



Paxton Apartments 18750 Delaware Street Landscape Maintenance License Agreement

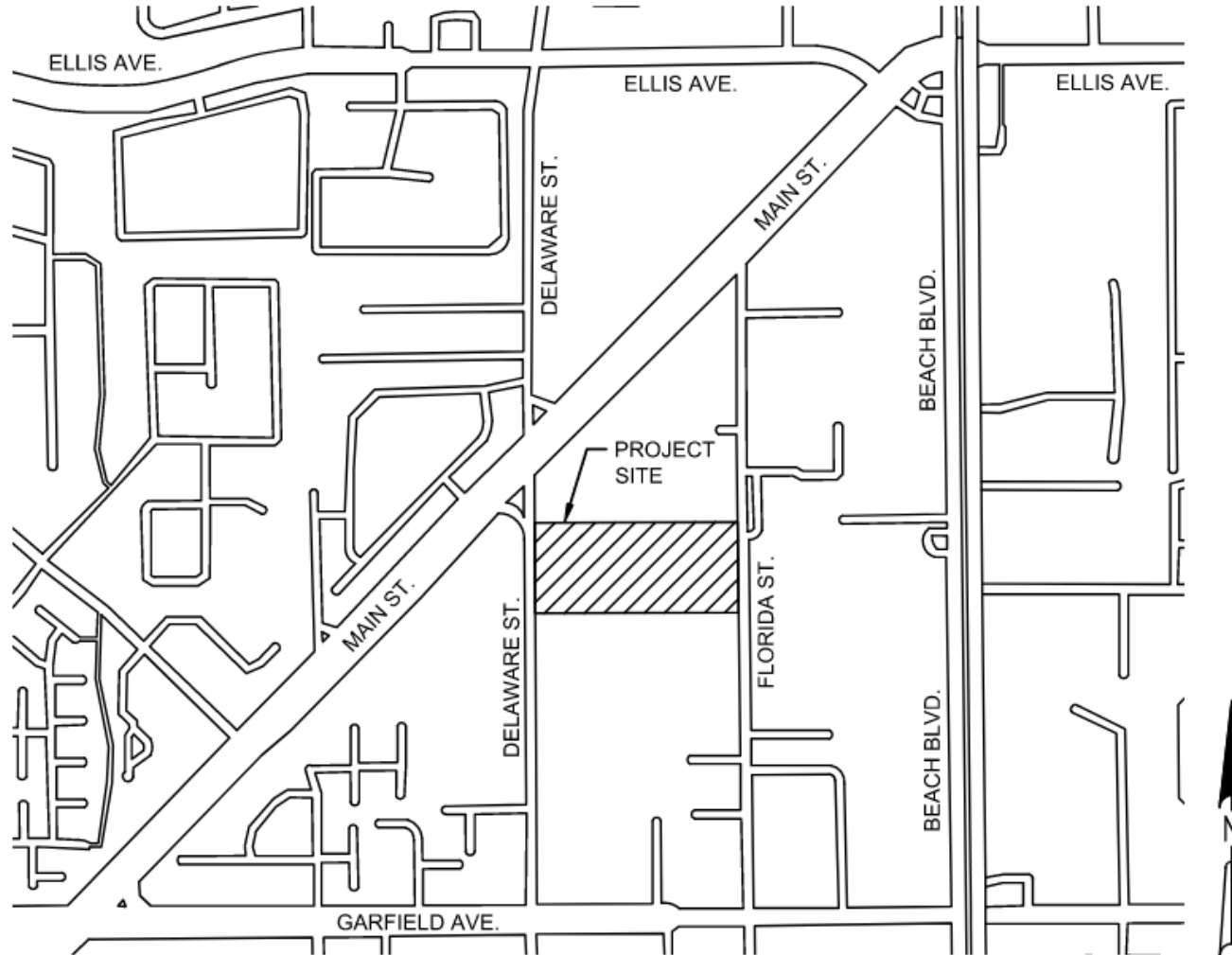
Department of Public Works
December 16, 2025

BACKGROUND

- Tentative Parcel Map No. 2022-022, was conditionally approved by the Director of Community Development on May 26, 2022.
- This project involves consolidation of 4 existing parcels into one 4.02-acre parcel, and construction of a 5-story 346-unit apartment development with an onsite parking garage, onsite/offsite utility improvements, upgrades to existing curb, gutter sidewalk and driveway improvements along the site's frontages to comply with specifications of the Beach-Edinger Corridor Specific Plan.



LOCATION MAP



NEED/WHY/BENEFITS

- Per the project's Conditions of Approval, the owner/developer is required to enter into a Landscape Maintenance License Agreement with the City for maintenance of hardscape and landscape improvements, along the project's frontages, in the public right-of-way.
- This Agreement transfers the maintenance obligations of landscaping (and hardscape) improvements within the public right-of-way, from the City to the owner/developer of the property and satisfies the project's Conditions of Approval.



DETAILS

- The project's scope of public improvements includes construction new curb, gutter and sidewalk along its Delaware Street and Florida Street frontages, street pavement resurfacing and new public utilities including water, sewer and storm drain facilities.
- The License Agreement presented to the City Council has been reviewed and approved as-to-form by the City Attorney's office.



RECOMMENDATION

- Approve and execute the *Landscape Maintenance License Agreement between the City of Huntington Beach and Nash-Holland 18750 Delaware Investors, LLC to Provide Installation and Maintenance of Landscaping and Hardscaping Improvements in the Public Right-of-Way*



Questions?

