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## Summary of Accomplishments for 2012

The Department of Planning and Building is responsible for reviewing all land use and development proposals, including zoning entitlement processing, technical review of construction drawings, issuance of building permits, field inspections, as well as code enforcement and neighborhood preservation functions. In 2012, we provided a variety of services to the public and accomplished the following:

- Received 123 zoning entitlements for processing
- Performed over 1,381 building plan reviews
- Issued over 8,444 building permits
- Conducted over 32,049 building, mechanical, electrical, plumbing, and certificate of occupancy inspections
- Responded to 2,532 code enforcement cases
- Conducted 6,403 code enforcement inspections
- Responded to approximately 48,000 phone and walk-in inquiries, and
- Processed over 56,500 phone contacts in the permit and plan check section

Congratulations to the Planning and Building Staff for another great year!

## Major Projects Approved & Under Construction

Construction is on the rebound in Huntington Beach primarily due to the adoption of Beach and Edinger Corridor Specific Plan in 2010. Most of the projects along this corridor will be Mixed-Use, which consists of a residential element that is mixed with a commercial/retail element. On the west end of the specific plan boundary, Hobby Lobby (southeast corner of Goldenwest and Edinger) opened in November of last year after complete remodel of that building. We anticipate other improvements and remodeling will occur within the center. Construction is underway on the Boardwalk Apartments (former Levitz) a mixed use project that includes 487 residential units and 15,000 square feet of commercial/retail space. First occupancy is anticipated for May 2014 with completion projected for August of 2015. The Residences at Bella Terra is another mixed use project nearing completion and it includes 467 apartments and 30,000 square feet of retail. Leasing is anticipated to begin by late spring 2013. Edinger Plaza (Michael's Shopping Center) has recently gone through major renovations and expansion and become the home of Dick's Sporting Goods and Nordstrom Rack.

Moving on to Beach Boulevard, Hoag Hospital is constructing an additional 55,000 square feet of medical offices and parking structure; completion is anticipated by early 2015. The Beachwalk Apartments, a 173 unit project, is under construction on Beach Blvd. across from the Newland Center with an estimated completion the summer of 2014. The Beach and Atlanta Shopping Center has gone through major renovations and expansion. Major façade improvements for the existing buildings have been completed and an expansion of 43,000 square feet contained in three new buildings was approved. Two of the buildings are complete and it is anticipated construction of the third will occur sometime in 2014.

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**CITY OF HUNTINGTON  
BEACH QUALITY  
SERVICE MISSION  
STATEMENT:**

“To maintain a safe community, a high quality of life, the most cost-effective and highest quality service, facilities, and products in response to the changing needs of our community.”



***Village at Bella Terra***

## Building Division

The Building Division staff worked on numerous projects in 2012 including:

- Provided project specific inspection service for The Village at Bella Terra
- Assisted owner/developer through all phases of construction on Beach Promenade
- Completed inspections on Edinger Plaza Remodel, exterior façade, Nordstrom Rack, Dick’s Sporting Goods, and Michael’s
- Completed inspection of Hoag Medical Parking Structure and successful opening of US Open of Surfing
- Coordinated and managed pre-opening certificate of occupancy meetings with business and property owners, contractors and city staff
- Implemented CASp training program for inspectors
- Created a QR Code, used with your hand held device, to implement online building permit inspection scheduling in addition to the ability to go to the city web to perform the request
- Worked with the County of Orange Assessors Office obtaining public building records for The Brightwater Project, and supervised transfer of documents
- Implemented Development Impact Fees into Development Services
- Completed online viewing of all Building Division Public Records
- Implemented plan check and inspection of landscape and irrigation, water service, and site building sewer on private properties
- Continued the joint enforcement of National Pollutant Discharge Elimination System (NPDES) and Best Management Practices (BMP) as authorized by the Clean Water Act.
- Completed Building and MEP plan checks for HB Lofts and Merrill Gardens, Beachwalk Parking Garage, and completion of two complete submittals for Boardwalk and Elan apartments.

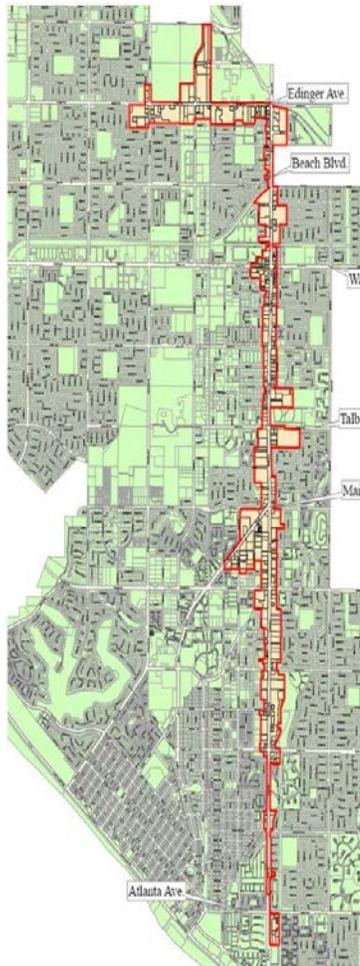
## Permit and Plan Check Services Activity

- Provided customer service to 20,244 counter customers (95/day avg)
- Answered over 56,500 phone contacts
- Reviewed and approved 8,444 permits with a construction valuation of \$190,992,864
- Performed 678 over-the-counter building plan reviews
- Performed 615 large or complicated building plan reviews
- Performed 1,355 plumbing, mechanical and electrical plan reviews
- Processed 638 certificates of occupancy for new and change of business
- Scheduled and conducted 852 counter appointments
- Mailed approximately 8,444 permit notification letters and 4,309 inspection reminder letters
- Mailed 826 Notice of Non-Compliance letters
- Received and responded to 29 citizen inquiries via Surf City Pipeline
- Prepared all public records, except plans, to be available via the kiosk
- 3,374 Customers accessed SIRE documents using department kiosk system
- Provided Project Coordination to 5 Large Mixed Use Projects
- Implemented Online Inspections Scheduling

## Advance and Current Planning

The Planning Division staff worked on numerous projects in 2012 including:

- The California Coastal Commission approved the Parkside Residential Project
- City Council approved the Senior Center SEIR, GPA and CUP; Beach – Ellis Mixed Use Project (274 residential units/8,500 sq. ft. retail); Zoning Text Amendment for Wireless Facilities; and Park Fee Zoning Text Amendment
- Planning Commission approved the EIR and GPA for the Circulation Element update; EPA for the revised residential component of the Pacific City project; an 81 unit residential subdivision at the former Lamb school; a 49 unit residential subdivision at the former Wardlow school; and Van's Skate Park
- The Site Plan for the The Beachwalk residential project (173 units) was approved
- The Draft EIR for the Plastic Bag Ordinance, Warner Nichols project Draft EIR, and the Recirculated MND for the Atlanta Widening Project were all circulated for public comment
- Planning Commission reviewed 26 items at study sessions and processed 33 applications/items at 19 meetings
- Zoning Administrator acted on 37 applications at 22 meetings
- Design Review Board acted on 23 applications at 13 meetings
- Development Assistance Team reviewed 56 issues/concept plans at 35 meetings
- Planning staff processed 10 Administrative Permits, 2 final parcel maps, 1 final tract map and 2 lot line adjustments
- The Appellate Court upheld the Downtown Specific Plan EIR
- Continued work on the Historic and Cultural Services Element Update, including additional scope to address the HRB's comments on the Historic Context and Survey; the Gun Range EIR; and Housing Element Update
- Continued efforts to enhance customer service and participated in the City's award winning 10-Point Plan for Businesses
- The Division also worked on a number of ongoing and recurring projects such as the Department's web site, continuing budget challenges, department newsletter
- Reviewed/responded to environmental documents prepared by other jurisdictions
- Provided staff support for the Historic Resources Board, Environmental Assistance Committee, and Southeast Area Committee
- Continued the SIRE Program (scanning of Planning Division files/documents)



**Beach and Edinger  
Corridors Specific Plan**



## Planning Counter Activity

- Provided customer service to an estimated 5,172 (22/day avg.) telephone calls and 9,515 (27/day avg.) walk-in zoning inquiries
- Received 123 zoning and entitlement applications for processing
- Performed 974 over-the-counter plan checks and 660 plan checks for zoning compliance; plus 152 grading and 57 landscaping plans
- Processed 636 certificates of occupancy for new and change of business.
- Processed 35 requests for address assignments
- Issued 4 letters confirming property exemptions from flood insurance and 47 zoning conformance letters
- Processed 52 Temporary Sign Permits and 83 Temporary Activity Permits
- Received 480 (2/day avg.) calls inquiring about flood information
- Mailed approximately 8,280 flood information brochures to properties in floodplain
- Received and responded to 35 citizen inquiries via Surf City Pipeline
- Processed 6 Animal Permits

## Inspection Services Activity

- Performed 31, 224 building, mechanical, plumbing, electrical, and certificate of occupancy inspections annually (150/day avg)
- Processed 18,502 telephone inquires
- Conducted 60 inspection meetings/training sessions - reviewed 240 issues/topics
- Attended 12 Public Nuisance Task Force meetings
- Issued a combined 481 actions on a property for 30 Day Notice and Administrative Citation
- Conducted 629 counter meetings/appointments with customers
- Conducted 267 field meetings with developers and contractors
- Integrated Water and Sewer Inspections into the division



## Code Enforcement/Neighborhood Preservation

- 2,907 new cases were opened; 1,980 proactive cases to address violations observed by officers before receiving a complaint from citizens, and 927 service requests from residents to address code enforcement violations
- Conducted 6,411 site inspections
- Resolved/closed 2,425 cases
- Received/returned over 14,902 phone calls (received/responded to complaints, followed-up with violators/complainants, and provided general information/resource referrals to the public about Code Enforcement and Neighborhood Preservation)
- Conducted 12 community group meetings involving property owners to explain code requirements and provide resource referrals to assist efforts to maintain properties to the City's minimum standards
- Issued 2,418 Notices of Violation to encourage voluntary compliance and 14 citations for non-compliance when voluntary compliance was not achieved
- Coordinated efforts with the Public Nuisance Task Force to address 34 nuisance properties with the cooperation of Police, Fire, Building, Public Works, and the City Attorney's Office
- Top three code enforcement complaints were: discarded furniture, nuisance issues, and overgrown vegetation
- On average:
  - ✓ Gained compliance and successfully resolved violations within 30 days
  - ✓ Responded to 82% of all complaints in one day or less
  - ✓ Inspected 79% of all complaints within 48 hours

