



<b>Property Address</b> 8371-8375 Talbert Ave. Huntington Beach, CA 92647		<b>Legal Description</b> Pin No. Assessor: 167-531-23, 24 TTM No. 19157			
<b>Building Code Summary</b>					
Occupancy	R-3				
Construction Type	Type V-B				
Fire Sprinkler	NFPA 13D				
Building Type	On-Grade				
Number of Stories	2 and 3				
<b>Zoning</b>		<b>Current Zoning</b>	<b>Proposed Zoning</b>		
Current Zoning	RL- Low Density Residential	RM- Medium Density Residential			
Front Yard Setback	15'	15' (provided)			
Side Yard Setback	no less than 3'; no more than 5'	17' (provided)	(above 2 stories + 3' for exceeding 25' height)		
Street Side Yard Setback	no less than 6'; no more than 10'	15' (provided)			
Rear Yard Setback	10'	13' (provided)	(10' + 3' for exceeding 25' height)		
<b>Site Summary</b>		<b>Site Area</b>			
Gross Site Area	105,889 SF	2.43 AC			
Net Site Area	89,949 SF	2.07 AC			
Dwelling Units*	34 DU	*Density Bonus 10%			
Gross Density	14.0 DU/AC				
Net Density	16.4 DU/AC				
<b>Lot Coverage</b>					
Maximum Lot Coverage	50 %				
Provided Lot Coverage	35 % Provided				
<b>Density</b>					
Permitted Density	15.0 du/ac				
Provided Density	16.4 du/ac	*Density Bonus 10%			
<b>Building Height</b>					
Allowed	35'-0"				
Proposed	35'-0"				
<b>Townhomes Plan Summary</b>					
	#	GFA	Beds	% Total GFA	GFA + Garage
P1/P1 alt	4	1,258	3	11.8%	5,032
P2	7	1,586	3	20.6%	11,102
P3	14	1,805	4	41.2%	25,270
P4	9	1,846	3	26.5%	16,614
Total	34			100.0%	58,018
Type	#	% Total			
3 bedroom Units	20	58.8%			
4 bedroom Units	14	41.2%			
Total	34	100%			
<b>Bedroom Count</b>					
Type	#	% Total			
3 bedroom total	60	51.7%			
4 bedroom total	56	48.3%			
Total	116	100%			
<b>Parking Summary</b>					
Required	Spaces/ Unit		Req.		
Resident	2.0		68		
Guest	0.50		17		
<b>Total Required Parking</b>	<b>2.5</b>		<b>85</b>		
Parking Provided	Spaces/ Unit		Spaces Provided		
Garage Spaces	2.0		68		
Guest Spaces	0.47		16		
Accessible Space	0.03		1		
<b>Total Provided Parking</b>	<b>2.50</b>		<b>85</b>		
<b>Open Space Summary</b>					
Required	Open Space (25% of total net unit SF)		14,505 SF 426.6 SF/UNIT		
<b>Open Space Meeting Minimum Code Dimensions</b>					
Common Open Space (min. 10')	8,579 SF		78 %		
Private Open Space (min. 6')	2,456 SF		22 %		
<b>Total Open Space Meeting Minimum Dimensions</b>	<b>11,035 SF</b>		<b>324.6 SF/UNIT</b>		
<b>Open Space NOT Meeting Minimum Code Dimensions</b>					
Private Open Space (less than min. 6' - Aprox. Only)	1,545 SF		8.09 %		
Other Landscape Space (less than min. 10' - Aprox. Only)	17,547 SF		91.91 %		
<b>Total Open Space NOT Meeting Minimum Dimensions</b>	<b>19,092 SF</b>		<b>561.5 SF/UNIT</b>		
<b>Total of All Open Space Categories</b>					
		30,127 SF			
<b>Building Coverage</b>					
Building Coverage	31,317 SF		34.82 %		
Pavement Coverage	28,505 SF		31.69 %		
Landscape/Hardscape Coverage	30,127 SF		33.49 %		

MISC. LEGEND

- G - Gas Meters
- E - Electrical Cab.
- C - Cable/Date Cab.
- A/C - Air Condenser Units

Building #	HTOC Near Newland St.	TOS (FF)	Height Difference
1	46.46	46.57	0.11
2	46.46	46.7	0.24
3	46.46	46.34	-0.12
4	46.46	45.72	-0.74
5	46.46	46.27	-0.19
6	46.46	46.54	0.08
7	46.46	46.18	-0.28
8	46.46	45.86	-0.6
9	46.46	45.11	-1.35

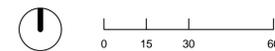


Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

The Olson Company  
3010 Old Ranch Parkway, Suite 100  
Seal Beach, CA 90704

**HUNTINGTON BEACH - NEWLAND AND TALBERT**  
HUNTINGTON BEACH, CA # 2020-0732

Plot Date: 04.11.2022  
4th Planning Submittal: 02.02.2022



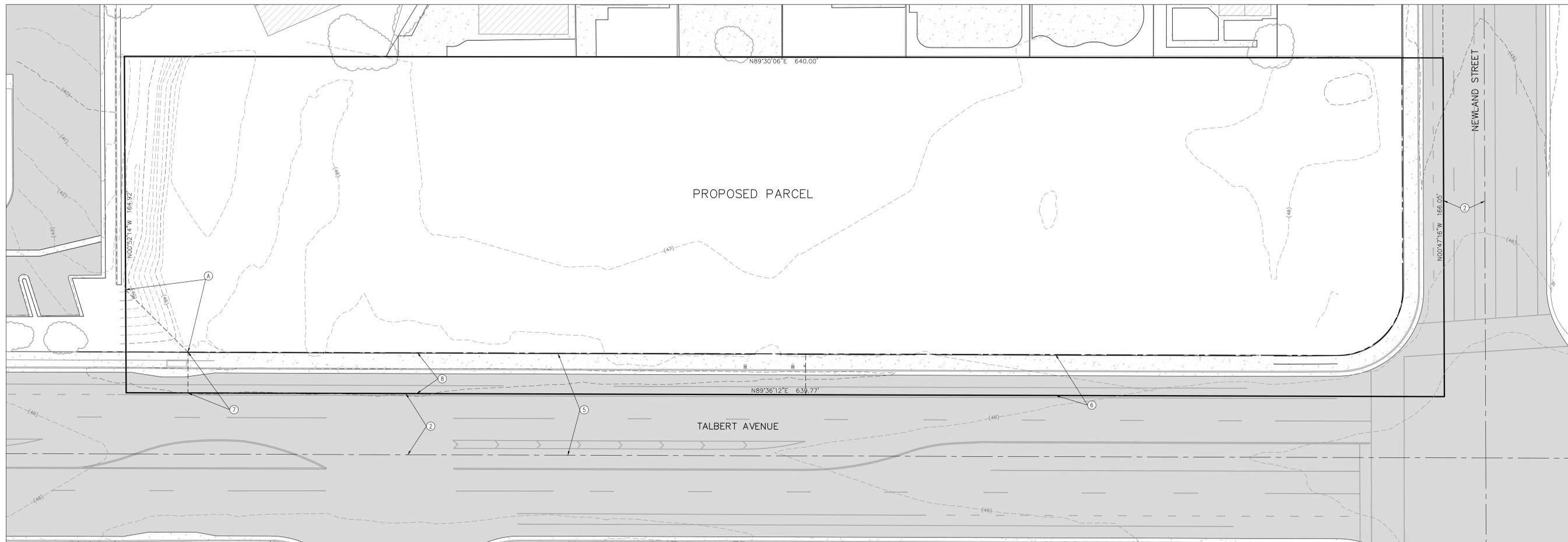
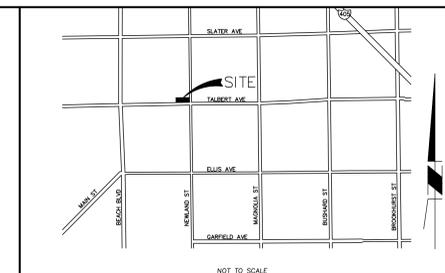
SITE PLAN

A1.0

# TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES

IN THE CITY OF HUNTINGTON BEACH  
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2, 3 AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY



### LEGEND:

- EX STORM DRAIN STRUCTURE
- EX PALM TREE
- EX SEWER MANHOLE
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX TRANSFORMER
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX BLOCK WALL
- EX RETAINING WALL
- EX CURB AND GUTTER
- EX CONCRETE
- EX BUILDING
- EX ASPHALT
- PR UNIT NUMBER
- PR PLAN NUMBER

### EXISTING EASEMENTS

- ② AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1903 IN BOOK 91, PAGE 24 OF DEEDS.  
IN FAVOR OF: THE STEARNS RANCHO COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
STATUS: TO REMAIN
- ⑤ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑥ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑦ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN  
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑧ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016000586196 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP

### GENERAL NOTES

1. EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
2. PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
3. EXISTING ZONING: (RL) LOW DENSITY RESIDENTIAL
4. WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
5. SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCIAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: AT&T
9. CABLE TELEVISION PROVIDED BY: SPECTRIUM
10. PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 06059C0253J EFFECTIVE 12/3/2009
14. ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
15. PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE)  
19 GUEST PARKING
16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

### PROPOSED EASEMENTS

- ① AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES  
IN FAVOR OF: CITY OF HUNTINGTON BEACH, CA MUNICIPAL CORPORATION  
AFFECTS: PROPOSED PARCEL  
STATUS: PROPOSED EASEMENT

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL A: (APN 167-531-24)  
PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.  
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.  
PARCEL B: (APN 167-531-23)  
PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.  
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

### BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°15'4" W

### PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE  
HUNTINGTON BEACH, CA 92646

### ASSESSOR PARCEL NUMBER:

APN: 167-531-23  
167-531-24

### LOT AREA:

GROSS: 2.43 ACRES  
NET: 2.07 ACRES

### DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS  
NET AREA: 2.07 AC  
PROPOSED DENSITY: 16.4 DU/AC

### ESTIMATE OF EARTHWORK QUANTITIES:

CUT=2,052 CY FILL=1,742 CY OVEREXCAVATION=10,000 CY  
THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

### STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST  
8371-8375 TALBERT AVENUE  
HUNTINGTON BEACH, CA 92646

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

### DEVELOPER:

THE OLSON COMPANY  
3010 OLD RANCHO PARKWAY, SUITE 100  
SEAL BEACH, CA 90740-2751  
(562) 596-4770

### PREPARED BY:



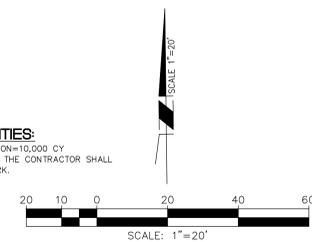
ADVANCED CIVIL GROUP, INC.  
30251 GOLDEN LANTERN  
SUITE C, PMB 251  
LAGUNA NIGUEL, CA 92677  
(866) 338-5778 PHONE  
(866) 338-5778 FAX  
WWW.ADVANCEDCIVILGROUP.COM

*R. Steven Austin*  
R. STEVEN AUSTIN, PE  
RCE 68795 EXP: 9/30/23

3/21/2022  
DATE



SCALE: 1" = 20'  
DATE: 3/21/2022  
GROSS AREA: +/- 2.43 AC  
CONTOURS: 1 FOOT  
TOTAL LOTS: 1 NUMBERED  
3 LETTERED  
TOTAL UNITS: 34 TOWNHOMES



# TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES