



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

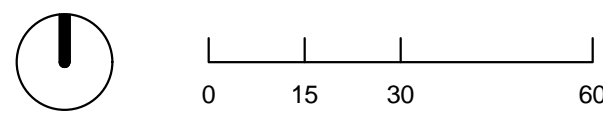


Architecture + Planning
17911 Von Karman Ave,
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The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90704

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

Plot Date: 04.11.2022
4th Planning Submittal: 02.02.2022



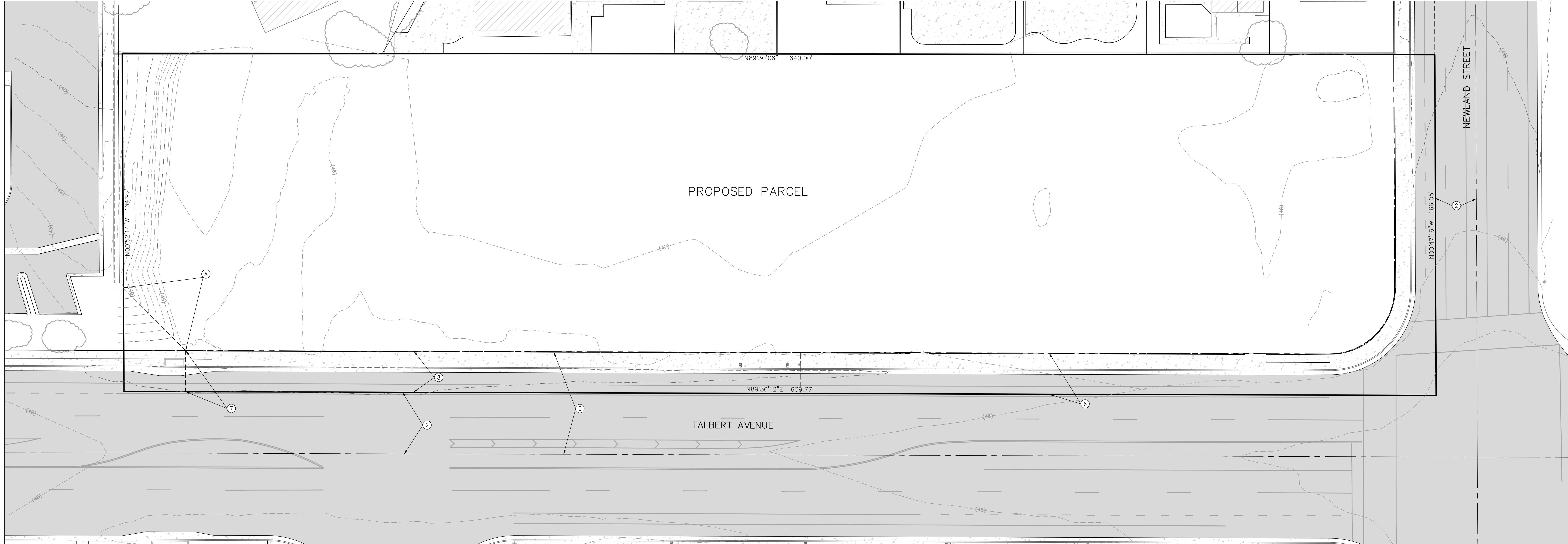
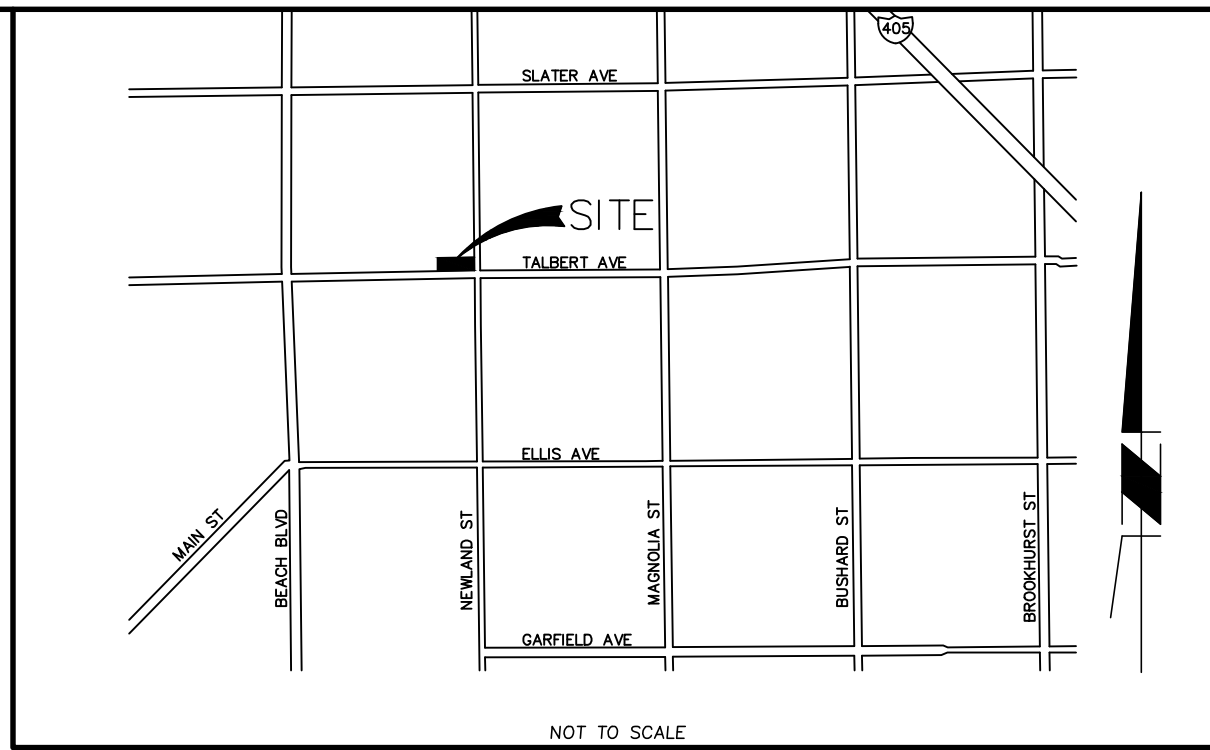
SITE PLAN

A1.0

TENTATIVE TRACT MAP NO. 19157
FOR CONDOMINIUM PURPOSES

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

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



LEGEND:

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

EXISTING EASEMENTS

- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1903 IN BOOK 91, PAGE 24 OF DEEDS.
IN FAVOR OF: THE STEARNS RANCHO COMPANY
AFFECTS: AS DESCRIBED THEREIN
STATUS: TO REMAIN
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016000596196 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP

GENERAL NOTES

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

PROPOSED EASEMENTS

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

LEGAL DESCRIPTION

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

PARCEL A: (APN 167-531-24)

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

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

PARCEL B: (APN 167-531-23)

PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

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

LOT AREA:

GROSS: 2.43 ACRES
NET: 2.07 ACRES

DENSITY CALCULATIONS:

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

ESTIMATE OF EARTHWORK QUANTITIES:

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

STATEMENT OF OWNERSHIP:

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

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

BY: _____ DATE: _____

DEVELOPER:

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

PREPARED BY:



ADVANCED CIVIL GROUP, INC.
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R. Steven Austin
R. STEVEN AUSTIN, PE
RCE 68795 EXP: 9/30/23

3/21/2022

DATE



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

TENTATIVE TRACT MAP NO. 19157
FOR CONDOMINIUM PURPOSES