

Huntington Beach Brandywine Development

Project Narrative

BACKGROUND

Brandywine Homes proposes to develop a 130-unit attached townhomes development located at 7225 Edinger Ave and to be called *The Isles*. The proposed project consists of 3- story units that include a combination of 2-, 3-, and 4-bedrooms, a recreation area with a pool, a community room, and two landscaped public plazas on an approximately 5.62 acres site made up of one parcel (APN: 142-072-06). The subject site is zoned Beach Edinger Corridor Specific Plan - Town Center Boulevard Segment and has a general plan designation of Mixed-Use- Specific Plan Overlay. The site is currently developed with a commercial strip mall. The subject site is adjacent to commercial uses to the north and east, multi-family residential to the south across Edinger Ave, and Goldenwest College to the west.

PROJECT REQUEST

Anticipated Entitlements

1. Preliminary Application – This application for a housing development shall be considered a preliminary application filed under SB 330.
2. Conditional use permit (CUP) to permit residential attached development within the Town Center Boulevard Segment without a commercial component.
3. Transfer of 130 units from Beach Corridor to the Edinger Corridor within the Specific Plan.
4. Tentative Tract Map – To permit a 1-lot, 130-unit subdivision.
5. Density Bonus Parking Ratio and Development Standard Concession – To permit the reduced building to building setback from 20 ft. to a varied building to building setback of between 14 ft 9.5 in. and 17 ft 7 in.

Affordable Housing Compliance

In compliance with the City of Huntington Beach Inclusionary Housing Ordinance (HBZSO 230.26), the proposed for-sale project will reserve 10% of the proposed units as affordable units for moderate income households (to be provided on-site).

Density Bonus Parking Ratio and Concession

The project will comply with all development standards for the Town Center Boulevard Segment, with the exception of the building-to-building setback between certain buildings throughout the development. Thirteen of the units in the project will be reserved for lower income households, thus making the proposal eligible for the density bonus provisions of Government Code Section 65915. Included in this request is the application of the Density Bonus parking ratios and a concession for the building-to-building setback reduction.

The building-to-building setback reduction concession will allow for the project to construct 11 additional units which allows for a reduction in the per unit construction costs making the project financially feasible. If the building-to-building setback was required at the full 20 ft a loss of a 11 units which not only reduces the density of project but also increases the per unit cost of

construction by nearly \$30,000 per unit. To further demonstrate this, two proforma's have been provided to demonstrate the identifiable and actual cost reduction for the requested concession request. The first proforma reflects the 130-unit project, which results in a margin of 15.3%, which is financeable in today's market. The second proforma eliminates the 11 units we would lose in order to meet the 20-foot building to building setbacks. The margin is 11.7% which is not financeable in today's market with costs increasing and prices flattening or reducing in some markets.

Architecture

The building facades emphasize clean lines and geometric shapes by incorporating strong horizontal and vertical elements. Such elements include an architectural parapet trim along the top of the building, horizontal siding, metal railings, and eyebrow awnings over windows and doors. Additionally, the buildings modern aesthetic incorporates natural building materials such as faux wood horizontal siding and a neutral color palette.

Site Access, Parking, And Loading

Access to the project site is proposed from Edinger Ave at the center of the property frontage. The project frontage is designed in compliance with the Classic Boulevard Street improvements as required by the Specific Plan with through access from the adjacent property to the east. A secondary emergency vehicle access is proposed at the rear of the development where there is an existing driveway over the adjacent property to the project site. Please find enclosed a recorded access agreement with the adjacent property owner.

The proposed project is made up of 2-, 3-, and 4-bedroom townhomes which in compliance with the Density Bonus Parking Ratio require 1.5 parking spaces per 2- and 3-bedroom units, 2.5 parking spaces per 4- bedroom, and for a total of 291 parking spaces. The project is designed to provide a two-car garage per unit plus 62 open parking spaces for a total of 318 parking spaces provided (an excess of 27 parking spaces).

Unit Type	Parking Ratio	# of Units	# of Parking Spaces Required based on Density Bonus Parking Ratio
2 bed	1.5 space per unit	14	21
3 bed	1.5 space per unit	20	30
4 bed	2.5 spaces per unit	96	240
		TOTAL	291

Setbacks

The project is designed with the Classic Boulevard Street Improvements as required by the Specific Plan which contributes to a more interesting streetscape and activates the frontage along Edinger Ave. The proposed residential units are setback approximately 41 ft. from Edinger

Avenue. Along the western and rear property lines the project building is setback 10 ft from the property line. The setback area is a designed with a pedestrian walkway and manicured landscaping. Along the eastern property line, the buildings are setback 16 to 57 ft. to include a 5 ft landscape setback located along the property line, code compliant fire lane, and a mix of parallel parking stalls and 90-degree parking stalls.

Fire Access

Fire access for the proposed development will be provided throughout the development with drive aisle widths complying with 24 ft. minimum fire lane requirements.

Public Open Space

A landscaped public open space is proposed on the southeast corner of the property. Code requires 50 sq. ft. per unit (6,500 sq. ft.) and 6,572 sq. ft. is proposed.

Private Open Space

The Proposed Project includes a Central Community Open Space area with integral colored concrete, picnic table seating, (2) freestanding BBQs, and shade structure for small social events and group gatherings.

The Proposed Project includes lushly landscaped corridors and walking paths throughout the community, as well as community amenities centered in the middle of the project site to encourage a central gathering space for those in the community. The central park is intended to be a multi-use space for birthday parties, summer BBQ's, bounce house rentals, as well as a serene open space for solo and group exercise, meditation, or yoga sessions.

The community pool offers an active space that can be used year-round by the community for gatherings and exercise. Bench seating can be found throughout the community with attractive serene landscaping. The public park offers additional open space that would be available to the community which offers open space access within steps of all residents. The community is designed with four driveway courtyards which offer enhanced paving to encourage its dual use as a neighborhood gathering space much like a cul-de-sac would be used in a single-family development. This space envisions children learning to ride their bikes and playing basketball, as well as neighbors gathering to play lawn games such as bean bag toss.

The walking path along the westerly side yard is lushly landscaped and enhanced with colored paving nodes. The meandering walking path is an important community amenity that offers an opportunity to connect neighbors to one another, an active exercise route, and a path for walkers, joggers, and dog owners.

Waste Management

Waste bins are to be stored in the garage and then rolled to the primary drive aisle loop for regular pick up by waste management.

Zoning Compliance Matrix

Standard	Required	Proposed
General Plan	Mixed Use - Specific Plan	
Zone	Beach Edinger Corridor Specific Plan (SP14) - Town Center Boulevard Segment	
Site Area		5.62 Acres (gross)
Density		23.1 du/ac
Proposed Use		Multifamily with individual entry Attached single family
Units		130 units
Affordable	10 % required (13 units)	13 units
Building Height (2.3.1)	Min. 1 story Max. 4 stories	3 stories
Building Length (2.3.3)	300 ft	<275
Special Building Length Limits - Limited Mid-Block Building (2.3.4)	Not applicable to Edinger	N/A
Building Massing (2.3.5)	3L:2H to 5L:2H	See Sheet B6F.3 and B7F.3
Setbacks (2.4.3 to 2.4.6)	Front (Edinger): 30 ft. (15 ft by CUP) Side yard with living space windows: 10 ft Side yard without living space windows: 5 ft Rear yard: 10 ft	Front (Edinger): 41 ft Side yard (east): 10-57 ft (5 ft. landscaped setback along PL) Side yard (west): 10 ft Rear yard: 10 ft
Space between buildings (2.4.8)	20 ft	14'-9" ft to 23'-6" (requesting deviation to permit reduction)
Public Open Space (2.6.1)	50 sf per unit (130 x 50 sf = 6,500 sf)	6,572 sf public accessible open space
Private Open Space (2.6.3)	Attached & Multi-family: 60 sf/unit (130*60 sf= 7,800 sf)	Private Deck/Balcony: 11,784 sf Private Courtyards/Patios: 2,486 sf Community Amenities: 6,638 sf
Parking (Density Bonus Ratio)	2 bedroom: 21 spaces (14 units @ 1.5 ea) 3 bedroom: 30 spaces (20 units @ 1.5 ea) 4 bedroom: 240 spaces (96 units @ 2.5 ea) Total: 291 parking spaces	130 units with 2 car garage = 260 spaces 58 open spaces Total: 318 parking spaces
Drive Aisle Width (231.14)	25 ft	25 ft to 28 ft
Fire Min Drive Aisle Width	24 ft	25 ft to 28 ft