

# TENTATIVE TRACT NO. 19118 FOR CONDOMINIUM PURPOSES IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA

A.P. NO.: 159-281-01, 02, 03, 04, & 05  
 AREA: 2.11 ACRES GROSS - 1.80 ACRES NET  
 OCTOBER 2020

OWNER/SUBDIVIDER:  
 BONANNI DEVELOPMENT, INC.  
 5500 BOLSA AVENUE, SUITE 120  
 HUNTINGTON BEACH, CA 92649  
 714-892-0123  
 CHRIS SEGESMAN

LAND SURVEYOR/CIVIL ENGINEER  
 WALDEN & ASSOCIATES  
 2552 WHITE RD., SUITE B  
 IRVINE, CA 92614  
 949-660-0110  
 JEFFREY WALDEN, P.L.S. 7914



**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 11 INCLUSIVE, AND LOT 33, IN BLOCK "A" OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 20' OF SAID LOT 7.

EXCEPT ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSES OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERAL, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY HUNTINGTON BEACH COMPANY IN THE DEED RECORDED JUNE 03, 1991 AS INSTRUMENT NO. 91-273901 OF OFFICIAL RECORDS.

**EASEMENTS:**

- (A) INDICATES AN EASEMENT FOR PUBLIC WATER MAINS FOR IRRIGATION AND POLE LINES AND INCIDENTAL PURPOSES IN FAVOR OF HUNTINGTON BEACH COMPANY, AS RESERVED ON THE MAP OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH FILED IN BOOK 07, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF THE ORANGE COUNTY RECORDER, CALIFORNIA, TO BE QUIT CLAIMED.
- (B) INDICATES AN EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 22, 1963, IN BOOK 6557, PAGE 241 OF OFFICIAL RECORDS.
- (C) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED JULY 12, 1972, IN BOOK 10219, PAGE 605 OF OFFICIAL RECORDS.
- (D) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND UTILITIES PURPOSES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 19970231419 OFFICIAL RECORDS.
- (E) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED IN BOOK 377, PAGE 303 OF OFFICIAL RECORDS.
- (F) INDICATES AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED IN BOOK 746, PAGE 151 OF OFFICIAL RECORDS.
- (G) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MARCH 17, 1995, AS INSTRUMENT NO. 1995-0107964 OF OFFICIAL RECORDS.

**SITE REQUIREMENTS:**

- MAXIMUM DENSITY/INTENSITY: 50% UNITS/GROSSACRE
- MAXIMUM LOT COVERAGE: 50% DWELLINGS: 40 FT. AND A MAX. 3 STORIES
- MAXIMUM BUILDING HEIGHT: ACCESSORY BUILDINGS: 35 FT.
- MINIMUM SETBACKS: 15 FT.
- FRONT (MAIN STREET) DWELLING: 5 FT.
- ACCESSORIES: 5 FT.
- SIDE: 5 FT.
- INTERIOR: 10 FT.
- STREET: 8 FT.
- ACCESSORIES: 15 FT. FOR 2 STORY, 20 FT. FOR 3 STORY
- BUILDING SEPARATION: PRIVATE SPACE: 70 SQ. FT. PER DWELLING UNIT. COMMON SPACE: 300 SQ. FT./2 BEDROOM UNIT
- MINIMUM OPEN SPACE: 350 SQ. FT./3 BEDROOM UNIT
- PARKING: 70 SPACES
- REQUIRED: (11) 2 BEDROOM X 2.0 SPACES = 22 SPACES
- (24) 3 BEDROOM X 2.0 SPACES = 48 SPACES
- ADA: = 1 SPACES
- PROVIDED: 84 SPACES
- GARAGE: = 70 SPACES
- OPEN (OFF-STREET) = 14 SPACES
- ADA: = 1 SPACES

**ASSESSOR PARCEL NUMBERS:**

159-281-01, 02, 03, 04, & 05

**ADDRESS:**  
 19002 AND 19006 HOLLY LANE

**FLOOD ZONE:**  
 THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE X PER THE FLOOD INSURANCE RATE MAP NUMBER 06059C0261J, DATED DECEMBER 03, 2009.

**SITE DATA:**  
 GROSS AREA: 91,699 SQ. FT. - 2.11 ACRES  
 NET AREA: 78,436 SQ. FT. - 1.80 ACRES

**ZONING:**  
 SP-9 HOLLY-SEACLIFF SPECIFIC PLAN

**LAND USE:**  
 EXISTING: COMMERCIAL

**PROPOSED:**  
 MEDIUM DENSITY RESIDENTIAL  
 35 RESIDENTIAL CONDOMINIUM UNITS

**NOTES:**  
 EXISTING OIL WELLS TO BE CAPPED (4 LOCATIONS).

EXISTING BUILDING ON LOT 7 TO BE DEMOLISHED.

LOT 33 (PRIVATE ALLEY) TO BE ABANDONED BY CITY OF HUNTINGTON BEACH PER FINAL MAP.

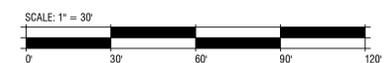
PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON FINAL MAP.

SHARED ACCESS, INGRESS/EGRESS, PARKING, PRIVATE UTILITIES AND LANDSCAPING WITH COST SHARING AND MAINTENANCE RESPONSIBILITIES TO BE ADDRESSED UNDER AND SUBJECT TO A SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THE FINAL MAP.

**LEGEND:**

- ⊙ - WATER VALVE
- ⊗ - WATER METER
- ⊕ - FIRE HYDRANT
- ⊗ - BACK FLOW DEVICE
- ⊕ - PIV
- ⊕ - FIRE DEPT. CONNECTION
- ⊕ - IRRIGATION CONTROL VALVE
- ⊕ - MAILBOX
- ⊕ - MANHOLE
- ⊕ - SEWER MANHOLE
- ⊕ - STORM DRAIN MANHOLE
- ⊕ - CATCH BASIN
- ⊕ - GRATE DRAIN
- ⊕ - DRAIN INLET
- ⊕ - GUARD POST
- ⊕ - SIGN
- ⊕ - CHAIN LINK FENCE
- ⊕ - ABANDONED OIL WELL
- ⊕ - TRAFFIC POLE
- ⊕ - STREET LIGHT
- ⊕ - PARKING LOT LIGHT
- ⊕ - POWER POLE
- ⊕ - GUY WIRE
- ⊕ - PULL BOX
- ⊕ - GAS VALVE
- ⊕ - GAS METER
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - TRAFFIC PULLBOX
- ⊕ - CABLE TV PULLBOX
- ⊕ - TELEPHONE MANHOLE
- ⊕ - TREE
- E - ELECTRICAL LINE
- RW - RECLAIMED WATER
- S - SEWER
- SD - STORM DRAIN
- W - WATER

- BOUNDARY LINE GROSS
- BOUNDARY LINE NET
- CENTERLINE LINE
- RIGHT-OF-WAY LINE
- LOT/PARCEL LINE
- EASEMENT LINE



## TENTATIVE TRACT NO. 19118 FOR CONDOMINIUM PURPOSES

**HB TRI**

GARFIELD AVENUE AND MAIN STREET  
 HUNTINGTON BEACH, CA

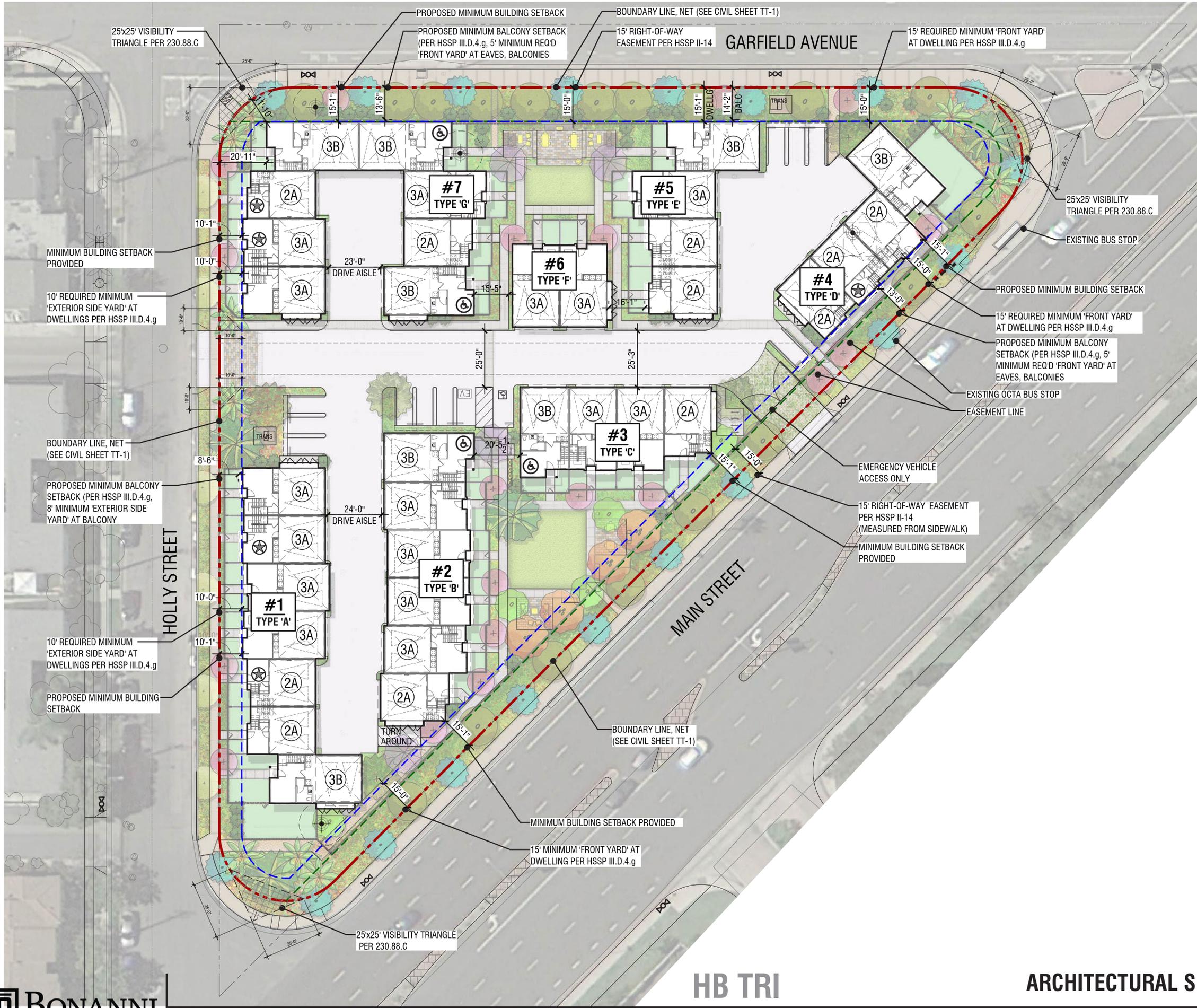


TT-1



THIRD CITY SUBMITTAL  
 2026-948-002 | 9-1-2021

2552 WHITE ROAD, SUITE B, IRVINE, CA 92614  
 (949) 660-0110 FAX: 660-0418  
 CIVIL ENGINEERS PLANNERS LAND SURVEYORS



**SITE PLAN SUMMARY**

See Sheet CS2 for more information

**Total Site Area:** 2.128 Acres Gross  
1.80 Acres Net

**Total Units:** 35 Dwelling Units

2-Bedroom Units	11 Units (31.4%)
Unit 2A	11 Units
3-Bedroom Units	24 Units (68.6%)
Unit 3A	16 Units
Unit 3B	8 Units*

\*4 Units are accessible  
(See Sheet CS2 for Affordable Unit Calculations)

**Density:**

<b>Allowed:</b> (per RM Zoning)	15 du/gross ac
<b>Allowed with Bonus:</b> (10% bonus for 15% affordable)	<b>16.5 du/gross ac</b>
<b>Provided:</b> *See Sheet CS2 for Rounding	<b>16.59 du/gross ac*</b>

**Parking:**

**Required\*:** 70 Spaces

2-Bed = 2 Space/Unit	
3-Bed = 2 Space/Unit	
Guest = None Required	
*(HBMC 230.14.D, By-Right Reduction)	

**Provided:** 82 Spaces

Garage:	70 Spaces
Open (off-street):	12 Spaces
Required Accessible = 1 Space	
Unassigned Open (12 x 5%)	

**Open Space (HSSP III.D.4.i):**

<b>Common Open Space Required:</b>	11,700 S.F.
<b>Common Open Space Provided:</b>	11,719 S.F.

**Private Open Space Required:** 2,625 S.F.

**Private Open Space Provided:** 16,284 S.F.

Patios	7,204 S.F.
Decks	3,320 S.F.
Roof Decks	5,760 S.F.

**Site Coverage (HSSP III.D.4.e):**

<b>Maximum Allowed:</b>	50.0%
<b>Provided Site Coverage:</b>	35.3%
(27,723 S.F. Total Coverage / 78,436 S.F. Net Site)	

**Setbacks (HSSP III.D.4.f,g,h):**

Front Yard (to dwelling)	15 feet
Front Yard (to eave/fireplace/balcony)	5 feet
Interior Side Yard (to dwelling)	5 feet
Street Side Yard (to dwelling)	10 feet
Street Side Yard (to eave/fireplace/arch feature)	8 feet
Building Separation (3-Story Buildings)	20 feet

- Legend**
- Adaptable Unit Per CBC 1102A.3 (4 Units total)
  - Existing Oil Well Locations, To Be Capped, 4 Locations
  - Affordable Unit Locations (5 Units total)

