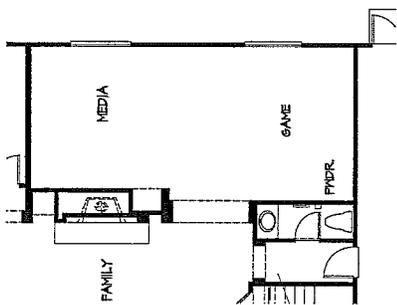
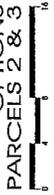




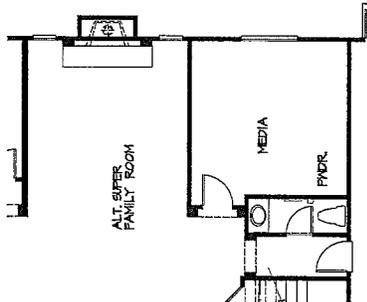
HANNOULCHE
ARCHITECTS
 2770 WILSON AVENUE, SUITE 200
 HUNTINGTON BEACH, CA 92648
 TEL: 949-348-6162 FAX: 949-348-6162

SANDOVER LOTS
 Huntington Beach, CA

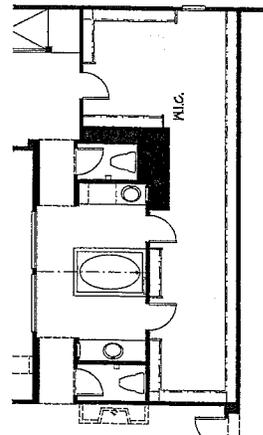
PLAN 7
OPTIONS
PARCELS 2 & 3



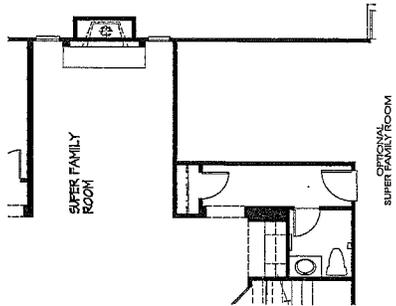
OPTIONAL
 MEDIA / GAME ROOM
 + 288 SQ. FT.



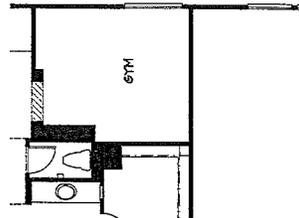
ALT. SUPER FAMILY ROOM / MEDIA
 + 209 SQ. FT.



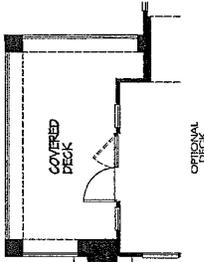
OPTIONAL
 MASTER CLOSET



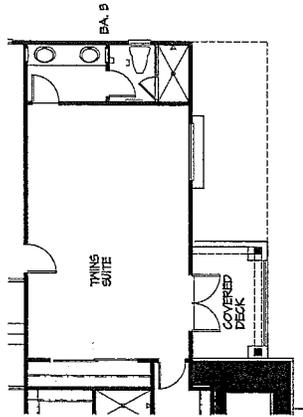
OPTIONAL
 SUPER FAMILY ROOM



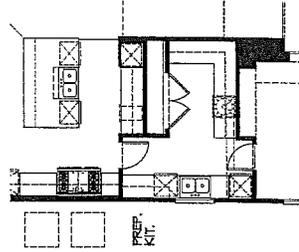
OPTIONAL
 GYM



OPTIONAL
 DECK



OPTIONAL
 TWINN SUITE



OPTIONAL
 PREP. KITCHEN