

# Bella Terra Residential

City Council Hearing  
Entitlement Requests



Bella Terra Associates, LLC

7777 Edinger Ave

Huntington Beach, CA

**DJM**

# DJM Capital Partners

- DJM provides private equity investment, development and asset management services within the real estate sector.
- Core strength in retail combined with expertise in office, industrial and residential product types.
- DJM's superior market knowledge and strategic acquisition of undervalued assets is represented by a current portfolio of over 3 million square feet.

**DJM**



# Bella Terra Property Overview

- DJM acquired in 2005.
- \$280 million invested in the property since acquisition.
- 739,000 SF of mixed-use open-air shopping, dining, and entertainment with 476 residential units into one cohesive lifestyle environment in Huntington Beach, CA.
- Features over 70 stores, outdoor cafes and restaurants, including a 20-screen Century Theaters Multiplex, Whole Foods Market, Cheesecake Factory, King's Fish House, REI, Barnes & Noble, Peet's Coffee, Cost Plus World Market, Huntington Surf and Sport, and a 155,000 square foot Costco.

# Proposed New Development

- **OVERALL PROJECT**
  - 392,000 square feet
  - 5 stories of residential over 2 stories of retail & parking
- **RESIDENTIAL – Market Rate**
  - 300 units
    - Studio Units: 16%
    - 1-Bedroom Units: 50%
    - 2-Bedroom Units: 32%
    - 2-Bedroom + Den Units: 2%
  - 12,500 square feet of indoor common areas
  - 57,000 square feet of outdoor common areas
- **RESIDENTIAL – Affordable**
  - 15% of units will be Affordable
    - 45 units of 300 total
    - 27 will be Moderate-Income Affordable
    - 18 will be Low-Income Affordable
- **RETAIL**
  - 25,000 square feet of retail/restaurant space
  - Integration with adjacent 900,000+ square feet of adjacent shopping center
  -
- **PARKING**
  - 404 new parking spaces provided on-site
  - 76 bike parking spaces provided on-site
  - All resident parking self-contained within private, separate garage
    - Guest and retail/restaurant provided in adjacent, existing parking garage

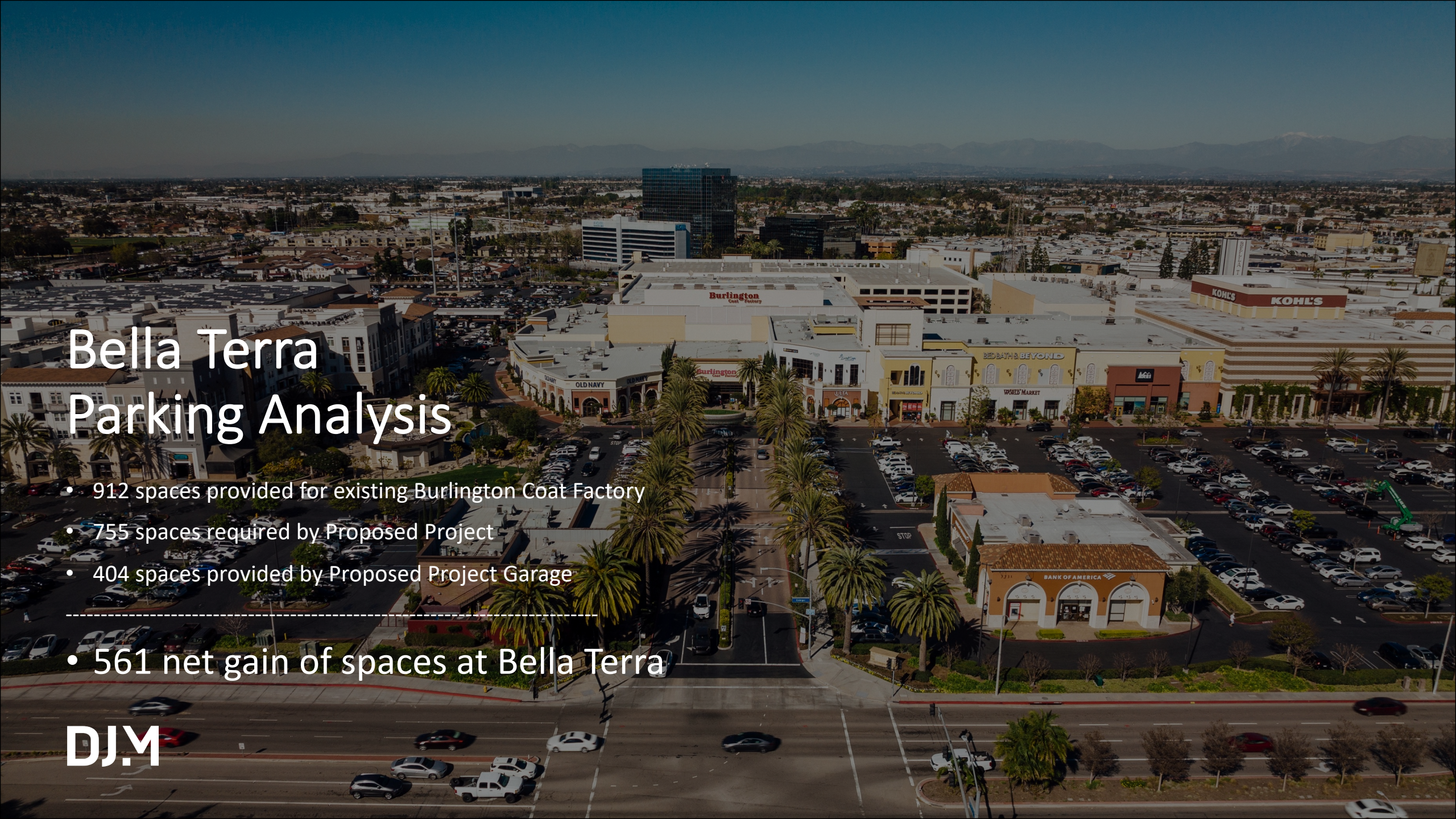
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# Proposed Entitlement Requests

- **Addendum Environmental Impact Report (EIR)**
  - Preparation of Addendum #2 to the Village at Bella Terra EIR No. 07-003 to analyze the potential environmental impacts of the proposed project.
- **General Plan Amendment**
  - Modify existing area boundaries (Area A and Area B) of the Bella Terra Specific Plan.
  - Modify the current General Plan Land Use designations.
- **Zoning Text Amendment**
  - Modify the existing Bella Terra Specific Plan (SP-13)
  - Divide Area B into Sub-Areas B.1 and B.2
  - Revise development standards for Subarea B.2 (subject project site)
  - Update the parking allocations, pedestrian circulation plan, conceptual circulation plan, and landscape concept.
  - Text and Figure revisions to reduce the size of Area A and increase the size of Area B.





# Bella Terra Parking Analysis

- 912 spaces provided for existing Burlington Coat Factory
- 755 spaces required by Proposed Project
- 404 spaces provided by Proposed Project Garage

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- 561 net gain of spaces at Bella Terra



# Bella Terra Vehicle Trip Reductions

- Fully occupied Burlington Coat Factory had a trip generation potential of 4,664 weekday daily net trips.
- At half occupancy, Burlington has potential trip generation of 2,759 weekday daily net trips.
- The Proposed Development is forecast to generate 2,028 weekday daily net trips—which amounts to 731 fewer weekday daily net trips than existing conditions.

# CEQA Analysis:

## California Environmental Quality Act

Addendum Prepared for all environmental topics.  
Technical Reports Prepared:

Air Quality and  
Greenhouse  
Gases

Cultural  
Report

Hazards

Geology

Hydrology

Noise

Transportation



In conclusion, project would not result in new significant environmental impacts. Project would not require a major change to prior 2008 EIR and 2010 EIR Addendum.

| BELLA TERRA RESIDENTIAL: Estimated Project Schedule                                   | Start   | End     | Duration  | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------------------------------------------------------------------------|---------|---------|-----------|------|------|------|------|------|------|------|
| Development Application Preparation                                                   | Q4 2020 | Q2 2021 | 6 months  |      |      |      |      |      |      |      |
| City Review of Development Application and Preparation of Environmental Documentation | Q2 2021 | Q2 2022 | 12 months |      |      |      |      |      |      |      |
| Community Workshop Meetings and Public Hearings on Development Application            | Q2 2022 | Q4 2022 | 6 months  |      |      |      |      |      |      |      |
| City Approval of Development Application                                              | Q4 2022 | Q4 2022 | 1 month   |      |      |      |      |      |      |      |
| Design, Permitting, and Pre-Construction                                              | Q4 2022 | Q3 2023 | 12 months |      |      |      |      |      |      |      |
| Development Construction                                                              | Q3 2023 | Q1 2026 | 30 months |      |      |      |      |      |      |      |
| Development Completion                                                                | Q1 2026 | Q1 2026 | 1 month   |      |      |      |      |      |      |      |