



# 2013 Accomplishments

2/25/2014

## Special items of interest:

- Highest Construction Valuation seen in 20 years
- Housing Element Update completed and certified
- Circulation Element approved
- Planning Commission reviewed 36 Applications
- 2013 Building Codes adopted

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## Huntington Beach Department of Planning and Building

### Development Activity at a 20-Year High

2013 was a banner year for the Department of Planning and Building. Total construction valuation for the city was \$245,985,702, up 30% from \$190,992,864 in 2012. Applications for permits to build homes (single family, multi-family, or condominium) which is considered a gauge of future activity, rose a solid 81% in 2013. Construction activity shifted toward multi-unit buildings. This was largely due to permitting of three multi-family residential projects: Boardwalk, Beach & Ocean, and Elan along the Beach and Edinger Corridors.

Inspection activity was at a 5 year high, up 9% over 2012. While activity out in the field remains busy, activity at the Planning and Building Counters has seen a steady increase throughout 2013. Residents, developers, contractors,

engineers, and architects submitted 13% more zoning applications; 6% more permit applications were processed; and we had received 21% more walk-in customers. It was a very busy year!



**Eat, Shop, Play-Huntington Beach's Pacific City located downtown along PCH.**

### An update of the City's General Plan has begun!

The General Plan is a key planning document that embodies our city's future growth and development policy. It provides the framework for management and utilization of the City's physical, economic, and citizen values for the next 15-20 years.

#### Why update the General Plan?

The current General Plan was adopted in 1996. To ensure our General Plan remains a useful tool, it must keep pace with change and provide workable solutions to issues now facing the City. The General Plan update will provide a comprehensive policy framework that more accurately reflects growth, resource protection regulations, recent state legislation and local ordinances, and provides a guide for future land use patterns



As part of this update, the City is studying:

- Improving Sustainability
- Sea Level Rise
- Coastal Resiliency
- Economic/Demographic Trends
- Biological Resources
- Transportation Needs
- Land Use
- Public Safety Needs
- Water Quality

The General Plan update provides residents, businesses, and stakeholders the opportunity to make our great community even better! Public input is a vital part of the public planning process. Please join us at an upcoming community workshop!

[www.hbthenextwave.org](http://www.hbthenextwave.org)

The Planning Division staff worked on numerous projects in 2013. City council approved or adopted the following:

- Housing Element Update, and the State certified it in compliance with Housing Element law
- Circulation Element Update
- Reusable Bag Ordinance and EIR
- Zoning Text Amendment to prohibit off-site alcohol sales in District 1 of the Downtown Specific Plan
- Warner Nichols General Plan and Zoning Map Amendments and EIR
- The Scope of Work and Contract for a comprehensive General Plan Update, including a Sustainable Action Plan, Sea Level Rise Study, Urban Runoff Study, Police and Fire Response Study and Biological Survey
- Reasonable Accommodations Ordinance
- Atlanta Widening Project recirculated MND and Planning Commission approved the Conditional Use Permit and Coastal Development Permit

In addition:

- Planning Commission approved the Gun Range EIR
- Coastal Commission approved a Local Coastal Program Amendment for various Zoning Text Amendments
- Zoning Administrator approved the Beach Blvd./Warner Ave. intersection improvements MND and the Warner Ave. Bridge Rehab MND
- Oceana affordable housing project was approved
- City staff monitored the proposed AES Huntington Beach Generating Station reconstruction project through the California Energy Commission
- Zoning Administrator - processed 48 applications at 20 meetings
- Design Review Board - processed 29 applications at 12 meetings
- Development Assistance Team - reviewed 34 issues/conceptual plans at 26 meetings

### Planning Counter Activity

- Project Review Staff meetings - reviewed 264 issues/entitlements at 48 meetings
- Provided customer service to an estimated 6,800 (26/day avg.) telephone calls and 10,275 (40/day avg.) walk-in zoning inquiries
- Received 141 zoning and entitlement applications for processing
- Performed 900 over-the-counter plan checks for zoning conformance and 719 plan checks for zoning compliance; plus 243 grading and 45 landscaping plan checks
- Processed 792 certificates of occupancy for new and change of business
- Processed 57 requests for address assignment, 81 Temporary Activity Permits and 67 Temporary Sign Permits.
- Processed 9 Wireless Permit applications
- Processed 15 Administrative Permits
- Issued 41 zoning conformance letters
- Mailed approximately 8,280 flood information brochures to properties in the floodplain
- Received and responded to 49 Citizen Inquiries via Surf City Pipeline

### Projects Reviewed by the Planning Commission

The PC reviewed 36 applications/items including:

- 9/11 Memorial at the Civic Center
- Ritter's Restaurant and Alcohol
- Wahoo's Live Entertainment
- Former Hotel Evangeline
- Surf City Christian Preschool Expansion
- Casa Rincon
- Housing Element
- AT&T Monopalm Appeal
- Taphouse Restaurant: 6 Month Review
- Atlanta Avenue Widening
- Beach Cities Interfaith Distribution Center
- Warner Nichols: EIR, GPA, ZMA
- Beach Hut Deli Alcohol
- Elan Mixed Use Development Agreement
- Elephant Bar and Restaurant Alcohol sales
- Crunch Fitness
- Pedigo Apartments: EA, SPR, TPM, DA
- Brookhurst Street Underground Utility District: GPC
- Oasis Health Club
- Capital Improvement Program: GPC
- Pacific City Commercial EPA
- BJ's Restaurant Hours
- Gun Range EIR
- Resnick Residence Variance
- DTSP District I Offsite Alcohol
- Local Bench Grill Alcohol Appeal
- Evangelical Free Church Expansion
- Brookhurst and Adams EIR
- HSS Outdoor Sales Appeal



**Springhill Suites  
by Marriott**



**Pacific City Commercial**

## Building Division

The Building Division staff worked on numerous projects in 2013, including:

- Provided project specific inspection services for Boardwalk Apartments, Beach & Ocean Apartments, Elan Apartments (three large mixed use residential projects), and the Hoag Medical Office Building
- Completed inspections on The Residences at Bella Terra, Hoag Medical Parking Structure, Chevrolet & Jeep dealership tenant improvements, Sprouts, Bruxie, The Original Pancake House, Fitness 19, Tap House, Solita's Restaurant, and Panera Bread
- Commenced inspection work on Merrill Gardens, Pacific City Parking Structure, Vans Skate Park, Petsmart, and Pacific Shores The Villas
- Completed building, mechanical, electrical, and plumbing plan checks on Boardwalk, Elan and Pacific City Parking Structure; and completion of multiple submissions for Pacific City Commercial, Tri-Pointe Homes (2 locations) and Oceana Apartments
- City Council adopted the new 2013 California State Building Codes
- Implemented the Construction & Demolition Debris Waste Diversion program
- Continued CASp training and certification for inspectors and building plan checker
- Coordinated and managed pre-opening certificate of occupancy meetings with businesses, property owners, contractors, and city staff



Recessed entry to the Leasing Center at the corner with projected canopy, durable masonry and wood composite material at the base

**Boardwalk Apartments- 487 apt. units, 14,500 sf commercial space, 1/2 acre public park**

## Permit and Plan Check Services Activity

- Provided customer service to 21,269 public counter customers (81/day avg.)
- Answered over 55,349 telephone contacts
- Reviewed and approved 9,318 permits with a construction valuation of \$245,985,702
- Performed 755 over-the-counter building plan reviews
- Performed 702 large or complicated building plan reviews
- Performed 1,578 plumbing, mechanical and electrical plan reviews
- Processed 483 certificates of occupancy for new and change of business
- Scheduled and conducted 118 counter meetings with developers and residents
- Mailed 413 Notice of Non-Conformance Letters
- Provided Project Coordination to 12 Large Projects
- QR reader: 967 customers scheduled inspections, using their Smart Phone
- 3,003 public records were viewed by customers, using the department kiosk system
- Received and responded to 43 Citizen Inquires via Surf City Pipeline

## Inspection Services Activity

- Performed 34,387 building, mechanical, plumbing, electrical and certificate of occupancy inspections (160/day avg.)
- Processed 18,256 telephone inquires from customers
- Conducted 49 inspection meetings /training sessions reviewing 147 issues/topics
- Issued a combined 121 actions on properties for 30 Day Notice and Administrative Citation
- Conducted 302 field meetings with developers and contractors



## Code Enforcement / Neighborhood Preservation

The Code Enforcement Division staff worked on numerous activities in 2013, including:

- Opened 3,945 new cases, of which 2,598 cases were proactive to address violations observed by officers before receiving any complaints from citizens, and 1,347 service requests from residents to address code enforcement violations
- Conducted 7,385 site inspections
- Resolved 2,889 cases
- Received over 14,000 phone calls (received /responded to complaints, followed-up with violations/complaints, and provided general information/resource referrals to the public about Code Enforcement and Neighborhood Preservation)
- Participated in 12 Community Meetings involving property owners and tenants to explain code requirements and provide resource referrals to assist efforts to maintain properties to the City's minimum standards
- Implemented City Council approved Reusable Bag Ordinance
- Improved efforts on newsrack installations, abandoned shopping carts, vacation rentals (less than 30 days) and illegal signs
- Top three code enforcement complaints were: discarded furniture/equipment, overgrown vegetation, and construction without a building permit
- On average:
  - ◆ Gained compliance and successfully resolved violations within 30 days
  - ◆ Responded to 81% of all complaints in one day or less
  - ◆ Inspected 78% of all complaints within 48 hours



**Our Vision**  
**“Community Preservation and Education to Ensure Huntington Beach is a Great Place to Live, Work, and Play.”**

## Staff Recognition

The City of Huntington Beach values the quality of our staff. We would like to acknowledge their promotions, accomplishments, and appointments over the last few years:

- Jane James was promoted to Planning Manager
- Mark Carnahan was promoted to Building Manager/Building Official
- Jill Arabe was promoted to Associate Planner
- Hayden Beckman was promoted to Assistant Planner
- Bill Ford was promoted to Building Inspector III
- Mary Beth Broeren was appointed as Vice Director for Administration and Finance of the Orange Section of the California Chapter of the American Planning Association
- Joe Pena obtained his commercial mechanical certification
- Dan Watson obtained his residential plans examiner certification, his permit technician certification, and his EIT certification
- Chad Frisby received his CASp certification

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We're on the web!

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