AGENDA

PLANNING COMMISSION

Tuesday, January 27, 2026
Civic Center, Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Regular Meeting - 6:00 PM

PLANNING COMMISSION
Chair Brian Thienes
Vice-Chair Brett Bush
Commissioner Tracy Pellman
Commissioner Ken Babineau
Commissioner Domnic McGee
Commissioner Ann Palmer
Commissioner Ben Goldberg

STAFF
Jill Bos, Deputy Director of Community Development
Ricky Ramos, Planning Manager
Connor Hyland, Deputy City Attorney
Kim De Coite, Senior Administrative Assistant

MEETING ASSISTANCE NOTICE*:* In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

PUBLIC COMMENTS: To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS: City Council and Planning Commission meetings are televised live on HBTV-3 Channel 3, and can be viewed via live or archived website at https://huntingtonbeach.legistar.com.

The Planning Commission, made up of seven individual direct appointee members is a quasi-judicial body empowered by State law and the City Council. The Planning Commission study session is open to public attendance but is not a public hearing. The meetings are subject to the Brown Act and televised live on local cable HBTV Channel 3. The Planning Commission study session is open to public attendance but is not a public hearing.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, project planners consult with various City departments as well as appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to five months.

For more information, please contact Community Development department at 714-536-5276 or email planning.commission@surfcity-hb.org.

6:00 PM - COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Pellman, Bush, Thienes, Babineau, McGee, Palmer, Goldberg

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

ADMINISTRATIVE ITEMS

26-021 CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)

Attachments: Att #1 - Code of Ethics

26-023 PLANNING COMMISSION CHAIR AND VICE CHAIR

Recommended Action:

The Planning Commission may take one of the following actions:

A) Nominate and elect the 2026 Planning Commission Chair and Vice Chair based on Planning Commission seniority as established by the Planning Commission bylaws (see attached memo): or

B) Set aside the Planning Commission bylaws and nominate and elect the 2026 Planning Commission Chair and Vice Chair.

Attachments: Att #1 - Memo on Planning Commission seniority

26-024 PLANNING COMMISSION ADVISORY BOARDS AND COMMITTEES

Recommended Action:

That the Planning Commission take the following action:

A) Discuss the 2026 Advisory Boards and Committee Assignments

Attachments: Att #1 - PC Advisory Boards/Committee 2025 List

PUBLIC HEARING ITEMS

26-034 **TENTATIVE TRACT MAP (TTM) NO. 19331/CONDITIONAL USE PERMIT (CUP) NO. 25-005/COASTAL DEVELOPMENT PERMIT (CDP) NO. 25-003 (MAGNOLIA COAST)**

REQUEST:
TTM: To subdivide a 29-acre site into seven lettered lots and six numbered lots. CUP: To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to ten feet tall topped with a seven-foot-tall wall along the north property line. CDP: For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

LOCATION:
21845 Magnolia Street, 92646 (West side of Magnolia St. between Pacific Coast Highway and Hamilton Ave.)

Recommended Action:
That the Planning Commission take the following actions:

A) Find the proposed project is consistent with Environmental Impact Report No. 17-001 approved and certified by the City Council on January 19, 2021.

B) Approve Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003, with suggested findings and conditions of approval (Attachment No. 1).

Attachments:
Att #1 - Suggested Findings and Conditions of Approval of TTM No. 19331, CUP 25-005, and CDP 25-003
Att #2 - Vicinity Map
Att #3 - TTM Plans and Conceptual Grading Plans received December 2, 2025
Att #4 - Retaining Wall Plans received December 5, 2025
Att #5 - Code Requirements dated December 16, 2025
Att #6 - MTF MMRP
Att #7 - Magnolia Coast Powerpoint
Att #8 - Late Communication

26-039 **CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT PERMIT NO. 22-009 (HUNTINGTON CLUB REMODEL AND BUNGALOWS)**

REQUEST:
To remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the proposed tennis clubhouse for lodging for club members.

LOCATION:
6501 Palm Avenue, 92648 (North side of Palm Ave., between Goldenwest St. and Seapoint St.)

Recommended Action:
That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and
B) Approve Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1)

Attachments:
Attachment No. 1 Suggested Findings and Conditions of Approval
Attachment No. 2 Plans received and dated November 6, 2025
Attachment No. 3 Narrative
Attachment No. 4 Class 32 Exemption Justification
Attachment No. 5 Vicinity Map
Attachment No. 6 Code Requirements
Attachment No. 7 Power Point Presentation
Attachment No. 8 Late Communication

CONSENT CALENDAR

26-091 **Approve Planning Commission Special Meeting Minutes Dated November 20, 2025**

Recommended Action:

That the Planning Commission take the following action:

“Approve the November 20, 2025, Planning Commission Minutes as submitted."

Attachments: DRAFT 11.20.25 Planning Commission Minutes

26-092 **Approve Planning Commission Regular Meeting Minutes Dated December 9, 2025**

Recommended Action:

That the Planning Commission take the following action:

“Approve the December 9, 2025, Planning Commission Minutes as submitted."

Attachments: DRAFT 12.09.25 Planning Commission Minutes

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

PLANNING COMMISSION ITEMS

ADJOURNMENT

The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, February 10, 2026, at 6:00 PM in Council Chambers, Civic Center, 2000 Main Street, Huntington Beach, California.

INTERNET ACCESS TO PLANNING COMMISSION AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT

http://www.huntingtonbeachca.gov

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:00 p.m for a study session and then at 6:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

A. The Chairperson shall announce the item and if the public hearing is open or closed.

B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.

C. The staff report is presented.

D. Questions by the Planning Commission concerning the staff report may be answered at this time.

E. The public hearing is opened by the Chairperson.

F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.

G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to three (3) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.

H. The Commission may ask questions of speakers addressing the Commission.

I. The public hearing is closed.

J. The Commission will deliberate the matter at this time.

K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Community Development Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be accompanied by a filing fee of Two Thousand, Eight Hundred and Fifty-Five Dollars ($2,855.00) if the appeal is filed by a single-family dwelling property owner appealing the decision on his own property and Four Thousand, Five Hundred and Eighty-Two Dollars ($4,582.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

File #: 26-021 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

TO: **Planning Commission**
FROM: **Jennifer Villasenor, Director of Community Development**
BY: **Ricky Ramos, Planning Manager**

SUBJECT:
CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)

STATEMENT OF ISSUE:

Pursuant to Resolution 2016-73, the City's Code of Ethics (attached) is reviewed annually with members of all boards, commissions, and committees. Each Planning Commissioner is reminded to once again review the Code of Ethics.

City of Huntington Beach

INTER-DEPARTMENT COMMMUNICATION

TO: **Honorable Mayor and City Council**

FROM: **Robin Estanislau, City Clerk** RE

DATE: **January 17, 2024**

SUBJECT: **COUNCIL MINUTE ACTION TO REVISE EXHIBIT "A" OF RESOLUTION NO. 2016-73 – CITY CODE OF ETHICS**

At the City Council meeting of January 16, 2024, the following minute action was taken to revise Exhibit "A" of Resolution No. 2026-73:

A motion was made by McKeon, second Van Der Mark, to direct the City Clerk to record in the official minutes that the City Code of Ethics was presented to the City Council, City Manager, Chairpersons, and City Department Directors for their review and distribution as required by Resolution No. 2016-73, ***as amended to substitute the term "equality" for "equity" in Exhibit "A," City of Huntington Beach Code of Ethics.***

By copy of this memo, Resolution No. 2016-73, including a revised City Code of Ethics (Exhibit "A") is being shared for distribution purposes as directed.

Att: Resolution No. 2016-73 with revised Exhibit "A" – City of Huntington Beach Code of Ethics

c: File
Executive Team
Administrative Assistants
Board/Commission/Committee Staff Liaisons

RESOLUTION NO. 2016-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AMENDING THE CITY'S CODE OF ETHICS

WHEREAS, on October 4, 1993, the City Council adopted Resolution No. 6524, which established a Code of Ethics to serve as a standard of conduct for all elected officials, officers, employees and members of advisory boards, commissions, and committees of the City of Huntington Beach; and

On August 4, 2003, the City Council adopted Resolution No. 2003-51 amending the Code of Ethics; and

On January 20, 2004, the City Council adopted Resolution No. 2004-2 amending the Code of Ethics, and

On February 16, 2010, the City Council approved a revised version of the Code of Ethics as recommended by the Intergovernmental Relations Committee,

NOW THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. That the City of Huntington Beach revised Code of Ethics, a copy of which is attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

2. The City Council, City departments, and all boards, commissions, and committees are to formally review this Code of Ethics with their members annually during the month of January. The Mayor, City Manager and Chairpersons shall be responsible for accomplishing this review. New members of the City Council, boards, commission, and committees and new

employees are to be provided a copy of the Code of Ethics for their review when they are elected or appointed.

3. All elected officials, officers, employees and members of advisory boards, commissions, and committees of the City of Huntington Beach shall sign Acknowledgment of Receipt forms (Exhibit A). Said acknowledgments of the elected officials and members of boards, commissions, and committees shall be maintained on file with the City Clerk. Said acknowledgments of officers and employees shall be maintained by the Human Resources Department.

PASSED, APPROVED and ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 21st day of November, 2016

Mayor

REVIEWED AND APPROVED:

City Manager

INITIATED AND APPROVED:

City Clerk

APPROVED AS TO FORM:

City Attorney

10/20/2016

Exhibit "A"

City of Huntington Beach
Code of Ethics

Preamble

The citizens of the City of Huntington Beach are entitled to responsible, fair and honest city government that operates in an atmosphere of respect and civility. Accordingly, the Huntington Beach City Council adopts this code to:

1. Describe the standards of behavior to which its leaders and staff aspire.
2. Provide an ongoing source of guidance to elected leaders, city officials and staff in their day-to-day service to the city.
3. Promote and maintain a culture of ethics.

Pledge

On November 21, 2016, the City Council of the City of Huntington Beach adopted a Code of Ethics, which applies to all City elected or appointed officials, city employees, and members of its boards, commissions, committees, and task forces and requires the following pledge:

Code of Ethics

Responsibility

- I understand that the community expects me to serve with dignity and respect, as well as be an agent of the democratic process.
- I avoid actions that might cause the public to question my independent judgment.
- I do not use my office or the resources of the city for personal or political gain.
- I am a prudent steward of public resources and actively consider the impact of my decisions on the financial and social stability of the city and its citizens.

Fairness

- I promote consistency, equality and non-discrimination in public agency decision-making.
- I make decisions based on the merits of an issue, including research and facts.
- I encourage diverse public engagement in our decision-making processes and support the public's right to know.

Respect

- I treat my fellow city officials, staff, commission members and the public with patience, courtesy, civility, and respect, even when we disagree on what is best for the community and its citizens.

Honesty

- I am honest with all elected officials, staff, commission members, boards, the public and others.
- I am prepared to make decisions when necessary for the public's best interest, whether those decisions are popular or not.
- I take responsibility for my actions, even when it is uncomfortable to do so.

Exhibit "A"

ACKNOWLEDGEMENT PROCESS FOR THE CITY OF HUNTINGTON BEACH CODE OF ETHICS

- **All current elected and appointed city officials including current members of all city boards, commissions, committees, and task forces, and all current city employees will be given a copy of the newly adopted City Code of Ethics following its adoption on November 21, 2016 and asked to sign an acknowledgement form at that time.**

THEREAFTER:

- **All elected officials of the city will be given a copy of the City Code of Ethics and asked to sign an acknowledgement form at the time of their swearing in.**

- **All new employees of the city will be given a copy of the City Code of Ethics and asked to sign an acknowledgement form as part of their new employee orientation.**

- **Each new member of a city board, commission, committee, or task force will be given a copy of the City Code of Ethics and asked to sign an acknowledgement form at their first meeting.**

- **Acknowledgment of Receipt forms for elected officials and members of boards, committees and commissions shall be maintained on file with the City Clerk. Said acknowledgments for officers and employees shall be maintained on file with the Department of Human Resources.**

Exhibit "A"

CITY OF HUNTINGTON BEACH
CODE OF ETHICS

ACKNOWLEDGMENT OF RECEIPT FORM

Name: _____
(Please type or print first and last name)

Title: _____

Board/ Department: _____

Signature: _____

Date: _____

Res. No. 2016-73

STATE OF CALIFORNIA
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

I, ROBIN ESTANISLAU the duly appointed, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a **Regular** meeting thereof held on **November 21, 2016** by the following vote:

AYES:	Posey, O'Connell, Sullivan, Katapodis, Hardy, Delgleize, Peterson
NOES:	None
ABSENT:	None
RECUSE:	None

Robin Estanislau

City Clerk and ex-officio Clerk of the
City Council of the City of
Huntington Beach, California

File #: 26-023 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

TO: **Planning Commission**
FROM: **Jennifer Villasenor, Community Development Director**
BY: **Ricky Ramos, Planning Manager**

SUBJECT:
PLANNING COMMISSION CHAIR AND VICE CHAIR

ACTIONS:
The Planning Commission may take one of the following actions:

A) Nominate and elect the 2026 Planning Commission Chair and Vice Chair based on Planning Commission seniority as established by the Planning Commission bylaws (see attached memo): or

B) Set aside the Planning Commission bylaws and nominate and elect the 2026 Planning Commission Chair and Vice Chair.

ATTACHMENTS:
1. Memo on Planning Commission seniority

CITY OF HUNTINGTON BEACH
PLANNING COMMISSION COMMUNICATION

TO: Planning Commission

FROM: Jennifer Villasenor, Director of Community Development

DATE: January 5, 2026

SUBJECT: **PLANNING COMMISSION SENIORITY – ELECTION OF CHAIR AND VICE CHAIR**

Staff is providing you with the following information regarding the pending election of Planning Commission Chair and Vice-Chair, which is based on seniority. According to Section 3 of the Planning Commission By-Laws (attached), seniority is determined by the uninterrupted service date of first attendance at a Planning Commission meeting. If the service date is equal between Commissioners, then the highest vote count of the appointing Council Member is used. Here is the order of seniority for 2026:

Date of First Meeting	Planning Commissioner
February 11, 2025	Brett Bush (Williams 52,335 votes)
February 11, 2025	Ken Babineau (Twining 43,924 votes)
February 11, 2025	Domnic McGee (Van Der Mark 33,833 votes)
June 10, 2025	Ann Palmer (Kennedy 43,319 votes)
August 5, 2025	Ben Goldberg (Gruel appointed)
January 10, 2023	Tracy Pellman – Chair in 2023 (McKeon 33,455 votes)
February 11, 2025	Brian Thienes – Chair in 2025 (Burns 37,266 votes)

If you have any questions, please contact Jill Bos, Deputy Director, at (714) 536-5596 or Ricky Ramos, Planning Manager, at (714) 536-5624.

Attachment: Section 3 of the Planning Commission By-Laws - January 2006

Section 3 of the Planning Commission By-Laws
January 2006

Section 3. OFFICERS. The officers of the Planning Commission shall be a Chair and a Vice-Chair who shall be elected by majority vote of the Commission and shall hold office for a period of one year or until their successors is elected. An election of officers shall be held as soon as practical following the first day of January of every year. The Chair and Vice-Chair shall be elected based on seniority, as follows:

a. The Commissioner with the most seniority who has not served as Chair, or the Commissioner who served as Chair longest ago if all Commissioners have served as Chair, shall be elected Chair.

b. The Commissioner with the most seniority who has not served as Vice-Chair, or the Commissioner who served as Vice-Chair longest ago if all Commissioners have served as Vice-Chair, shall be elected Vice-Chair.

c. Seniority between Commissioners shall be determined by the chronological order of the uninterrupted service date of first attendance of each as a sworn Commissioner at a Planning Commission meeting. If seniority between two or more Commissioners is equal based on the first determination, then seniority between the subject Commissioners shall be based on the highest or higher vote counts of the Commissioners' appointing City Council Members.

d. Any Commissioner may decline nomination as Chair or Vice-Chair. Such declination shall not alter the selection process for Chair or Vice-Chair among the remaining Commissioners.

The elected Chair and Vice-Chair shall assume office immediately following said election. In the event of a vacancy of the Chair, the Vice-Chair shall serve the balance of the unexpired term of the Chair. In the event of a vacancy of the Vice-Chair, a member of the Commission shall be elected, in accordance with the aforementioned seniority determination, to serve the balance of the unexpired term of the Vice-Chair. No person shall occupy the office of Chair or Vice-Chair for more than two consecutive terms. The Planning Director of the City shall serve as Secretary of the Commission.

2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 26-024 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

TO: **Planning Commission**
FROM: **Jennifer Villasenor, Community Development Director**
BY: **Ricky Ramos, Planning Manager**

SUBJECT:
PLANNING COMMISSION ADVISORY BOARDS AND COMMITTEES

STATEMENT OF ISSUE:
Annually, the Planning Commission designates members and alternates on various Advisory Boards and Committees. The Advisory Boards and Committees are either City Council directed or required by the Huntington Beach Zoning and Subdivision Ordinance.

The Design Review Board is the only board on which the Planning Commission member serves as a voting member. A voting member fully participates in the proceedings and votes on recommendations to other approving bodies.

The remaining positions are liaison where the Planning Commission members observe the proceedings and report back items of interest to the entire Planning Commission. The Planning Commissioners are not voting members of these particular boards or committees. These liaison positions are the Southeast Area Committee, Economic Development Committee, Sunset Beach Area Committee, and Historic Resources Board.

The attached list depicts the current member assignments on each Advisory Board and Committee as well as the scheduled meeting times and frequency.

Planning Commissioners may communicate any assignment preferences to the Chair. The reassignment of current positions will be discussed at the upcoming meeting.

RECOMMENDATION:
That the Planning Commission take the following action:

A) Discuss the 2026 Advisory Boards and Committee Assignments

ATTACHMENTS:
1. Planning Commission Advisory Boards/Committee 2025 List

PLANNING COMMISSION
ADVISORY BOARDS/COMMITTEES
LIAISON LIST (Revised 12/29/25)

Voting Members

STAFF LIAISON	ADVISORY BOARD/ COMMITTEE	PC MEMBER	PC ALTERNATE
Madalyn Welch 536-5561	Design Review Board (2nd Thursday at 3:30 PM)	Brian Thienes	Brett Bush

Liaisons

STAFF LIASION	ADVISORY BOARD/ COMMITTEE	PC MEMBER	PC ALTERNATE
City Manager's Office 536-5202	Southeast Area Committee (4th Wednesday every other month at 4:30 PM)	Brett Bush	Ken Babineau
Kriss Casanova 536-5547	Economic Development Committee (2nd Wednesday of every even month at 3:30 PM)	Benjamin Goldberg	Ken Babineau
Ricky Ramos 536-5624	Sunset Beach Area Committee (Quarterly with dates TBD – usually around 3:30 PM)	Benjamin Goldberg	Ann Palmer
Ashley Wysocki 374-5302	Historic Resources Board (3rd Wednesday at 5:00 PM)	Tracy Pellman	Domnic McGee

File #: 26-034 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

SUBMITTED TO: **Planning Commission**
SUBMITTED BY: **Jennifer Villasenor, Community Development Director**
PREPARED BY: **Jason Kelley, Senior Planner**

SUBJECT:
TENTATIVE TRACT MAP (TTM) NO. 19331/CONDITIONAL USE PERMIT (CUP) NO. 25-005/COASTAL DEVELOPMENT PERMIT (CDP) NO. 25-003 (MAGNOLIA COAST)

REQUEST:

TTM: To subdivide a 29-acre site into seven lettered lots and six numbered lots. **CUP:** To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to ten feet tall topped with a seven-foot-tall wall along the north property line. **CDP:** For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

LOCATION:

21845 Magnolia Street, 92646 (West side of Magnolia St. between Pacific Coast Highway and Hamilton Ave.)

APPLICANT:

Debra Schales, Fuscoe Engineering, Inc., 15535 Sand Caynon Ave., Suite 100, Irvine, CA 92618

PROPERTY OWNER:

SLF-HB Magnolia LLC, 18565 Jamboree Rd., Suite 200, Irvine, CA 92612

BUSINESS OWNER:

Not Applicable

RECOMMENDATION:
That the Planning Commission take the following actions:

A) Find the proposed project is consistent with Environmental Impact Report No. 17-001 approved and certified by the City Council on January 19, 2021.

B) Approve Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003, with suggested findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):
A) Deny Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003, with findings for denial.

B) Continue Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003, and direct staff accordingly.

PROJECT PROPOSAL:

The project includes the following requests:

Tentative Tract Map (TTM) No. 19331 - To subdivide a 29-acre site into seven lettered lots and six numbered lots.

Conditional Use Permit (CUP) No. 25-005 - To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to ten feet tall topped with a seven-foot-tall wall along the north property line.

Coastal Development Permit (CDP) No. 25-003 - For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

Separate entitlements will be submitted for the hotel and residential developments as well as open space improvements.

Background:

In January 2021, the City Council approved Environmental Impact Report No. 17-001, General Plan Amendment No. 17-001, Zoning Map Amendment No. 17-001, Zoning Text Amendment No. 17-005, Local Coastal Program Amendment No. 17-001, and Development Agreement No. 19-001 to amend the General Plan, zoning map, and establish the Magnolia Tank Farm (MTF) Specific Plan for the proposed mixed-use project. In December 2024, the Coastal Commission certified the Local Coastal Program Amendment.

The goal of MTF Specific Plan was to encourage the creation of a mixed-use community that provides visitor serving commercial uses, new residential neighborhoods, opportunities for coastal access and passive recreation and incorporates measures to protect adjacent natural resources. The Specific Plan consists of 29-acres of which 2.84-acres are dedicated as Coastal Conservation (CC), 3.94-acres are dedicated to Open Space Parks, 17.05-acres are dedicated to Medium Density Residential with a maximum unit count of 250 units and 4.32-acres zoned as Commercial Visitor for a 215-guest room hotel.

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Residential Medium Density- Specific Plan Overlay (RM-sp), Open Space-Conservation - Specific Plan Overlay (OS-C-sp), Open Space -Parks-Specific Plan Overlay (OS-P-sp), Commercial Visitor-Specific Plan Overlay (CV-sp)	Specific Plan 18 (SP-18-CZ) (Magnolia Tank Farm Specific Plan-Coastal Zone)	Vacant
North of Subject Property:	RM-sp	Specific Plan 10 (SP-10-CZ) (Magnolia Pacific Specific Plan-Coastal Zone)	Vacant
East of Subject Property (across Magnolia Street):	Residential Low Density (RL-7)	Residential Low Density-Coastal Zone (RL-CZ)	Residential
South of Subject Property:	OS-C	Coastal Conservation-Coastal Zone (CC-CZ)	Wetland
West of Subject Property:	Public (P)	Public Semi-Public-Coastal Zone-Oil Overlay (PS-CZ-O)	AES Power Plant

General Plan Conformance:

The General Plan Land Use Map designations on the subject property are Open Space Conservation - Specific Plan Overlay, Open Space Park - Specific Plan Overlay, Commercial Visitor - Specific Plan Overlay, and Residential Medium Density - Specific Plan Overlay. The project is consistent with these designations and the goals and policies of the General Plan as follows:

A. Land Use Element

Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1A - Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1B - Ensure new development supports the protection and maintenance of environmental and open space resources.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors. As required by the Specific Plan, the site must be raised to comply with sea level rise along with grading of the site to prepare for future development.

B. Natural and Environmental Hazards

Goal HAZ-2 - Coastal environments accommodate coastal changes and reduce coastal development impacts.

Policy HAZ-2B - Implement priority measures to reduce and mitigate sea level rise impacts to property and infrastructure outlined in the Coastal Resiliency Program.

As required by the MTF Specific Plan, the site must comply with its associated Sea Level Rise Study by elevating the property to a minimum elevation of 11.3 feet. To meet this requirement, approximately 133,425 cubic yards of soil will be imported to the site and graded to support future development.

C. Coastal Element

Policy C 1.1.4 - Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Goal C 2 - Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Policy C 2.2.2 - Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments.

Objective C 2.4 - Balance the supply of parking with the demand for parking.

Policy C 2.4.7 - The streets of new residential subdivisions between the sea and the first public road shall be constructed and maintained as open to the general public for vehicular, bicycle, and pedestrian access. General public parking shall be provided on all streets throughout the entire subdivision. Private entrance gates and private streets shall be prohibited. All public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas shall be prohibited.

Objective C 2.5 - Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

Policy C 2.6.6 - Promote public access to coastal wetlands for limited nature study, passive recreation and other low intensity uses that are compatible with the sensitive nature of these areas.

Goal C 3 - Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Policy C 3.2.4 - Encourage the provision of a variety of visitor- serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

Policy C 4.1.2 - Designate lands for the provision of passive and visual open space on the Coastal Land Use Map, which provide a balance to the urban and suburban development of the Coastal Zone.

Policy C 4.7 - Improve the appearance of visually degraded areas within the Coastal Zone.

Policy C 7.1.4 - Require that new development contiguous to wetlands or environmentally sensitive habitat areas include buffer zones. Buffer zones shall be a minimum of one hundred feet setback from the landward edge of the wetland.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors.

Zoning Compliance:
The proposed subdivision, including the proposed retaining wall, is consistent with the Magnolia Tank Farm Specific Plan (MTFSP) and complies with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The numbered and lettered lots are consistent with established specific plan planning areas for commercial visitor, residential, open space, and streets.

The proposed map divides the residential portion of the site into five numbered residential lots ranging in size from approximately 66,964 square feet to 168,112 square feet, and the commercial portion of the site is one numbered commercial lot totaling approximately 188,281 square feet. The remaining lettered lots are for the open space areas and streets. All proposed lots exceed the minimum lot size requirements of both the MTF Specific Plan and the HBZSO of 3,100 to 6,000 square feet for residential and 10,000 square feet for commercial.

The MTFSP does not regulate wall height which requires referring to the HBZSO. The HBZSO permits block walls up to eight feet in height outside of the front setback and allows them to be constructed on top of proposed retaining walls up to a maximum height of two feet when resulting from a fill. Deviations from the wall regulations of the HBZSO require the approval of a CUP as is proposed with this project.

Tract Map:
The proposed subdivision is consistent with the General Plan and the site's zoning designation. The approximately 29-acre site would be subdivided into seven lettered lots and six numbered lots. Lots A through F would consist of open space parcels ranging in size from approximately 6,835 square feet to 123,557 square feet (approximately 6.78 acres total). Lot G would consist of a private street totaling approximately 186,236 square feet (approximately 4.27 acres).

Lots 1 through 5 would subdivide the residential portion of the site into five separate parcels totaling approximately 13.63 acres. Lot 6 would result in the commercial visitor parcel totaling approximately 4.32 acres.

The proposed subdivision of the 13 lots, along with the import of soil and grading to address projected sea level rise will comply with the requirements of the General Plan, the MTFSP, HBZSO, and other city requirements. The project will include the construction of all street and infrastructure improvements. It will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property was previously developed with oil tanks, is currently used as a parking lot, and is void of any wildlife habitat. Compliance with regulatory requirements and mitigation measures will be required and implemented.

Demolition, Grading, Walls and Street and Infrastructure Improvements:

Pursuant to Coastal Commission requirements in the MTFSP, the site is required to accommodate future sea level rise by raising the site elevation to 11.3 feet. Building pads will be raised an additional one to two feet above the street elevation within the site. Existing site elevations range from approximately 4.3 feet to 12.5 feet. To achieve the required minimum elevation, approximately 133,425 cubic yards of soil would be imported to the site and graded accordingly. As the site gradually slopes up westerly and towards the north, the perimeter parks and landscaping will help to soften the rise in grade. Following completion of site grading, all required infrastructure and street improvements would be constructed. As a result of the proposed grading and soil import, a retaining wall would be constructed along the north property line and topped with a seven-foot-tall block wall. Demolition will occur prior to any grading.

The project will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the import of soil onto the site is necessary to address projected sea level rise as required in the MTFSP. The soil import and mass grading are anticipated to occur over eight months with 200 truck trips per day. The trucks will enter and exit the site from Magnolia Avenue (south driveway) to Pacific Coast Highway and Beach Boulevard, avoiding residential neighborhoods and local streets. The project will be required to comply with Municipal Code requirements including the Noise Ordinance during construction and mitigation measures per the certified EIR. Additionally, the proposed wall will comply with the City's Urban Design Guidelines by incorporating a stucco finish, pilasters and elevated landscaping. The granting of the conditional use permit will not adversely affect the General Plan because the project is consistent with the General Plan land use designations of Open Space Conservation - Specific Plan Overlay, Open Space Park - Specific Plan Overlay, Commercial Visitor - Specific Plan Overlay, and Residential Medium - Specific Plan Overlay on the subject site. The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors.

The project conforms with the City's Local Coastal Program which encourages new housing, commercial visitor and open space development to locate within, contiguous to, or in close proximity to existing developed areas able to accommodate it. The project is also consistent with the requirements of the CZ Overlay District and conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed project will prepare the existing vacant lot for future development in compliance with the adopted MTFSP, the HBZSO as well as other applicable provisions of the Municipal Code.

Quimby Act

The project will pay park and recreation in lieu fees to satisfy Quimby Act requirements pursuant to

Chapter 254 of the HBZSO at the time residential development is proposed.

Urban Design Guidelines Comformace:
The proposed wall will comply with the City's Urban Design Guidelines. Along the interior side, the wall will incorporate a stucco finish, pilasters, and have elevated landscape planters consistent with the design guidelines. The side facing the Ascon property will also incorporate a stucco finish and pilasters. A vegetated slope will be established upon the completion of the Ascon remediation.

Environmental Status:
The proposed project is covered by the Magnolia Tank Farm Specific Plan Final Environmental Impact Report No. 17-001, which was adopted by the City of Huntington Beach City Council on January 19, 2021. Furthermore, implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the certified EIR and the project is required to comply with all applicable EIR No. 17-001 mitigation measures. Considering the whole record, none of the circumstances described under Section 15162 of CEQA Guidelines are present; and therefore, no EIR or MND is required.

Coastal Status:
The proposed subdivision, demolition, grading, walls and construction of all onsite and offsite street and infrastructure within the appealable jurisdiction of Coastal Zone requires a CDP.

***Design Review Board*:**
The Design Review Board reviewed the proposed wall and recommended approval to the Planning Commission at the January 14, 2026 Special Meeting.

Other Departments Concerns and Requirements:
Public Works, Building, Fire, and Community Services staff reviewed the proposed project and only Public Works identified code requirements applicable to the project.

Public Notification:
Legal notice was published in the Huntington Beach Wave on Thursday, January 15, 2026, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), and applicant.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
January 8, 2026	March 9, 2026

SUMMARY:
Staff recommends approval of TTM No. 19331, CUP No. 25-005, and CDP No. 25-003 with findings and conditions (Attachment No. 1).

This recommendation is based on the following:
- The project is consistent with the General Plan and its goals and policies, including the Local Coastal Program.
- The project is compatible with the surrounding area.

- The TTM meets the requirements of the Subdivision Map Act.
- The project complies with the provisions of MTFSP and HBZSO.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval of TTM No. 19331, CUP No. 25-005 and CDP No. 25-003
2. Vicinity Map
3. TTM Plans and Conceptual Grading Plans received December 2, 2025
4. Retaining Wall Plans received December 5, 2025
5. Code Requirements (for informational purposes only) dated December 16, 2025
6. MTF MMRP
7. PowerPoint Presentation

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 19331
CONDITIONAL USE PERMIT NO. 25-005
COASTAL DEVELOPMENT PERMIT NO. 25-003

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission determines that the proposed project is covered by the Magnolia Tank Farm Specific Plan Final Environmental Impact Report No. 17-001, which was adopted by the City of Huntington Beach City Council on January 19, 2021. Furthermore, implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the certified EIR and the project is required to comply with all applicable EIR No. 17-001 mitigation measures. Considering the whole record, none of the circumstances described under Section 15162 of CEQA Guidelines are present; and therefore, no EIR or MND is required.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE MAP NO. 19331:

1. Tentative Tract Map (TTM) No. 19331 to subdivide a 29-acre site into seven lettered lots and six numbered lots is consistent with the General Plan land use designations of Open Space Conservation – Specific Plan Overlay, Open Space Park – Specific Plan Overlay, Commercial Visitor – Specific Plan Overlay, and Residential Medium – Specific Plan Overlay and zoning designation of MTF (Magnolia Tank Farm) Specific Plan on the subject property, applicable provisions of the Subdivision Map Act, and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The TTM complies with all development standards set forth in the MTF Specific Plan and HBZSO.

2. The site is physically suitable for future development as envisioned by the subject property's General Plan and zoning designations which regulate all future development. Lots A through F are all open space parcels, and Lot G is the private street. Lots 1 through 5 subdivide the residential area into five separate parcels. Lot 6 is the commercial visitor parcel. The proposed subdivision of the 13 lots, along with the import of soil and grading to address projected sea level rise will comply with the requirements of the General Plan, the Magnolia Tank Farm Specific Plan, HBZSO, and other city requirements.

3. The proposed subdivision, the import of soil onto the site, and the proposed onsite and offsite street and infrastructure improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property was previously developed with oil tanks, is currently used as a parking lot, and is void of any wildlife habitat. Offsite improvements include curb, gutter, sidewalk and pavement along Magnolia Street and Hamilton Avenue. Compliance with regulatory

requirements and mitigation measures will ensure that the subdivision will not cause serious health problems or substantial environmental damage.

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision unless alternative easements for access or for use will be provided. The subdivision will provide all necessary vehicular access, sidewalk, and utility easements to serve future development.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 25-005:

1. Conditional Use Permit No. 25-005 to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the import of soil onto the site is required to address projected sea level rise as required in the Magnolia Tank Farm Specific Plan. The project will comply with EIR mitigation measures and City codes including the Noise Ordinance. The haul truck routes will avoid neighborhoods and local streets. Trucks will enter and exit the south driveway at the signalized intersection of Banning Avenue and Magnolia Street to Pacific Coast Highway and Beach Boulevard. The existing site elevation ranges from approximately 4.3 feet to 12.5 feet, with an average elevation of 8.4 feet. Pursuant to the Specific Plan, the site will be graded to an average elevation of 11.3 feet. It will gradually slope up west and north towards the Ascon site. The construction of a retaining wall along the north property line will be necessary to protect the increased fill and grade differential. It will retain approximately between five feet and 10 feet of fill, as measured from the north side of the wall and will be topped with an approximately seven-foot-tall wall. The design of the wall will comply with the City's Urban Design Guidelines, incorporating a stucco finish, pilasters, and elevated landscape planters. Along the Ascon property, the wall will consist of a stucco finish and pilasters. A vegetated slope will be established on the Ascon property at the completion of the remediation. Additionally, the nearest residential development is buffered by Magnolia Street and will not be visually impacted by the new wall and grading operations.

2. The granting of Conditional Use Permit No. 25-005 to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line will not adversely affect the General Plan because the project is consistent with the General Plan land use designations of Open Space Conservation – Specific Plan Overlay, Open Space Park – Specific Plan Overlay, Commercial Visitor – Specific Plan Overlay, and Residential Medium – Specific Plan Overlay on the subject site. The proposed project is also consistent with the following General Plan goals and policies:

   A. Land Use Element

   Goal LU-1 – New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1A - Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1B - Ensure new development supports the protection and maintenance of environmental and open space resources.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors. As required by the Specific Plan, the site must be raised to comply with sea level rise along with grading of the site to prepare for future development.

B. Natural and Environmental Hazards

Goal HAZ-2 – Coastal environments accommodate coastal changes and reduce coastal development impacts.

Policy HAZ-2B – Implement priority measures to reduce and mitigate sea level rise impacts to property and infrastructure outlined in the Coastal Resiliency Program.

As required by the MTF Specific Plan, the site must comply with its associated Sea Level Rise Study by elevating the property to a minimum elevation of 11.3 feet. To meet this requirement, approximately 133,425 cubic yards of soil will be imported to the site and graded to support future development.

C. Coastal Element

Policy C 1.1.4 - Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Goal C 2 - Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Policy C 2.2.2 - Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments.

Objective C 2.4 - Balance the supply of parking with the demand for parking.

Policy C 2.4.7 - The streets of new residential subdivisions between the sea and the first public road shall be constructed and maintained as open to the general public for vehicular, bicycle, and pedestrian access. General public parking shall be provided on all streets throughout the entire subdivision. Private entrance gates and private streets shall be prohibited. All public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use

by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas shall be prohibited.

Objective C 2.5 - Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

Policy C 2.6.6 - Promote public access to coastal wetlands for limited nature study, passive recreation and other low intensity uses that are compatible with the sensitive nature of these areas.

Goal C 3 - Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Policy C 3.2.4 - Encourage the provision of a variety of visitor- serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

Policy C 4.1.2 - Designate lands for the provision of passive and visual open space on the Coastal Land Use Map, which provide a balance to the urban and suburban development of the Coastal Zone.

Policy C 4.7 - Improve the appearance of visually degraded areas within the Coastal Zone.

Policy C 7.1.4 - Require that new development contiguous to wetlands or environmentally sensitive habitat areas include buffer zones. Buffer zones shall be a minimum of one hundred feet setback from the landward edge of the wetland.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors.

3. The proposed project to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line will comply with the provisions of the MTF Specific Plan and other applicable provisions in Titles 20-25 of the HBZSO because raising the site to address sea level rise is required under the MTF Specific Plan and requires a Conditional Use Permit due to the import of more than 25,000 cubic yards of soil. As a result of the imported fill, the approval of a CUP is also required for the retaining wall along the north property line.

SUGGESTED FINDINGS FOR APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 25-003:

1. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements conforms with the City's Local Coastal Program, which encourages new housing, commercial visitor and open space development to locate within, contiguous to or in close proximity to existing

developed areas able to accommodate it. The proposed project will prepare the existing vacant lot for future development in compliance with the adopted MTF Specific Plan.

2. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements is consistent with the requirements of the CZ Overlay District, the MTF Specific Plan, the HBZSO, as well as other applicable provisions of the Municipal Code because the project will comply with all applicable requirements of the MTF Specific Plan to prepare the lot for future development.

3. At the time of future development and occupancy, all infrastructure will be in place consistent with the Local Coastal Program because Coastal Development Permit No. 25-003 for the subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements is located in an urbanized area and all necessary services and infrastructure will be available, including water, sewer, and roadways.

4. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede but will enhance public access, recreation, or views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 19331:

1. The Tentative Tract Map No. 19331 received December 2, 2025 shall be the approved layout.

2. The following conditions shall be completed prior to issuance of a grading permit:

    a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. A copy of the notice and list of recipients shall be submitted to the Community Development Department.

    b. The final map associated with the tract map shall be recorded with the County of Orange.

3. Comply with all applicable mitigation measures from the MMRP for EIR No. 17-001.

4. At least 90 days before City Council action on the final map, Conditions Covenants & Restrictions (CC&Rs) shall be submitted to the Community Development Department and the City Attorney's office for review and approval.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-005 / COASTAL DEVELOPMENT PERMIT NO. 25-003:

1. The conceptual grading plans received December 2, 2025, and site plan and section drawings for the proposed retaining and block wall received December 5, 2025, shall be the conceptually approved design with the modification that a minimum 18-inch high raised planter shall be constructed on the south side of the wall within the front 70 feet of the park area adjacent to Magnolia Street. (**DRB**).

2. Comply with all applicable mitigation measures from the MMRP for EIR No. 17-001.

3. An interim parking and building materials storage plan shall be submitted to the Community Development Department prior to issuance of a grading permit to assure adequate parking and restroom facilities are available for employees, customers, and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall be reviewed and approved by the Community Development and Public Works Departments. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

4. Prior to submittal for building permits for the block wall, the following shall be completed:

    a. Zoning entitlement conditions of approval, mitigation measures identified in MTF EIR No. 17-001, and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
    b. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
    c. The plans shall identify the removal of any existing walls located on the subject property. The plans shall identify materials, seep holes and drainage. Double walls shall be avoided.

5. During demolition, grading, site development, and/or construction, the following shall be adhered to:

    a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

    b. Use low sulfur (0.5%) fuel by weight for construction equipment.

    c. Truck idling shall be prohibited for periods longer than 10 minutes.

    d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

    e. Discontinue operation during second stage smog alerts.

f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.

g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday-Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays **(HBMC 8.40.090)**.

6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

7. Tentative Tract No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

8. The development services departments (Community Development Department, Fire Department, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

VICINITY MAP



12/02/2025

TENTATIVE TRACT MAP NO. 19331

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

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 114-150-36)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINABOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER", AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 114-481-32)

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

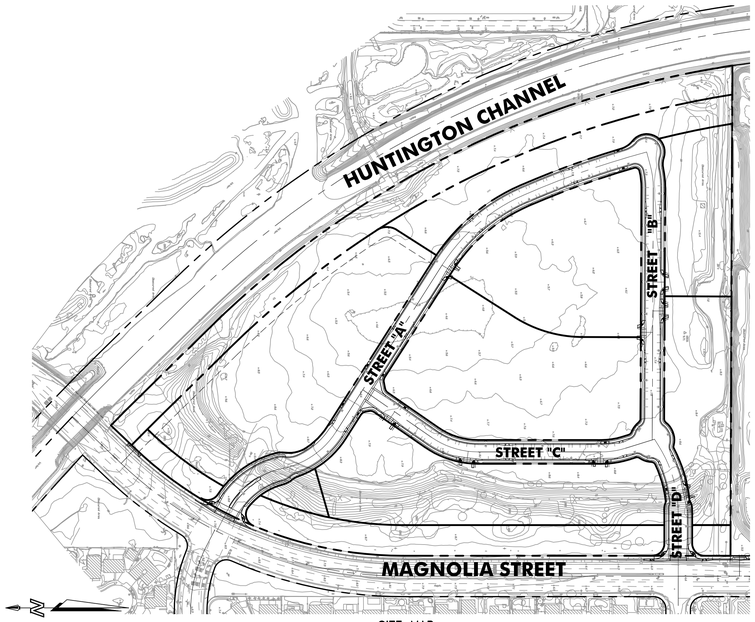
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 24 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 5591 PAGE 500,ET SEQ. OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 32' 40" EAST ALONG SAID NORTHERLY LINE OF FRACTIONAL SECTION 24 A DISTANCE OF 360.17 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AND DESIGNATED AS "PARCEL TWO" IN THAT CERTAIN ROAD EASEMENT TO THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 13, 1967 IN BOOK 8418 PAGE 439 OF SAID OFFICIAL RECORDS, SAID SOUTHWESTERLY CORNER BEING ALSO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 57° 33' 35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 37' 14" AN ARC DISTANCE OF 176.10 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE 80.37 FEET TO A POINT IN A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL", SAID LAST MENTIONED CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4,717.50 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43° 40' 03" EAST; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 1° 10' 00" AN ARC DISTANCE OF 96.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 45° 09' 57" WEST 181.36 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

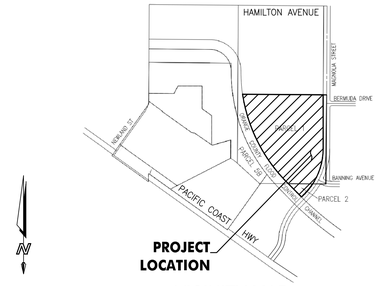
NOTES:

1. EXISTING LAND USE: INDUSTRIAL
2. PROPOSED LAND USE: RESIDENTIAL, COMMERCIAL
3. ADJACENT LAND USE
   - NORTH: ASCON LANDFILL
   - SOUTH: COASTAL CONSERVATION
   - EAST: RESIDENTIAL
   - WEST: COASTAL CONSERVATION
4. SANITARY SEWER PROVIDED BY: CITY OF HUNTINGTON BEACH
5. DOMESTIC WATER PROVIDED BY: CITY OF HUNTINGTON BEACH
6. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
7. PROJECT SITE IS LOCATED WITHIN THE HUNTINGTON BEACH SCHOOL DISTRICT.
8. ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. ALL ONSITE STORM DRAIN PIPES ARE PRIVATE AND MAINTAINED BY THE HOA UP TO THE TRACT BOUNDARY.
9. ALL PROPOSED WATER WILL BE PUBLIC AND MAINTAINED BY THE CITY OF HUNTINGTON BEACH.
10. ALL PROPOSED ONSITE SEWERS WILL BE PRIVATE AND MAINTAINED BY HOA.
11. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP(S).
12. TTM IS LOCATED WITHIN ZONE 'X'.
13. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE FINAL MAP OVER ALL PRIVATE STREETS.
14. ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE TENTATIVE TRACT MAP ARE PROVIDED BY BUILDER.
15. ALL CONNECTIONS TO PUBLIC ROADWAYS WILL REQUIRE AN ENCROACHMENT PERMIT.
16. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
17. ACCESS TO THE SITE IS PROPOSED VIA "MAGNOLIA STREET". ALL ONSITE STREETS ARE PRIVATE.
18. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE.
19. PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITIES AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
20. THE CITY OF HUNTINGTON BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS/EASEMENTS.
21. EACH INDIVIDUAL LOT WIL PROVIDE EV CHARGING STATIONS IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS.
22. EACH INDIVIDUAL LOT WILL PROVIDE SHORT-TERM AND LONG-TERM IN ACCORDANCE WITH CGBC 5.106.4

NO.	DATE	REVISIONS	APP'D



SITE MAP
1" = 150'



VICINITY MAP
NTS

LOT NO.	AREA (SF)	AREA (AC)	INTENDED USE	DU/AC
1	133,139	3.06	RESIDENTIAL	11
2	168,112	3.86	RESIDENTIAL	19
3	145,519	3.34	RESIDENTIAL	18
4	79,877	1.83	RESIDENTIAL	15
5	66,964	1.54	RESIDENTIAL	33
6	188,281	4.32	COMMERCIAL VISITOR	–
A	123,557	2.84	COASTAL CONSERVATION	–
B	12,882	0.29	OPEN SPACE PARKS & RECREATION	–
C	76,554	1.76	OPEN SPACE PARKS & RECREATION	–
D	6,835	0.16	OPEN SPACE PARKS & RECREATION	–
E	9,750	0.22	OPEN SPACE PARKS & RECREATION	–
F	65,593	1.51	OPEN SPACE PARKS & RECREATION	–
G	186,236	4.27	PRIVATE STREET	–
TOTAL	1,263,301	29.00	–	–

ENGINEERS STATEMENT:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

DEBRA V. SCHALES, P.E. DATE: 12/02/2025

APPLICANT

SHOPOFF REALTY INVESTMENTS, LP

18565 JAMBOREE, SUITE 200
IRVINE, CA 92612
TEL: (949) 769-6713

CONTACT: BLAIR RUFFNER

CIVIL ENGINEER

FUSCOE ENGINEERING

15535 SAND CANYON, AVE, SUITE 100
IRVINE, CA 92606
TEL: (949) 474-1960
FAX: (949) 474-5315

CONTACT: DEBRA SCHALES, RCE #: 43101

SITE ADDRESS

21845 MAGNOLIA ST, HUNTINGTON BEACH, CA 92646.

APN's

114-152-09; 114-481-32

EARTHWORK QUANTITIES

	CUT	FILL
RAW	28,920 CY	162,345 CY
OVER-EX (ENTIRE SITE)	210,530 CY	210,530 CY
TOTAL:	239,450 CY	372,875 CY

NET IMPORT: 133,425 CY

GRADING QUANTITIES SHOWN ABOVE ARE RAW VALUES AND DO NOT INCLUDE SHRINKAGE, SUBSIDENCE, OR OVER-EXCAVATION. EXISTING TOPOGRAPHY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED ON 05/06/2024.

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" BASED ON THE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 06059C0263J – MAP REVISED DECEMBER 3, 2009 – AND REVISED BY LETTER OF MEASUREMENT REVISION DECEMBER 15, 2009 AS PER THE CITY OF HUNTINGTON BEACH WEBSITE (NO. – 065034-0263-J). ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

DESIGNATION: 1G-150-74; ELEVATION: 13.553 FT (NAVD88)

DESCRIPTION: DESCRIBED BY OCS 2002 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-150-74", SET IN THE TOP OF A CONCRETE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND A FLOOD CONTROL CHANNEL, 45 FT. NORTHEASTERLY OF MAGNOLIA AVENUE AND 0.2 MILES NORTHEASTERLY ALONG MAGNOLIA AVENUE FROM ITS INTERSECTION WITH PACIFIC COAST HIGHWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MAGNOLIA STREET BEING NORTH 00°17'10" WEST AS SHOWN ON RECORD OF SURVEY 2005-1075 FILED IN BOOK 232 PAGES 1-10, OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY, CALIFORNIA

LEGEND AND ABBREVIATIONS:

AC	ACRES		EXISTING SIGN
AVE	AVENUE		EXISTING STREET LIGHT
BFE	BASE FLOOD ELEVATION		EXISTING STREET LIGHT PULLBOX
BW	BACK OF WALK		EXISTING TREE/BRUSH
CB	CATCH BASIN		EXISTING POWER POLE
D	DIAMETER	E	EXISTING ELECTRICAL LINE
DR	DRIVE		EXISTING FIRE HYDRANT
DW	DOMESTIC WATER	6"NG	EXISTING NATURAL GAS
E-OH	ELECTRIC OVERHEAD	54SD	EXISTING STORM DRAIN
ESMT	EASEMENT	SS	EXISTING SEWER MAIN
EX	EXISTING	12"W	EXISTING WATER
FG	FINISHED GRADE		CENTER LINE
FL	FLOW LINE		EXISTING PROPERTY LINE & RIGHT-OF-WAY
FS	FINISHED SURFACE		PROPERTY LINE & RIGHT-OF-WAY
GB	GRADE BREAK		EASEMENT
HP	HIGH POINT		LOT LINE PER TTM 19330
INV	INVERT		PROPOSED STORM DRAIN CATCH BASIN
LP	LOW POINT		PROPOSED STORM DRAIN
MWS	MODULAR WETLAND SYSTEM	R	RIDGE
OH	OVERHEAD	DW DW DW	PROPOSED WATER LINE
PROP	PROPOSED		PROPOSED WATER VALVE
PVMT	PAVEMENT	SS SS SS	PROPOSED SEWER LINE
R	RIDGE		PROPOSED STORM DRAIN CATCH BASIN
RCP	REINFORCED CONCRETE PIPE	R45' 28° R212'	HBFD FIRE TRUCK TURN
RES	RESIDENTIAL		RADIUS (PER CITY SPEC #401)
S	SLOPE	P	PUMP
SD	STORM DRAIN		SLOPE
SLE	SEA LEVEL ELEVATION		PROPOSED RETAINING WALL
SLRE	SEA LEVEL RISE ELEVATION		
SS	SANITARY SEWER		
TC	TOP OF CURB		
TG	TOP OF GRADE		
TW	TOP OF WALL		
TYP	TYPICAL		
VCP	VITRIFIED CLAY PIPE		
Δ	DELTA		

PROJECT DESCRIPTION

THE APPROVAL OF THIS TTM WILL NOT RESULT IN THE DEVELOPMENT OF THE SITE AS DESCRIBED IN THE PROJECT DESCRIPTION BELOW.

THE PROJECT WILL SUBMIT SEVERAL PHASED TENTATIVE TRACT MAPS.

THE 1ST TENTATIVE TRACT MAP (TTM) NO. 19331 HAS TWO TRACT MAPS PROCESSING SIMULTANEOUSLY. ONE IS THE A-MAP, FOR FINANCE AND CONVEYANCE PURPOSES, AND THE SECOND ONE IS THE FINAL TRACT MAP (B-MAP) FOR INFRASTRUCTURE, INCLUDING DEMOLITION, MASS GRADING, RETAINING WALL, ONSITE AND OFF-SITE IMPROVEMENTS, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES AND SEWER AND HYDROLOGY REPORTS.

THE A-MAP WILL SUBDIVIDE THE SITE IN 4 NUMBERED LOTS AND THE FINAL TRACT MAP (B-MAP) WILL SUBDIVIDE THE SITE INTO 7 LETTERED LOTS, AND 6 NUMBERED LOTS.

SLF-HB MAGNOLIA, LLC, ALSO KNOWN AS SHOPOFF, INTENDS TO DEVELOP A 29-ACRE SITE INTO A MIXED-USE PROJECT. THE MIXED-USE PROJECT WILL INCLUDE APPROX. 12.13 ACRES OF FAMILY RESIDENCES, APPROX. 1.54 ACRES OF AFFORDABLE HOUSING, 4.32 ACRES OF COMMERCIAL VISITOR CENTER INCLUDING THE VSC TRAIL, 3.95 ACRES OF SEVERAL PARKS, COASTAL CONSERVATION AND SETBACK OF 2.84 ACRES AND 4.22 ACRES OF PRIVATE STREETS.

A CUP WILL BE REQUIRED FOR THE RETAINING WALL ALONG THE NORTHERN PROPERTY LINE, WHERE THE PROPOSED MAXIMUM HEIGHT IS 10.2 FEET AND MORE THAN 2 FEET OF FILL IS NECESSARY.

A CDP WILL BE REQUIRED FOR THE IMPORT OF SOILS, FOR IMPORTING 133,425 CY OF SOIL ONTO THE SITE

PER APPENDIX B, SECTION 3.3: COASTAL HAZARDS – ADAPTATION MEASURES AND PROJECT MODIFICATIONS OF THE APPROVED EIR, PAD ELEVATIONS MUST EXCEED 11.3 FEET. THE PROPOSED PAD ELEVATIONS COMPLY WITH THIS REQUIREMENT.

THE FUTURE 2ND TENTATIVE TRACT MAP WILL BE FOR RESIDENTIAL AND ALL OPEN SPACE (PARKS) LOTS 1, 2, 3, A, B, C, D, E, F AND G. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 3RD TENTATIVE TRACT MAP WILL BE FOR AFFORDABLE HOUSING LOT 5. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 4TH TENTATIVE TRACT MAP WILL BE FOR LODGE SITE, LOT 6. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

THE FUTURE 5TH TENTATIVE TRACT MAP WILL BE FOR RESIDENTIAL LOT 4. THIS MAP WILL BE PROCESSED FOR ALLOWING ARCHITECTURAL, LANDSCAPE, PRECISE GRADING, SANITARY SEWER, WATER, STORM DRAIN, DRY UTILITIES FOR FUTURE DEVELOPMENT.

SHEET INDEX:

TITLE SHEET	1
SECTIONS	2–3
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CONCEPTUAL GRADING PLAN	5–8
CONCEPTUAL UTILITY PLAN	9–11
EXISTING SITE PLAN	12
EXISTING HYDROLOGY MAP	13
PROPOSED ONSITE HYDROLOGY MAP	14
PROPOSED OFFSITE HYDROLOGY MAP	15
BOUNDARY SURVEY	16–17

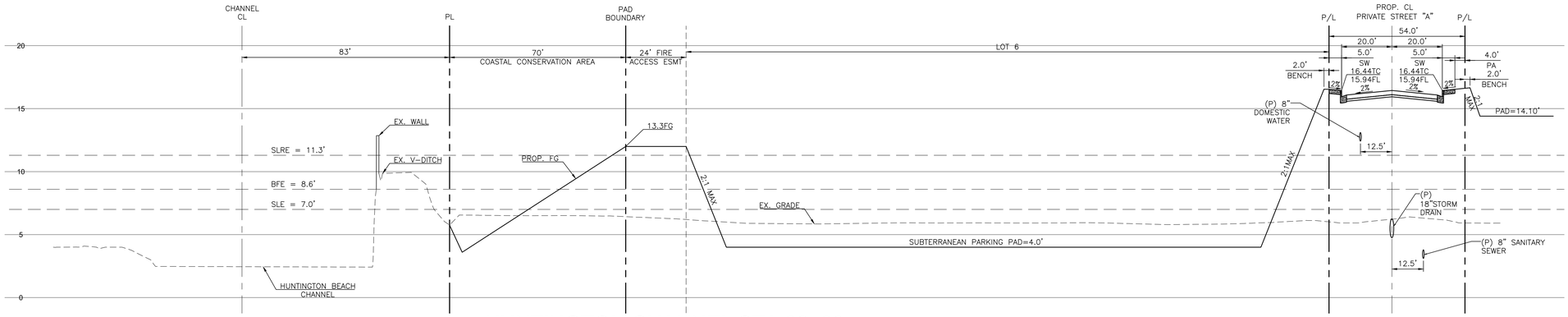
PREPARED BY:

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15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

DATE: 12/02/2025

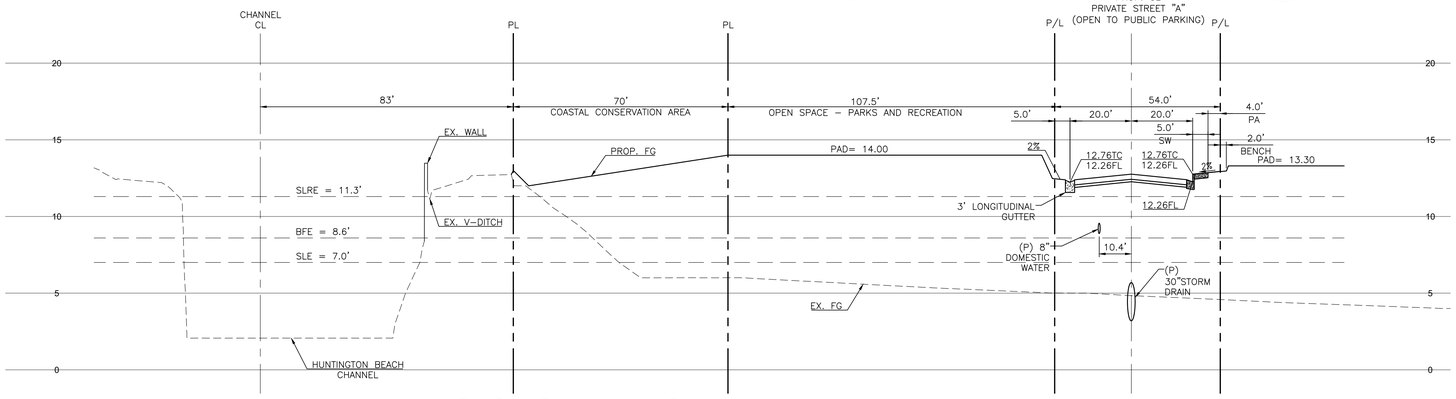
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12/02/2025



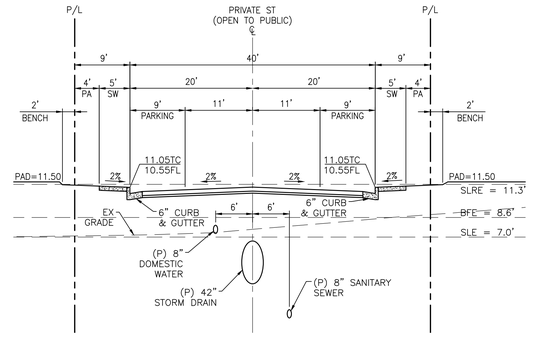
HUNTINGTON CHANNEL STA 32+00 (A/2)

HORIZ: 1"=20'
VERT: 1"=4'



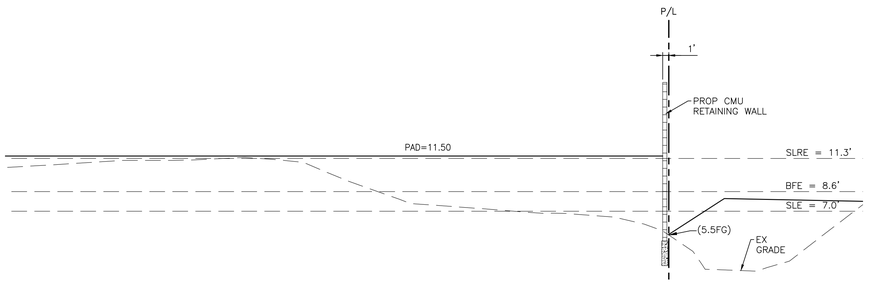
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HORIZ: 1"=20'
VERT: 1"=4'



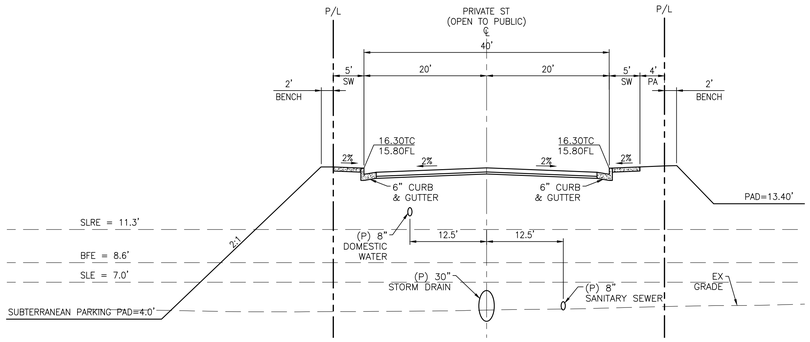
PRIVATE STREET 'B' SECTION WITH PARKING BOTH SIDES (C/2)

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VERT: 1"=5'



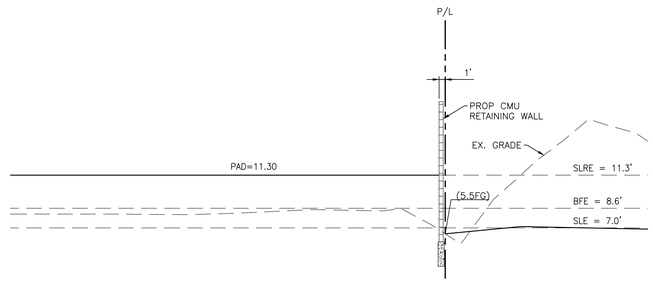
NORTHERN PROPERTY LINE (D/2)

HORIZ: 1"=10'
VERT: 1"=5'



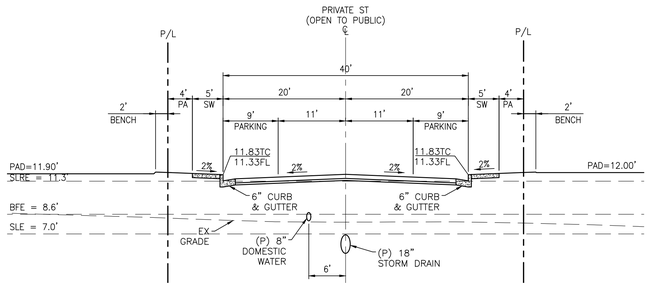
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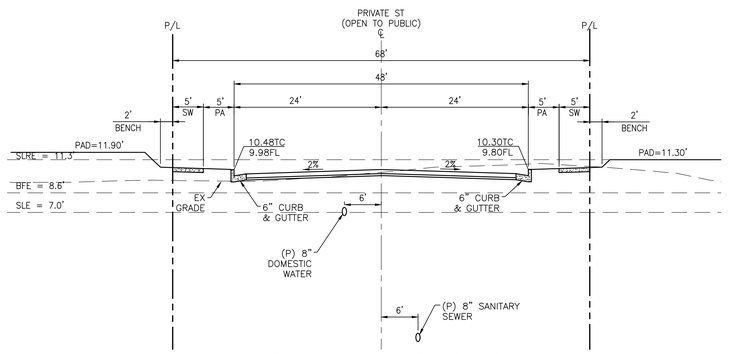
NORTHERN PROPERTY LINE SECTION (F/2)

HORIZ: 1"=10'
VERT: 1"=5'



PRIVATE STREET 'C' SECTION WITH PARKING BOTH SIDES (G/2)

HORIZ: 1"=10'
VERT: 1"=5'



PRIVATE STREET 'D' SECTION (H/2)

HORIZ: 1"=10'
VERT: 1"=5'

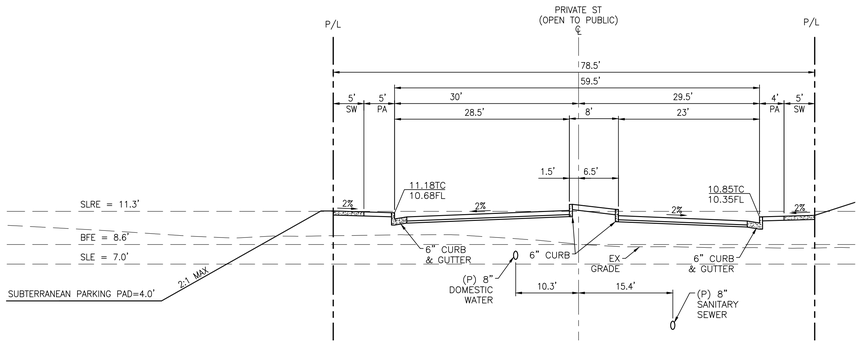
NO.	DATE	REVISIONS	APP'D

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DATE: 12/02/2025

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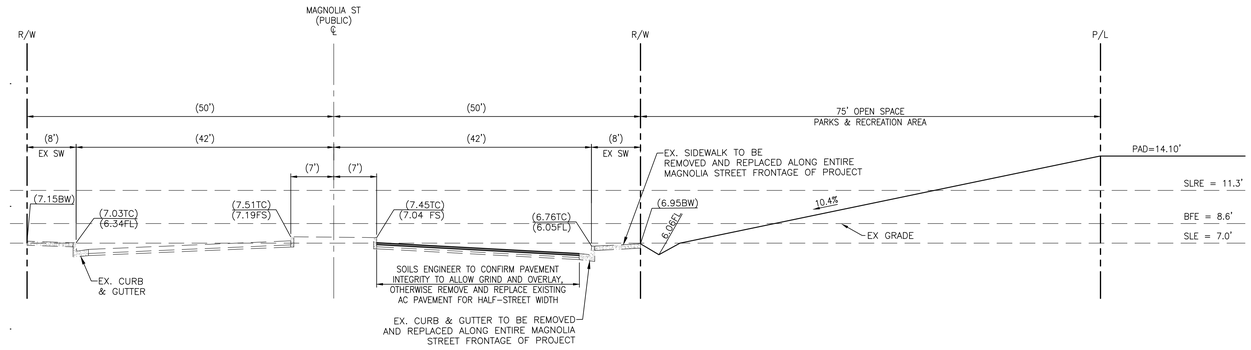
12/02/2025



PRIVATE STREET 'A' SECTION

I / 3

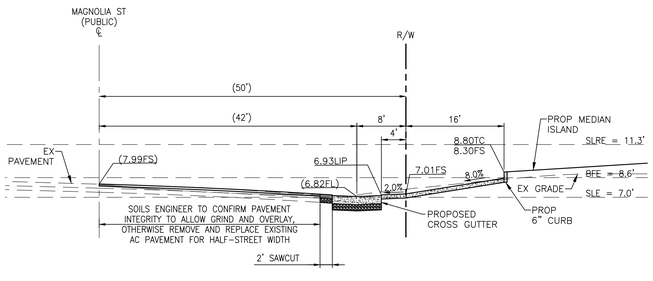
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EXIST. MAGNOLIA STREET STA 21+45.86

J / 3

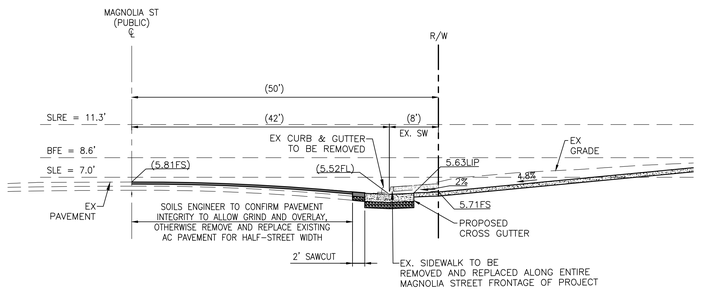
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EXIST. MAGNOLIA STREET STA 14+52.86

K / 3

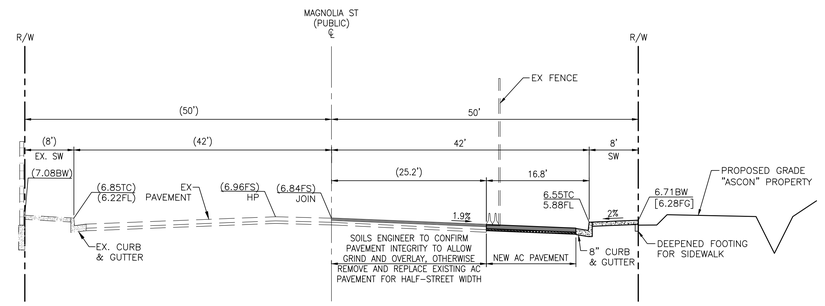
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EXIST. MAGNOLIA STREET STA 25+98.82

L / 3

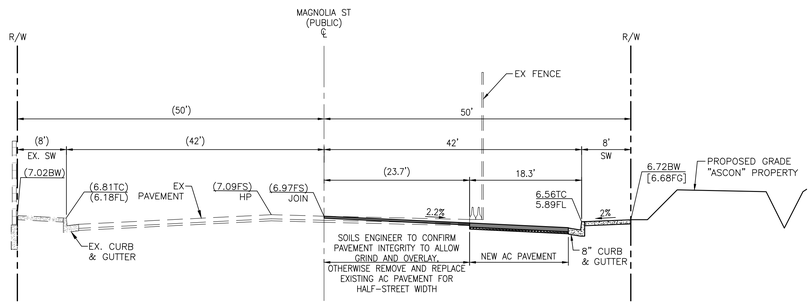
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EXIST. MAGNOLIA STREET STA 30+00.00

M / 3

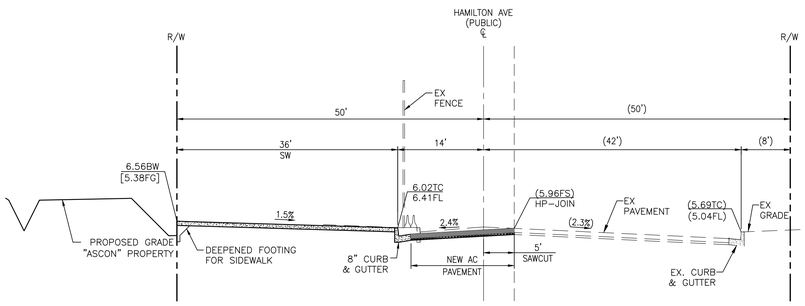
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EXIST. MAGNOLIA STREET STA 38+00.00

N / 3

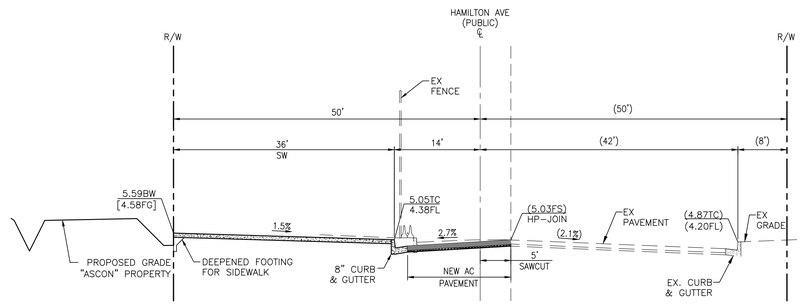
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VERT: 1"=5'



EXIST. HAMILTON STREET STA 4+00.00

O / 3

HORIZ: 1"=10'
VERT: 1"=5'



EXIST. HAMILTON STREET STA 9+00.00

P / 3

HORIZ: 1"=10'
VERT: 1"=5'

NO.	DATE	REVISIONS	APP'D

PREPARED BY:

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DATE: 12/02/2025

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12/02/2025

LEGEND

- EXISTING CENTER LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330

LOT SUMMARY:

LOT NO.	AREA (SF)	AREA (AC)	INTENDED USE
1	133,139	3.06	RESIDENTIAL
2	168,112	3.86	RESIDENTIAL
3	145,519	3.34	RESIDENTIAL
4	79,877	1.83	RESIDENTIAL
5	66,964	1.54	RESIDENTIAL
6	188,281	4.32	COMMERCIAL VISITOR
A	123,557	2.84	COASTAL CONSERVATION
B	12,882	0.29	OPEN SPACE PARKS & RECREATION
C	76,554	1.76	OPEN SPACE PARKS & RECREATION
D	6,835	0.16	OPEN SPACE PARKS & RECREATION
E	9,750	0.22	OPEN SPACE PARKS & RECREATION
F	65,593	1.51	OPEN SPACE PARKS & RECREATION
G	186,236	4.27	PRIVATE STREET
TOTAL	1,263,301	29.00	

PROJECT AREA:

NET AREA: 1,263,301 SF = 29.00 AC

PROPOSED EASEMENTS:

1. INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS, SIDEWALK, AND ACCESS WAYS FOR POLICE DEPARTMENT, FIRE DEPARTMENT ACCESS AND PUBLIC SIDEWALK AND PUBLIC PARKING ACCESS.
2. INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO PUBLIC WATER FACILITIES FOR CITY MAINTENANCE PURPOSES.
3. INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO PRIVATE STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES.
4. A RIGHT-OF-WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" W/ MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.
5. INDICATES A BLANKET EASEMENT OVER THE PRIVATE STREETS, SIDEWALK, AND ACCESS WAYS FOR THE PRIVATE SEWER SYSTEM AND APPURTENANCES.

HUNTINGTON CHANNEL

LOT A 123,557.42 SF 2.84 AC

LOT B 12,882.43 SF 0.30 AC

LOT C 76,554.49 SF 1.76 AC

LOT D 6,835.36 0.16 AC

LOT E 9,749.91 SF 0.22 AC

LOT F 65,593.07 SF 1.51 AC

LOT G 186,236.00 SF 4.27 AC

LOT 1 133,138.78 SF 3.06 AC

LOT 2 168,112.41 SF 3.86 AC

LOT 3 145,518.54 SF 3.34 AC

LOT 4 79,877.50 SF 1.83 AC

LOT 5 66,964.62 SF 1.54 AC

LOT 6 188,281.30 SF 4.32 AC

STREET "A"

STREET "B"

STREET "C"

STREET "D"

MAGNOLIA STREET

BANNING AVE

BERMUDA DR

70' COASTAL CONSERVATION AREA

24' FIRE ACCESS ESMT

EX. 20' CSD SS ESMT TO BE QUITCLAIMED

NO.	DATE	REVISIONS	APP'D

SCALE: 1" = 50'

PLOT PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:
FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

DATE: 12/02/2025

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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- SLOPE

ABBREVIATIONS

AC	ACRE
AVE	AVENUE
BW	BACK OF WALK
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
R	RADIUS
TC	TOP OF CURB
TYP	TYPICAL

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

SEA LEVEL RISE ELEVATION = 7.0'
MIN. REQ'D GROUND ELEVATION = 11.3'

CONCEPTUAL GRADING PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:
FUSCOE ENGINEERING
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Irvine, California 92618
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fuscoe.com

DATE: 12/02/2025

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12/02/2025

HUNTINGTON CHANNEL

ABANDONED OIL WELL
"DEEBLE" 4 (059-05860)
PLUGGED DEPTH=3584'
TOTAL DEPTH=4345'

ABANDONED OIL WELL
"DEEBLE" 3 (059-05859)
PLUGGED DEPTH=3584'
TOTAL DEPTH=4242'

OS-PR
LOT F
AREA=1.52AC

RES
LOT 1
AREA=3.07AC

RES
LOT 5
AREA=1.54AC

STREET "A"

STREET "B"

PAD=10.00
PAD=11.50
PAD=13.00
PAD=14.00
PAD=11.50
PAD=15.50
PAD=13.30

PROP. CONSERVATION EASEMENT AREA

SEE SHEET 5

SEE SHEET 7

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- R RIDGE
- SLOPE

ABBREVIATIONS

AC	ACRE
BW	BACK OF WALK
E-OH	ELECTRIC OVERHEAD
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
R	RADIUS
RES	RESIDENTIAL
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL GRADING PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

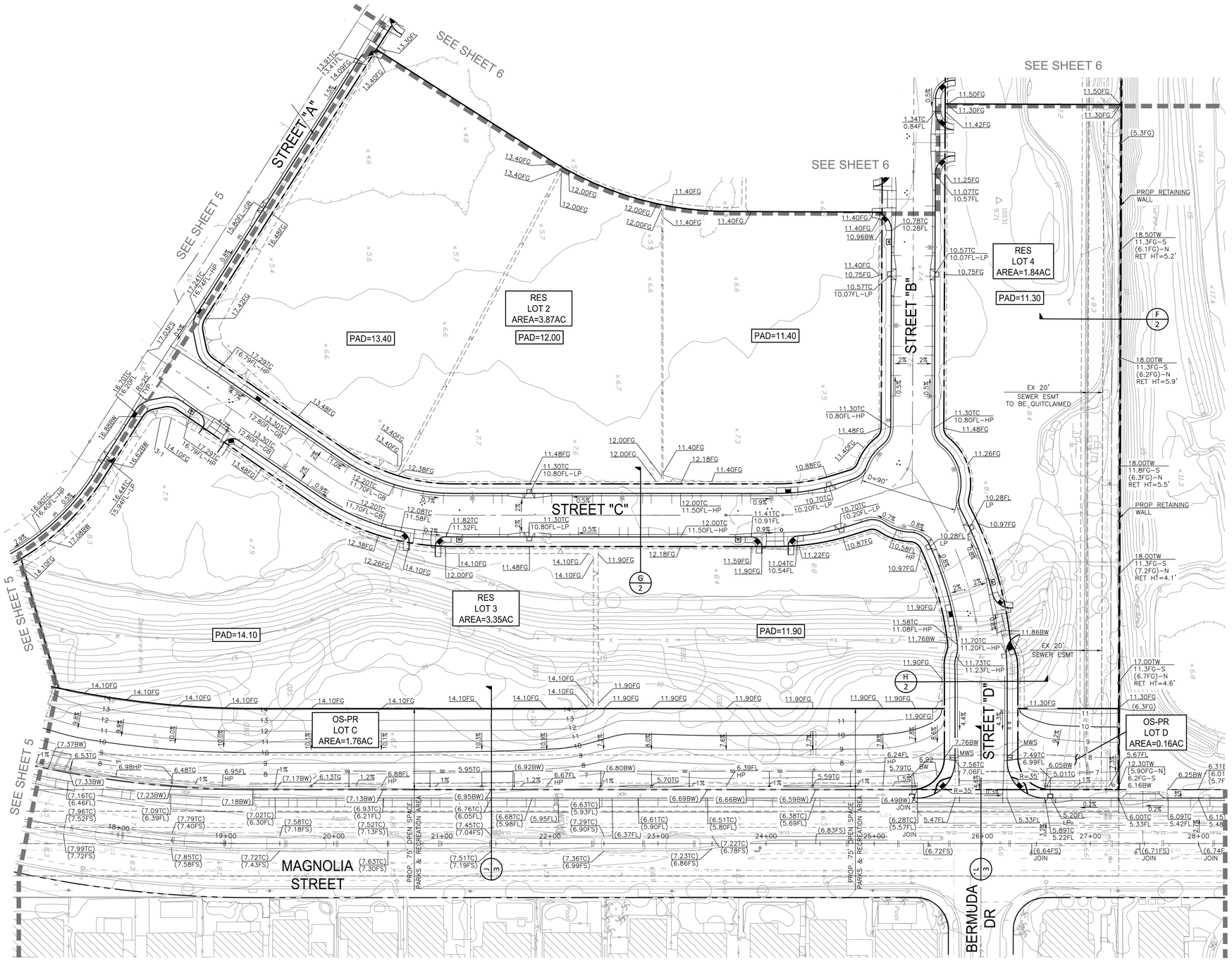
SEA LEVEL RISE ELEVATION = 7.0'
MIN. REQ'D GROUND ELEVATION = 11.3'

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Irvine, California 92618
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DATE: 12/02/2025

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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- SLOPE

ABBREVIATIONS

AC	ACRE
BW	BACK OF WALK
D	DIAMETER
DR	DRIVE
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
R	RADIUS
RES	RESIDENTIAL
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL GRADING PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

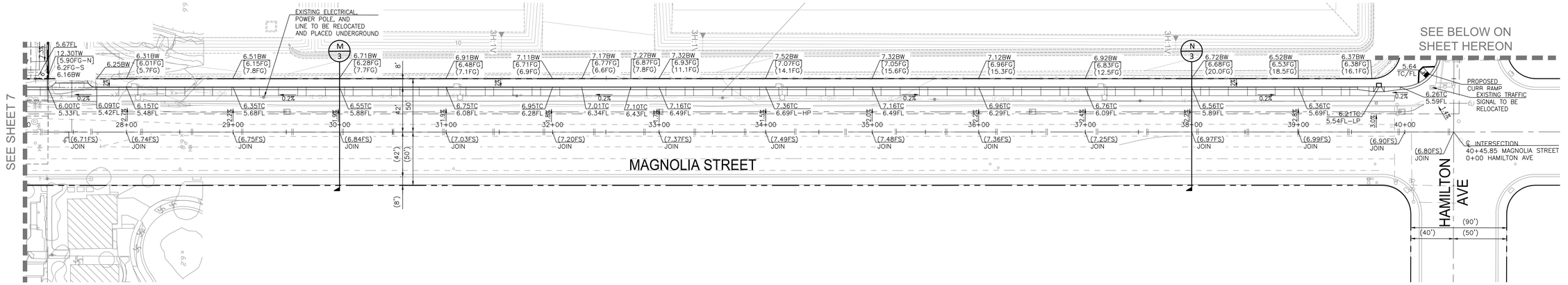
SEA LEVEL RISE ELEVATION = 7.0'
MIN. REQ'D GROUND ELEVATION = 11.3'

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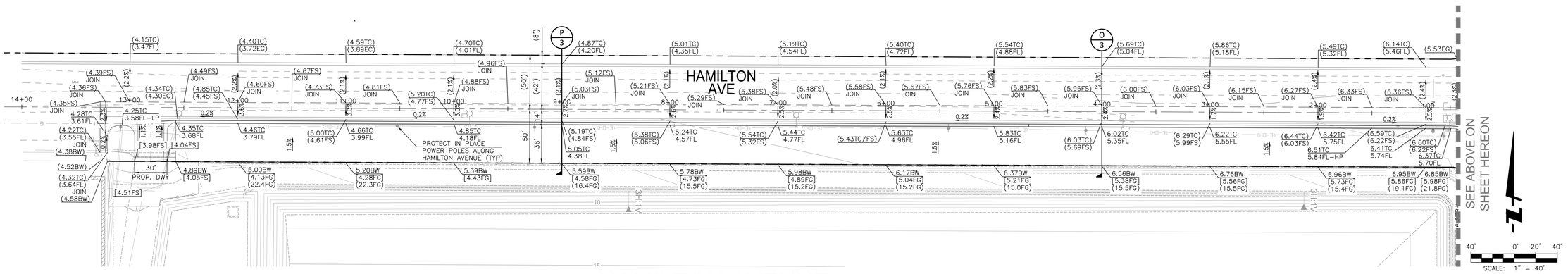
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12/02/2025



MAGNOLIA STREET



HAMILTON AVENUE

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED RETAINING WALL
- SLOPE

ABBREVIATIONS

AC	ACRE
BW	BACK OF WALK
D	DIAMETER
DR	DRIVE
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MWS	MODULAR WETLAND SYSTEM
R	RADIUS
RES	RESIDENTIAL
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE

NO.	DATE	REVISIONS	APP'D

SEA LEVEL RISE ELEVATION = 7.0'
MIN. REQ'D GROUND ELEVATION = 11.3'

CONCEPTUAL GRADING PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:
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DATE: 12/02/2025

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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- DW — DW — DW — PROPOSED WATER LINE
- SS — SS — SS — PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- R45' / 28' / R12' — HBFD FIRE TRUCK TURN RADIUS (PER CITY SPEC #401)
- P — PUMP

ABBREVIATIONS

AVE	AVENUE
CB	CATCH BASIN
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRADE

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL UTILITY PLAN

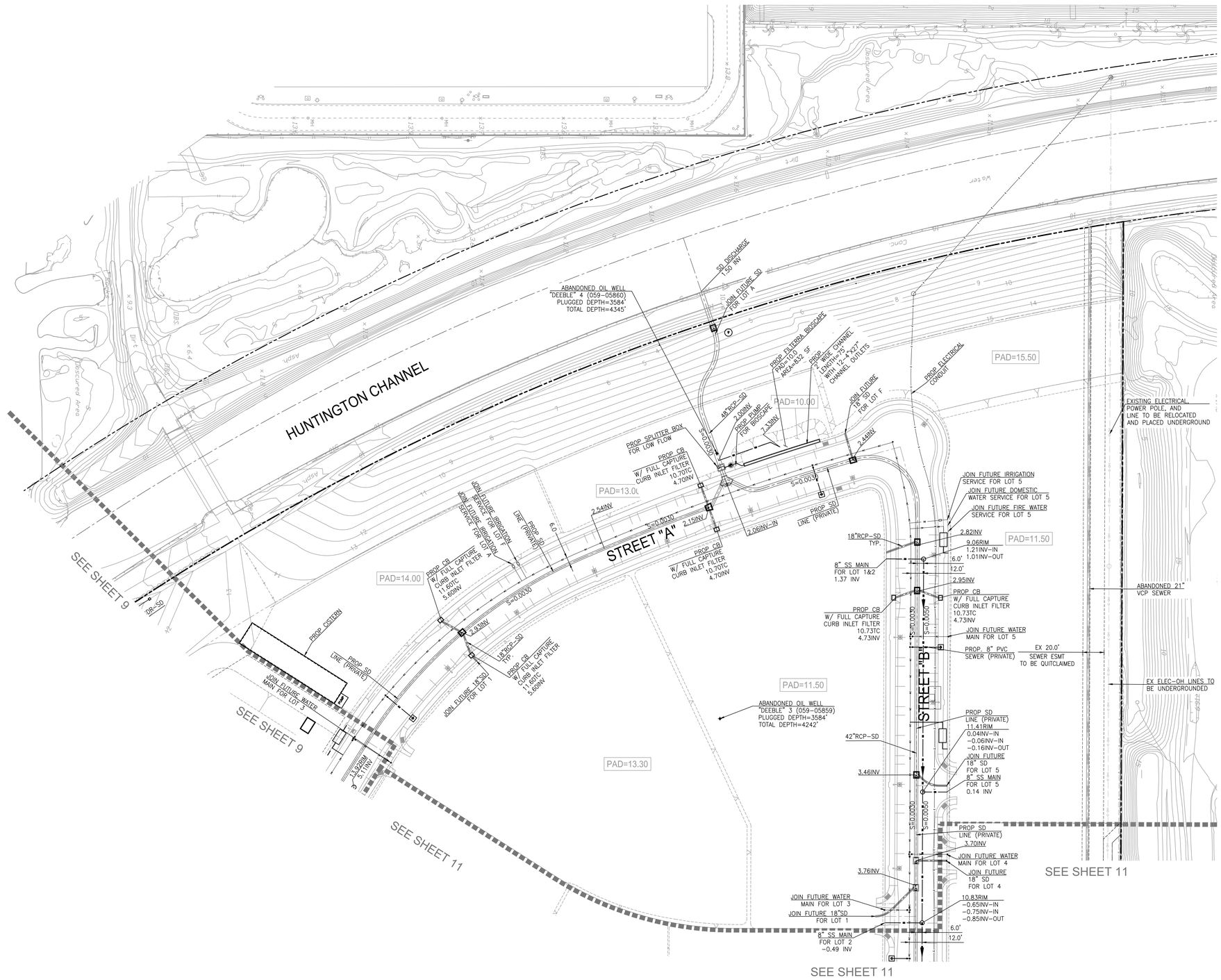
MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- HBFD FIRE TRUCK TURN RADIUS (PER CITY SPEC #401)

R45', 28', 21'

ABBREVIATIONS

CB	CATCH BASIN
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRADE

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL UTILITY PLAN

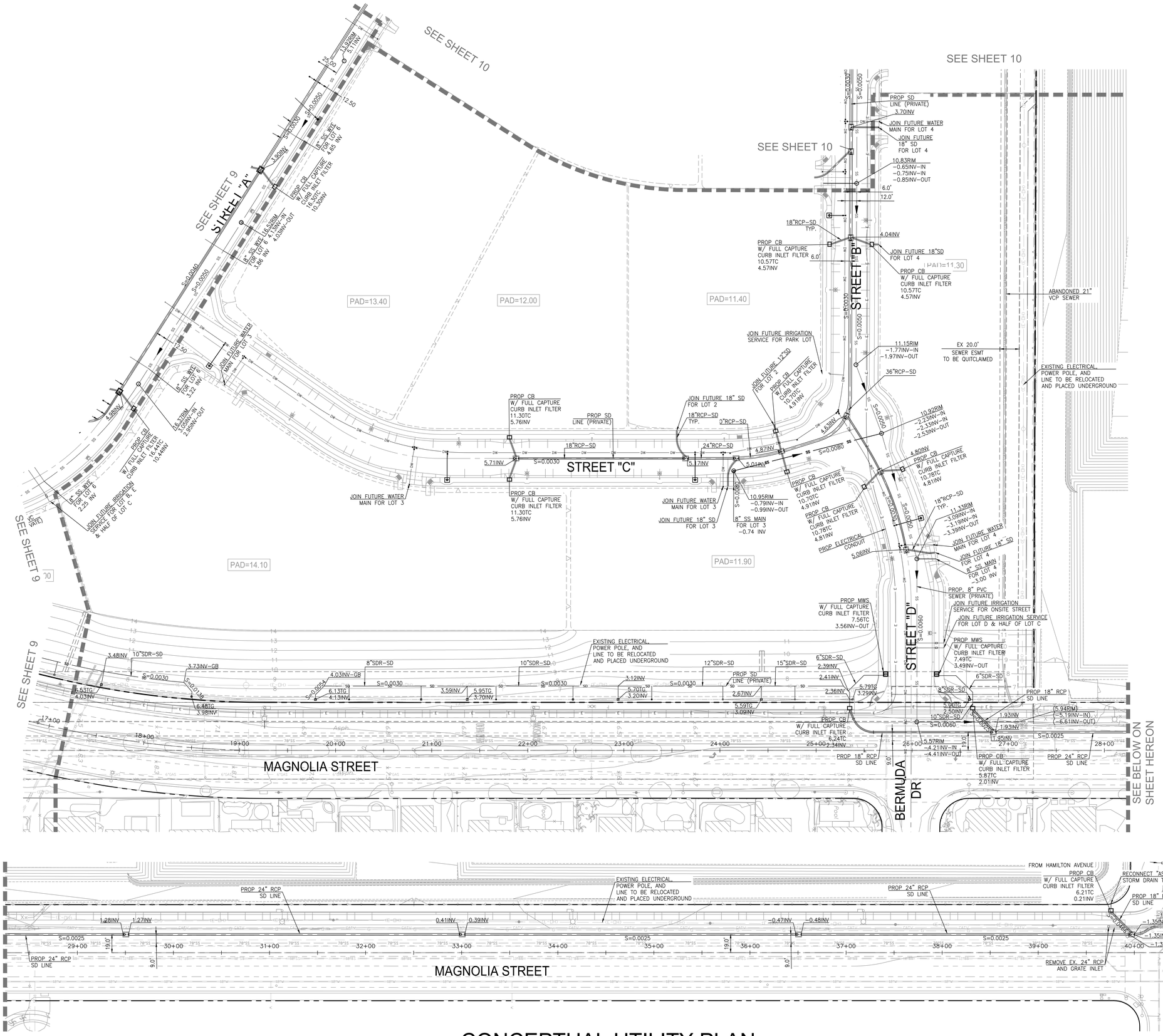
MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

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DATE: 12/02/2025

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12/02/2025



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTER LINE
- EXISTING PROPERTY LINE & RIGHT-OF-WAY
- PROPERTY LINE & RIGHT-OF-WAY
- EASEMENT
- LOT LINE PER TTM 19330
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- HBFD FIRE TRUCK TURN RADIUS (PER CITY SPEC #401)

ABBREVIATIONS

AVE	AVENUE
CB	CATCH BASIN
INV	INVERT
MWS	MODULAR WETLAND SYSTEM
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRADE

NO.	DATE	REVISIONS	APP'D

40' 0' 20' 40'
SCALE: 1" = 40'

CONCEPTUAL UTILITY PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:
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12/02/2025

LEGEND

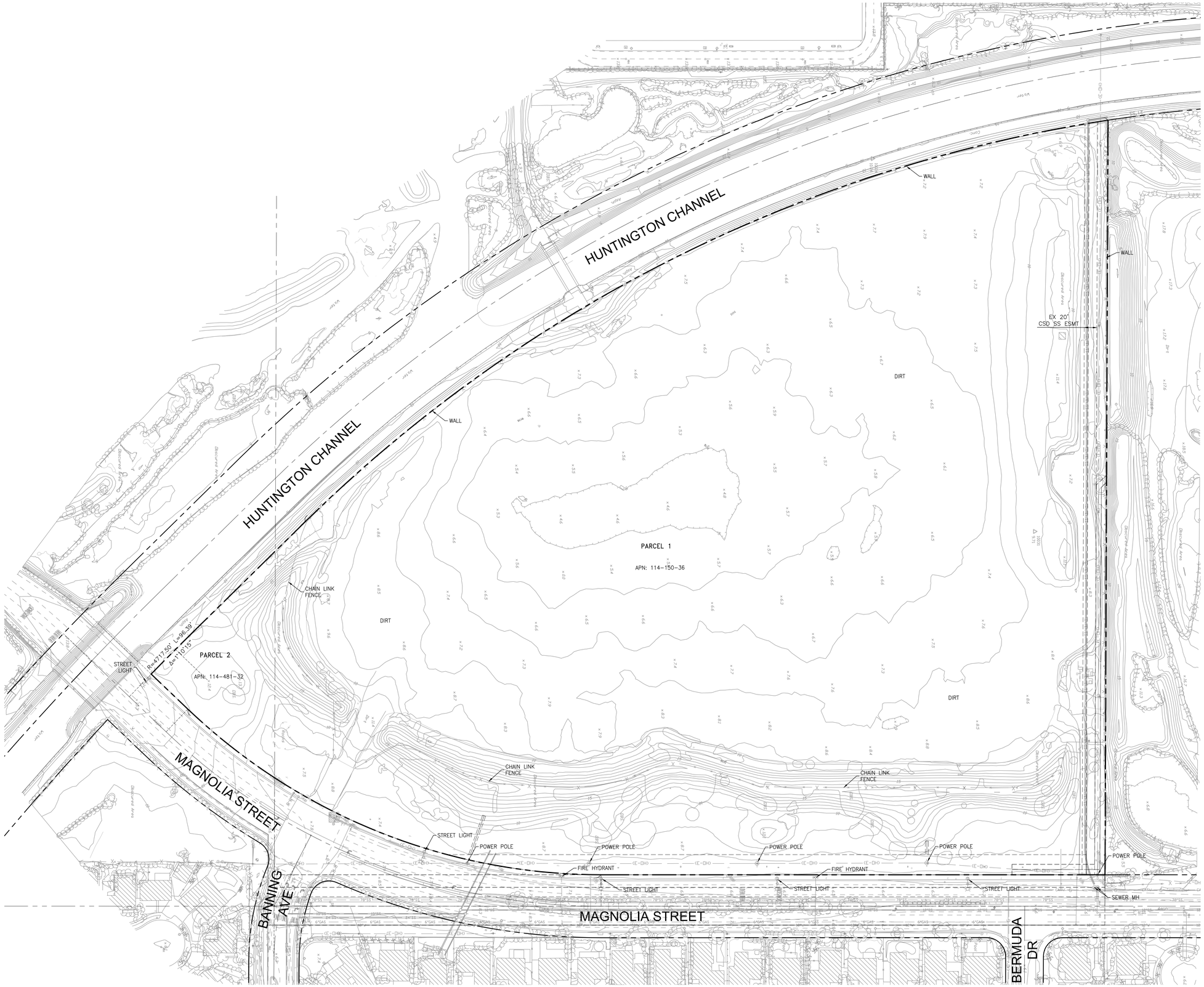
PROPERTY LINE	
RIGHT–OF–WAY	
PROPOSED CENTERLINE	
EXISTING ELECTRICAL LINE	E
EXISTING FIRE HYDRANT	
EXISTING NATURAL GAS	6"NG
EXISTING STORM DRAIN	54SD
EXISTING SEWER MAIN	SS
EXISTING WATER	12"W

ABBREVIATIONS:

ESMT	EASEMENT

SYMBOLS:

- (E) ELECTRIC MANHOLE
- E ELECTRIC RISER
- FDC FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- G GAS METER
- G GAS VALVE
- P POST
- P POST INDICATOR VALVE
- POWER POLE
- S SEWER CLEAN OUT
- (S) SEWER MANHOLE
- SIGN
- (D) STORM DRAIN MANHOLE
- STREET LIGHT
- (T) TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- VEGETATION/TREES
- W WATER VALVE



NO.	DATE	REVISIONS	APP'D

60' 0' 30' 60'
SCALE: 1" = 60'

EXISTING SITE PLAN

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

PREPARED BY:
FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

DATE: 12/02/2025

SITE CHARACTERISTICS

12/02/2025

AREA A	
TOTAL AREA	24.08 ACRES
PERVIOUS AREA	14.45 ACRES
IMPERVIOUS AREA	9.63 ACRES
PERCENT PERVIOUS	60.01%

AREA B	
TOTAL AREA	4.91 ACRES
PERVIOUS AREA	4.87 ACRES
IMPERVIOUS AREA	0.04 ACRES
PERCENT PERVIOUS	99.19%

SITE = INDUSTRIAL
SOIL CLASS = C

HUNTINGTON CHANNEL

DISCHARGE POINT TO CHANNEL Q_{100}=31.42 CFS

BRIDGE

FORCE MAIN

PUMP

(40) TOTAL OUTFLOW
Q_P=8.59CFS
Q_{25}=23.56 CFS
Q_{100}=31.42 CFS
T_C=33.80 MIN

(30) El 4.82
Q_P=0.70 CFS
Q_{25}=2.06 CFS
Q_{100}=2.78 CFS
T_C=64.65 MIN

(100) El 4.80
Q_P=1.95 CFS
Q_{25}=4.42 CFS
Q_{100}=5.70 CFS
T_C=9.17 MIN

(90) El 10.90 HP

(200) El 11.30 HP

(210) El 7.20
Q_P=3.43CFS
Q_{25}=8.66 CFS
Q_{100}=11.30 CFS
T_C=33.80 MIN

(110) El 4.70
2.65INV
Q_P=2.49 CFS
Q_{25}=7.16 CFS
Q_{100}=9.58 CFS
T_C=53.90 MIN

(80) 2.28INV
CONFLUENCE
Q_P=5.89 CFS
Q_{25}=15.35 CFS
Q_{100}=20.42 CFS
T_C=33.35 MIN

(70) El 4.34
2.56INV
Q_P=3.50 CFS
Q_{25}=9.35 CFS
Q_{100}=12.39 CFS
T_C=32.82 MIN

(60) El 4.64
Q_P=3.49 CFS
Q_{25}=7.86 CFS
Q_{100}=10.14 CFS
T_C=8.66 MIN

(50) El 11.24 HP

(10) El 11.20 HP

(20) El 5.50
Q_P=0.46 CFS
Q_{25}=1.04 CFS
Q_{100}=1.34 CFS
T_C=9.44 MIN

(140) El 4.70
Q_P=1.52 CFS
Q_{25}=3.45 CFS
Q_{100}=4.45 CFS
T_C=10.63 MIN

(130) El 6.90 HP

(120) El 4.50 MB #2
2.09INV
Q_P=1.84 CFS
Q_{25}=5.52 CFS
Q_{100}=7.40 CFS
T_C=68.37 MIN

(150) El 4.90
Q_P=0.97CFS
Q_{25}=2.63 CFS
Q_{100}=3.49 CFS
T_C=13.90 MIN

(160) El 4.60 MB #1
1.84INV
Q_P=0.70 CFS
Q_{25}=2.31 CFS
Q_{100}=3.16 CFS
T_C=140.03 MIN

CONFLUENCE
Q_P=7.79CFS
Q_{25}=21.06 CFS
Q_{100}=28.07 CFS
T_C=33.80 MIN

PIPEFLOW
Q_P=7.24 CFS
Q_{25}=19.63 CFS
Q_{100}=26.14 CFS
T_C=33.80 MIN

CONFLUENCE
Q_P=7.24 CFS
Q_{25}=19.63 CFS
Q_{100}=26.14 CFS
T_C=33.57 MIN

PIPEFLOW
Q_P=2.49 CFS
Q_{25}=7.16 CFS
Q_{100}=9.58 CFS
T_C=54.82 MIN

PIPEFLOW
Q_P=3.50 CFS
Q_{25}=9.35 CFS
Q_{100}=12.39 CFS
T_C=33.35 MIN

A1 0.36AC
A2 1.73AC
A3 1.70AC
A4 2.58AC
A5 3.70AC
A6 1.50AC
A7 4.96AC
A8 1.28AC
A9 4.49AC
A10 1.78AC
B1 4.91AC

L=654'
L=322'
L=261'
L=839'
L=126'
S=0.0020
L=95'
S=0.0020
L=183'
S=0.0020
L=142'
S=0.0020
L=749'
L=790'
L=283'
L=850'
L=503'
L=200'
L=530'

BANNING AVE

MAGNOLIA STREET

BERMUDA DR

LEGEND

- MAJOR BOUNDARY
- MINOR BOUNDARY
- FLOW PATH
- EXISTING STORM DRAIN
- A / 1.75AC — DRAINAGE AREA DESIGNATION / ACRES

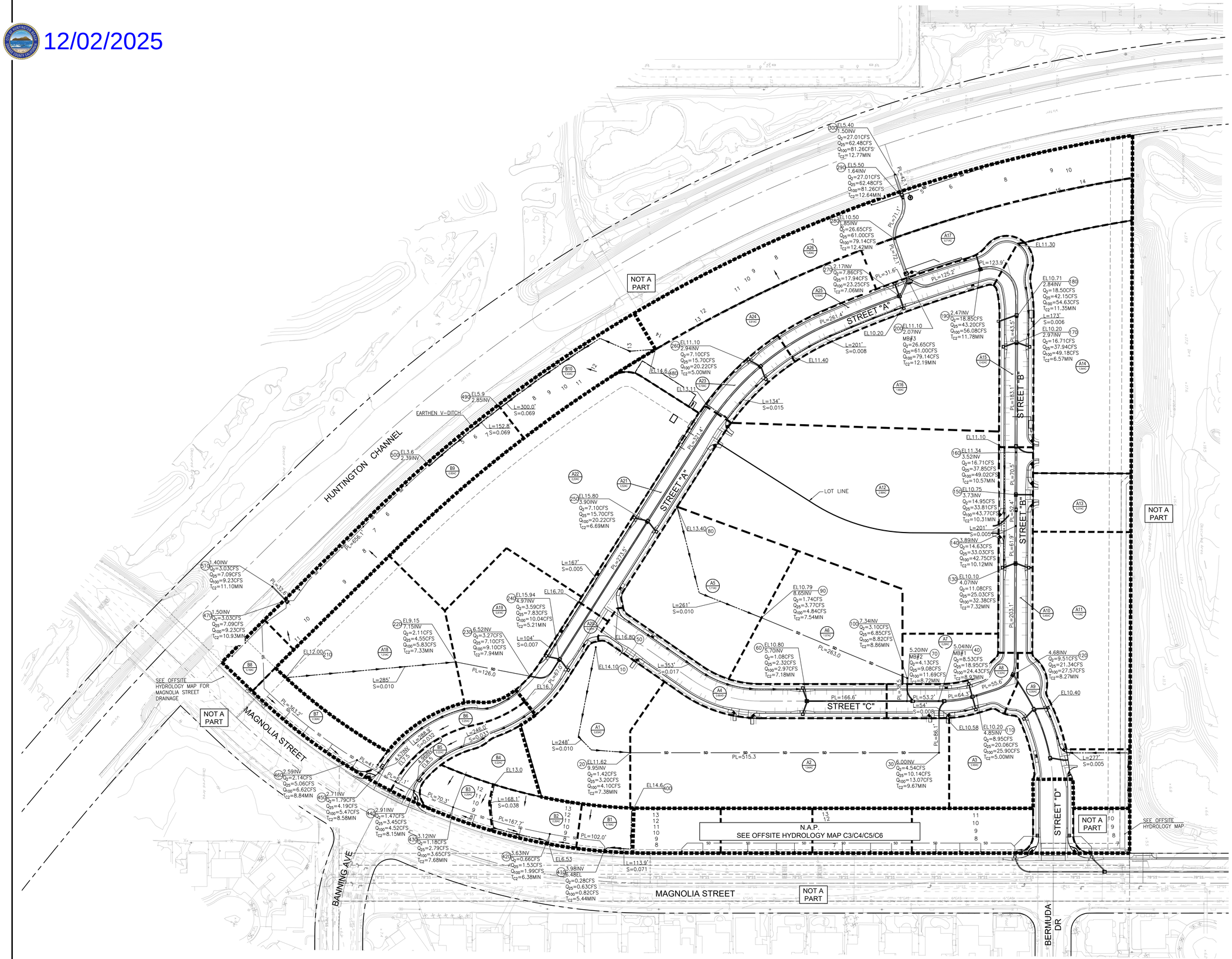
40' 0' 20' 40'
SCALE: 1" = 40'

FUSCOE ENGINEERING
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tel 949.474.1960 fax 949.474.5315 www.fuscoe.com

MAGNOLIA COAST
EXISTING HYDROLOGY
HUNTINGTON BEACH,CA

JULY 2018

12/02/2025



LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED STORM DRAIN
- PROPOSED AREA DRAIN PIPE
- MAJOR DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- FLOW AT TIME OF CONCENTRATION
- A / X.XXAC — DRAINAGE AREA DESIGNATION; DRAINAGE AREA ACREAGE
- (S) SPLITTER BOX FOR LOW FLOW
- (P) PUMP

SITE AREA DETAILS

DRAINAGE AREA "A" TOTAL AREA = 24.4 AC
DRAINAGE AREA "B" TOTAL AREA = 3.1 AC
SOIL CLASS "C"

ABBREVIATIONS

AC	ACRES
AES	ADVANCED ENGINEERING SOFTWARE
A_T	TOTAL AREA
AVE	AVENUE
CFS	CUBIC FEET PER SECOND
DR	DRIVE
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
INV	INVERT
MIN	MINUTE
PL	PIPE LENGTH
PROP	PROPOSED
Q_{25}	25-YEAR FLOW
Q_{50}	50-YEAR FLOW
Q_{100}	100-YEAR FLOW
T_C	TIME OF CONCENTRATION

60' 0' 30' 60'
SCALE: 1" = 60'

NO.	DATE	REVISIONS	APP'D

PROPOSED ONSITE HYDROLOGY MAP

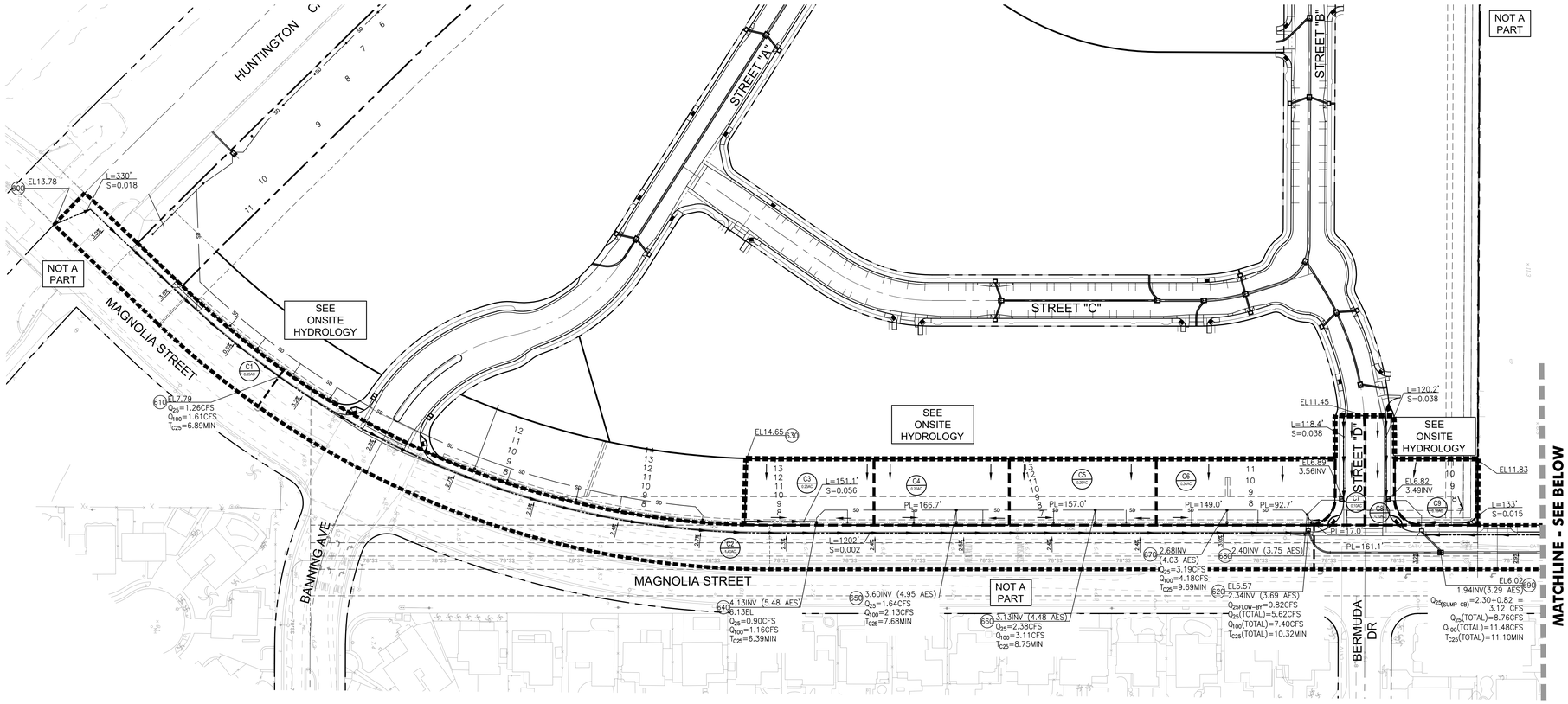
MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

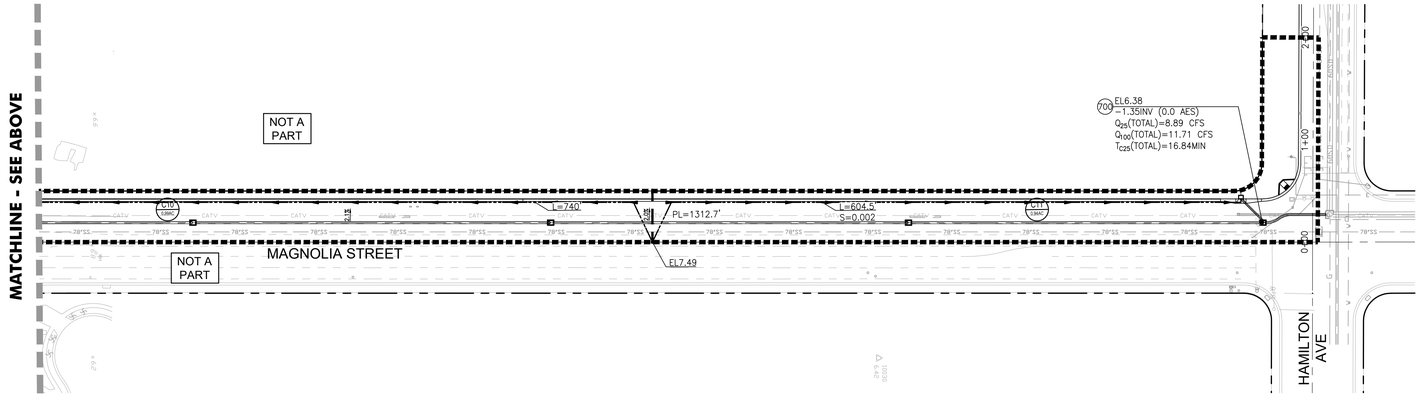
PREPARED BY:
FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

DATE: 12/02/2025

F:\PROJECTS\1293\007_SUPPORT FILES\REPORTS\HYDROLOGY\PRELIMINARY HYD\PROPOSED HYD - TTM\PROPOSED HYDROLOGY MAP\1293-007XH_PROPOSED HYDROLOGY MAP TTM.DWG (12/2/2025 3:14 PM) By: Mikey Lozano

12/02/2025





SITE AREA DETAILS

DRAINAGE AREA "C" TOTAL AREA = 3.68 AC
SOIL CLASS "C"

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED STORM DRAIN
- MAJOR DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- FLOW AT TIME OF CONCENTRATION
- A / X.XXAC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA ACREAGE

ABBREVIATIONS

AC	ACRES
AES	ADVANCED ENGINEERING SOFTWARE
A_T	TOTAL AREA
AVE	AVENUE
CFS	CUBIC FEET PER SECOND
DR	DRIVE
EL	ELEVATION
EX	EXISTING
INV	INVERT
MIN	MINUTE
PL	PIPE LENGTH
PROP	PROPOSED
Q_{25}	25-YEAR FLOW
Q_{100}	100-YEAR FLOW

NO.	DATE	REVISIONS	APP'D

PROPOSED OFFSITE HYDROLOGY MAP

MAGNOLIA COAST
HUNTINGTON BEACH, CALIFORNIA

60' 0' 30' 60'
SCALE: 1" = 60'

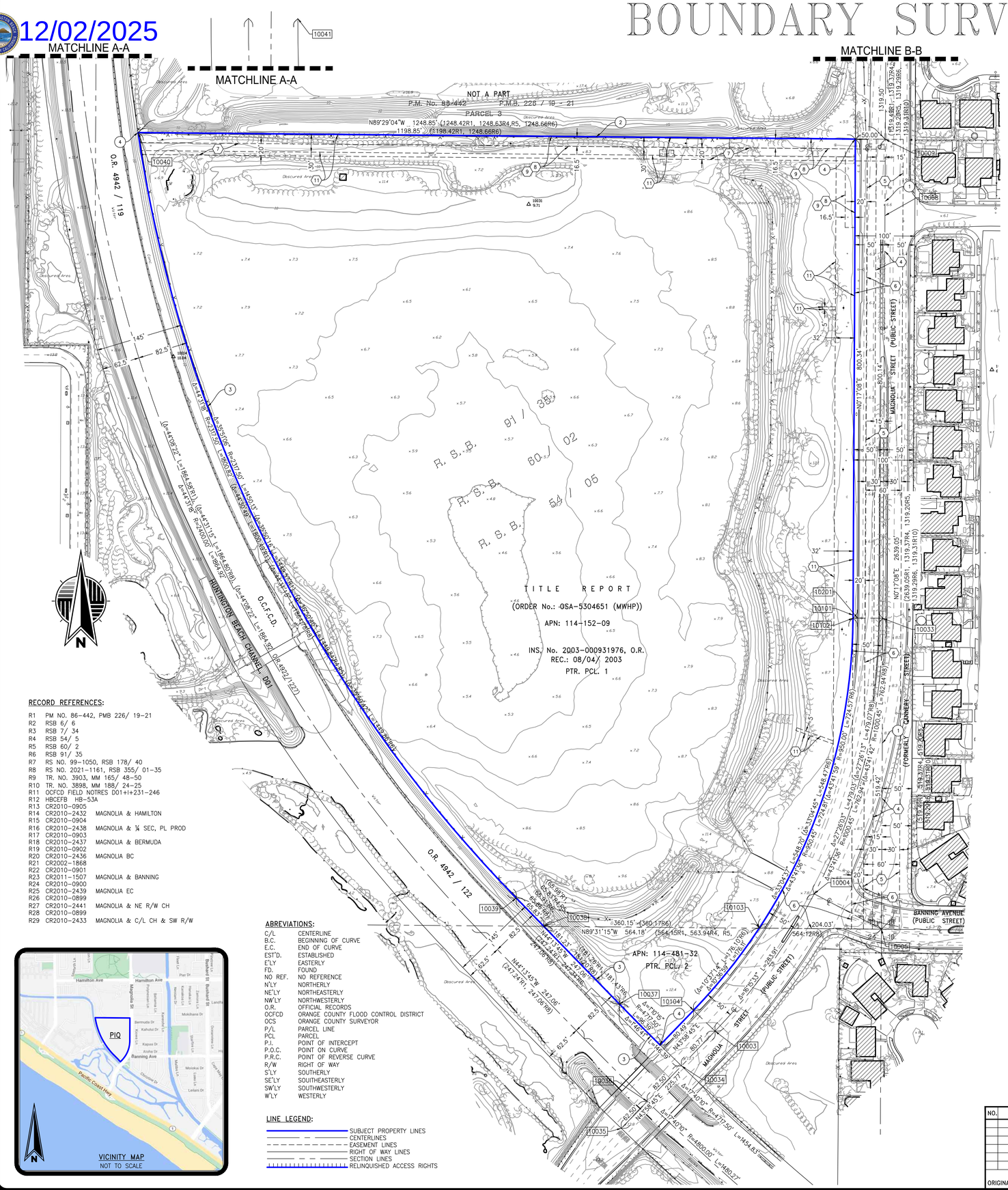
PREPARED BY:
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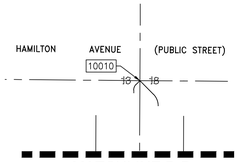
DATE: 12/02/2025

F:\PROJECTS\1293\007_SUPPORT FILES\REPORTS\HYDROLOGY\PRELIMINARY HYD\PROPOSED HYD - TTM\PROPOSED HYDROLOGY MAP\1293-007XH_PROPOSED OFFSITE HYDROLOGY MAP TTM.DWG (12/2/2025 3:14 PM) By: Mary Lazzo

BOUNDARY SURVEY

12/02/2025





RECORD REFERENCES:

R1	PM NO. 86-442, PMB 226/ 19-21	
R2	RSB 6/ 6	
R3	RSB 7/ 34	
R4	RSB 54/ 5	
R5	RSB 60/ 2	
R6	RSB 91/ 35	
R7	RS NO. 99-1050, RSB 178/ 40	
R8	RS NO. 2021-1161, RSB 355/ 01-35	
R9	TR. NO. 3903, MM 165/ 48-50	
R10	TR. NO. 3898, MM 188/ 24-25	
R11	OCFCD FIELD NOTRES D01+I+231-246	
R12	HBCEFB HB-53A	
R13	CR2010-0905	
R14	CR2010-2432	MAGNOLIA & HAMILTON
R15	CR2010-0904	
R16	CR2010-2438	MAGNOLIA & ¼ SEC, PL PROD
R17	CR2010-0903	
R18	CR2010-2437	MAGNOLIA & BERMUDA
R19	CR2010-0902	
R20	CR2010-2436	MAGNOLIA BC
R21	CR2002-1868	
R22	CR2010-0901	
R23	CR2011-1507	MAGNOLIA & BANNING
R24	CR2010-0900	
R25	CR2010-2439	MAGNOLIA EC
R26	CR2010-0899	
R27	CR2010-2441	MAGNOLIA & NE R/W CH
R28	CR2010-0899	
R29	CR2010-2433	MAGNOLIA & C/L CH & SW R/W

VICINITY MAP
NOT TO SCALE

ABREVIATIONS:

C/L	CENTERLINE
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
EST'D.	ESTABLISHED
E'LY	EASTERLY
FD.	FOUND
NO REF.	NO REFERENCE
N'LY	NORTHERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
O.R.	OFFICIAL RECORDS
OCFCD	ORANGE COUNTY FLOOD CONTROL DISTRICT
OCS	ORANGE COUNTY SURVEYOR
P/L	PARCEL LINE
PCL	PARCEL
P.I.	POINT OF INTERCEPT
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVE
R/W	RIGHT OF WAY
S'LY	SOUTHERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY
W'LY	WESTERLY

LINE LEGEND:

- SUBJECT PROPERTY LINES
- CENTERLINES
- EASEMENT LINES
- RIGHT OF WAY LINES
- SECTION LINES
- RELINQUISHED ACCESS RIGHTS

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 114-152-09)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINABOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER", AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 114-481-32)

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 24 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 5591 PAGE 500,ET SEQ. OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 32' 40" EAST ALONG SAID NORTHERLY LINE OF FRACTIONAL SECTION 24 A DISTANCE OF 360.17 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AND DESIGNATED AS "PARCEL TWO" IN THAT CERTAIN ROAD EASEMENT TO THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 13, 1967 IN BOOK 8418 PAGE 439 OF SAID OFFICIAL RECORDS, SAID SOUTHWESTERLY CORNER BEING ALSO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 57° 33' 35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 37' 14" AN ARC DISTANCE OF 176.10 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE 80.37 FEET TO A POINT IN A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL", SAID LAST MENTIONED CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4,717.50 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43° 40' 03" EAST; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 1° 10' 00" AN ARC DISTANCE OF 96.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 45° 09' 57" WEST 181.36 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

AERIAL PHOTO AND TOPOGRAPHIC SURVEY NOTE:

AERIAL TOPOGRAPHIC MAPPING AND ORTHOPHOTOGRAPH WERE FLOWN ON MAY 6, 2024 AND IS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO AN APPROPRIATE OR ACCEPTABLE ACCURACY RELATIVE TO THE BOUNDARY. TOPOGRAPHIC MAPPING WAS PRODUCED TO 40-SCALE, 1 FT CONTOUR ACCURACY.

ASSESSOR PARCEL NUMBER:

PCL 1: 114-152-09, PCL 2: 114-481-32

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS PER FIRST AMERICAN TITLE COMPANY ORDER NO. OSA-5304651 (MWHP), DATED OCTOBER 23, 2024, AS PREPARED BY FIRST AMERICAN TITLE COMPANY, IRVINE, CA (TITLE OFFICER: HEATHER PANKEY, TELEPHONE: 951-256-5830). NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

BASIS OF BEARINGS AND COORDINATES:

NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE VI (2007.00 EPOCH DATE) FROM THE ORANGE COUNTY SURVEYOR'S HORIZONTAL GPS CONTROL SYSTEM. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING THE COMBINATION FACTOR ON FEI POINT 10002, AND HOLDING THE PUBLISHED COORDINATES THIS POINT. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999738912.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

BENCH MARK STATEMENT:

ORANGE COUNTY BENCH MARK NUMBER: 1G-150-74
ELEV.: 13.553' (NAVD 88)

DESCRIPTION: DESCRIBED BY OCS 2002 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-150-74", SET IN THE TOP OF A CONCRETE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND A FLOOD CONTROL CHANNEL, 45 FT. NORTHEASTERLY OF MAGNOLIA AVENUE AND 0.2 MILES NORTHEASTERLY ALONG MAGNOLIA AVENUE FROM ITS INTERSECTION WITH PACIFIC COAST HIGHWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

MONUMENT AND ESTABLISHMENT NOTES:

10003 FD. GEAR SPIKE AND WASHER STAMPED L.S. 5411; PER R8,R24,R25, (FLUSH). ACCEPTED AC CENTERLINE E.C. OF MAGNOLIA ST.

10004 FD. 2" I.P. WITH NAIL & BRASS TAG STAMPED L.S. 5411, CONCRETE PLUG, IN OCS WELL DOWN 10", PER R8,R21,R22,R23 AND OCS GPS DATA SHEET 5006R1. ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & BANNING AVE.

10005 FD. 2" I.P. WITH NAIL & BRASS TAG STAMPED RCE 12589, CONCRETE PLUG, IN OCS WELL DOWN 8", PER R1,R2,R4,R5,R6,R7,R8,R9,R10,R16 & R17, AT THE APPAREN P.I. OF BANNING AVE. ACCEPTED AS THE COMMON CORNER, SECTIONS 18 A 19, T6S, R10W; AND SECTIONS 13 & 24 T6S, R11W.

10008 FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R10,R18 & R19. ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & BERMUDA DR.

10009 FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R1,R3,R4,R5,6,R8,R10, R12 & R19. ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 3, PER SAID R4.

10010 FD. 2" I.P. WITH NAIL & BRASS TAG STAMPING ILLEGIBLE, CONCRETE PLUG, IN OCS WELL DOWN 24", PER R1,R2,R3,R4,R5,R6,R7,R8,R9,R10,R12,R13,R13 & R14. ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA ST. & HAMILTON AVE. ALSO ACCEPTED AS COMMON ¼ CORNER OF SECTION 13, T6S, R11W AND SECTION 18, T6S, R10W.

10033 FD. 2" IRON PIPE WITH 2X2 WOOD PLUG & MAG NAIL, DOWN 31", PER R1,R8,R12,R19 & R20. MONUMENT IS 0.03' EASTERLY OF SECTION LINE HOLDING FOUND POINTS 10010 & 10005; AND COMPUTES TO BE S18°06'07"E 0.10' OF THE MAGNOLIA ST. CENTERLINE END OF CURVE, THE CURVE BEING COMPUTED TO FIT THE SECTION LINE, & FOUND MONUMENT 10003.

10034 FD. GEAR SPIKE SHANK, DOWN 1", ACCEPTED AS REMAINS OF GEAR SPIKE & WASHER STAMPED L.S. 5411 PER R8,R12,R24 & R25. ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.03" NE'LY OF THE NORTHEASTERLY R/W OF OCFCD CHANNEL, D01.

10035 FD. GEAR SPIKE & WASHER STAMPED L.S. 5411, FLUSH, PER R8,R12,R28 & R29, ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.08' NE'LY OF THE SOUTHWESTERLY R/W OF OCFCD CHANNEL, D01.

10036 FD. BOAT SPIKE & WASHER STAMPED ORANGE COUNTY SURVEYOR PLS 4215 DOWN 1", PER R8,R12,R28 & R29. ACCEPTED AS POINT ON C/L OF MAGNOLIA STREET, 0.06' NE'LY OF THE OFFSET C/L OF OCFCD CHANNEL, D01.

10037 FD. 3" IRON PIPE WITH BRASS DISK PUNCHED & STAMPED OCFCD R/W, DOWN 7", PER R1,R6,R8 & R11. ACCEPTED AS END OF CURVE OF NORTHEASTERLY R/W OF OCFCD CHANNEL, D01.

10038 FD. 2" IRON PIPE, CONCRETE PLUG, NAIL AND BRASS TAG STAMPED L.S. 5346, DOWN 14", PER R1,R4,R5,R6,R8 & R11. ACCEPTED AS INTERSECTION OF NORTHEASTERLY R/W LINE OF OCFCD CHANNEL, D01; AND COMMON LINE OF SECTIONS 13 & 24, T6S, R11W, M.M. 51/14.

10039 FD. 3" IRON PIPE WITH 1½" BRASS DISK, PUNCHED AND STAMPED OCFCD R/W, PER R1,R4,R5,R6,R8 & R11, DOWN 16", MONUMENT IS ON NORTHEASTERLY R/W LINE OF OCFCD CHANNEL, D01; AND 0.16' NORTHWEST OF THE B.C.

10040 FD. ¾" IRON PIPE, CONCRETE PLUG, NAIL AND BRASS TAG STAMPED RE 11854, DOWN 17", PER R1,R4,R5,R6,R8 & R11. FOUND IRON PIPE IS 0.27' EASTERLY OF THE NORTHEASTERLY R/W LINE OF OCFCD CHANNEL, D01. ACCEPTED AS POINT ON SOUTHERLY LINE OF PARCEL 3, R1.

10041 FD. 2½" IRON PIPE WITH 1½" BRASS DISK, PUNCHED AND STAMPED OCFCD R/W, DOWN 15", PER R1,R4,R5,R6,R8 & R11. ACCEPTED AS PRC OF THE EASTERLY R/W LINE OF OCFCD CHANNEL, D01.

10003 FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L. SCRIBE + IS 4.90' NORTHERLY OF E.C. OF P/L.

10102 FD. SCRIBE + ON CONCRETE WALK (NO REF.). POINT IS 0.11' SOUTHERLY OF P/L EC.

10103 FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L CURVE. SCRIBE + IS 0.13' NORTHEASTERLY OF INTERSECTION OF P/L AND SOUTHERLY LINE OF FRACTIONAL SECTION 13.

10104 FD. SCRIBE + ON CONCRETE WALK (NO REF.). ACCEPTED AS POINT ON P/L. SCRIBE + IS 4.90' NORTHERLY OF EC OF P/L.

10201 FD. LEAD, BRASS NAIL & TAG STAMPED L.S. 5411 ON CONCRETE WALK (NO REF.). POINT IS ON A 7.76' OFFSET, 0.11' SOUTHERLY FROM P/L EC.

(1) EASTERLY LINE OF SOUTHEAST FRACTIONAL SECTION 13 EST'D. HOLDING FD MONUMENTS 10010 & 10005.

(2) NORTHERLY PROPERTY LINE EST'D PER FOUND MONUMENTS 10009, & 10040 HELD FOR LINE.

(3) NORTHEASTERLY R/W LINE OF OCFCD CHANNEL, D01, EST'D PER R8. HOLDING FD MONUMENTS 10037, 10038, 10041.

(4) SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

J. MARTY SMITH, L.S. 8070 — DATE 11/11/2024
EMAIL: msmith@fuscoe.com

LICENSED LAND SURVEYOR — J. MARTY SMITH — 8070 — STATE OF CALIFORNIA

NO.	DATE	REVISION

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

LAND SURVEY

of: MAGNOLIA TANK FARM
21845 MAGNOLIA STREET,
HUNTINGTON BEACH, CA

for: SLF-HB MAGNOLIA, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612

DATE: 10/13/2021
FN: 1293-007BDY-SHT
JN: 1293-007-00
DRAWN BY: DCA
CHECKED BY: KRT

SHEET 16 OF 17

M:\Mapping\1293\007\Exhibits\1293-007BDY-SHT.dwg | PLOT: 11/11/2024 2:19:48 PM

12/02/2025

BOUNDARY SURVEY

TITLE EXCEPTIONS:

ITEMS SHOWN AS ⟨1⟩ HAVE BEEN PLOTTED ON THE SURVEY.

1. – 3. TAX ITEMS

⟨4⟩ AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165 OF DEEDS.

IN FAVOR OF: CHARLES H. JUDD
AFFECTS: THE EASTERLY 15 FEET OF PARCEL 1

⟨5⟩ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586 OF OFFICIAL RECORDS.

IN FAVOR OF: ORANGE COUNTY
AFFECTS: THE EASTERLY 30 FEET OF PARCEL 1

⟨6⟩ AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE-RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.

IN FAVOR OF: THE CITY OF HUNTINGTON BEACH
AFFECTS: PARCEL 1

⟨7⟩ AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 192 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 11
AFFECTS: THE SOUTH 20 FEET OF THE NORTH 36.5 FEET OF PARCEL 1

⟨8⟩ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195 OF OFFICIAL RECORDS.

IN FAVOR OF: STANDARD OIL COMPANY OF CALIFORNIA
AFFECTS: PARCEL 1

⟨9⟩ AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC COAST GASOLINE COMPANY
AFFECTS: PARCEL 1

10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND COVENANT AGREEMENT" RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

11. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS GRANTOR, TO PACIFIC TERMINALS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 20030009319?6 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

⟨11⟩ AS AMENDED BY PARTIAL QUITCLAIM EXECUTED BY SOUTHERN CALIFORNIA EDISON COMPANY RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823 OF OFFICIAL RECORDS.

⟨12⟩ THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "FOP FACILITY EASEMENT AGREEMENT" RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

13. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 3-5 HEREIN DESCRIBED.

14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

15. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY WALDEN & ASSOCIATES ON JUNE 3, 2016, LAST REVISED AUGUST 26, 2016, DESIGNATED JOB NO. 1821-901-001:

ENCROACHMENTS FOR FENCING ALONG THE BOUNDARY OF THE PROPERTY

ENCROACHMENTS FOR POWER POLES WITH OVERHEAD LINES ALONG THE NORTH AND EASTERLY BOUNDARY LINES.

16. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $35,000,000.00 RECORDED DECEMBER 11, 2020 AS INSTRUMENT NO. 2020000731560 OF OFFICIAL RECORDS.
DATED: DECEMBER 11, 2020
TRUSTOR: SLF-HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: CRESTLINE DIRECT FINANCE, L.P., A DELAWARE LIMITED PARTNERSHIP

A. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECORDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE:
I. ORIGINAL NOTE AND DEED OF TRUST.
II. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES.
III. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY.

B. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVICER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVICING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES.

C. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE" RECORDED DECEMBER 23, 2020 AS INSTRUMENT NO. 2020000763352 OF OFFICIAL RECORDS.

17. INTENTIONALLY DELETED

18. THE NEW LENDER, IF ANY, FOR THIS TRANSACTION MAY BE A NON-INSTITUTIONAL LENDER. IF SO, THE COMPANY WILL REQUIRE THE DEED OF TRUST TO BE SIGNED BEFORE A FIRST AMERICAN APPROVED NOTARY.

NO.	DATE	REVISION

ORIGINAL ISSUE DATE:

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

LAND SURVEY

OF: MAGNOLIA TANK FARM
21845 MAGNOLIA STREET,
HUNTINGTON BEACH, CA

FOR: SLF-HB MAGNOLIA, LLC
18565 JAMBOREE ROAD, SUITE 200
IRVINE, CA 92612

DATE: 10/13/2021
FN: 1293-007BDY-SHT
JN: 1293-007-00
DRAWN BY: DCA
CHECKED BY: KRT

SHEET 17 OF 17

M:\Mapping\1293\007\Exhibits\1293-007BDY-SHT.dwg | Plot: 11/7/2024 9:24:43 AM

SHEET 1 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

ACCEPTED AND FILED AT THE
REQUEST OF
FIRST AMERICAN TITLE COMPANY

DATE_____

TIME _____ FEE $_____

INSTRUMENT #_____

BOOK _____ PAGE _____

HUGH NGUYEN
COUNTY CLERK–RECORDER

BY_____
DEPUTY

12/02/2025

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH:

1. A BLANKET EASEMENT OVER PRIVATE STREETS, SIDEWALK, AND ACCESS WAY FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS, ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES, ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES.
2. A RIGHT–OF–WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.
3. AN EASEMENT OVER LOT 6 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.
4. AN EASEMENT OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS SHOWN ON SAID MAP.

SLF–HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ BY: _____

NAME: _____ NAME: _____

TITLE: _____ TITLE: _____

BENEFICIARY:

MTF LSM MORTGAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 10, 2025 AS INSTRUMENT NO. 2025000021417, OF OFFICIAL RECORDS.

BY: _____

NAME: _____

TITLE: _____

PLANNING COMMISSION CERTIFICATE:

I, JENNIFER VILLASENOR, SECRETARY TO THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AS FILED WITH, AMENDED, AND APPROVED BY THE HUNTINGTON BEACH CITY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

_____
JENNIFER VILLASENOR
SECRETARY OF THE PLANNING COMMISSION
CITY OF HUNTINGTON BEACH

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) AND (C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

CHARLES H. JUDD, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165 OF DEEDS.

THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586, OF OFFICIAL RECORDS.

THE CITY OF HUNTINGTON BEACH, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE–RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.

STANDARD OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195, OF OFFICIAL RECORDS.

PACIFIC COAST GASOLINE COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, FIRE FOAM SYSTEM, SERVICE WATER, FUEL SYSTEM, WASTE WATER DISCHARGE AND COOLING WATER SYSTEMS, ELECTRIC SERVICES AND TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENTS, PERFORM OBLIGATIONS AND ENJOY RIGHTS, FENCE INSTALLATION AND MAINTENANCE, USE OF OTHER PLANT IMPROVEMENTS, AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR FIRE WATER SYSTEM, VEHICULAR ACCESS, FUEL SYSTEM, FURTHERANCE OF FACILITIES SERVICES, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980, OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, SERVICE WATER, ELECTRIC SERVICES, ELECTRIC TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENT, PARKING, OPERATION EQUIPMENT, SIGNAGE, USE OF OTHER IMPROVEMENTS, USE OF PROPERTY, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976, SAID DOCUMENT AMENDED BY PARTIAL QUITCLAIM RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823.

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGEMENTS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SLF–HB MAGNOLIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN OCTOBER, 2024. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

10/13/2025
J. MARTY SMITH DATE
P.L.S. 8070

LICENSED LAND SURVEYOR – J. MARTY SMITH – 8070 – STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

_____
LILY M. N. SANDBERG, CHIEF DEPUTY COUNTY SURVEYOR
P.L.S. 8402

LICENSED LAND SURVEYOR – LILY M. N. SANDBERG – NO. 8402 – STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

_____
THOMAS M. HERBEL
R.C.E. NO. 53300
CITY ENGINEER, CITY OF HUNTINGTON BEACH

REGISTERED PROFESSIONAL ENGINEER – THOMAS M. HERBEL – No. 53300 – CIVIL – STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ _____, 2025 AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF HUNTINGTON BEACH:

THE BLANKET EASEMENT FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS, ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES, ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES

THE RIGHT–OF–WAY EASEMENT DEDICATION FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207.

THE EASEMENT OVER LOT 6 WITHIN SAID TRACT FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS SHOWN ON SAID MAP.

THE EASEMENT OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS SHOWN ON SAID MAP.

AND DID ALSO APPROVE THE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

THIS STATEMENT WILL TAKE EFFECT UPON THE DATE WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2025.

_____
LISA LANE BARNES
CITY CLERK OF HUNTINGTON BEACH

COUNTY TREASURER–TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

DATED THIS _____ DAY OF _____, 2025.

SHARI L. FREIDENRICH BY: _____
COUNTY TREASURER–TAX COLLECTOR TREASURER – TAX COLLECTOR

1293–007

SHEET 2 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

12/02/2025

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

_____ MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE IN _____ COUNTY

MY COMMISSION EXPIRES: _____
_____ MY COMMISSION NO.: _____
(PRINT NAME)

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

_____ MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE IN _____ COUNTY

MY COMMISSION EXPIRES: _____
_____ MY COMMISSION NO.: _____
(PRINT NAME)

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)

COUNTY OF _____)

ON _____ BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

_____ MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE IN _____ COUNTY

MY COMMISSION EXPIRES: _____
_____ MY COMMISSION NO.: _____
(PRINT NAME)

SHEET 3 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

12/02/2025

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

EASEMENT NOTES:

(1) AN EASEMENT IN FAVOR OF CHARLES H. JUDD FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1918 IN BOOK 317, PAGE 165, OF DEEDS.

(2) AN EASEMENT IN FAVOR OF THE COUNTY OF ORANGE FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1938 IN BOOK 944, PAGE 586 OF OFFICIAL RECORDS.

(3) AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 13, 1967 IN BOOK 8404, PAGE 207 AND RE-RECORDED OCTOBER 27, 1967 IN BOOK 8418, PAGE 439, BOTH OF OFFICIAL RECORDS.

(4) AN EASEMENT IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 195 OF OFFICIAL RECORDS.

(5) AN EASEMENT IN FAVOR OF PACIFIC COAST GASOLINE COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1972 IN BOOK 10278, PAGE 198 OF OFFICIAL RECORDS.

(6) AN EASEMENT GRANTED TO PACIFIC TERMINALS LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, SERVICE WATER, ELECTRIC SERVICES, ELECTRIC TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENT, PARKING, OPERATION EQUIPMENT, SIGNAGE, USE OF OTHER IMPROVEMENTS, USE OF PROPERTY, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976, SAID DOCUMENT AMENDED BY PARTIAL QUITCLAIM RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000140823. (SAID QUITCLAIM PLOTTED HEREON)

(A) AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH OVER LOT 6 FOR POLICE AND FIRE DEPARTMENT ACCESS PURPOSES AS DEDICATED HEREON.

(B) AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH OVER LOT A WITHIN SAID TRACT FOR COASTAL CONSERVATION PURPOSES AS DEDICATED HEREON.

– AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, FIRE WATER SYSTEM, FIRE FOAM SYSTEM, SERVICE WATER, FUEL SYSTEM, WASTE WATER DISCHARGE AND COOLING WATER SYSTEMS, ELECTRIC SERVICES AND TRANSMISSION, TELECOMMUNICATION SYSTEM, MONITORING WELL, DRAINAGE, SUPPORT, ENCROACHMENTS, PERFORM OBLIGATIONS AND ENJOY RIGHTS, FENCE INSTALLATION AND MAINTENANCE, USE OF OTHER PLANT IMPROVEMENTS, AND INCIDENTAL PURPOSES, RECORDED MAY 18, 1998 AS INSTRUMENT NO. 19980304099, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)

– AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR FIRE WATER SYSTEM, VEHICULAR ACCESS, FUEL SYSTEM, FURTHERANCE OF FACILITIES SERVICES, AND INCIDENTAL PURPOSES, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931980, OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM RECORD INFORMATION)

– A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR EMERGENCY VEHICLE ACCESS OVER PRIVATE STREETS, SIDEWALK, AND ACCESS WAY FOR POLICE DEPARTMENT AND FIRE DEPARTMENT ACCESS AS DEDICATED HEREON.

– A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACHOVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO WATER FACILITIES FOR CITY MAINTENANCE PURPOSES AS DEDICATED HEREON.

– A BLANKET EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACHOVER THE PRIVATE STREETS AND ACCESS WAYS FOR ACCESS TO STORM WATER QUALITY BMPS FOR CITY INSPECTION PURPOSES AS DEDICATED HEREON.

– A RIGHT-OF-WAY EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR PEDESTRIAN ACCESS, PUBLIC UTILITIES AND TRAFFIC SIGNAL EQUIPMENT (AT STREET A ONLY) AT BOTH INTERSECTIONS OF STREET "A" AND STREET "D" WITH MAGNOLIA STREET, PER PUBLIC WORKS STANDARD PLAN NO. 207 AS DEDICATED HEREON.

MONUMENT NOTES:

▲ INDICATES FOUND CONTINUOUS OPERATING REFERENCE STATIONS (CORS) AS REFERENCED IN BASIS OF BEARINGS AND CONTROL POSITIONS SHOWN HEREON.

SET 2" I.P. TAGGED "L.S. 8070" OR 8" SPIKE & WASHER STAMPED "L.S. 8070" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE, OR LEAD & TACK TAGGED "L.S. 8070" IN CONCRETE AT ALL TRACT BOUNDARY CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

SET 1" I.P. TAGGED "L.S. 8070" OR 8" SPIKE & WASHER STAMPED "L.S. 8070" IN ASPHALT PAVING HAVING A THICKNESS OF 2" OR MORE OR LEAD & TACK TAGGED "L.S. 8070" IN CONCRETE WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

SET SPIKE & WASHER STAMPED "L.S. 8070" AT ALL STREET CENTERLINE POINTS OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

SET LEAD & TACK TAGGED "L.S. 8070" IN SIDEWALK AT A 1.00' OFFSET ALONG THE PROLONGATION OF ALL SIDE LOT LINES WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

ALL MONUMENTS SET IN THE PUBLIC RIGHT-OF-WAY (EXCEPTING LOT LINE EXTENSIONS) SHALL HAVE A CORNER RECORD FILED WITH THE ORANGE COUNTY SURVEYOR'S OFFICE TO PERPETUATE THE POSITION OF THE SUBJECT POINT OF CONTROL WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

ALL MONUMENTS SET PER TRACT NO. 19422 AS FILED IN MAP BOOK _____, PAGES _____ THROUGH _____ ARE THE SAME HEREON UNLESS NOTED OTHERWISE.

MONUMENT NOTES (CONTINUED):

● FOUND MONUMENT AS NOTED.

10003 FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411" PER R6, R14, AND R15, FLUSH, ACCEPTED AS THE CENTERLINE E.C. OF MAGNOLIA STREET.

10004 FOUND 2" IRON PIPE IN O.C.S. WELL MONUMENT WITH CONCRETE PLUG AND TAG STAMPED "LS 5411", PER R15, ACCEPTED AS THE CENTERLINE INTERSECTION OF MAGNOLIA STREET AND BANNING AVENUE.

10005 FOUND 2" IRON PIPE WITH SPIKE AND WASHER STAMPED "RCE 12589", IN CITY WELL MONUMENT PER R1, R6, AND R15, DOWN 8", ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 13-T6S-R11W PER R1 AND R6.

10008 FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R11 AND R15, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA STREET AND BERMUDA DRIVE.

10009 FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R10 AND R15, FLUSH, ACCEPTED AS CENTERLINE INTERSECTION OF MAGNOLIA STREET & THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE.

10010 FOUND 2" IRON PIPE WITH NAIL AND TAG, ILLEGIBLE, CONCRETE PLUG, IN CITY WELL MONUMENT PER R6, R9, AND R15, DOWN 2.0', ACCEPTED AS THE CENTERLINE INTERSECTION OF MAGNOLIA STREET & HAMILTON AVENUE.

10033 FOUND 2" IRON PIPE WITH 2 X 2 WOOD PLUG AND MAG NAIL, PER R6, R12, R13, AND R15, DOWN 31", ACCEPTED AS POINT ON CENTERLINE OF MAGNOLIA STREET, SAID POINT IS FOUND SOUTH 00°17'08" WEST, 0.10'.

10034 FOUND GEAR SPIKE SHANK PER R6 AND R15, DOWN 1". ACCEPTED AS A POINT OF INTERSECTION OF MAGNOLIA AVENUE AND THE NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01.

10035 FOUND GEAR SPIKE AND WASHER STAMPED "LS 5411", PER R6, R8, AND R15, FLUSH, ACCEPTED AS POINT ON THE CENTERLINE OF MAGNOLIA STREET AND 0.08' NORTHEASTERLY OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01.

10036 FOUND BOAT SPIKE & WASHER STAMPED "ORANGE COUNTY SURVEYOR PLS 4215" DOWN 1", PER R6. ACCEPTED AS POINT ON CENTERLINE OF MAGNOLIA STREET, 0.06' NORTHEASTERLY OF THE CENTERLINE OF O.C.F.C.D. CHANNEL D01. SAID MONUMENT WAS HELD FOR THE CENTERLINE INTERSECTION OF MAGNOLIA STREET AND O.C.F.C.D. CHANNEL D01.

10037 FOUND 2 1/2" IRON PIPE WITH BRASS DISK PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R1, R4, R6, R7, AND R15, DOWN 0.6', ACCEPTED AS THE E.C. OF NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01, AND A POINT ON THE SOUTHEASTERLY BOUNDARY LINE.

10038 FOUND 2" IRON PIPE WITH TAG STAMPED "LS 5346", PER R1, R6, AND R15, DOWN 14", ACCEPTED AS THE INTERSECTION OF NORTHEASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL D01, AND COMMON LINE OF SECTIONS 13 AND 24-T6S-R11W, PER R6 AND R15.

10039 FOUND 2 1/2" IRON PIPE WITH BRASS DISK PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R4, R6, R7, AND R15, DOWN 0.6', ACCEPTED AS A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF O.C.F.C.D. CHANNEL D01, SAID POINT IS FOUND 0.16' NORTHWEST OF THE B.C.

10040 FOUND 3/4" IRON PIPE WITH BRASS TACK AND TAG STAMPED "RCE 11854", PER R6 AND R15, DOWN 17", ACCEPTED AS POINT ON THE NORTHERLY BOUNDARY LINE. SAID MONUMENT IS FOUND SOUTH 89°29'04" EAST, 0.27' FROM THE NORTHEASTERLY CORNER OF THE SUBJECT BOUNDARY.

10041 FOUND 2 1/2" IRON PIPE WITH 1 1/2" BRASS DISK, PUNCHED AND STAMPED "O.C.F.C.D. R/W", PER R1, R6, R7, AND R15, DOWN 15", ACCEPTED AS THE P.R.C. OF THE EASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL, D01.

10101 FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS A POINT ON BOUNDARY LINE. SAID MONUMENT IS 5.00' NORTHERLY OF EC OF BOUNDARY LINE.

10102 FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS E.C. OF BOUNDARY LINE.

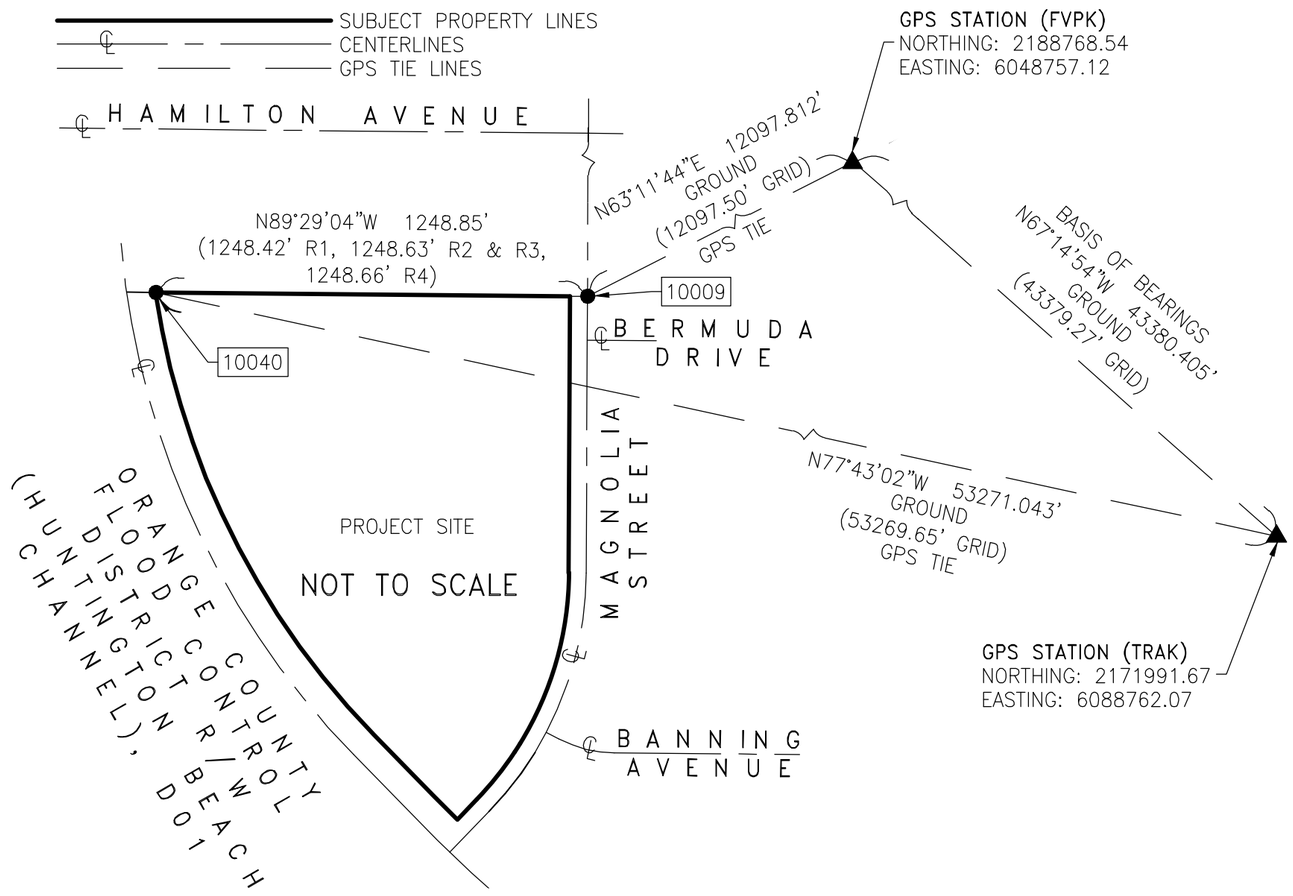
10103 FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS POINT ON BOUNDARY LINE CURVE, POINT IS AN ARC LENGTH OF 0.13' NORTHEASTERLY OF THE INTERSECTION OF THE BOUNDARY LINE AND SOUTHERLY LINE OF FRACTIONAL SECTION 13.

10104 FOUND SCRIBED "+" ON CONCRETE WALK, PER R15, ACCEPTED AS THE E.C. OF THE BOUNDARY LINE.

10201 FOUND LEAD, TACK TAG STAMPED "LS 5411" ON CONCRETE WALK, PER R15, FLUSH. POINT IS ON A 7.78' OFFSET FROM THE BOUNDARY LINE E.C.

LINE LEGEND:

SUBJECT PROPERTY LINES
℄ CENTERLINES
GPS TIE LINES



NOTES:

SEE SHEET 4 FOR RECORD REFERENCES AND BOUNDARY ESTABLISHMENT.

ESTABLISHMENT NOTES:

(1) EASTERLY LINE OF FRACTIONAL SECTION 13 ESTABLISHED BY HOLDING FOUND MONUMENTS 10005 AND 10010 .

(2) NORTHERLY BOUNDARY LINE ESTABLISHED BY HOLDING FOUND MONUMENTS 10009 AND 10040 . NOTE, 10040 WAS HELD FOR LINE ONLY

(3) NORTHEASTERLY RIGHT-OF-WAY LINE OF O.C.F.C.D. CHANNEL D01 ESTABLISHED BY HOLDING RECORD RADIUS (R=2400.00') AND TANGENCY AT POINT 10037 AND PROJECTING THROUGH 10041 PER R1 AND R6.

(4) SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS-83), ZONE VI, NORTH AMERICAN DATUM OF 1983 (NAD-83) (2007.00 EPOCH, O.C.S. GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.9999738912.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD 83, (2007.00 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "TRAK" AND "FVPK" BEING NORTH 67°14'54" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SHEET 4 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

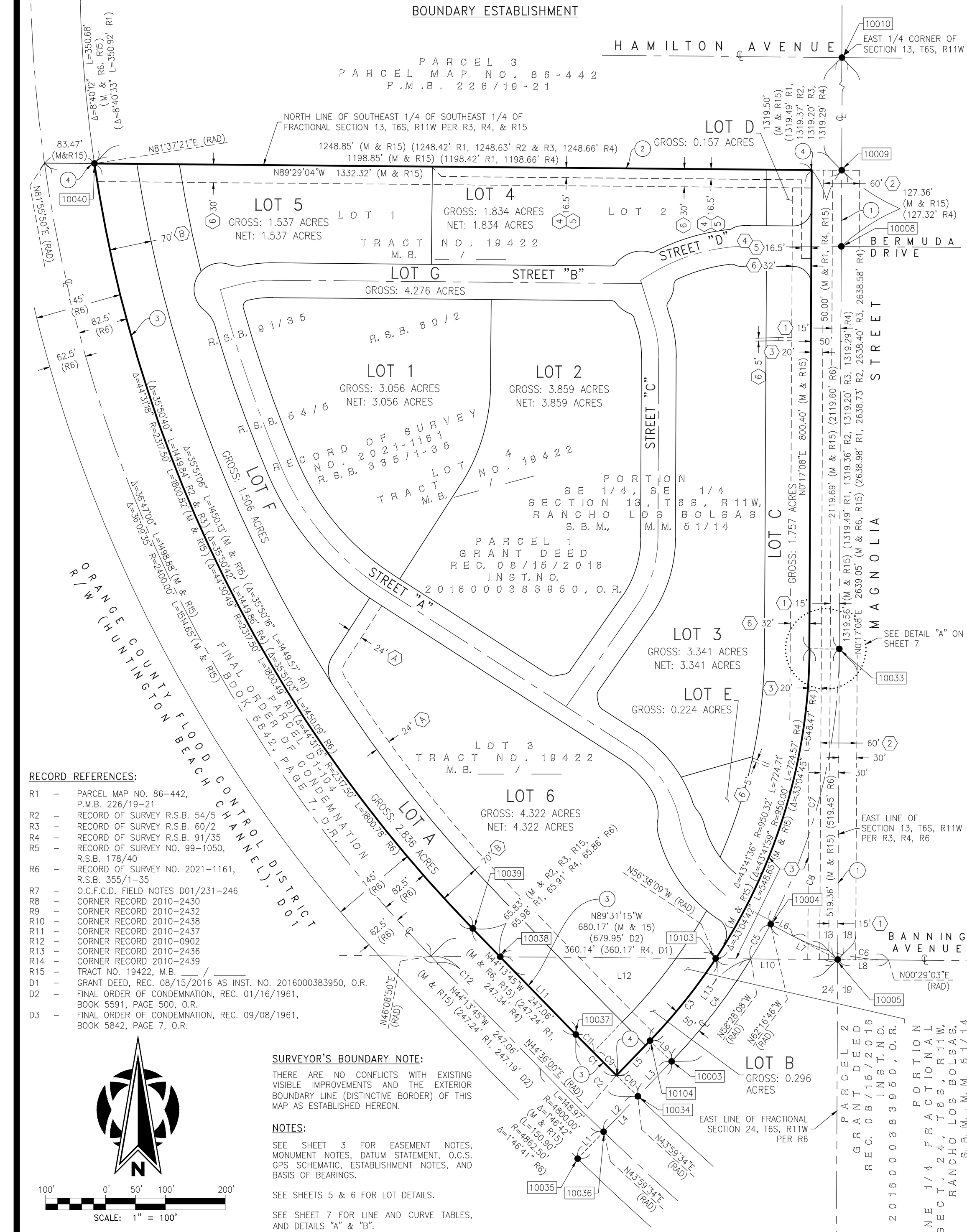
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

12/02/2025

BOUNDARY ESTABLISHMENT



RECORD REFERENCES:

R1	–	PARCEL MAP NO. 86-442, P.M.B. 226/19-21
R2	–	RECORD OF SURVEY R.S.B. 54/5
R3	–	RECORD OF SURVEY R.S.B. 60/2
R4	–	RECORD OF SURVEY R.S.B. 91/35
R5	–	RECORD OF SURVEY NO. 99-1050, R.S.B. 178/40
R6	–	RECORD OF SURVEY NO. 2021-1161, R.S.B. 355/1-35
R7	–	O.C.F.C.D. FIELD NOTES D01/231-246
R8	–	CORNER RECORD 2010-2430
R9	–	CORNER RECORD 2010-2432
R10	–	CORNER RECORD 2010-2438
R11	–	CORNER RECORD 2010-2437
R12	–	CORNER RECORD 2010-0902
R13	–	CORNER RECORD 2010-2436
R14	–	CORNER RECORD 2010-2439
R15	–	TRACT NO. 19422, M.B. ___ / ___
D1	–	GRANT DEED, REC. 08/15/2016 AS INST. NO. 2016000383950, O.R.
D2	–	FINAL ORDER OF CONDEMNATION, REC. 01/16/1961, BOOK 5591, PAGE 500, O.R.
D3	–	FINAL ORDER OF CONDEMNATION, REC. 09/08/1961, BOOK 5842, PAGE 7, O.R.

SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

SEE SHEETS 5 & 6 FOR LOT DETAILS.

SEE SHEET 7 FOR LINE AND CURVE TABLES, AND DETAILS "A" & "B".

SHEET 5 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

12/02/2025

MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

BERMUDA DRIVE

LOT C
GROSS: 1.757 ACRES

LOT D
GROSS: 0.157 ACRES

LOT 3
GROSS: 3.341 ACRES
NET: 3.341 ACRES

LOT G
GROSS: 4.276 ACRES

LOT 4
GROSS: 1.834 ACRES
NET: 1.834 ACRES

STREET "C"

STREET "D"

STREET "B"

LOT 2
GROSS: 3.859 ACRES
NET: 3.859 ACRES

LOT 1
GROSS: 3.056 ACRES
NET: 3.056 ACRES

LOT 5
GROSS: 1.537 ACRES
NET: 1.537 ACRES

LOT F
GROSS: 1.506 ACRES

LOT A
GROSS: 2.836 ACRES

LOT 6

STREET "A"

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT AND RECORD REFERENCES.

SEE SHEET 6 FOR LOT DETAILS.

SEE SHEET 7 FOR LINE AND CURVE TABLES, AND DETAILS "A" & "B".

SEE SHEET 6

SCALE: 1" = 60'

SHEET 6 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

12/02/2025

0' 20' 40' 60' 120'
SCALE: 1" = 60'

SEE SHEET 5
SEE SHEET 5

SHEET 7 OF 8
A PORTION OF TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 4
LETTERED LOTS: 0
GROSS AREA= 29.001 ACRES
NET AREA= 29.001 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19422

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

FOR FINANCE AND CONVEYANCE PURPOSES ONLY

12/02/2025

EASEMENT DETAILS

NOT TO SCALE

PARCEL 3
PARCEL MAP NO. 86-442
P.M.B. 226/19-21

LOT 2
GROSS: 1.834 ACRES
NET: 1.834 ACRES

LOT B
GROSS: 0.296 ACRES

LOT C
GROSS: 1.757 ACRES

NORTH LINE OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF FRACTIONAL SECTION 13, T6S, R11W PER R3 & R4

SEE DETAIL "B" HEREON

BERMUDA DRIVE

MAGNOLIA STREET

BANNING AVENUE

EAST LINE OF SECTION 13, T6S, R11W PER R3, R4, R6

DETAIL "C"
NOT TO SCALE

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT AND RECORD REFERENCES.

SEE SHEET 5 FOR LOTS 1 AND 2 DETAIL.

SEE SHEET 6 FOR LOT 3 DETAIL, LINE AND CURVE TABLE.

SHEET 8 OF 8
TENTATIVE TRACT NO. 19331
NUMBERED LOTS: 6
LETTERED LOTS: 7
GROSS AREA= 29.001 ACRES
NET AREA= 24.725 ACRES
DATE OF SURVEY: OCTOBER, 2024

TRACT NO. 19331

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

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

12/02/2025

BY: MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C1	01°10'15"	4717.50'	96.39'	(M & R15) (Δ=01°10'06" R=4717.50' L=96.20' R4) (Δ=01°10'00" R=4717.50' L=96.06' D1)
C2	01°46'41"	4717.50'	146.39'	(M & R15) (Δ=01°46'40" R=4717.50' L=146.38' R6)
C3	10°36'54"	950.32'	176.06'	(M & R15) (Δ=10°37'14" R=950.00' L=176.10' D1)
C4	12°26'52"	1000.32'	217.33'	(M & R15) (Δ=12°26'53" R=1000.42' L=217.35' R6)
C5	03°48'38"	1000.32'	66.53'	(M & R15) (Δ=03°48'36" R=1000.42' L=66.52' R6)
C6	27°15'55"	350.00'	166.55'	(M & R15)
C7	27°26'06"	1000.32'	478.98'	(M & R15) (Δ=27°26'13" R=1000.42' L=479.07' R6)
C8	43°41'36"	1000.32'	762.84'	(M & R15) (Δ=43°41'42" R=1000.42' L=762.94' R6)
C9	00°40'05"	4717.50'	55.01'	(M & R15)
C10	00°36'26"	4717.50'	50.00'	(M & R15)
C11	00°30'09"	4717.50'	41.39'	(M & R15)
C12	00°22'35"	2400.00'	15.77'	(M & R15)
C13	90°00'00"	30.00'	47.12'	–
C14	02°24'04"	349.00'	14.63'	(M & R15)
C15	29°05'27"	35.00'	17.77'	(M & R15)
C16	25°32'51"	10.00'	4.46'	(M & R15)
C17	42°17'37"	11.00'	8.12'	(M & R15)
C18	66°19'44"	54.00'	62.51'	(M & R15)
C19	52°01'12"	11.00'	9.99'	(M & R15)
C20	11°54'32"	229.00'	47.60'	(M & R15)
C21	29°48'34"	51.00'	26.53'	(M & R15)
C22	65°44'19"	44.00'	50.48'	(M & R15)
C23	94°17'36"	44.00'	72.41'	–
C24	160°01'56"	44.00'	122.90'	–
C25	35°20'11"	55.00'	33.92'	–
C26	90°00'00"	30.00'	47.12'	–
C27	02°24'04"	281.00'	11.78'	–
C28	23°30'27"	35.00'	14.36'	–
C29	27°49'42"	16.00'	7.77'	–
C30	62°56'30"	11.00'	12.08'	–
C31	32°44'48"	54.00'	30.86'	–
C32	52°01'12"	11.00'	9.99'	–
C33	17°18'44"	229.00'	69.19'	–
C34	17°18'44"	171.00'	51.67'	–
C35	52°01'12"	11.00'	9.99'	–
C36	31°35'25"	54.00'	29.77'	–
C37	52°01'12"	11.00'	9.99'	–
C38	13°32'38"	171.00'	40.42'	–
C39	92°48'52"	11.00'	17.82'	–
C40	106°18'55"	30.00'	55.67'	–
C41	14°12'47"	161.50'	40.06'	–
C42	22°00'14"	161.50'	62.02'	–
C43	36°13'01"	161.50'	102.08'	–
C44	25°26'46"	58.50'	25.98'	–
C45	21°00'44"	41.50'	15.22'	–
C46	11°40'08"	229.00'	46.64'	–
C47	26°37'09"	229.00'	106.39'	–
C48	38°17'17"	229.00'	153.03'	–
C49	46°06'34"	16.00'	12.88'	–
C50	46°06'34"	16.00'	12.88'	–
C51	08°43'07"	950.32'	144.61'	–
C52	88°08'37"	30.00'	46.15'	–
C53	05°52'59"	240.00'	24.64'	–
C54	43°53'25"	16.00'	12.26'	–
C55	43°53'26"	16.00'	12.26'	–
C56	12°18'35"	950.32'	204.17'	–
C57	01°09'41"	4647.50'	94.20'	–
C58	00°29'00"	4647.50'	39.20'	–
C59	00°40'41"	4647.50'	55.01'	–
C60	32°14'10"	315.00'	177.23'	–
C61	15°16'19"	200.00'	53.31'	–

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C62	01°26'51"	475.00'	12.00'	(M & R15)
C63	24°08'21"	175.00'	73.73'	(M & R15)
C64	41°12'06"	75.00'	53.93'	(M & R15)
C65	21°58'56"	60.00'	23.02'	(M & R15)
C66	42°35'37"	240.00'	178.42'	(M & R15)
C67	36°42'38"	240.00'	153.77'	–
C68	45°52'58"	200.00'	160.16'	–
C69	51°14'55"	200.00'	178.89'	–
C70	27°06'34"	1000.32'	473.30'	–
C71	00°19'32"	1000.32'	5.69'	–
C72	04°26'39"	950.32'	73.71'	–
C73	04°16'28"	950.32'	70.90'	–
C74	65°17'48"	45.00'	51.28'	–

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N43°58'45"E	62.50'	(M & R6, R15)
L2	N43°58'45"E	82.50'	(M & R6, R15)
L3	N43°58'45"E	80.82'	(M & R15) (80.73' R6)
L4	N43°58'45"E	225.82'	(M & R15) (225.73' R6)
L5	N43°58'45"E	80.54'	(M & R15) (80.56' R4, 80.37' D1)
L6	N62°15'02"W	41.91'	(M & R15) (41.90' R5)
L7	N62°15'02"W	126.79'	(M & R15) (126.77' R5, 126.82' R6)
L8	N89°30'57"W	84.88'	(M & R15) (84.87' R5)
L9	N46°01'15"W (RAD)	50.00'	(M & R15)
L10	N89°31'15"W	204.03'	(M & R15) (203.98' R4)
L11	N44°13'45"W	181.23'	(M & R15) (181.26' R1, 181.43' R4, 181.20' R6, 181.36' D1)
L12	N89°31'15"W	564.17'	(M & R15) (564.15' R1 & R4, 563.94' R2 & R3, 564.12' R6)
L13	N89°31'15"W	58.93'	(M & R15)
L14	N89°42'52"W	151.79'	–
L15	N89°42'52"W	71.79'	–
L16	N89°42'52"W	45.00'	–
L17	N89°42'52"W	26.79'	–

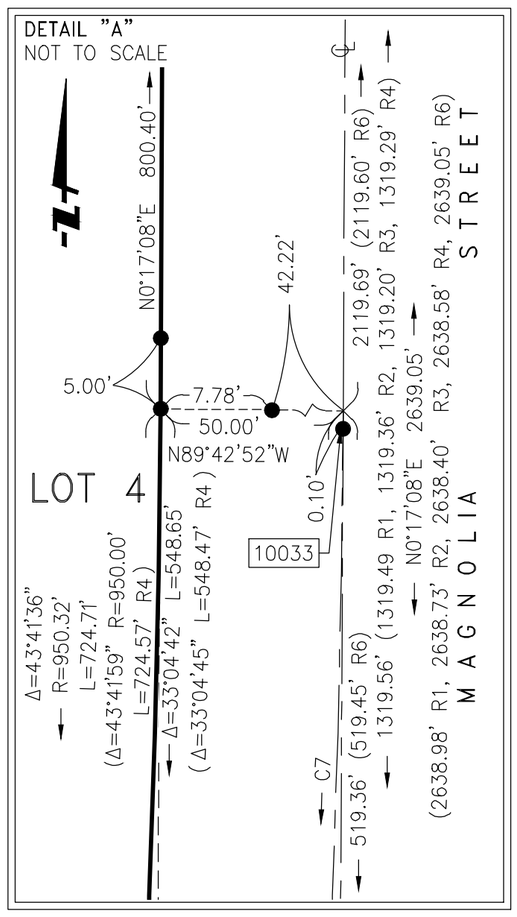
NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, DATUM STATEMENT, O.C.S. GPS SCHEMATIC, ESTABLISHMENT NOTES, AND BASIS OF BEARINGS.

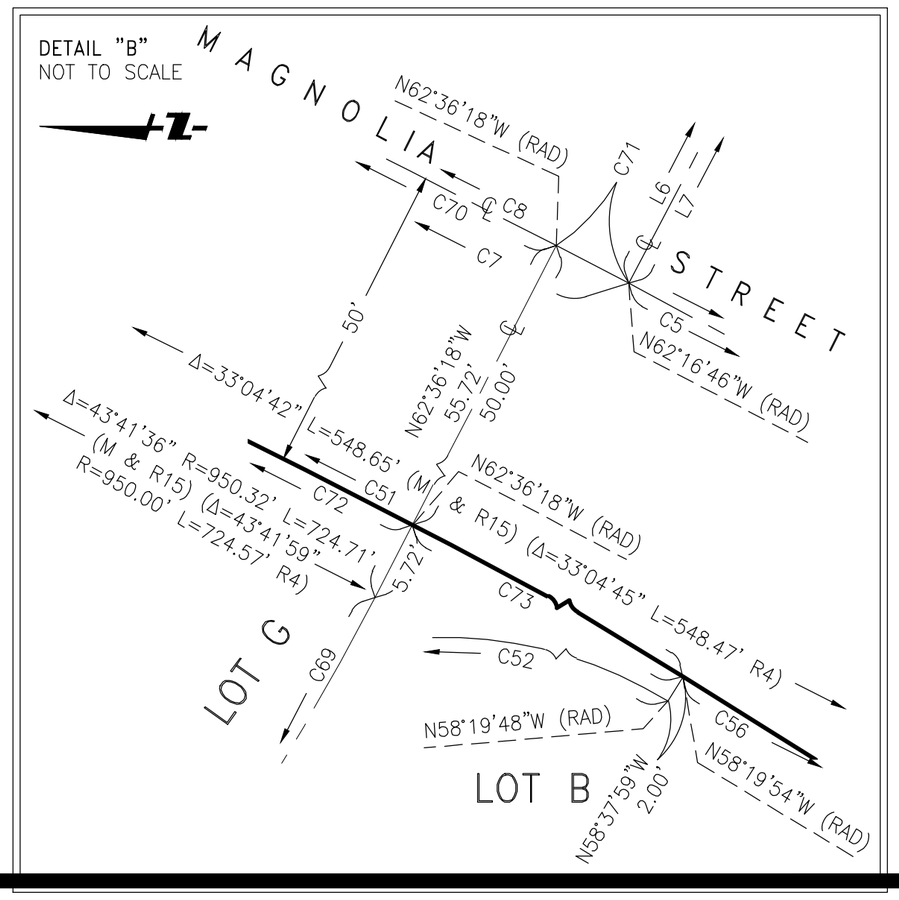
SEE SHEET 4 FOR BOUNDARY ESTABLISHMENT AND RECORD REFERENCES.

SEE SHEETS 5 AND 6 FOR LOT DETAILS.

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



12/05/2025



STUCCO - OMEGA WHITE

OMEGA



NATURAL GRAY CAP

ORCO



PILASTERS VENEER

CRAFT WAREHOUSE BRICK
PEBBLECREEK BY CREATIVE MINES

SHOPOFF

RETAINING WALL MATERIALS BOARD

LAND CONCERN
LANDSCAPE ARCHITECTURE
18301 VON KARMAN AVE., SUITE 760
IRVINE, CA 92612
O 949.250.4822 www.landconcern.com

MAGNOLIA COAST

HUNTINGTON BEACH, CA

12/05/2025



SHOPOFF

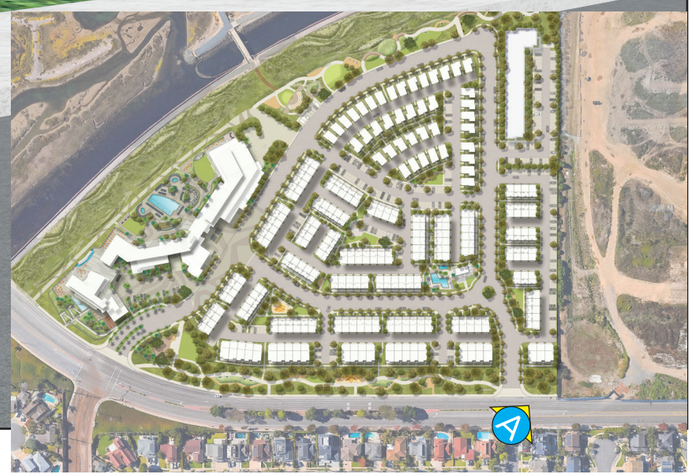
RETAINING WALL VIEW SIMS

LAND CONCERN
LANDSCAPE ARCHITECTURE
18301 VON KARMAN AVE., SUITE 760
IRVINE, CA 92612
O 949.250.4822 www.landconcern.com

MAGNOLIA COAST

HUNTINGTON BEACH, CA

12/05/2025



SHOPOFF

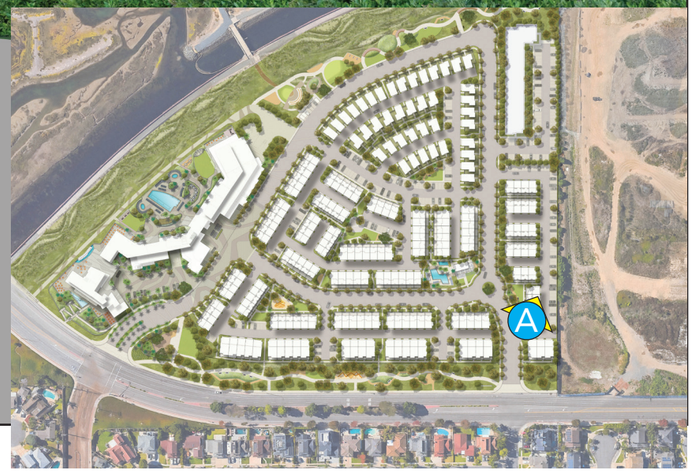
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MAGNOLIA COAST

HUNTINGTON BEACH, CA

12/05/2025

CITY OF HUNTINGTON BEACH
RETAINING WALL PLANS
MAGNOLIA COAST
TRACT 19331



VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH REQUIREMENTS.
2. CITY OF HUNTINGTON BEACH GRADING INSPECTOR IS TO BE NOTIFIED 48 HOURS PRIOR TO ANY GRADING AT THE DEPARTMENT OF PUBLIC WORKS, (714) 536-5431.
3. DUST SHALL BE CONTROLLED BY WATERING.
4. REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING, INSPECTION IS REQUIRED.
5. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
6. IMPORT SOIL SHALL BE A GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO AT LEAST 90%.
7. THE SUBGRADE OF THE DRIVEWAY AND PARKING AREAS SHALL BE SCARIFIED, BROUGHT TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90%. CALL FOR CITY INSPECTION PRIOR TO PLACING CLASS 2 AGGREGATE BASE AND CASTING OF CONCRETE GUTTERS.
8. A SOIL COMPACTION REPORT SHALL CERTIFY COMPACTION WITHIN BUILDING AND PAVING AREAS.
9. A LICENSED ENGINEER, OR A LICENSED LAND SURVEYOR, SHALL CERTIFY LINE AND GRADE OF FINISH FLOOR FORMS.
10. THE SOILS ENGINEER SHALL CERTIFY THAT ALL GRADING HAS BEEN COMPLETED PER THE SOILS REPORT PRIOR TO FINAL RELEASE.
11. THE ENGINEER OR ARCHITECT OF RECORD SHALL CERTIFY THAT GRADES FOR ALL HARDSCAPE AND DRAINAGE DEVICES HAVE BEEN CONSTRUCTED PER APPROVED GRADING PLAN PRIOR TO FINAL RELEASE.
12. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH APPROVED SOILS REPORT NOTED HEREIN.
13. STANDARD PLAN 100, SHEETS 1, 2, 3 AND 4 ARE INCORPORATED BY REFERENCE.
14. THE SOILS ENGINEER AND CIVIL ENGINEER SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
15. A TRAFFIC CONTROL PLAN FOR CONSTRUCTION ACTIVITIES ON THE CITY STREETS AND SIDEWALKS MUST BE PREPARED AND SUBMITTED TO THE CITY OF HUNTINGTON BEACH FOR REVIEW AND APPROVAL. THIS TRAFFIC CONTROL PLAN MUST CONFORM TO THE CITY OF HUNTINGTON BEACH CONSTRUCTION TRAFFIC CONTROL PLAN PREPARATION GUIDELINES, JULY 1998 EDITION. THIS TRAFFIC CONTROL PLAN MUST BE APPROVED BY THE CITY OF HUNTINGTON BEACH PRIOR TO THE ISSUANCE OF AN ENCROACHMENT PERMIT.
16. STANDARD PLAN 600 GENERAL NOTES ARE INCORPORATED BY REFERENCE.
17. ANY DAMAGE TO THE STREET LIGHT SYSTEM AND/OR TRAFFIC SIGNAL SYSTEM SHALL BE REPAIRED AND CONDUIT AND CONDUCTORS SHALL BE REPLACED PER CURRENT HUNTINGTON BEACH STANDARD PLANS AND STANDARD SPECIAL PROVISIONS FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AND LIGHTING SYSTEMS IN THE CITY OF HUNTINGTON BEACH 2001 EDITION.
18. REFER TO LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL INFORMATION AND SLEEVING THAT MAY BE REQUIRED.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES ETC. SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE PUBLIC RECORDS. THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF TUSTIN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF OWNER, ENGINEER, OR THE CITY OF TUSTIN.

THE CONTRACTOR AND ALL ITS SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND OWNERS OF ANY DISCOVERED UNMAPPED UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

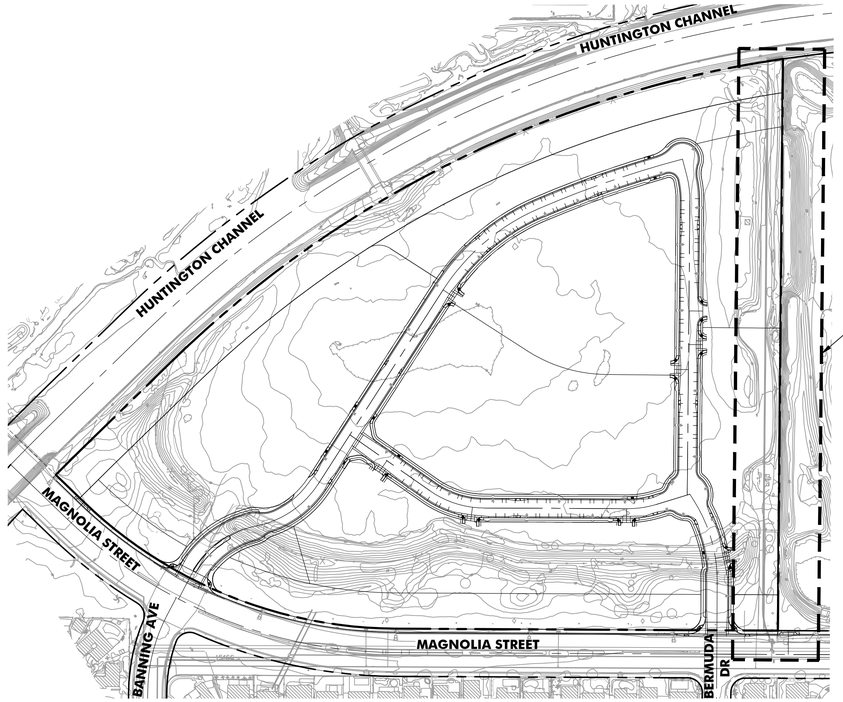
GENERAL NOTES

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5)

APPLICABLE CODES

HUNTINGTON BEACH MUNICIPAL CODE SECTION 17.05
A CITY OF HUNTINGTON BEACH DEPARTMENT OF PUBLIC WORKS GRADING PLAN AND PERMIT IS REQUIRED FOR (BUT IS NOT LIMITED TO) THE FOLLOWING: GROUND LEVEL ADDITIONS OF 650 SQUARE FEET OR GREATER, EXCAVATIONS EXCEEDING 50 CUBIC YARDS AND PAVEMENT CONSTRUCTION EXCEEDING 3,000 SQUARE FEET. THESE REQUIREMENTS APPLY EVEN IF THESE THRESHOLDS ARE TRIGGERED AS A RESULT OF ADDED SCOPE OF WORK AFTER ORIGINAL BUILDING PERMITS ARE ISSUED. REFER TO THE HUNTINGTON BEACH MUNICIPAL CODE SECTION 17.05 FOR ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS. CONTACT THE PUBLIC WORKS DEPARTMENT AT (714) 536-5431 FOR FURTHER INFORMATION.

HUNTINGTON BEACH ZONING SUBDIVISION ORDINANCE SECTION 230.84
PUBLIC IMPROVEMENTS AND DEDICATIONS MAY BE REQUIRED FOR PROJECTS EXCEEDING A THIRD OF THE VALUE OF THE EXISTING BUILDING, EVEN IF THIS THRESHOLD IS TRIGGERED AS A RESULT OF ADDED SCOPE OF WORK AFTER ORIGINAL BUILDING PERMITS ARE ISSUED. PUBLIC IMPROVEMENTS MAY INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING: REPLACEMENT OR CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, ACCESSIBILITY RAMPS, STREET AND/OR ALLEY PAVING, SEWER LATERALS, WATER METERS AND LATERALS, DRIVEWAY APRONS, ETC. REFER TO THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE SECTION 230.84 FOR ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS. CONTACT THE PUBLIC WORKS DEPARTMENT AT (714) 536-5431 FOR FURTHER INFORMATION.



SEE SHEET 2 FOR RETAINING WALL INDEX MAP

LOCATION MAP
N.T.S.

SHEET INDEX

SHEET TITLE	NO.
TITLE SHEET	1
INDEX MAP & CONSTRUCTION NOTES	2
SECTIONS AND DETAILS	3
RETAINING WALL PLAN & PROFILE	4–6

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 114-150-36)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINABOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER", AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 114-481-32)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 145.00 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL D1-104 IN THE FINAL ORDER OF CONDEMNATION HAD IN CASE NO. 80955 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF ORANGE, A CERTIFIED COPY WHICH WAS RECORDED SEPTEMBER 8, 1961 IN BOOK 5842 PAGE 7 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM: "ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM THAT CERTAIN PORTION OF THE HEREINABOVE DESCRIBED AS PARCELS 1 AND 2 TOGETHER WITH THE RIGHT TO USE THOSE PORTIONS ONLY OF SAID LANDS WHICH UNDERLIE A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LANDS, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LANDS BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR TO USE SAID LANDS OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER", AS RESERVED IN THE DEED FROM DOROTHY CONSTANCE SMITH RECORDED JULY 30, 1962 IN BOOK 6194 PAGE 470 OF OFFICIAL RECORDS.

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FRACTIONAL SECTION 24 WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL" AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN BOOK 5591 PAGE 500,ET SEQ. OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89° 32' 40" EAST ALONG SAID NORTHERLY LINE OF FRACTIONAL SECTION 24 A DISTANCE OF 360.17 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED AND DESIGNATED AS "PARCEL TWO" IN THAT CERTAIN ROAD EASEMENT TO THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 13, 1967 IN BOOK 8418 PAGE 439 OF SAID OFFICIAL RECORDS, SAID SOUTHWESTERLY CORNER BEING ALSO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 57° 33' 35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 37' 14" AN ARC DISTANCE OF 176.10 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE 80.37 FEET TO A POINT IN A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE ORANGE COUNTY FLOOD CONTROL DISTRICT'S "HUNTINGTON BEACH CHANNEL", SAID LAST MENTIONED CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4,717.50 FEET FROM WHICH POINT A RADIAL LINE OF SAID CURVE BEARS NORTH 43° 40' 03" EAST; THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 1° 10' 00" AN ARC DISTANCE OF 96.06 FEET; THENCE TANGENT TO SAID CURVE NORTH 45° 09' 57" WEST 181.36 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE "SEVERED PROPERTY" AS DESCRIBED IN PART B OF THE GRANT DEED FROM THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED AUGUST 4, 2003 AS INSTRUMENT NO. 2003000931976 OF OFFICIAL RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" BASED ON THE FLOOD ELEVATIONS DETERMINED AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 06059C0263J – MAP REVISED DECEMBER 3, 2009 – AND REVISED BY LETTER OF MEASUREMENT REVISION DECEMBER 15, 2009 AS PER THE CITY OF HUNTINGTON BEACH WEBSITE (NO. – 065034-0263-J). ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MAGNOLIA STREET BEING NORTH 00°17'10" WEST AS SHOWN ON RECORD OF SURVEY 2005-1075 FILED IN BOOK 232 PAGES 1-10, OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY, CALIFORNIA

BASIS OF BEARINGS

DESIGNATION: 1G-150-74; ELEVATION: 13.553 FT (NAVD88)

DESCRIPTION: DESCRIBED BY OCS 2002 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1G-150-74", SET IN THE TOP OF A CONCRETE ABUTMENT. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MAGNOLIA AVENUE AND A FLOOD CONTROL CHANNEL, 45 FT. NORTHEASTERLY OF MAGNOLIA AVENUE AND 0.2 MILES NORTHEASTERLY ALONG MAGNOLIA AVENUE FROM ITS INTERSECTION WITH PACIFIC COAST HIGHWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

PROJECT ADDRESS

21845 MAGNOLIA ST, HUNTINGTON BEACH, CALIFORNIA 92646

ASSESSOR'S PARCEL NUMBER

114-152-09; 114-481-32

REVIEWED BY: _____ FIRE DEPT.

REVIEWED BY: _____ PLANNING DEPT.

DEVELOPER/OWNER:
SHOPOFF REALITY INVESTMENTS, LP
18565 JAMBOREE, SUITE 200
IRVINE CA 92612
(949) 769-6713
CONTACT: BLAIR RUFFNER

SOILS ENGINEER:
JELISA THOMAS, GE #: 3092
GEOCON WEST INC.
2807 MCGAW AVENUE
IRVINE, CA 92618
(949) 346-1109
PROJ. NO. W1996-88-01 DATED: 09/2025

REGISTERED PROFESSIONAL ENGINEER — DEBRA YAILE SCHELLER — NO. 43101 — CIVIL — STATE OF CALIFORNIA

WDID NO.
xxxxxxxxxxxxxxxxxx

TR 19331 | L25-060

Under ground Service Alert of Southern California Call: TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'V'D

REFERENCES

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

DRAWN BY:	MLL	12/02/2025
DESIGNED BY:	MLL	12/02/2025
CHECKED BY:	DVS	12/02/2025

PREPARED UNDER THE SUPERVISION OF:
DEBRA SCHALES, PE
R.C.E. NO.: 43101 EXP. DATE: 03/31/26
REVIEWED BY: _____ HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

RETAINING WALL PLANS
TITLE SHEET
MAGNOLIA COAST
TRACT 19331
PA-2025-0021, DRB-2025-010, CUP-2025-004, CDP-2025-003, TTM-2025-001

SHEET NO. 1
TOTAL SHEETS 6

2ND SUBMITTAL | 12/02/2025 | MAGNOLIA COAST RETAINING WALL PLANS

F:\PROJECTS\1293\067\PLANS\RETAINING WALL\1293-067-RWDTS.DWG (12-02-25 5:13:36PM) Plotted by: mlozito

12/05/2025

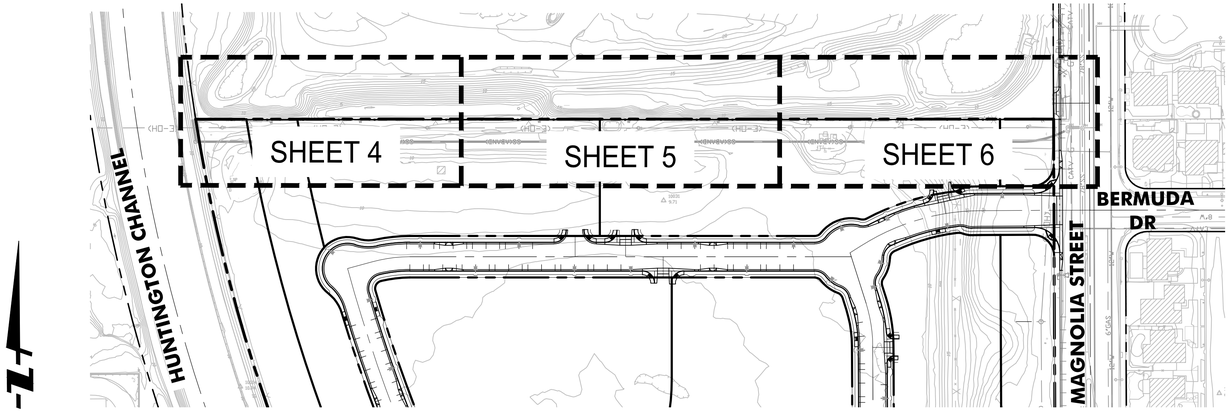
RETAINING WALL CONSTRUCTION NOTES

CN	DESCRIPTION	QTY	UNIT
1	CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 3'–0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	620	SF
2	CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 4'–6" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	990	SF
3	CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 6'–0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	4,580	SF
4	CONSTRUCT CONCRETE RETAINING, WALL TYPE "B" W/ 11'–6" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	7,180	SF
5	CONSTRUCT CONCRETE RETAINING, WALL TYPE "C" W/ 8'–0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	3,830	SF
6	CONSTRUCT CONCRETE RETAINING, WALL TYPE "C" W/ 9'–0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	30,025	SF
7	CONSTRUCT CONCRETE RETAINING, WALL TYPE "C" W/ 10'–0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.	39,980	SF
8	INSTALL 4" DIA. PERFORATED PIPE, W/ 1 CF OF 3/4" GRAVEL WRAPPED W/ MIRAFI 140N FILTER FABRIC.	1,200	LF
9	INSTALL 4" DIA. PVC DRAIN PIPE.	125	LF
10	POINT OF CONNECTION TO AREA DRAIN SYSTEM. SEE FUTURE ONSITE STORM DRAIN PLANS.	2	EA
11	CONSTRUCT 18" SQUARE POUR IN PLACE PILASTER WITH RETAINING WALL PER DETAIL ON SECTIONS ON SHEET 3. COLOR & FINISH PER LANDSCAPE PLANS (OMEGA WHITE STUCCO W/ NATURAL GRAY CAP & PILASTER VENEER)	24	EA
12	EXISTING POWER POLE TO BE PROTECTED IN PLACE. TO BE COORDINATED WITH SCE.	5	EA

LEGEND & ABBREVIATIONS

- PROPOSED PROPERTY LINE
- A / 6 — SECTION NAME / SHEET NUMBER
- SLOPE
- EXISTING CENTER LINE
- 8"SS — EXISTING SANITARY SEWER
- W — EXISTING WATER
- (E–OH) — EXISTING ELECTRIC OVERHEAD
- SS(ABAND) — EXISTING ABANDONED SANITARY SEWER
- G — EXISTING GAS
- X — EXISTING CHAIN LINK FENCE
- X — PROPOSED CHAIN LINK FENCE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET LIGHT

(XXX.XX)	EXISTING ELEVATION
[XXX.XX]	FUTURE "ASCON" PROPOSED ELEVATION
XXX.XX	PROPOSED ELEVATION
ABAND	ABANDONED
AC	ASPHALT CONCRETE
ASPH	ASPHALT
BF	BOTTOM OF FOOTING
BK	BOTTOM OF SHEAR KEY
BOE	BOTTOM OF EXCAVATION
CF	CUBIC FEET
CONC	CONCRETE
DIA	DIAMETER
EX	EXISTING
INV	INVERT
OH	OVERHEAD
PERF	PERFORATED
PROP	PROPOSED
TF	TOP OF FOOTING
W/	WITH



100' 0' 50' 100'
SCALE: 1" = 100'

RETAINING WALL INDEX MAP

REGISTERED PROFESSIONAL ENGINEER — DEBRA VALLE SCHELLER — NO. 43101 — CIVIL — STATE OF CALIFORNIA

TR 19331	L25-060

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REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'V'D

REFERENCES

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960
fuscoe.com

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DESIGNED BY:	MLL	12/02/2025
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REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

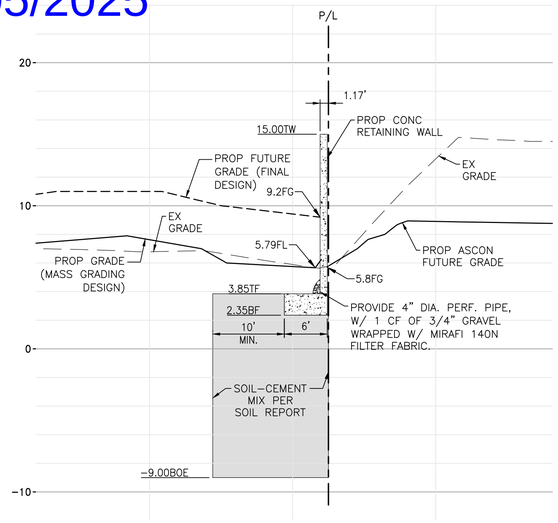
RETAINING WALL PLANS
INDEX MAP AND CONSTRUCTION NOTES
MAGNOLIA COAST
TRACT 19331
PA-2025-0021, DRB-2025-010, CUP-2025-004, CDP-2025-003, TTM-2025-001

SHEET NO. 2
TOTAL SHEETS 6

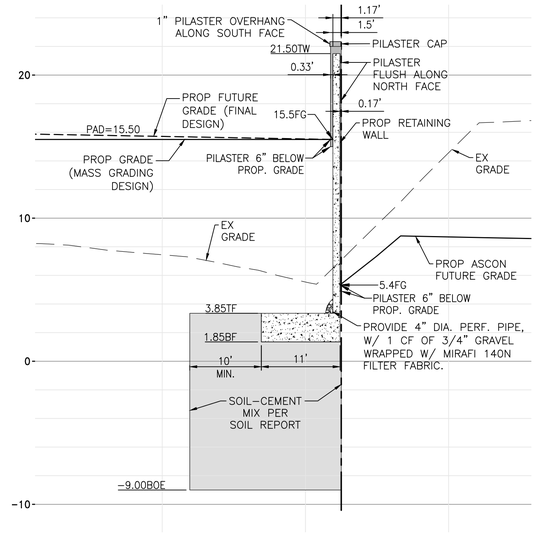
2ND SUBMITTAL | MAGNOLIA COAST RETAINING WALL PLANS | 12/02/2025

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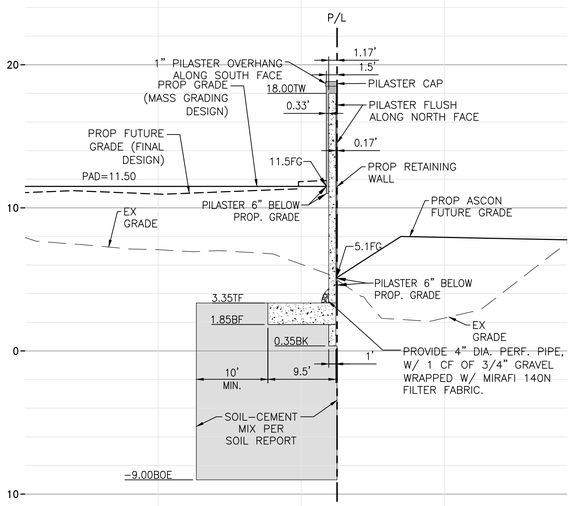
12/05/2025



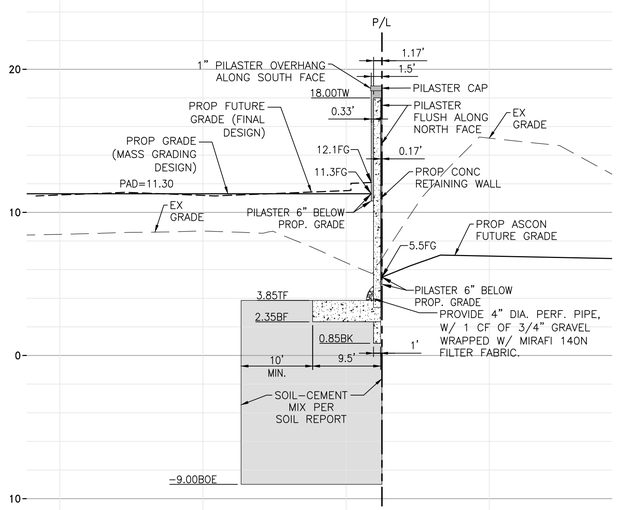
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AT STA. 10+25.00 SCALE HORIZ: 1"=10' VERT: 1"= 5'



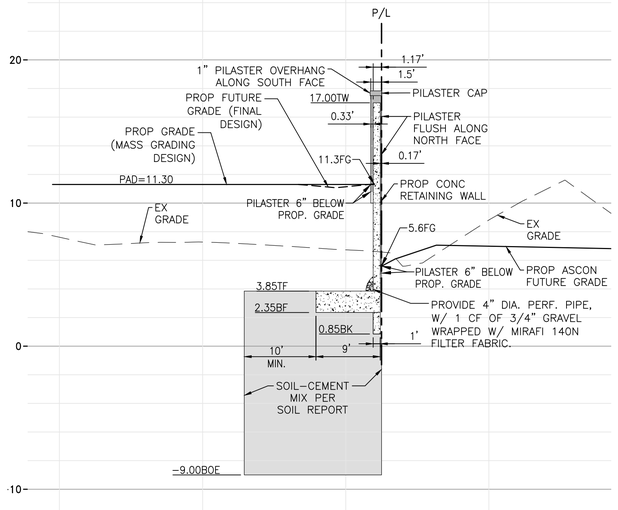
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NORTHERN PROPERTY LINE (C / 3)
AT STA. 14+00.00 SCALE HORIZ: 1"=10' VERT: 1"= 5'



NORTHERN PROPERTY LINE (D / 3)
AT STA. 18+00.00 SCALE HORIZ: 1"=10' VERT: 1"= 5'



NORTHERN PROPERTY LINE (E / 3)
AT STA. 21+00.00 SCALE HORIZ: 1"=10' VERT: 1"= 5'

REGISTERED PROFESSIONAL ENGINEER — DEBRA VALLE SCHALES — NO. 43101 — CIVIL — STATE OF CALIFORNIA

2ND SUBMITTAL
12/02/2025
MAGNOLIA COAST RETAINING WALL PLANS

TR 19331 | L25-060

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REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'V'D

REFERENCES

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

DRAWN BY:	MLL	12/02/2025
DESIGNED BY:	MLL	12/02/2025
CHECKED BY:	DVS	12/02/2025

PREPARED UNDER THE SUPERVISION OF:
DEBRA SCHALES, PE
R.C.E. NO.: 43101 EXP. DATE: 03/31/26
REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

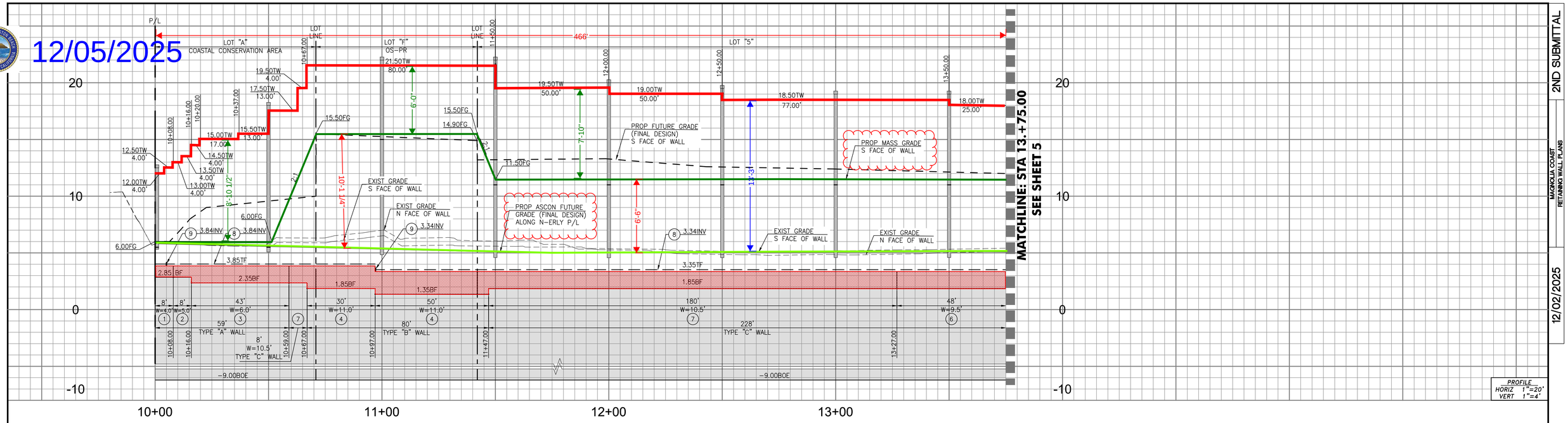
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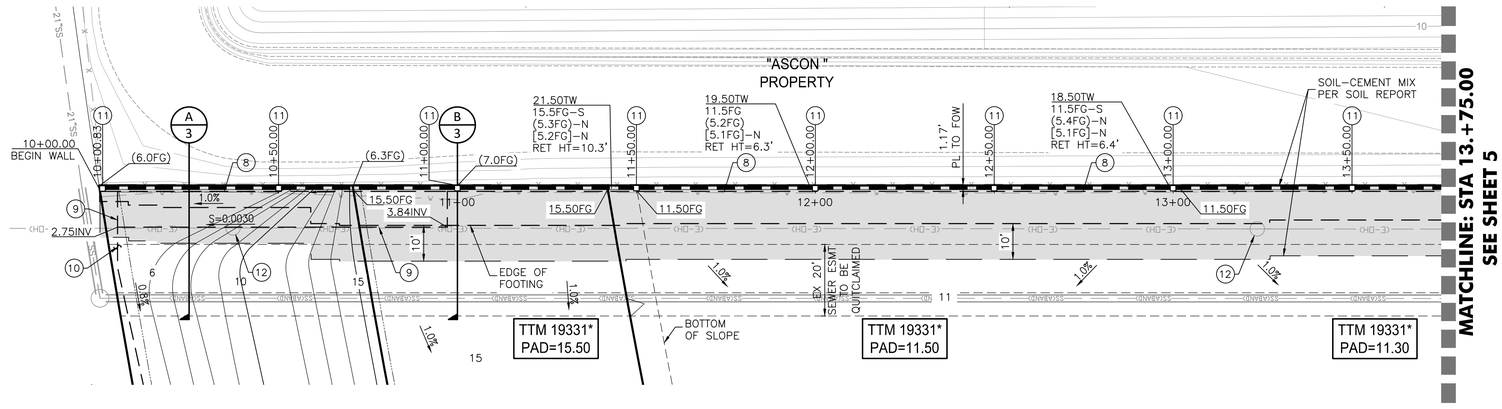
MAGNOLIA COAST
TRACT 19331
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SHEET NO. 3
TOTAL SHEETS 6

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12/05/2025





RETAINING WALL CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 3'-0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.
2. CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 4'-6" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.
3. CONSTRUCT CONCRETE RETAINING, WALL TYPE "A" W/ 6'-0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.
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9. INSTALL 4" DIA. PVC DRAIN PIPE.
10. POINT OF CONNECTION TO AREA DRAIN SYSTEM. SEE FUTURE ONSITE STORM DRAIN PLANS.
11. CONSTRUCT 18" SQUARE POUR IN PLACE PILASTER WITH RETAINING WALL PER DETAIL ON SECTIONS ON SHEET 3. COLOR & FINISH PER LANDSCAPE PLANS (OMEGA WHITE STUCCO W/ NATURAL GRAY CAP & PILASTER VENEER)
12. EXISTING POWER POLE TO BE PROTECTED IN PLACE. TO BE COORDINATED WITH SCE.

NOTE

(*) TTM PAD SHOWN FOR REFERENCE ONLY

REGISTERED PROFESSIONAL ENGINEER
DEBRA VALLE SCHALES
NO. 43101
CIVIL
STATE OF CALIFORNIA

20' 0' 10' 20'
SCALE: 1" = 20'

TR 19331	L25-060

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fuscoe.com

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PREPARED UNDER THE SUPERVISION OF:
DEBRA SCHALES, PE
R.C.E. NO.: 43101 EXP. DATE: 03/31/26
REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

RETAINING WALL PLANS
RETAINING WALL PLAN & PROFILE

MAGNOLIA COAST
TRACT 19331
PA-2025-0021, DRB-2025-010, CUP-2025-004, CDP-2025-003, TTM-2025-001

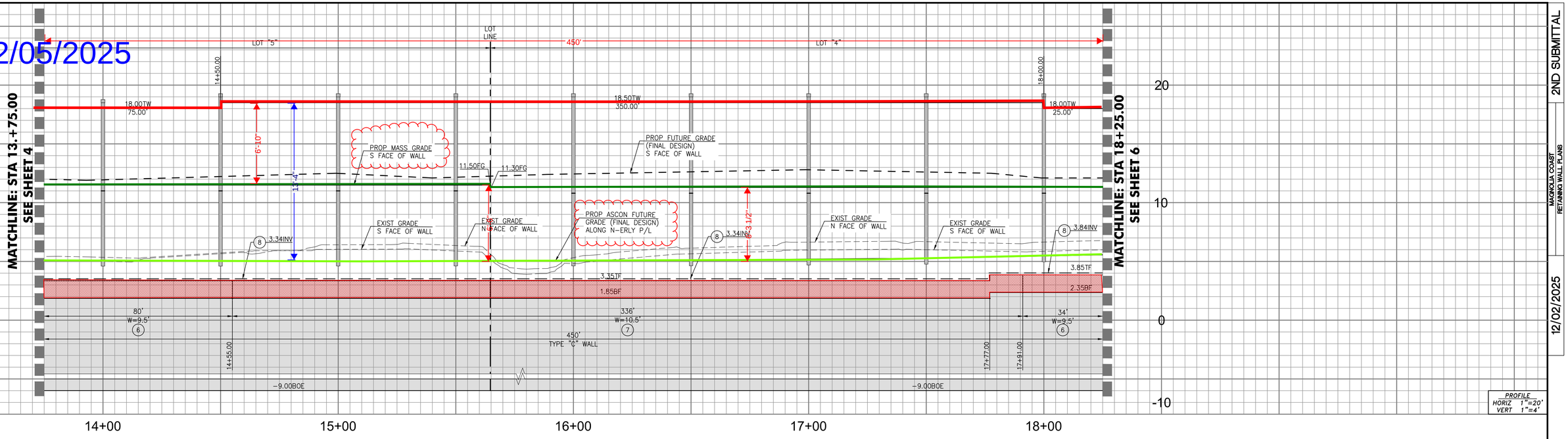
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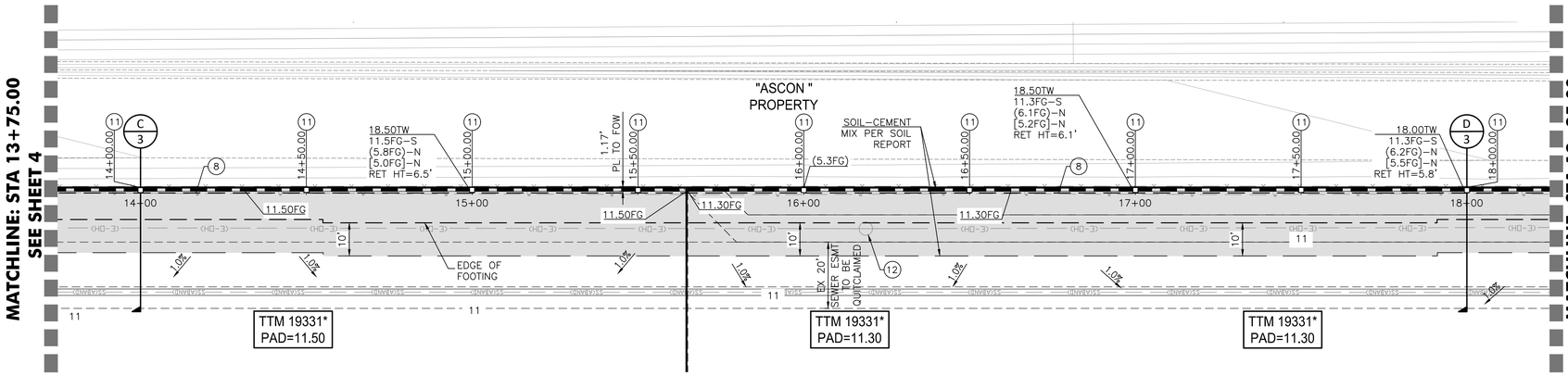
2ND SUBMITTAL
MAGNOLIA COAST
RETAINING WALL PLANS
12/02/2025

PROFILE
HORIZ 1"=20'
VERT 1"=4'

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12/05/2025





RETAINING WALL CONSTRUCTION NOTES

(6) CONSTRUCT CONCRETE RETAINING, WALL TYPE "C" W/ 9'-0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.

(7) CONSTRUCT CONCRETE RETAINING, WALL TYPE "C" W/ 10'-0" MAX RETAINING PER STRUCTURAL DETAILS. OMEGA WHITE STUCCO FINISH W/ NATURAL GRAY CAP.

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(12) EXISTING POWER POLE TO BE PROTECTED IN PLACE. TO BE COORDINATED WITH SCE.

NOTE

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20' 0' 10' 20'
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TR 19331	L25-060

PROFILE
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2ND SUBMITTAL
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RETAINING WALL PLANS

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REGISTERED PROFESSIONAL ENGINEER
DEBRA VALLE SCHELEN
NO. 43101
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
DEBRA SCHALES, PE
R.C.E. NO.: 43101 EXP. DATE: 03/31/26
REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

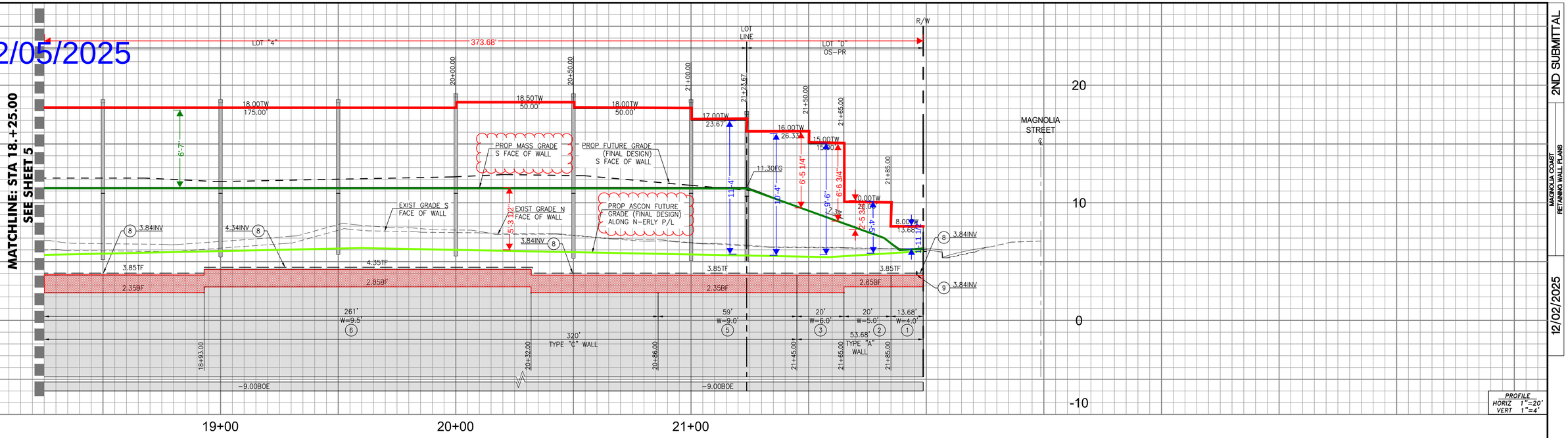
RETAINING WALL PLANS
RETAINING WALL PLAN & PROFILE

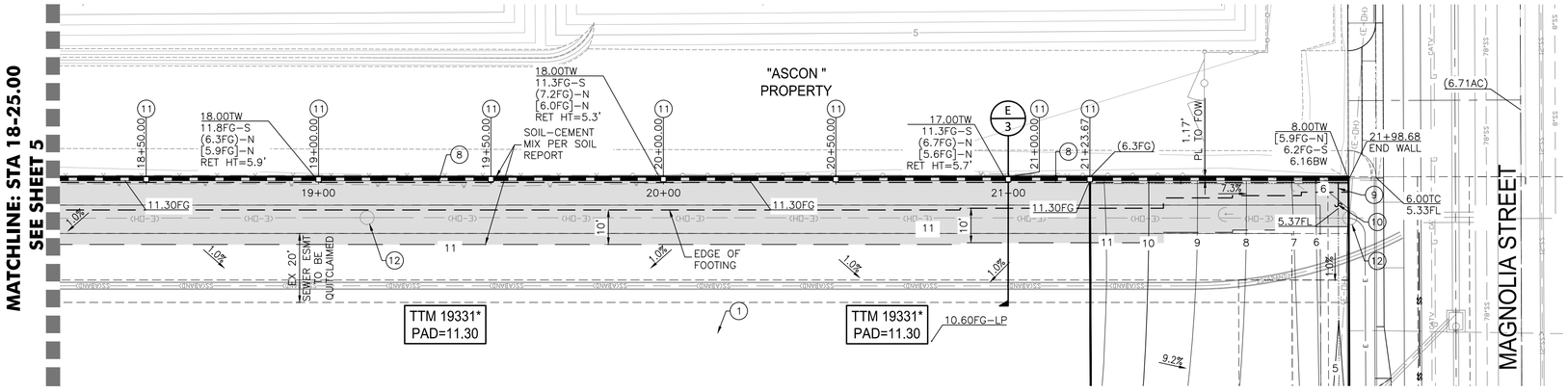
MAGNOLIA COAST
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PA-2025-0021, DRB-2025-010, CUP-2025-004, CDP-2025-003, TTM-2025-001

SHEET NO. 5
TOTAL SHEETS 6

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12/05/2025





RETAINING WALL CONSTRUCTION NOTES

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NOTE

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SCALE: 1" = 20'

PROFILE
HORIZ 1"=20'
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2ND SUBMITTAL
12/02/2025

MAGNOLIA COAST
RETAINING WALL PLANS

TR 19331 | L25-060

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DRAWN BY:	MLL	12/02/2025
DESIGNED BY:	MLL	12/02/2025
CHECKED BY:	DVS	12/02/2025

PREPARED UNDER THE SUPERVISION OF:
DEBRA SCHALES, PE
R.C.E. NO.: 43101 EXP. DATE: 03/31/26
REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS

REGISTERED PROFESSIONAL ENGINEER — DEBRA VALLE SCHALES — NO. 43101 — CIVIL — STATE OF CALIFORNIA

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

RETAINING WALL PLANS
RETAINING WALL PLAN & PROFILE

MAGNOLIA COAST
TRACT 19331
PA-2025-0021, DRB-2025-010, CUP-2025-004, CDP-2025-003, TTM-2025-001

SHEET NO. 6
TOTAL SHEETS 6

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CITY OF
HUNTINGTON BEACH

Department of Community Development

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	12/16/2025
PROJECT NAME:	MAGNOLIA TANK FARM
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 2025-0021
ENTITLEMENTS:	COASTAL DEVELOPMENT PERMIT NO. 2025-003/ CONDITIONAL USE PERMIT NO. 2025-005/ TENTATIVE TRACT MAP NO. 19331/ DESIGN REVIEW BOARD NO. 2025-010
DATE OF PLANS:	
PROJECT LOCATION:	21845 MAGNOLIA ST, HUNTINGTON BEACH, CA 92646 (WEST SIDE OF MAGNOLIA ST. BETWEEN PCH AND HAMILTON AVE.)
PLAN REVIEWER:	JASON KELLEY, SENIOR PLANNER
TELEPHONE/E-MAIL:	(714) 374-1553/JKELLEY@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	**TTM:** To subdivide a 29-acre site into seven lettered lots and six numbered lots. **CUP:** To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to ten feet tall topped with a seven-foot-tall wall along the north property line. **CDP:** For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 19331 / COASTAL DEVELOPMENT PERMIT NO. 2025-003 / CONDITIONAL USE PERMIT NO. 2025-005

1. Prior to submittal of the Final Tract Map to the Public Works Department for processing and approval, the following shall be required:

    a. Final Tract Map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (**HBZSO Section 254.16)**

2. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**

3. Tentative Tract Map No. 19331, Conditional Use Permit No. 252-005 and Coastal Development Permit No. 25-003 shall not become effective until the ten calendar day appeal period has elapsed from the Planning Commission. **(HBZSO Section 251.12)**

4. The subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V**)

5. Prior to issuance of building permits, the following shall be completed:
    a. A Mitigation Monitoring Fee shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning and Building Department Fee Schedule)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
    a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

7. Pursuant to Section 3.6.4 of the Specific Plan, an owl survey is required prior to any construction, including the import of soil onto the site.

8. Pursuant to Section 3.9, of the Specific Plan, the three oil wells shall be completely abandoned prior to the import of soil onto the site.

9. Pursuant to Section 3.9.1 of the Specific Plan, evidence of Tribal consultation must be provided to the City prior to the import of soil onto the site.

10. The Planning Commission reserves the right to revoke Tentative Tract Map No. 19331, Conditional Use Permit No. 252-005 and Coastal Development Permit No. 25-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
11. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
12. The applicant shall submit a check in the amount of $50.00 plus the CDFW fee for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

DRAFT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	OCTOBER 14, 2025
PROJECT NAME:	MAGNOLIA TANK FARM
ENTITLEMENTS	TTM NO. 19331, CDP 2025-003, CUP 2025-005
PLNG APPLICATION NO.	PA-2025-0021
DATE OF PLANS:	SEPTEMBER 19, 2025
PROJECT LOCATION:	21845 MAGNOLIA (WEST SIDE OF MAGNOLIA ST. AT BANNING AVE.)
PROJECT PLANNER	JASON KELLEY, ASSOCIATE PLANNER
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	THIS IS A REQUEST FOR THE APPROVAL OF A TENTATIVE TRACT MAP TO SUBDIVIDE ONE LOT INTO 7 LETTER LOTS AND 6 NUMBERED LOTS AND A REQUEST FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR THE INFILL OF MORE THAN 25,000 CUBIC YARDS OF SOIL ONTO THE SITE. THIS PROJECT IS A REQUEST FOR THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), and the Orange County Drainage Area management Plan (DAMP). The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL TRACT MAP UNLESS OTHERWISE STATED:

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)

3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.84A & 253.10K)
    a. The water system and appurtenances for the entire project shall be a public system.
    b. The sewer system and appurtenances for the entire project shall be a private system.
    c. The storm drain system located within private streets and access ways shall be private.
    d. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
    e. A blanket easement over the private streets and access ways for access to water facilities for City maintenance purposes.
    f. A blanket easement over the private streets and access ways for access to storm water quality BMPs for City inspection purposes.
    g. A right-of-way easement dedication for pedestrian access, public utilities and traffic signal equipment (at Street A only) at both intersections of Street “A” and Street “D” with Magnolia Street, per Public Works Standard Plan No. 207.
4. A Final Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development or deficient downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analysis shows that the City’s current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City’s storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
5. A sewer study to verify capacity within the City’s sanitary sewer system shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring sites shall be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
6. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
7. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (ZSO 251.06 & 253.12)
8. The grading, utility and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
9. A Homeowners’ Association(s) (HOA) shall be formed and described in the CC&R’s to manage the following for the total project area:
    a. On-site private streets and sidewalks
    b. On-site private storm drain system and appurtenances including all pumps

c. Onsite landscaping and irrigation improvements

d. On-site private sewer systems and appurtenances including all pumps and lift stations.

e. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)

The HOA's maintenance of aforementioned items shall be addressed in the development's CC&R's.

10. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water pipeline easement(s), which shall address repair to any enhanced pavement, etc., if the said public pipeline(s) and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
11. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructure, including all public street improvements, shall be designed with the first phase. The phasing plan shall include public improvements including the proposed public park site, construction employee parking, model home locations and access to the model homes, utility relocation, material location, and fire access. (ZSO 253.12L)
12. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.
13. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
14. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
    a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
    b. Provide a digital-graphics file of said map to the County of Orange.
15. Provide a digital-graphics file of said map to the City per the following design criteria:
    a. Design Specification:
        i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
        ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
        iii. Digital data shall have units in US FEET.
        iv. A separate drawing file shall be submitted for each individual sheet.
        v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
        vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
    b. File Format and Media Specification:

i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):

- AutoCAD (version 2000, release 4) drawing file: ___.DWG
- Drawing Interchange file: _____.DXF

ii. Shall be in compliance with the following media type:

- CD Recordable (CD-R) 650 Megabytes

16. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the Final Tract Map or obtain building permits before completion of the required improvements.
17. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
18. If the Final Tract Map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
19. A drainage fee for the subject development shall be paid at the rate applicable at the time of Final Map recordation. The current rate of $16,389 per gross acre is subject to periodic adjustments. This project consists of 30.86 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of $505,765. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

20. The Final Tract Map shall be recorded with the County of Orange, prior to issuance of a Precise Grading Permit.
21. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04)
22. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan:
    a. The water system and appurtenances for the entire project shall be a public system.
    b. The sewer system and appurtenances for the entire project shall be a private system.
    c. The storm drain system located within private streets and access ways shall be private.
    d. A blanket easement over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
    e. A blanket easement over the private streets and access ways for access to storm water quality BMPs for City inspection purposes.
    f. A right-of-way easement dedication for pedestrian access, public utilities and traffic signal equipment (at Street A only) at both intersections of Street “A” and Street “D” with Magnolia Street, per Public Works Standard Plan No. 207.
    g. A utility easement(s) shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The

easement shall overlay the private street easement, with an unobstructed paved or landscaped surface, pursuant to City Water Standards. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Utilities Division personnel shall have access to public utility facilities and appurtenances at all times. (ZSO 255.04)

23. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04). The following improvements shall be shown on the plan:

    a. New curb, gutter, sidewalk, and new pavement to the centerline of Magnolia Street per City Standard Plan Nos. 102, 202, 207, along the project's entire Magnolia Street frontage. (ZSO 230.84)

    b. New curb, gutter, sidewalk, and new pavement within all of the project's internal private streets per City Standard Plan Nos. 102, 202, 207. (ZSO 230.84)

    c. Thirty-five-foot radius curb returns shall be constructed at the project's intersections with Magnolia Street (at Street "A" and at Street "D") per City Standard Plan No. 207.

    d. Curb ramps compliant with current ADA requirements shall be installed at all intersection locations. (ADA)

    e. The proposed concrete cross gutters at the project's intersections with Magnolia Street (at Street "A" and at Street "D") shall be constructed per City Standard Plan No. 205.

    f. The full depth of the existing AC pavement, for half-width (from existing curb line to the existing median) of the project's Magnolia Street frontage, shall be removed and replaced. The new roadway section shall be designed pursuant to the recommendations provided by the developer's licensed Geotechnical Engineer and as approved by the City Department of Public Works. (ZSO 230.84)

    g. The sewer facilities shall be designed and constructed per the final approved sewer study and per City Standards.

    h. All drainage facilities including any proposed pump station shall be designed per the final approved Hydrology and Hydraulics Report and current County and City Standards. (ZSO 255.04)

    i. All water facilities shall be designed per the final approved hydraulics analysis and Water Division Standards. The public onsite water system must have two point of connections to the City's water system to provide a redundant water supply to the proposed tract. Each point of connection must be accessible for City equipment and vehicles for future maintenance and repair of the water facilities. (ZSO 255.04A)

    j. New separate domestic water services and meters shall be installed per Water Division Standard and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)

    k. Any existing water meters, appurtenances, service lines and laterals shall be abandoned and removed per Water Division Standard requirements. (ZSO 230.84)

    l. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)

m. Separate backflow protection devices shall be installed per Water Division Standards for domestic, fire and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)

24. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that is no longer needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)

25. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)

26. A hydraulic water analysis shall be prepared to determine water system improvements required to serve the proposed development. The developer shall coordinate with Public Works to prepare the analysis to ensure that adequate water infrastructure improvement is incorporated in the improvement plan. Public Works will perform the hydraulic analysis using the City's hydraulic water modeling software and calibrated water model. The analysis shall include, but not be limited to pipeline sizes, fire flow and domestic demand requirements. Any infrastructure improvements required to satisfy the water demands to the proposed development shall be at the sole cost of the developer. All applicable fees to prepare the hydraulic analysis shall be paid by the developer.

27. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

28. A Final Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues. The project WQMP shall include the following:

    a. Low Impact Development.

    b. Discusses regional or watershed programs (if applicable).

    c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

    d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)

    e. Incorporates Treatment Control BMPs as defined in the DAMP.

f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.

j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

   i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

   ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

k. The applicant shall return one CD media to Public Works for the project record file.

29. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

30. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

31. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

32. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

33. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

34. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

35. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 500 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in

which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works prior to grading activities. (MC 17.05.210)

36. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
37. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m. and shall be limited to Monday through Friday only. (MC 17.05)
38. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
39. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
40. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
41. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
42. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
43. Wind barriers shall be installed along the perimeter of the site. (DAMP)
44. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY FUTURE BUILDING PERMIT FOR THE PROJECT:

45. A Precise Grading Permit shall be issued. (MC 17.05)
46. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-57)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ANY FUTURE FINAL INSPECTION OR OCCUPANCY FOR THE PROJECT:

47. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
48. Prior to the first occupancy of Phase 1 (excluding model homes), all associated onsite and offsite improvements, including the public park and associated infrastructure, as shown on the approved grading, landscape and improvement plans shall be completed. Prior to the first occupancy of each succeeding phase, all associated onsite improvements as shown on the approved grading, landscape and improvement plans shall be completed. (MC 17.05)
49. All existing and new utilities shall be undergrounded. (MC 17.64)

50. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
51. For projects requiring WQMPs, a "Master Covenant and Agreement Regarding On-site BMP Maintenance" shall be signed by the owner, submitted to Public Works for review/approval, and recorded with the County of Orange.
52. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
    a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
    b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
    c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
    d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
    e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
    f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
53. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture, and hardscape that is located along the project's Magnolia Street frontage, within the public right of way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the City.

Exhibit A

Mitigation Monitoring and Reporting Program for Final Program Environmental Impact Report Magnolia Tank Farm Project

SCH No. 2017101041

City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648
Contact: Ricky Ramos
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October 2019

Mitigation Monitoring and Reporting Program for Final Program Environmental Impact Report Magnolia Tank Farm Project

SCH No. 2017101041

October 2019

Lead Agency:

CITY OF HUNTINGTON BEACH
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ACRONYM LIST

The following are acronyms used in the Mitigation Monitoring and Reporting Matrix:

A	
AES	Aesthetics
APN	Assessor's Parcel Number
AQ	Air Quality
B	
BIO	Biological Resources
BMP	Best Management Practice
C	
CALGreen	California Green Building Standards
CC	Coastal Conservation
CCR	California Code of Regulation
CC&Rs	Covenants, Conditions, and Restrictions
CEQA	California Environmental Quality Act
CFC	California Fire Code
City	City of Huntington Beach
CNEL	Community Noise Equivalent Level
Council	City of Huntington Beach City Council
CULT	Cultural Resources
CURMP	Citywide Urban Runoff Management Plan
CV	Commercial Visitor
D	
DAMP	Drainage Area Management Plan
dBA	A-weighted decibels
DOGGR	Division of Oil, Gas, and Geothermal Resources
DTSC	Department of Toxic Substances Control
E	
EIR	Environmental Impact Report
F	
Final Program EIR	*Final Program Environmental Impact Report, Magnolia Tank Farm Project* (2019)
G	
GEO	Geology and Soils
GHG	Greenhouse Gas
H	
HAZ	Hazards and Hazardous Materials
HAZWOPERE	Hazardous Waste Operations and Emergency Response
HBZSO	Huntington Beach Zoning and Subdivision Ordinance
HOA	Homeowners Association
HWQ	Hydrology and Water Quality
L	
L_{eq}	Interior Average Hourly Noise Level
LIP	Local Implementation Plan

LU	Land Use and Planning
LUC	Land Use Covenant
M	
MLD	Most Likely Descendent
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MUTCD	Manual on Uniform Traffic Control Device
N	
NAHC	Native American Heritage Commission
NOI	Noise
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
O	
OCFCD	Orange County Flood Control District
OS-PR	Open Space-Park and Recreation
P	
PA	Planning Area
PA 2A	Marsh Park
PA 2C	Magnolia Park
PDF	Project Design Feature
PI	Private Institution
POA	Property Owners Association
Program	Mitigation Monitoring and Reporting Program
PS	Public Services
R	
RBTC	Risk-Based Target Concentration
REC	Recreation
RM	Residential Medium
RR	Regulatory Requirement
S	
SWPPP	Storm Water Pollution Prevention Plan
T	
TCR	Tribal Cultural Resources
TRAN	Transportation/Traffic
U	
UTIL	Utilities and Service Systems
W	
WDID	Waste Discharge Identification
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan
S	
SCAQMD	South Coast Air Quality Management District
SR	State Route
T	
TRAN	Transportation and Traffic

MITIGATION MONITORING AND REPORTING PROGRAM

1.1 INTRODUCTION

In accordance with the requirements of Section 21081.6 of the *California Public Resources Code,* and as part of its certification of the adequacy of Final Program Environmental Impact Report (Final EIR) for the Magnolia Tank Farm Project, the City Council (Council) of the City of Huntington Beach (City) adopts the following Mitigation Monitoring and Reporting Program (MMRP or Program). The Council adopts this MMRP in its capacity as the lead agency for Final Program EIR in accordance with the provisions of the California Environmental Quality Act (CEQA) (*California Public Resources Code* Section 21000 et seq.) and the State CEQA Guidelines (*California Code of Regulations,* Title 14, Section 15000 et seq.).

The principal purpose of the MMRP is to ensure that the Council-approved mitigation measures and development requirements for the adopted Project are reported and monitored to ensure compliance with the measures' requirements. In general, City of Huntington Beach, Community Development Department is responsible for overseeing implementation and completion of the adopted measures. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the attached MMRP Table. However, the Council retains overall responsibility for verifying implementation of all adopted mitigation measures.

1.2 MITIGATION MONITORING PROCEDURES

The City is the designated lead agency for the MMRP. The Community Development Department is responsible for reviewing all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the MMRP Table.

1.3 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is provided in tabular format to facilitate effective tracking and documentation of the status of regulatory requirements and mitigation measures. The attached MMRP Table provides the following monitoring information:

- **Regulatory Requirements.** The text of all adopted Regulatory Requirements for the Project from Final Program EIR.
- **Mitigation Measures.** The text of all adopted mitigation measures for the Project from Final Program EIR.
- **Responsible for Implementation.** The Project Applicant or designated representative is the responsible party for implementing the measure, and the City of Huntington Beach or a designated representative is responsible for monitoring implementation of the measure, unless noted differently.
- **Timing of Mitigation.** A time frame is provided for performance of the mitigation measure, and the points selected are designed to ensure that impact-related components do not proceed without establishing that the mitigation is implemented.

- **Responsibility for Monitoring.** The City Department(s) or other public agency(ies) responsible for overseeing the implementation and completion of each measure.
- **Completion Date.** The date the measure is completed. This column of the MMRP Table is to be filled in by the approving/verifying authority at a later date. Upon completion, the MMRP and associated documentation will be kept on file at the City of Huntington Beach Community Development Department, Planning Division.

1.4 PROJECT LOCATION

The 28.9-acre Magnolia Tank Farm project site is located at 21845 Magnolia Street, on the west side of Magnolia Street at Banning Avenue in the southeastern area of Huntington Beach in western Orange County, California. The City of Huntington Beach (City) occupies approximately 27.3 square miles of land area, and it is surrounded by the cities of Westminster to the north; Seal Beach to the northwest; Fountain Valley to the east; and Costa Mesa to the southeast. The Pacific Ocean borders the City to the west. Regional access to the City is provided by Interstate 405 to the north; State Route 1 or Pacific Coast Highway to the west; State Route 39 or Beach Boulevard, which bisects the City running north to south; and State Route 55 or Costa Mesa Freeway to the east. Local access is from Magnolia Street with Hamilton Avenue and SR-1 being the nearest east-west access routes.

1.5 PROJECT DESCRIPTION SUMMARY

The proposed Project would redevelop the project site with a mixed-use development comprised of a lodge/guest-house accommodations, ancillary and visitor-serving retail and dining, and residential units. The proposed Project consists of four planning areas: Planning Area 1 (PA 1) or Coastal Conservation (CC); Planning Area 2 (PA 2) or Open Space-Park and Recreation (OS-PR); Planning Area 3 (PA 3) or Residential (RM); and Planning Area 4 (PA 4) or Commercial Visitor (CV). A discussion of the planning areas is provided below.

Under the proposed Project, the Specific Plan will establish a land use plan, development standards and guidelines to allow for the creation of the proposed mixed-use development comprised of a 211,000 square-foot lodge/guest-house accommodations with a maximum of 215 rooms, including 175 guest rooms and family/group overnight accommodations with 40 rooms, 19,000 square feet of ancillary and visitor-serving retail and dining, and up to 250-unit for-sale residential units (at 15 dwelling units per acre). Additionally, the proposed Project includes 2.8 acres of Coastal Conservation area adjacent to Magnolia Marsh and 2.8 acres of park.

The proposed Project includes various on- and off-site infrastructure improvements to facilitate the development. These improvements include, but are not limited to, the installation of potable water lines, storm water detention and conveyance systems, electrical lines, phone lines, gas lines, and sanitary sewers. The precise location of necessary infrastructure improvements would be determined as part of the final design process and coordination with the service providers. All infrastructure improvements are expected to be within the proposed development areas, properties that were previously developed and/or disturbed, or within existing public rights-of-way.

1.5.1 PLANNING AREA 1 - COASTAL CONSERVATION

PA 1, the CC area, is designed to create upland habitat that functions as a buffer to the Magnolia Marsh, which is an environmentally sensitive habitat area and would include a public trail and interpretive signage. This component of the proposed Project extends from the southwestern property line, 70 feet inland along the entire length of the site's southwesterly boundary, adjacent to the 145-foot wide Orange County Flood Control District (OCFCD) property, which includes the Huntington Beach Channel. Combined, the OCFCD property and the CC area would provide a 215-foot setback from Magnolia Marsh. The OCFCD property east of the channel currently provides a maintenance access road and does not provide any habitat value. The design features of this area were developed in consultation with the Huntington Beach Wetlands Conservancy.

Currently, there are three barriers, both natural and man-made, between Magnolia Marsh and the western edge of the project site: the flood control channel open water area integrated with the adjacent sub- and inter-tidal (meandering shallow channels) and non-tidal marsh (pickle weed and dunes) components act as an aquatic barrier; the vertical sheet pile wall of the channel; and the adjacent channel maintenance road and existing fence.

A Habitat Management Plan for the CC area, which includes the plant palette, location and types of plantings, planting techniques, monitoring procedures, success criteria, and long-term maintenance would be submitted concurrent with the first Coastal Development Permit for project development.

On-site, the proposed CC area has an undulating topography that generally rises from the western to the eastern edge. Plant species for the CC area would be selected from the designated Coastal Dune and Sage Scrub Plant Palette included in Appendix A of the Specific Plan document. The CC area would also include a maximum 24-foot wide trail constructed to comply with HBFD's City Specification #401 for emergency access. fire access trail that would be used as an informal meandering public trail located at least 20 feet from the property boundary with the OCFCD except for the access point to the channel bridge. The trail would connect Magnolia Street with the Marsh Park located on the northern end of the CV area. Interpretive signage and observation blinds would be located in limited areas to provide compatible educational and wetlands observation opportunities and sun shelter. Lighting would be restricted to low intensity lighting along the pedestrian trail to provide for public safety.

Appropriate fencing and a gate would be installed along the western edge of the CC area to protect the Marsh from unauthorized entry by the public. In addition to maintaining the existing chain link fence on the OCFCD property, fencing would be installed along the boundary between the CC are and the residential neighborhoods to keep residents and pets from entering the CC area. Fencing would be installed from Marsh Park to the northern property line. No walls, fences, and other devices that would preclude public access to the public trail within the CC area would be allowed except those approved as part of the Specific Plan. Glass walls or other transparent medium adjacent to the PA 1 would be prohibited unless bird safe design is incorporated to prevent bird strikes. No permanent irrigation system would be allowed within the CC area. All planting within the CC area would be temporarily irrigated, and all irrigation components would be removed at completion of the establishment period.

1.5.2 PLANNING AREA 2 – OPEN SPACE-PARKS AND RECREATION

PA 2 is the OS-PR area, which includes open space in multiple locations throughout the site (PA 2A, 2B, and 2C and includes parks, open space areas, and other recreational uses, such as trails, and walking paths. The design guidelines (provided in Volume II of the Specific Plan) discuss the defining characteristics of the open space components. The following components would contribute toward common open spaces.

- **Marsh Park (PA 2A).** Located adjacent to the CC area, this area overlooks Magnolia Marsh and is designed to provide the public with views of Magnolia Marsh and the ocean. This park area would also provide education, passive recreation, a shade grove (greenscreens and vertical trees), and serve as a staging point for interpretive programs and docent-led tours of Magnolia Marsh. The park would be lined by screening trees, a bioswale, and meadow-like planting. The park design features would be compatible with the CC area design for water quality and drainage, lighting, acoustics and access.
- **Magnolia Park (PA 2C).** This existing, privately-owned greenbelt area, commonly referred to as Squirrel Park, would be enhanced and converted into a passive privately maintained, public park. This area currently has trees and groundcover, but no additional physical improvements. The proposed design and improvements would emphasize a dry riparian woodland ecosystem concept that is climate appropriate and complements the coastal sage scrub plant community in the CC area. The Magnolia Park design includes water- and energy-conservation measures through waterwise plant selection and efficient irrigation systems. Tree and plant species for the Magnolia Park area would be selected from the Dry Riparian Woodland Plant Palette in Appendix A of the Specific Plan document. Ornamental turf areas would be limited to only those needed for gathering spaces programmed in the Magnolia Park. Magnolia Park would provide elements, such as an 8-foot-wide, Americans with Disabilities Act-compliant, meandering pathway, small seating areas, trash receptacles, lighting, and signage. All existing parking capacity along Magnolia Street would be retained. Development of Magnolia Park pursuant to the Specific Plan would result in the removal of the existing mature trees. Mature trees would be replaced at a 2:1 ratio (i.e., two 36-inch box trees for every mature tree removed), in accordance with City of Huntington Beach Policy Memorandum Cl-74 (Huntington Beach 2005). Additionally, the park would provide signs to guide and facilitate beach-bound traffic and notify the public that the park is privately maintained and not part of the City's park system.

Design of access, lighting, signage, and landscape in all open spaces within the project site would facilitate optimal visibility and discourage crime and loitering. To achieve safety, bollard lights would be at least 3 feet high; passive lights would be down-lit through all hours of darkness; easily visible signs would be posted stating hours of operation, access restrictions, and ownership (it would be clearly stated on appropriate signs that the City does not own nor maintain these open spaces); and plant choices would provide optimal visibility for passive surveillance while also discouraging camping, living, and sleeping

1.5.3 PLANNING AREA 3 – FOR-SALE RESIDENTIAL

PA 3 is the RM area for the proposed Project and would consist of a maximum of 250 medium-density residential units within neighborhoods of single-family detached and attached homes. Under the proposed Project, the residential uses would be primarily located on the northern portion of the site, to the north and northeast of the CV area. Common and private open space, common recreation space, and paseos would be provided for this area. Maximum building height within PA 3 would be 35 feet. Elevator penthouse or non-habitable floor space (i.e., stairs or landings) to access the roof and similar structures and necessary mechanical appurtenances may exceed the permitted height limit by no more than 10 feet. The Specific Plan provides for a range of residential products to suit the needs of different life stages and market segments. These include a variety of single-family detached and attached homes.

Section 230.26 of HBZSO requires that at least 10 percent of all new residential construction be affordable units. An affordable housing plan would be submitted to the City at the time of Tentative Map submittal for future projects.

As part of PA 3 area, at least 150 square feet of open space would be provided for each residential unit. This space may be common or private open space; is intended for active and passive recreation use; and include common recreation space shared between parcels.

Common recreation space for the residential area would be shared between parcels and would include at least a clubhouse, a swimming pool, outdoor cooking facility, and other recreation amenities.

OS-PR area would also include paseos between uses throughout the development. paseos may include amenities such as seating, decorative lighting, planters, fountains, drinking fountains, distinctive paving, decorative tiles, public art, landscaping, and bicycle racks. for a list of additional elements that may be considered in paseos, please refer to section 3.12.1.2 of the specific plan.

1.5.4 PLANNING AREA 4 – COMMERCIAL VISITOR

PA 4, the CV area, is unique to the proposed Project. The CV area of the proposed Project would consist a 230,000-square-foot Lodge that includes a maximum of 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 rooms, and ancillary and visitor-serving retail and dining, and plaza.

Under the proposed Project, development within the CV area would provide outdoor or unenclosed areas on the ground floor or any above ground levels, accessible for public use. The public open space may include plazas, patios, balconies, gardens or view areas open to the street on the first floor, open on at least one side above the first floor, or open to the sky. The development standards require that at least 5 percent of the gross CV area be public open space and at least 30 percent of the public open space area contain landscaping, including shade trees, accent trees, and other soft landscaping. Hard-surfaced areas and specialty paving would also be incorporated into the public open space design. Additionally, a maximum of 25 percent of the required public open space may be provided above the street level (e.g., balconies, decks, etc.) and accessible to the general public, with public access signage. Public open space would also include seating and other amenities including decorative lighting, planters, low-water-using

fountains or water features, distinctive paving, decorative tiles, public art, landscaping, and bicycle racks.

Maximum building base height limit in the CV area would be 50 feet; however, elevator shafts, mechanical equipment and architectural features (i.e. non-habitable space) may exceed the base height by up to 10 feet for a maximum height of 60 feet. Only 15 percent of the CV area can have a height of 60 feet, and any 60-foot height feature would be setback a minimum of 40 feet from the planning area boundary.

1.6 INFRASTRUCTURE

1.6.1 CIRCULATION PLAN

ACCESS

The project site would include two access points of ingress/egress along Magnolia Street for the proposed Project. One would be located at the intersection of Magnolia Street and Banning Avenue, and the other would be located directly across from Bermuda Drive and Magnolia Street. The Magnolia Street and Banning Avenue intersection is signalized, and the intersection of Magnolia Street and Bermuda Drive would be unsignalized. The proposed Project will have a system of interconnected streets and walkways that promote connectivity and walkability. The proposed development would be accessible to the public, as it is not planned as a gated community.

INTERNAL STREETS

Although the community would not be gated and be publicly accessible, the internal street network would be privately owned and maintained by a Homeowners Association (HOA) and/or a Property Owners Association (POA). The design of the backbone streets would consist of a loop road that provides access to both the CV and RM areas. All wet and dry utilities would be located within the private streets. The exact location of the loop circulation system and the location of on-street parking may be adjusted during the design review process.

The overall design of the streets is intended to avoid pedestrian and vehicular conflicts. The entry to the lodge is north of the Banning Avenue intersection and includes a landscape median, a minimum 5-foot of landscaping on the lodge side, and a minimum of 5-foot curb adjacent sidewalk with a minimum 4-foot of landscape on the residential side. However, the main Lodge entrance driveway and residential entrance driveway will feature curb adjacent landscaped parkways. The curb radius to enter the Specific Plan area from Magnolia Street is 35 feet, and the entry radius into the drop off area is 20 feet.

The internal backbone streets would consist of a 40-foot dimension from curb to curb (with parking on both sides). Additional internal private alleys with a minimum 24-foot dimension would provide access to each unit. The fire access roads will comply with the California Fire Code Section 503.1.1 and City Specification #401 for location, width, and turning radii. Fire access lanes are still under review and have not been approved by the HBFD at the time of submittal for these Project Implementation Code Requirements. Conceptual Circulation Plan Cross Sections for proposed Project (Cross Section at Lodge Section G).

DRAINAGE

Based on the grading design, the site drainage would be collected within the interior streets and directed toward the northwest corner of the site. Site drainage along Magnolia Street would be collected and directed toward the southern portion of the site. All site drainage within the internal streets would be collected into catch basins. The catch basins would be located along the curbs and connect to the underground system of storm drains that vary in size from 18 to 48 inches. The catch basins and storm drain system would be owned and maintained by an HOA and a POA. The location and size of the catch basins would be determined during the individual project development process when a Preliminary Hydrology and Hydraulics Study would be submitted to the City for review and approval. All storm water flows would be routed to the Huntington Beach Channel. No storm water detention is required at this time.

Final design of the storm drain system would require approval by the County of Orange Public Works Department and the City of Huntington Beach Public Works.

WATER

An existing 12-inch Asbestos Cement pipe water main lies below Magnolia Street, which currently provides water and fire service to the property and can be utilized for the proposed improvements. However, the Developer would be required to provide necessary improvements to existing impacted infrastructure and be responsible for its fair share of associated costs, as identified through the review and approval process.

The existing water pressure in the project area is in the 70 to 75 pounds per square inch range. Water pressure and fire flow tests would be performed to verify existing pressure and ensure proper pressure throughout the development footprint.

The Developer would submit water improvement plans that conform to City standards for approval. The public water system would be publicly maintained, and an easement would be provided for access and maintenance by the City of Huntington Beach Public Works Utilities Division. Backflow protection device locations would be constructed per the latest Public Works Standards and approved by the Planning Division and Public Works Department. Final location and size of water lines and appurtenances would be approved by the Public Works Utilities Division.

SANITARY SEWER

The proposed development's sewer would be divided into two sewer main systems. The sewer serving the CV area, for the proposed Project, would connect to an existing City of Huntington Beach Sewer manhole at the corner of Magnolia Street and Banning Avenue. The existing sewer manhole has an existing 8-inch sewer lateral into the 78-inch OCSD sewer trunk sewer. The sewer serving the residential uses would connect to the City of Huntington Beach sewer junction structure, which has an existing 36-inch sewer lateral into the existing 78-inch OSCD sewer trunk system.

A desktop sewer study has been prepared by the Applicant and approved by the Public Works Department. The sanitary sewer system would be designed and constructed to serve the development, including any off-site improvements necessary to accommodate any increased flow associated with the project. Additionally, a 14-day flow monitoring test would be performed

during the project design phase to confirm the adequacy of the existing 8-inch sewer lateral to serve the CV area of the Project.

UTILITIES

Facilities for public infrastructure utilities including, but not limited to, domestic water, recycled water, sewer, electrical, gas, telephone, cable television, and other data communication systems would be extended to the project site from various off-site locations as described in Section 4.16, Utilities and Service Systems.

The Magnolia Street transmission and distribution lines and associated vaults would be placed underground within the street right-of-way in separate trenches, if feasible. The existing 33 kV overhead transmission line at the ASCON boundary would be relocated and placed underground in the Bermuda Street extension right-of way, if feasible. New vaults would also be placed in the paved portion of the right-of-way.

All new and existing public and private utility lines and distribution facilities on both the street and alley frontages, including but not limited to electric, communications, street lighting, and cable television lines, would be installed underground, except that surface-mounted transformers, pedestal-mounted terminal boxes, meter cabinets, and other equipment appurtenant to underground facilities located on private property or installed pursuant to a franchise or other agreement are permitted above ground subject to compliance with the HBZSO.

Electrical

Overhead 33 kilovolt transmission line utilities along Magnolia Street and the northern property line would be placed underground. The existing pole at the northwest corner of the site is to remain above ground, as it allows for the over crossing of the channel. All new utilities would be placed underground.

1.7 MASTER LANDSCAPE PLAN

The proposed landscape concept would cater to the character of the proposed development and the adjacent area to create a vibrant landscape setting that is sensitive to the Magnolia Marsh while meeting the needs of the residents and public in the design of Magnolia Park and internal paseos and streetscape. This would be accomplished throughout the site using both canopy and vertical accent trees as appropriate and through low-water using and drought-tolerant plant materials, while keeping the use of turf to a minimum. Landscape design would incorporate feasible low impact development design features such as bioretention with under drains and specialized soil amendments for storm water harvest and reuse.

1.8 SIGNAGE

Signage on the site would create a cohesive identity and image for the Magnolia Tank Farm Project. Signage Guidelines are provided in Section 3.7 of Volume II of the Specific Plan.

1.9 WALLS AND FENCES

The proposed Project would include appropriate fencing and a gate along the western edge of the CC area to protect the Marsh from unsupervised entry by the public. The existing chain link fence on the OCFCD property would remain in place. To further keep people and pets from entering the CC area from Marsh Park to the northern property line, fencing would be installed along the boundary between the CC area and the residential neighborhoods. Additionally, community walls are proposed on the northern boundary and along the Magnolia Park boundary. Any walls, fences, or other devices to preclude public access to the CC area would not be allowed, except those approved as part of the Specific Plan.

Mitigation Measures		Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Aesthetics					
RR AES-1	**Design Review Board.** As part of the entitlement and review by the Design Review Board, the Project Applicant/Developer shall submit proposed site development and building plans for the review and approval by the City. The City shall review these plans for compliance with applicable development standards and design guidelines in the Specific Plan and pertinent requirements in the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code.	Project Applicant/ Developer	During Design Review	City of Huntington Beach Community Development Department	
Air Quality					
RR AQ-1	**SCAQMD Rule 403.** The construction of the proposed Project shall comply with all the fugitive dust control measures listed within SCAQMD Rule 403. These may include the use of water controls, vehicle speed limits, clean-up of dirt track-out from the site, signage with contact information of the site supervisor and other measures.	Project Applicant/ Developer	During construction	City of Huntington Beach Public Works Department	
MM AQ-1	Scrapers used for construction of the proposed Project after January 1, 2020 shall meet Tier 3 or better off-road emissions standards; Tier 4 should be used if available. The Construction Contractor shall provide a copy of each unit's certified Tier and/or engine specification to the City of Huntington Beach at the time of mobilization of each applicable unit of equipment. a. Maintain vehicle and equipment maintenance records for the construction portion of the Proposed Project. All construction equipment and	Project Applicant/ Developer/ Construction Contractor	During construction (at the time of mobilization of each applicable unit of equipment)	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
vehicles must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each vehicle and equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction. b. Enter into a contract that notifies all construction vendors and contractors that vehicle idling time will be limited to no longer than five minutes or another time-frame as allowed by the California Code of Regulations, Title 13 section 2485- CARE's Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. For any vehicle delivery that is expected to take longer than five minutes, each project applicant, project sponsor, or public agency will require the vehicle's operator to shut off the engine. Notify the vendors of these idling requirements at the time that the purchase order is issued and again when vehicles enter the gates of the facility. To further ensure that drivers and operators understand the idling requirement, post signs at the entry of the construction site and throughout the Project site stating that idling longer than five minutes is not permitted.				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
c. Encourage construction contractors to apply for SCAQMD "SOON" funds. The "SOON" program provides funds to applicable fleets for the purchase of commercially-available low emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use offroad diesel vehicles. More information on this program can be found at SCAQMD's website: http://www. aqmd. gov/home/programs/business/business -detail ?title=off-road-diesel-engines.				
Biological Resources				
PDF BIO-1 Prior to the issuance of occupancy permit, the Applicant shall prepare a Domestic Animal Control Plan, subject to approval by the Community Development Director, that details methods to be used to prevent pets from entering the Coastal Conservation area (PA 1). These include, but are not limited to, appropriate fencing and barrier plantings. Upon approval, the Plan shall be included in the Covenants, Conditions, and Restriction (CC&Rs) and distributed to each homeowner and the Lodge operator.	Project Applicant/ Developer	Prior to the issuance of occupancy permit	City of Huntington Beach Community Development Department	
MM BIO-1 **Nesting Bird and Pre-Construction Survey.** Prior to the issuance of any grading permits, the Community Development Director or designee shall verify that the following requirements for nesting birds and preconstruction surveys are completed by the Project Applicant:	Project Applicant/ Developer	Prior to the issuance of any grading permits	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
• To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 1 and August 31). • If vegetation removal is required during the nesting bird season, conduct pre-construction avoidance surveys for MBTA and CDFW-protected nesting birds within 100 feet of areas proposed for vegetation removal and/or initial grading activities; additionally, surveys shall be extended to 500 feet for raptors, and be included from January 1 to July 15. Belding's savannah sparrow, California black rail and light-footed Ridgway's rail nest surveys shall also be conducted during their nesting seasons up to 500 feet from the Project site. • Burrowing owl clearance surveys should be included any time of year within the Project site. • Surveys shall be conducted by a qualified biologist(s) within seven days (=168 hours) of vegetation removal and/or initial grading activities. • If active, protected nests or burrows are observed within the survey area(s), a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered work schedules, altered work locations, sound walls, noise abatement, etc.) to ensure that direct and indirect impacts to all protected nesting birds				

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	are avoided until such nests are no longer active. • For project activities during the nesting season adjacent to known occupied nesting habitat, the qualified biologist will passively monitor nesting bird activity at the nest(s). If the biologist determines that nesting birds are being disrupted by project noise and/or other project activities, then work will be suspended until more effective minimization measures (e.g., additional noise attenuation structures, delayed/staggered/repositioned or postponed work activities) are developed in coordination with the USFWS and CDFW, and become implemented, or until after the nest cycles are complete (e.g., the subject nest(s) fledge or fail).				
MM BIO-2	**Construction Sound Wall.** Prior to the issuance of any grading permits, a construction sound wall shall be erected by the Project Applicant and remain in place during the construction phase to serve as a visual and sound barrier from the adjacent land uses along the project site's western boundary with Magnolia Marsh, across the Huntington Beach Channel. The sound wall is anticipated to be a 14-foot tall plywood wall, with boards fitted tightly together to eliminate gaps, and would reduce typical construction noise levels to 60 dBA or no more than 3 dBA above ambient levels (whichever is greater) when measured from 100 feet away from the project boundary.	Project Applicant/ Developer	Prior to the issuance of any grading permits	City of Huntington Beach Community Development Department	

Mitigation Measures		Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
MM BIO-3	**Bird Strike.** Prior to the issuance of any building permits, the Community Development Director or designee shall verify that the Project incorporates bird safe elements in architectural design including but not limited to decals, UV treatment, window film, frittering (using ceramic dots, or frits), and tilted glass to minimize potential bird strikes.	Project Applicant/ Developer	Prior to the issuance of any building permits	City of Huntington Beach Community Development Department	
MM BIO-4	**Invasive Plant Species.** Prior to the issuance of any grading and building permits, the Community Development Director or designee shall ensure that no accidental introduction of non-native, invasive plant material and/or seed stock to the project environment occurs during construction by requiring the following note on the grading and building plans: "all vehicles must arrive to the Project site clean and free of mud and debris." Prior to approval of any landscape plans, the project landscape architect shall certify that no invasive species, according to the California Invasive Plant Council, are included in the Landscaping Plans (including the Plant Palette).	Project Applicant/ Developer	Prior to the issuance of any grading and building permits	City of Huntington Beach Community Development Department	
MM BIO-5	**Tree Replacement.** The Project Applicant shall provide a total of 100, 36-inch box size replacement trees (at a minimum 2:1 ratio) for the existing 50 mature trees (i.e., exceeding 10 inches in diameter measured approximately 4 feet above grade) that will be removed to accommodate the proposed development. The replacement trees shall be included in the project's landscaping plan that is required to be submitted to the Community Development Department for review and approval prior to the issuance of building permits.	Project Applicant/ Developer	Prior to the issuance of building permits	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Cultural Resources				
RR CULT-1 Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code Section 7050.5, PRC Section 5097.98 and the California Code of Regulations (CCR) Section 15064.5(e). In the event of the discovery of human remains during ground-disturbing activities, the following shall occur: According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial shall cease, and any necessary steps to insure the integrity of the immediate area shall be taken. The Orange County Coroner shall be immediately notified. The Coroner must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who shall, in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.	Project Applicant/ Developer/ Monitor	During ground disturbing activities	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
MM CULT-1 Prior to the issuance of the first grading permit, the Project Applicant shall provide written evidence to the City, that applicant has retained a County-certified archaeologist who has previous experience working in the Los Angeles basin within the ancestral tribal territory of the Kizh Gabrieleno, to observe grading activities and salvage and catalogue archaeological resources, as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance until the initial 5 feet of excavations have been completed, and, in cooperation with the Project Applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found and determined to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the Project Applicant, for exploration and/or salvage. The following procedures shall be implemented to insure impacts are less than significant: • The current anticipation of vertical ground disturbance is approximately 5 feet below surface. Fill is expected to extend up to 2.5 feet below surface, but this could fluctuate throughout the project site. Excavations below 2.5 feet in depth are likely to reach below the fill soils where intact cultural resources are typically located, especially in coastal settings such as the project site. When ground disturbing activities occur within previously undisturbed native sediment a qualified County-certified	Applicant/ archaeologist	Prior to the issuance of the first grading permit	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Archaeologist shall perform archaeological monitoring. The Archaeologist, in coordination with the City of Huntington Beach, may re-evaluate the necessity for monitoring after the initial 5 feet of excavations have been completed. • In the event that resources are discovered during ground-disturbing activities, all work shall be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist. Construction activities could continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the appropriate regulatory agency(ies). • Any potentially significant artifacts, sites or features observed shall be collected and recorded in conjunction with best management practices and professional standards. Any cultural items recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. • A report documenting the results of the monitoring efforts, including any data recovery activities and the significance of any cultural resources shall be prepared and submitted to the Community Development Department.				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
MM CULT-2 Prior to the issuance of the first grading permit, the Project Applicant shall provide written evidence to the City, that Applicant has retained a County-certified paleontologist, to observe grading activities and salvage and catalogue paleontological resources, as necessary. If paleontological resources are discovered during ground-disturbing activities impacting the native soils, the following shall occur: • A Qualified Orange County Paleontologist shall perform paleontological monitoring of any ground disturbing activities impacting native soils at a depth greater than 5-feet below surface. The monitor shall have the ability to redirect construction activities to ensure avoidance of significant impacts to paleontological resources. The Project Paleontologist, in coordination with the City of Huntington Beach, may also re-evaluate the necessity for monitoring after the initial 5 feet of excavations have been completed. • Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and Society of Vertebrate Paleontology professional standards. • Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations. • A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils shall be	Project Applicant; County-Certified Paleontologist	Prior to the issuance of first grading permit	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
prepared and submitted to the Community Development Department.				
Geology and Soils				
MM GEO-1 Prior to issuance of a grading and building permit, a geotechnical report evaluating the existing geotechnical conditions as they pertain to the final design shall be submitted to and approved by the City's Pubic Works Department and Building Division. The report shall specify mitigation measures for potential liquefaction, slope displacement, lateral spread, and static settlement, and provide recommendations for foundation designs based on the results of the previous geotechnical investigations, updated field investigation, laboratory data, and any further geotechnical engineering analysis as deemed necessary by the geotechnical engineer of record.	Project Applicant/ Developer	Prior to the issuance of a grading and building permit	City of Huntington Beach Public Works Department and Building Division	
Greenhouse Gas Emissions				
RR GHG-1 The Project shall be designed in accordance with the applicable Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations [CCR], Title 24, Part 6). These standards are updated, nominally every three years, to incorporate improved energy efficiency technologies and methods. The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit. The 2019 Title 24 Energy Efficiency standards for residential uses require that solar photovoltaic electricity be installed equal to the amount used annually.	Project Applicant/ Developer	Prior to the issuance of each building permit	City of Huntington Beach Building Division	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
RR GHG-2 Projects shall be designed in accordance with the applicable California Green Building Standards (CALGreen) Code (24 CCR 11). The Building Manager, or designee shall ensure compliance prior to the issuance of each building permit. These requirements include but are not limited to: • Install electric vehicle and plug-in hybrid vehicle charging stations to reduce emissions from vehicle trips, as detailed under Section A4.106.8 for residential uses and 5.106.5.3 for nonresidential uses within the 2016 California Green Building Standards Code. This Section facilitates future installation and use of electric vehicle chargers. • Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles under Section 5.106.5.2. • During the construction phase, all construction will comply with the CalGreen Code through recycling and reuse of at least 65 percent of the nonhazardous construction debris from the site.	Project Applicant/ Developer	Prior to the issuance of each building permit	City of Huntington Beach Building Division	
RR GHG-3 For the proposed Project, the hotel shall develop a solid waste recycling program that is consistent with the goals established by Assembly Bill 323.	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
RR GHG-4 The proposed Project shall install water efficient interior (i.e., showers, faucets, toilets) and exterior	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	fixtures (i.e., decorative amenities) per Section 4.303 and 4.304 of the CALGreen Code for residential uses.			Development Department	
RR GHG-5	The proposed Project shall install water efficient interior (i.e., showers, faucets, toilets) and exterior fixtures (i.e., decorative amenities) per Section 5.303 and 5.304 of the CALGreen Code for nonresidential uses.	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
RR GHG-6	The proposed Project shall install electric vehicle charging for new construction per Section 4.106.4 and 5.106.5.3 of the CALGreen Code for residential and nonresidential uses, respectively.	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
RR GHG-7	The proposed Project shall include bicycle racks and pedestrian amenities to encourage non-automotive transportation for nonresidential uses.	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
MM GHG-1	The proposed hotel shall install solar photovoltaic panels on available roof space. It is anticipated that 50 percent of the roof space would be used for equipment, stairwells, elevator banks, skylights, etc. The remaining 50 percent of the roof space (approximately 30,000 square feet) would be used for the installation of solar photovoltaic panels.	Project Applicant/ Developer of lodge/ hotel	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
MM GHG-2	The proposed Project shall use electric powered landscaping equipment (i.e., mowers, blowers, chainsaws) in Planning Area 4 (Commercial Visitor or CV area) and common areas maintained by the Home Owners Association in Planning Area 3 (Residential or RM area). The proposed Project shall use electric	Project Applicant/ Developer	Post occupancy	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
or alternatively fueled sweepers with HEPA filters, if available.				
MM GHG-3 Any future hotel in Planning Area 4 (Commercial Visitor or CV area) shall utilize a hotel energy management system to minimize unnecessary energy use.	Project Developer/hotel operator	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
MM GHG-4 Swimming pools shall be heated with a solar swimming pool heater.	Project Applicant/ Developer	Prior to issuance of a building permit	City of Huntington Beach Community Development Department	
MM GHG-5 Employers in Planning Area 4 (Commercial Visitor or CV area) shall establish a mechanism to encourage and coordinate ride sharing, vanpooling/carpooling or other transit opportunities and shall offer transit incentives to employees This measure may be satisfied through the creation of a public message board or other reasonable alternative means of communication.	Employers in Planning Area 4	Prior to issuance of a certificate of occupancy	City of Huntington Beach Community Development Department	
Hazards and Hazardous Materials				
MM HAZ-1 Prior to issuance of any grading permit, a site-specific Soil Management Plan shall be developed to be implemented during grading and shall include measures for monitoring soil conditions for evidence of impacts and contingency measures in the event that impacted soils are encountered during grading as evidenced by visual staining, olfactory perception, or field testing. The Soil Management Plan shall include contingency procedures for, identification of potential contaminants through use of field screening	Project Applicant; Developer	Prior to the issuance of grading permits	City of Huntington Beach Fire Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	equipment; sampling and laboratory analyses, if necessary; soil segregation; temporary soil stockpiling specifications; on-site or off-site treatment and disposal options for soil in accordance with applicable law; and a health and safety plan for workers involved in the earthwork phase of the project. The Soil Management Plan shall be submitted to the City of Huntington Beach Fire Department for review and approval.				
MM HAZ-2	Prior to issuance of grading permits, the Project Applicant shall have implemented all required site assessment and remedial actions to address residual contamination in soil, soil gas, and groundwater as prescribed by the California Department of Toxic Substances Control (DTSC) and under DTSC oversight. Risk-based target concentrations (RBTCs) approved by DTSC will serve as the screening level (i.e. cleanup threshold) for each constituent of concern. All soil exceeding the screening level shall be removed from the site and transported to a facility licensed to accept the waste. The RBTCs shall be calculated based on exposure assumptions and toxicity criteria published by DTSC as sufficiently conservative for residential land use. The Project Applicant shall obtain a "No Further Action" letter or other written concurrence from DTSC indicating the successful completion of remediation activities and submit this written documentation to the City of Huntington Beach Fire Department for approval. Prior to issuance of grading permits, the Project Applicant shall demonstrate compliance with Fire	Project Applicant	Prior to the issuance of grading permits	City of Huntington Beach Fire Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
Department Specification #429 (Methane) and #431-92 (Soil Quality).				
MM HAZ-3 Prior to issuance of grading permits, the Project Applicant shall record a DTSC Land Use Covenant (LUC) that prohibits the use of groundwater at the project site as a potable water source. Proof of the LUC agreement from the DTSC shall be provided to the Huntington Beach Fire Department for approval.	Project Applicant	Prior to the issuance of grading permits	City of Huntington Beach Fire Department	
RR HAZ-4 Prior to issuance of grading permits, the Project Applicant shall submit site development plans to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) for Construction Site Plan review. The Project Applicant shall implement any actions recommended by DOGGR, including but not limited to, well abandonment to current standards, venting, leak testing and setbacks. Documentation of compliance shall be provided to the Huntington Beach Fire Department for approval.	Applicant	Prior to the issuance of grading permits	City of Huntington Beach Fire Department	
Hydrology and Water Quality				
RR HWQ-1 **Storm Water Pollution Prevention Plan.** Prior to the issuance of any grading or building permits, the Project Applicant/Developer shall demonstrate compliance with California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner	Project Applicant/ Developer	Prior to the issuance of any grading or building permits	City of Huntington Beach Public Works Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	meeting the satisfaction of the City's Department of Public Works. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) during all phases of construction. A copy of the current SWPPP shall be kept at the construction site and be available for State and City review on request.				
RR HWQ-2	**General Waste Discharge Requirements.** Prior to the issuance of any grading or building permits, If construction dewatering or discharges from other specific activities (e.g., dewatering from subterranean seepage, potable water system maintenance discharges, fire hydrant flushing, etc.) are required, the Project Applicant/Developer shall notify the Santa Ana RWQCB and any discharges into surface waters shall be conducted in compliance with the Santa Ana RWQCB's Order No. R8-2015-0004 (NPDES No. CAG998001), which includes General Waste Discharge Requirements (WDRs) for discharges to surface water that pose an insignificant (de minimis) threat to water quality. The General WDRs include provisions mandating notification, testing, and reporting of dewatering and testing-related discharges, and contain numeric and performance-based effluent limits depending upon the type of discharge.	Project Applicant	Prior to the issuance of any grading or building permits	City of Huntington Beach Public Works Department	
RR HWQ-3	**Water Quality Management Plan.** Prior to the issuance of any grading or building permits, the Project Applicant/Developer shall submit for review and approval by the City's Public Works Department, the final Project Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that address Pollutants of Concern.	Project Applicant/ Developer	Prior to the issuance of any grading or building permits	City of Huntington Beach Public Works Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
The WQMP shall comply with the requirements of the Orange County MS4 Permit, the Orange County Drainage Area Management Plan (DAMP), Model WQMP, and Technical Guidance Manual, and the City's LIP, CURMP, Project WQMP Preparation Guidance Manual, and pertinent regulations in the Municipal Code. Prior to the issuance of a certificate of use and occupancy, the Project Applicant/Developer shall demonstrate to the satisfaction of the City's Public Works Department the following: • All structural BMPs described in the Project's approved WQMP have been implemented, constructed, and installed in conformance with approved plans and specifications; • Demonstrate that the Project Applicant/Developer has complied with all non-structural BMPs described in the Project's WQMP; • Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs and treatment control BMPs were constructed and installed per the approved plans and specifications; • Copies of the Project's approved WQMP (with attached O&M Plan and Educational Materials) are available for each of the initial occupants and tenants of the Project; and • The Covenants, Conditions, and Restrictions (CC&Rs) includes pertinent BMPs in the approved WQMP and O&M Plan.				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
RR HWQ-4 **Grading and Erosion Control Plans.** Prior to the issuance of any grading permit, the Project Applicant/Developer shall submit for review and approval by the City's Public Works Department, the grading and erosion control plans for the Project. The plans shall demonstrate that proposed grading and excavation activities on the site shall include the installation of permanent and semi-permanent erosion control measures in compliance with pertinent requirements of the City's Grading and Excavation Code, as contained in Chapter 17.05 of the Municipal Code.	Project Applicant/ Developer	Prior to the issuance of any grading permit	City of Huntington Beach Public Works Department	
RR HWQ-5 **Full Capture Systems.** In compliance with the Statewide Trash Provisions in Section 13383 of the Water Code, all BMPs shall be state certified full capture systems to ensure that trash is not discharged off-site.	During construction	Prior to the issuance of certificates of occupancy	City of Huntington Beach Public Works Department	
RR HWQ-6 **Storm Drainage Plan.** Prior to the issuance of any grading or building permits, the Project Applicant/Developer shall submit for review and approval by the City's Public Works Department, the storm drainage plan for the Project. The plan shall include the installation of an on-site storm drain system that would accommodate 100-year flood flows, in accordance with Chapter 255 of the City's Municipal Code, the Orange County Hydrology Manual, and other City specifications. In addition, the Project Applicant/Developer shall pay the applicable fees for the City's local drainage fund in accordance with Chapter 14.48 of the Municipal Code. Prior to the approval of final inspection, the on-site storm drain system shall be constructed, or provide evidence of financial security (such as bonding), in a	Project Applicant/ Developer	Prior to the issuance of any grading or building permits	City of Huntington Public Works Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
manner meeting the approval of the City's Public Works Department.				
RR HWQ-7 **Huntington Beach Channel.** Prior to the issuance of any grading or building permits, the Project Applicant/Developer shall submit for review and approval by the Orange County Flood Control District drainage plans for discharge of storm water into Huntington Beach Channel, in accordance with the Orange County Flood Control Act and Titles 4 and 9 of the Orange County Code, which prohibit connections to the stormwater drainage system unless authorized by the County, with jurisdiction over the Huntington Beach Channel. A copy of the County's permit shall be submitted to the City's Department of Public Works.	Project Applicant/ Developer	Prior to the issuance of any grading or building permits	City of Huntington Beach Public Works Department	
PDF HWQ-1 The overall ground elevation of the interior portion of the site shall be raised to an average of over 10.5 feet (NAVD88) and the ground elevations of the building pads shall be raised an additional 1 to 2 feet above the elevation of the roads within the interior of the site.	Project Applicant/ Developer	During construction	City of Huntington Beach Public Works Department	
Noise				
MM NOI-1 **Construction Noise.** Prior to issuance of a grading or building permit, the Community Development Department of the City of Huntington Beach (City) shall verify that all construction plans include notes stipulating the following: • The construction contractor shall comply with the Municipal Code which specifies that construction activities are prohibited between the hours of 8:00 p.m. and 7:00 a.m. on	Project Applicant/ Developer	Prior to the issuance of any grading or building permits	City of Huntington Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
weekdays, including Saturday, or at any time on Sundays and federal holidays. • The construction contractor shall place noise- and vibration-generating construction equipment and locate construction staging areas away from sensitive uses whenever feasible. • The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. • All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule at least 14 days prior to commencement of construction. A sign legible at a distance of 50 feet shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the "noise disturbance coordinator." • A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise within a reasonable amount of time, and initial response shall be within 48 hours. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels.				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
MM NOI-2 **Construction Vibration.** The results of the construction vibration analysis indicate that vibration damage could occur at structures within 100 feet of pile driving activities and would exceed the threshold associated with potential annoyance to sensitive uses within 300 feet. Therefore, pile driving shall be prohibited for this project. Prior to issuance of building permits for the lodge, documentation on the feasibility of alternative methods of construction that would avoid or substantially reduce the impacts associated with pile driving shall be presented and could be subject to peer review by a third-party expert at the applicant's expense as determined by the Community Development Department.	Project Applicant/ Developer	Prior to issuance of building permits.	City of Huntington Beach Community Development Department	
MM NOI-3 **Final Acoustical Report.** Prior to issuance of building permits, the Project Applicant/Developer shall submit a Final Acoustical Report, prepared by a qualified acoustical consultant, to the City of Huntington Beach. The Building Official, or designee, shall verify that the Final Acoustical Report demonstrates that all exterior private living areas comply with the City's exterior noise level standard and that all residences with exterior façades, including all bedrooms and living rooms, comply with the City's interior noise standard. Noise reduction techniques that may be incorporated into construction plans in order to reduce interior noise levels include, but are not limited to, incorporation of upgraded windows and doors, improved wall construction, or reduced window and door sizes should oversized windows and door be originally designed. Additionally, the Final Acoustical Report shall assess all potential off-site noise impacts associated with on-site operations to insure	Project Applicant/ Developer	Prior to the issuance of building permits	City of Huntington Beach Community Development Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	compliance with the City's Noise Ordinance criteria for off-site sensitive land uses.				
Public Services					
RR PS-1	Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay the required development impact fees for fire suppression facilities, as required by Huntington Beach Municipal Code Chapter 17.74.	Project Applicant/ Developer	Prior to the issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
RR PS-2	During Project construction phases, Fire/Emergency Access and Site Safety shall be maintained in compliance with California Fire Code (CFC) Chapter 33, Fire Safety during Construction and Demolition.	Project Applicant/ Developer	During Project construction phases	City of Huntington Beach Fire Department	
RR PS-3	Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay required development impact fees for police facilities as required by Huntington Beach Municipal Code Chapter 17.75.	Project Applicant/ Developer	Prior to the issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
RR PS-4	The Project Applicant/Developer shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach City School and Union High School Districts to cover additional school services required by the new development. The applicable development impact fees would be consistent with SB 50.	Project Applicant/ Developer	Building permit issuance	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
RR PS-5 Prior to the issuance of certificate of occupancy or final building permit approval, the Project Applicant/Developer shall pay required library development impact fees as required by Huntington Beach Municipal Code Chapter 17.67.	Project Applicant/ Developer	Prior to the issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
Recreation				
RR REC-1 The Applicant shall comply with the Huntington Beach General Plan requirement of 5 acres of parkland per 1,000 residents through payment of in-lieu fees for improvements to existing City parks, to the satisfaction of the Community Services Department, prior to the issuance of certificate of occupancy or final building permit approval.	Project Applicant	Prior to issuance of certificate of occupancy or final building permit approval	City of Huntington Beach Community Development Department	
RR REC-2 The Applicant shall pay the Parkland Acquisition and Park Facilities Development Impact Fee for the non-residential component of the proposed Project, prior to the issuance of a certificate of occupancy, temporary certificate of occupancy, or final building permit approval.	Project Applicant	Prior to the issuance of certificate of occupancy, temporary certificate of occupancy, or final building permit approval	City of Huntington Beach Community Development Department	
Transportation/Traffic				
RR TRAN-1 To ensure impacts to the surrounding street system are kept at a minimum, a Construction Management Plan shall be developed in coordination with the City of Huntington Beach and adjacent cities, prior to commencement of construction. The Construction Management Plan shall meet standards established	Project Applicant, Construction Contractor	Prior to commencement of construction	City of Huntington Beach Public Works Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as City of Huntington Beach requirements. The Plan shall: • Address traffic control for any street closure, detour, or other disruption to traffic circulation. • Identify the routes that construction vehicles would utilize for the delivery of construction materials (i.e. lumber, tiles, piping, windows, etc.), to access the project site, traffic controls and detours, and proposed construction phasing plan for the proposed project. • Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets. • Require the Applicant to keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer (or representative of the City Engineer), of any material, which may have been spilled, tracked, or blown onto adjacent streets or areas. • All hauling or transport of oversize loads between the hours of 7:00 AM and 5:00 PM only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
nighttime hours, weekends or Federal holidays. • Prohibit use of local streets. • Require that haul trucks entering or exiting public streets shall at all times yield to public traffic. • Include that if hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the Applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer. • Require that all construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur on-site.				
RR TRAN-2 The Project Applicant shall pay the applicable Fair Share Traffic Impact Mitigation Fee consistent with the requirements of Chapter 17.65 of the City of Huntington Beach Municipal Code. Consistent with the ordinance, the final fee amount shall be calculated based on the land use category and the vehicle trip-miles for the use based upon the proposed size of the development at the time a building permit is issued.	Project Applicant	Building permit issuance	City of Huntington Beach Community Development Department; Public Works Department	
PDF TRAN-1 **Intersection No. 23 – Magnolia Street at Banning Avenue:** Construct the west leg of the intersection and provide one inbound lane and two outbound lanes (i.e. one eastbound left-turn lane and one eastbound shared through/right-turn lane). Restripe the northbound approach of Magnolia	Project Applicant	Prior to the issuance of certificate of occupancy	City of Huntington Beach Public Works Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	Street to provide an exclusive northbound left-turn lane. Restripe Banning Avenue to provide one westbound left-turn lane, one westbound through lane and one westbound right-turn lane. Install crosswalks on the south and west legs. Modify the existing traffic signal to provide protected left-turn phasing in the northbound/southbound directions and permissive left-turn phasing in the eastbound/westbound directions. The installation of these improvements is subject to the approval of the City of Huntington Beach.				
PDF TRAN-2	**Intersection No. 34 – Magnolia Street at Bermuda Drive:** Construct the west leg of the intersection and provide one inbound lane and one outbound lane (i.e. one eastbound shared left-turn/through/right-turn lane). Install a stop sign on the west leg. The installation of these improvements is subject to the approval of the City of Huntington Beach.	Project Applicant	Prior to the issuance of certificate of occupancy	City of Huntington Beach Public Works Department	
MM TRAN-1	**Intersection No. 20 – Brookhurst Street at Hamilton Avenue.** Prior to issuance of building permits, the Project Applicant shall enter into an agreement with the City of Huntington Beach to provide a fair share contribution toward the modification or upgrading of the traffic signal at the Brookhurst Street/Hamilton Avenue intersection.	Project Applicant	Prior to the issuance of building permits	City of Huntington Beach Public Works Department	
MM TRAN-2	Prior to issuance of building permits, the Project Applicant shall provide the City of Huntington Beach Public Works Department proof of an executed agreement with the City of Newport Beach and/or Caltrans regarding fair share payment to offset the project's contribution of	Project Applicant	Prior to issuance of building permits	City of Huntington Beach Public Works Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	cumulative impacts at the applicable location(s) (i.e., No. 28: Superior Avenue/Balboa Boulevard at Pacific Coast Highway and No. 29: Newport Boulevard at Pacific Coast Highway).				
Tribal Cultural Resources					
MM TCR-1	**Tribal Cultural Resources Observation and Recovery.** Prior to commencement of any ground disturbance activities of previously undisturbed soil, or soil that has not been previously monitored, the Project Applicant shall obtain the services of a qualified Native American Monitor during initial construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the Tribal Representatives and will be present on-site during the construction phases that involve any ground disturbing activities of soils that have not been previously subject to monitoring. The Native American Monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered	Project Applicant	Prior to commencement of any ground disturbance activities of previously undisturbed soil, or soil that has not been previously monitored	City of Huntington Beach Community Development Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The onsite monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the site has a low potential for archeological resources. **Hazwoper is needed only if the site has hazardous concerns.				
MM TCR-2	All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and native monitor. If evidence of an archaeological site or other suspected historical resource are discovered during any project-related earth-disturbing activities, all earth-disturbing activity within 50 feet of the find shall be halted. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical	Project Applicant	During any project-related earth-disturbing activities	City of Huntington Beach Community Development Department	

	Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
	resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.				
MM TCR-3	**Unanticipated discovery of human remains and associated funerary objects:** Prior to the start of initial ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or funerary objects discovered on site. Funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. If funerary objects are discovered during grading or archeological excavations, they shall be treated in the same	Project Applicant/ landowner	Prior to the start of initial ground disturbing activities	City of Huntington Beach Community Development Department	

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
manner as bone fragments that remain intact and the construction contractor and/or qualified archeologist shall consult with the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). All feasible care shall be taken to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery within a minimum of 50 feet or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant/developer shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items shall be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the Tribe and the landowner at a site to be protected in				

Mitigation Measures	Responsible for Implementation	Timing of Mitigation	Responsibility for Monitoring	Completion Date (Signature Required)
perpetuity. There shall be no publicity regarding any cultural materials recovered.				
Utilities and Service Systems				
RR UTIL-1 In accordance with the Public Works' requirements (Huntington Beach Zoning and Subdivision Ordinance 230.84 and Municipal Code 14.36.010), during the final design/plan check, the Applicant shall prepare a sewer study, which would include a 14-day or longer flow test data and submit to the Public Works Department for review and approval. The location and number of monitoring test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project.	Project Applicant	During the final design/plan check	City of Huntington Beach Public Works Department	

TENTATIVE TRACT MAP NO. 19331, CONDITIONAL USE PEMIT NO. 25-005 & COASTAL DEVELOPMENT PERMIT NO. 25-003

MAGNOLIA COAST

January 27, 2026

PROJECT SITE



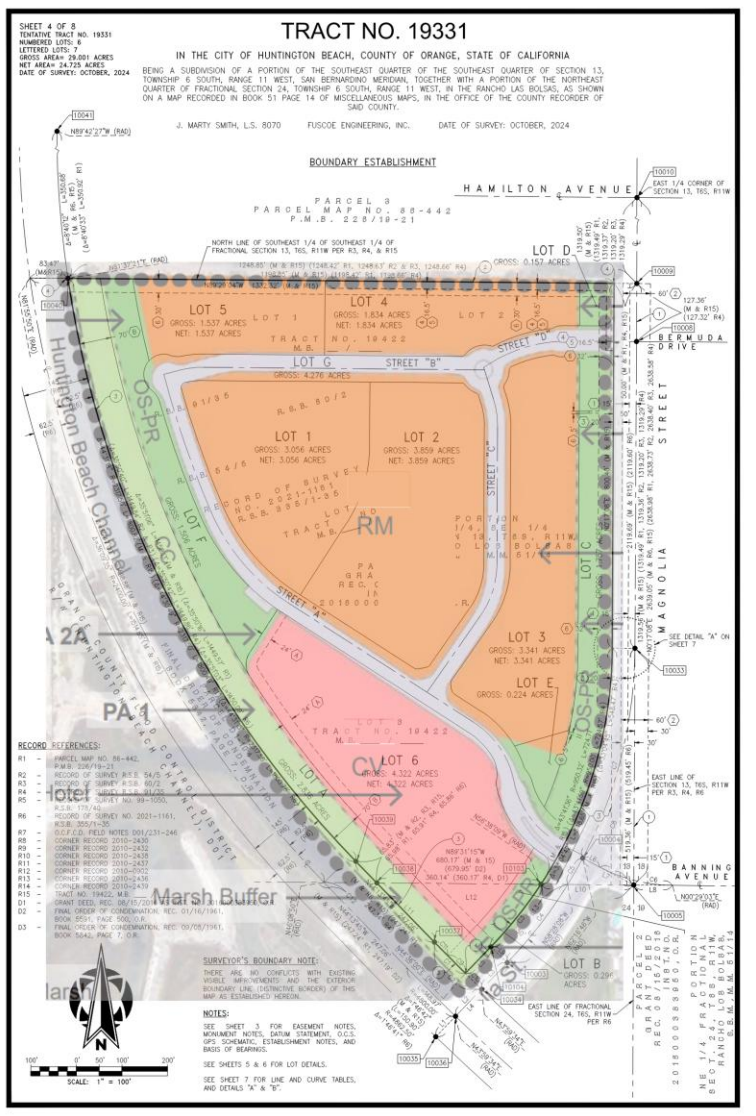
LOCATION:
21845 Magnolia Street

GENERAL PLAN:
Residential Medium (RM-sp), Commercial Visitor (CV-sp), Open Space-Conservation (OS-C-sp), Open Space- Park (OS-P-sp)

ZONING:
Magnolia Tank Farm Specific Plan (SP-18-CZ)

SURROUNDING USES:
East – Residential
North – Vacant/Ascon Site
West – AES Power Plant
South – Wetland

PROJECT REQUEST



- **Tentative Tract Map (TTM) No. 19331**
  To subdivide a 29-acre site into seven lettered lots and six numbered lots.
  - 6.78 acres into six lettered lots designated for open space.
  - 4.27 acres into one lettered lot designated for the private street.
  - 13.63 acres into five numbered lots designated for residential.
  - 4.32 acres into one numbered lot designated for commercial.

PROJECT REQUEST







- **Conditional Use Permit (CUP) No. 25-005**
  To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line.
- **Coastal Development Permit (CDP) No. 25-003**
  For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

DESIGN REVIEW BOARD

The project was presented at the January 14, 2026 Special DRB meeting for the block wall.

- The DRB recommended approval to the Planning Commission with the modified condition to include raised planters on the south side of the wall within the front 70 feet of the park area adjacent to Magnolia Street.

ANALYSIS

- The new parcels will comply with the minimum lot size requirements of the MTFSP and HBZSO.
- The import of soil onto the site complies with Coastal Commission requirement to accommodate future sea level rise.
- The retaining and block wall will be designed to comply with the City's Design Guidelines.
- Request is consistent with the scope and intent of the Specific Plan.
- The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development.

RECOMMENDATION

- Staff recommends approval of Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003 based on the following:
  - Consistent with Environmental Impact Report No. 17-001.
  - Project meets the requirements of the Subdivision Map Act.
  - The request is supported by the goals and policies of the General Plan.

Questions?



From: Mike Regus
To: Kelley, Jason
Subject: magnolia tank farm subdivision
Date: Tuesday, January 27, 2026 9:23:56 AM

[You don't often get email from hobie2626@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Jason,

I received your notice regarding tonight's hearing at 6pm for the Magnolia Tank Farm Subdivision.

As the owner of 21841 Kiowa Lane, which backs up to Magnolia, I STRONGLY OBJECT to the import of 133,425 cubic yards of imported soil.

This translates into approximately 8000 truck/transfers, and/or bottom dump trucks. Assuming 200 truck loads per day, is this to go on for 8 weeks?

My Concerns:
Trucking Routes, before and after delivery.
Eader Elementary/Edison High School, are these schools on the trucking route, considered safety for the children.
Noise by trucks/street sweepers/personnel.
Working hours and daily time frames.
Street/Road Conditions before and after trucking.
Weight Limitations on streets/roads/bridges.
Heavy Load driving Vibrations on Magnolia. We can feel the City Buses when they drive by, and a fully loaded truck/transfer weighs much more.

I am unable to attend the meeting tonight. Please voice my concerns as STRONGLY OBJECTING to the import of 133,425 cubic yards of soil.

Thank you,

Mike Regus
hobie2626@yahoo.com
714-334-1641

From: Lydell Lauro
To: Kelley, Jason
Subject: Magnolia coast CUP 25-005
Date: Tuesday, January 27, 2026 1:35:12 PM

You don't often get email from slip1000@gmail.com. Learn why this is important

Jason
I'm a resident at 21771 Kiowa Lane. Directly across the street and at the intersection of Bermuda and Magnolia.

I'm concerned about
1) traffic control at the intersection once 500+ residents are actively accessing/exiting at the intersection.
2) the grading plan is disappointing in that it is going to blade a nice hill feature and simultaneously take out beautiful older growth trees.

Does the Coastal Commission approval allow for so much of the open space along Magnolia to be wiped out?

Please take my concerns to the Planning Commission for consideration

Thank you
Lydell Lauro
21771 Kiowa Lane
Huntington Beach, CA 92646

CA DRE# 02049915
NV RED# B.56671
AZ DRE# SA627553000

Shashi Hanuman
Executive Director

Michael Rawson
Director of Litigation & Advocacy

Ugochi Anaebere-Nicholson
Staff Attorney

Emily Bach
Legal & Administrative Assistant

Palmer Buchholz
Staff Attorney

Craig Castellanet
Staff Attorney

Subir Das
HR & Finance Manager

Lauren Hansen
Staff Attorney

Noah Kirshbaum-Ray
Grants & Program Support Manager

Melissa A. Morris
Staff Attorney

Melody Osuna
Staff Attorney

Deborah Collins
(Retired)

Judith Gold
(1952 - 2016)

Stephen E. Ronfeldt
(1942 - 2018)

Via Email to planning.commission@surfcity-hb.org
January 27, 2026

Huntington Beach Planning Commission
2000 Main Street
Huntington Beach, California 92648

RE: Public Hearing Item No. 26-034—TENTATIVE TRACT MAP (TTM) NO. 19331/CONDITIONAL USE PERMIT (CUP) NO. 25-005/COASTAL DEVELOPMENT PERMIT (CDP) NO. 25-003 (MAGNOLIA COAST) REQUEST: TTM – **LETTER OF OPPOSITION**

Dear Chair Brian Thienes, Vice-Chair Brett Bush, and Members of the Huntington Beach Planning Commission:

On behalf of The Kennedy Commission (Commission), we write to oppose Public Hearing Item No. 26-034, and ask that the Huntington Beach Planning Commission deny the proposal to subdivide a 29-acre Regional Housing Needs Allocation (RHNA) site, known as the Magnolia Tank Farm Project (MTF Project) because if the Planning Commission approves this Project, it would violate the December 19, 2025 court order (December 19th Order) issued by the San Diego County Superior Court (Court) in *The People of California ex rel. Rob Bonta, et al. v. The City of Huntington Beach*, San Diego Superior Court Case No. 30-2023-01312235-CU-WM-CJC. The Commission is represented by Public Law Center, the Public Interest Law Project, Community Legal Aid So Cal, and Crowell & Moring LLP.

On May 25, 2024, the Court found that Huntington Beach violated state law by refusing to adopt a timely housing element. The ruling has been upheld in every court since, including the California Supreme Court. Despite the court rulings and orders, Huntington Beach has not adopted a compliant housing element, which has resulted in a substantial shortage of affordable housing in the city.

In its December 19th Order, the Court suspended Huntington Beach's authority to approve certain land uses, including subdivisions. We have attached a copy of the December 19th Order as Exhibit A. Specifically, Paragraph 4, subsections (a)-(d) state the following:

> State law requires this Court to "include, in the order or judgment rendered pursuant to Section 65754, one or more of [certain] provisions for any or all types or classes of developments for any or all geographic segments of the" the City until the City "has substantially complied with the requirements of Article 5[.]" Gov. Code, § 65755, subd. (a). Pursuant to Section 65755(a) and 65009.1(a)(3), the Court orders as follows, and these provisions shall take effect upon entry of this order:

> (a) The City shall not enforce its planning and zoning laws to disapprove or reduce the density of any proposed housing development meeting the minimum densities under Section 65583.2 of the Government Code on the sites identified by the City to satisfy its obligation to accommodate its regional housing needs allocation ("RHNA sites") for the sixth planning period. For the purposes of this order, the "RHNA sites" are those that the City identified for housing development in its adequate sites analysis of its draft housing element revision dated March 10, 2023, and heard by the Huntington Beach City Council on March 21, 2023, as part of Item 23-224. For any such project, the City may not, as a basis of disapproval or reducing density, issue findings of noncompliance, inconsistency, or nonconformity pursuant to Government Code Section 65589.5(j)(2).
>
> (b) The Court, pursuant to Government Code Section 65755(a)(1), hereby suspends the City's authority to permit any new development on any RHNA site that would not satisfy the minimum residential density requirements under Government Code section 65583.2.
>
> (c) The Court, pursuant to Government Code Section 65755(a)(2), hereby suspends the City's authority to grant zoning changes or variances on any of the RHNA sites except as necessary to comply with section 3 of this order.
>
> (d) The Court, pursuant to Government Code Section 65755(a)(3), hereby suspends the City's authority to grant subdivision map approvals for any of the RHNA sites except as necessary to comply with section 3 of this order.

The Order accordingly suspends Huntington Beach's ability to take certain actions on RHNA sites, which is defined as "those that the City identified for housing development in its draft housing element revision dated March 10, 2023, and heard by the Huntington Beach City Council on March 21, 2023, as part of Item 23-224." (*Id*. at ¶4.a.) Subsection (d) specifically "suspends the City's authority to grant subdivision map approvals of any of the RHNA sites except as necessary to comply with Section 3 of this order." Section 3 of the December 19th Order refers to the requirement that the City bring its Sixth Cycle Housing Element Update into substantial compliance with the Housing Element Law. (*Id*. at ¶3.) The City has made no determination that the subdivision of the MTF Project is necessary to comply with section 3 of the Order. Further, these provisions of the December 19th Order remain in effect until the City "has substantially complied with the requirements of Article 5." (*Id*. at ¶4.)

The Court issued the December 19th Order to prevent Huntington Beach from moving further out of compliance with state law, as it works to produce a plan to zone for more than 5,845 affordable housing units. The MTF Project is a housing development in Huntington Beach's pipeline that is included in Huntington Beach's March 2023 Housing Draft Element. (See Huntington Beach March 2023 Draft Housing Element, Appendix B, Adequate Sites Analysis, Page B-9, a true and correct copy of which is attached as Ex. B.) It is therefore a site Huntington Beach is relying upon to satisfy Huntington Beach's RHNA and is thus encompassed by the December 19th Order. The MTF Project, in its current form, is problematic because it proposes to include a large hotel, a 19,000-square-foot retail space, and over two hundred single-family luxury homes, with no reference to affordability. Though the Coastal

Commission required that the project include fifty-one affordable units, it is a comparatively small portion of the development and the city's overall need. Approving the MTF Project, therefore, violates Paragraphs 4.d. of the Court's Order.

Huntington Beach's decision to approve a luxury development project follows a years-long pattern of refusing to comply with state affordable housing law at the expense of low-income households in the region. Huntington Beach must take immediate steps to expand affordable housing by adopting a compliant housing element, as required by the rulings in the Kennedy Commission lawsuit. We request that Huntington Beach comply with the Court's orders and that the Planning Commission vote to disapprove subdivision of the MTF Project.

Sincerely,

Ugochi Anaebere-Nicholson

Ugochi Anaebere-Nicholson
Staff Attorney

EXHIBIT A

FILED
San Diego Superior Court
Central Division

DEC 19 2025

Clerk of the Superior Court
By: A. Yim, Deputy

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, HALL OF JUSTICE COURTHOUSE

THE PEOPLE OF CALIFORNIA EX REL. ROB BONTA, AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT,

Petitioners and Plaintiffs,

THE KENNEDY COMMISSION,

Intervenor and Petitioner,

v.

THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION; CITY COUNCIL OF HUNTINGTON BEACH; AL ZELINKA, in his official capacity as CITY MANAGER OF HUNTINGTON BEACH; AND DOES 1-50, INCLUSIVE,

Respondents and Defendants.

Case No. 30-2023-01312235-CU-WM-CJC

ORDER GRANTING PETITIONERS' FIRST AMENDED PETITION FOR WRIT OF MANDATE

(Gov. Code, §§ 65009.1, 65754, 65755, subd. (a).)

Dept.: C-63
Judge: Hon. Katherine A. Bacal
Trial Date: April 26, 2024
Action Filed: March 8, 2023

This Court considered the briefing and oral arguments on the petition of writ of mandate brought by Petitioners the People of California and the California Department of Housing and Community Development ("HCD"). Petitioners were represented by counsel, as were Intervenor-

Petitioner The Kennedy Commission and Respondents the City of Huntington Beach (the "City"), the City Council of Huntington Beach, and Al Zelinka. In their First Cause of Action in the First Amended Petition for Writ of Mandate, brought pursuant to Government Code Section 65751, Petitioners sought an order compelling the City to bring its sixth cycle housing element into substantial compliance with the Housing Element Law[1] within 120 days.

On May 15, 2024, this Court determined that the City failed to update its housing element in accordance with the Housing Element Law. That rendered the City's housing element inadequate. For that reason, this Court determined that the City is required to bring its housing element into substantial compliance with the requirements of state law.

On June 20, 2024, this Court entered an order (the "June 20th Order") granting Petitioners' First Amended Petition for Writ of Mandate in part. ROA # 427.

On September 11, 2025, the Court of Appeal issued its opinion deciding *The Kennedy Commission v. Superior Court*, Case No. D085237, and *The People of California ex rel. Rob Bonta, et al. v. Superior Court*, Case No. D085238, in which it instructed this Court to vacate the June 20th Order, enter a new order satisfying the requirements of Sections 65754 and 65755 of the Government Code and to vacate that portion of the trial court's October 15, 2024 order (the "October 15th Order") staying the superior court proceedings.

As a result, it is hereby adjudged and decreed that:

1. The June 20th Order is vacated except insofar as it required the City to substantially comply with the Housing Element Law within 12 months of June 20, 2024. (See Gov. Code, § 65585, subd. (*l*)(1).) As this Court has already lifted its stay, nothing further needs to be done as to the October 15th Order.

2. Petitioners' First Amended Petition for Writ of Mandate is GRANTED as set forth in this Court's May 15, 2024 ruling.

3. A peremptory writ of mandate shall issue commanding the City to bring its housing element into substantial compliance with the requirements of Housing Element Law as follows:

[1] The Housing Element Law is Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code. (See Gov. Code, §§ 65580-65589.11.) All further references to articles shall be to articles within Chapter 3 of Division 1 of Title 7 of the Government Code.

a. Adopt, as part of the City's general plan, a sixth cycle housing element revision that substantially complies with the Housing Element Law within 120 days of entry of this order. Gov. Code, § 65754, subd. (a). The draft sixth cycle housing element revision shall be subject to a 45-day HCD review in accordance with Government Code Section 65754, within the 120-day period. *Id.* The adopted sixth cycle housing element shall be subject to HCD review in accordance with Government Code Section 65585.

b. Within 120 days of completing the actions required by subsection (a) above, in accordance with Government Code Sections 65754(b) and 65860, adopt all zoning code changes required for the City's zoning ordinances to be consistent with the City's housing element. Gov. Code, § 65754, subd. (b). Because the City failed to timely update its housing element in accordance with Section 65588, the City's housing element shall remain out of compliance until it completes this requirement. See Gov. Code, § 65588, subd. (e)(4)(C)(iii).

4. State law requires this Court to "include, in the order or judgment rendered pursuant to Section 65754, one or more of [certain] provisions for any or all types or classes of developments for any or all geographic segments of the" the City until the City "has substantially complied with the requirements of Article 5[.]" Gov. Code, § 65755, subd. (a). Pursuant to Section 65755(a) and 65009.1(a)(3), the Court orders as follows, and these provisions shall take effect upon entry of this order:

a. The City shall not enforce its planning and zoning laws to disapprove or reduce the density of any proposed housing development meeting the minimum densities under Section 65583.2 of the Government Code on the sites identified by the City to satisfy its obligation to accommodate its regional housing needs allocation ("RHNA sites") for the sixth planning period. For the purposes of this order, the "RHNA sites" are those that the City identified for housing development in its adequate sites analysis of its draft housing element revision dated March 10, 2023, and heard by the Huntington Beach City Council on

March 21, 2023, as part of Item 23-224. For any such project, the City may not, as a basis of disapproval or reducing density, issue findings of noncompliance, inconsistency, or nonconformity pursuant to Government Code Section 65589.5(j)(2).

b. The Court, pursuant to Government Code Section 65755(a)(1), hereby suspends the City's authority to permit any new development on any RHNA site that would not satisfy the minimum residential density requirements under Government Code Section 65583.2.

c. The Court, pursuant to Government Code Section 65755(a)(2), hereby suspends the City's authority to grant zoning changes or variances on any of the RHNA sites except as necessary to comply with section 3 of this order.

d. The Court, pursuant to Government Code Section 65755(a)(3), hereby suspends the City's authority to grant subdivision map approvals for any of the RHNA sites except as necessary to comply with section 3 of this order.

e. The Court, pursuant to Government Code Section 65755(a)(4), hereby mandates that the City approve all applications it receives for builder's remedy projects (as defined in the Housing Accountability Act) within 60 days of submittal of the application if the development contains 150 or fewer units and within 90 days of the submittal of the application if the development contains more than 150 units, if those projects satisfy the objective development standards and affordability requirements for builder's remedy projects in the Housing Accountability Act, unless the City can make one of the findings specified in Government Code Section 65589.5(d)(2)-(4). Failure to adhere to the timelines in this paragraph will result in the project being deemed approved.

f. The Court, pursuant to Government Code Section 65755(a)(4), hereby mandates the review, within 60 days of submittal of the application if the development contains 150 or fewer units and within 90 days of the submittal of the application if the development contains more than 150 units, and approval of all

applications it receives for residential housing development on any of the RHNA sites, so long as those projects meet the minimum density and affordability requirements necessary for by-right treatment under Government Code Section 65583.2(h), unless the City can make the findings specified in Government Code Section 65589.5(j)(1). Failure to adhere to the timelines in this paragraph will result in the project being deemed approved.

5. This order shall not operate to enjoin the approval of any housing development meeting the requirements of Government Code Section 65754.5(a). This order shall not operate to enjoin the development of any housing development that can proceed without impacting the ability of the City to comply with section 3 of this order.

6. Respondents must file a return on the writ of mandate within 30 days of completing the actions required under section 3 of this order. The return shall demonstrate that the City has brought its housing element into substantial compliance with the Housing Element Law, and that it has brought its zoning code into compliance with the City's sixth cycle housing element.

7. No undertaking shall be required by Petitioners to make this order effective. (See Code Civ. Proc., § 529, subd. (b)(3).)

8. This order requires the City to bring its housing element into compliance with a court order under Article 14. Accordingly, as provided in Government Code Section 65759, the California Environmental Quality Act ("CEQA") does not apply to the City's actions necessary to comply with section 3 of this order. To the extent the City conducts any environmental review in accordance with CEQA, it shall still comply with the timelines set forth in section 3 of this order.

IT IS SO ORDERED.

Dated: 12/19/25

The Hon. Katherine A. Bacal
San Diego Superior Court

EXHIBIT B

Huntington Beach Housing Element

2021 - 2029









Table B-3: Summary of Pipeline Projects						
Project Name/Location	**Very Low Income Units**	**Low Income Units**	**Moderate Income Units**	**Above Moderate Income Units**	**Status**	**Determination of Affordability**
					for public hearing	reflect applicant's proposal)
18750 Delaware	-	70	-	276	Ministerial approval 3/16/22 via SP14 Affordable Housing Overlay	20% inclusionary units on-site rental (low) - inclusionary req. 20% low income due to project location within the BECSP Affordable Housing Overlay
7225 Edinger/ Brandywine Townhomes			13	117	Submitted, not scheduled for public hearing	10% on-site deed-restricted moderate income units in compliance with current Citywide inclusionary housing requirements
Georgia Townhomes (910 Georgia St.)				18	PC approved 1-26-2021	
Jamboree Housing Senior Apartments (18431 Beach Blvd.)		43			Under construction	100% affordable development by Jamboree Housing submitted pursuant to SP14 Affordable Housing Overlay
Magnolia Tank Farm (21845 Magnolia Ave.)				250	CC approved 1-21-2021	
Windward Townhomes (17202 Bolsa Chica)				36	Zoning Administrator approved 4-7-2021	
1620 Pacific Coast Hwy Apartments				4	Building permit review phase	

File #: 26-039 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

SUBMITTED TO: **Planning Commission**
SUBMITTED BY: **Jennifer Villasenor, Director of Community Development**
PREPARED BY: **Joanna Cortez, Principal Planner**

SUBJECT:
CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT PERMIT NO. 22-009 (HUNTINGTON CLUB REMODEL AND BUNGALOWS)

REQUEST:

To remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the proposed tennis clubhouse for lodging for club members.

LOCATION:

6501 Palm Avenue, 92648 (North side of Palm Ave., between Goldenwest St. and Seapoint St.)

APPLICANT/ PROPERTY OWNER:

Jonathan Bailey, Golf Realty Fund, 1 Upper Newport Plaza, Newport Beach, CA 92660

RECOMMENDATION:
That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and
B) Approve Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1)

ALTERNATIVE ACTION(S):

A) Deny Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with findings for denial; or
B) Continue Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 and direct staff accordingly.

PROJECT PROPOSAL:

The project area is within the existing 143-acre Huntington Club (formally known as the Seacliff Country Club) which consists of an existing golf and tennis club. The Huntington Club was established in 1967 as a private golf club. Over time, additional improvements have occurred on the site, including the addition of a pool and spa area, 16 tennis courts, and a two-story tennis clubhouse that was added in the late 80s.

The project proposal is to demolish the existing two-story 6,231 sq. ft. tennis clubhouse, four court areas, and existing pool and spa area and redevelop the site with a new two-story, 12,046 sq. ft., tennis clubhouse building at an overall height of 30 ft.-8 in., along with a new junior Olympic-sized pool and spa. The proposed clubhouse building includes 7,837 sq. ft. on the first floor, which includes a range of clubhouse amenities further described under the *Tennis Clubhouse/Bungalows* section of this report and two loft units (3,036 sq. ft. and 1,173 sq. ft.) on the second floor. The project also includes four stand-alone casitas, referred to as bungalows, which range from 883 sq. ft. to 1,865 sq. ft. at an overall height of 17 ft.-3 in. The bungalows and lofts would serve as short-term accommodation for club members and their guests. The reconfigured court area would result in the permanent removal of three tennis courts and one former tennis court which was previously converted into outdoor event space. The project also includes associated landscaping, additional parking, and utility improvements.

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-R (Open Space-Recreation)	OS-PR-CZ-O (Open Space-Parks and Recreation-Coastal Zone-Oil Overlay)	Commercial Recreation - The Huntington Club
North of Subject Property:	RL-sp (Residential Low Density-Specific Plan Overlay)	SP-9-CZ (Holly Seacliff Specific Plan- Coastal Zone Overlay)	Single Family Residential
South of Subject Property:	RMH-sp and OS-P-sp (Residential Medium High Density- Specific Plan Overlay and Open Space-Parks- Specific Plan Overlay)	SP12-CZ (Palm Goldenwest Specific Plan - Coastal Zone Overlay)	Medium High Residential and Pattinson Park
East of Subject Property:	RL (Residential Low Density)	RL-CZ (Residential Low Density- Coastal Zone Overlay)	Single Family Residential

West of Subject Property:	RM (Residential Medium Density)	RM-CZ-O (Residential Medium Density-Coastal Zone-Oil Overlay)	Medium Density Residential

General Plan Conformance:

The request to remodel a portion of an existing private golf and tennis club facility (The Huntington Club) and add new lofts and bungalows for lodging as an additional amenity will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Open Space-Recreation (OS-R) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU1-(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-14 (B): Encourage both coastal and inland visitor-serving uses to offer a wide spectrum of opportunities for residents and visitors.

Noise Element

Policy N-1 (A): Maintain acceptable stationary noise levels at existing noise-sensitive land uses such as schools, residential areas, and open spaces.

Environmental Resources and Conservation Element

Policy ERC-2 (D): Encourage and coordinate with private commercial recreational businesses to provide recreational services and facilities that may not otherwise be offered by the City.

The proposed development will continue the land use pattern of open space-recreation uses in the surrounding area. The new tennis clubhouse and pool will be updated and located in their existing locations. The new clubhouse will remain two stories and will be similar in height to surrounding properties. The new bungalows will also be compatible in height, proportion, scale, and character with the neighborhood and similar existing recreational uses on-site. The buildings feature quality architecture and exterior finish materials, and the functional site layout integrates landscape improvements with adequate vehicular and pedestrian circulation. The existing private golf and tennis club will continue to operate as originally approved. The new units for short-term accommodation will be an additional amenity offered to members of the private club and conditioned to be limited to members and their guests to ensure the development remains compatible with the surrounding uses and compliant with the General Plan and zoning designations. In addition to recommended

conditions, adequate distances between new structures and adjacent residential uses are provided to sufficiently buffer and minimize potential impacts on noise-sensitive uses. Site upgrades will support the existing club's operations in providing amenities to residents and visitors that promote recreational uses within the coastal zone.

Zoning Compliance:
The proposed project is within the tennis portion of the Huntington Club, which is a 5.49-acre parcel with the area of work only affecting 2.46 acres of that parcel. Presently, the tennis parcel is developed with 16 court areas (13 tennis courts and three former tennis courts converted into pickleball courts and event space), a tennis clubhouse totaling approximately 6,231 sq. ft., a pool and spa, and associated parking areas that serve the existing amenities. The site contains turf and ornamental landscaping in addition to a variety of mature trees. Chain-link fencing surrounds the existing tennis courts.

The request to remodel an existing private golf and tennis club facility and construct four single-story detached bungalow structures and two loft units within the OS-PR (Open Space - Park Recreation) zoning designation is subject to a Conditional Use Permit (CUP) pursuant to Chapter 213 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The project complies with the OS-PR zoning requirements including setbacks, building height, minimum landscape, and parking requirements as detailed in the table below:

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
MIN. SETBACKS FRONT SIDE REAR	25 ft. 25 ft. 25 ft.	193 ft. 25 ft. and 315 ft. 1,024 ft.
MAX. HEIGHT OF BUILDINGS	35 ft.	Tennis Clubhouse: 30 ft.-8 in. Bungalows: 17 ft.-3in
MAX. LOT COVERAGE	25%	.6%
MIN. SITE LANDSCAPING	8%	24.7%
MIN. PARKING REQUIRMENT	Tennis Clubhouse addition: 1,606 sq. ft.; 1 space/35 sf. = 45.8 spaces Bungalows/Lofts: 1.1/unit = 6.6 spaces Total: 45.8+6.6 = 53 spaces	**Total: 66**

Parking and Access

The property has a main entrance along Palm Avenue. The existing parking area adjacent to the tennis court area will be extended from the main entry drive aisle to the new bungalow units. While four tennis courts and 34 parking spaces will be removed to accommodate the new drive aisle, parking, and bungalows, 66 new parking spaces will be added to the site and onsite vehicular and pedestrian circulation will be maintained. A total of 327 parking spaces (66 new spaces + 261 existing spaces) will be available onsite to visitors of the club.

Landscaping

The project is proposing 32,365 SF of landscaping, which would result in 24.7 percent of landscaped area within the project area. Landscaping includes grasses and a variety of trees, shrubs, and vines that would be installed along the project site boundary, parking lots, throughout the open space areas, and along internal walkways as shown in the landscape plan (Attachment No. 2).

Lighting

The project will include new exterior lighting on-site for security, to accent landscaping, and to light walkways and parking areas. As conditioned, a photometric plan of new light standards or fixtures would be provided to ensure compatibility with surrounding uses and existing conditions. The proposed project's outdoor lighting would be directed downward and shielded to limit off-site illumination as required by the HBZSO.

Tennis Clubhouse/ Bungalows

The proposed approximately 12,046 sq. ft. tennis clubhouse will have 7,837 sq. ft. on the ground floor and include a fitness center and spa, men's and women's locker rooms, a yoga pavilion, performance therapy, a member's lounge, and a pro shop. The second floor of the clubhouse contains two lofts which will serve as short-term accommodations for club members and their guests. One of the lofts is a 3,036 sq. ft. three-bedroom unit, while the other loft is a 1,173 sq. ft. one-bedroom unit. Each loft has terraces that face the golf course or pool. Because the existing tennis clubhouse was constructed almost forty years ago, reconstructing the building in its current location and upgrading the amenities would support the continuation of the commercial recreation use consistent with existing development and General Plan policies.

The project proposes the construction of four detached bungalows designed for short-term accommodations. The bungalows are named Ojai, Casa Palmero, Rancho Valencia, and Mayacama and include one to three bedrooms. The four bungalow units are as proposed:

BUNGALOW	NUMBER OF BEDROOMS	SIZE
Casa Palermo	1 bedroom	883 sq. ft.
Ojai	1 bedroom	962 sq. ft.
Rancho Valencia	2 bedrooms	1,698 sq. ft.
Mayacama	3 bedrooms	1,865 sq. with 500 sq. outdoor patio

The bungalows and lofts units will serve as short-term accommodation for members and their guests during club events as an additional amenity to the club.

The design of the tennis clubhouse incorporates contemporary architecture with a combination of façade breaks and architectural elements and materials that provide visual interest such as smooth plaster, contrasting concrete and metal accents, and a standing seam metal roof. The bungalows include similar materials with a modern Spanish Colonial Revival architectural style, clay tile roofs,

and primarily smooth plaster façade finish, which are also compatible with adjacent residences in the vicinity. The shared materials complement each of the new buildings along with the existing golf clubhouse.

The nearest residence is approximately 75 feet away from the nearest bungalow and more than 100 feet away from the nearest parking space. To minimize potential noise impacts during nighttime hours, suggested project conditions include posting signage restricting visitors from congregating outside of the bungalows during nighttime hours and providing onsite club personnel/security to patrol and enforce quiet hours. The new tennis clubhouse/fitness center and swimming pool will be replaced at their existing location, approximately 380 feet away from the nearest residence, and surrounded by the existing golf clubhouse, lake feature, and center tennis court. The new tennis clubhouse and pool will be oriented towards the site's parking lot. Furthermore, the proposed project is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. The proposed amenities are ancillary to an approved commercial recreation use. With recommended conditions, the project will enhance the site and minimize potential impacts to adjacent properties.

Urban Design Guidelines Conformance:
The remodeled tennis clubhouse and proposed bungalows are designed to convey a high level of quality and character that incorporates quality materials and design, such as smooth plaster, board form concrete, metal accents, and standing seam metal and clay tile roofs, consistent with the City of Huntington Beach Urban Design Guidelines. Outdoor areas for the lofts and bungalows are designed to be oriented toward the recreational areas. Enhanced landscaping will beautify the site and complement existing conditions.

Environmental Status:
A review of the proposed project was conducted by EPD, a third-party environmental consultant. The review determined that the project will not have any significant effect on the environment and is documented in an Exemption Justification in Attachment No. 4. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development, of the CEQA Guidelines as it is consistent with the general plan and zoning designations, the project area is no more than five acres surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

Coastal Status:
The project involves the removal and replacement of an existing clubhouse and swimming pool along with the construction of new lofts and detached bungalows for lodging purposes ancillary to an existing golf and tennis club. The site is located within the non-appealable area of the Coastal Zone. The proposed project is subject to the requirements of HBZSO Chapter 245, and a Coastal Development Permit is required.

***Design Review Board*:**
The Design Review Board reviewed the design, colors, and materials of the project at the October 9, 2025, regular meeting and recommend approval to the Planning Commission as proposed.

Other Departments Concerns and Requirements:

Public Works, Building, Fire, and Planning staff reviewed the proposed project and identified code requirements applicable to the project. (Attachment No. 5)

Public Notification:
Legal notice was published in the Huntington Beach Wave on Thursday, January 15, 2026, and notices were sent to property owners of record within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), and applicant.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
December 6, 2025	February 6, 2026

SUMMARY:
Staff recommends approval of Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 based upon the following:

- Consistent with the site's General Plan land use and zoning designations;
- Compatible with surrounding uses;
- Allows for a commercial recreation project with unique and quality architecture; and
- The project will not impede public access or conflict with any public recreation policies.

ATTACHMENTS:
1. Suggested findings and conditions of approval
2. Plans received and dated November 6, 2025
3. Narrative
4. Class 32 Exemption Justification
5. Vicinity Map
6. Code Requirements
7. PowerPoint Presentation

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 22-011
COASTAL DEVELOPMENT PERMIT NO. 22-009

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines. The Project meets all conditions described in CEQA Guidelines Section 15332(a) through (e) pertaining to in-fill development projects (Class 32 categorical exemption): (a) The Project is consistent with all applicable general plan designations and policies, as well as applicable zoning designations and regulations; (b) the Project occurs entirely within City of Huntington Beach limits on a 2.46-acre portion of the project site and is surrounded by urban uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. Therefore, the Project qualifies for Class 32 exemption and is categorically exempt under Section 15332 of the CEQA Guidelines.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 22-011:

1. Conditional Use Permit No. 22-011 is a request to remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse (12,046 sq. ft.) at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the new tennis clubhouse for lodging for club members and will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood as the proposed use will be within an existing private golf and tennis club facility. The proposed project is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. The proposed amenities are ancillary to an approved commercial recreation use. The design of the tennis clubhouse incorporates contemporary architecture with a combination of façade breaks and architectural elements and materials that provide visual interest such as smooth plaster, contrasting concrete and metal accents, and a standing seam metal roof. The bungalows include similar materials with a modern Spanish Colonial Revival architectural style, clay tile roofs, and primarily smooth plaster façade finish. The shared materials will complement the new buildings with the existing golf clubhouse. New landscaping and net additional 32 parking spaces will enhance the recreational facility. The proposed bungalows will replace four tennis court areas and along with the lofts provide short-term accommodations for

members and their guests during club events as an additional amenity to the club. Furthermore, the nearest residence is approximately 75 feet away from the nearest bungalow and more than 100 feet away from the nearest parking space. To minimize potential noise impacts during nighttime hours, the project is conditioned to post signage restricting visitors from congregating outside of the bungalows during nighttime hours and provide onsite club personnel/security to patrol and enforce quiet hours. The new tennis clubhouse/fitness center and swimming pool will be replaced at their existing location, approximately 380 feet away from the nearest residence, and surrounded by the existing golf clubhouse, lake feature, and center tennis court. The new tennis clubhouse and pool will be oriented towards the site's parking lot. The project will enhance the site and support the continuation of an existing commercial recreation use.

2. The granting of Conditional Use Permit No. 22-011 to remodel a portion of an existing private golf and tennis club facility (The Huntington Club) and add new lofts and bungalows as ancillary amenity will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Open Space-Recreation (OS-R) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-14 (B): Encourage both coastal and inland visitor-serving uses to offer a wide spectrum of opportunities for residents and visitors.

Noise Element

Policy N-1 (A): Maintain acceptable stationary noise levels at existing noise-sensitive land uses such as schools, residential areas, and open spaces.

Environmental Resources and Conservation Element

Policy ERC-2 (D): Encourage and coordinate with private commercial recreational businesses to provide recreational services and facilities that may not otherwise be offered by the City.

The proposed development will continue the land use pattern of open space-recreation uses in the surrounding area. The new tennis clubhouse and pool will be updated and located in their existing locations. The new clubhouse will remain two stories and will be similar in height with surrounding properties. The new bungalows will also be compatible in height, proportion, scale, and character with the neighborhood and similar existing

recreational uses on-site. The buildings feature quality architecture and exterior finish materials, and the functional site layout integrates landscape improvements with adequate vehicular and pedestrian circulation. The existing private golf and tennis club will continue to operate as originally approved. The new units for short-term accommodation will be an additional amenity offered to members of the private club and conditioned to be limited to members and their guests to ensure the development remains compatible with the surrounding uses and compliant with the General Plan and zoning designations. In addition to conditions of approval, adequate distances between new structures and adjacent residential uses are provided to sufficiently buffer and minimize potential impacts on noise-sensitive uses. Site upgrades will support the club's operations in providing amenities to residents and visitors that promote recreational uses within the coastal zone.

3. Conditional Use Permit No. 22-011 to remodel an existing private golf and tennis club facility and add new lofts and bungalows will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance because the OS-PR zoning designation allows for commercial recreational uses with the approval of a conditional use permit. The proposed improvements will be located within the premises of an existing commercial recreation facility and conforms to applicable site development standards, including landscaping, setbacks, height, and parking.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. Coastal Development Permit No. 22-009 is a request to remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis court areas (three tennis courts and one outdoor event space). The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the new tennis clubhouse as short-term accommodation for club members and conforms with the General Plan, including the Local Coastal Program because the project is consistent with Coastal Element Policy C.1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The project's location would not result in an impact on open space recreational areas. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after project implementation.

2. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed project complies with applicable development regulations, including building setbacks, building height, parking, and landscaping. It is also consistent with the design guidelines and is compatible with the scale and transition of surrounding development.

3. At the time of occupancy, the proposed development to remodel an existing private golf and tennis club facility and add new lofts and bungalows can be provided with infrastructure in a manner that is consistent with the Local Coastal Program as the proposed project will be constructed on a developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways. In addition, the project provides the necessary public improvements.

4. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the proposed project will not impede public access and does not conflict with any public recreation policies by the provision of a development consistent with the City's General Plan, Coastal Element, and HBZSO.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 22-011 AND COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. The site plan, floor plan, and elevations received and dated November 6, 2025 shall be the conceptually approved layout with the following modification: The width of the new island planter in the parking lot shall be reduced to provide minimum 26 ft. wide drive aisles for backup and maneuvering of 90-degree stalls. **(HBZSO Sec. 231.14)**
2. The use shall comply with the following:
    a. Bungalow/loft units shall be limited to club members and their guests only and shall be rented to members for short-term accommodation (less than 30 days only).
    b. Units shall not be converted into residential units or short-terms rentals open to the public. **(HBMC 5.120)**
    c. Occupancy of less than 30 days shall be subject to and shall pay a tax on the rent charged by the operator at a rate equal to the current, combined state and local use tax rate. **(HBMC 3.28)**
    d. Signage shall be placed around the bungalows enforcing quiet hours between 10 pm – 7 am.
    e. Facility personnel shall be present to enforce quiet hours to limit congregating around the bungalows/lofts units.
    f. In the event of multiple verified complaints of violation of the Huntington Beach Noise Control Ordinance (HBMC Chapter 8.40), the applicant shall immediately meet with the Community Development Department to discuss mitigation measures.
3. Prior to submittal of building permits, the following shall be completed:
    a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
    b. A photometric plan of new light standards and fixtures shall be submitted to the Community Development Department for review and approval demonstrating that illumination will not occur over property lines shared with adjacent residential properties. The approved plan shall be included in the building permit set.
4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The

notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.

6. Prior to issuance of building permit, an interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, members and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

7. During demolition, grading, site development, and/or construction, the following shall be completed:

    a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

    b. Use low sulfur (0.5%) fuel by weight for construction equipment.

    c. Truck idling shall be prohibited for periods longer than 10 minutes.

    d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

    e. Discontinue operation during second stage smog alerts.

8. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.

9. The final building permit(s) cannot be approved until the following has been completed:

    a. All improvements must be completed in accordance with approved plans.

    b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.

    c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

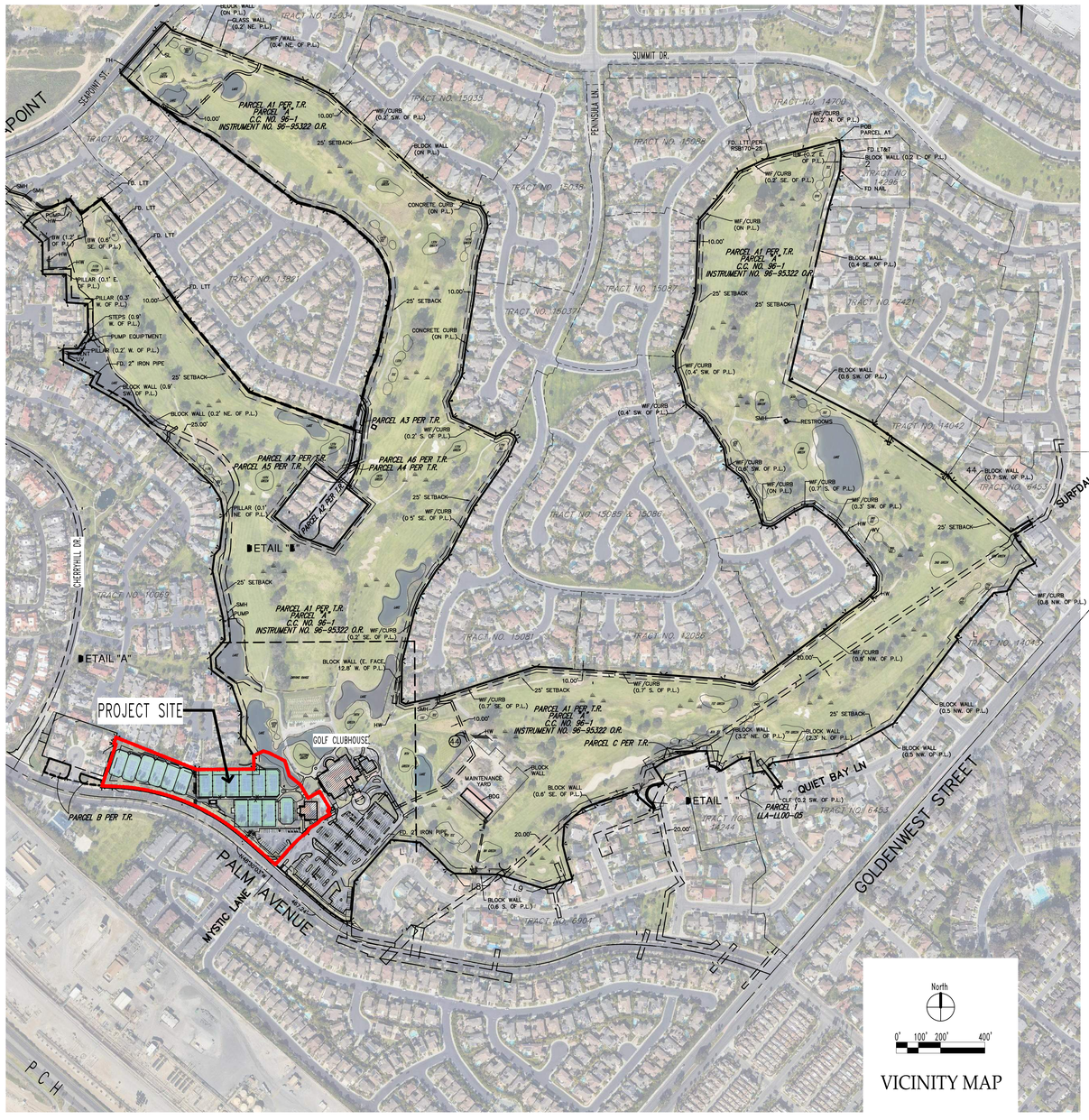
10. CUP No. 22-011 and CDP No. 22-009 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

11. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may

approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION

The owner of the property which is the subject of this project and the project applicant, if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the city or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.



PROJECT INFORMATION

Address - 16501 Palm Ave.
Huntington Beach, CA
Zone - OS - PR (CZ overlay)
Lot Area - 239,036 SF = 5.49 AC

Zone OS-PR (Coastal Overlay) Development Standards		
	Required	Provided
Lot Area (sq. ft.)	5 AC min.	5.49 AC
Lot Width (ft.)	100' min.	734'
Setbacks		
Front (ft)	25'	25'
Side (ft)	25'	25'
Rear (ft)	25'	25'
Height of Strucures (ft)	35' max	30'-8"
Lot Coverage (%)	25% max	7.1%
Site Landscaping	8% min	24%
Off Street Parking	per CUP No. 22-011	66
Refuse Storage Areas	per HBMC 230.78	YES
Mechanical EQ screening	per HBMC 230.76	YES

SHEET INDEX

01 - Vicinity Map & Project Information
02 - Demolition Plan
02.1- Area of Work Plan
03 - Master Plan
04 - Tennis Master Plan
04.1- Enlarged Bungalow Parking Plan & Section
05 - The Court - First Floor Plan
06 - The Court - Second Floor Plan
07 - The Court - Roof Plan
08 - The Court - Elevations
09 - The Court - Elevations
10 - Mayacama - Floor Plan
11 - Mayacama - Elevations
12 - Rancho Valencia - Floor Plan
13 - Rancho Valencia - Elevations
14 - Casa Palmero - Floor Plan & Elevations
15 - Ojai - Floor Plan & Elevations
16- 3D Views
17- 3D Views
18- 3D Views
19- 3D Views
20- 3Materials Board

Landscape
SD-01 Overall Site
SD-02 Preliminary Planting Pallete
SD-03 Preliminary Planting Pallete

Lighting Conept
SD-04 Overall Site

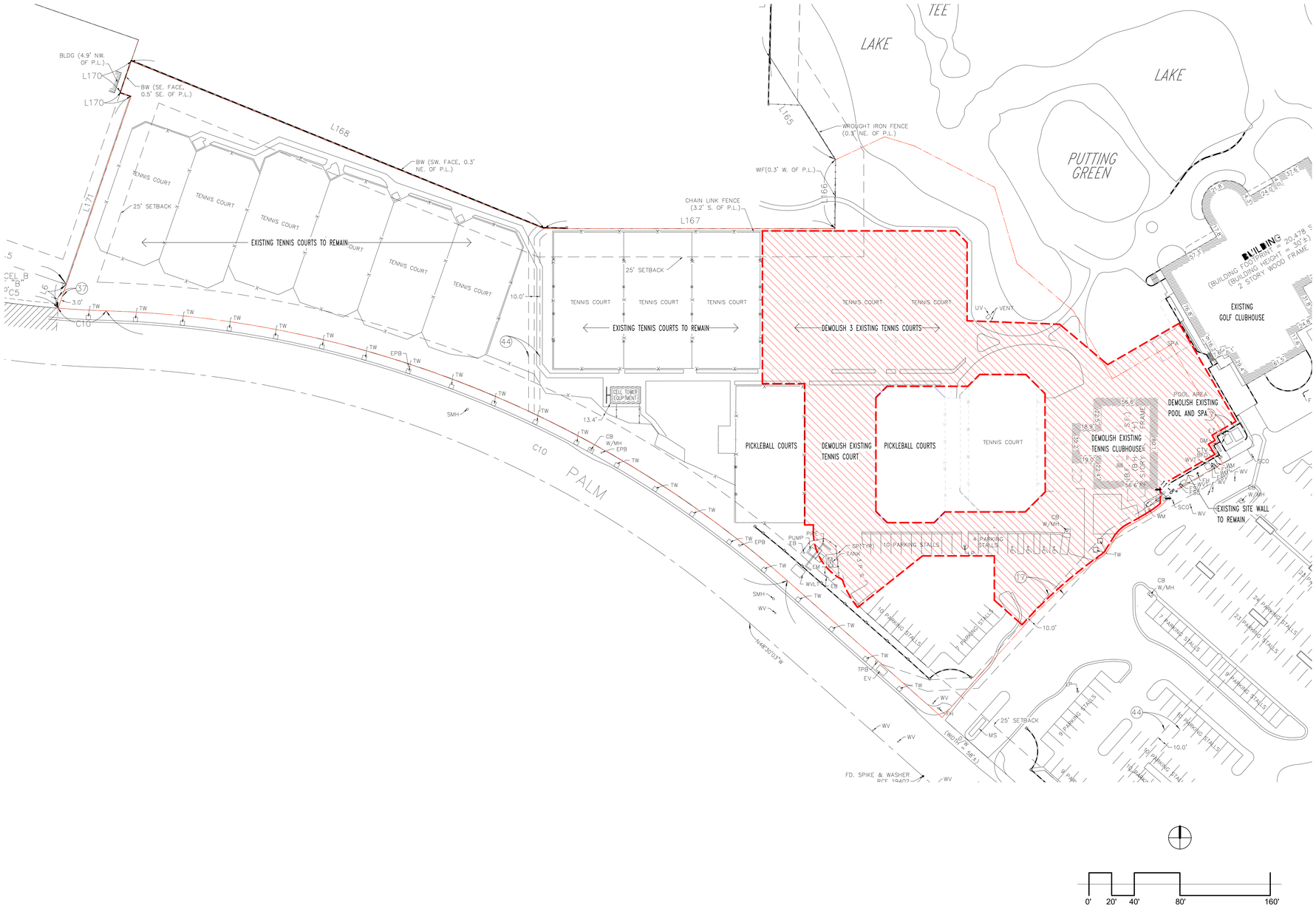
Huntington Club

6501 Palm Ave. Huntington Beach, California

Vicinity Map & Project Information

10/02/2025

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



Huntington Club

6501 Palm Ave. Huntington Beach, California

Demolition Plan

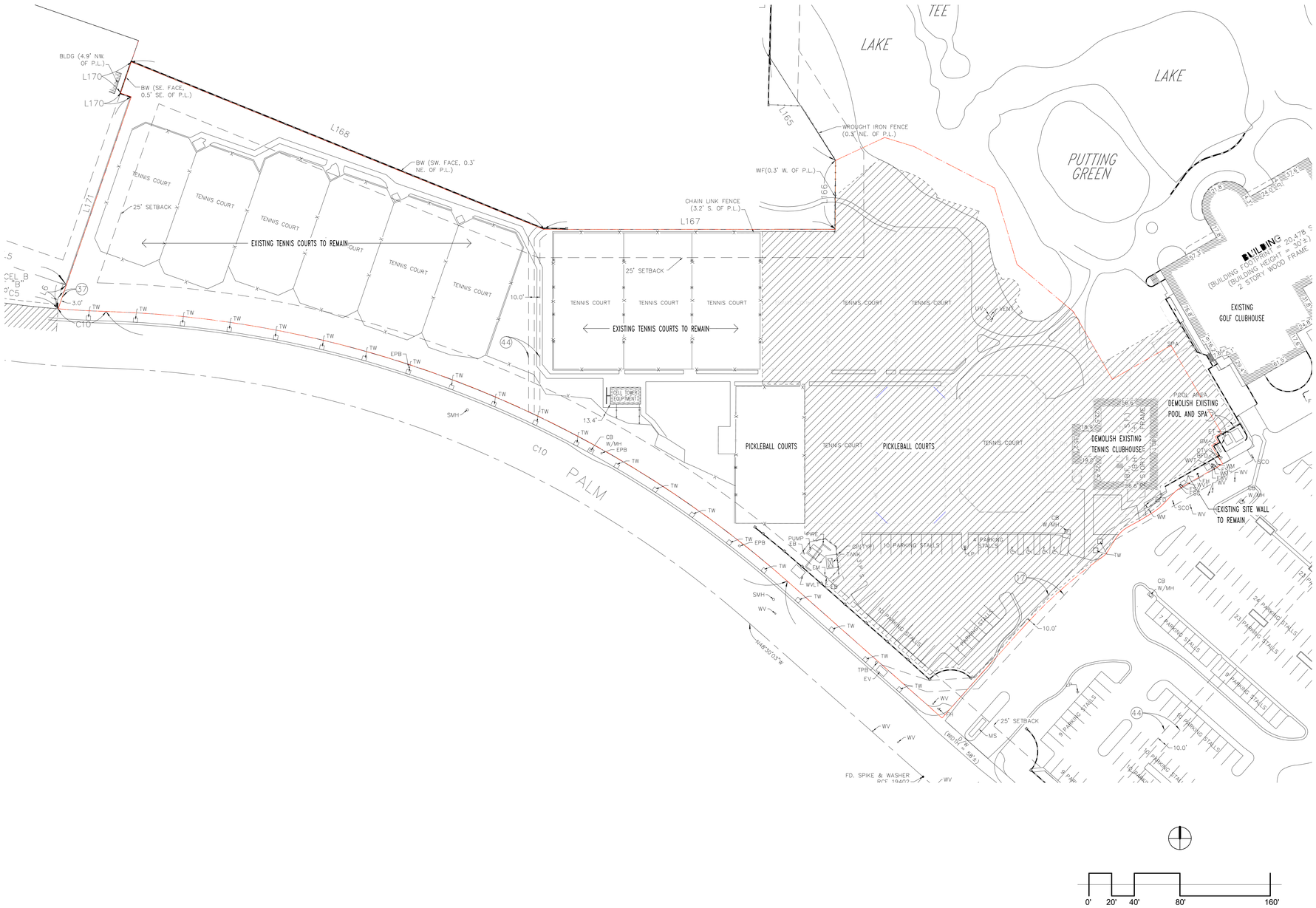
- DEMOLITION AREA

4 EXISTING TENNIS COURTS
EXISTING TENNIS CLUBHOUSE
5,206 SF BUILDING FOOTPRINT
EXISTING POOL AND SPA
22 PARKING SPACES

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
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949.955.3282

02



Huntington Club

6501 Palm Ave. Huntington Beach, California

Area of Work Plan

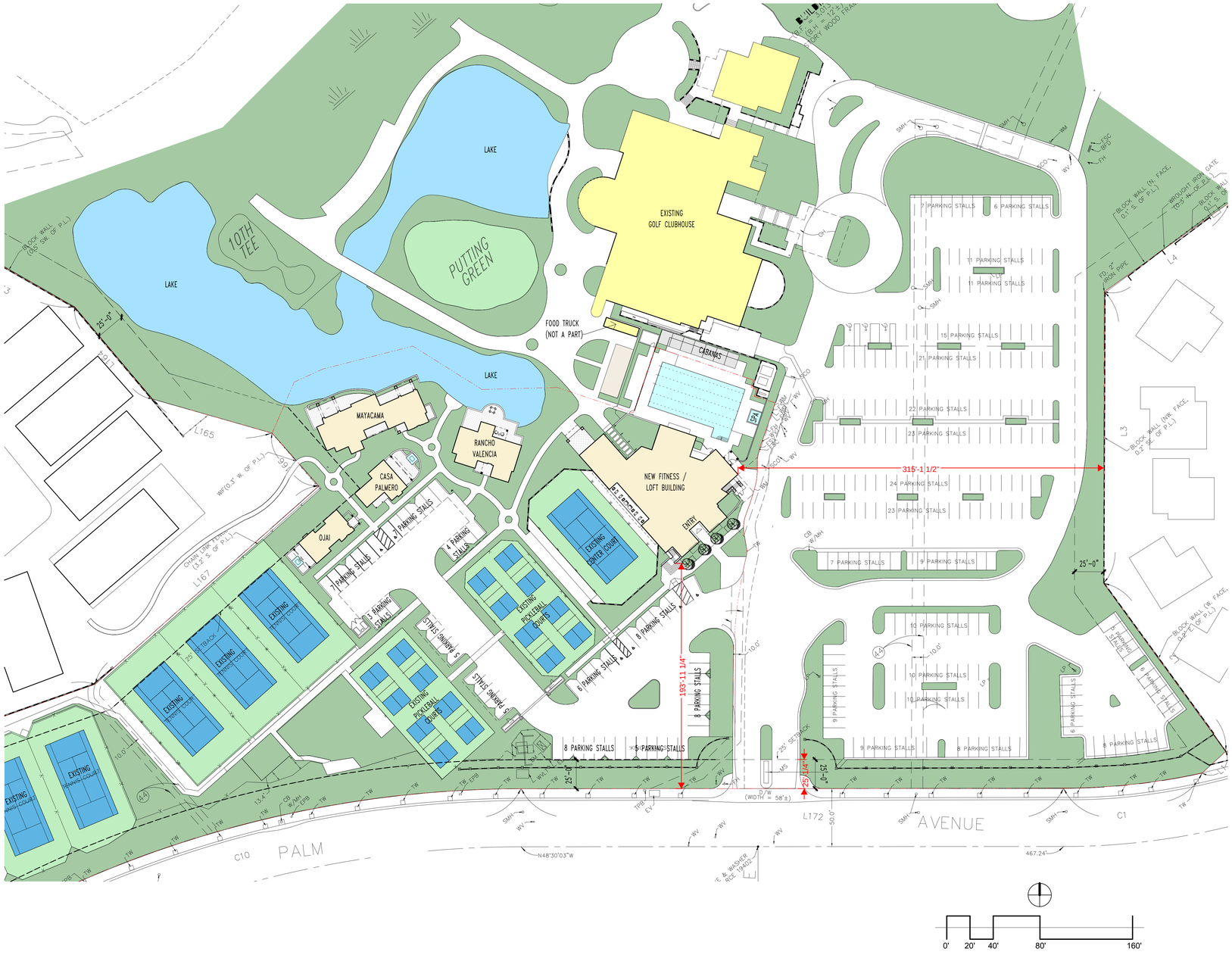
- AREA OF WORK

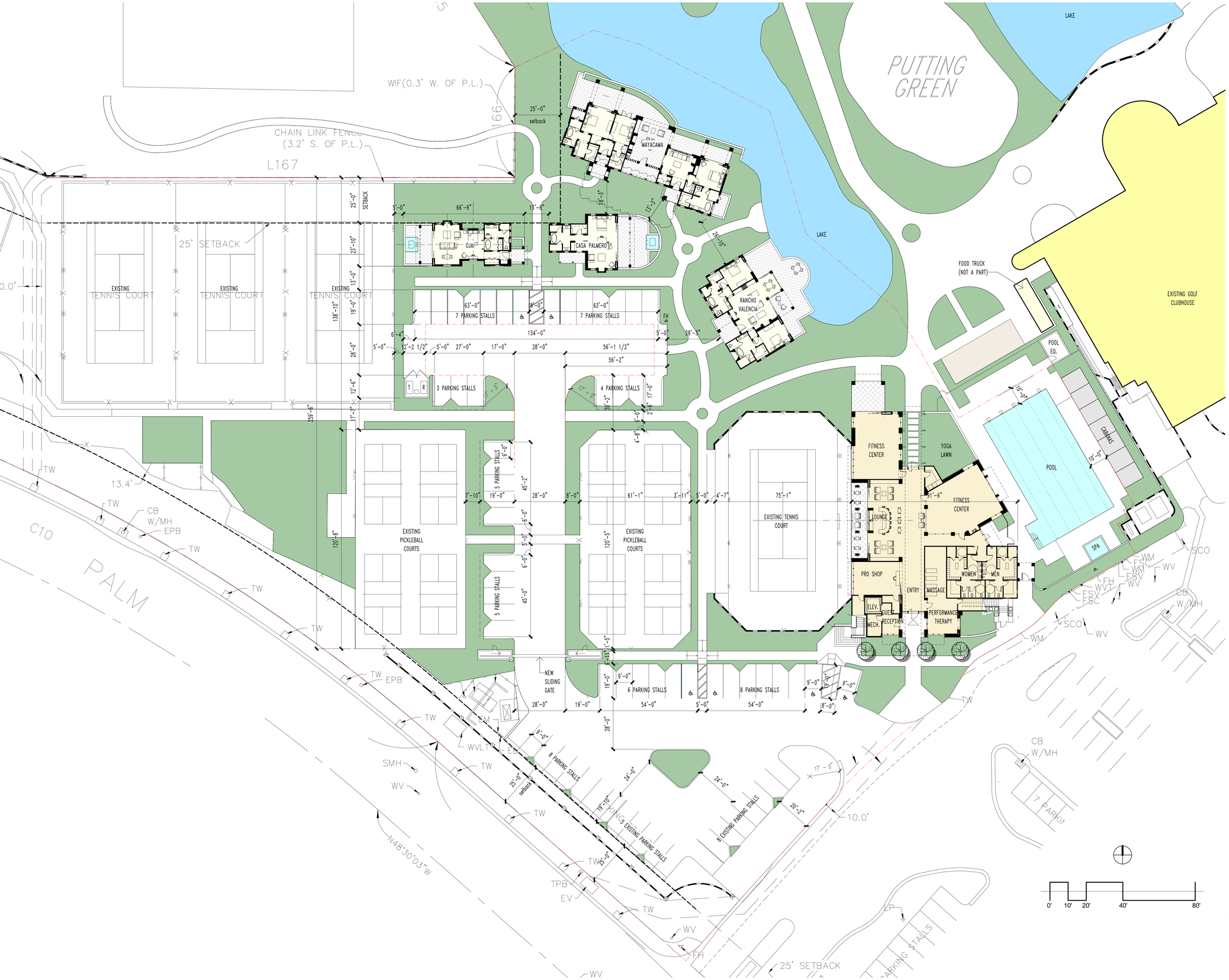
107,291 SF = 2.463 AC

05/05/2025

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

02.1


LAKE
10TH TEE
PUTTING GREEN
EXISTING GOLF CLUBHOUSE
FOOD TRUCK (NOT A PART)
CABANAS
SPA
LAKE
LAKE
MAYACAMA
RANCHO VALENCIA
CASA PALMERO
OJAI
NEW FITNESS / LOFT BUILDING
ELEVATOR CAB
ENTRY
EXISTING TENNIS COURT
EXISTING PICKLEBALL COURTS
EXISTING CENTER COURT
7 PARKING STALLS
6 PARKING STALLS
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4 PARKING STALLS
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7 PARKING STALLS
4 PARKING STALLS
6 PARKING STALLS
8 PARKING STALLS
8 PARKING STALLS
315'-1 1/2"
193'-11 1/4"
25'-0"
25'-0"
25'-0



Huntington Club

6501 Palm Ave. Huntington Beach, California

Tennis Master Plan

POOL AREA REMODEL
- 4 LANE LAP POOL
- CABANAS
- SPA

FITNESS/ LOFT BUILDING
- FITNESS CENTER
- PERFORMANCE THERAPY
- PRO SHOP
- LOUNGE

10 TENNIS COURTS
8 PICKLEBALL COURTS

66 PARKING STALLS

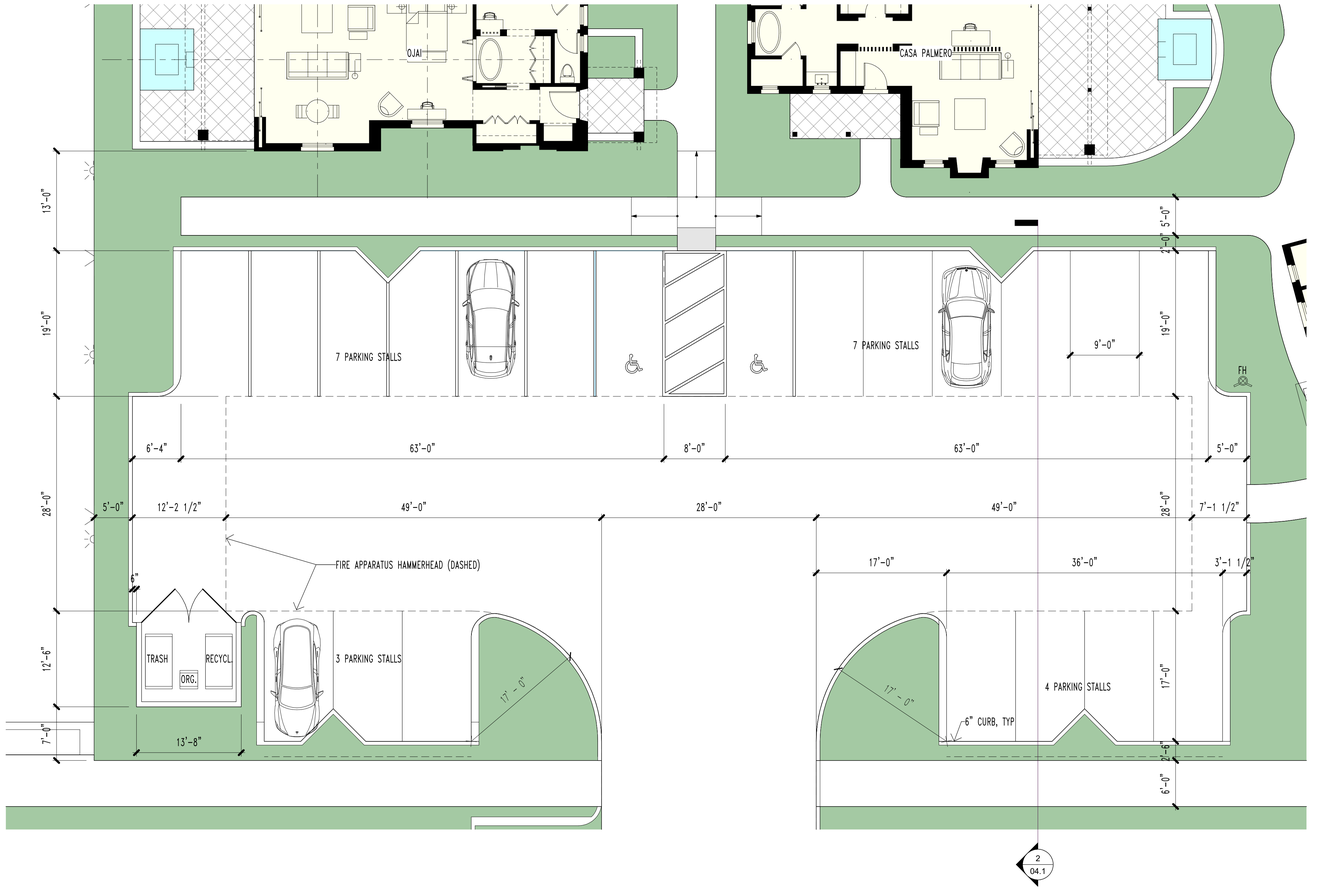
BUNGALOWS
- CASA PALMERO - 1 BEDROOM
- RANCHO VALENCIA - 2 BEDROOM
- MAYACAMA - 3 BEDROOM
- OJAI - 1 BEDROOM

NOTE:
ALL MECHANICIAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND COMPLY WITH MINIMUM SETBACK REQUIREMENTS.

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

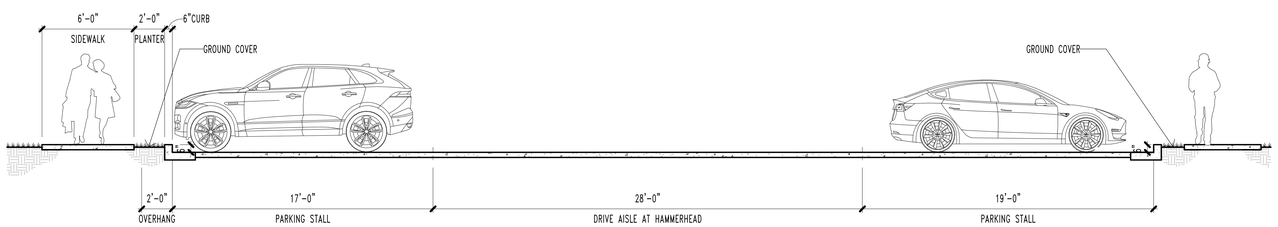
10/06/2025

04



Enlarged Bungalow Parking Plan & Section

1/8" = 1'-0"



Section at Bungalow Parking

1/4" = 1'-0"

Huntington Club

6501 Palm Ave. Huntington Beach, California

Enlarged Bungalow Parking Plan and Section

03/06/2024

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SUITE 200
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949.955.3282

04.1



Huntington Club

Huntington Beach, California

The Court
First Floor Plan

GUEST RECEPTION
163 SF

LOUNGE
1,741 SF

FITNESS CENTER
2,332 SF

PERFORMANCE
THERAPY
404 SF

WOMENS LOCKERS
544 SF

MENS LOCKERS
546 SF

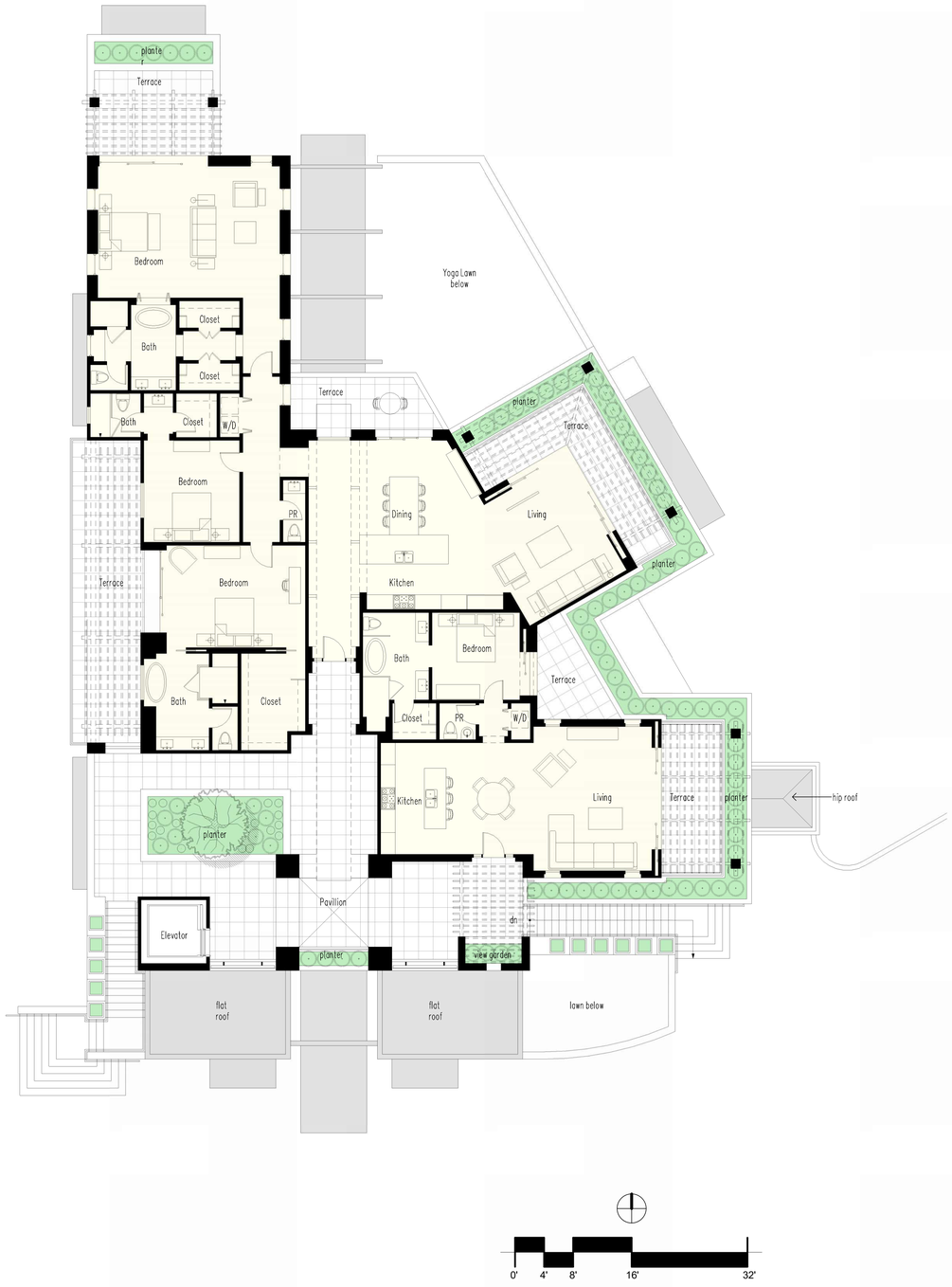
FIRST FLOOR
7,049 SF OCCUPIED

ELEC. / MECH. /
JANITOR/ STORAGE/
LAUNDRY
480 SF

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

05



Huntington Club

Huntington Beach, California

The Court
Second Floor Plan

2 UNITS

(1) 3 BEDROOM
3,036 SF

(1) 1 BEDROOM
1,173 SF

SECOND FLOOR
4,209 SF

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

06



Huntington Club

Huntington Beach, California

The Court
Roof Plan

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

07



* – 2'-0" maximum above datum (HBZC 230.70)

NORTH ELEVATION



* – 2'-0" maximum above datum (HBZC 230.70)

SOUTH ELEVATION

CONCEPT ELEVATIONS

0' 4' 8' 16' 32'

Huntington Club

Huntington Beach, California

The Court
Elevations

MATERIALS

- smooth steel-trowled exterior plaster
- board-formed poured-in-place concrete
- zinc standing seam metal roofing
- ACM wall cladding
- steel window system

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

08



EAST ELEVATION



WEST ELEVATION

CONCEPT ELEVATIONS

0' 4' 8' 16' 32'

Huntington Club

Huntington Beach, California

The Court Elevations

MATERIALS

- smooth steel-trowled exterior plaster
- board-formed poured-in-place concrete
- zinc standing seam metal roofing
- ACM wall cladding
- steel window system

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

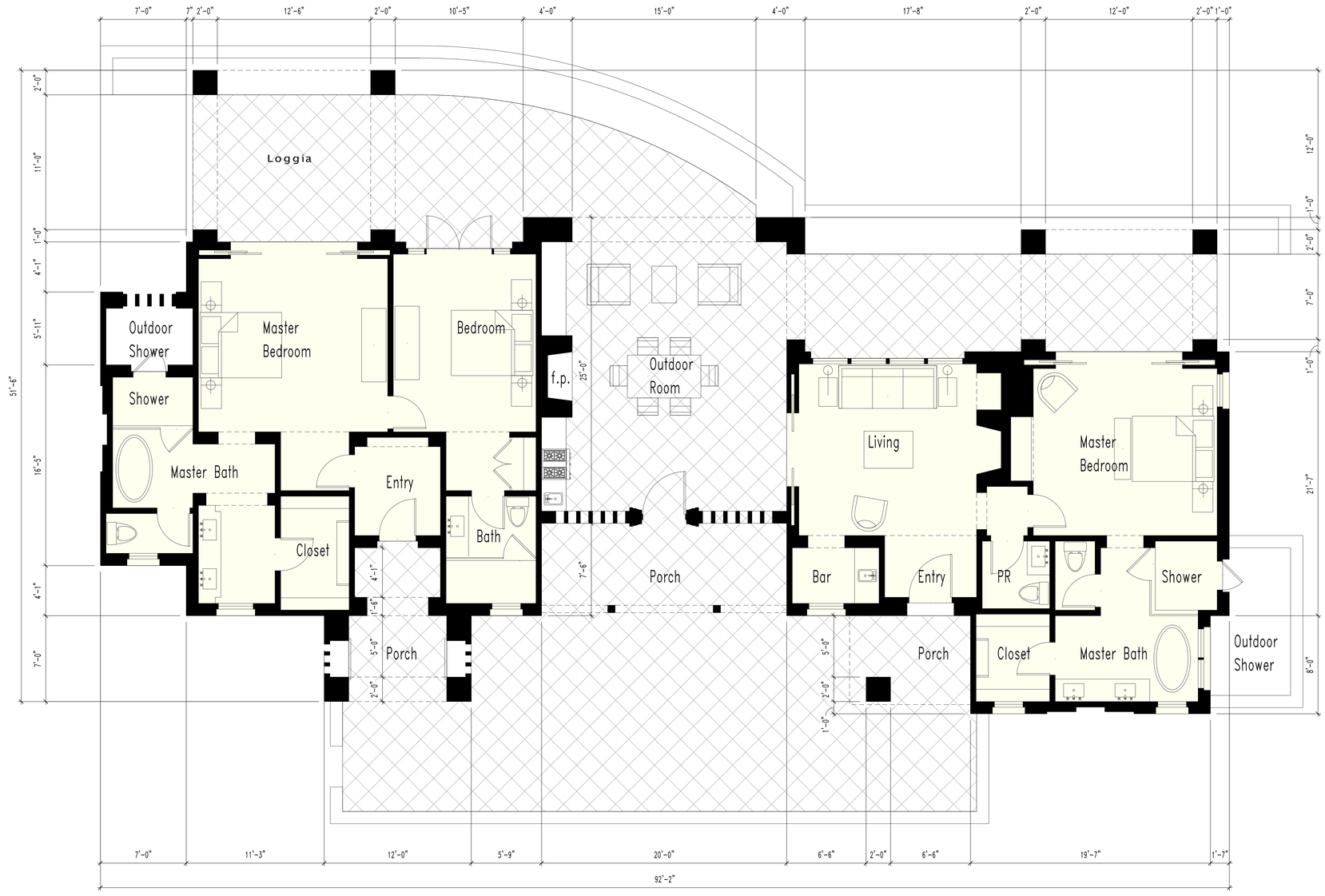
09

Huntington Club

6501 Palm Ave.
Huntington Beach, California

Mayacama

3 BEDROOM	1,865 SF
OUTDOOR GREAT ROOM	500 SF



FLOOR PLAN

0' 2' 4' 8' 16'

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



* - 2'-0" maximum above datum per HBZC 230.70

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

CONCEPT ELEVATIONS

0' 4' 8' 16' 32'

Huntington Club

6501 Palm Ave.
Huntington Beach, California

MAYACAMA

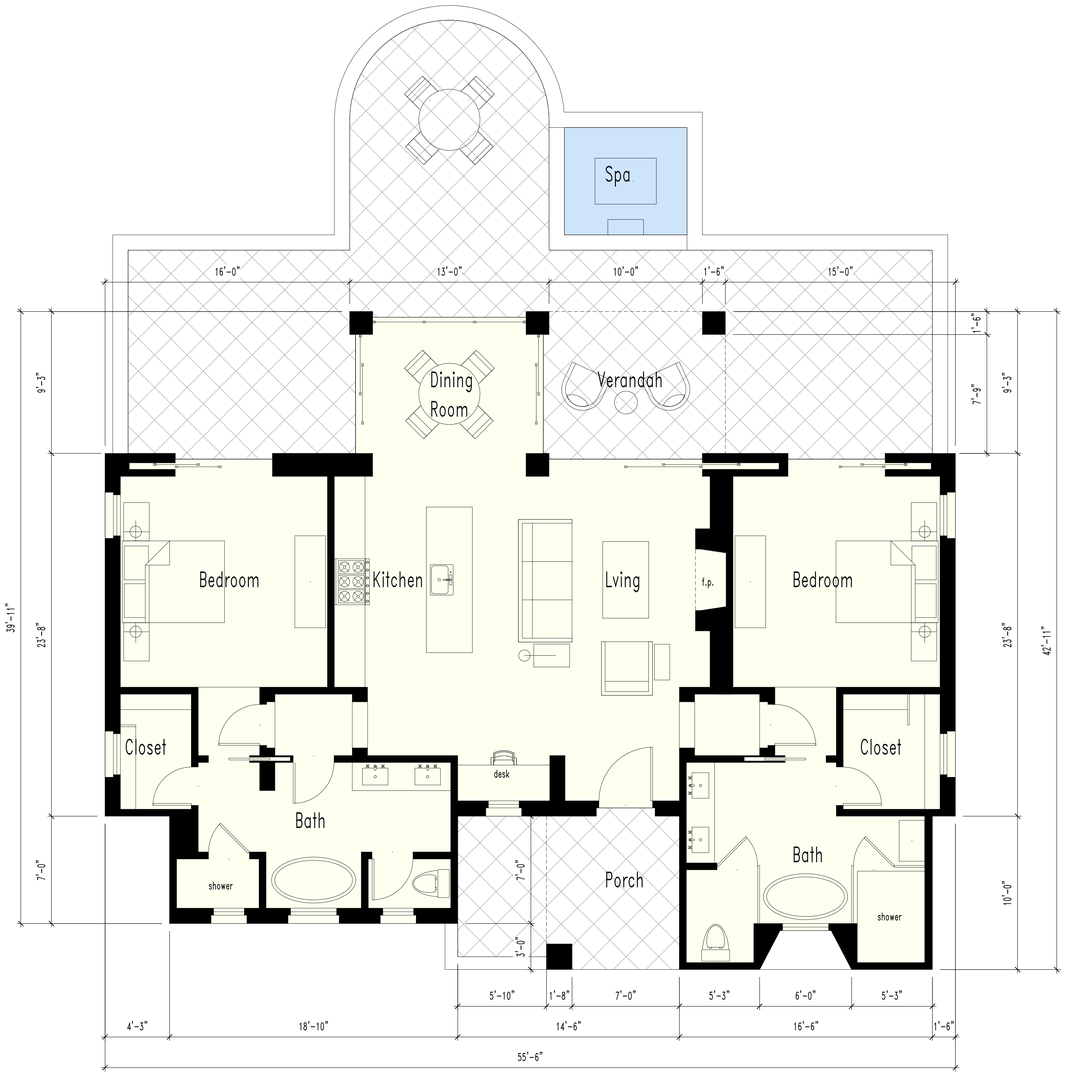
MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

11



Rancho Valencia

0' 2' 4' 8' 16'

Huntington Club

Huntington Beach, California

Rancho Valencia
Floor Plan

2 BEDROOM 1,698 SF

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

12



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

* – 2'-0" maximum above datum per HBZC 230.70

0' 2' 4' 8' 16'

Huntington Club

Huntington Beach, California

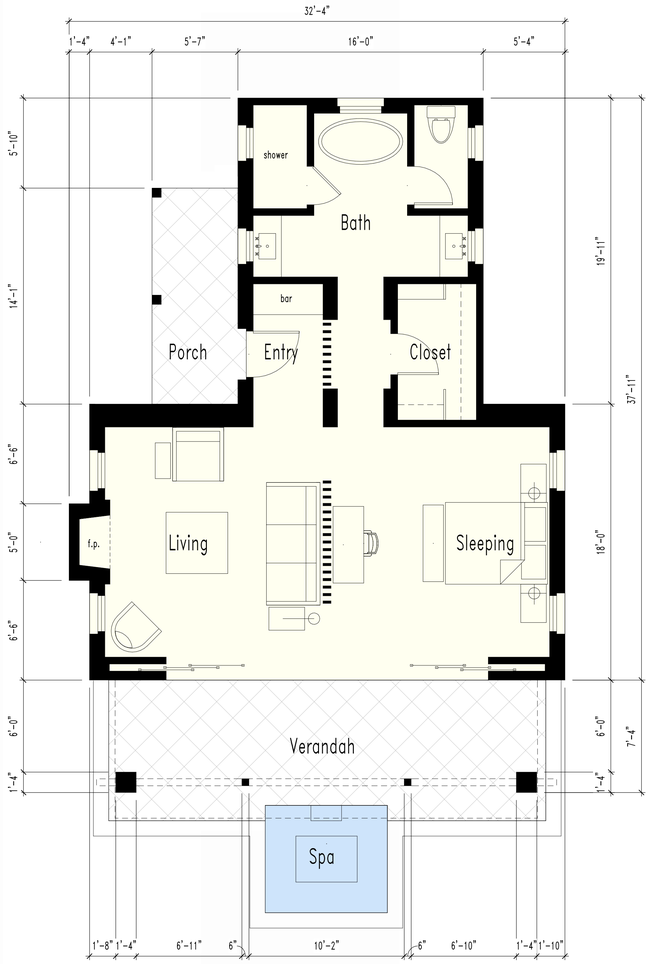
Rancho Valencia Elevations

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



FLOOR PLAN





SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



* – 2'-0" maximum above datum per HBZC 230.70

FRONT ELEVATION

CONCEPT ELEVATIONS

Huntington Club

6501 Palm Ave.
Huntington Beach, California

Casa Palmero

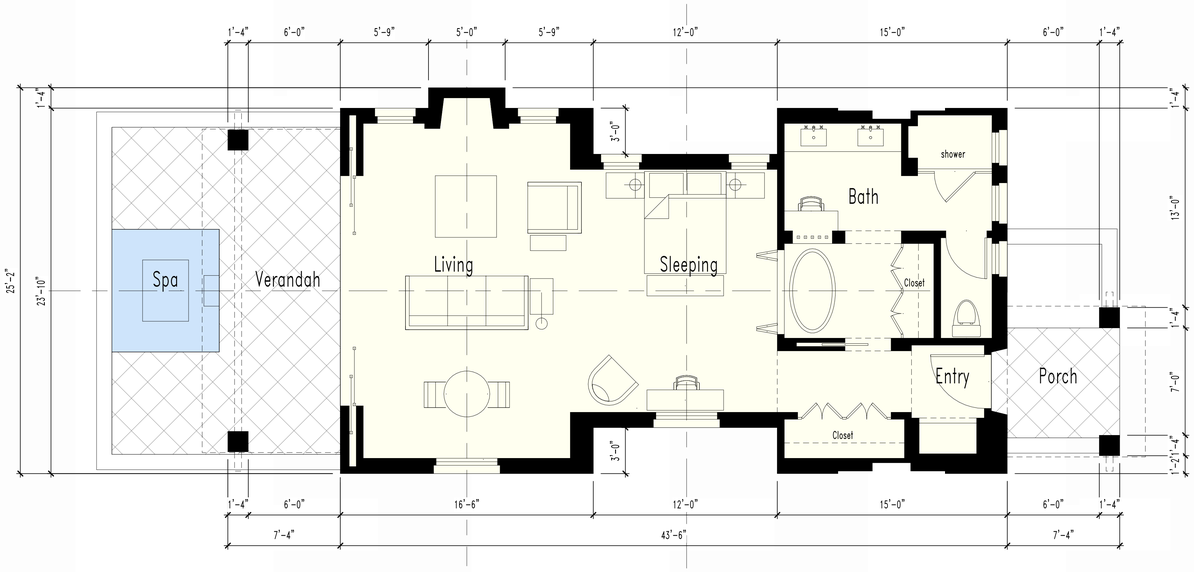
1 BEDROOM 883 SF

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



FLOOR PLAN

0' 2' 4' 8' 16'



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

* – 2'-0" maximum above datum per HBZC 230.70.B



SIDE ELEVATION

CONCEPT ELEVATIONS

Huntington Club

6501 Palm Ave.
Huntington Beach, California

Ojai

1 BEDROOM 962 SF

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

15

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



CASA PALMERO



CASA PALMERO



RANCHO VALENCIA



OJAI

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views



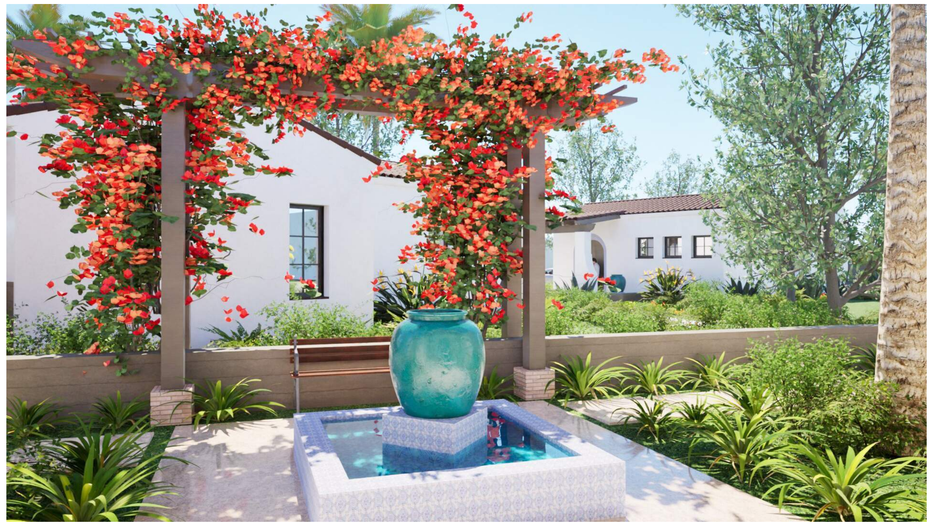
MAYACAMA



MAYACAMA



MAYACAMA



MAYACMA

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

Huntington Club

6501 Palm Ave. Huntington Beach, California

Materials Board



SMOOTH STEEL-TROWLED EXTERIOR PLASTER

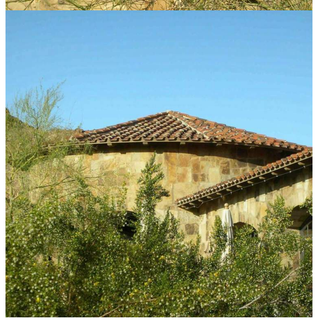


STANDING SEAM METAL ROOFING

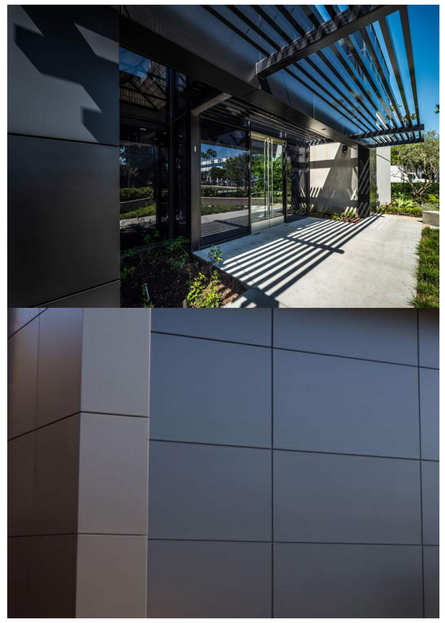


STEEL WINDOW SYSTEM

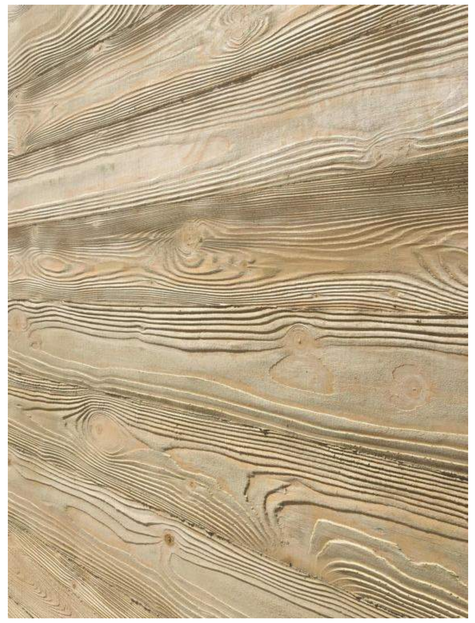




CLAY TILE ROOFING



ACM EXTERIOR PANELS



BOARD-FORMED POURED-IN -PLACE CONCRETE

08/15/2024

EBTA ARCHITECTS
22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282



PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS ZONE	SIZE
EXISTING TREES:				
	EXISTING TREES			
PALMS:				
	PHOENIX DACTYLIFERA	DATE PALM	L	16'-18' B.T.H.
TREES:				
	CASSIA LEPTOPHYLLA	GOLDEN SHOWER TREE	M	48" BOX
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	M	36" BOX
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	M	48" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	M	36" BOX
	OLEA EUROPAEA	OLIVE TREE	L	FIELD DUG MED.
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	L	48" BOX
SHRUBS:				
	AGAVE ATTENUATA 'BOUTIN BLUE'	FOX TAIL AGAVE	L	
	AGAVE ATTENUATA 'RAEA'S GOLD'	GOLDEN FOX TAIL AGAVE	L	
	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOX TAIL AGAVE	L	
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L	
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	L	
	ALOE 'ALWAYS RED'	ALWAYS RED ALOE	L	
	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	M	
	ANIGOZANTHOS FLAVIDUS 'BIG RED'	RED KANGAROOM PAW	M	
	ANIGOZANTHOS HYBRID 'HARMONY'	RED-YELLOW KANGAROO PAW	M	
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	L	
	CALANDRINIA SPECTABILIS	ROCK PURSLANE	L	
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH		
	CAMPANULA PORTENSCHLAGIANA 'SNOWFLAKE'	DALMATION BELLFLOWER	M	
	CANNA 'AUSTRALIA'	CANNA LILY	M	
	CANNA INDICA 'MACTRO'	TROPICANNA GOLD CANNA	M	
	CAREX OSHIMENSIS 'EVERILLO'	JAPANESE SEDGE	M	
	CEANOTHUS 'WHEELER CANYON'	BLUE MOUNTAIN LILAC	M	
	CHONDROPETALUM TECTORUM	CAPE RUSH	M	
	CORDYLINE X. 'JURED'	FESTIVAL BURGUNDY CORDYLINE	M	
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	M	
	DIANELLA TASMANICA 'SILVER STREAK'	SILVER STREAK FLAX LILY	M	
	DIETES GRANDIFLORA	FORTNIGHT LILY	M	
	EQUISETUM HYEMALE	HORSETAIL	M	
	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	M	
	EUONYMUS JAPONICUS 'MICROPHYLLUS VARIEGATUS'	VARIEGATED BOXLEAF EUONYMUS	M	
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	M	
	HESPERALOE PARVIFLORA	RED OR YELLOW YUCCA	M	
	LANTANA CAMARA	LANTANA	M	
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	M	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	M	
	LIRIOPE 'GIGANTEA'	GIANT LILY TURF	M	
	LOROPETALUM CHINESE VAR. RUBRUM 'CRIMSON FIRE'	CHINESE FRINGE FLOWER	M	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	M	
	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	M	
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	M	
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	M	
	PHILODENDRON SELLOUM	TREE PHILODENDRON	M	
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	M	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	
	SANSEVIERIA TRIFASCIATA 'LAURENTII'	VARIEGATED SNAKE PLANT	L	
	SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	L	
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	L	
	STRELITZIA REGINAE	BIRD-OF-PARADISE	M	
	TRADESCANTIA PALLIDA	PURPLE HEART	M	
VINES:				
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA		
	BOUGAINVILLEA X BUTTIANA 'ORANGE KING'	ORANGE KING BOUGAINVILLEA	L	
	CAMPSIS RADICANS	TRUMPET VINE	L	
	CLYTOSTOMA CALLISTEGIODES	LAVENDER TRUMPET VINE	L	
	DISTICTIS 'RIVERS'	ROYALTRUMPET VINE	L	
	MANDEVILLA X 'AMABLIS'	MANDEVILLA	L	
	PYROSTEGIA VENUSTA	FLAME VINE	L	

NOTE:
ALL LANDSCAPING AND PLANT MATERIAL SIZE AND SPACING SHALL CONFORM TO THE CITY OF HUNTINGTON BEACH ZONING CODE, CHAPTER 232-LANDSCAPE IMPROVEMENTS.

LANDSCAPE SUMMARY

DESCRIPTION	Total
Proposed Area of Improvments	130,630 SF 3.17 AC
Open Space Provided:	100,290 SF 3.30 AC
Landscape Required 8%:	10,450 SF 0.24 AC
Landscape Area Provided:	32,365 SF 24.7 %

Automated Irrigation System Note:

GENERAL DESIGN GUIDELINES FOR TYPICAL LOW WATER-USAGE IRRIGATION SYSTEM:

THE IRRIGATION SYSTEM SHALL CONSIST OF A LOW VOLUME TYPE DESIGN, IMPLEMENTING THE USE OF DRIP LINE, OR POINT SOURCE EMITTERS FOR SHRUB PLANTING, AND BUBBLER TYPE NOZZLES FOR TREE IRRIGATION. 'HYDROZONING', SEPARATING PLANT MATERIAL BASED ON WATER USE (LOW, MODERATE OR HIGH) SHALL BE INCORPORATED AS PART OF THE IRRIGATION DESIGN. USE OF FILTERS, PRESSURE REGULATION, CHECK VALVES AND OTHER WATER EFFICIENT COMPONENTS, SUCH AS RAIN SENSORS WILL CONTRIBUTE TO SYSTEM EFFICIENCY AS WELL. WEATHER BASED 'SMART' CONTROLLERS (USING CURRENT OR HISTORICAL WEATHER DATA) SHALL BE USED FOR IRRIGATION SCHEDULING, AIDING IN IRRIGATING ONLY WHEN NEEDED, IN TURN CONTRIBUTING TO WATER CONSERVATION AND OVERALL PLANT HEALTH.

Landscape Plan
Overall Site

The Huntington Club
City of Huntington Beach . California

SD-01

Schematic Design

EBTA ARCHITECTS
LAND CREATIVE
Landscape Architecture | Planning
An SDK DESIGN GROUP Studio

Job No.: LC 24023
Date: February 28, 2025

0 8 16 32
Scale: 1/16"= 1'-0"

Existing Trees found on Site


CUPANIOPSIS ANACARDIOIDES


EUCALYPTUS SIDEROXYLON

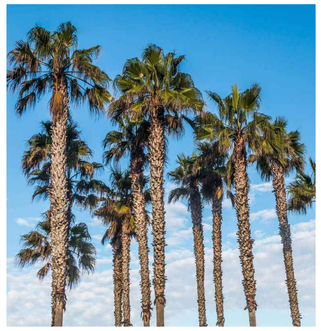

FICUS RUBIGINOSA


LIGUSTRUM JAPONICUM 'TEXANUM'


MELALEUCA QUINQUENERVIA


PRUNUS CAROLINIANA 'MONUS'


SYAGRUS ROMANZOFFIANUM


WASHINGTONIA ROBUSTA

Proposed Planting Palette

Palms


HOWEA FORSTERIANA


PHOENIX CANARIENSIS


PHOENIX DACTYLIFERA


PHOENIX RECLINATA


PHOENIX ROEBELENII


RHAPIS EXCELSA


STRELITZIA NICOLAI

Trees


TRISTANIA CONFERTA


CASSIA LEPTOPHYLLA


CERCIDIUM X. 'DESERT MUSEUM'

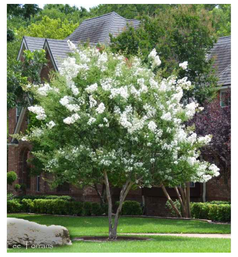

CERCIS CANADENSIS 'MERLOT'


CINNAMOMUM CAMPHORA


ERYTHRINA CAFFRA


CUPRESSUS SEMPERVIRENS


JACARANDA MIMOSIFOLIA


LAGERSTROEMIA I. 'NATCHEZ'


LAURUS NOBILIS 'SARATOGA'


LAGERSTROEMIA 'MUSKOGEE'


OLEA EUROPAEA


PODOCARPUS E. 'MONMAL'


PODOCARPUS GRACILIOR


SCHINUS MOLLE


CITRUS X. SINENSIS


ERIOBOTRYA DEFLEXA

Landscape Plan
Preliminary Planting Palette

The Huntington Club
City of Huntington Beach . California

EBTA ARCHITECTS
LAND CREATIVE
Landscape Architecture | Planning
An SDK DESIGN GROUP Studio

SD-02

Schematic Design

Job No.: LC 24023
Date: February 28, 2025

Proposed Planting Palette

Shrubs


AGAVE ATTENUATA 'BOUTIN BLUE'


AGAVE ATTENUATA 'RAEA'S GOLD'


AGAVE ATTENUATA 'VARIEGATA'


AGAVE 'BLUE GLOW'


EUONYMUS J. 'AUREOMARGIN.'


EUONYMUS JAPONICUS 'MICROPHYLLUS VARIEGATUS'


FESTUCA GLAUCA 'ELIJAH BLUE'


FUCRAEA FOETIDA 'MEDIOPICTA'


AGAVE GEMINIFLORA


ALOE 'ALWAYS RED'


ALPINIA ZERUMBET 'VARIEGATA'


ANIGOZANTHOS FLAVIDUS 'BIG RED'


HESPERALOE PARVIFLORA


LANTANA CAMARA


LANTANA MONTEVEDENSIS


LANTANA 'NEW GOLD'


ANIGOZANTHOS HYBRID 'HARMONY'


BOUGAINVILLEA 'LA JOLLA'


BOUGAINVILLEA 'LA JOLLA'


CALANDRINIA SPECTABILIS


LIRIOPE GIGANTEA


LOROPETALUM CHINENSE 'CRIMSON FIRE'


MUHLENBERGIA CAPILLARIS


MYOPORUM PARVIFOLIUM 'PINK'


CALLISTEMON VIMINALIS LITTLE JOHN'


CAMPANULA PORTENSCHLAGIANA


CANNA 'AUSTRALIA'


CANNA 'TROPICAL GOLD'


OLEA EUROPAEA 'LITTLE OLLIE'


PENNISETUM ORIENTALE


PHILODENDRON SELLOUM


PHYLLOSTACHYS NIGRA


CAREX O. 'EVERILLO'


CEANOTHUS 'WHEELER CANYON'


CHONDROPETALUM TECTORUM

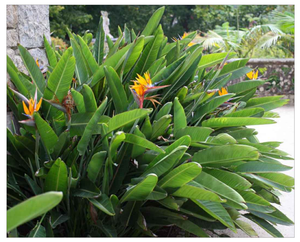

CORDYLINE X 'JURED'


SALVIA LEUCANTHA


TRADESCANTIA PALLIDA

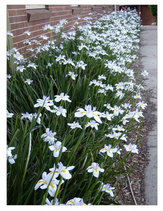

SEDUM NUSSBAUMERIANUM


SENECIO MANDRALISCAE


STRELITZIA REGINAE


DIANELLA CAERULEA 'CASSA BLUE'


DIANELLA T. 'SILVER STREAK'


DIETES GRANDIFLORA


SANSEVIERIA T. 'LAURENTII'


EQUISETUM HYEMALE

Vines


BOUGAINVILLEA 'BARBARA KARST'


BOUGAINVILLEA 'ORANGE KING'


CAMPSIS RADICANS


CLYTOSTOMA CALLISTEGIOIDES


DISTICTIS RIVERS


MANDEVILLA X AMABILIS


PYROSTEGIA VENUSTA

Landscape Plan
Preliminary Planting Palette

The Huntington Club

City of Huntington Beach . California

EBTA ARCHITECTS
LAND CREATIVE
Landscape Architecture | Planning
An SDK DESIGN GROUP Studio

SD-03

Schematic Design

Job No.: LC 24023
Date: February 28, 2025

HUNTINGTON CLUB
The New Tennis Clubhouse/Jr. Olympic Pool/Bungalows & Lofts

VISION 1	1. A joint effort of the Golf and Tennis Clubs to create a world-class health and wellness center at The Huntington Club. 2. Replace the existing Tennis Clubhouse with a new Tennis Clubhouse that will consist of a Member's Lounge, a Pro Shop, and a state-of-the-art Fitness Center & Spa, including a Strength and Cardio facility, Yoga Pavilion, cutting-edge Performance Therapy, Spa Treatments, and Locker Rooms. 3. Create 4 Bungalows & 2 Lofts, all with small kitchens, for Golf and Tennis members and guests of members. The 4 Bungalows are small stand-alone structures resembling casitas, while the 2 Lofts are located on the second story of the new Tennis Clubhouse. 4. Replace the existing pool with a new Junior Olympic pool, adjacent cabanas, and a jacuzzi. 5. Continue the vision of complimentary California coastal architectural styles and appropriate related building materials incorporated into those various architectural styles.

PROJECT DESCRIPTION 2	The Huntington Club's 143-acres are currently comprised of the existing Golf Club and Tennis Club facilities with zoning and General Plan designations of "Recreational Open Space." The proposed project consists of a new two-story, 11,733 square foot Tennis Clubhouse, 4 stand-alone casitas referred to as Bungalows, and a new Junior Olympic sized swimming pool, complete with a jacuzzi and cabanas, all situated on the Tennis portion of the Club, which is also its own separate 5.49-acre parcel. The first story of the new Tennis Clubhouse is 7,540 square feet and will include a Fitness Center & Spa, Men's and Women's Locker Rooms, Yoga Pavilion, Performance Therapy, a Member's Lounge, and a Pro Shop. The second story will contain 2 Lofts, which will serve as short-term overnight accommodations. One of the Lofts is a 3,035 square foot three-bedroom unit, while the other Loft is a 1,157 square foot one-bedroom unit. The 4 Bungalows are named Ojai, Casa Palmero, Rancho Valencia, and Mayacama. Ojai is a 797 square foot one-bedroom unit, Casa Palmero is an 826 square foot one-bedroom unit, Rancho Valencia is a 1,578 square foot two-bedroom unit, and Mayacama is 1,809 square foot three-bedroom unit with a 568 square foot outdoor great room. Like the Lofts, the Bungalows are designed for short-term overnight accommodations. A short-term rental, as intended in this project's specific use and defined by Governmental Online Services (GovOS.com), is any stay less than a month.

	The Bungalows & Lofts (6 total) are for Members and guests of Members. The Huntington Club already hosts weddings, golf tournaments and tennis tournaments, among other events. These events can range in size from 4-150 attendees. Since there is already on average an event every other day, including every weekend, there is no anticipated increase in the number or size of the events. The goal of the Bungalows & Lofts is to allow Members and their families the ability to stay on site of the event they are attending and in close proximity to the other family they may have in SeaCliff, rather than stay off property at the Hyatt or Kimpton Hotels in Huntington Beach or even out of the City entirely. The Bungalows & Lofts would allow the Club to capture additional revenue from events that are already being hosted on site and would improve upon an existing recreation facility by adding additional amenities and additional opportunity for visitors to enjoy the site beyond just single-day experiences. The Bungalows & Lofts are projected to have an average occupancy rate of 50%. We recently obtained approval for a similar project at Spanish Hills Club in Camarillo, where we have the same Tenant, Travis Brasher and Camaraderie Clubs, as we do at The Huntington Club. This exact same idea can also be found at some of the most prestigious golf clubs in the world, like Augusta, where the Masters are played. There are an additional 33 parking spaces in the proposed Project and all parking is in common with The Huntington Club, which already has 295 parking spaces. In order to ensure there is limited noise during nighttime hours, the Project will post signage restricting visitors congregating outside of the Bungalows during

	nighttime hours. Additionally, personnel will be available to enforce the quiet hours and patrol the property. Lastly, the site has been designed such that the parking past the newly relocated sliding gate will not be able to be accessed during quiet hours by anyone other than guests of the Bungalows and Lofts, thus minimizing any parking lot noise associated with the project near surrounding residences. Therefore, the project will not generate a significant noise increase to surrounding noise sensitive uses. The approved and the proposed Project are consistent with and supportive of the policies and goals of the Land Use Element of the General Plan and Local Coastal Plan. The intent of this application is not to make the Huntington Club into a resort. The use will remain a Member's Only Club as it is today. It is also anticipated that the new components introduced by the proposed Project will fall under the greater umbrella and operation of the Huntington Club.

BENEFITS TO CITY	3	1. Generates approximately $500,000 of annual tax revenue to the City, which will likely grow significantly over the years. 2. Stimulates additional revenue for Huntington Beach merchants. 3. Preserves and enhances the iconic Club with much-needed new amenities like the Pool and Fitness Center & Spa and increases the Club's appeal to families and out of town Members. 4. Enhances visual aesthetic of the Club and surrounding residences, increasing the desirability of the area and property values. 5. Implements the vision of the General Plan.

ATTACHMENT NO. 4

The Class 32 Exemption Justification can be found here:
https://www.huntingtonbeachca.gov/business_detail_T9_R680.php



VICINITY MAP
CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT PERMIT NO. 22-009
(HUNTINGTON CLUB REMODEL AND BUNGALOWS)

CITY OF
HUNTINGTON BEACH

Department of Community Development

January 5, 2026

Jonathan Bailey
Golf Realty Fund
1 Upper Newport Plaza
Newport Beach, CA 92660

SUBJECT: **CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT PERMIT NO. 22-009 (HUNTINGTON CLUB REMODEL AND BUNGALOWS)**

Dear Jonathan,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation. It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission/City Council. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at (714) 547-1547 or via email at Joanna.Cortez@surfcity-hb.org and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Joanna Cortez
Principal Planner

c: Ricky Ramos, Planning Manager
Steve Boghart, Public Works Dept.
Mehdi Taheri, Building Division
Jacob Worthy, Fire Dept.

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	DECEMBER 6, 2025
PROJECT NAME:	HUNTINGTON CLUB REMODEL AND BUNGALOWS
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 22-059
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 22-011 AND COASTAL DEVELOPMENT PERMIT NO. 22-009
DATE OF PLANS:	NOVEMBER 6, 2025
PROJECT LOCATION:	6501 PALM AVE., 92648 NORTH SIDE OF PALM AVE., BETWEEN GOLDENWEST ST. AND SEAPOINT ST.)
PROJECT PLANNER:	JOANNA CORTEZ, PRINCIPAL PLANNER
PLAN REVIEWER:	
TELEPHONE/E-MAIL:	(714) 374-1547/ joanna.cortez@surfcity-hb.org
PROJECT DESCRIPTION:	TO REMODEL AN EXISITNG PRIVATE GOLF AND TENNIS CLUB FACILITY INCLUDING REMOVING AND REPLACING A SWIMMING POOL, TWO-STORY TENNIS CLUBHOUSE AND ADD FOUR DETACHED BUNGALOWS AND TWO LOFT ON THE SECOND FLOOR OF THE REMODLED CLUNHOUSE FOR LODING FOR CLUB MEMBERS.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.

2. Prior to issuance of grading permits, the following shall be completed:

   a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**

   b. “Smart irrigation controllers” and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**

   c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**

d. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**

e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

f. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**

g. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). (CEQA Categorical Exemption Section 15304)

h. In order to comply with the Migratory Bird Treaty Act (MBTA), the Project Applicant/Contractor shall conduct pre-construction nesting bird surveys three days prior to vegetation removal during the nesting bird season (February 1 through August 31).

3. Prior to submittal for building permits, the following shall be completed:

   a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**

4. Prior to issuance of building permits, the following shall be completed:

   a. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(*City of Huntington Beach Community Development Department Fee Schedule*)**

5. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

6. The use shall comply with the following:

   a. All activities or uses shall comply with Exterior Noise Standards of Chapter 8.40 of the Municipal Code **(HBMC 8.40.50)**

   b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**

c. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**

d. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

e. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**

f. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**

g. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**

h. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**

i. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**

j. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**

k. Outdoor storage and display of merchandise, materials, or equipment shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**

l. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**

7. Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 shall become null and void unless exercised within two (2) years of the date of final approval which is January 27, 2028. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

8. The (development/subdivision) shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**

9. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**

10. The applicant shall submit a check in the amount of $50 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Division within two (2) days of the City Council's action. **(California Code Section 15094)**

11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	03/26/2025
PROJECT NAME:	Health and wellness center
PLANNING APPLICATION NO.:	PA-2022-0059
ENTITLEMENTS:	
PROJECT LOCATION:	Huntington Beach, CA 92648
PLAN REVIEWER:	Mehdi Taheri, PE, PhD
TELEPHONE/E-MAIL:	(714) 374-1538 / Mehdi.Taheri@surfcity-hb.org

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

- **REQUIREMENT:**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans for all disciplines. If hard copies are submitted, please provide Building 3 sets and MEP 2 sets each
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
5. All accessory and minor accessory structures including site MEP will be on separate permits.

- **CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2022 California Building Code (CBC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 California Green Building Standards

Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans
3. Project shall comply with the requirements of 2022 CBC for type of construction, allowable area, height, number of stories, occupancy group requirements, exterior wall ratings, and means of egress per the 2022 CBC.
4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online at the city's website.
5. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2022 CBC, Section 107.3.4.
6. In addition to all of the code requirements of the 2022 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit, the permitee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the City will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
7. The City of Huntington Beach has adopted the 2022 California Green Building Standards Code entirely. Please review Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
8. The City of Huntington Beach has adopted the 2022 California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.
9. Where applicable, provide short term and long term bicycle parking spaces (anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by) [CGBC 5.106.4.1.1 & 5.106.4.1.2 & 5.106.4.1.3].
10. Project must comply with the requirements of 2022 CBC, Chapter 11A and/or 11B for disabled accessibility. A Certified Access Specialist (CASp) report is recommended and shall be incorporated onto the plans.
11. Complete and provide on the Building Plans the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.
12. Minimum required plumbing fixture is per 2022 California Plumbing Code Section 422.1: Which includes number of required water closets, lavatories, urinals, service sinks, and drinking fountains. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code. See 2022 CBC Section 1004 for occupant load calculation.

13. Each building or structure shall be provided with toilet facilities for employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups (CPC 422.4).
14. **Exiting Plan & Analysis**: Plans should include an occupant load analysis on the plans and provide an “Exit Plan” to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
15. **Fire-rated Construction**: Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
16. Third party inspection by an independent certified deputy inspector for fire-stopping, fire-resistant.
17. If number of existing parking counts changes between previously approved and proposed plans, a minimum number of parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 (11B-208.2). Accessible parking spaces must meet parking spaces requirements of CBC Chapter 11B.
18. Geotechnical investigation and soils report are required.

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	DECEMBER 4, 2025
PROJECT NAME:	HUNTINGTON CLUB NEW CLUBHOUSE AND BUNGALOWS
ENTITLEMENTS:	CUP 2022-011, CDP 2022-009
PLNG APPLICATION NO.	PA-2022-0059
DATE OF PLANS:	OCTOBER 6, 2025
PROJECT LOCATION:	6501 PALM AVENUE
PROJECT PLANNER:	JOANNA CORTEZ, PRINCIPAL PLANNER
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	REMODEL AN EXISTING COMMERCIAL RECREATION AND ENTERTAINMENT USE AND CONSTRUCT A NEW THREE-STORY FITNESS CENTER WITH LOFTS ABOVE THE GROUND FLOOR, FOUR DETACHED BUNGALOW UNITS AND A NEW POOL AT AN EXISTING MEMBERSHIP COUNTRY CLUB

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), and the Orange County Drainage Area management Plan (DAMP). The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
    a. Reconstruction of the existing curb ramps at the club's main driveway on Palm Avenue to current ADA standards, per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
    b. Reconstruction of the damaged cross gutter at the club's main driveway on Palm Ave, per City Standard Plan 205. (ZSO 230.84, ADA)
    c. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the existing lateral (to the City Public Works Department for review). If the sewer is

determined to be inadequate, a new sewer lateral shall be installed, connecting to the existing City sewer main in Palm Avenue, per Public Works Standards. (ZSO 230.84)

d. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service), any non-conforming water services, meters, and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, new separate domestic water services, meters and backflow protection devices may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)

2. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)

3. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

4. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.

5. The project WQMP shall include the following:

   a. Discusses regional or watershed programs (if applicable).

   b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

   c. Identifies selected Low Impact Development (LID) and Hydromodification (as applicable) BMPS.

d. Incorporates the *Guidelines for Use of Drywells in Stormwater Management Applications* (if applicable).

e. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan. (DAMP)

f. Incorporates GIS or GPS coordinates for all structural and LID BMPs.

g. Describes the long-term operation and maintenance requirements for the Structural and Treatment Control BMPs, including maintenance of BMPs as shown on the landscape plans and are described in the WQMP.

h. Identifies the entity that will be responsible for long-term operation, maintenance, repair and/or replacement of the Structural and Treatment Control BMPs.

i. Describes the mechanism for funding the long-term operation and maintenance of all the Structural and Treatment Control BMPs.

j. Includes an Operations and Maintenance (O&M) Plan for all structural and Treatment Control BMPs including anticipated maintenance costs.

k. Vector Control Clearance letter from the Orange County Vector Control stating that they have reviewed the project WQMP and proposed BMPs.

l. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

   i. The 11” by 17” Site Plan in .TIFF format (400 by 400 dpi minimum).

   ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner’s certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

m. The applicant shall return one CD media (with a copy of the approved WQMP) to Public Works for the project record file.

6. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.

7. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. (DAMP)

8. The development project shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Dimensions of trash/recycling enclosure shall accommodate receptacles sufficient to meet the recycling needs of the tenants/occupants, employees, contractors, and customers. Identify on plan where trash collection service will be provided. Provide trash enclosure space to accommodate a sufficient number of commercial dumpsters (82 X 42) for trash, for recycling and for food waste/organics to service all building occupants. Depending on configuration, allow 36-in. between containers if users must walk between bins to deposit refuse.

Allow a minimum of 6-in clearance between containers and enclosure walls. Trash chutes should not be used for food waste/organics. (CA Pub Res Code § 42905, § 42911 (2023)) (HBMC 8.21.175, 8.22.030) (14 CCR 18982)

9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
11. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
15. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
16. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
17. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
18. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
19. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
20. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
21. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)

22. Wind barriers shall be installed along the perimeter of the site. (DAMP)
23. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

24. A Precise Grading Permit shall be issued. (MC 17.05)
25. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of $16,798.73 per gross acre is subject to periodic adjustments. This project consists of 6.364 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of $106,907.12. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
26. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-57)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

27. Complete all improvements as shown on the approved grading improvement plans. (MC 17.05)
28. All new utilities shall be undergrounded. (MC 17.64)
29. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
30. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
    a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
    b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
    c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
    d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
    e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
    f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.

HUNTINGTON BEACH FIRE DEPARTMENT
PLANNING COMMENTS

DESCRIPTION: Request is to remodel an existing commercial recreation and entertainment use (The Huntington Club) and construct a new three-story fitness center with loft accommodations above the ground floor and four detached bungalow units.
ADDRESS: 6495 Palm
PA #: 2022-0059
DATE: 11/19/2025
REVIEWER: Jacob Worthy, Deputy Fire Marshal
Jacob.Worthy@surfcity-hb.org

The following is a list of code requirements deemed applicable to the proposed project based on the conceptual plans provided. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

No Changes from comments provided May 2025.

1. Fire Master Plan

The Fire Master Plan shall be completed and approved prior to precise grading plan or building plan approval.

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

2. Environmental

City Specification # 429 and 431-92 Soil Clean-Up Standards testing is required. Due to the site having a former oil wells is located less than 200 feet feet from the site, the HBFD will require soil testing conforming to City Specification # 429 and 431-92 Soil Clean-Up Standards is required.

> All soils shall conform to City Specification #429 and 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards.* An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

3. Fire Apparatus Access

The following items shall be completed prior to rough or precise grading plan approval.

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

HBFD Note: The proposed new drive aisle to access the bungalows appears to meet city spec 401.

Maximum Grade for Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Hose Pull Lengths – The fire apparatus access road shall comply with the requirements of Section 503.1.1 of the Huntington Beach Fire Code. All access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility**.**

HBFD Note: Portions of the new proposed bungalows appear to be more than 150 feet from the proposed fire access road.**If exceeding 150, but remaining below 200 feet, per 503.1.1 as adopted by HBFD, compliance will need to be shown with all require items. Architectural plans will need to show the hose pull distances.**

4. Fire Suppression Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Fire Alarm System is required. A building fire alarm system is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with CFC Chapter 9 and NFPA 72 on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with “fire areas” 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 100 feet of a properly rated fire hydrant. **(FD)**

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with CFC Chapter 9 and *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. **(FD)**

Smoke alarms and Carbon Monoxide alarms are required per CBC and CFC Sections 907.2.11 and 915, respectively.

Emergency Responder Radio Coverage is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the HBFD for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

5. Fire Hydrants and Water Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Fire Hydrant(s) are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2022 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2022 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

Note: The new area servicing the Bungalows would be the primary area in need of additional fire hydrant(s).

Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DCDA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

6. Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please reference the Knox Box ordering Guide for how to purchase. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84”) wide by 4 feet 3 inches (51”) deep. Minimum door opening dimensions are 3 feet 6 inches (42”) wide right or left side opening. Center opening doors require a 4 feet 6 inches (54”) width. For Fire Department approval, reference and demonstrate compliance on the building plans. **(FD)**

7. Addressing and Street Names

The following items shall be completed prior to issuance of a certificate of occupancy.

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

8. Building Construction

The following items shall be completed prior to issuance of a certificate of occupancy.

Emergency Responder Radio Coverage is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the HBFD for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

Emergency **Escape and Rescue openings** shall be demonstrated for residential occupancies meeting the requirements in CFC 1030.

Stairwell Required Minimum Widths. Standpipe systems in stairwell areas shall not impede code required minimum widths. **(FD)**

Fire Control Room **required.** Provide a dedicated room for the Fire Department to observe and monitor all systems operations from an integrated annunciator panel. They shall be located in an exterior location that is at grade level and has clear-to-the sky access. **(FD)**

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

Gates and Barriers shall be able to open without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unable to open at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC Chapter 10. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per CBC 1003.2.9. **(FD)**

Exit Ways and Aisles Plan is required for this project.Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**

b. For buildings higher than a single story above grade, and under construction, an approved automatic sprinkler system shall be installed and shall be fully functional up to one floor below the highest point of construction having secured decking or flooring. 17.56.450 **(FD)**

OTHER:

a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

b. Outside City Consultants: The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

c. **Please note that these comments are based on the limited, conceptual plans provided. There may be additional comments and requirements upon receipt of further information and/or at the time of full architectural plan submittal.**

Fire Department City Specifications may be obtained

through the City's website at:

www.huntingtonbeachca.gov/hbfd-city-specifications

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



HUNTINGTON CLUB REMODEL AND BUNGALOWS

January 27, 2026

Project Location



Location
6501 Palm Avenue

General Plan/Zoning
- OS-R (Open Space-Recreation)
- OS-PR-CZ-O (Open Space-Parks and Recreation-Coastal Zone-Oil Overlay)

Surrounding Uses
Residential and Open Space Recreation (park)

Project Request

Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009:

- Demolish the existing two-story 6,231 sq. ft. tennis clubhouse, four tennis courts, and existing pool and spa area
- Redevelop the site with a new two-story, 12,046 sq. ft., tennis clubhouse building at an overall height of 30 ft.-8 in., along with a junior Olympic-sized pool and spa







Project Request

- The project also includes:
  - Four stand-alone bungalows
    - Range from 883 sq. ft. to 1,865 sq. ft. at an overall height of 17 ft.-3 in.
  - Two loft units (3,036 sq. ft. and 1,173 sq. ft.) located on the second floor of the remodeled tennis clubhouse
  - The bungalows and lofts would serve as short-term accommodation for club members and their guests



Project Request

- The existing number of courts:
  - 13 tennis courts
  - 8 pickleball courts
- Proposed number of courts:
  - 10 tennis courts
  - 8 pickleball courts


GARDEN WALKS
VILLA LAKE TERRACE
GARDEN WALKS
LAKE
LAKE LOOK-OUT
PUTTING GREEN
HOSPITALITY VILLAS
VILLA LAKE TERRACE
WALLED VILLA COURTYARD W/ SPA
HOSPITALITY VILLAS
CENTRAL WALK TO TENNIS & PICKLE BALL COURTS
EXISTING GOLI CLUB BUILDIN
FOOD TRUCK
WALLED VILLA TYARD W/ SPA
EXISTING TENNIS COURT
OUTDOOR FC COURT / BEER GARDEN (19th. HOLE)
LLA COMPLEX PARKING
LAKE
PARKING LOT RIMETER TREES
CABANAS
TRAL WALK TO & PICKLE BALL COURTS
POOL AREA
OUTDOOR FITNESS TERRA
PICKLE BALL VIEWING / BLEACHERS
POOL
NEW POOL
EXISTING TENNIS COURT
PICKLE BALL COURTS
PICKLE BALL COURTS
NEW SPA
EXISTING TURF PARKWAY
YOGA & EXE LAWN
EXISTING WALKWAY
NEW TENNIS CLUB BUILDIN HOSPITALITY L
THEMED ENTRY GATE WALLS
EXISTING SUNI CENTER TENNIS COUR TERRACED SE
GATED ENTRY TO VILLAS
PARKING LOT PERIMETETER TREES
PALM AVENUE
NEW PARKING LOT ISLAND
EXISTING PALM TREES

Site Plan

Design and Layout

- Provides visual interest through a variety of design elements-including colors and materials.
- Shared materials complement each of the new buildings along with the existing golf clubhouse.
- Scale, design and layout complement surrounding area



Design Review Board

- The project was presented at the October 9, 2025 DRB meeting
  - Recommended approval as proposed

Analysis

- Continues existing land use pattern of the area
- Compatible with other areas surrounding the site in terms of land use, scale and character
- Will not impede public access and does not conflict with any public recreation policies
- Consistent with the Coastal Element

Recommendation

- Approval of the project based on the following:
  - Consistent with the site's General Plan land use and zoning designations;
  - Compatible with surrounding uses;
  - Allows for a commercial recreation project with unique and quality architecture; and
  - The project will not impede public access or conflict with any public recreation policies.


HUNTINGTON BEACH
INCORPORATED
FEB. 17, 1909, A.D.
COUNTY CALIFORNIA

QUESTIONS

Comment Letter 1: Elizabeth Hartman, January 20, 2026

-----Original Message-----
From: Elizabeth Hartman <hartmanhouseoc@gmail.com>
Sent: Tuesday, January 20, 2026 7:18 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Hyland, Connor <connor.hyland@surfcity-hb.org>; Permit Center <permitcenter@surfcity-hb.org>; Planning Commission <planning.commission@surfcity-hb.org>; SouthCoast@coastal.ca.gov
Subject: RE: Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009 Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026

[Some people who received this message don't often get email from hartmanhouseoc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Honorable Mayor and Members of the City Council, Honorable Members of the Planning Commission, City Attorney's Office, and Interested Coastal Commission Staff:

This letter is submitted to formally object to, and preserve all legal objections regarding, the proposed Huntington Club Remodel and Bungalows project. These comments are submitted pursuant to the Huntington Beach Municipal Code ("HBMC"), the California Coastal Act, and the California Environmental Quality Act ("CEQA"), and are intended to be included in the administrative record for all current and future proceedings, including appeals and judicial review.

I. MISCLASSIFICATION OF USE UNDER HBMC TITLE 21

The project proposes four detached bungalow structures and two loft units intended for overnight occupancy. Although characterized as "lodging for club members," the form, scale, and function of these structures are inconsistent with an accessory or incidental use under HBMC Title 21.

Accessory uses must be clearly subordinate and incidental to the principal permitted use. Detached, habitable structures designed for repeated overnight occupancy are neither incidental nor subordinate to a private recreational facility. The bungalows are independent structures, physically and functionally distinct from the golf and tennis operations, while the loft units are of a size and configuration consistent with lodging or dwelling units.

The City may not rely on labels provided by the applicant; it must evaluate how the project will function in practice. Approval of a project whose operational reality exceeds what is permitted by zoning is legally impermissible.

II. DE FACTO RESIDENTIAL OR HOTEL USE WITHOUT REQUIRED ENTITLEMENTS

Absent enforceable conditions, the proposed overnight units enable de facto residential or hotel use without the entitlements required under HBMC Title 21.

The application materials fail to impose enforceable restrictions on:

- Length and frequency of stay
- Occupancy limits
- Kitchen facilities and independent living features
- Rental, leasing, or marketing practices

Without such restrictions, the project exceeds what may be approved through a Conditional Use Permit alone and would require additional land use approvals, including rezoning or hotel-specific entitlements. Approval without such analysis is unsupported by substantial evidence.

III. LOSS OF EXISTING RECREATIONAL FACILITIES AND AMENITIES

The project proposes the removal of four existing tennis courts, with no replacement courts proposed. These courts represent an existing recreational use and amenity that serves both club members and the broader recreational fabric of the City.

Elimination of these facilities constitutes:

- A reduction in recreational services
- A loss of membership benefits for tennis and pickleball players
- Potential economic harm to the existing club, as membership retention and revenue depend on maintaining these amenities

HBMC requires that CUP approvals maintain compatibility with existing uses and not diminish established community resources. Removing courts without replacement or mitigation constitutes a legally insufficient finding.

III-A. ECONOMIC AND COMMUNITY IMPACT OF MEMBER LOSS

The removal of courts and reconfiguration of facilities will cause many current club members to cancel memberships and relocate to clubs in Newport Beach, Long Beach, Seal Beach, and other surrounding areas, resulting in:

- Direct economic harm to the Huntington Club due to loss of membership revenue
- Reduction in local recreational opportunities for Huntington Beach residents
- Potential regional impacts as displaced members join neighboring clubs, shifting traffic and land-use burdens

The City must consider these economic and community impacts under CEQA and HBMC Title 21 when evaluating CUP findings.

III-B. COMMUNITY AND CHARITABLE IMPACT

The Huntington Club supports multiple charitable events, including the annual "Serve It Up for the Troops" tennis, pickleball, and golf tournament. The club is the single largest fundraiser for this organization.

Removal of courts and disruption of the existing recreational infrastructure threatens:

- The continuity of these charitable events
- The club's ability to serve the community and nonprofit organizations
- Huntington Beach's reputation and access to recreational resources for the public

These impacts must be considered under CEQA as social and economic effects, and under HBMC Title 21 when evaluating CUP findings regarding compatibility and public benefit.

IV. IMPROPER RELIANCE ON A CEQA CATEGORICAL EXEMPTION

The City's reliance on a CEQA categorical exemption is legally improper.

Introduction of overnight lodging and removal of existing recreational facilities constitutes:

- Material intensification and change of use
- Reasonable possibility of significant environmental impacts, including traffic, parking, noise, lighting, utilities, and public safety

CEQA Guidelines prohibit categorical exemptions where unusual circumstances or intensification of use may result in significant environmental effects. The City may not segment the project to avoid proper review.

V. COASTAL ACT CONSISTENCY CONCERNS

Although in the non-appealable area of the Coastal Zone, the City must ensure consistency with Coastal Act policies regarding:

- Visitor-serving recreational uses
- Protection of public access and recreational resources
- Avoiding incremental privatization of coastal land

Approval of quasi-residential or hotel-like lodging without proper classification, findings, or environmental review undermines these policies.

VI. FAILURE TO MAKE REQUIRED FINDINGS

To lawfully approve this project, the City must make explicit, evidence-based findings that:

1. Lodging is truly accessory and incidental to the primary recreational use
2. The project does not function as residential or hotel use
3. The scale and intensity are compatible with surrounding zoning
4. CEQA exemption fully applies notwithstanding overnight occupancy
5. The project does not increase intensity of use beyond what is permitted

Absent substantial evidence supporting each finding, approval would be arbitrary, capricious, and contrary to law.

VII. SPECULATIVE / UNPROVEN REVENUE STREAM

The proposed lodging and bungalow units constitute a speculative, untested revenue source. There is no demonstrated demand, and the potential loss of current members further undermines the claimed financial rationale. Approval based on this untested revenue, without mitigation for displaced membership and loss of recreational services, fails the substantial evidence requirement and cannot justify CUP approval or CEQA exemption.

VIII. NECESSARY CONDITIONS IF APPROVAL IS CONSIDERED

If the City considers approval notwithstanding the above concerns, it must impose clear, enforceable conditions, including:

- Strict maximum length-of-stay limits
- Prohibition of full kitchens or independent living facilities
- Absolute prohibition on leasing, renting, or advertising
- Occupancy caps
- Restriction to club members only
- Annual compliance reporting
- Express revocation authority for violations

Failure to impose such conditions further strengthens legal vulnerability.

IX. PRESERVATION OF RIGHTS

All objections raised herein are intended to preserve all administrative, appellate, and judicial remedies under state and local law. The City is respectfully requested to include this correspondence in the administrative record and respond with specific findings addressing each concern.

This letter is provided to document the status of the proposed approvals and is not intended as a waiver of any rights under HBMC, CEQA, the Coastal Act, or applicable law.

Respectfully submitted,

James and Elizabeth Hartman
THC Members/ Townlot Property owners/Edison High School, Class of 1983 Huntington Beach, California

Sent from my iPhone misspellings and all...

Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...

Response to Comment Letter 1: Elizabeth Hartman, January 20, 2026

Response to Comment I: Per HBZSO Chapter 204 and 213, accessory uses are limited to facilities incidental to an open space use. The proposed bungalows and lofts are incidental to the primary use which is the tennis and golf club, conditionally permitted as a commercial recreation use within the open space zone.

Response to Comment II: The project proposes conditions of approval that address length and frequency of stay, occupancy limits, kitchen facilities and independent living features, and rental, leasing, or marketing practices. The conditions limit the bungalows and lofts to short term accommodation, limited to members and their guests, and prohibits conversion to residential.

The primary use will remain a private tennis and golf club which has conditionally been permitted. This project will improve a major recreational facility within the city by adding additional amenities and upgrade existing structures/amenities in a manner that will allow the club to continue with their existing events while also benefiting club members and the surrounding neighborhood.

Response to Comment III, III-A, III-B: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. CEQA is an environmental protection statute that is concerned with physical changes to the environment (CEQA Guidelines Section 15358(b)). The environment includes land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15360). The project merits, including any economic and social effects of the project are not treated as effects on the environment (CEQA Guidelines Sections 15064(e) and 15131(a)). Therefore, consistent with CEQA, the Class 32 includes an analysis of the project's potentially significant physical impacts on the environment and does not include a discussion of economic harm.

Additionally, the project would not displace recreational users to such an extent that existing public facilities would experience substantial overcrowding or physical degradation, nor would it necessitate the construction of new recreational facilities. The tennis courts are privately owned and operated amenities associated with a private club. CEQA does not require preservation or replacement of private recreational amenities absent a demonstrated physical environmental impact. No substantial evidence indicates that the project would result in increased use of public recreational facilities beyond their capacity or otherwise cause a physical environmental effect.

Response to Comment IV: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. The Class 32 examined potential impacts related to traffic, noise, utilities, and public safety. Parking is not a CEQA issue. All project lighting would be designed to be shielded and directed downward, consistent with the City's design standards and Municipal Code requirements. The project is served by all required utilities and public services and no expansion of offsite utility systems is required. Construction and operational noise impacts were determined to be less than significant.

As shown in Table 3 of the Class 32 exemption, the existing tennis club and four tennis courts generates a total of 111 daily trips, with 6 trips during the AM peak hour and 12 trips during the PM peak hour. Comparatively, operation of the proposed Project would generate 48 daily trips including 3 trips during the AM peak hour and 4 trips during the PM peak hour. Therefore, as shown in Table 3 below, the proposed Project would generate 63 fewer net daily trips, including 3 fewer AM peak hour trips, and 8 fewer PM peak hour trips (proposed Project minus existing). Thus, the project does not represent an intensification of use.

Response to Comment V: The proposed project will not impede public access and does not conflict with any public recreation policies by the provision of a development consistent with the City's General Plan, Coastal Element, and HBZSO. The site is privately owned and the development will not remove any recreation resources or affect public access.

Response to Comment VI: The proposed short term accommodations will be an accessory use/amenity to the principal use, a private golf and tennis club. Conditions have been added to ensure that the principal use does not change and that the accessory use is compatible with the principal use and the surrounding neighborhood.

Response to Comment VII. Speculative Revenue Stream: This comment does not provide any substantial evidence that the Project would result in a significant environmental impact. CEQA is an environmental protection statute that is concerned with physical changes to the environment (CEQA Guidelines Section 15358(b)). The environment includes land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CEQA Guidelines Section 15360). The project merits, including any economic and social effects of the project are not treated as effects on the environment (CEQA Guidelines Sections 15064(e) and 15131(a)). Therefore, consistent with CEQA, the Class 32 includes an analysis of the project's potentially significant physical impacts on the environment and does not include a discussion of economic harm.

Response to Comment VIII. Suggested conditions have been provided to address these concerns. Please see response to Comment II.

Response to Comment IX: This comment is conclusionary in nature and does not raise a specific issue with the adequacy of the Class 32. Because the comment does not express any specific concern or question regarding the adequacy of the Class 32, no further response is warranted.

From:	Elizabeth Hartman
To:	supplementalcomm@surfcity-hb.org
Cc:	Hyland, Connor; Planning Commission; CITY COUNCIL (INCL. CMO STAFF); Permit Center; SouthCoast@coastal.ca.gov; Cortez, Joanna; Barnes, Lisa Lane
Subject:	Fwd:
Date:	Monday, January 26, 2026 4:44:57 PM
Attachments:	PETITION CERTIFICATION .pdf The Issue.pdf Signature Summary.pdf petition_signatures_jobs_490986654_20260126232929.csv

You don't often get email from hartmanhouseoc@gmail.com. Learn why this is important

Begin forwarded message:

From: Elizabeth Hartman <hartmanhouseoc@gmail.com>
Date: January 26, 2026 at 4:19:53 PM PST
To: Elizabeth Hartman <hartmanhouseoc@gmail.com>

Good afternoon,

This email serves as the formal submission and notice of a petition and supporting signatures regarding Agenda Item 26-039, Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009, concerning the proposed Huntington Club Bungalows and Lofts project.

Submission Details (For the Record):
- The attached petition has received over 500 signatures within a 48-hour period, representing a substantial portion of The Huntington Club membership, as well as residents and stakeholders of the City of Huntington Beach.
- The petition and signatures were emailed to the City and Planning Commission prior to 5:00 PM today.
- Physical copies of the petition will be hand-delivered to the City Clerk at the Planning Commission dais, with additional copies provided to Planning Commission members and City planning staff.
- This submission is intended to ensure the petition and all supporting materials are entered into the official administrative record for the January 27, 2026 Planning Commission meeting.

Purpose of Submission:
The petition respectfully requests denial of, or further lawful review of, the proposed project as currently presented, based on concerns related to:
- The scope and legality of approval under a Conditional Use Permit;
- Applicability of the CEQA Class 32 exemption;
- Consistency with Open Space–Recreation zoning;
- Equal treatment under local short-term rental regulations;

- Preservation of existing recreational facilities, including tennis courts; and
- The need for full disclosure of reasonably foreseeable future development.

This submission is not intended to be adversarial, but rather to assist the City, the Planning Commission, and reviewing agencies in ensuring that all decisions are made with a complete and accurate record, in compliance with applicable municipal, state, and coastal laws.

Please confirm receipt of this submission and inclusion in the record at your convenience.

Thank you for your time, service, and commitment to the City of Huntington Beach.

Respectfully submitted,
Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...

CERTIFICATION OF PETITION AND SIGNATURES

Agenda Item 26-039

Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009

Huntington Club – Bungalows & Lofts

I, Elizabeth Hartman , hereby certify the following:

1. The attached petition titled "Huntington Club Bungalows & Lofts – Petition to Deny or Require Further Lawful Review" was created and circulated via Change.org.
2. As of Monday, January 26th at 5:00pm, the petition has received over 500 signatures within approximately 48 hours of publication.
3. The attached signature list is a true and correct export of signatures obtained through Change.org and includes signer names, locations where provided, and timestamps.
4. The petition and signatures are submitted for inclusion in the official administrative record for the January 27, 2026 Planning Commission hearing.

5. This submission is made to preserve procedural rights, ensure full disclosure, and assist the City in complying with applicable zoning, CEQA, Coastal Act, and municipal requirements.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on: January 26th, 2026

At: Huntington Beach, California

Signature: _____

Name: Elizabeth Hartman

SIGNATURE SUMMARY

Agenda Item 26-039

Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009

Huntington Club – Bungalows & Lofts

- Petition platform: Change.org
- Petition launch date: January 24, 2026
- Signature count as of: January 26, 2026, at 5 PM
- Total signatures: 500+
- Timeframe of collection: Approximately 48 hours
- General signer description:
  Signatures include Huntington Club members, Huntington Beach residents, and other community stakeholders, as identified by self-reported information at the time of signing.

This summary is provided for administrative clarity only. Individual signatures, timestamps, and locations (where provided) are included in the attached signature list.

The Issue

To:
The City of Huntington Beach
City Council, Planning Commission, and City Attorney

Regarding:
Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009
Huntington Club – Bungalows & Lofts
(Agenda Item 26-039)
We, the undersigned residents and stakeholders of the City of Huntington Beach, respectfully petition the City to deny or require further lawful review of the proposed Huntington Club Bungalows & Lofts project, as currently proposed, based on the following concerns:
1. Improper Use of a Conditional Use Permit (CUP)
The project proposes four bungalows and two loft units intended for overnight stays of less than 30 days. This constitutes a lodging or quasi-hotel use, which is not a conditionally permitted use within the Open Space–Recreation (OS-PR) zoning district.
A Conditional Use Permit may not lawfully be used to authorize a new or intensified land use that exceeds the zoning code. Approval of paid overnight lodging through a CUP would exceed the City's administrative authority.
2. CEQA Class 32 Exemption Is Legally Inapplicable
The City's reliance on a Class 32 (In-Fill) CEQA exemption is inappropriate because:
The addition of overnight lodging materially intensifies the use of the property
The removal of four tennis courts alters the functional character of the site
Proximity to residential uses creates potential environmental impacts
The project may involve unusual circumstances under CEQA Guidelines §15300.2
CEQA requires evaluation of the whole of

action, based on how the project will actually operate, not how it is characterized.

3. Unequal Treatment Under Local Short-Term Rental Law

Huntington Beach Municipal Code §5.120 prohibits residents from renting homes for periods of less than 30 days, except under narrow, express authorization.

Allowing a private landowner or club to operate paid overnight accommodations under a CUP—while residents are prohibited from similar activity—creates unequal treatment under the law and undermines consistent enforcement of municipal regulations.

4. Risk of Ultra Vires Approval

If the bungalows and lofts are constructed and monetized as paid overnight accommodations, approval through a CUP would constitute an ultra vires act—an action taken beyond the City's legal authority—exposing the City to legal and CEQA challenge.

PETITION REQUEST

We respectfully request that the City of Huntington Beach:

Deny the current CUP and CEQA exemption for the bungalows and lofts; or

Require the applicant to pursue the appropriate zoning amendment or legislative entitlement; and

Ensure any future consideration complies fully with CEQA, zoning law, and equal treatment principles.

This petition is submitted to preserve the integrity of the City's land use process, protect lawful zoning authority, and ensure fair and consistent application of municipal law.

Name	City	State	Postal Cod	Country	Signed On
Elizabeth Hartman				United Stat	1/24/2026
James Hartman	Huntington Beach	CA	92648	United Stat	1/24/2026
Lindsay Kimmes	Huntington Beach	CA	92648	United Stat	1/24/2026
Kevin Todd	Huntington Beach	CA	92646	United Stat	1/24/2026
Richard cockshott	Huntington Beach	CA	92648	United Stat	1/24/2026
Carl Goltermann	Huntington Beach	CA	92647	United Stat	1/24/2026
Ida shu	Huntington Beach	CA	92648	United Stat	1/24/2026
Liz Reichert	Huntington Beach	CA	92648	United Stat	1/24/2026
Ana Goltermann	Huntington Beach	CA	92647	United Stat	1/24/2026
Brenda danielson	Huntington Beach	CA	92648	United Stat	1/24/2026
Jason Tuttle	Huntington Beach	CA	92647	United Stat	1/24/2026
Race Parmenter	Huntington Beach	CA	92646	United Stat	1/24/2026
Tiffany Colf	Huntington Beach	CA	92647	United Stat	1/24/2026
James Shih	Huntington Beach	CA	92648	United Stat	1/24/2026
Janna McConnell	Huntington Beach	CA	92648	United Stat	1/24/2026
Shelby kluewer	Huntington Beach	CA	92646	United Stat	1/24/2026
Frank Andruss	Huntington Beach	CA	92648	United Stat	1/24/2026
Tara Cockshott	Huntington Beach	CA	92648	United Stat	1/24/2026
Stephanie buccella	Huntington Beach	CA	92648	United Stat	1/24/2026
Thomas mcdaniel	Huntington Beach	CA	92648	United Stat	1/24/2026
Tiffany Perrucci	Huntington Beach	CA	92648	United Stat	1/24/2026
lauren prelesnik	Huntington Beach	CA	92648	United Stat	1/24/2026
Beau Janzen	Huntington Beach	CA	92646	United Stat	1/24/2026
Elizabeth Janzen	Huntington Beach	CA	92646	United Stat	1/24/2026
Angie karahalios	Huntington Beach	CA	92648	United Stat	1/24/2026
Robert Kelly	Huntington Beach	CA	92648	United Stat	1/24/2026
Caleb Prelesnik	Huntington Beach	CA	92646	United Stat	1/24/2026
Virginia Gross	Huntington Beach	CA	92648	United Stat	1/24/2026
Douglas Warren	Huntington Beach	CA	92648	United Stat	1/24/2026
Raphael Bernard	Costa Mesa	CA	92626	United Stat	1/24/2026
Raelynn Garrett	Huntington Beach	CA	92648	United Stat	1/24/2026
Susan Fitzhugh	Huntington Beach	CA	92648	United Stat	1/24/2026
anthony andrews	Huntington Beach	CA	92648	United Stat	1/24/2026
Calum Colbert	Huntington Beach	CA	92648	United Stat	1/24/2026
Jon Seretan	Long Beach	CA	90814	United Stat	1/24/2026
Emma Fitzhugh	Huntington Beach	CA	92648	United Stat	1/24/2026
Natalie Croswell	Huntington Beach	CA	92648-554	United Stat	1/24/2026
Robert Casares	Huntington Beach	CA	92648	United Stat	1/24/2026
Alex Baron	Huntington Beach	CA	92647	United Stat	1/24/2026
Tonianne Southron	Seal Beach	CA	90740	United Stat	1/24/2026
Kathy Kelly	Huntington Beach	CA	92648	United Stat	1/24/2026
Dawne Moore	Huntington Beach	CA	92648	United Stat	1/24/2026
Suzanne DeVries	Huntington Beach	CA	92648	United Stat	1/24/2026

Patrick Urian	Huntington Beach	CA	92648	United Stat	1/24/2026
Carmen Johnson	Huntington Beach	CA	92648	United Stat	1/24/2026
Joan Mayeaux	Huntington Beach	CA	92647	United Stat	1/24/2026
Chris Hutnick	Huntington Beach	CA	92648	United Stat	1/24/2026
Donavan Mayes	Huntington Beach	CA	92648	United Stat	1/24/2026
Charlie O'Brien	Huntington Beach	CA	92648	United Stat	1/24/2026
Nancy Stephens	Huntington Beach	CA	92648	United Stat	1/24/2026
Bernd Haupt	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin Slome	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin McManus	Huntington Beach	CA	92649	United Stat	1/24/2026
Brad Seckner	Santa Monica	CA	90402	United Stat	1/24/2026
Barbara Sladeck	Huntington Beach	CA	92646	United Stat	1/24/2026
Gloria Schmidt	Huntington Beach	CA	92649	United Stat	1/24/2026
Brian rosenblatt	Huntington Beach	CA	92649	United Stat	1/24/2026
Donna Traversi	Huntington Beach	CA	92648	United Stat	1/24/2026
Michael Wilson	Huntington Beach	CA	92648	United Stat	1/24/2026
Katie Makros	Huntington Beach	CA	92648	United Stat	1/24/2026
Theresa DuBourdieu	Huntington Beach	CA	92648	United Stat	1/24/2026
Kelly Hodge	Huntington Beach	CA	92648	United Stat	1/24/2026
Katherine Buerkle	Huntington Beach	CA	92648	United Stat	1/24/2026
Sarah King	Huntington Beach	CA	92648	United Stat	1/24/2026
Pratima karia	Huntington Beach	CA	92648	United Stat	1/24/2026
Sam Fullerton	Huntington Beach	CA	92648	United Stat	1/24/2026
Jacqueline Luther	Huntington Beach	CA	92648	United Stat	1/24/2026
Claudia Fernandez-Shaw	Huntington Beach	CA	92648	United Stat	1/24/2026
Jennifer Urian	Huntington Beach	CA	92648	United Stat	1/24/2026
Samantha Bloom	Huntington Beach	CA	92648	United Stat	1/24/2026
Dana bennett	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Brink	Huntington Beach	CA	92649	United Stat	1/24/2026
Brande Hune	Huntington Beach	CA	92648	United Stat	1/24/2026
Allyson Rassouli	Huntington Beach	CA	92648	United Stat	1/24/2026
Rochelle Ruth	Huntington Beach	CA	92646	United Stat	1/24/2026
Emile Wakim	Huntington Beach	CA	92648	United Stat	1/24/2026
Rosalinda fazio	Huntington Beach	CA	92648	United Stat	1/24/2026
Doria Merical	Huntington Beach	CA	92649	United Stat	1/24/2026
Taylor Hardin	Huntington Beach	CA	92647	United Stat	1/24/2026
Michael Schaffner	Huntington Beach	CA	92649	United Stat	1/24/2026
Heather Velastegui	Huntington Beach	CA	92646	United Stat	1/24/2026
Jennifer Schaumburg	Huntington Beach	CA	92646	United Stat	1/24/2026
Curtis Ong	Huntington Beach	CA	92648	United Stat	1/24/2026
Jamie Coker-Robertson	Fountain Valley	CA	92708	United Stat	1/24/2026
Christine blair	Huntington Beach	CA	92646	United Stat	1/24/2026
Elisabeth Day	Huntington Beach	CA	92648	United Stat	1/24/2026
Rossedy Anderson	Huntington Beach	CA	92646	United Stat	1/24/2026

Linda simonian	Huntington Beach	CA	92647	United Stat	1/24/2026
Jennifer Johnson	Huntington Beach	CA	92646	United Stat	1/24/2026
Trena Ault	Huntington Beach	CA	92646	United Stat	1/24/2026
Albert Lin	Newport Beach	CA	92663	United Stat	1/24/2026
Tracy Boswell	Huntington Beach	CA	92648	United Stat	1/24/2026
Janel Yoshida	Huntington Beach	CA	92648	United Stat	1/24/2026
Amy DeNardo	Huntington Beach	CA	92648	United Stat	1/24/2026
Andrew Marsoun	Huntington Beach	CA	92648	United Stat	1/24/2026
Linda Spengler	Huntington Beach	CA	92648	United Stat	1/24/2026
Doug Luther	Huntington Beach	CA	92648	United Stat	1/24/2026
Hanh Seckner	Huntington Beach	CA	92648	United Stat	1/24/2026
Cinthia Perez	Huntington Beach	CA	92648	United Stat	1/24/2026
Paul Hicks	Huntington Beach	CA	92648	United Stat	1/24/2026
Kelly Venezia	Huntington Beach	CA	92647	United Stat	1/24/2026
Michaela Fazio	Huntington Beach	CA	92648	United Stat	1/24/2026
Allyson Moser	Huntington Beach	CA	92648	United Stat	1/24/2026
Loreen Attridge	Huntington Beach	CA	92648	United Stat	1/24/2026
Jade Hendricks	Huntington Beach	CA	92648	United Stat	1/24/2026
Vanessa Benson	Huntington Beach	CA	92648	United Stat	1/24/2026
Rita Sidrak	Huntington Beach	CA	92648	United Stat	1/24/2026
Randy Ellison	Huntington Beach	CA	92649	United Stat	1/24/2026
Margo Ferris	Huntington Beach	CA	92646	United Stat	1/24/2026
Mark Ault	Huntington Beach	CA	92646	United Stat	1/24/2026
Michaela Vitrano	Huntington Beach	CA	92649	United Stat	1/24/2026
Audrey Hartman	Huntington Beach	CA	92649	United Stat	1/24/2026
Nicole trapp	Huntington Beach	CA	92648	United Stat	1/24/2026
Gigi kramer	Huntington Beach	CA	92646	United Stat	1/24/2026
Tara Coker	Huntington Beach	CA	92646	United Stat	1/24/2026
Dennis Donsker	Newport Beach	CA	92663	United Stat	1/24/2026
James Templin	Huntington Beach	CA	92648	United Stat	1/24/2026
Debbie De La Cruz	Huntington Beach	CA	92647	United Stat	1/24/2026
Jackie Ferlita	Huntington Beach	CA	92648	United Stat	1/24/2026
Steven Ralls	Huntington Beach	CA	92648	United Stat	1/24/2026
Nancy Shih	Huntington Beach	CA	92648	United Stat	1/24/2026
Meredyth Serrecchia	Huntington Beach	CA	92649	United Stat	1/24/2026
Ayden Colbert	Huntington Beach	CA	92648	United Stat	1/24/2026
John lane	Huntington Beach	CA	90742	United Stat	1/24/2026
Ashley Trieb	Huntington Beach	CA	92648	United Stat	1/24/2026
Maryann Jensen	Huntington Beach	CA	92648	United Stat	1/24/2026
Robin Brunner	Huntington Beach	CA	92648	United Stat	1/24/2026
Matthew Benson	Huntington Beach	CA	92648	United Stat	1/24/2026
Dion Trieb	Huntington Beach	CA	92648	United Stat	1/24/2026
Niva Patel	Huntington Beach	CA	92646	United Stat	1/24/2026
Diane Passaquindici	Huntington Beach	CA	92648	United Stat	1/24/2026

Nora Fernandez	Huntington Beach	CA	92648	United Stat	1/24/2026
James Jensen	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Warren	Huntington Beach	CA	92648	United Stat	1/24/2026
Cathy Campbell	Huntington Beach	CA	92648	United Stat	1/24/2026
Ken Stockman	Huntington Beach	CA	92648	United Stat	1/24/2026
Sean Moore	Huntington Beach	CA	92647	United Stat	1/24/2026
Dave Kerr	Huntington Beach	CA	92646	United Stat	1/24/2026
George Woodley	Huntington Beach	CA	92648	United Stat	1/24/2026
Laura knight	Huntington Beach	CA	92648	United Stat	1/24/2026
Tracie French	Huntington Beach	CA	92648	United Stat	1/24/2026
Sterling Lapham	Huntington Beach	CA	92649	United Stat	1/24/2026
Clint Gerlach	Huntington Beach	CA	92648	United Stat	1/24/2026
David Luther	Huntington Beach	CA	92646	United Stat	1/24/2026
Steven Sturm	Huntington Beach	CA	92648	United Stat	1/24/2026
Karen Sturm	Huntington Beach	CA	92648	United Stat	1/24/2026
Brett Duff	Huntington Beach	CA	92646	United Stat	1/24/2026
Chris Croswell	Huntington Beach	CA	92648	United Stat	1/24/2026
Lesley Malone	Huntington Beach	CA	92646	United Stat	1/24/2026
Cheryl Gates	Huntington Beach	CA	92648	United Stat	1/24/2026
Mike Frayer	Huntington Beach	CA	92647	United Stat	1/24/2026
Karen Guthorn	Huntington Beach	CA	92648	United Stat	1/24/2026
Angelique Ouaknine	Huntington Beach	CA	92649	United Stat	1/24/2026
Calder McNab	Huntington Beach	CA	92648	United Stat	1/24/2026
Cecilia Hicks	Huntington Beach	CA	92648	United Stat	1/24/2026
Teri Springer	Huntington Beach	CA	92648	United Stat	1/24/2026
Elysia Weiner	Huntington Beach	CA	92646	United Stat	1/24/2026
Carol CooperYudin	Huntington Beach	CA	92647	United Stat	1/24/2026
Dorothy Weiner	Huntington Beach	CA	92646	United Stat	1/24/2026
Taylor gates	Huntington Beach	CA	92648	United Stat	1/24/2026
Jennifer Schaffner	Huntington Beach	CA	92649	United Stat	1/24/2026
Ben Tilton	Huntington Beach	CA	92646	United Stat	1/24/2026
Maxwell Upp	Laguna Niguel	CA	92677	United Stat	1/24/2026
Ed Breunig	Huntington Beach	CA	92648	United Stat	1/24/2026
Michelle Bachand	Huntington Beach	CA	92648	United Stat	1/24/2026
Jannette Martes	Lakewood	CA	90712	United Stat	1/24/2026
Robert Rose	Huntington Beach	CA	92648	United Stat	1/24/2026
Suzanne valker	Huntington Beach	CA	92648	United Stat	1/24/2026
Eric Reichert	Huntington Beach	CA	92648	United Stat	1/24/2026
Scott Clegg	Huntington Beach	CA	92648	United Stat	1/24/2026
Josephine Garrett	Huntington Beach	CA	92648	United Stat	1/24/2026
jeneane Tripoli	Huntington Beach	CA	92648	United Stat	1/24/2026
John DeGuide	Huntington Beach	CA	92648	United Stat	1/24/2026
Allen Hampton	Huntington Beach	CA	92648	United Stat	1/24/2026
Tatyana Bukrinsky	Huntington Beach	CA	92649	United Stat	1/24/2026

Mariam Arsala	Anaheim	CA	92804	United Stat	1/24/2026
Brent Kosick	Huntington Beach	CA	92646	United Stat	1/24/2026
Sharon Maines	Huntington Beach	CA	92648	United Stat	1/24/2026
Jeffrey Teng	Huntington Beach	CA	92648	United Stat	1/24/2026
Greg Berger	Huntington Beach	CA	92646	United Stat	1/24/2026
Judy Jones	Huntington Beach	CA	92648	United Stat	1/24/2026
Marian McClellan	Huntington Beach	CA	92648	United Stat	1/24/2026
Susan DeGuide	Huntington Beach	CA	92648	United Stat	1/24/2026
Joseph Schacatano	Huntington Beach	CA	92649	United Stat	1/24/2026
James Romanowski	Huntington Beach	CA	92648	United Stat	1/24/2026
Frank Carroll	Huntington Beach	CA	92648	United Stat	1/25/2026
Violet Cueva-Unseld	Huntington Beach	CA	92648	United Stat	1/25/2026
Diana Davide	Huntington Beach	CA	92648	United Stat	1/25/2026
Tim Maurer	Anaheim	CA	92808	United Stat	1/25/2026
Michelle Strollo	Huntington Beach	CA	92648	United Stat	1/25/2026
John Ridgway	Huntington Beach	CA	92648	United Stat	1/25/2026
Joseph Garrett	Huntington Beach	CA	92648	United Stat	1/25/2026
Dat Do	Huntington Beach	CA	92648	United Stat	1/25/2026
Diane Buccella	Huntington Beach	CA	92649	United Stat	1/25/2026
Carlos Ortiz	Huntington Beach	CA	92648	United Stat	1/25/2026
LINDY Webb	Huntington Beach	CA	92648	United Stat	1/25/2026
Mary MacKenzie	Huntington Beach	CA	92648	United Stat	1/25/2026
Mary Lou Martin	Long Beach	CA	90803	United Stat	1/25/2026
Rudi Riegler	Huntington Beach	CA	92647	United Stat	1/25/2026
Kevin Dunham	Huntington Beach	CA	92649	United Stat	1/25/2026
terry hammer	Huntington Beach	CA	92648	United Stat	1/25/2026
Vona Breunig	Huntington Beach	CA	92648	United Stat	1/25/2026
Troy Coker	Huntington Beach	CA	92646	United Stat	1/25/2026
Paul Rubio	Huntington Beach	CA	92649	United Stat	1/25/2026
Susan Ridgway	Huntington Beach	CA	92648	United Stat	1/25/2026
Carla Rose	Huntington Beach	CA	92648	United Stat	1/25/2026
sharon pitchford	Huntington Beach	CA	92646	United Stat	1/25/2026
Patti Gasparian	Huntington Beach	CA	92648	United Stat	1/25/2026
Lynn Haye	Huntington Beach	CA	92648	United Stat	1/25/2026
Tyler straub	Huntington Beach	CA	92648	United Stat	1/25/2026
Teresa Campbell	Huntington Beach	CA	92648	United Stat	1/25/2026
Matthew Shackelford	Huntington Beach	CA	92648	United Stat	1/25/2026
Neda Zargar	Irvine	CA	92614	United Stat	1/25/2026
Albert Gasparian	Huntington Beach	CA	92648	United Stat	1/25/2026
Mary Amen	Huntington Beach	CA	92649	United Stat	1/25/2026
Alton Foran	Huntington Beach	CA	92648	United Stat	1/25/2026
mah mehr	Laguna Beach	CA	92651	United Stat	1/25/2026
Sonu S	Fullerton	CA	92832	United Stat	1/25/2026
Caryl Deovlet	Huntington Beach	CA	92648	United Stat	1/25/2026

Behnam Razmjooei	Irvine	CA	92618	United Stat	1/25/2026
Tim groff	Huntington Beach	CA	92648	United Stat	1/25/2026
aubrey hernandez	Los Angeles	CA	90043	United Stat	1/25/2026
Erin nichols	Huntington Beach	CA	92648	United Stat	1/25/2026
Tony SWANSON	Huntington Beach	CA	92648	United Stat	1/25/2026
natalie mcdaniel	Huntington Beach	CA	92648	United Stat	1/25/2026
Kristen Shearer	Huntington Beach	CA	92647	United Stat	1/25/2026
StephaniE GledhilL	Huntington Beach	CA	92648	United Stat	1/25/2026
Claire Au	Huntington Beach	CA	92648	United Stat	1/25/2026
Shadi H	Costa Mesa paoularinc	CA	92626	United Stat	1/25/2026
Nooshin Neshat Effatian				United Stat	1/25/2026
Eveline Gani	Huntington Beach	CA	92649	United Stat	1/25/2026
Dan Blair	Huntington Beach	CA	92646	United Stat	1/25/2026
Subianto Gani	Pontianak		78111	Indonesia	1/25/2026
Paul Wyrick	Huntington Beach	CA	92649	United Stat	1/25/2026
Sepanta Yousefian	Somerville	MA	02144	United Stat	1/25/2026
Roneisha Reynolds	Victorville	WA	92394	United Stat	1/25/2026
Narges Falahati	Lake Forest	CA	92630	United Stat	1/25/2026
marjan asvadi	Los Angeles	CA	90017	United Stat	1/25/2026
Jasmin Imani	Santa Ana	CA	92701	United Stat	1/25/2026
Lisa C Wellman	Huntington Beach	CA	92648	United Stat	1/25/2026
Gayle Haas	Cutchogue	NY	11935	United Stat	1/25/2026
Michelle Greenhaw	Huntington Beach	CA	92649	United Stat	1/25/2026
Melanie mousavi	Los Angeles	CA	90017	United Stat	1/25/2026
shabnam shahriari	Irvine	CA	92620	United Stat	1/25/2026
Farzin Bijani	Lake Forest	CA	92630	United Stat	1/25/2026
Lalitha Ananth	Huntington Beach	CA	92648	United Stat	1/25/2026
Alicia Logan	Huntington Beach	CA	92647	United Stat	1/25/2026
Ricky L				United Stat	1/25/2026
Mark Zamiska	Huntington Beach	CA	92646	United Stat	1/25/2026
John Bruce Corral	Huntington Beach	CA	92648	United Stat	1/25/2026
Kimo malie	Irvine	CA	92678	United Stat	1/25/2026
Vicki Davis	Huntington Beach	CA	92648	United Stat	1/25/2026
Melanie Champion	Huntington Beach	CA	92648	United Stat	1/25/2026
John dyer	Huntington Beach	CA	92648	United Stat	1/25/2026
ROGER Mcclellan	Huntington Beach	CA	92648	United Stat	1/25/2026
Theresa Scheffler	Los Angeles	CA	90068	United Stat	1/25/2026
Shabboo Karimi	Irvine	CA	92620	United Stat	1/25/2026
hong mei cui	Huntington Beach	CA	92648	United Stat	1/25/2026
Farin Baradaran	Aliso Viejo	CA	92656	United Stat	1/25/2026
rosemary torossian	Sherman Oaks	CA	91423	United Stat	1/25/2026
Shekoufeh Mohammai	Canoga Park	CA	91303	United Stat	1/25/2026
Ava Moosavi	Irvine	CA	92620	United Stat	1/25/2026
Mojgan Noori	Dana Point	CA	92629	United Stat	1/25/2026

Jenny Freck	Huntington Beach	CA	92648	United Stat	1/25/2026
Maryam Mosafer	Corona del Mar	CA	92625	United Stat	1/25/2026
Mehrnaz Rassizadeh	Santa Ana	CA	92701	United Stat	1/25/2026
Eric Wiltfong	Huntington Beach	CA	92646	United Stat	1/25/2026
Vahid Zamiri	Encino	CA	91316	United Stat	1/25/2026
Mahan Khorramzad	Irvine	CA	92612	United Stat	1/25/2026
Tom Shibel	Huntington Beach	CA	92646	United Stat	1/25/2026
Sean V	Laguna Hills	CA	92653	United Stat	1/25/2026
Tristan Peimanzi	Riverside	CA	92503	United Stat	1/25/2026
Zahra Amirloo	Anaheim	CA	92805	United Stat	1/25/2026
Katy sethna	Mission Viejo	CA	92691	United Stat	1/25/2026
Pantea Tehrani	Aliso Viejo	CA	92656	United Stat	1/25/2026
Mahbobeh Golzari	Irvine	CA	92618	United Stat	1/25/2026
Mahsa Atarian	Los Angeles	CA	90043	United Stat	1/25/2026
Zahra hosseini Hosseini	Laguna Niguel	CA	92677	United Stat	1/25/2026
pegah rahimi	Irvine	CA	92618	United Stat	1/25/2026
Hooman Samadzadeh	Woodland Hills	CA	91367	United Stat	1/25/2026
Mahta Delavar	Woodland Hills	CA	91367	United Stat	1/25/2026
Sara Habibi	Irvine	CA	92620	United Stat	1/25/2026
Rosa mohammadi	Laguna Niguel	CA	92677	United Stat	1/25/2026
tay far	irvie	CA	92612	United Stat	1/25/2026
Katayon Khorshidi	Garden Grove	CA	92840	United Stat	1/25/2026
Bita Fahim	Huntington Beach	CA	92648	United Stat	1/25/2026
Pezhman kavian	Mission Viejo	CA	92691	United Stat	1/25/2026
Kiyana Kamoei	Aliso Viejo	CA	92656	United Stat	1/25/2026
Ziba هاشمی	Irvine	CA	92602	United Stat	1/25/2026
Jamie Dufault	Los Angeles	CA	90006	United Stat	1/25/2026
Christy Dozor	Huntington Beach	CA	92649	United Stat	1/25/2026
jude dozor	Huntington Beach	CA	92649	United Stat	1/25/2026
Emely Jimenez	Los Angeles	CA	90011	United Stat	1/25/2026
Mohammad Goudarzi	Garden Grove	CA	92843	United Stat	1/25/2026
Siamak Tehrani	Woodland hills	CA	91307	United Stat	1/25/2026
Shapoor Kosarimehr	Mission Viejo	CA	92691	United Stat	1/25/2026
Bahareh Gorgin	Torrance	CA	90505	United Stat	1/25/2026
samira gh	Los Angeles	CA	90014	United Stat	1/25/2026
Kathy Ghorbani	Mission Viejo	CA	92692	United Stat	1/25/2026
Mark Giordani	Los Angeles	CA	91303	United Stat	1/25/2026
Frances Chao	Huntington Beach	CA	92648	United Stat	1/25/2026
Ali Sabouri	Anaheim	CA	92801	United Stat	1/25/2026
Isabel Miguel	Moreno Valley	CA	92551	United Stat	1/25/2026
Cathy Voong	Huntington Beach	CA	92649	United Stat	1/25/2026
Cheryl Wyrick	Huntington Beach	CA	92649	United Stat	1/25/2026
Mehrdad Fathirad	Corona	CA	92883	United Stat	1/25/2026
Elahe Dana	Irvine	CA	92620	United Stat	1/25/2026

jarmen sarkisian	Northridge	CA	91325	United Stat	1/25/2026
Kambiz Esfahani	Anaheim	CA	92801	United Stat	1/25/2026
Ray Chung	Huntington Beach	CA	92648	United Stat	1/25/2026
Dariush Deghan	Los Angeles	CA	90023	United Stat	1/25/2026
Pooneh Ashrafi	Irvine	CA	92602	United Stat	1/25/2026
Sherry Groff	Huntington Beach	CA	92648	United Stat	1/25/2026
Giti Mehrafshani	Oak Park	CA	91377	United Stat	1/25/2026
Maryam Rahimkhani	Aliso Viejo	CA	92656	United Stat	1/25/2026
Nicole Rahimi	Redondo Beach	CA	90277	United Stat	1/25/2026
mahsa reisi	Laguna Niguel	CA	92677	United Stat	1/25/2026
melika khameneyan	Mission Viejo	CA	92691	United Stat	1/25/2026
Babak Sm	Newport Beach	CA	92660	United Stat	1/25/2026
Morvarid Hashemi	Anaheim	CA	92801	United Stat	1/25/2026
William DeNardo	Huntington Beach	CA	92648	United Stat	1/25/2026
Niloofar Amirpour	Santa ana	CA	92704	United Stat	1/25/2026
Reza Mohammadiha	Reseda	CA	91335	United Stat	1/25/2026
Mersedeh N	Lake Forest	CA	92630	United Stat	1/25/2026
Mary Seyrdian	Ladera Ranch	CA	92694	United Stat	1/26/2026
Farzaneh Kh	Irvine	CA	92618	United Stat	1/26/2026
Chase Whitehead	Huntington Beach	CA	92648	United Stat	1/26/2026
Armita Souran	Santa Ana	CA	92705	United Stat	1/26/2026
Rebecca Martinez	Long Beach	CA	90803	United Stat	1/26/2026
Gavin Hartman	Huntington Beach	CA	92648	United Stat	1/26/2026
Shima Agah	Anaheim	CA	92807	United Stat	1/26/2026
Amin Hajarian	Irvine	CA	92617	United Stat	1/26/2026
Saba Ahmadi	Los Angeles	CA	94012	United Stat	1/26/2026
Giii Dellll	Tustin	CA	92780	United Stat	1/26/2026
Hongli Zhou	Irvine		92618	United Stat	1/26/2026
sooshiant Mokhtari	Irvine	CA	92618	United Stat	1/26/2026
Parvin Abdollahi	Riverside	CA	92509	United Stat	1/26/2026
Phil Geminder	Huntington Beach	CA	92648	United Stat	1/26/2026
Julie Ault	Huntington Beach	CA	92648	United Stat	1/26/2026
David Snyder	Huntington Beach	CA	92648	United Stat	1/26/2026
Annette Geminder	Huntington Beach	CA	92648	United Stat	1/26/2026
Colin Dootson	Huntington Beach	CA	92648	United Stat	1/26/2026
parastoo majidi	Irvine	CA	92603	United Stat	1/26/2026
Saba Baraghani	Moreno Valley	CA	92555	United Stat	1/26/2026
Maggie Hartman	Huntington Beach	CA	92648	United Stat	1/26/2026
Queena qu	Riverside	CA	92807	United Stat	1/26/2026
Ben Lightfoot	Huntington Beach	CA	92648	United Stat	1/26/2026
Nasrin Homaee	Irvine	CA	92602	United Stat	1/26/2026
Chase Ault	Huntington Beach	CA	92648	United Stat	1/26/2026
Nikki radan	Anaheim	CA	92825	United Stat	1/26/2026
Pamela O'Connor	Huntington Beach	CA	92646	United Stat	1/26/2026

Reza Karkia	Newport Beach	CA	92660	United Stat	1/26/2026
نگار صمدی	Playa del Rey	CA	90293	United Stat	1/26/2026
Nancy Lanksbury	Huntington Beach	CA	92648	United Stat	1/26/2026
Michelle Amezcua	Riverside	CA	92506	United Stat	1/26/2026
sepideh kazemi	Aliso Viejo	CA	92656	United Stat	1/26/2026
Shiler Naderi	Irvine	CA	92618	United Stat	1/26/2026
Afsaneh Lashgari	Irvine	CA	92618	United Stat	1/26/2026
Daniel kim	Corona	CA	92879	United Stat	1/26/2026
Jacqueline Brodt	Huntington Beach	CA	92646	United Stat	1/26/2026
Rose fard	Irvine	CA	92614	United Stat	1/26/2026
targol parsa	Irvine	CA	92620	United Stat	1/26/2026
Paris Zadeh	Mission Viejo	CA	92692	United Stat	1/26/2026
Neda Adlgostar	Mission Viejo	CA	92692	United Stat	1/26/2026
H s	Santa Ana	CA	92704	United Stat	1/26/2026
Afrooz Montaseri	Irvine	CA	92618	United Stat	1/26/2026
Sheida Mohammadi	Canoga Park	CA	91303	United Stat	1/26/2026
Roya Rezaei	Anaheim	CA	92802	United Stat	1/26/2026
Bahareh Alikhaniha	Laguna Niguel	CA	92677	United Stat	1/26/2026
Curt Hilliard	Huntington Beach	CA	92648	United Stat	1/26/2026
Axel Merlin	Santa Ana	CA	92703	United Stat	1/26/2026
David Nelson	Huntington Beach	CA	92648	United Stat	1/26/2026
behrang alaoddoleh	Tustin	CA	92782	United Stat	1/26/2026
مصطفی بهروزی کیا	Los Angeles	CA	90060	United Stat	1/26/2026
Taylor Ault	Huntington Beach	CA	92648	United Stat	1/26/2026
Tony Zarandi	Laguna Niguel	CA	92677	United Stat	1/26/2026
Nasrin Hooshvar	Laguna Niguel	CA	92677	United Stat	1/26/2026
Shelly Hilliard	Huntington Beach	CA	92648	United Stat	1/26/2026
Mohsen Ghorbani	Los Angeles	CA	90026	United Stat	1/26/2026
Dylan Sherman	Whittier	CA	90602	United Stat	1/26/2026
Cynthia Benton	Huntington Beach	CA	92648	United Stat	1/26/2026
Sogol Nikbakht	Irvine	CA	92618	United Stat	1/26/2026
Hossein Shargh	Corona	CA	92883	United Stat	1/26/2026
Ali Gheidi	Laguna Niguel	CA	92677	United Stat	1/26/2026
Sarah McCoy	Corona	CA	92882	United Stat	1/26/2026
Neda Bastani	Fullerton	CA	92835	United Stat	1/26/2026
Arash Kay Moghadam	Reseda	CA	91335	United Stat	1/26/2026
Mahnaz Doosti	Long Beach	CA	90805	United Stat	1/26/2026
hau sin wong	Huntington Beach	CA	92648	United Stat	1/26/2026
Afsan Osivand	Irvine	CA	92612	United Stat	1/26/2026
Donald Wittenberg	Huntington Beach	CA	92646	United Stat	1/26/2026
Miranda Ault	Seattle	WA	98109	United Stat	1/26/2026
Kiyana Kamoei	Aliso Viejo	CA	92656	United Stat	1/26/2026
Maryam Sadeghi	Mission Viejo	CA	92696	United Stat	1/26/2026
Narges Beikmohammadi	Fullerton	CA	92833	United Stat	1/26/2026

Abbas Ahmadi	Irvine	CA	92612	United Stat	1/26/2026
NAZANIN BIJANI	Los Angeles	CA	90066	United Stat	1/26/2026
Miranda Kwan	Huntington Beach	CA	92648	United Stat	1/26/2026
Nasrin Kazem	Woodland Hills	CA	91364	United Stat	1/26/2026
Mike Miller	Newport Beach	CA	92663	United Stat	1/26/2026
Soudabeh Zadeh	Anaheim	CA	92807	United Stat	1/26/2026
Vahideh Kazemzadeh	Corona	CA	92880	United Stat	1/26/2026
Farzane Sherok	Santa Ana	CA	92703	United Stat	1/26/2026
Luna Ghani	Tustin	CA	92780	United Stat	1/26/2026
Fariman Jozeramezani	Anaheim	CA	92807	United Stat	1/26/2026
Maryam Aipour	Irvine	CA	92614	United Stat	1/26/2026
Gloria Wu	Placentia	CA	92870	United Stat	1/26/2026
Zara Nama	Rancho Palos Verdes	CA	90275	United Stat	1/26/2026
rose Shadi	Laguna Niguel	CA	92677	United Stat	1/26/2026
Sanaz Mir	Woodland Hills	CA	91367	United Stat	1/26/2026
Paymaneh Moshrefi	Anaheim	CA	92805	United Stat	1/26/2026
Alice Westhop	Garden Grove	CA	92840	United Stat	1/26/2026
omid ziaee				United Stat	1/26/2026
Alex Namazi	Ladera Ranch	CA	92694	United Stat	1/26/2026
Samira hesari	Anaheim	CA	92805	United Stat	1/26/2026
Roya Azad	Irvine	CA	92618	United Stat	1/26/2026
Nosratolah Bahman	Woodland Hills	CA	91364	United Stat	1/26/2026
Mah Aj	Rancho Santa Margarit	CA	92688	United Stat	1/26/2026
Alenoosh Hacupian	Glendale	CA	91204	United Stat	1/26/2026
Fariba Haghjoo	Irvine	CA	92604	United Stat	1/26/2026
Iran Freedom	Los Angeles	CA	90061	United Stat	1/26/2026
Saba khorsandi	Bellevue	WA	98006	United Stat	1/26/2026
Malihe Cheraghi Asl	Los Angeles	CA	90060	United Stat	1/26/2026
Hamidreza Jafari	Santa Ana	CA	92703	United Stat	1/26/2026
Sophie Dadhoo	Irvine	CA	92604	United Stat	1/26/2026
Saeid Zadeghi	Aliso Viejo	CA	92656	United Stat	1/26/2026
David Shabani	Pomona	CA	91766	United Stat	1/26/2026
Daryoush Kaviani	Canoga Park	CA	91303	United Stat	1/26/2026
Naghmeh Masoudinia	Corona	CA	92881	United Stat	1/26/2026
maedeh moghbel esfaha	Garden Grove	CA	92843	United Stat	1/26/2026
Fariba Hajjafar	Pittsburgh	PA	15210	United Stat	1/26/2026
Noshin Askari	Foothill Ranch	CA	92610	United Stat	1/26/2026
parisa homayouni	Los Angeles	CA	90001	United Stat	1/26/2026
Tim O’Connor	Huntington Beach	CA	92646	United Stat	1/26/2026
Yue Zhou	Diamond Bar	CA	91765	United Stat	1/26/2026
Sara Ramezani	Anaheim	CA	92805	United Stat	1/26/2026
naeimeh pourzolfaghar	Irvine	CA	92620	United Stat	1/26/2026
Tahereh Alinejad	Los Angeles	CA	90060	United Stat	1/26/2026
Sussan Azaria	Westminster	CA	92683	United Stat	1/26/2026

Ali Khorsand	Aliso Viejo	CA	92656	United Stat	1/26/2026
Sahar Vahidi	Rancho Santa Margarit	CA	92688	United Stat	1/26/2026
Aram Afarinesh	Westminster	CA	92683	United Stat	1/26/2026
soheila rezaei	Santa Ana	CA	92704	United Stat	1/26/2026
Kathy kh	Los Angeles	CA	90060	United Stat	1/26/2026
Mohammad Mohsenian	Irvine	CA	92620	United Stat	1/26/2026
Daniel Agajanian	Huntington Beach	CA	92648	United Stat	1/26/2026
Carl carpenter	Huntington Beach	CA	92648	United Stat	1/26/2026
Nasima Shansab	Northridge	CA	91325	United Stat	1/26/2026
Zahra Attar ashrafi	Irvine	CA	92612	United Stat	1/26/2026
Sonya Branson	Huntington Beach	CA	92648	United Stat	1/26/2026
Maryam Gilanpour	La Mirada	CA	90638	United Stat	1/26/2026
Mona Ranjbar	Ladera Ranch	CA	92694	United Stat	1/26/2026
HARVEY RAHIMIAN.	Van Nuys	CA	91401	United Stat	1/26/2026
Shahriar Pourbahrami	Woodland Hills	CA	91367	United Stat	1/26/2026
Azi Toussi	Mission Viejo		92691	United Stat	1/26/2026
Ana gholami	Aliso Viejo	CA	92656	United Stat	1/26/2026
Azita Varjan	Riverside	CA	92614	United Stat	1/26/2026
Mona Fara	Irvine	CA	92612	United Stat	1/26/2026
Mostafa Delshad	Irvine	CA	92618	United Stat	1/26/2026
Maryam vatan	Placentia	CA	92870	United Stat	1/26/2026
Narges Yousef Beigi	Los Angeles	CA	90020	United Stat	1/26/2026
Miranda Johnson	Newport Beach	CA	92663	United Stat	1/26/2026
Vida Azari	Los Angeles	CA	90006	United Stat	1/26/2026
Giti Laki	Laguna Niguel	CA	92677	United Stat	1/26/2026
Matt D	Fountain Valley	CA	92708	United Stat	1/26/2026
sina Ghazi	Moreno Valley	CA	92553	United Stat	1/26/2026
Angineh Davoodian	Rancho Cucamonga	CA	91701	United Stat	1/26/2026
Moe L	Reseda	CA	91335	United Stat	1/26/2026
Granaz Movahed	Costa Mesa	CA	92626	United Stat	1/26/2026
Minoo Rabbani	San Marcos	CA	92078	United Stat	1/26/2026
Shirin Azizi	Rancho Cucamonga	CA	91730	United Stat	1/26/2026
Eli ramandi	Los Angeles	CA	90003	United Stat	1/26/2026
Peymaneh Bakhtari	Irvine	CA	92614	United Stat	1/26/2026
Behnaz Erfani	Claremont	CA	91711	United Stat	1/26/2026
Bryan Chang	La Mirada	CA	90638	United Stat	1/26/2026
Golbahar Janani	Trabuco Canyon	CA	92679	United Stat	1/26/2026
Matthew Lynch	Huntington Beach	CA	92649	United Stat	1/26/2026
james jam	Irvine	CA	92618	United Stat	1/26/2026
Kathy Emerzian	Huntington Beach	CA	92648	United Stat	1/26/2026
Sami M	Aliso Viejo	CA	92656	United Stat	1/26/2026
Eli shafi	Irvine	CA	92602	United Stat	1/26/2026
Anna Zomorod	Los Angeles	CA	90044	United Stat	1/26/2026
Sam Hudson	Burbank	CA	91503	United Stat	1/26/2026

Farnaz Amini	Orange	CA	92867	United Stat	1/26/2026
Roya Bayat	Tustin	CA	92780	United Stat	1/26/2026
Goli Derogat	San Juan Capistrano	CA	92675	United Stat	1/26/2026
Arezoo Naderi	Van Nuys	CA	91406	United Stat	1/26/2026
Ian sender	Newport Beach	CA	92660	United Stat	1/26/2026
Ben Shamloo@yahoo.co	Los Angeles	CA	90048	United Stat	1/26/2026
Maryam Nikbakht	Mission Viejo	CA	92692	United Stat	1/26/2026
Dan De Yo	Yorba Linda	CA	92886	United Stat	1/26/2026
Sara Azizi	Los Angeles	CA	90006	United Stat	1/26/2026
Neda Dehghani (ندا)	Winnetka	CA	91306	United Stat	1/26/2026
pani b	la	CA	90035	United Stat	1/26/2026
Haideh Tabrizi	Redwood City	CA	94065	United Stat	1/26/2026
Michael Razipour	Rancho Palos Verdes	CA	90275	United Stat	1/26/2026
Rassol Eftekharian	Placentia	CA	92870	United Stat	1/26/2026
francisco solis	Los Angeles	CA	90011	United Stat	1/26/2026
Kelly casares	Huntington Beach	CA	92648	United Stat	1/26/2026
Jacqueline Jernigan	Huntington Beach	CA	92648	United Stat	1/26/2026
Sofi Aram	Anaheim	CA	92805	United Stat	1/26/2026
Dariush Seddighzadeh	Santa Ana	CA	92705	United Stat	1/26/2026
Mohammad Karimi	Irvine	CA	92620	United Stat	1/26/2026
Ellie Bozorg	Mission Viejo	CA	92692	United Stat	1/26/2026
Sepideh Sohrabnejad	Corona	CA	92880	United Stat	1/26/2026
Anthony reddy	Huntington Beach	CA	92648	United Stat	1/26/2026
Sean Khosrovani	Springfield	MA	01108	United Stat	1/26/2026
Craig Petrime	Garden Grove	CA	92843	United Stat	1/26/2026
fatemeh yadegar	mission viejo	CA	92692	United Stat	1/26/2026
Cliff shu	Huntington Beach	CA	92648	United Stat	1/26/2026
Pari Rafie	Phoenix	AZ	92656	United Stat	1/26/2026
Allison lloyd	Huntington Beach	CA	92649	United Stat	1/26/2026
Sol Dr	Los Angeles	CA	90004	United Stat	1/26/2026
Peter Tillotson	Huntington Beach	CA	92648-612	United Stat	1/26/2026
Shokofeh Dehghan	Irvine	CA	92603	United Stat	1/26/2026
Mas Gholami	Los Angeles	CA	90060	United Stat	1/26/2026
Eric P	Temecula	CA	92592	United Stat	1/26/2026
Mike Kim	Irvine	CA	92618	United Stat	1/26/2026
Paris Kasmai	Mission Viejo	CA	92691	United Stat	1/26/2026
Asal azari	Aliso Viejo	CA	92656	United Stat	1/26/2026
Nousha H	Aliso Viejo	CA	92656	United Stat	1/26/2026
Joe Brunner	Huntington Beach	CA	92648	United Stat	1/26/2026
AJ Benton	Huntington Beach	CA	92648	United Stat	1/26/2026
Merouj Babaian	Porter Ranch	CA	91326	United Stat	1/26/2026
Bita Jafari	Winnetka	CA	91306	United Stat	1/26/2026
Saied Mirshahidi	Irvine	CA	92618	United Stat	1/26/2026
robin Wilhite	Westminster	CA	92683	United Stat	1/26/2026

Haleh Shari	Corona	CA	92880	United Stat	1/26/2026
Soraya Eslampasand	Long Beach	CA	90802	United Stat	1/26/2026
Hanieh Allahmoradi	Los Angeles	CA	90006	United Stat	1/26/2026
Patricia McDaniel	Huntington Beach	CA	92648	United Stat	1/26/2026
Neda Sho	Aliso Viejo	CA	92656	United Stat	1/26/2026
Lisa Pinkerton	Long Beach	CA	90803	United Stat	1/26/2026
Sara Saleh	Laguna Niguel	CA	92677	United Stat	1/26/2026
Jack Homer	Beverly Hills	CA	90210	United Stat	1/26/2026
Mathew Salek	Santa Ana	CA	92707	United Stat	1/26/2026
Vida Dashloo	Irvine	CA	92620	United Stat	1/26/2026
Minoo Shokrollahi	Panorama City	CA	91402	United Stat	1/26/2026

From: Ramos, Ricky
To: Cortez, Joanna
Subject: FW: Formal Record Request & Disclosure – Huntington Club Agenda item Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009 Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026
Date: Monday, January 26, 2026 4:07:10 PM

-----Original Message-----
From: Elizabeth Hartman <hartmanhouseoc@gmail.com>
Sent: Friday, January 23, 2026 2:30 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; city.manager@surfcity-hb.org; Hyland, Connor <connor.hyland@surfcity-hb.org>; supplementalcomm@surfcity-hb.org; SouthCoast@coastal.ca.gov; Planning Commission <planning.commission@surfcity-hb.org>; j.villasenor@surfcity-hb.org
Subject: Formal Record Request & Disclosure – Huntington Club Agenda item Conditional Use Permit No. 22-011 / Coastal Development Permit No. 22-009 Huntington Club Remodel and Bungalows – 6501 Palm Avenue Planning Commission Hearing: January 27, 2026

[Some people who received this message don't often get email from hartmanhouseoc@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To: City Clerk, City Attorney, Members of the Huntington Beach City Council,

This email is submitted in advance of the upcoming City Council vote regarding matters involving or affecting the Huntington Club. It is intended to create a clear, formal record for the public and the Council. The submission combines a public comment-style disclosure request with a California Public Records Act (CPRA) request, and is made in a good-faith effort to ensure transparency, compliance with state and local law, and preservation of public confidence in Council decision-making.

Public Comment / Disclosure Request

Pursuant to the California Political Reform Act (Gov. Code §§ 81000–91014), including §§ 87100, 87103, and 87200, as well as applicable Huntington Beach City Charter and Municipal Code provisions regarding Council conduct, conflicts of interest, and disclosure, I respectfully request clarification and recordation on the following:

1. Whether any sitting City Council Member currently holds, or has within the past two years held, a membership at the Huntington Club.
2. If so, whether such memberships were obtained at full market rates, including initiation fees and dues, and whether any discounts, waivers, complimentary services, or other benefits were allegedly or potentially provided, to the extent any exist.
3. Whether any such relationships, to the extent they exist, have been properly disclosed on Form 700 filings and whether a conflict-of-interest analysis has been conducted to determine whether any Council Member with such a relationship may legally participate in this vote.
4. Whether any Council Member's participation could reasonably foresee, allegedly or potentially, future financial benefits, privileges, or other emoluments arising from the Huntington Club or related entities.
5. Confirmation that appropriate recusals will be made, consistent with state law, FPPC regulations, and Huntington Beach Municipal Code / City Charter provisions, should any current or foreseeable interests exist.

This request is not an allegation of wrongdoing, but a good-faith effort to ensure compliance with California law, preserve the integrity of the Council's decision-making, and maintain public confidence. I respectfully request that any response be addressed on the record prior to the vote.

CPRA Companion Request

In addition, pursuant to the California Public Records Act (Gov. Code §§ 6250–6276.48), I request access to the following public records, to the extent they exist and are maintained by the City:

1. Form 700 Statements of Economic Interests for all current City Council Members, including any reporting of Huntington Club memberships, dues, or other benefits.
2. Internal communications, memoranda, or correspondence documenting conflict-of-interest determinations, recusals, or analyses regarding Council Members' potential financial interests, memberships, or benefits related to the Huntington Club, consistent with Gov. Code §§ 87100, 87103 and FPPC Regulations 18700 and 18702.5.
3. Any records regarding the reasonable foreseeability of future benefits, privileges, or emoluments to any Council Member arising from the Huntington Club or related entities in connection with this agenda item, consistent with state law and City Charter / Municipal Code obligations.

I respectfully request acknowledgment of receipt within 10 calendar days, consistent with Gov. Code § 6253(c), and a reasonable estimate for providing these records. If any portion of the records is withheld, please cite the specific statutory exemption relied upon. I request that any responsive records be provided electronically, if available, and included in the public record for this agenda item.

Thank you for your attention to this request. Please contact me if clarification is required.

Respectfully,
Elizabeth Hartman

t: 770-344-9236

Sent from my iPhone misspellings and all...

2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 26-091 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

SUBMITTED TO: **Planning Commission**
SUBMITTED BY: **Jennifer Villasenor, Community Development Director**
PREPARED BY: **Kimberly De Coite, Senior Administrative Assistant**

SUBJECT:
Approve Planning Commission Special Meeting Minutes Dated November 20, 2025

RECOMMENDATION:

That the Planning Commission take the following action:

“Approve the November 20, 2025, Planning Commission Minutes as submitted."

MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 20, 2025
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Goldberg

ROLL CALL: **Pellman, Bush, Thienes, Babineau, McGee, Palmer, Goldberg**

P	*P*	*P*	*P*	*P*	*P*	*P*

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

25-868 GENERAL PLAN AMENDMENT NO. 20-001/ZONING TEXT AMENDMENT NO. 20-002/ TENTATIVE PARCEL MAP NO. 21-103/CONDITIONAL USE PERMIT NO. 19-021/ENVIRONMENTAL ASSESSMENT NO. 21-001 (GOLDENWEST/GARFIELD COMMERCIAL)

REQUEST:
GPA: To amend the General Plan designation from Industrial-Specific Plan (I-sp) to Commercial Neighborhood-Specific Plan (CN-sp); ZTA: To amend the zoning designation within the Holly Seacliff Specific Plan (SP9) from Industrial to Commercial; TPM: To consolidate eight lots into a 1.32 net acre site comprised of two parcels; CUP: To construct a service station consisting of two canopies at an overall height of 19 ft., 14 pumps, a 233 sq. ft. payment kiosk at 13 ft. in height and a 3,588 sq. ft. drive-thru carwash tunnel at an overall height of 30 ft. with six vacuum stalls on a vacant site with a grade differential of more than three feet; and EA: To analyze the potential environmental impacts of the proposed project through Addendum No. 2 to the Holly-Seacliff Specific Plan certified Final EIR.

LOCATION:
19026 Goldenwest St., 92648 (southeast corner of Goldenwest St. and Garfield Ave.)

RECOMMENDED ACTION:
That the Planning Commission take the following actions:

A) Recommend approval of Environmental Assessment No. 21-001 (Addendum No. 2 to the Holly-Seacliff Specific Plan (SP9) Environmental Impact Report No. 89-1; Attachment No. 7) as adequate and complete in accordance with California

Environmental Quality Act (CEQA) by approving draft City Council Resolution and forward to the City Council for adoption (Attachment No. 2);

B) Recommend approval of General Plan Amendment No. 20-001 and forward draft City Council Resolution to the City Council for consideration (Attachment No. 3);

C) Recommend approval of Zoning Text Amendment No. 20-002 and forward draft City Council Resolution to the City Council for consideration (Attachment No. 4);

D) Approve Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 with suggested findings and conditions of approval (Attachment No. 9).

The Commission made the following disclosures:

- Commissioner McGee spoke with Vice-Chair Bush.
- Commissioner Pellman spoke with Councilmember McKeon and the City Attorney's office.
- Vice-Chair Bush spoke with Commissioner McGee and Councilmember Williams.
- Chair Thienes spoke with Councilmember McKeon.
- Commissioner Babineau spoke with Councilmembers McKeon and Twining.
- Commissioner Palmer spoke with residents, and Councilmembers McKeon and Kennedy.
- Commissioner Goldberg spoke to Councilmember McKeon.

Joanna Cortez, Principal Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the Design Review Board recommendations, the proposed parking, the proposed color scheme, the potential impact to onsite signage, potential need for contamination remediation, the oil well abandonment process, the potential for a "No Parking" sign onsite and the recommendation to return to the Design Review Board.

THE PUBLIC HEARING WAS OPENED.

Eric Fitzer, applicant, spoke in support of the proposed project and made himself available for questions.

Vance Shannon , Quick Quack, spoke in support of the proposed project, showing a brief video about the Quick Quack brand. Mr. Shannon noted that the would be between 15 to 18 staff members for the proposed project and that he did not oppose a "no parking" sign being added to the conditions of approval.

Crynyd Pickens, resident, spoke in opposition to the proposed project, citing concerns with the potential environmental impacts, light impacts, and concerns regarding the company's racial injustice and food safety history. Mr. Pickens also asked that the hearing be relocated to a building with greater ventilation.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

The commission agreed that the proposed project would benefit the subject site and Commissioner Goldberg asked that a "No Parking" sign requirement be included in the conditions.

A MOTION WAS MADE BY GOLDBERG, SECONDED BY BABINEAU, TO RECOMMEND APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 21-001 (ADDENDUM NO. 2 TO THE HOLLY-SEACLIFF SPECIFIC PLAN (SP9) ENVIRONMENTAL IMPACT REPORT NO. 89-1) AS ADEQUATE AND COMPLETE IN ACCORDANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) BY APPROVING DRAFT CITY COUNCIL RESOLUTION AND FORWARD TO THE CITY COUNCIL FOR ADOPTION; RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 20-001 AND FORWARD DRAFT CITY COUNCIL RESOLUTION TO THE CITY COUNCIL FOR CONSIDERATION; RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 20-002 AND FORWARD DRAFT CITY COUNCIL RESOLUTION TO THE CITY COUNCIL FOR CONSIDERATION; AND APPROVE TENTATIVE PARCEL MAP NO. 21-103 AND CONDITIONAL USE PERMIT NO. 19-021 WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL TO REQUIRE A SIGN PROHIBITING OVERNIGHT PARKING, BY THE FOLLOWING VOTE:

AYES: **Pellman, Bush, Thienes, Babineau, McGee, Palmer, Goldberg**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

MOTION APPROVED

FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 20-002:

1. Zoning Text Amendment (ZTA) No. 20-002 to amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Industrial (I) to Commercial (C) on a 1.32 net acre site to allow for development of a service station and drive-thru carwash is consistent with the goals and policies of the General Plan as identified below:

   A. Land Use Element

   Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

   Policy LU-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

   Policy LU-1D - Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

   Goal LU-11- Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-12 (B) - Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

B. Circulation Element

Policy CIRC-7E – Require that development projects adjacent to a designated scenic corridor include open spaces, plazas, gardens, and/or landscaping that enhance the corridor and create a buffer between the building site and the roadway.

The project includes a ZTA to implement the land use designation proposed as part of General Plan Amendment No. 20-001 and will enable the redevelopment of a vacant, industrial site into a compatible commercial corner with a service station and drive-thru carwash. The commercial project supports the City's goals and policies aimed at promoting infill development and revitalizing an existing property at an optimal location and accessibility along a major arterial. Approval of the ZTA will ensure that the project is consistent with the development standards for C uses as outlined in the Holly-Seacliff Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

2. The ZTA will change the land use designation of the subject property and modify text within the Holly-Seacliff Specific Plan to enable the proposed commercial development on the 1.32-acre site. The amendment is reflected within the overall development capacity of the Specific Plan and in accordance with Environmental Assessment No. 21-001, the project would be consistent with the commercial designation, which generates less impacts than industrial. Furthermore, the ZTA will not affect the overall land uses or the development standards prescribed for the C district established in the Holly-Seacliff Specific Plan.

3. A community need is demonstrated for the change proposed because it will allow an undeveloped site to be developed with a commercial use consistent with the character of the area and will serve residents locally and in the surrounding region.

4. Adoption of the ZTA will be in conformity with public convenience, general welfare and good zoning practices because commercial use is a more appropriate land use for the site than industrial given its location at the intersection of two arterials and its small size compared to industrial uses currently being proposed in the city. While the site is adjacent to light industrial uses to the south and east, it would match the commercial zoning to the west and activate the corner property to benefit surrounding commercial, residential, and industrial uses. The development of a commercial use on the subject property would result in less impacts to nearby residences than an industrial use. Therefore, adoption of the ZTA will implement the land use designation proposed with General Plan Amendment No. 20-001 and the overarching goals and policies in the Specific Plan and would result in a land use that is more compatible with and beneficial to the surrounding neighborhood.

FINDINGS FOR APPROVAL – TENTATIVE PARCEL MAP NO. 21-103:

1. Tentative Parcel Map (TPM) No. 21-103 to consolidate eight lots into a 1.32 net acre site comprised of two parcels for commercial purposes is consistent with the proposed General Plan land use designation of Commercial Neighborhood (CN) on the subject property, applicable provisions of the Subdivision Map Act, the Holly-Seacliff Specific Plan, and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). It will elevate the economic

viability of the property and improve the streetscape at a major intersection. The TPM complies with all development standards set forth in the Specific Plan, including minimum lot size and width. Each use will be on their own parcel for leasing purposes and under single ownership. A reciprocal access and maintenance agreement for both parcels have been conditioned. The proposed subdivision is also consistent with the goals and policies of the General Plan Land Use Element that govern new subdivisions and commercial development.

2. Both proposed parcels meet the required minimum lot size and width and are physically suitable for the type and density of development proposed. The site is also located in an urbanized area surrounded by other commercial and industrial uses. It will function as an integrated development compatible with the vicinity. The applicant will physically construct or pay fees for all infrastructure improvements required as part of the project.

3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site has previously been disturbed and is void of any wildlife habitat. Because prior oil drilling operations occurred on the site, the project includes the abandonment of five onsite wells pursuant to City Specifications to avoid any health hazards associated with the oil wells onsite. Project design features, compliance with regulatory requirements, and implementation of modified mitigation measures outlined in Environmental Assessment No. 21-001 (Addendum No. 2 to the Holly-Seacliff Specific Plan Environmental Impact Report (EIR)) will ensure that the subdivision will not cause serious health problems or substantial environmental damage.

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The only existing easement on the property is a private utility easement for the benefit of Standard Oil or its successors and was originally granted to lay down an oil pipeline on the site. This easement will continue to be in place on the property following project implementation. The subdivision will provide all necessary streets, sidewalk, and utility easements to serve the new development.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 19-021:

1. Conditional Use Permit No. 19-021 to construct a service station consisting of two canopies at an overall height of 19 ft., 14 pumps, a 233 sq. ft. payment kiosk at 13 ft. in height and a 3,588 sq. ft. drive-thru carwash at an overall height of 30 ft. with six vacuum stalls on a vacant site with a grade differential of more than three feet will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will improve an existing vacant site with commercial development consistent with other uses in the vicinity. It will also result in a visual and economic improvement from existing conditions of an undeveloped dirt lot. The site layout and buildings are designed in similar scale, character, and compatibility with surrounding development. The project, as proposed, conforms to City of Huntington Beach Urban Design Guidelines for general commercial buildings with a functional site layout, contemporary architecture, and abundant landscaping. The designs of the buildings incorporate a combination of façade breaks, color variation, and architectural elements and materials that provide visual interest and cohesiveness. The proposed building setbacks exceed the minimum setbacks from the streets and the landscaped frontages along Goldenwest Street and Garfield Avenue will soften the building massing and presence of vehicles in the queue lane and at vacuum stalls of the carwash.

Sufficient access and onsite circulation as supported in Addendum No. 2 are provided and required by the City's Urban Design Guidelines. The increased setbacks allow for vehicle circulation to occur along the street frontage and minimize conflicts with the carwash drive-thru lanes. Furthermore, the site will be designed to terrace with the natural grade and proposed structures will be consistent and compatible with adjacent development. As demonstrated in Addendum No. 2 to the Holly-Seacliff Specific Plan EIR (EA No. 21-001), the project will not result in any adverse or significant environmental impacts, including traffic, noise, lighting, aesthetics, or hazardous materials, that would be detrimental to the general welfare of people in the vicinity of the site.

2. The granting of the conditional use permit to construct a service station and drive-thru carwash on a vacant site with a grade differential of more than three feet will not adversely affect the General Plan because it is consistent with the proposed Commercial-Neighborhood Land Use Element designation. The proposed project is also consistent with the General Plan goals and policies listed below.

   A. Land Use Element

      Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

      Policy LU-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

      Policy LU-1D - Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

      Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

      Policy LU-12 (B): Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

      Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

   B. Circulation Element

      Policy CIRC-7E – Require that development projects adjacent to a designated scenic corridor include open spaces, plazas, gardens, and/or landscaping that enhance the corridor and create a buffer between the building site and the roadway.

   The proposed commercial development will continue the land use pattern of neighborhood commercial uses in the surrounding area. It will be compatible in proportion, scale, and character with the neighborhood and similar existing commercial and light industrial uses. The site is located in a specific plan area designated for commercial and industrial uses, and with the proposed GPA and ZTA, would allow for development of commercial uses that serve residents locally and in the surrounding region. The buildings feature quality architecture and exterior finish materials, provides for new business establishments to the community, and the functional site layout integrates landscape improvements with adequate vehicular circulation. Additionally, the buildings and site design are consistent with the natural grade and will not result in significant impacts to the surrounding

land uses.

3. The proposed project will comply with the provisions of the C (Commercial) district of the specific plan and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project complies with all applicable development standards and code requirements, including maximum building height, minimum yard setbacks, maximum FAR and minimum onsite parking. The HBZSO allows development on parcels with a grade differential exceeding three feet between the high and low points of the lot with approval of a conditional use permit and a development plan that terraces with the natural grade as is proposed by the project.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 21-103:

1. The Tentative Parcel Map No. 21-103 received and dated September 30, 2025 shall be the approved layout.

2. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the following shall be completed:

    a. The applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing.

    b. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number.

    c. A copy of the notice and list of recipients shall be submitted to the Community Development Department.

3. Comply with all applicable mitigation measures adopted for the project in conjunction with the Environmental Assessment No. 21-001 (Addendum No. 2 to the certified Final Environmental Impact Report for the Holly-Seacliff Specific Plan).

4. The development services departments (Community Development Department, Fire Department, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to the map and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Final map review and permits shall not be issued until the development services departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 19-021:

1. The site plan, floor plans, and elevations received and dated September 30, 2025 shall be the conceptually approved design with the following modifications:
    a. The color and materials for the carwash building shall be updated to reflect a

neutral color scheme and accent materials. Additional treatment shall be added to the west elevation facing Goldenwest Street. **(DRB)**

b. Reconfigure the ADA parking space encroaching into the landscape area along the north property line. **(DRB)**
c. Provide two additional trees in the landscape planter in front of the carwash tunnel entrance. **(DRB)**

2. The hours of operation for the carwash shall be limited to the following: 7 am-9 pm, daily

3. Alcohol sales shall not be permitted unless a separate CUP is approved for the request.

4. Signage shall be installed to prohibit overnight parking. **(PC added condition)**

5. Prior to submittal of building permits, the following shall be completed:

a. Zoning entitlement conditions of approval and mitigation measures identified in Addendum No. 2 to the Holly-Seacliff Specific Plan EIR shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
b. Items 1a-c shall be reviewed by the Design Review Board for compliance.

6. Prior to issuance of building permits, the following shall be completed:

a. A reciprocal access and maintenance agreement between both lease owners/parcels shall be recorded. The legal instrument shall be submitted to the Community Development Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning Division. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

b. Provide an on-site circulation management plan that demonstrates how both uses will operate during normal business hours to ensure all queuing and vehicle traveling occurs in their designated area.

c. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department. Double walls shall be avoided to the greatest extent feasible. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. The plans shall identify materials, seep holes and drainage.

d. An interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, customers, and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

e. The applicant shall obtain any necessary permits from the South Coast Air Quality

Management District and submit a copy to Community Development Department **(AQMD Rule 1403).**

7. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

   b. Use low sulfur (0.5%) fuel by weight for construction equipment.

   c. Truck idling shall be prohibited for periods longer than 10 minutes.

   d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

   e. Discontinue operation during second stage smog alerts.

   f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.

   g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday-Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays **(HBMC 8.40.090).**

8. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released until the following have been completed:

   a. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Community Development Department **(AQMD Rule 1403).**

   b. Compliance with all conditions of approval specified herein shall be accomplished and verified by the Community Development Department.

   c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

   d. All Development Impact Fees shall be paid to the Community Development Department (*City of Huntington Beach Community Development Department Fee Schedule***).**

9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

10. Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

11. Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 shall not become

effective until General Plan Amendment No. 20-001 and Zoning Text Amendment No. 20-002 are approved by City Council and in effect.

12. The development services departments (Community Development Department, Fire Department, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

CONSENT CALENDAR

25-397 APPROVE PLANNING COMMISSION SPECIAL MEETING MINUTES DATED AUGUST 5, 2025

Recommended Action:
That the Planning Commission take the following action:

"Approve the August 5, 2025, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY GOLDBERG, SECONDED BY BUSH, TO APPROVE THE AUGUST 5, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES:	**McGee, Bush, Thienes, Babineau, Palmer, Goldberg**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**Pellman**

MOTION APPROVED

25-899 APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES DATED AUGUST 26, 2025

Recommended Action:
That the Planning Commission take the following action:

"Approve the August 26, 2025, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY BUSH, SECONDED BY BABINEAU, TO APPROVE THE AUGUST 26, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: **Pellman, McGee, Bush, Babineau, Palmer, Goldberg**
NOES: **None**
ABSENT: **None**
ABSTAIN: **Thienes**

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Mr. Ramos reported on upcoming planning items for Planning Commission and City Council.

PLANNING COMMISSION ITEMS

Commissioner Goldberg reported that he would not be attending the December 9, 2025, Planning Commission meeting. Chair Thienes spoke briefly about designs for third story houses, and the commissioners wished each other a happy Thanksgiving.

ADJOURNMENT: Adjourned at 6:47 PM to the next regularly scheduled meeting of Tuesday, December 9, 2025.

APPROVED BY:

Jennifer Villasenor, Secretary

Brian Thienes, Chairperson

2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 26-092 **MEETING DATE:** 1/27/2026

PLANNING COMMISSION STAFF REPORT

SUBMITTED TO: **Planning Commission**
SUBMITTED BY: **Jennifer Villasenor, Community Development Director**
PREPARED BY: **Kimberly De Coite, Senior Administrative Assistant**

SUBJECT:
Approve Planning Commission Regular Meeting Minutes Dated December 9, 2025

RECOMMENDATION:

That the Planning Commission take the following action:

“Approve the December 9, 2025, Planning Commission Minutes as submitted."

MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 9, 2025
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice-Chair Bush

A	*P*	*P*	*P*	*P*	*P*	*A*
ROLL CALL:	**Pellman,**	**Bush,**	**Thienes,**	**Babineau,**	**McGee,**	**Palmer,**	**Goldberg**

Commissioner Goldberg was absent.

Commissioner Pellman arrived at 6:10PM.

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

25-870 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 24-016 AND COASTAL DEVELOPMENT PERMIT NO. 24-011 (TRAN RESIDENCE)

REQUEST:
To demolish an existing two-story residence and construct a 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in.

LOCATION:
16741 Carousel Lane, 92649 (Humboldt Island in Huntington Harbour)

RECOMMENDED ACTION:
That the Planning Commission take the following actions:

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and.

B) Approve Conditional Use Permit No. 24-016 and Coastal Development Permit No. 24-011 with suggested findings and conditions of approval (Attachment No. 1)

The Commission made the following disclosures:

- Commissioner McGee spoke with Councilmember Van Der Mark, Vice-Chair Bush and Chair Thienes.

- Vice-Chair Bush spoke with Commissioner McGee and Councilmember Williams.
- Chair Thienes spoke with Commissioners McGee and Pellman, Mayor McKeon, and Councilmembers Burns and Van Der Mark.
- Commissioner Babineau spoke with Vice-Chair Twining.
- Commissioner Palmer had no disclosures.
- Commissioner Goldberg spoke to Mayor McKeon, Councilmember Burns, and residents.

Marco Cuevas, Associate Planner, gave the staff presentation for the proposed project.

There was lengthy discussion on the following items: the maximum allowed heights, what items may exceed the maximum allowed height, the difference between conceptual plans and building plans, the permitting process, and the potential negative impacts to the seawall.

THE PUBLIC HEARING WAS OPENED.

Perry Clitheroe , resident, spoke in support of Item No. 25-870, citing fair treatment of applicants.

Jacquelyn Lang, property owner's daughter and representative, spoke in support of Item No. 25-870, citing the compliance with code, the support from neighbors, and asked for fair treatment. Ms. Lang noted that her parents have lived in the city for over 30 years and are looking forward to the completion of their dream home.

David Tran, property owner, spoke in support of Item No. 25-870, noting the desire for a larger home to have more room for his grandchildren.

WITH NO ONE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was lengthy discussion regarding the entitlement and appeal process for houses in Huntington Harbour, if the current approval and denial process has been arbitrary, the need to amend the code for clarification, the potential for a study session on the seawall issue, and the intent of the zoning code.

A MOTION WAS MADE BY MCGEE, SECONDED BY BUSH, TO APPROVE CONDITIONAL USE PERMIT NO. 24-016 AND COASTAL DEVELOPMENT PERMIT NO. 24-011 WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL AT A BUILDING HEIGHT OF 34 FT., 1 IN., BY THE FOLLOWING VOTE:

AYES: McGee, Bush, Thienes, Babineau, Palmer
NOES: Pellman
ABSENT: Goldberg
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines because the project consists of the construction of a single-family residence within a residential zone.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-016:

1. Conditional Use Permit No. 24-016 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., as conditioned, will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the third floor space, as modified, is designed to be confined within the second floor volume, which facilitates the structure's resemblance to a two-story home with a mass and scale that is similar to the proportion and scale of homes in the surrounding neighborhood. In addition, the third-floor balcony is setback a minimum of five feet from the building exterior and is oriented toward the rear yard/harbor, which will minimize the visual mass and bulk of the structure and maintain privacy for abutting residences.

2. The granting of Conditional Use Permit No. 24-016 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RL (Residential Low Density) on the subject property and with the following goals and policies of the General Plan:

   A. Land Use Element

   Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

   Policy LU-1(A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

   Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

   Policy LU-4(D): Ensure that single-family residences are of compatible proportion, scale, and character to surrounding neighborhoods.

   The proposed project conforms with the requirements of the RL base zoning district including parking, building setbacks, building height, lot coverage, and privacy design standards. The proposed third-floor balcony will be oriented toward the rear (water) and will be setback a minimum of five feet from the building exterior, ensuring privacy is maintained for abutting residences. The 34 ft. 1 in. building height is similar to the height of the homes on abutting properties and within the vicinity.

3. The proposed Conditional Use Permit No. 24-016 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., as conditioned, will comply with the provisions of the base district

and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because the project complies with parking, building setbacks, building height, lot coverage, and privacy design standards. In addition, the third-floor habitable area, as modified, is designed to be within the confines of the second story roof volume and the proposed third floor balcony will be setback five feet from the building façade, as required by the HBZSO. Third floor habitable area is permitted for all single-family dwellings in the RL zoning district with the approval of a conditional use permit.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-011:

1. Coastal Development Permit No. 24-011 for the development project conforms with the General Plan, including the Local Coastal Program. The request to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in. as conditioned, conforms with the City's Local Coastal Program, including Coastal Element Land Use Policy C 1.1.1 which encourages new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will occur entirely on a site previously occupied by a single-family residence, contiguous to properties also developed with single-family residential uses at similar building heights.

2. Coastal Development Permit No. 24-011 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., as conditioned, is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because as conditioned, the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards. No code exceptions are requested as part of this project.

3. At the time of occupancy, the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because Coastal Development Permit No. 24-011 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., as conditioned, is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.

4. Coastal Development Permit No. 24-011 to demolish an existing residence and construct a new 5,671 sq. ft. three-story single-family dwelling with a three-car garage at an overall height of 34 ft. 1 in., conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 24-016/COASTAL DEVELOPMENT PERMIT NO. 24-011:

1. The site plan, floor plans, and elevations received September 23, 2025, shall be the conceptually approved layout, with the following modification: The habitable area above the second story plate line shall be designed to be within the confines of the roof volume and reach the second story top plate. **(HBZSO 210.07 (M)(1)(d)**

2. Prior to submittal of building permits, the following shall be completed:

a. One set of project plans revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval, and inclusion in the entitlement file, to the Community Development Department.

b. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

3. Prior to issuance of final building permits, the following shall be completed:

a. All improvements must be completed in accordance with approved plans.

b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.

c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

4. During demolition, grading, site development, and/or construction, the following shall be completed:

a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

b. Use low sulfur (0.5%) fuel by weight for construction equipment.

c. Truck idling shall be prohibited for periods longer than 10 minutes.

d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

e. Discontinue operation during second stage smog alerts.

f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.

5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

6. Conditional Use Permit No. 24-016 and Coastal Development Permit No. 24-011 shall become null and void unless exercised within two years of the date of final approval or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not

be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Mr. Ramos reported on upcoming planning items for Planning Commission and City Council.

PLANNING COMMISSION ITEMS

The commissioners wished each other happy holidays.

ADJOURNMENT: Adjourned at 6:45 PM to the next regularly scheduled meeting of Tuesday, December 23, 2025.

APPROVED BY:

Jennifer Villasenor, Secretary

Brian Thienes, Chairperson