

Bella Terra Residential

Project Description

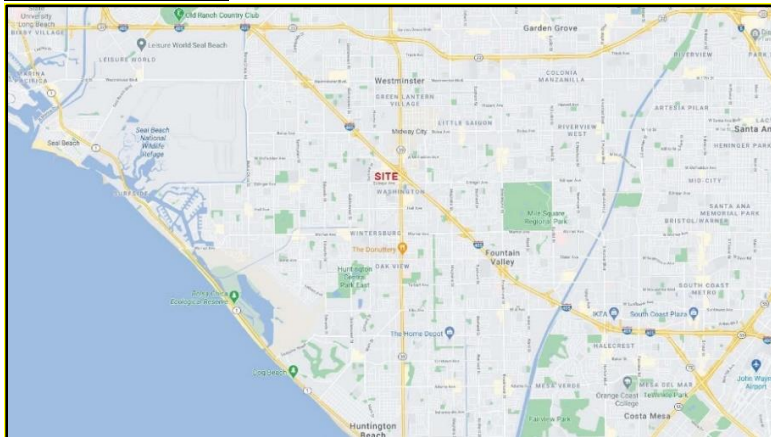
Introduction:

Bella Terra Associates, LLC (“BTA”) intends to redevelop a portion of the existing Bella Terra shopping center. BTA’s proposal consists of demolition and clearance of an existing 149,001 SF building occupied by Burlington Coat Factory and an adjacent 33,331 SF retail commercial building (known as Building E) and replacement of that existing development with a mixed-use project consisting of approximately 300 residential apartment units, approximately 25,000 sf of new retail, 404 new on-site residential parking spaces in a 3-level podium-structured parking garage, 150 offsite residential guest parking spaces and 201 retail/restaurant parking spaces in the Subarea A parking structure, and associated hardscape, landscaping, and related improvements (collectively, the “Project”).

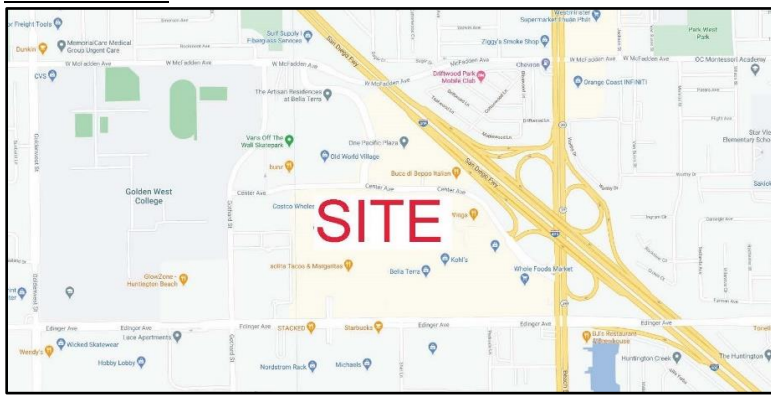
Location:

7777 Edinger Avenue, Huntington Beach, CA 92647 in the northern portion of the City of Huntington Beach (“City”) in western Orange County, California. The Regional Location and Site Location Maps illustrate the Project site’s regional location and vicinity.

Regional Location:



Site Location:



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Further, the Project is located on north side of Edinger Avenue, east of the existing Residences at Bella Terra and Costco store, and central within the existing Bella Terra open-air dining, shopping and entertainment center.

Applicant / Property Owner:

Bella Terra Associates, LLC
7777 Edinger Avenue, Suite 133
Huntington Beach, CA 92647

Kristofer Golder
Director of Development
DJM Capital Partners, Inc.
7777 Edinger Avenue, Suite 133
Huntington Beach, CA 92647
Direct Phone: (323) 817-0209 (ext. 1209)
kgolder@djmcapital.com

Project Entitlement Consultants:

Land-Use: **Rutan & Tucker, LLP**
Jeffrey M. Oderman
18575 Jamboree Road, 9th Floor
Irvine, CA 92612
Direct Phone: (714) 641-3441
joderman@rutan.com

Project Design & Engineer Consultants

Architect: **TCA Architects**
Contact: Eric Olsen, Jerrin Chu
801 S Grand Ave., Suite 1020
Los Angeles, CA 90017
Phone: (213) 553-1100
eric@tca-arch.com
jchu@tca-arch.com

Landscape: **BrightView Design Group**
Contact: Wade Ganes
8 Hughes, Suite 150
Irvine, CA 92618
Phone: (929) 238-4900
Wade.Ganes@brightview.com

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Civil Engineer: **Mollenhauer Group**
Contact: Timothy Ritiau
919 W Glenoaks, 2nd floor
Glendale, CA 91202
Phone: (213) 624-2661 (ext. 106)
tritiau@mollenhauergroup.com

Environmental: **ICF Jones & Stokes, Inc.**
Contact: Jessie Barkley
555 W. 5th Street, Suite 3100
Los Angeles, CA 90013
Phone: (213) 312-1744
jessie.barkley@icf.com

Traffic Engineer: **Linscott, Law & Greenspan, Engineers**
Contact: Keil Maberry, P.E.
2 Executive Circle, Suite 250
Irvine, CA 92614
Phone: (949) 825-6175 (x228)
maberry@llgengineers.com

Project / Site Summary:

Existing characteristics of the project site are summarized in the table below. Land uses of the project site, aerial photo, and surrounding area are shown on Project Site and Surrounding Land Uses.

Address	7777 Edinger Avenue, Huntington Beach, CA 92647
APN	142-073-23/32
Site Area	±7.315 Acres (318,655 SF)
Existing Improvements	149,001 SF building occupied by Burlington Coat Factory 33,331 SF retail commercial building (known as Building E)
Associated Parking	912 Parking Spaces (1:200 SF)
Existing Floor Area	182,332 SF (0.57 FAR)
Existing Year Built	1965/2006
Existing No. of Buildings	Two (2)

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Existing No. of Floors	Three (3)
Proposed Improvements	Seven (7) story, podium-structured Type-III, mixed-use infill project of 300 apartment units with approximately 25,000 SF of ground floor retail and restaurant uses.
Proposed Height	Residential Occupied Floors 75', Top of Parapet 85', Top of Architectural Tower 100'
Proposed No. of Floors	Seven (7)
Proposed Density	41 DU/AC
Proposed Parking	<p>New above grade three (3) level podium garage with approximately 404 residential parking stalls, in accordance with HB Municipal Code § 231.04, which requires 402 residential spaces (exclusive of residential guest parking).</p> <p>An additional 150 residential guest parking spaces (0.5 spaces per DU) and 201 retail/restaurant parking spaces (1 space/200 sf for retail uses; 1 space/100 sf for restaurant uses), in accordance with HB Municipal Code § 231.04, will be provided offsite in the Subarea A parking structure, in accordance with an approved Shared Parking Study.</p>
Proposed Floor Area	<p>Residential 352,461 SF (1.11 FAR)</p> <p>Commercial 40,449 SF (0.13 FAR) *(Includes 15,449 SF of existing retail pads)</p>
Existing General Plan Designation	<p>Subarea 5A CR-F2-sp-muF(9)—Commercial Regional -0.5 FAR Specific Plan Overlay-Mixed Use-1.5 (MU-0.5(C))/25 du/acre)</p> <p>Subarea 5B CR-F2-sp-mu (F14)—Commercial Regional -0.2 FAR Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.07(C))/45 du/acre)</p>
Proposed General Plan Designation	<p>Subarea 5A CR-F2-sp—Commercial Regional -0.5 FAR Specific Plan Overlay</p> <p>Subarea 5B CR-F2-sp-mu (F14)—Commercial Regional -0.2 FAR Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.09(C))/45 du/acre</p>
Existing Specific Plan Designation	SP-13 Bella Terra Specific Plan
Topography	The project site and surrounding vicinity is generally flat with no pronounced highs or lows. The site contains minimal landscaping in the form of trees and shrubs.

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Prior Site Entitlement Case(s)	<ul style="list-style-type: none">• Environmental Assessment No. 00-10 (Huntington Center OPA)• Notice of Determination for SP-13• Negative Declaration No. 02-04 (Huntington Beach Mall Reconstruction)• Environmental Impact Report No. 07-003 and Addendum thereto• General Plan Amendment No. 07-001• General Plan Amendment No. 10-001• Zoning Text Amendment (ZTA) No. 10-001, Specific Plan 13 Resolution No. 2008-7• Site Plan Review (SPR) No. 10-001
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Project Proposal:

BTA will demolish the existing Burlington Coat Factory department store and Building E inline retail, suites 7777-100 through 7777-120, clearing the way for the construction of a new seven-story, podium-structured Type-III, mixed-use infill project of 300 apartment units, including a combination of market-rate and affordable designated units, with approximately 25,000 SF of ground floor retail and restaurant uses, and associated hardscape, landscaping, and related improvements.

The proposed project, as depicted in Entitlement Submittal Plans (Exhibit B), consists of a mix of Studios, 1 to 2 + Den Bedroom units and 15,000 SF common area of Leasing and residential amenity spaces. Residential parking will be located in a new above grade three (3) level podium garage with approximately 404 parking stalls. The new residential parking garage will have a direct ground floor connection to the existing retail parking structure located in Subarea A for shared retail/restaurant and residential guest parking use. One hundred fifty (150) residential guest parking spaces and 201 retail/restaurant parking spaces will be provided in the Subarea A parking structure, in accordance with an approved Shared Parking Study. The entry approach driveway from Edinger Avenue to the new building allows fluidity of Residential and Retail traffic, including a direct entry driveway into the new residential parking garage and connection to the existing retail parking structure. The ground floor design incorporates a porte-cochere passenger pick-up and drop-off within the new residential parking garage footprint.

Architectural Design:

The concept for the new project design was inspired by the ongoing renovations at Bella Terra by updating the Italian Village Mediterranean aesthetic and reimagining how a residential building can further transform this portion of the project. The goal is to make this part into Surf's City's communal backyard focused on the City's laid-back lifestyle by blending in modern Mediterranean and Spanish architectural style motifs with the coastal vernacular.

Enhanced materials are proposed throughout the ground floor to highlight the key pedestrian pathways to activate the edges of the new building. It provides connection to the existing Residences at Bella Terra and the existing Bella Terra shopping center. The new community social space will become the

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extension of the Bella Terra renovated amphitheater and existing outdoor plaza at the Residences at Bella Terra.

The contrast in detail color, material, and tower elements throughout the main facades help break down the scale of the new project. There are changes in plane through the inset windows, edge detailing, balconies, and other projections that add visual interest throughout the building elevation. Raised courtyards create the desired open spaces for residents. Apartment units will be oriented inwardly for privacy and views of curated courtyards.

Surrounding Land Uses:

Aerial Map:



- North: A mixture of commercial, office, hotel, and residential uses are located to the north/northeast of the project site. The Old World Village, a Bavarian-themed shopping, dining, and entertainment center, is located north of the project site across Center Avenue. The Artisan Residences at Bella Terra, a multi-family apartment development is further to the north along Huntington Village Lane. One Pacific Plaza, a 400,000 sf office development, and Hotel Huntington Beach, a 224-room hotel development, are located to the northeast between Center Avenue and I-405.
- East: The Bella Terra Mall (Phase I) is located directly adjacent to the project site to the east. The mall contains approximately 694,422 sf of commercial/retail space and is anchored by Kohl's Department Store and a twenty-screen Theater Complex. In addition to the retail establishments, the mall features two public art sculptures, an entertainment plaza with open-air amphitheater, and an open-space plaza.
- South: Commercial and office development is located to the south of the project site across Edinger Avenue, with single-family residential units located further to the south.

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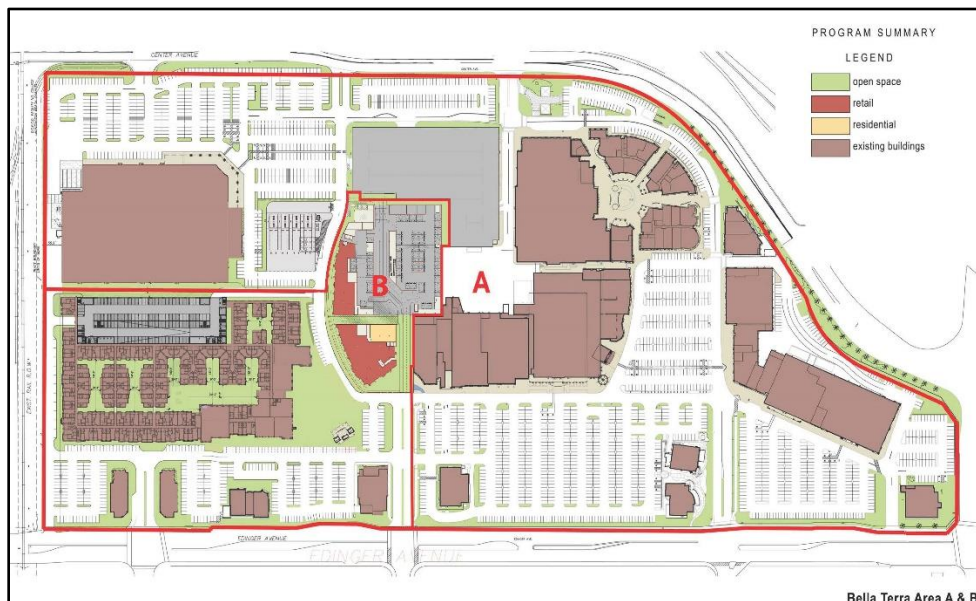
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- West: Immediately to the west of the proposed site is The Village at Bella Terra (Phase II), an existing mixed-use residential and commercial development, featuring 468 apartment units in a medium-density five-story structure with ground floor retail stores, and a 154,113 SF Costco store with gas station pad. Further west, The Boardwalk, a mixed-use residential and commercial project containing approximately 385 residential units and 10,000 sf of retail space, is located on the opposite side of the UPRR tracks just south of Center Avenue. A small site with two transmission towers also abuts the northwest corner of the project site. The transmission towers are owned and operated by Southern California Edison (SCE).

General Plan Amendment:

The Project site consists of 3.35 acres of land area. BTA's proposal is to shift a total of 7.315 acres of land area, including the Project site, from the Bella Terra Specific Plan (SP-13) Area 5A/Subarea A of the larger Bella Terra development into Area 5B/Subarea B. The project will involve a realignment of the boundary line between the General Plan Area 5A/Subarea A and Area 5B/Subarea B.

General Plan Subarea A and B Adjusted Boundaries:



BTA also proposes to modify the General Plan designation for Subarea 5A and Subarea 5B.

Subarea 5A would be modified to formalize the elimination of residential uses as a currently permitted use. The current General Plan designation in Subarea A is CR-F2-sp-muF(9)—Commercial Regional -0.5 FAR-Specific Plan Overlay-Mixed Use-1.5 (MU-0.5(C)/25 du/acre). In order to remove the mixed use and residential designations the updated designation would be Subarea 5A CR-F2-sp—Commercial Regional -0.5 FAR Specific Plan Overlay.

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Subarea 5B would be modified to address the slight increase in commercial FAR in the expanded Subarea 5B. The Subarea 5B designation would change from CR-F2-sp-mu (F14)—Commercial Regional - 0.2 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.07(C)/45 du/acre) to Subarea 5B CR-F2-sp-mu (F14)—Commercial Regional -0.2 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.09(C)/45 du/acre.

Specifically, the General Plan would be amended as follows in Tables 1 and 2:

Table 1 - Current General Plan Designations		
<i>Area</i>	<i>General Plan Designation</i>	<i>Current Size</i>
Subarea 5A	CR-F2-sp-muF(9)—Commercial Regional -0.5 FAR-Specific Plan Overlay-Mixed Use-1.5 (MU-0.5(C)/25 du/acre)	52.35 acres
Subarea 5B	CR-F2-sp-mu (F14)—Commercial Regional -0.2 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.07(C)/45 du/acre)	10.40 acres
Total		62.75 acres

Table 2 - Proposed General Plan Designations		
<i>Area</i>	<i>General Plan Designation</i>	<i>Proposed Size</i>
Subarea 5A	5A CR-F2-sp—Commercial Regional -0.5 FAR Specific Plan Overlay	45.03 acres
Subarea 5B	CR-F2-sp-mu (F14)—Commercial Regional -0.2 Floor Area Ratio [FAR]-Specific Plan Overlay-Mixed Use-1.75 FAR (MU-0.09(C)/45 du/acre)	17.72 acres
Total		62.75 acres

The General Plan Land Use Map would be revised to depict the Project site being moved into Subarea 5B, but Subarea 5B would continue to be subject to the same 45/DU residential density cap that currently applies only to the existing Village at Bella Terra (UDR) site.

Table LU-1 at p. 2-24 of the Land Use Element of the City’s General Plan would be revised to account for the increase in the High Density Residential area (3.35 acres) represented by the Project and the corresponding reduction in the General Commercial area.

Table LU-2 at p. 2-25 of the Land Use Element of the City’s General Plan would be revised to account for the increase in the residential acreage (3.35 acres) and # of DUs (300) represented by the residential portion of the Project. Further the same Table would be revised to account for the net decrease in commercial acreage and commercial square footage.

Specific Plan Amendment/Zoning Text Amendment:

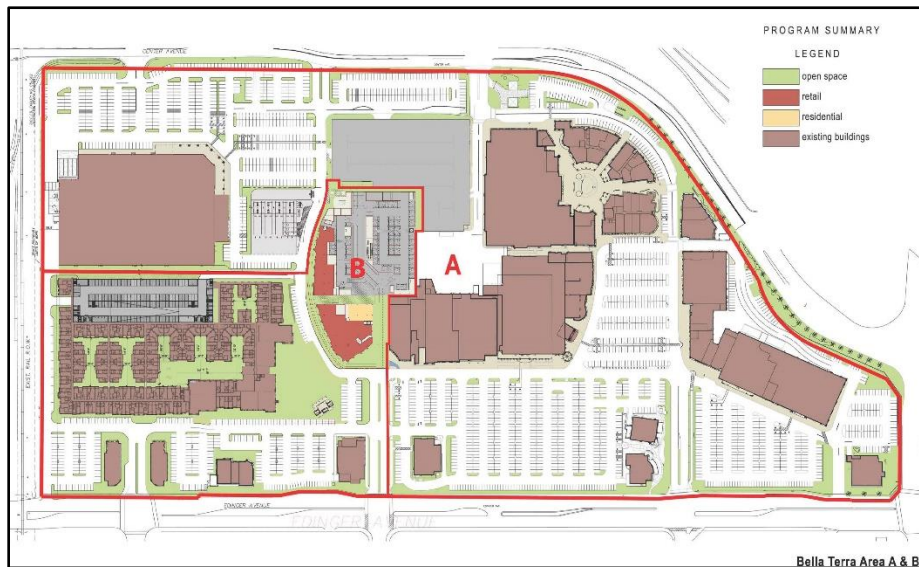
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Implementation of the Project will require the following amendments to the Huntington Beach Zoning and Subdivision Ordinance and existing Bella Terra Specific Plan (SP-13).

- Adjustment of the Subarea A/B boundary line where depicted.

General Plan Subarea A and B Adjusted Boundaries:

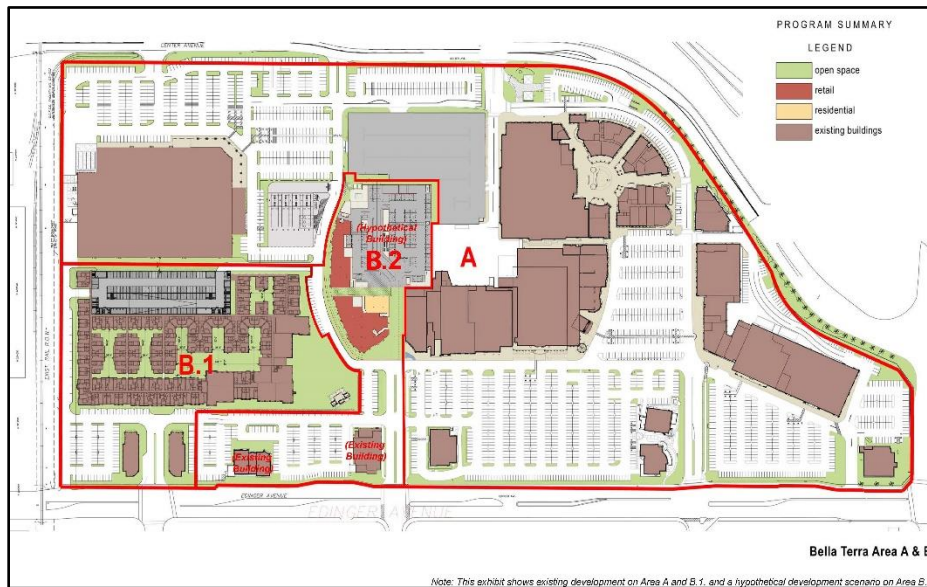


- Revision of the SPA text to distinguish, where appropriate, the existing Residences at Bella Terra residential project from the newly proposed residential component of the Project. More specifically the existing Residences at Bella Terra portion of Subarea B is depicted as being located within Subarea B.1 and the proposed project is depicted as being located within Subarea B.2.

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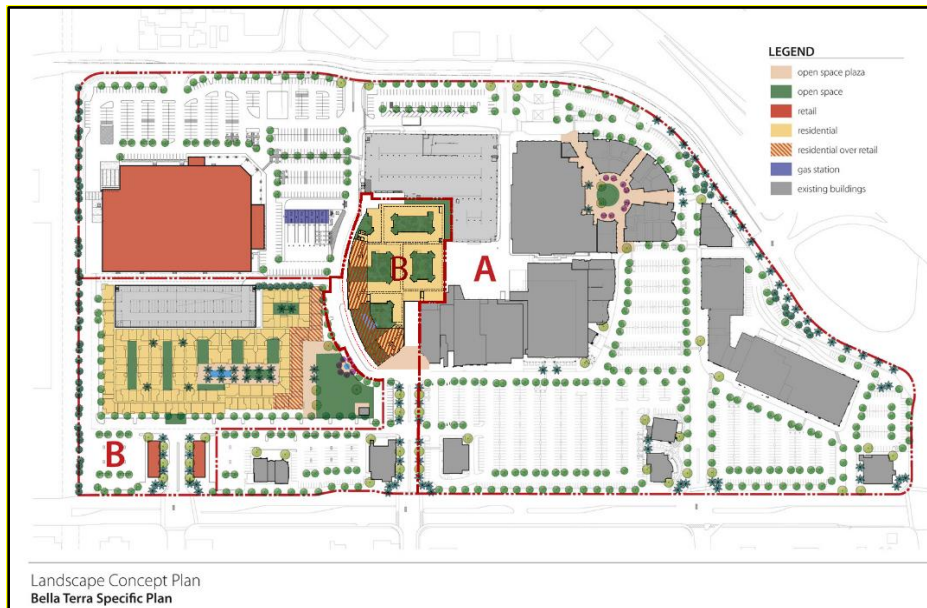
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Subarea B Adjusted Project Boundaries:



- Modification of the Concept/Site Plan; the Conceptual Circulation Plan; the Common Area Locations; and the Landscape Concept Plan to reflect the Project site plan.

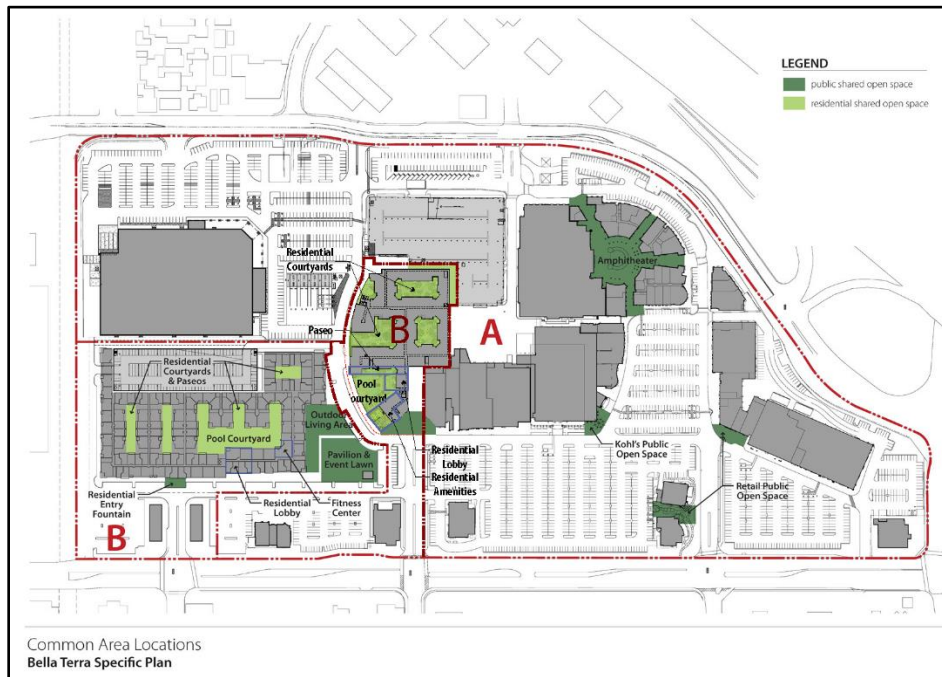
Subarea A and B Modified Landscape Concept Plan:



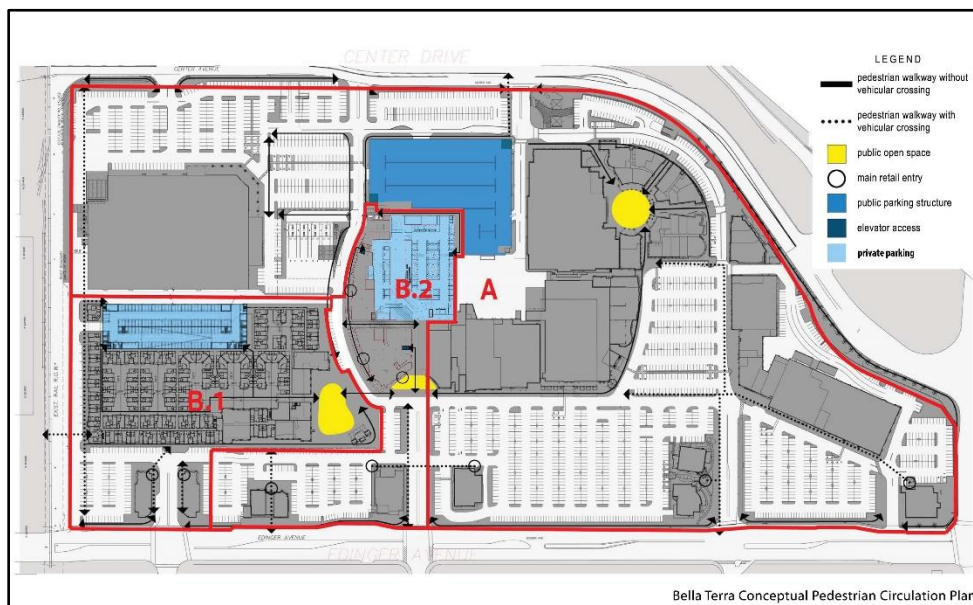
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Subarea A and B Modified Open Space Plan:



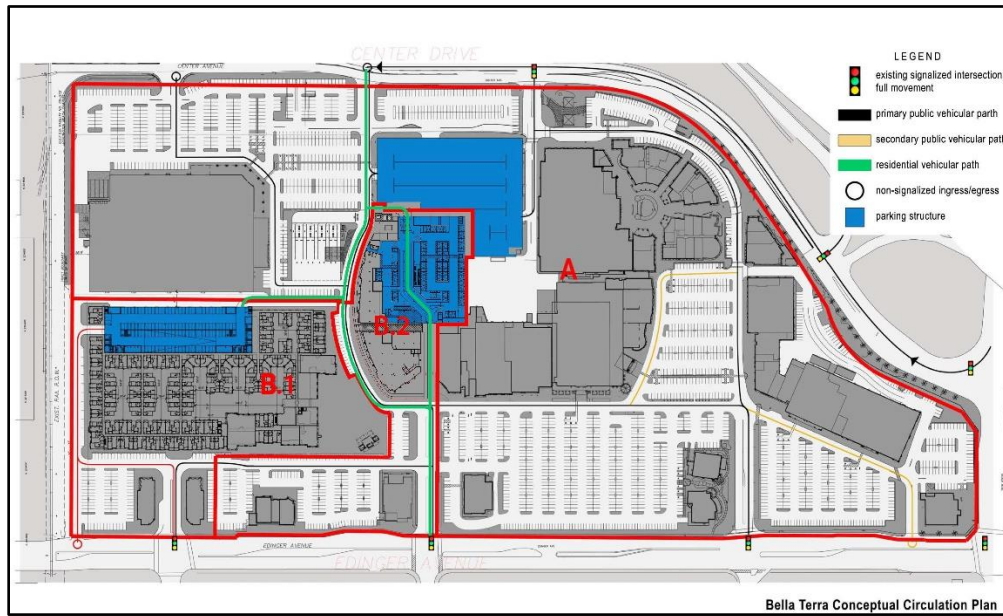
Subarea A and B Modified Pedestrian Circulation Plan:



Subarea A and B Modified Vehicular Circulation Plan:

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- Revision to the text of SP-13 to decrease the size of Subarea A (from 52.35 acres to 45.03 acres) and to increase the size of Subarea B (from 10.4 acres to 17.72 acres).
- Revision of the references in SP-13 to be consistent with the Project proposal, as listed below in Tables 3 and 4.
- Reduction of the referenced amount of Commercial SF in Subarea A, revision of the Maximum FAR figure for Subarea B, and revision of all references in SP-13 to be consistent with the Project proposal to increase the commercial SF figure in Subarea B.
- Adjustment of the maximum permitted commercial FAR for the entire Bella Terra SP-13 site consistent with the Project and adjustment of the maximum permitted commercial SF figure for the entire Bella Terra site. Adjustment of the total # of DU's in Area B and elimination of any permitted residential development/density in Area A.

Table 3 - Zoning (Specific Plan) Designations						
Area	Current Size	Proposed Size	Current Commercial SF	Proposed Commercial SF	Current Residential	Proposed Residential
Subarea 5A	52.35 acres	45.03 acres	837,922 SF	640,141 SF	0 du	0 du
Subarea 5B	10.40 acres	17.72 acres	29,500 SF	69,949 SF	467 du	767 du
Total	62.75 acres	62.75 acres	867,422 SF	710,090 SF	467 du	767 du
Net Change	0		-157,332 SF		+300 du	

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Table 4 - <u>Existing</u> Subarea B Permitted Development Program							
Area	Site Area	Residential Units	Residential SF	Residential FAR	Residential Du/Ac	Commercial SF	Commercial FAR
Residences at Bella Terra Existing Site Subarea B.1	10.40 ac	467 units	792,792 SF	1.75 FAR	45 du/ac	31,711 SF	0.07 FAR

Table 5 - <u>Existing and Proposed</u> Subarea B Project Development Program							
Area	Site Area	Residential Units	Residential SF	Residential FAR	Residential Du/Ac	Commercial SF	Commercial FAR
Residences at Bella Terra Existing Site Subarea B.1	10.40 ac	467 units	424,130 SF	0.94 FAR	45 du/ac	29,500 SF (existing)	0.07 FAR
Proposed Project Subarea B.2 Addition	7.32 ac	300 units	352,461 SF	1.11 FAR	41 du/ac	25,000 SF (new) 15,449 SF (existing)	0.13 FAR
Total New Subarea B	17.72 ac	767 units	776,591 SF	1.01 FAR	43 du/ac	69,949 SF	0.09 FAR

Table 6 – <u>Maximum</u> Subarea B Permitted Development Program							
Area	Site Area	Residential Units	Residential SF	Residential FAR	Residential Du/Ac	Commercial SF	Commercial FAR
Residences at Bella Terra Existing Site Subarea B.1	10.40 ac	467 units	792,792 SF	1.75 FAR	45 du/ac	29,500 SF	0.07 FAR
Proposed Project Subarea B.2 Addition	7.32 ac	300 units	557,646 SF	1.75 FAR	41 du/ac	40,449 SF	0.13 FAR
Total New Subarea B	17.72 ac	767 units	1,350,438 SF	1.75 FAR	45 du/ac	69,949 SF	0.09 FAR

- Modification of Section 2.3 of the Specific Plan to extend the “base period” for the effectiveness of a Site Plan approval from 1 year to 5 years.

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- Minor editing to Section 4.4.11 of the Specific Plan to clarify the applicable affordable housing requirements for the Project and eliminate potential conflicts with HBMC Section 230.26.

Off-Site and On-Site Parking and Vehicular Access:

- As depicted in Table 7 - The project proposes adequate parking for residential uses “onsite” based on City Code requirements (§231.04, Off-Street Parking). The Project will be permitted to satisfy the guest and commercial parking requirements by providing 150 guest parking spaces and 201 commercial parking spaces in the “offsite” (Subarea A) parking structure. The proposal to utilize a shared parking analysis for the commercial portion of the Project is consistent with the existing SPA/ZTA.
- Parking for the existing Costco and Residences at Bella Terra portions of the project will remain as-is. Parking standards applicable to the residential portion of the Project and prior parking standards that were applied to the existing Residences at Bella Terra are depicted in Table 7.

Table 7 – Parking Program (Applicable to Subarea B.2 only)						
Unit	City Code Parking Requirements (§231.04, Off-Street Parking)	Existing Residences at Bella Terra	Proposed Project Parking (Ratio)	Proposed Project Parking (Required)	Proposed Project Parking (Provided)	Provided Parking Location
Studio	1.0	1.0	1.0	47	47	On-Site
1-Bed	1.0	1.0	1.0	151	151	On-Site
2-Bed	2.0	1.5	2.0	190	190	On-Site
2-Bed + Den	2.0	2.0	2.0	14	14	On-Site
Guest	0.5	0.2	0.5	150	152	150 spaces Off-Site (Subarea A Parking Structure) *Two (2) Parking Stalls will be provided On-Site as Future Resident Parking.
Retail Restaurant	1: 200 SF 1: 100 SF	1: 200 SF 1: 100 SF	1: 200 SF 1: 100 SF	201	201	Off-Site (SP-13, Shared Parking)
Total				753	755	

- Primary access for the revised project will be provided by Edinger Avenue and Center Avenue.
- Edinger Avenue is located immediately south of the project site and is designated by the City of Huntington Beach General Plan Circulation Element as a major arterial street. An existing access driveway along Edinger Avenue would provide ingress/egress to the new residential parking

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component. An existing public plaza would be modified to provide direct access into the new parking structure.

- Center Avenue is located immediately north of the project site and is designated by the City of Huntington Beach General Plan Circulation Element as a collector arterial street. An existing access driveway along Center Avenue (furthest west) would still provide ingress/egress to the Costco component of the project site. Additionally, an existing access driveway along Center Avenue that is more central to the entire Bella Terra property, currently aligning with the Residences at Bella Terra, would continue to serve the Costco and Residences at Bella Terra portion of the site, and would also provide access to the existing retail parking structure and northern access point to the new residential parking garage.
- Internal access within the project site would be provided by a new residential parking garage, which will have a direct ground floor connection to the existing retail parking structure (Subarea A Parking Structure) for the retail/restaurant and residential guest parking uses. The entry approach driveway from Edinger Avenue to the new building allows fluidly of Residential and Retail traffic, including a direct entry driveway into the new residential parking garage and connection to the existing retail parking structure. The ground floor design incorporates a porte-cochere passenger pick-up and drop-off within the new residential parking garage footprint.
- Approximately 404 parking stalls would be provided in a new parking structure on the center portion of the site for the residential-uses of the revised project. Two (2) Parking Stalls will be provided on-site as Future Resident Parking. The Project will satisfy the guest and commercial parking requirements by providing 150 guest parking spaces and 201 commercial parking spaces in the “offsite” (Subarea A) parking structure. The proposal to utilize a shared parking analysis for the commercial portion of the Project is consistent with the existing SPA/ZTA.5.

Development Standards:

- As reflected in Table 8, all of the Development Standards for Subarea B.1 will remain unchanged. As further reflected in Table 8, all of the Development Standards for Subarea B.2 (the Project Site) will remain unchanged and consistent with existing SP-13 with the following exceptions: (1) parking standards (Subarea B.1 will comply with HBMC Section 231.04); (2) the maximum number of stories for the residential portion of the Project (to be increased from 6 stories to 7); (3) maximum residential density (decreased from 45 du/ac to 41 du/ac) and commercial FAR (increased from 0.07 to 0.13); (4) maximum lot coverage (decreased from 50% to 36%); and (5) minimum drive aisle width (reduced from 26 feet to 25 feet for 90 degree stalls). Overall, when Subareas B.1 and B.2 are considered together, the Maximum Residential Density standard remains at 45 DU/ac (unchanged) and the Commercial FAR increases only slightly, from .07 to .09 (which is more than offset by the major reduction in Commercial FAR in Subarea A).
- The maximum permitted # of stories in the portion of Area B.2 on which the Project will be situated (but not on the existing Residences at Bella Terra in Area B.1) would be increased from 6 to 7. (Maximum building height development standards would remain the same in both Area B.1 and B.2.)

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Table 8 – Development Standards		
	Development Standards Subarea B.1	Proposed Development Subarea B.2
Maximum Residential Density	45 du/ac	41 du/ac
Commercial FAR	0.07 FAR	0.13 FAR
Minimum Project Area (AC)	15 (Calculated for combined Subareas B.1 and B.2)	15 (Calculated for combined Subareas B.1 and B.2)
Minimum Lot Size (AC)	None	None
Minimum Lot Frontage	None	None
Maximum Building Height	75 feet	75 feet
Maximum Number of Stories	4 stories along Edinger Avenue, 6 stories with min. 65 ft. setback from Edinger Avenue	7 stories
Maximum Additional Height for Parapet Walls/Mechanical Equipment/communication antennas, etc.	15 feet	15 feet
Maximum Architectural Feature Height	120 feet	120 feet
Maximum Lot Coverage	50%	36%
Minimum Setbacks: Street Side (Edinger Ave. and Center Ave.)	Min. 0 feet—Max. 25 ft. setback if fully landscaped; a greater setback is allowed if angled parking is provided along Edinger Avenue	Proposed Project does not front a street side (Edinger Ave. and Center Ave.) Project is 388' from Edinger Ave. and 234'-9" from Center Ave..
Minimum Setbacks: Interior Side	10 feet	10 feet
Minimum Landscaping	8% of total site; 10% of common area.	13% of total site; 54% of common area.
Minimum Perimeter Landscaping: Street Side (Edinger and Center Ave.)	10 feet	10 feet
Minimum Perimeter Landscaping: Interior Side	5 feet	5 feet

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Minimum Distance Between Buildings	15 feet if height less than 30 feet, 20 feet for height greater than 30 feet.	15 feet if height less than 30 feet, 20 feet for height greater than 30 feet.
Signs	Conform to the provisions of the sign standards in the Bella Terra Planned Sign Program.	Conform to the provisions of the sign standards in the Bella Terra Planned Sign Program.
Lighting	Illumination of interior circulation streets, parking areas, and project sites, shall be coordinated to provide consistent illumination intensity.	Illumination of interior circulation streets, parking areas, and project sites, shall be coordinated to provide consistent illumination intensity.
Minimum Dwelling Unit Size	500 square feet	500 square feet
Minimum Residential Open Space	150 square feet per dwelling unit, a minimum of 60 square feet of which must be private	150 square feet per dwelling unit, a minimum of 60 square feet of which must be private
Minimum Standard Parking Stall Size	9 feet x 19 feet	9 feet x 19 feet
Minimum Drive Aisle Width	26 feet for 90 degree stalls	Per Section 4.4.13 Parking Structures. 25 feet for 90 degree stalls.
Minimum Parking Required	See Table 7 - Existing Residences at Bella Terra	See Table 7 - Proposed Project Parking
Handicapped Parking	Comply with Uniform Building Code and Title 24	Comply with Uniform Building Code and Title 24
Parking Structure Design	Comply with Zoning and Subdivision Ordinance	Comply with Zoning and Subdivision Ordinance
Public Amenity Requirement for Area A and B combined	Minimum of Six public amenities required; At least two public art elements and two water features within common area (calculated for combined Subareas B.1 and B.2).	Minimum of Six public amenities required; At least two public art elements and two water features within common area (calculated for combined Subareas B.1 and B.2).

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Wireless Communication Facilities	Comply with Zoning and Subdivision Ordinance	Comply with Zoning and Subdivision Ordinance
Transportation Demand Management	Comply with Zoning and Subdivision Ordinance	Comply with Zoning and Subdivision Ordinance
Minimum Residential Storage Area	Average 50 cubic feet per dwelling unit.	Average 50 cubic feet per dwelling unit.
Sustainable or “Green” Building	Shall be incorporated into the design of the proposed structures and associated site improvements.	Shall be incorporated into the design of the proposed structures and associated site improvements.
Minimum Affordable Housing	A minimum of 15% of the total units shall be provided as affordable housing and shall meet the minimum standards set forth in the California Redevelopment Law (Health & Safety Code Sections 33334.2-33334.3).	A minimum of 15% of the total units shall be provided as affordable housing and shall meet the minimum standards set forth in the California Redevelopment Law (Health & Safety Code Sections 33334.2-33334.3).
Bicycle Parking	Comply with Zoning and Subdivision Ordinance	Comply with Zoning and Subdivision Ordinance

Affordable Housing Plan and Agreement:

Draft Affordable Housing Plan attached as Exhibit C.

The City of Huntington Beach, specifically the Bella Terra Specific Plan (SP-13), requires that residential development comply with inclusionary housing requirements set forth by City code. The proposed project will include a draft Affordable Housing Plan consistent with these requirements.

- Fifteen (15%) percent of new residential units (45 units total) will be affordable and restricted by covenant for approximately 55 years.
- Based on the total 300 apartment units in the project and requirements,
 - Sixty (60%) percent of the affordable units (27 units total) would be restricted to moderate income households earning not more than 120% of County median income.
 - Forty (40%) of the affordable units (18 units total) would be restricted to very low-income households earning not more than 50% of County median income.

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- Affordability is calculated annually, based on figures promulgated by the California Department of Housing and Community Development (HCD), with some input data (such as utility allowances) set by the Orange County Housing Authority.
- Per Bella Terra Specific Plan (SP-13) (Section 4.4.11), prior to issuance of the first residential building permit for the Project, the City Council must approve an Affordable Housing Plan and Affordable Housing Agreement (sometimes referred to as a “Regulatory Agreement”) and that Agreement must be recorded against the residential parcel(s) in the Official Records of the Orange County Recorder.

Site Plan Review:

Per § 2.3 of the Bella Terra Specific Plan (SP-13), Site Plan Review is required for the Project. Below are a list of the key plans and studies that are included with this application or will be separately provided:

- Parking Management Plan/Shared Parking Plan for new commercial development. (See SP-13, Section 4.3.8.) The requirement for a Shared Parking Study is built into SP-13 (Section 4.3.8) which, depending upon the results of the study, authorizes a reduction of up to 25% of the otherwise applicable “code” parking requirements. The Parking Management Plan requirement applies only to the commercial portion of the Project. **TO BE PROVIDED.**
- Review of the site circulation for the entire site and proposed project. **See Entitlement Submittal Plans (Exhibit B).**
- Acoustical Noise Study, with particular focus on the impact of construction-period and post-construction Project impacts on the adjacent existing Residences at Bella Terra development in Area B.1. **TO BE PROVIDED.**
- Fire Master Plan for the proposed project. **TO BE PROVIDED.**
- Imported Soil Plan (if applicable) for the proposed project. **NOT APPLICABLE.**
- Preliminary Grading Plan for the proposed project. **See Entitlement Submittal Plans (Exhibit B).**
- Preliminary Drainage Plan for the proposed project. **See Entitlement Submittal Plans (Exhibit B).**
- Conceptual Water Quality Management Plan (WQMP), including construction site Best Management Practices, for the proposed project. **See Entitlement Submittal Plans (Exhibit B).**
- Landscaping Plan for the proposed project. **See Entitlement Submittal Plans (Exhibit B).**
- Sign Program for the proposed project. **TO BE PROVIDED.**
- Lighting Plan for the proposed project. **TO BE PROVIDED.**
- Design Guidelines - Multifamily Residential. **Attached as Exhibit D.**
- Design Guidelines – General Commercial. **Attached as Exhibit D.**

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- Design Guidelines – Mixed-Use Projects. **Attached as Exhibit D.**
- Bella Terra Specific Plan (SP-13) Design Guidelines. **Attached as Exhibit D.**

Lot Line Adjustment:

The Project involves the adjustment of the existing lot lines of Parcels 2 and 9, but does not require the creation of any new lots (*i.e.* no parcel map or tract map). As part of its “package” of entitlements, BTA intends to file a separate application for City approval of a Lot Line Adjustment (LLA) for the new development site footprint (within proposed Subarea B.2). Preparation of the LLA is in process. The LLA application will be processed concurrently with the balance of the entitlements package.

Parcel 2 of Parcel Map No. 2003-163 PMB 358-1-9 (APN 142-073-023) will increase in size by connecting existing lot lines to Parcel 9 of Parcel Map No. 2003-163 PMB 358-1-9 (APN 142-073-046) which currently surrounds Parcel 2. The lot lines of Parcel 9 abut to Parcel 10 (APN 142-073-032 & 033) which is the existing (Subarea A) parking structure (adjacent to the new development Project).

Amendment to Existing Bella Terra Planned Sign Program:

Per Bella Terra Specific Plan (SP-13) (Sections 3.4.8 and 4.4.6), all signage within Area B must conform to the provisions of the sign standards in the Bella Terra Planned Sign Program. A Sign Program for the proposed project will be developed and submitted to be included in the discretionary City land use approvals.

Existing Bella Terra Specific Plan (SP-13):

As part of its “package” of entitlements, BTA will submit for City review and approval a tracked modified version of the existing Specific Plan (SP-13) that contains Project proposed changes.

CEQA Determination:

Environmental Assessment Form attached as Exhibit E.

The Project is a discretionary “project” subject to CEQA and therefore requires CEQA compliance prior to or concurrently with approval of any of the other land use entitlements referred to above. The City must conduct an initial study to determine if the project may have a significant adverse effect on the environment, or whether previous environmental analysis has been performed which adequately addresses the impacts of the specific project being proposed.

The City’s Planning Commission certified The Village at Bella Terra Final EIR No. 07-003 on 10/14/08 and at the same time it approved a Mitigation Monitoring and Reporting Program (“MMRP”) for the redevelopment of the Bella Terra site. In 2010, the City approved an Addendum to the previously certified EIR for the Village at Bella Terra residential project and the Costco store and tire sales/installation center and service station, together with a revised MMRP.

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The two alternatives for complying with CEQA with respect to the current Project are (1) an Addendum to the previously certified EIR or (2) a Supplemental EIR.

Other City Permits that May Be Required:

In addition to the City land use approvals/permits identified above, the following discretionary City permits may be required for businesses in the commercial portion of the Project, depending upon the nature of the business:

- Conditional Use Permit (CUP) to authorize serving alcohol.
- Live Entertainment Permit.

Additional Approvals Required from State and Local Agencies:

Permits that may be required from other public agencies include but may not be limited to:

- Permit from the Santa Ana Regional Water Quality Control Board ("Regional Board") permit for de-watering during construction and an NPDES permit;
- State Water Resources Control Board ("State Water Board") General Construction Activity Stormwater Permit;
- Orange County Sanitation District ("OCSD") approval of the sanitary sewer system/improvements;
- South Coast Air Quality Management District ("SCAQMD") air quality permit;
- California Department of Alcoholic Beverage Control ("ABC") permit for any businesses serving alcohol;
- Orange County Health Care Agency ("OCHCA") approvals for any hazardous materials remediation/removal.

Entitlement Path Sequence and Project Schedule:

Development Schedule is included as Exhibit F.

The project will require numerous discretionary City land-use approvals, including a General and Specific Plan Amendment (GPA), Zone Text Amendment (ZTA), Site Plan Review (SPR), Affordable Housing Plan/Agreement, Parking Management Plan/Shared Parking Plan, Parcel Map or Lot Line Adjustment, and CEQA Environmental Determination.

We anticipate the overall entitlement sequence and a CEQA Analysis and Documentation to take roughly sixteen (16) months to complete.

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Following the Application being deemed complete and CEQA documentation preparation, the public hearing process, which includes Design Review Board (DRB), Planning Commission, and City Council – can be expected to take approximately three (3) to four (4) months minimum.

Project design, construction documentation, plan check and permitting will take approximately twelve (12) months to complete. Construction on the project will commence thereafter and take approximately twenty-eight (28) months to complete..

Attachments:

- Exhibit A – Project Description and Graphic Exhibits
- Exhibit B - Bella Terra Residential Draft Entitlement Package
- Exhibit C – Draft Affordable Housing Plan
- Exhibit D - Design Guidelines Checklists
- Exhibit E - Environmental Assessment Form
- Exhibit F – Development Schedule