

RESOLUTION NO. 2024-53

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON ADOPTING ZONING TEXT
AMENDMENT NO. 22-005 BY CREATING THE
BOLSA CHICA SENIOR CARE COMMUNITY SPECIFIC PLAN (SP-19) TO APPLY TO
REAL PROPERTY AT THE SOUTHWEST CORNER OF WARNER AVENUE AT BOLSA
CHICA STREET

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Text Amendment No. 22-005, wherein both bodies have carefully considered all information presented at said meetings, and after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented to the City Council, the City Council finds that such zone change is proper and consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Huntington Beach does hereby resolves as follows:

SECTION 1: The Bolsa Chica Senior Care Community Specific Plan is consistent with the adopted Land Use Element of the General Plan, and other applicable policies and is compatible with surrounding development.

SECTION 2: The Bolsa Chica Senior Care Community Specific Plan enhances the potential for superior urban design in comparison with the development standards under the base district provisions that would apply if the Plan were not approved.

SECTION 3. The deviations from the base district provisions that otherwise would apply are justified by the compensating benefits of the Bolsa Chica Senior Care Community Specific Plan, which guide the creation of a new senior care community project that provides senior housing stock within an aging community, a wide variety of on-site resident amenities, and quality architectural design that is compatible with surrounding uses.

SECTION 4: The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle and public service demands and will not exceed the capacity of existing and planned systems.

and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

SECTION 6. The Bolsa Chica Senior Care Community Specific Plan, attached herein as Exhibit B and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2024.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Community Development Director

ATTACHMENTS:

Exhibit A: Legal Description and Map
Exhibit B: Specific Plan No. 19 – Bolsa Chica Senior Care Community Specific Plan

EXHIBIT "A"

All that certain real property situated in the County of Orange, State of California, described as follows:

PARCEL A:

THE NORTH 180.00 FEET OF THE EAST 180.00 FEET OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424, OFFICIAL RECORDS, LYING BETWEEN THE EASTERLY PROLONGATION OF THE LINE OF SAID LOT AND THE SOUTH LINE OF THE NORTH 180.00 FEET OF SAID LOT.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OFFICIAL RECORDS.

APN: 163-281-01

PARCEL B:

LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT 2 ON THE EAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH RECORDED JULY 15, 1943, IN BOOK 1197 PAGE 424 OFFICIAL RECORDS.

TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND.

EXCEPTING THEREFROM THE SOUTH 150.00 FEET.

ALSO EXCEPTING THE NORTH 180 FEET OF THE EAST 180 FEET THEREOF, MEASURED FROM THE CENTER LINE OF BOLSA CHICA STREET ADJOINING ON THE EAST.

ALSO, EXCEPTING ALL MINERALS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, OTHER HYDROCARBONS, GRAVEL AND STEAM ALL BELOW 500 FEET FROM THE SURFACE OF SUCH LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, EXCEPTING BELOW 500 FEET FROM SUCH SURFACE, RESERVED IN DEED FROM CHARLES HERMENSEN AS TRUSTEE FOR THE CHARLES L. HERMENSEN TRUST RECORDED JULY 9, 1982 AS INSTRUMENT NO. 82-237601 OF OFFICIAL RECORDS.

APN: 163-281-02

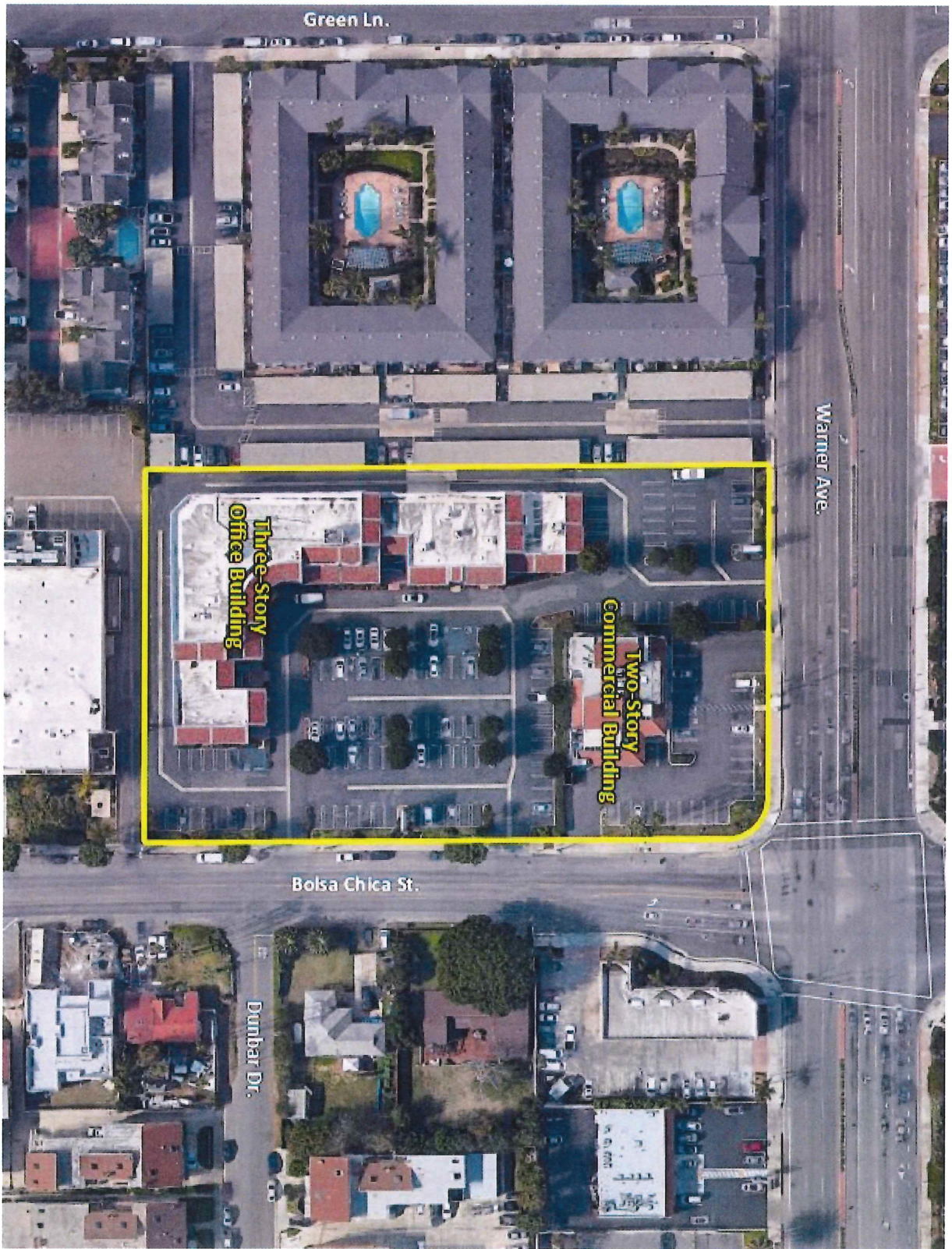


EXHIBIT A

Bolsa Chica Senior Care Community

Specific Plan No. 19

DRAFT: 09.10.24

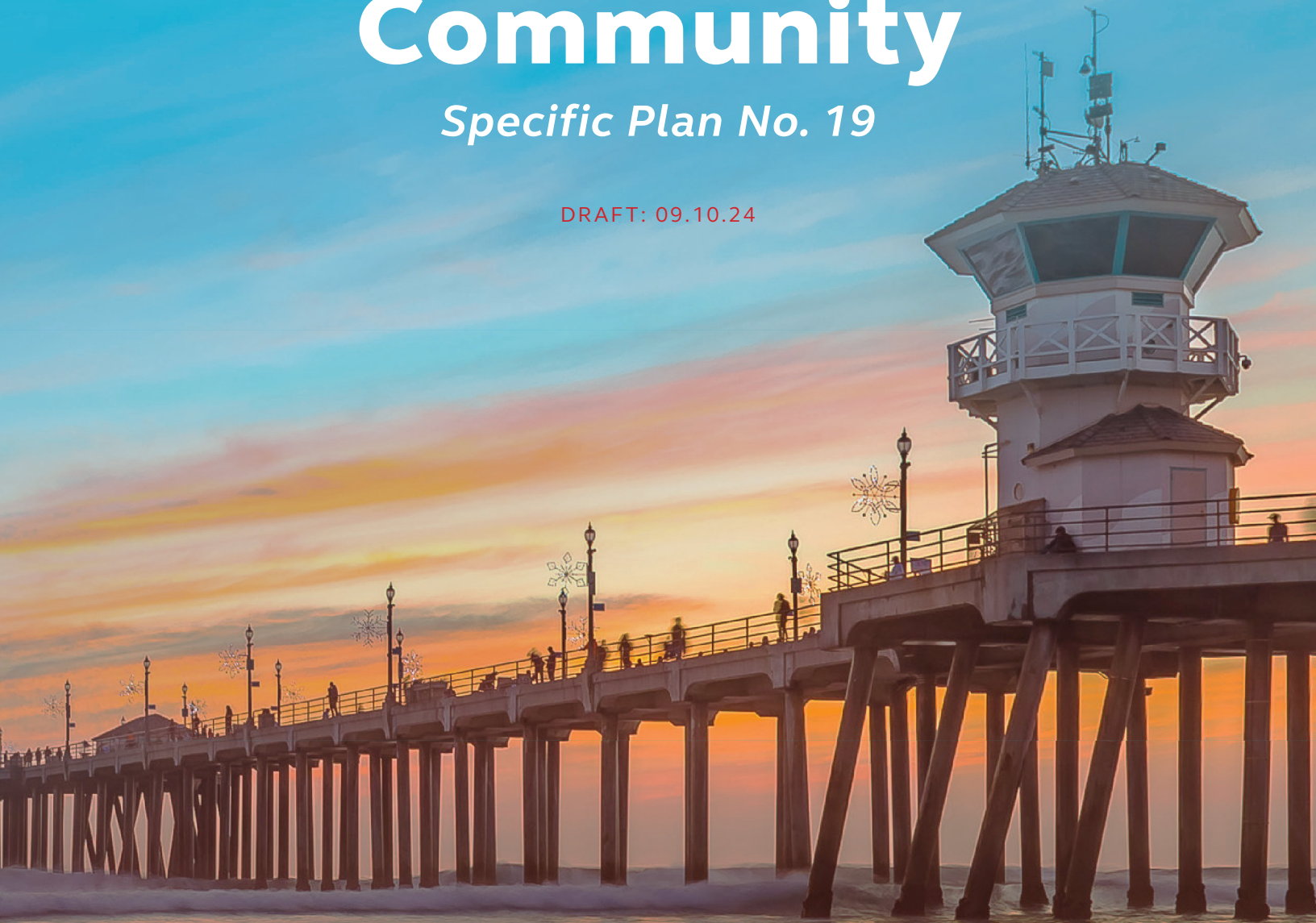


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INTRODUCTION

1

1.1 PROJECT OVERVIEW

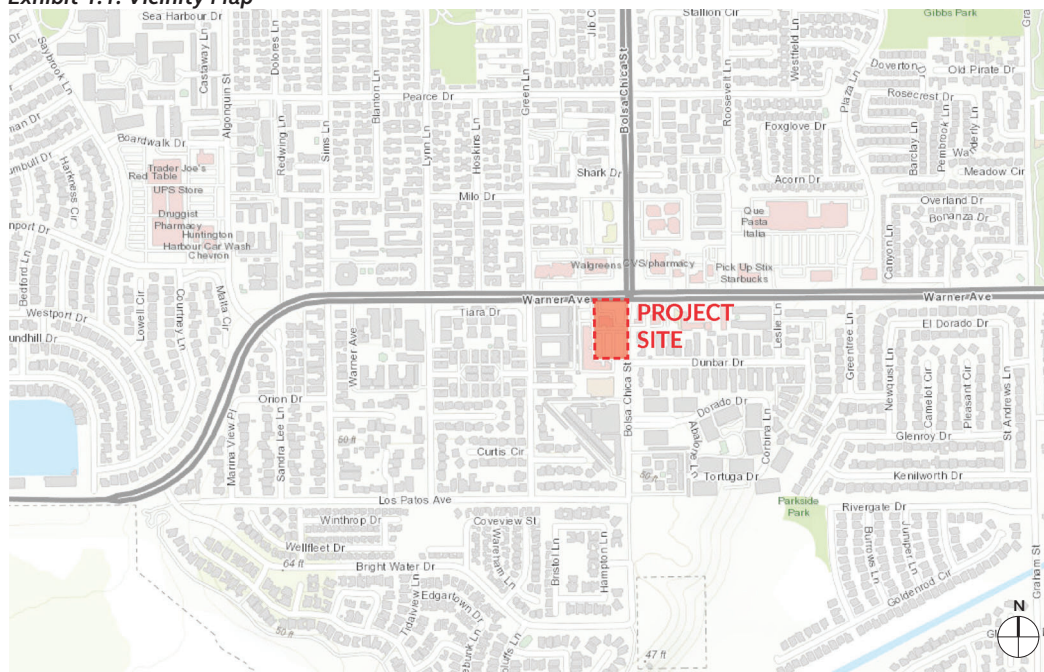
The goal of the Bolsa Chica Senior Care Community Specific Plan is intended to facilitate the redevelopment of an underutilized 3.1-acre commercial center at the southwest corner of Bolsa Chica Street and Warner Avenue by establishing zoning standards that permit the development of a state-of-the-art senior care community. This Specific Plan would allow a maximum of 160 units (assisted living and memory care), on-site parking within a half-level subterranean parking garage as well as residential amenities and associated infrastructure improvement in a maximum of 215,000 square feet. The building (assisted living and memory care units) will be licensed by the California Department of Social Services as a Residential Care Facility for the Elderly (RCFE). Accordingly, care for assisted living and memory impaired residents will be provided on a 24-hours a day, seven days a week basis. This will allow residents to have the option to age in place and receive assistance with the activities of daily care.

1.2 PROJECT LOCATION

The Senior Care Community is proposed for the southwest corner of Warner Avenue and Bolsa Chica Street (4952 and 4972 Warner Avenue (Assessor Parcel Numbers 163-281-01 and 163-281-02)). A legal description of the property is provided in Appendix 6.2 and provides an accurate delineation of the boundaries of the Specific Plan Area.

The site is advantageously situated in the northwest section of Huntington Beach, close to Huntington Harbour and Bolsa Chica Ecological Reserve, as indicated in **Exhibit 1.1**.

Exhibit 1.1: Vicinity Map



It is readily accessed from the 405 Freeway by Bolsa Chica Street (about 4 miles distance) and from Pacific Coast Highway via Warner Avenue (about 1.5 miles distance).

Existing Conditions: The property is a 3.1-acre flat, rectangular shaped parcel, fully developed with commercial office and retail uses and associated surface parking lots.

These uses are contained within a large three-story office building facing Bolsa Chica Street, totaling approximately 55,000 and a smaller two-story commercial building fronting on Warner Avenue. There are three (3) vehicular access points along Bolsa Chica Street, and two (2) vehicular access points along Warner Avenue.

The area is generally comprised of commercial uses fronting Warner Avenue near the intersection of Bolsa Chica Street with largely for-rent residential at various densities. Per the City's General Plan, Warner Avenue is classified as a Major Arterial and Bolsa Chica Street is classified as a Major Arterial north of Warner and as a Collector south of Warner.

Exhibit 1.2: Site Aerial and Surroundings



VIEW 1



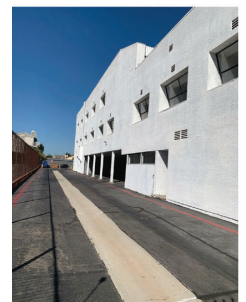
VIEW 2



VIEW 3



VIEW 4



Immediately surrounding land uses encompass a mix of retail uses to the north across Warner Avenue, including a Walgreens. To the east across Bolsa Chica Street are four single family homes and an automotive repair business. Located on the adjacent property to the south is a single-story industrial building occupied by a telecommunications company, and on the adjacent property to the west is a two-story apartment complex with lofted roofs. **Exhibit 1.2** provides an aerial and photographs of the site and surroundings.

1.3 PROJECT RATIONALE

As the median age of Huntington Beach residents continues to increase, market research indicates that many seniors are searching for alternative housing options that allow them to age in place close to their social network of family and friends. Senior care communities are designed to provide residents a unique, vibrant living experience that encourages socialization and provides continuing care and other services. Many senior care communities will offer a wide range of customizable care options that residents can modify at any time to continue to age in place. Senior care communities will offer three meals a day, seven days a week from a central kitchen. Other amenities are provided to residents, such as educational and fitness classes, live entertainment, arts & crafts, social events, multiple communal dining venues, and a 24-hour concierge service. These amenities and services are integral to the essence of a senior care community. As such, a senior care building must be designed in a way to accommodate the necessary square footage intended for these amenities and services, as well as efficiently interconnecting these spaces to one another. Therefore, the scale and massing of a senior care building will differ from a standard residential apartment building of the same unit count. Since most of the activities of daily care are provided on-property including ample outdoor space, there is limited need for residents to leave the community. For those events, activities or excursions that require transportation, the community provides both personal and group transportation. Given that the community is comprised of assisted living and memory care units, few, if any, of the residents will drive their own cars. Therefore, the parking demand is substantially less than traditional senior housing.

Senior care projects can positively contribute to a cohesive and diverse community in several ways, most significantly by providing a uniquely tailored housing option for elderly residents of Huntington Beach. This relieves the responsibilities associated with home ownership, offers resident-centered care and wellness, and encourages socialization through a robust amenity program. Whether one or all three of the previously listed characteristics of senior care communities are the reason someone elderly becomes a resident, many of these residents end up selling their previous homes, thereby increasing the housing supply of the surrounding community. A 2021 study from Statista showed that the rate of homeownership for millennials in the U.S. is less than half the rate of homeownership for people aged 65 and older. By providing

those aged 65 and up with an alternative housing option specifically designed for them, the disparity of homeownership in the U.S. between age demographics could potentially diminish as more homes are made available to younger homebuyers.

Assisted Living units provide both a social and need-driven type of housing targeting residents aged 60 and older (per California law). Assisted Living is considered part of the continuum of care within a senior care community and provides an amenity rich and service-oriented living environment, including, among other things: dining, wellness and fitness, social activities, and transportation.

Assisted Living differs from conventional multi-family, in four specific areas, as follows:

- 1. The community is age-restricted.** Under California law, RCFEs are restricted for people 60 years or older. Although the minimum age is set at 60, the national average age of an Assisted Living resident is more typically 80 years or older.
- 2. The community is designed to provide onsite most of all living, social, fitness, wellness, health, beauty-care, and dining needs.** The proposed community is anticipated to include: multiple dining options served by a commercial kitchen, multiple activity and social areas, wellness and fitness center (including health offices, beauty salon and spa).
- 3. The community provides transportation for its residents.** For excursions and activities outside of the community, transportation can be provided with one or more of the community vehicles, which includes a community van and sedan.
- 4. Finally, the community provides onsite staff to deliver services to its residents.** This includes assistance with daily activities, food and beverage services, housekeeping, and wellness and fitness. The community will also conduct social events and activities for its residents.

Huntington Beach's local population is aging, indicating a need for more senior care communities. Census data from April 2020 illustrates that 25% of the Huntington Beach population is 60 years of age or older. Overall, Orange County's residents aged 65 or older comprise 17% of its population, a number expected to rise to 27% of the population by 2060. A macro perspective shows the U.S. population aged 75 or older is expected to grow by 50% over the next 10 years and double over the next 20 years. One can expect Huntington Beach's senior population to mirror the growth projected in both Orange County and the U.S. As the local population ages, the proposed Bolsa Chica Senior Care Community will benefit the City by directly addressing this need and the lack of supply in the local market.

1.4 SPECIFIC PLAN PURPOSE

As the population ages, the demand for senior care communities is increasing within the city and throughout region. Given the scarcity of available land in the city, development of a senior care community of sufficient scale to effectively support aging in place and meet the State licensing requirements of a residential care community necessitates a higher intensity than currently permitted under Huntington Beach's commercial zoning. Adoption of the Bolsa Chica Senior Care Community Specific Plan establishes site development standards and design guidelines that, upon adoption by the City, will promote development of a senior care community that meets the highest industry standards.

Additionally, the Specific Plan ensures the following criteria are implemented in this senior community:

- The proposed development achieves consistency with the General Plan based upon concurrent approval of the change in General Plan Land Use Element designation from Commercial General (CG) to Mixed Use (MU). The Mixed-Use designation accommodates the necessary density and mix of senior residential care, recreation, dining, services, employment, and amenities that are critical to successful operation of the community.
- The project will achieve a superior level of urban design. Development standards and design guidelines are tailored to meet the needs of a high-quality senior residential care community, while enhancing the visual character of the surrounding neighborhood.
- The Bolsa Chica Senior Care Community offers synergistic benefits to the neighborhood and city. It will expand Huntington Beach's range of housing opportunities and support the city's family orientation by allowing elderly members of the community to age in place close to their adult children while allowing existing conventional housing to be available for younger families.
- The demand for public services will not exceed the capacity of planned and existing systems as determined in the EIR analysis. Of note, the proposed development is compatible with surrounding land uses and will be serviced by arterial and collector streets that support higher density infill development.

Purpose & Objectives: The purpose of the Bolsa Chica Senior Care Community Specific Plan No. 19 (hereafter, Specific Plan) is to guide the development of a new state-of-the-art senior care community at the identified location.

The objectives of the Specific Plan are as follows:

- Meet increasing demand for senior care communities in Huntington Beach at a scale of development suitable to current industry standards.

- Create an opportunity for residents to age in place by providing a variety of living accommodations.
- Provide around-the-clock staff assistance, as well as a range of amenities that will maintain a high quality of life and support activities associated with daily care.
- Deliver benefits to the community by expanding the range of housing opportunities with a particular focus on addressing the needs of the elderly.
- Ensure compatibility with surrounding land uses and enhance the character of the surrounding neighborhood.
- Achieve a high standard of design through application of development standards and design guidelines appropriate to a senior care community.
- Provide criteria for evaluating the project proposal and any subsequent entitlement requests as appropriate.

Authority & Scope: A Specific Plan is a regulatory tool used to implement the City's General Plan and direct development within a defined geographic area. While the General Plan is the primary vehicle to guide city-wide growth and development, a specific plan customizes the development vision and principles, and land use regulations and guidelines to a defined area, consistent with the City's vision for the property, the surrounding context, and the distinct characteristics of the property.

The Specific Plan has been prepared pursuant to Section 65450 et seq. of the State of California Government Code. This Code sets forth the minimum requirements for a Specific Plan, including provisions for a land use plan, infrastructure plan, and criteria and standards for development. Additionally, Chapter 215 of the City of Huntington Beach Zoning & Subdivision Ordinance establishes the SP (Specific Plan) District for the development and administration of Specific Plans, and sets forth requirements, including plans and materials that will accompany an application for rezoning to an SP District.

The Specific Plan has been drafted to meet the intent and requirements of the California Government Code and the City of Huntington Beach Zoning & Subdivision Ordinance, and will be used to implement the City's General Plan. It provides all applicable land use regulations and thus constitutes the zoning ordinance for the property. The development regulations and supplemental design guidelines contained herein will take precedence over conflicting provisions of the Huntington Beach Zoning Code, unless otherwise noted.

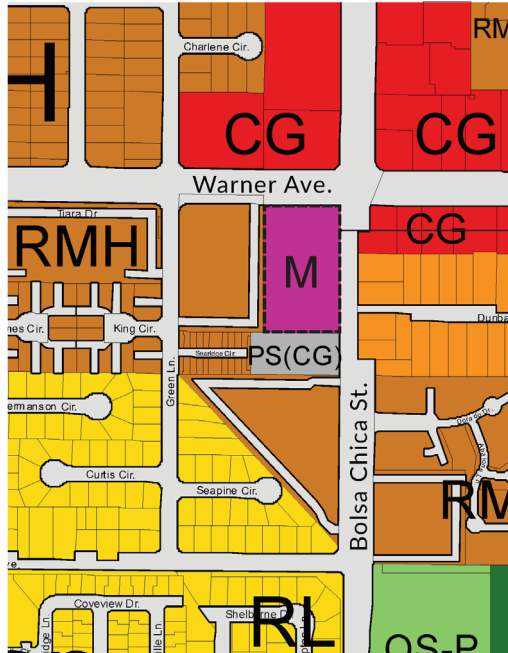
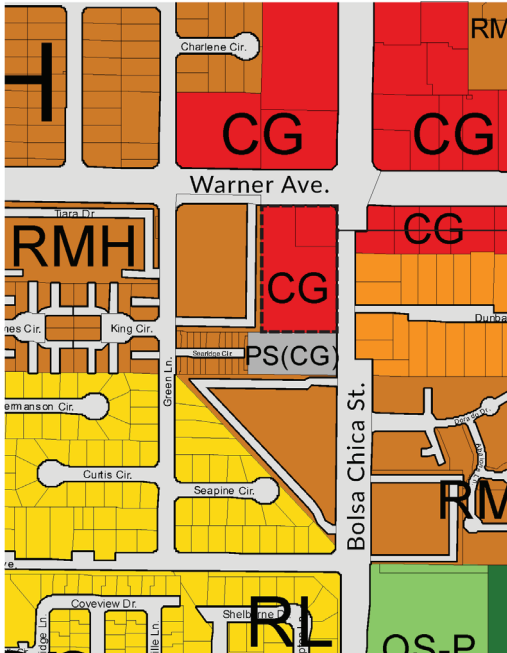
General Plan & Zoning Consistency: The property is currently designated as Commercial General (CG) on both the City's General Plan Map and the Zoning Map. Although CG zoning does allow

for development of residential group communities, the associated site development standards do not accommodate a state-of-the-art senior care community built at an economically viable and functional density.

Development of the proposed community requires a General Plan Amendment to change the land use designation from CG to Mixed-Use (MU) and a Zoning Map Amendment to change the property's zoning from CG to Specific Plan (SP). **Exhibit 1.3** depicts the existing land use designation for the site and surrounding, as well as the proposed land use designation for the site; **Exhibit 1.4** depicts the existing zoning for the site and surroundings, as well as the proposed zoning for the site. A Conditional Use Permit to be approved by the Planning Commission will also be required to construct the project.

CEQA Compliance: In accordance with the California Environmental Quality Act (CEQA) an Environmental Impact Report (EIR) has been prepared to provide the public and decision makers with information concerning the potential environmental impacts associated with development of the project. The EIR incorporates an analysis of alternatives to the project in accordance with State CEQA guidelines.

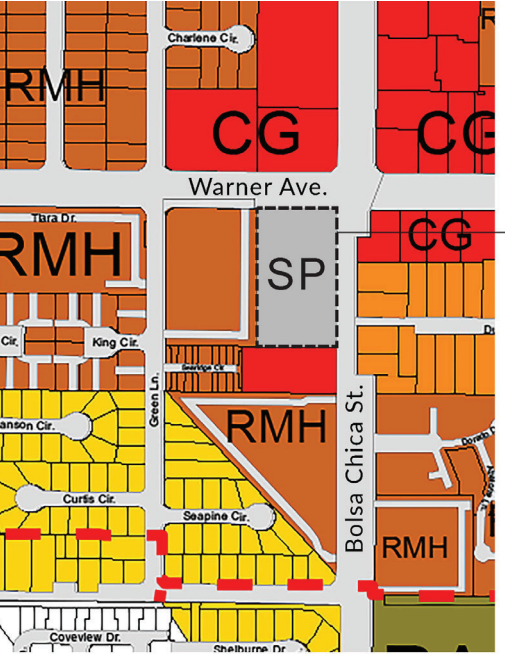
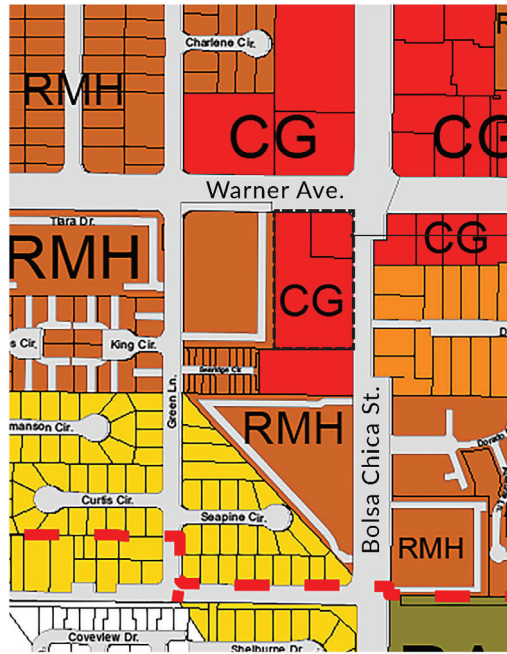
Exhibit 1.3: Land Use Map



LENGEND

RL	Residential Low Density
RM	Residential Medium Density
RMH	Residential Medium High Density
OS-P	Park
OS-C	Conservation
CG	Commercial General
M	Mixed Use

Exhibit 1.4: Zoning Map



LENGEND

RL	Residential Low Density
RM	Residential Medium Density
RMH	Residential Medium High Density
RA	Residential Agriculture
CG	Commercial General
---	Coastal Zone Overlay Boundary
SP	Specific Plan Designations

DEVELOPMENT PLAN



2.1 DEVELOPMENT VISION

Plan Vision: A new senior care community of approximately 215,000 square feet will accommodate a maximum of 160 senior units that will offer assisted living and memory care units. Emphasis has been placed on designing a community that will complement and enhance its visual surroundings and be compatible with the neighborhood, while providing a service to the community in meeting a growing demand for senior care communities.

Development Principles: The following principles shall direct the development and design of the senior care community:

- Consider **neighborhood context** and impacts on adjoining properties in determining site layout and building design, including appropriate transitions in use and scale.
- Create a sensible and **orderly site plan** based on a clear and functional site organization, including safe and efficient site access and circulation.
- Design **aesthetically pleasing building(s)** that contribute to the character and quality of the surrounding neighborhood and foster a sense of community.
- Introduce a **variety of amenities** that enhance the quality of life and residential care experience of the community's occupants.
- Provide **usable outdoor space** that supports social gathering and meets the passive recreational needs of residents, employees, and visitors to the community.
- Encourage rich and **harmonious landscape design** that complements the building and site.
- Incorporate **sustainable design practices** that conserve energy and water resources.

2.2 DEVELOPMENT PLAN

Land Use Plan: The proposed General Plan Land Use designation for the Specific Plan Area is Mixed-Use, which shall allow for the proposed Senior Care Community, to include senior care residential units accommodating assisted living and memory care, as well as dining, common areas and recreational, projects amenities, and other support facilities, along with employee office space.

Development Program: The development program allows senior care community of approximately 215,000 square feet, with on-site parking spaces provided almost entirely within a single level subterranean parking garage. Various amenities for the residents and other site improvements that contribute to a high-quality environment will also be provided.

The senior care units will be comprised of a mixture of Assisted Living and Memory Care units. Amenities for residents are to include, but not limited to, restaurant-style dining venues; fitness and wellness center; salon and studio spaces; theater; art room; and multi-purpose rooms. Outdoor spaces are to include, but not limited to, courtyards, pool, and gardens. Vans will be used to transport residents to off-site activities.

Development Character: The maximum height of the structure will not exceed the existing code of 50 feet (excluding mechanical equipment) and a maximum of four (4) stories. Required setbacks of the upper floors and balconies at various points along the elevations will reduce the mass of the structure, provide articulation along the building plane and promote a comfortable transition in scale to adjacent uses.

Onsite parking will be provided in a half-level subterranean garage and a small surface lot along the southern access road off of Bolsa Chica Street. This ensures a visually appealing street environment. Residents, employees, and visitors can enter and exit the subterranean parking and the surface lot through an ingress/egress access road along the southern edge of the site. The main driveway with the porte cochere will be provided directly off Bolsa Chica Street. One fire access road is provided along the southern edge and western edge of the site. All emergency vehicles will enter from Bolsa Chica Street and exit onto Warner Avenue. The proposed site plan is shown in **Exhibit 2.1**.

Exhibit 2.1: Proposed Site Plan

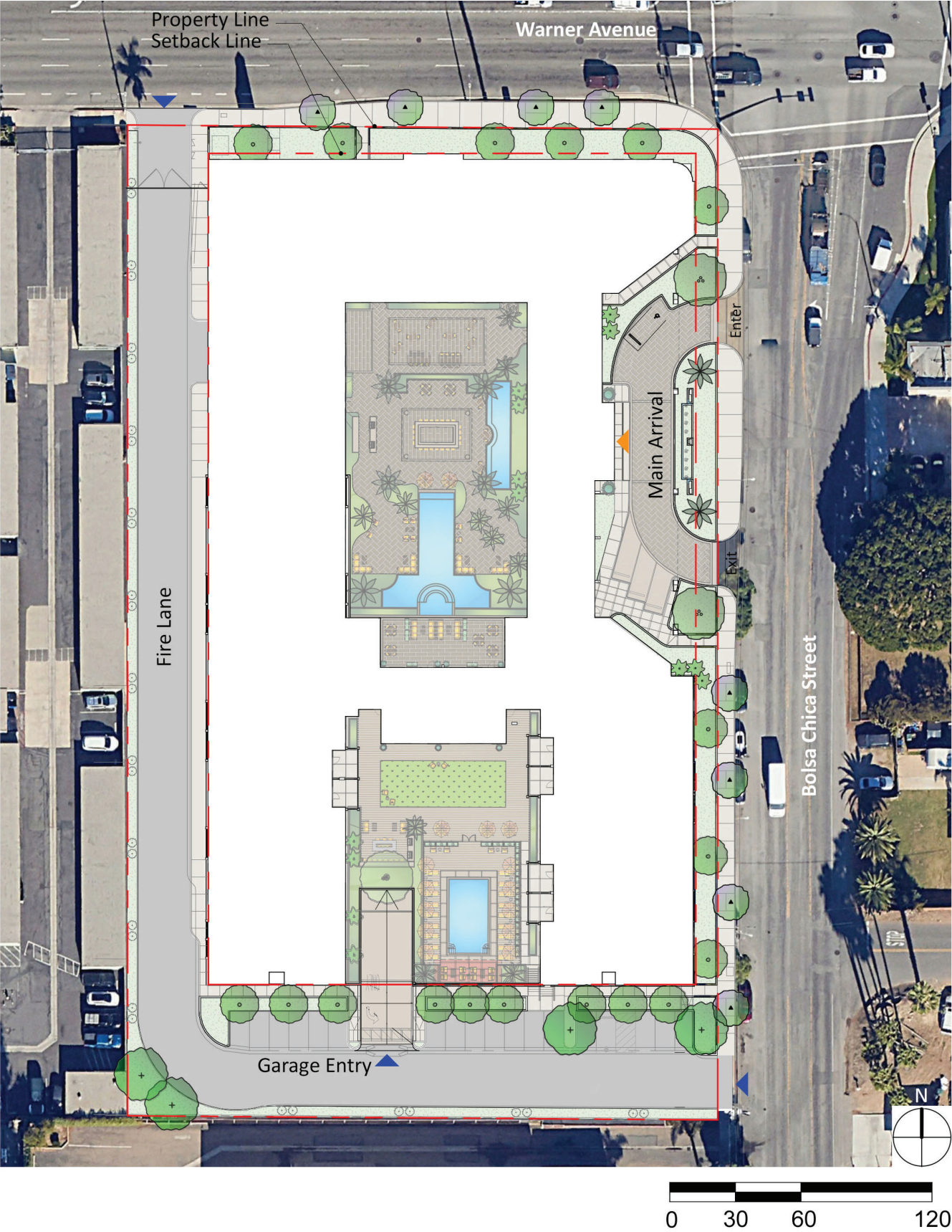


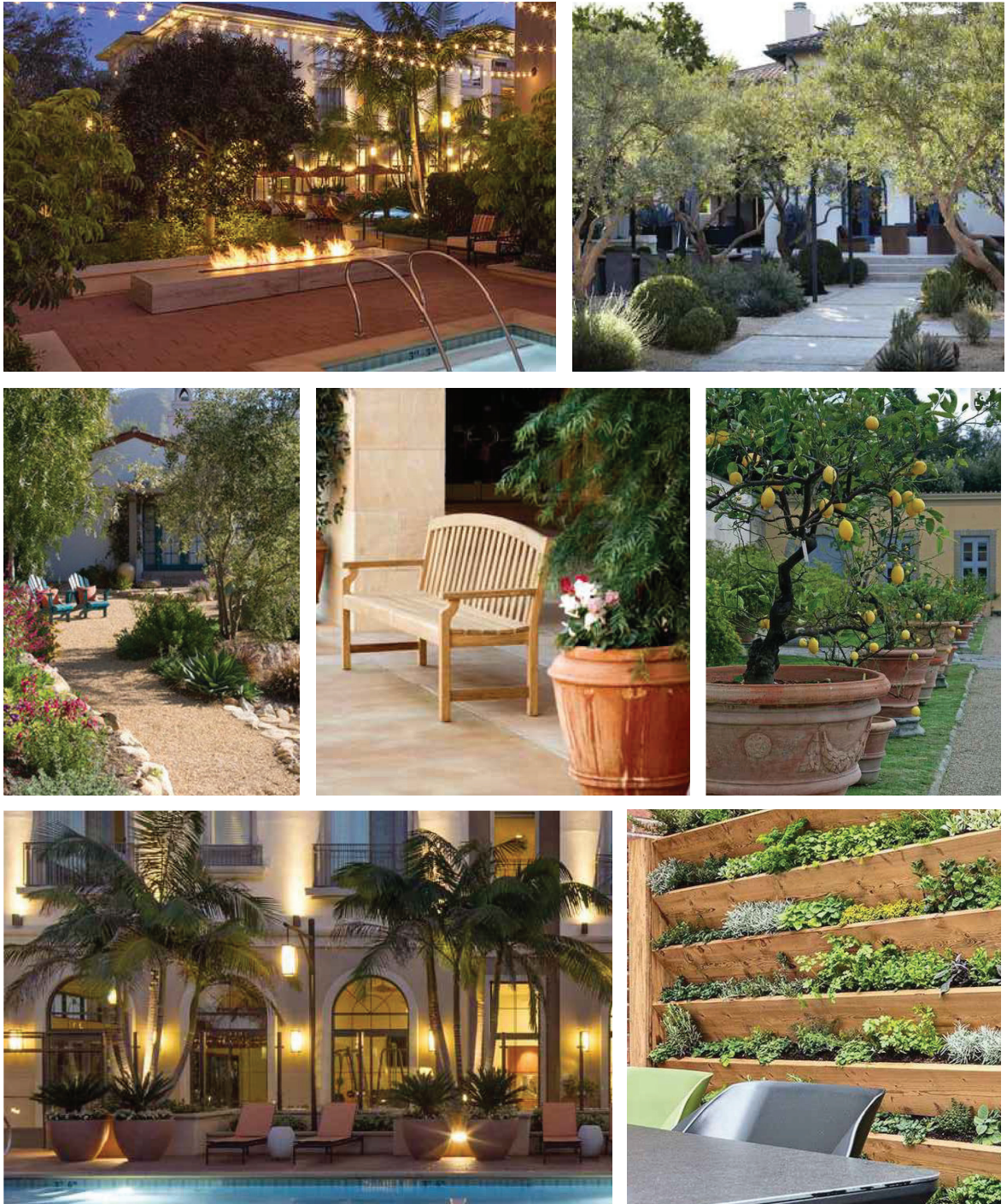
Exhibit 2.2: Design Reference



The proposed architectural appearance reflects the characteristics of ocean-side towns and the climate of Southern California. The main exterior building materials are anticipated to include glass, stucco, composite panels, and wood in a mix of color palettes to fit the overall design character. Exhibit 2.2 offers reference images for the building design.

Landscape Character: The landscape plan will incorporate an attractive mixture of hardscape and softscape areas, intended to enhance the site's appearance from the street; buffer adjacent uses; promote comfortable on-site pedestrian circulation; and provide a comfortable setting for outdoor gathering and recreation. The plant palette will include a water-wise mix of trees, shrubs, and ground cover. Reference images for the landscape character are provided in **Exhibit 2.3**.

Exhibit 2.3: Landscape Character Reference



Other features to be included in the landscape plan are as follows:

- Enhanced paving and accent planting to enhance the drop-off area and create a welcoming entry.
- Courtyard space incorporating outdoor dining, flexible patio area, and other amenities.
- A pool and outdoor exercise area on the west side of the building, shielded from the adjacent property by tall plantings.
- A memory care garden featuring a range of ornamental plantings.

DEVELOPMENT STANDARDS & GUIDELINES



3.1 PURPOSE & INTENT

The purpose of this chapter is to set forth development standards and design guidelines that are particular to the Specific Plan Area and facilitate development of the proposed senior care community. These standards and guidelines are intended to support the development vision and principles, which emphasize a high-quality, full service senior care environment that is compatible with and complements the surrounding neighborhood.

Additionally, the standards and guidelines contained herein will serve as the criteria for subsequent review and issuance of building permits required for development of the site. Plans and materials submitted for review and approval shall adhere to all Development Standards, excepting minor variations approved by the Community Development Director (as described in Section 5.3), and determined to substantially conform to the Design Guidelines.

3.2 DEVELOPMENT STANDARDS

Table 3.1 presents building envelope, open space, parking and loading, and signage standards applicable to the Specific Plan Area:

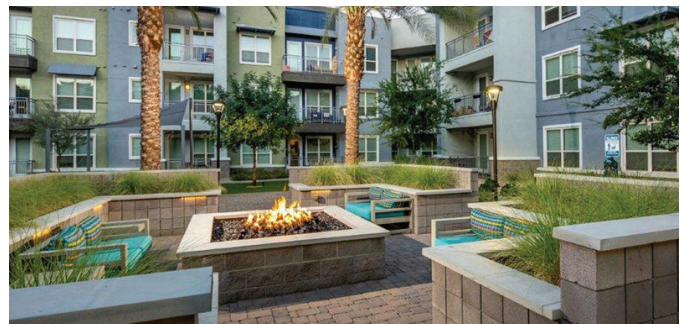
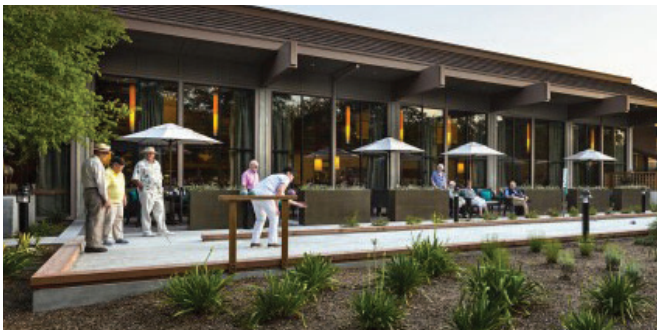
BUILDING ENVELOPE STANDARDS	OPEN SPACE STANDARDS
FAR: 1.75x	Common Open Space: - 5,000 square feet minimum - excludes required setbacks
Height: 50 feet maximum (per existing code) / exceptions per HBMC 230.72 not to exceed additional 10 feet	
Lot Coverage: 60% maximum	
Street Setback (Warner Avenue): - 12 feet minimum Street Setback (Bolsa Chica Street): - 10 feet minimum - 0 feet minimum for subterranean parking	
Adjacent Property Setback: - 10 feet minimum - 0 feet minimum for subterranean parking	

PARKING & LOADING STANDARDS	SIGN STANDARDS
Parking: - 0.65 spaces per memory care and assisted living unit	Permitted Sign Types: - building wall sign - freestanding sign
Loading: 2 spaces minimum	Sign Placement: - freestanding signs shall be affixed to a site wall - or placed within a landscape planter
	Sign Number: - one (1) per street frontage
	Sign Area: - 25 square feet maximum for building wall sign - 50 square feet maximum for freestanding sign
	Sign Copy: - 24-inch maximum height - limited to development name and address

3.3 DESIGN GUIDELINES

Site Planning Guidelines

- **Site Character:** Place site elements, including building, circulation routes, parking, communal outdoor space, and landscape areas to create an orderly site plan and contribute to a positive neighborhood character.
- **Site Access & Circulation:** Design vehicular and pedestrian circulation systems for safe, efficient, and convenient site access and utilization.
- **Parking:** Position and design parking facilities to reduce their visual impact. Subterranean parking is encouraged, while expansive surface parking areas should be avoided.
- **Pedestrian Access & Circulation:** Provide safe, convenient, and clearly identifiable pedestrian walkways, designed to minimize conflicts with vehicular access and circulation. Shaded pedestrian walkways and connections are encouraged.
- **Service & Trash Areas:** Locate and screen service areas to minimize their visual impact while permitting suitable access by service providers. Trash areas should be placed in areas of low visibility and screened from street views or areas with high pedestrian traffic; screening may be provided through compatible architectural treatment and plantings.
- **Communal Outdoor Space:** Incorporate communal outdoor space, such as a courtyard for the use of residents and their guests. These spaces well-defined by building and landscape, while accommodating social interaction and passive recreation.
- **Private Open Space:** Provide enclosed private outdoor open space in the form of a balcony or patio for assisted living units where appropriate; such open space shall adjoin the unit and be usable size and dimension for residents of the unit.



Building Design Guidelines

- **Building Character & Quality:** Design a visually attractive building that improves the aesthetic quality of site and surroundings. The building should exhibit a unified composition, achieving a sense of proportion and balance in both exterior form and the placement of such features as windows, doors, and other architectural elements.
- **Façade Articulation:** Modulate exterior building walls; articulation may include change of wall plane, door and window treatment, and other compatible architectural treatment that creates an interesting pattern of projections and provides visual relief (e.g., balconies, canopies and overhangs, eaves, etc.).
- **Windows & Doors:** Use window and doors to establish scale and give architectural expression to the façade; there should be a clear pattern of fenestration that unifies the building. Recess windows and entries to enhance façade depth and create shadow lines.
- **Architectural Details:** Incorporate architectural details that provide visual interest and introduce a human dimension; which may include such features as pilasters, course lines, window heads, cornices, etc. Ensure that architectural features are integral and contribute to a harmonious design.
- **Materials & Finishes:** Choose materials, textures, and colors that add visual interest and complement the scale and character of the building.
- **Material Quality:** Select building materials and finishes that convey a sense of permanence; materials should be able to withstand weather and wear.



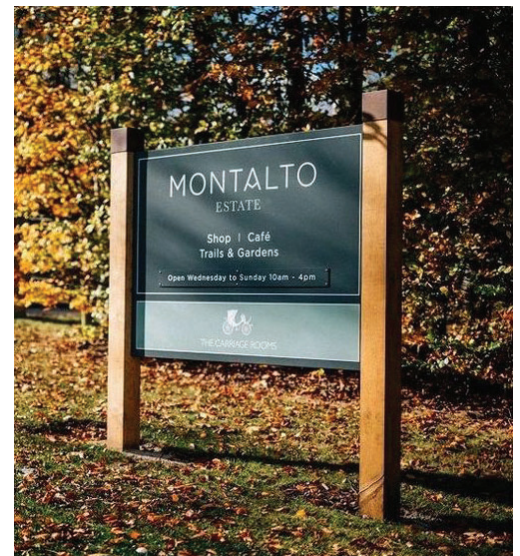
Landscape Design Guidelines

- **Landscape Character & Quality:** Provide a landscape setting that enhances the overall aesthetic character and function of the site and creates a pleasing environment for pedestrian circulation and gathering. Consider special landscape treatment at entryways and for outdoor communal areas, for example, through accent planting, decorative hardscape, etc.
- **Outdoor Space Design:** Furnish and enrich outdoor gathering spaces with amenities such as attractive plantings, benches and seating, pedestrian-scaled light fixtures, decorative paving, etc.; outdoor seating areas should be shaded by trees and structures such as trellises, pergolas, canopies, etc.
- **Planting Materials:** Introduce a rich, coordinated palette of planting materials within landscape areas, including a practicable combination of shade trees, shrubs, groundcovers, and accent plants. Drought tolerant species and plants adapted to the local environment are encouraged; turf areas and other water intensive plantings should be kept to a minimum.
- **Hardscape:** Utilize durable all weather hardscape materials that will accommodate pedestrian activity, are compatible with their surroundings, and enhance the overall site design; decorative paving should highlight and embellish active pedestrian areas.
- **Walls & Fences:** Provide site walls and fences with a decorative appearance; for example, through changes in materials and texture or landscape buffer. Long, uninterrupted expanses of site walls and fencing are discouraged, while utilitarian fencing material such as chain link, barbed wire, wrought iron spears, or similar fence types are prohibited.



Signage & Lighting Guidelines

- **Lighting Character:** Select a complementary family of fixtures with a similar aesthetic, emphasizing efficiency and good light control; direct glare should not spill onto adjacent properties and streets. Additionally, exterior lighting fixtures should be compatible with the building design and complement the landscape character.
- **Signage Character:** Design signage to be compatible with the overall site design and buildings architecture. In general, signage should be limited to the community's name, function, and address; it should not result in visual clutter and flashing or moving signs are prohibited.



INFRASTRUCTURE

4

4.1 GRADING

The site consists of two separate parcels (or lots), totaling 3.1 acres. Existing development on each of these lots includes various commercial retail and office uses and considered to be level with the existing grade, with no subterranean structures or utilities of significant size or depth.

The proposed project will encompass an approximately 215,000 square-foot senior care community with one level of below grade parking. A preliminary grading plan (**Exhibit 4.1**) has been completed for the proposed project with a preliminary excavation quantity estimate of approximately 12,500 cubic yards of dirt that will be exported from the site. When completed, the site will match the existing grades of the adjacent properties and streets of each of the four corners of the site.

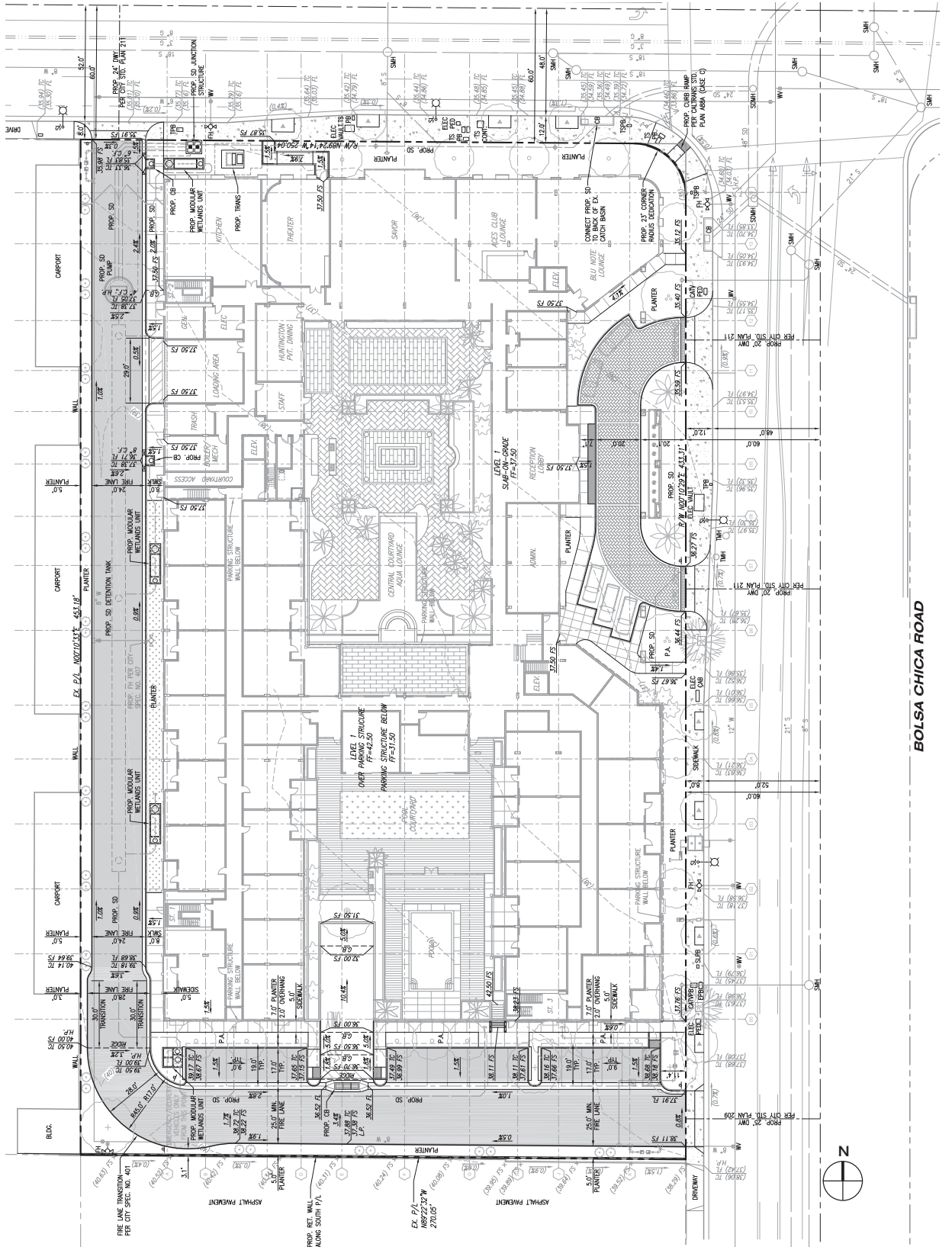
4.2 DRAINAGE

The subject site is currently covered by approximately 90% impervious surfaces (i.e., parking lots, drive aisles, and buildings). The highest point of the property is in the southwest area of the site and the lowest point is in the northeast area of the site with a grade differential of approximately 6-feet. Runoff from the site ultimately discharges onto the adjacent streets; Bolsa Chica Street to the east and Warner Avenue to the north. The runoff is then collected via two existing public catch basins located on the southwest corner of Bolsa Chica Street and Warner Avenue, which ultimately discharges into the Orange County Flood Control District's Sunset Channel.

The drainage pattern is required by the Specific Plan to mirror the existing site conditions. However, rather than equal distribution of runoff discharging onto both Bolsa Chica Street and Warner Avenue, the majority of the site's runoff will be collected by a series of on-site drainage inlets and catch basins then treated by a series of Modular Wetlands units, in compliance with California's Clean Water Act and the Regional Water Quality Control Board regulations, before discharging at a flow rate not to exceed that of the existing conditions into the back of the existing municipal catch basin at the site's Warner Avenue frontage.

The existing public storm drain system servicing the project site will be unaffected by changes in use from office and retail to senior care, provided basic drainage patterns remain intact. The total volume of runoff entering the existing, public storm drain system should decrease over time as a result of regulatory intervention. The Specific Plan calls for the collection of stormwater runoff for infiltration, harvest and reuse, and biofiltration, as deemed appropriate by a feasibility analysis of site conditions. The subject site's Preliminary WQMP has determined that biofiltration is the only feasible means of satisfying the North Orange County LID requirements. Additionally, the Preliminary Hydrology Study

Exhibit 4.1: Grading Plan



demonstrates that detention will be necessary to meet the City's discharge constraints. The City's Public Works Department indicates that the existing storm drain system is in a good state of repair. Therefore, no new improvements should be necessary, other than those associated with new development.

Existing record data provided by the City reflects that there is a 24-inch RCP (reinforced concrete pipe) storm drain located at the northeast side of the property on Warner Avenue connected to an existing catch basin, which flows easterly into a northerly flowing 48-inch RCP. There is an existing catch basin at the northeast side of the property on Bolsa Chica Street that has a 24-inch RCP that flows north. This storm pipe eventually connects to the aforementioned 48-inch RCP.

4.3 WATER

Projected water demands for various land uses can be approximated by applying empirically established water usage rates. Such rates are used by municipal agencies and water purveyors to estimate whether water supplies and/or facilities can adequately support proposed development projects.

Increased water usage can be accommodated at the project site by installing a 6-inch lateral to the existing 12-inch ACP (asbestos-lined concrete pipe) water main within Bolsa Chica Street.

For commercial fire protection, two additional double check detector assemblies with points of connection to the building will be required: one at the northwest side of the property and the other at the southeast side of the property.

Record data provided by the City reflects that there is an existing loop system for the site: an 8-inch ACP water main that traverses east-west along Warner Avenue; south through the project site; then east along the southerly property line towards the existing 12-inch ACP water main located in Bolsa Chica Street.

The City's Public Works Department indicates that a new 8-inch water main is required to be installed within Warner Avenue. The proposed 8-inch water service will connect to the 8-inch water main on Warner Avenue and extend east to the 12-inch water main located at the intersection of Warner Avenue and Bolsa Chica Street.

Water improvements in the City of Huntington Beach are required to be a minimum of 3½ feet below the finish surface to the top of pipe, and all other utilities must be a minimum of 6 feet clear of all water mains. Therefore, for new construction within the project area, the location of water mains will govern the location of all other new utilities.

4.4 SEWER

Increased sewage will be generated from the project area with the introduction of a maximum of 160 units of senior care occupancy. Increased sewage flow can be accommodated by one new connection to the existing 8-inch sewer lateral located on Warner Avenue (flowing south to north). Since there is a long distance between the south side and north side of the property, increased sewage flow can also be accommodated by adding two additional sewer connections to the existing 8-inch VCP (vitrified clay pipe) sewer main located on Bolsa Chica Street (flowing south to north).

Sanitary sewer service to the project area is provided by the City's Public Works Department. Existing record data provided by the City reflects that there is an existing 18-inch VCP sewer main located along Warner Avenue (flowing west to east). There is an 8-inch VCP sewer service that runs south to north in Bolsa Chica Street which terminates at a manhole, and the remaining 21-inch OCSD VCP line flows south to northeast. The 18-inch VCP sewer main from Warner, and the 21-inch OCSD VCP sewer main combine at the east end of the intersection of Warner Avenue and Bolsa Chica Street at an existing manhole. A 21-inch OCSD VCP sewer main starts at that point and goes east along Warner Avenue.

Sewer mains are typically 8-feet in depth from the finish surface to the bottom of the pipe. Within public streets in the City of Huntington Beach, sewer mains are typically offset 5-feet from the centerline of the street, on the opposite side of water mains. The slope of sewer laterals (or house connections) is typically 2 percent to the sewer main.

4.5 DRY UTILITIES

Electrical service to the site is provided by Southern California Edison. Natural gas is provided by the Southern California Gas Company. Overhead power poles are found along the frontage of the project site on Warner Avenue and Bolsa Chica Street. Will serve letters from the utility companies indicate services can and will be provided to support the proposed project.

Per the project's development requirements from the City's Department of Public Works, the existing overhead utility lines along the project's Bolsa Chica frontage will be placed underground. All new connections for dry utility lines to serve the project will also be routed underground.

4.6 WATER QUALITY MANAGEMENT

The Clean Water Act mandates, in part, that municipal separate storm sewer systems (MS4s) obtain permits to “effectively prohibit non-stormwater discharges into the storm sewers” and “require controls to reduce the discharge of pollutants to the maximum extent practicable..” Through permitting authority delegated by the United States Environmental Protection Agency (US EPA), California authorized the State Water Resources Control Board (SWRCB) and its local regulatory agencies, the Regional Water Quality Control Boards (RWQCB), to control non point source discharges to California’s waterways. The state was divided into 9 regions with each region tasked with issuing waste discharge requirements governing stormwater runoff within their jurisdiction. These Permits under the Clean Water Act are collectively referred to as National Pollution Discharge Elimination System Permit (NPDES). To address stormwater pollution issues associated with new development and significant redevelopment projects, the Santa Ana RWQCB adopted Order No. R8-2009-0030 (NPDES Permit No. CAS618030), as amended by Order No. R8-2010-0062, and issued the order to Orange County, requiring the development and implementation of Low Impact Development (LID) Best Management Practices (BMPs) to the maximum extent practicable (MEP) in order to reduce the amount of pollutants in stormwater and urban runoff from development projects.

In response to the Order, Orange County, with the City of Huntington Beach as a participating “co-permittee” for Storm Water Quality Management, developed the Drainage Area Management Plan (DAMP), which includes the Model Water Quality Management Plan (WQMP) and Technical Guidance Document (TGD), to provide direction to project proponents on water quality regulatory requirements applicable to private and public development activity from project conception to completion. To comply with the Permit, it will be necessary for development within the project area to develop a site specific WQMP report that follows the requirements found in the Model WQMP and TGD, and that is in compliance with the City’s Local Implementation Plan (LIP). The WQMP report specifies, where feasible and applicable, site design/LID, source control, and treatment control BMPs to the MEP that reduce or eliminate discharges of pollutants to the downstream receiving waters. Development typically alters pre-development hydrologic conditions by altering drainage patterns, increasing impervious areas and in turn reducing infiltration, increasing runoff flow rates and volumes, and increasing the discharge of pollutants. To counter this, development will need to use LID BMPs to manage the quantity and quality of runoff to maintain pre-developed hydrology conditions and mitigate potential discharge of pollutants. Under the Model WQMP and TGD, LID practices to be used for the proposed project must be determined using the following

hierarchy: infiltration; harvest and use; evapotranspiration; or biotreatment.

New development and significant redevelopment projects are determined to be either Priority or Non-Priority projects based on criteria established in the Model WQMP, including the amount of impervious surface created or replaced, the proposed use, and the project location. Priority projects are required to implement LID design features, whereas Non-Priority projects shall consider LID where feasible. A preliminary WQMP must be submitted to the City as part of the application for discretionary project approval. A final WQMP must be approved prior to issuance of building or grading permits.

ADMINISTRATION & IMPLEMENTATION



5.1 SPECIFIC PLAN ADOPTION

Adoption: This Specific Plan has been adopted by City Council Resolution **No. XX**, including concurrent City Council approval of a General Plan Amendment, Zoning Map Amendment, as well as certification of the Environmental Impact Report (EIR). Adoption of the Bolsa Chica Senior Care Community Specific Plan establishes land use regulations, development standards, and design guidelines applicable to the Specific Plan area.

5.2 SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The City Council hereby declares that it would have adopted these titles and each sentence, subsection, sentence, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

5.3 SPECIFIC PLAN AMENDMENTS

Major Amendments: Changes to the Development Plan and/or other changes to the Specific Plan that are of a substantial nature and/or alter the intent and purpose of the Specific Plan, shall require an Amendment processed in accordance with the provisions of Chapter 247 of the Zoning and Subdivision Ordinance.

Minor Amendments: The Community Development Director shall review and approve minor changes and amendments to the Specific Plan, including the proposed Development Plan, based on changed circumstances, new information, or other relevant factors, provided the proposed change or amendment is in conformance with the intent of the Specific Plan. Additionally, the following minor, technical, and/or informational revisions to the Specific Plan shall be considered Minor Amendments:

- The addition of new information to the Specific Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation.
- Clarification, including determination of meaning and intent, of any unclear or vague section, portion of a section, phrase, or word contained within this document, including typographical and grammatical errors.
- Revisions to the location of infrastructure and/or service providers (such as drainage systems, roads, water, and sewer systems, etc.) Provided that the agency or jurisdiction that regulates such infrastructure and/or service has reviewed and approved the revisions.
- Adjustments to the development program, including minor changes in the size, number, and type of residential senior care units not to exceed 10%, as well as the size, character, and type of site amenities, provided the overall intent and quality of the residential care experience is maintained.

5.4 IMPLEMENTATION

Subsequent Approvals: Concurrent and subsequent entitlement applications including conditional use permits and temporary use permits shall be consistent with the intent and requirements of the Specific Plan. Where the Specific Plan is silent, the provisions of the City of Huntington Beach Zoning & Subdivision Ordinance shall apply; additionally, the Specific Plan shall take precedence in the event of conflict between the Specific Plan and the Zoning & Subdivision Ordinance.

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