



# City of Huntington Beach

**File #:** 18-086

**MEETING DATE:** 6/12/2018

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission  
**FROM:** Jane James, Interim Director of Community Development  
**BY:** Ricky Ramos, Senior Planner

**SUBJECT:**  
**GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/MITIGATED NEGATIVE DECLARATION NO. 13-005 (AUTUMN CARE ASSISTED LIVING) )** Recommendation to deny the General Plan Amendment to increase the floor area ratio from 0.35 to 1.0, deny the 28,000 sq. ft. assisted living facility on a site with more than a three ft. grade differential and combined retaining wall and fencing height of 9.5 to 14 ft., and deny the variance to exceed maximum building height, minimum setbacks, and minimum landscape planter width for a proposed project located at 9960 Garfield Ave.

**APPLICANT:**  
Alexis Gevorgian, AMG & Associates LLC, 16633 Ventura Blvd., Suite 1014, Encino, CA 91436

**PROPERTY OWNER:**  
Autumn Care Development Partners LLC, 11600 Montana Avenue, #109, Los Angeles, CA 90049

**BUSINESS OWNER:**  
Autumn Care Development Partners LLC, 11600 Montana Avenue, #109, Los Angeles, CA 90049

**LOCATION:**  
9960 Garfield Avenue, 92646 (near the southwest corner at Brookhurst Street)

### **STATEMENT OF ISSUE:**

- General Plan Amendment No. 13-001 request:
  - Amend the maximum floor area ratio for the site from 0.35 to 1.0.
- Conditional Use Permit No. 13-010 request:
  - Permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a three ft. grade differential.
  - Maximum combined retaining wall and fencing height along the property lines of 9.5 to 14 feet.

- Variance No. 13-005 request:
  - Building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district.
  - Exterior stairs at a 1 ft. side setback in lieu of 8 ft.
  - Deck at a 5 ft.-2 in. side setback in lieu of 10 ft.
  - Basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.
  - 8 ft.-8 in. parking structure perimeter planter width in lieu of 10 ft.
- Mitigated Negative Declaration No. 13-005 request:
  - Analyze the potential environmental impacts associated with the proposed project.
- Staff's Recommendation:  
Deny General Plan Amendment No. 13-001 based upon the following:
  - Results in a development that is too intense for the site and surrounding area that requires numerous variances.

Deny Conditional Use Permit No. 13-010 based upon the following:

- Assisted living facility out of scale with the adjoining one story mobile home park due to its height, number of stories, and bulk.
- Increased building height and reduced setbacks will affect the privacy and quality of life of the mobile home park residents.
- Roofline does not terrace with the grade creating the appearance of a three-story building that is incompatible with the adjacent one story mobile home park.
- Combined retaining wall/fence up to 14 ft. high along the property lines towers over and is incompatible with the adjoining properties.

Deny Variance No. 13-005 based upon the following:

- No special circumstances applicable to the property particularly when considering the proposed increase in the General Plan floor area ratio.
- Constitutes a grant of special privilege.
  - Results in a development that is incompatible with the adjacent mobile home park in terms of scale, character, landscape screening, and impacts to privacy.
  - Inconsistent with General Plan goals and policies.

No action is proposed for Mitigated Negative Declaration No. 13-005 under this recommended action because projects that are denied are not subject to the California Environmental Quality Act (CEQA).

### **RECOMMENDATION:**

A) Motion to: "Deny General Plan Amendment No. 13-001, Conditional Use Permit No. 13-010, and Variance No. 13-005 with findings for denial (Attachment No. 1)."

### **ALTERNATIVE ACTION(S):**

The Planning Commission may take an alternative action such as: "Continue General Plan

Amendment No. 13-001, Conditional Use Permit No. 13-010, Variance No. 13-005, and Mitigated Negative Declaration No. 13-005 and direct staff to prepare a City Council resolution, findings, and conditions of approval.”

### **PROJECT PROPOSAL:**

General Plan Amendment (GPA) No. 13-001 represents a request to amend the maximum floor area ratio for the site from 0.35 to 1.0 pursuant to the California Planning and Zoning Laws.

Conditional Use Permit (CUP) No. 13-010 represents a request for the following:

- A. To permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot pursuant to Section 211.04, Residential Care General and (Q), of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO);
- B. To develop on a lot with more than a three ft. grade differential between the high point and low point pursuant to Section 230.70(C); and
- C. To construct maximum combined retaining wall and fencing height along the property lines of 9.5 to 14 feet pursuant to Section 230.88.

Variance (VAR) No. 13-005 represents a request pursuant to Chapter 241 and Sections 211.06(F), 230.68, and 231.18(G)(3) of the HBZSO for the following:

- A. Building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district;
- A. Exterior stairs at a 1 ft. side setback in lieu of 8 ft.;
- A. Deck at a 5 ft.-2 in. side setback in lieu of 10 ft.;
- A. Basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and
- A. An 8 ft.-8 in. parking structure perimeter planter width in lieu of 10 ft.

Mitigated Negative Declaration (MND) No. 13-005 represents a request to analyze the potential environmental impacts associated with the proposed project pursuant to Chapter 240 of the HBZSO and the California Environmental Quality Act (CEQA).

The facility includes two stories above an underground parking structure. It will have 77 beds within 44 rooms and include communal kitchen, dining, living, activity, and outdoor space, among others. The site slopes down generally from east to west with about a 10 ft. grade differential from the high to the low points. As a result, the building has a two-story appearance along the north and east sides and a three-story appearance along the west and south sides where the parking structure is partly exposed. The majority of the building is proposed at a maximum height of 33.5 ft. with the elevator penthouse and roof stairs at up to 38.5 ft. high. The applicant is proposing up to about a 10 ft. cut along the east side of the property to accommodate the parking structure and up to a nine ft. fill along the west side to create a walkway serving the first floor. A net export of approximately 2,132 cubic

yards of material is projected. The north half of the west property line shared with a mobile home park will have up to a 9.5 ft. tall retaining wall topped with a 4 ft. tall wrought iron fence. The remainder of the west property line will have a 6 ft. wall. The south property line will have up to an 8 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence. The east property line will have up to a 3.5 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence.

The site will be accessed from Garfield Avenue through an easement across the Walgreens property to the north. This access leads to a turnaround and loading area in front of the building and the underground parking towards the rear. A total of 38 parking spaces are proposed. The applicant has indicated that the request is necessary to provide the elderly population with alternative housing (Attachment No. 4).

**Study Session:**

The Planning Commission held a study session on the project on May 22, 2018 and requested the following additional information:

1. Shadow Analysis - The applicant has prepared a shadow analysis, which is attached to this staff report.
2. Better explanation of the variance findings - The required variance findings are explained in more detail below:
  - a. *The granting of the variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.*

A variance is not a grant of special privilege if the approval is due to a special hardship. For example, a setback variance approved based on an odd shaped or narrow lot is not a grant of special privilege.

- b. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

A subject property may have a special circumstance that sets it apart from other properties and prevents the owner from achieving equality with neighboring properties. For example, an odd shaped or narrow lot could prevent the construction of a typical house found on a standard lot and could serve as the basis for a setback variance.

- c. *The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.*

A variance may be needed to level the playing field. For example, a setback variance could be granted to allow the construction of a typical house on an odd shaped or narrow lot.

- d. *The granting of the variance will not be materially detrimental to the public welfare or*



*injurious to property in the same zone classification.*

A variance should not cause harm. For example, a setback variance should not be granted to an odd shaped or narrow lot if it could potentially violate a building or fire code and create a hazardous situation.

- e. *The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation on the subject property.*

A variance should not conflict with the General Plan and its goals and policies.

3. Closest mobile home setback to the project site - The closest mobile homes are 3 to 4 ft. from the project site.
4. Structural measures taken to ensure the stability of the retaining walls and the building - Prior to issuance of building permits, the applicant will be required to provide structural calculations prepared by a licensed structural engineer for both the building and the retaining walls to demonstrate to the city's plan check engineers and building inspection staff that both will be structurally sound.
5. General information on the access easement across the Walgreens property - The access easement along Walgreens' rear 26 ft. wide drive aisle, which provides access to the project site from Garfield Avenue, became effective upon recordation in 2005. It runs in perpetuity with the land unless amended or terminated by the written consent of the property owners.
6. Analysis of the on- and off-site traffic circulation impacts of the project - Traffic staff has examined the existing traffic conditions and accident history of the Garfield Avenue westbound left turn into and the northbound left turn out of the Walgreens parking lot driveway on Garfield Avenue. Within the last 10 years, one (1) incident was reported related to these turning movements. Since the occurrence of incidents is nominal, the project has low trip generation with most of the project's trips estimated to turn right into and out of the project driveway, and Garfield Avenue having sufficient gaps in traffic to accommodate a full access driveway with the additional project trips, this suggests no additional traffic safety measures are required with implementation of the project. In addition, due to the low traffic volumes from the assisted living facility during the peak hour periods and non-peak hour times, the project related vehicular traffic is anticipated to have limited impact on the circulation at the Walgreens property.

## **ISSUES:**

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CN (Commercial Neighborhood)	CG (Commercial General)	Vacant
North, South, and East of Subject Property:	CN	CG	Retail, Restaurant, Plant Nursery

West of Subject Property:	RL (Residential Low Density)	RMP-SR (Manufactured Home Park - Senior)	Manufactured Home Park
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**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is Commercial Neighborhood. Although the property's General Plan and zoning designations allow the proposed assisted living facility subject to approval of a CUP, the proposed development project and request to increase the allowable floor area ratio are not consistent with the following General Plan goals and policies:

**A. Land Use Element**

**Policy LU-1(D):** Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

**Policy LU-2(B):** Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

**B. Housing Element**

**Policy 1.1:** Preserve the character, scale and quality of established residential neighborhoods.

The proposed development and request to increase the allowable floor area ratio are incompatible with the adjacent mobile home park in terms of proportion, scale, and character. The assisted living facility with two stories above a partially exposed parking structure at a building height of 33.5 to 38.5 ft. is out of scale with the adjoining one story mobile home park. The assisted living facility has a roofline that does not terrace with the grade creating the appearance of a three-story building that is incompatible next to the one story mobile home park. The combined retaining wall/fence along the property lines of up to 14 feet high towers over and is incompatible with the adjoining properties.

**Zoning Compliance:**

This project is located in the CG zone and complies with the requirements of that zone except for the five variances proposed. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant for informational purposes only.

**Urban Design Guidelines Conformance:**

The project does not conform to the following Urban Design Guidelines for multi-family residential use:

- Contribute to the sense of community by respecting the scale, proportion and character of the surrounding area.
- In some cases, it may be desirable to "step back" the upper stories of new multi-family buildings to "scale down" facades that face the street, common space, and adjacent residential structures.

**Environmental Status:**

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated with implementation of mitigation measures in the areas of cultural and tribal cultural resources. Subsequently, MND No. 13-005 (Attachment No. 5) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA) with the following supplemental reports:

- 1) Air Quality and Greenhouse Gas Study;
- 2) Geotech Report;
- 3) Traffic Impact Assessment;
- 4) Phase I Environmental Site Assessment; and
- 5) Preliminary Water Quality Management Plan

The Community Development Department advertised draft MND No. 13-005 for 20 days commencing on May 3 and ending on May 22, 2018. Comments were received concerning traffic, the variances, excessive proposed square footage and height, and impacts to the stability of surrounding properties. A response has been included with the attached MND (Attachment No. 5).

**Environmental Board Comments:**

The Environmental Board was notified of the MND. As of June 5, 2018, no response has been received.

**Coastal Status:**

Not applicable.

**Design Review Board:**

The Design Review Board reviewed the project on December 14, 2017 and forwarded it to the Planning Commission without a recommendation pending a final decision on the project, which could affect its design.

**Subdivision Committee:**

Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Public Works and Fire as well as the Building Division have reviewed the project and identified applicable code requirements. The Police Department recommends conditions to control access to the site and provide opportunities for passive surveillance if the project were to be approved (Attachment No. 7).

**Public Notification:**

Legal notice was published in the Huntington Beach Wave on May 31, 2018 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of June 5, 2018, no communication supporting or opposing the request has been received as a result of the public hearing notice.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:  
October 5, 2017

MANDATORY PROCESSING DATE(S):  
MND: April 5, 2018; GPA/CUP/VAR: Not  
applicable due to legislative amendment.

### **ANALYSIS:**

#### **General Plan Amendment:**

The project site's current General Plan land use designation of CN permits the proposed assisted living facility use subject to approval of a CUP pursuant to the HBZSO. The CN designation includes a maximum floor area ratio (FAR) of 0.35 while the CG zoning allows a 1.5 FAR. The FAR is determined by dividing the gross floor area of all buildings on a lot by the area of that lot and represents the maximum building size, excluding parking, that can be proposed on a site. As part of the recent General Plan update, the City made the General Plan FARs consistent with the zoning FARs in many cases. However, there are cases like the CN designation where the City made a deliberate decision not to increase the FAR. The CN land use designation provides for various small-scale commercial, office, institutional, and similar uses to serve the needs of the surrounding residential area. The small-scale character envisioned in the CN land use designation is reflected in the 0.35 FAR and the maximum building height of two stories. The applicant's proposal to amend the General Plan maximum FAR from 0.35 to 1.0 would increase the maximum gross building floor area that can be constructed on the project site from 10,500 sq. ft. to 30,000 sq. ft. to accommodate the approximately 28,000 sq. ft. assisted living facility.

The City previously approved the Merrill Gardens Assisted Living Facility at 17200 Goldenwest with a similar increase in the General Plan FAR from 0.35 to 1.0 because that project was designed to be compatible with the surrounding development in terms of proportion, scale, and character. Although the project is primarily three stories, the site is relatively flat and the southern section of the building is only one story where it adjoins a residential neighborhood. In addition, it met all zoning code requirements and design guidelines regarding height, setbacks, and parking. Staff also considered that while the increased FAR would result in a larger building, an assisted living facility is a low intensity land use that has a relatively low vehicle trip generation compared to other more commercial uses.

Staff may also support the same General Plan FAR increase from 0.35 to 1.0 for the Autumn Care Assisted Living Facility if the project were also designed to be compatible with the adjoining mobile home park in terms of proportion, scale, and character and if it meets all zoning code requirements and design guidelines. However, because of concerns with the compatibility of the project design and all the variances proposed and their detrimental impact to the adjoining mobile home park, staff is recommending denial of the project.

#### **Land Use and Design Compatibility:**

The project is surrounded by commercial uses on three sides while a mobile home park is located to the west. Assisted living facilities typically do not present land use compatibility concerns such as heavy traffic, noise, or odors. The proposed assisted living facility is a land use that is compatible with the area and provides a good land use transition between the commercial uses to the east and the mobile home park to the west.

However, the proposal to triple the General Plan FAR, the project's design, and the variances result in an overbuilt development that is out of scale with and detrimental to the adjoining one-story mobile home park due to its height, number of stories, bulk, and reduced setbacks. The HBZSO limits building height in the CG zone to a maximum of 18 ft. within 45 ft. of a residential district and requires a minimum 10 ft. setback in order to ensure a compatible building height, maintain light and air, and provide a buffer. In contrast, the proposed assisted living facility with two stories above a partially exposed parking structure at a building height of 33.5 to 38.5 ft. with only a 10 ft. setback instead of 45 ft. would be an abrupt transition from the adjoining one story mobile home park.

The HBZSO requires a CUP in order to develop on a site with a grade differential of three feet or greater based upon a building and grading plan, which terraces the building with the grade and is compatible with the adjacent development. While the proposed grading plan does reflect some terracing with the site's existing topography, the assisted living facility has a roofline that does not terrace with the grade creating the appearance of a three-story building that is incompatible next to the one story mobile home park. Furthermore, the combined retaining wall/fence along the property lines of up to 14 feet high towers over and is incompatible with the adjoining properties. The design of the project with its increased height and reduction in setbacks would affect the privacy and quality of life of the mobile home park residents.

#### **Variances:**

Staff is also unable to support the requested variances to building height, setbacks, and perimeter planter width because there are no special circumstances applicable to the property particularly when considering the proposed increase in the maximum general plan FAR for the site. Without any special hardship and combined with the substantial increase in floor area, approval of the variances will constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The variances will result in a development that is incompatible with and detrimental to the adjacent mobile home park in terms of scale, character, landscape screening, and impacts to privacy. The granting of the variance will also adversely affect the General Plan because it is not consistent with several General Plan goals and policies that encourage compatibility with established residential neighborhoods and surrounding development. Accordingly, staff recommends denial of the project.

#### **ATTACHMENTS:**

1. Suggested Findings for Denial - CUP No. 13-010 and VAR No. 13-005
2. Vicinity Map
3. Site Plan, Floor Plans, Elevations and Project Plans received and dated January 30, 2018
4. Project Narrative received and dated September 25, 2017
5. Draft Mitigated Negative Declaration No. 13-005 (Includes Environmental Checklist, Mitigation Measures, Response to Comments, and Comment Letters)
6. Code Requirements Letter dated April 12, 2018 for informational purposes only.
7. Police Comments dated April 25, 2017
8. Shadow Analysis received and dated May 30, 2018

JJ:JV:RR:kdc

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS FOR DENIAL**

#### **CONDITIONAL USE PERMIT NO 13-010/ VARIANCE NO. 13-005**

#### **SUGGESTED FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 13-010:**

1. Conditional Use Permit No. 13-010 for the establishment, maintenance and operation an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a three ft. grade differential between the high point and low point and maximum combined retaining wall/fence along the property lines of 9.5 to 14 feet high will 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 assisted living facility with two stories above a partially exposed parking structure at a building height of 33.5 to 38.5 ft. is out of scale with the adjoining one story mobile home park. The assisted living facility has a roofline that does not terrace with the grade creating the appearance of a three-story building that is incompatible next to the one story mobile home park. The combined retaining wall/fence along the property lines of up to 14 feet high towers over and is incompatible with the adjoining properties.
2. The conditional use permit will be not be compatible with surrounding uses because the assisted living facility is out of scale due to its height, number of stories, and bulk. The design of the project with its increased height and reduced setbacks affects the privacy and quality of life of the adjoining mobile home park.
3. The proposed approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a three ft. grade differential between the high point and low point and maximum combined retaining wall and fencing height along the property lines of 9.5 to 14 feet will not comply with several provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) due to the variances concurrently proposed. In addition, the assisted living facility has a roofline that does not terrace with the grade as required by the HBZSO.
4. The granting of the conditional use permit will adversely affect the General Plan because the proposed project is not consistent with the following General Plan goals and policies:

#### **A. Land Use Element**

**Policy LU-1(D):** Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

**Policy LU-2(B):** Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

## B. Housing Element

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

The proposed development is incompatible with the adjacent mobile home park in terms of proportion, scale, and character. The assisted living facility with two stories above a partially exposed parking structure at a building height of 33.5 to 38.5 ft. is out of scale with the adjoining one story mobile home park. The assisted living facility has a roofline that does not terrace with the grade creating the appearance of a three-story building that is incompatible next to the one story mobile home park. The combined retaining wall/fence along the property lines of up to 14 feet high towers over and is incompatible with the adjoining properties.

### **SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 13-005:**

1. The granting of Variance No. 13-005 for: a.) building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district; b.) exterior stairs at a 1 ft. side setback in lieu of 8 ft.; c.) deck at a 5 ft.-2 in. side setback in lieu of 10 ft.; d.) basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and e.) an 8 ft.-8 in. parking structure perimeter planter width in lieu of 10 ft. will constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification because there are no special circumstances applicable to the property, particularly when considering the proposed increase in the maximum general plan floor area ratio for the site.
2. There are no special circumstances applicable to the subject property, including size, shape, location or surroundings, particularly when considering the proposed increase in the maximum general plan floor area ratio, such that the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is not necessary to preserve the enjoyment of one or more substantial property rights because a reduced development that does not require an increase in the maximum floor area ratio and that complies with all development standards could be proposed on the site.
4. The granting of the variance will be materially detrimental to the public welfare or injurious to property in the same zone classification. The variance to building height, setbacks, and parking structure perimeter planter width will result in a development that is incompatible with the adjacent mobile home park in terms of proportion, scale, character, and landscape screening. The design of the project with its increased height and reduced setbacks affects the privacy and quality of life of the adjoining mobile home park.
5. The granting of the variance will adversely affect the General Plan because the proposed project is not consistent with the following General Plan goals and policies:

A. Land Use Element

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

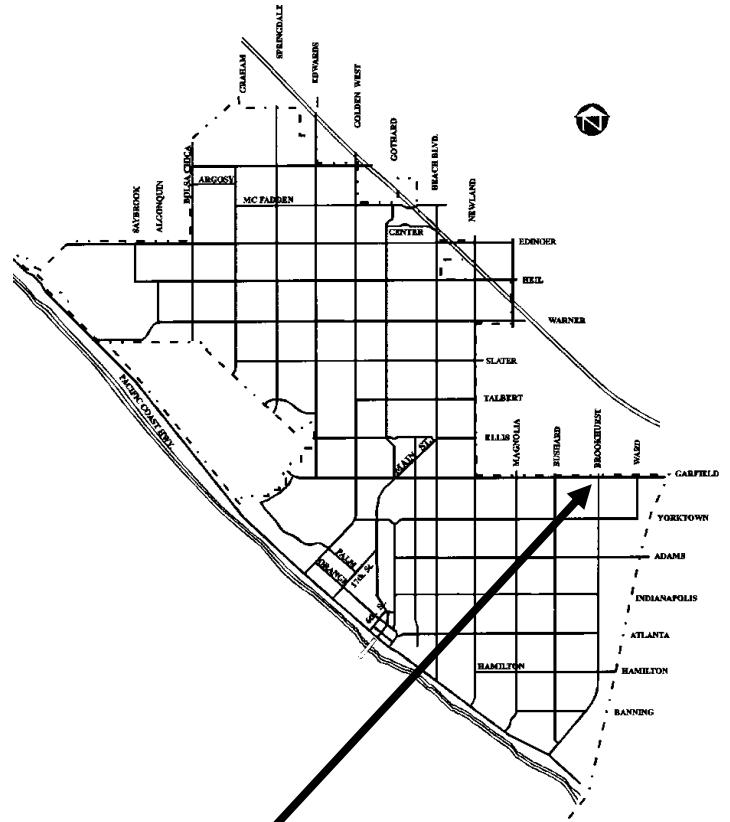
Policy LU-2(B): Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

B. Housing Element

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

The variance to building height, setbacks, and parking structure perimeter planter width will result in a development that is incompatible with the adjacent mobile home park in terms of proportion, scale, character, and landscape screening.



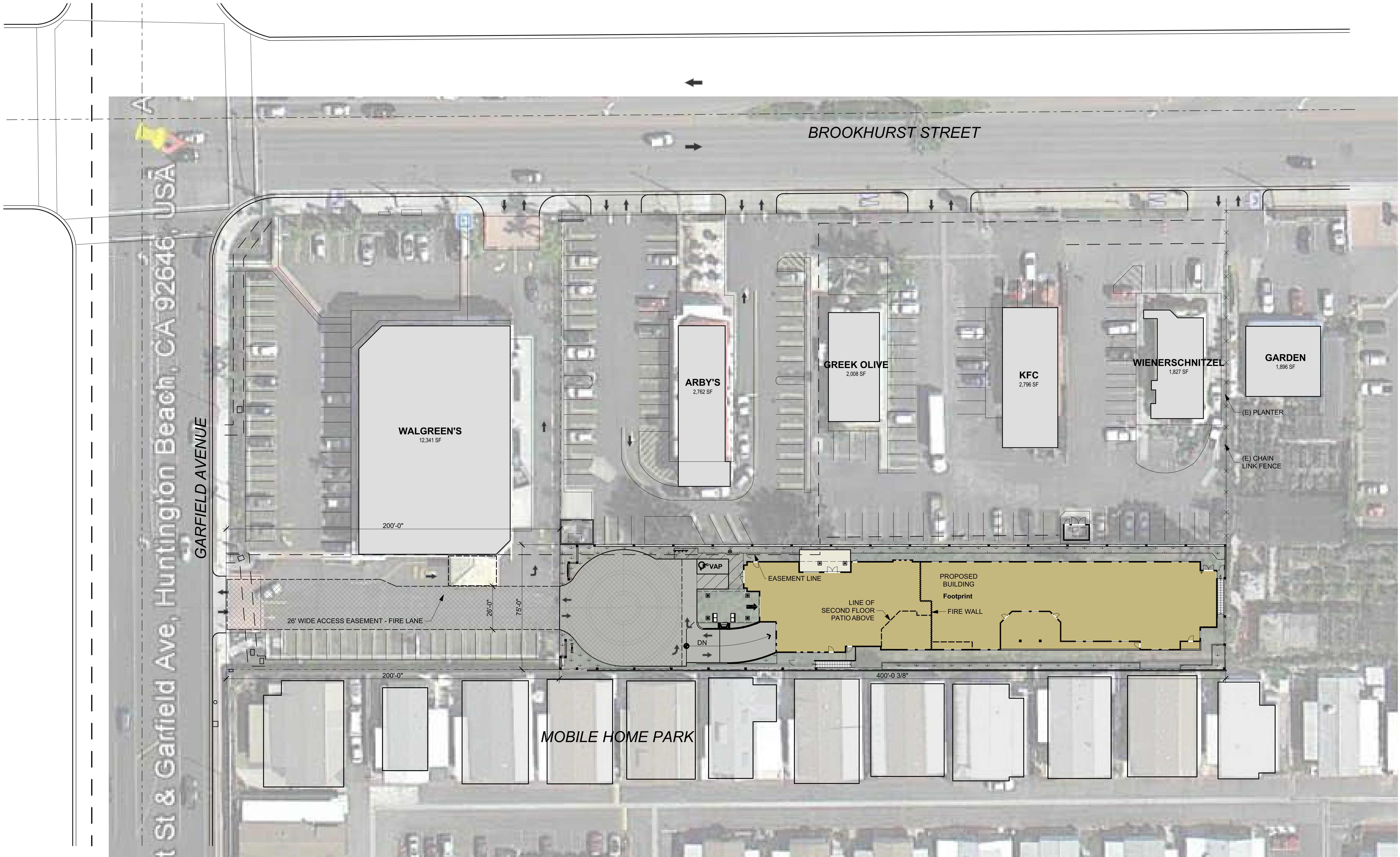


## VICINITY MAP

General Plan Amendment 13-001/Conditional Use Permit 13-010/Variance 13-005/  
Mitigated Negative Declaration No. 13-005 (Autumn Care Assisted Living)

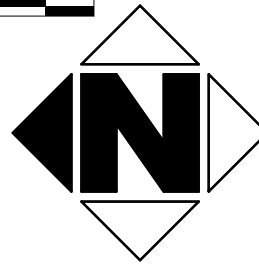
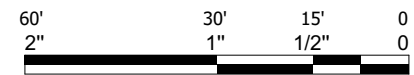


AUTUMN CARE  
RESIDENTIAL CARE FACILITY



1 SITE PLAN

SCALE: 1" = 30'



PROJECT TEAM

**OWNER**  
Autumn Care Development Partners  
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Los Angeles CA 90049  
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Mr. Robert Rosenberg, Manager

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Caro Minas, President

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Mahir Weber, Principal

**LANDSCAPE ARCHITECT**  
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SHEET INDEX

ARCHITECTURAL

- A-1.0 SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-1.2 SITE FENCE AND LANDSCAPE AREAS
- A-2.0 BASEMENT GARAGE FLOOR PLAN
- A-2.1 FIRST FLOOR PLAN
- A-2.2 SECOND FLOOR PLAN
- A-3.1 ROOF PLAN
- A-5.1 EXTERIOR ELEVATIONS
- A-5.2 EXTERIOR ELEVATIONS
- A-5.3 ADDITIONAL LANDSCAPE DETAILS
- A-6.0 SITE CROSS SECTIONS
- A-6.1 RETAINING WALL SECTIONS AT WEST PROPERTY LINE
- A-6.2 GRADE PLANE CALCULATION

PROJECT DATA

**PROJECT ADDRESS**  
19101 Garfield Huntington Beach California 92648

**LEGAL DESCRIPTION**  
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 2 AS SHOWN ON A PARCEL MAP FILED IN BOOK 35, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

**ASSESSORS PARCEL NUMBER**  
APN: 153-201-24, 153-201-26 AND 153-201-27

**CONDITIONAL USE PERMIT #**  
Pending

**ZONING**  
CG Commercial General  
(Adjacent to RMP-SR Manufactured Home Park)

GENERAL PLAN

SCOPE OF WORK

2 STORIES RESIDENTIAL CARE FOR THE ELDERLY FACILITY WITH BASEMENT PARKING GARAGE

<b>SITE DATA</b>	
SITE AREA	30,000 SF (.68 ACRES)
BUILDING FOOTPRINT	14,298 SF (FIRST FLOOR)
COVERAGE FACTOR	47.6%
PAVEMENT AREA	10,834 SF
COVERED PARKING AREA	0 SF ON GRADE
COVERED PATIO AREA	13,541 SF BASEMENT GARAGE
887 SF (PORTE COCHERE)	
TOTAL OPEN SPACE	15,021 SF
TOTAL BUILDING AREA	25,122 SF (FIRST AND SECOND FLOOR)
LAND TO BUILDING AREA	FAR 0.63
TOTAL BUILDING AREA	41,499 SF (INCLUDING BASEMENT PARKING GARAGE)

<b>PARKING</b>	
36 SPACES REQUIRED	(76 beds/3 = 26; +10 for staff and visitors)
38 SPACES PROVIDED	1 AT GRADE
	37 IN BASEMENT GARAGE
ACCESSIBLE	1 VAN ACCESSIBLE ON SITE AND 1 VAN ACCESSIBLE IN GARAGE

UNIT AREA	12,197 SF
COMMON AREA	29,219 SF
TOTAL PROGRAM AREA	41,416 SF
TOTAL GROSS AREA*	41,499 SF**

**NOTES:**  
\*FIRST FLOOR OUTDOOR PATIOS OVER PARKING DECK NOT INCLUDED IN GROSS  
\*\*TOTAL GROSS IS CALCULATED DIFFERENTLY THAN PROGRAM AREAS (UNIT + COMMON)

UNIT MIX

\* Multiple Unit Calculations are rounded up 1 sf (per each Unit)

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
A-0C	ASSISTED LIVING - STUDIO	2	1	449	449
A-0D	ASSISTED LIVING - STUDIO	2	1	600	600
A-0F	ASSISTED LIVING - STUDIO	2	16	278	4,448
A-0G	ASSISTED LIVING - STUDIO	1	9	218	1,962
Z-0C	ALZHEIMER - 1 BED	2	1	410	410
Z-0D	ALZHEIMER - 2 BED	2	14	278	3,892
Z-0E	ALZHEIMER - 1 BED	1	2	218	436
		77	44		12,197 sq ft

AREA CALCULATIONS

GROSS BUILDING AREA

Area (SF)
Basement FF
16,377
16,377 sq ft
First Floor FF
13,226
13,226 sq ft
Second Floor FF
11,896
11,896 sq ft
Total Gross:
41,499 sq ft

PARKING SUMMARY

Qty.
VAP
2
P
36
38

COMMON AREA CALCULATION

Zone Name	Qty.	Area (SF)
Basement FF		
BLDG MECH	1	242
BREAK ROOM	1	368
ELEV	1	80
GARAGE	1	13,654
LAUNDRY	1	341
MECH CHASE	1	18
STAIR	1	350
STAIRS	1	233
STORAGE	1	848
TOILET	2	171
VEST	1	65
		16,370 sq ft

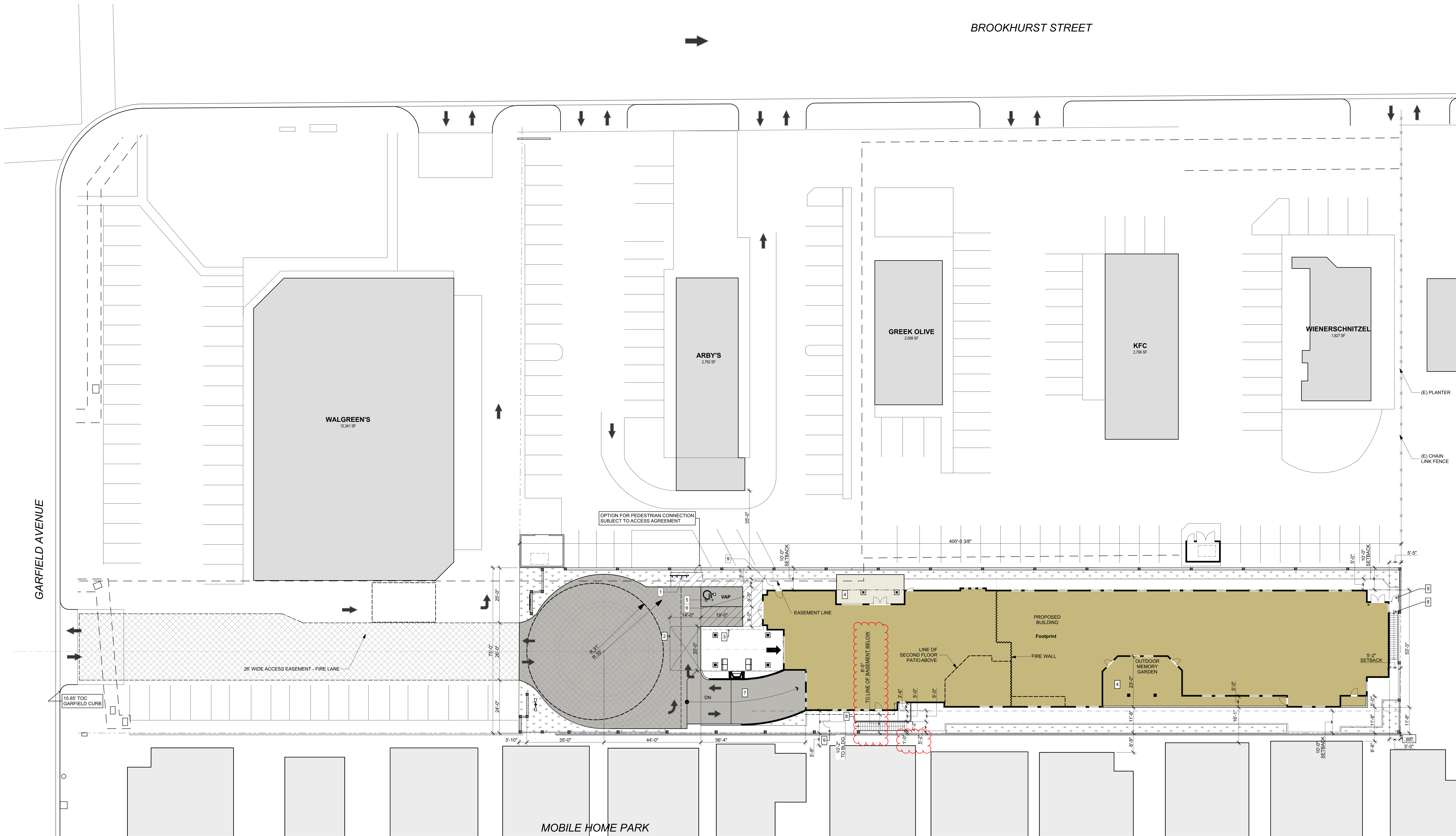
First Floor FF		
ACTIVITY	2	1,356
CORRIDOR	1	1,750
DINING	2	1,685
ELEV A	1	88
ELEV EQUIP	1	52
KITCHEN	1	688
MED	1	93
OFFICE	4	549
RECEPTION	1	665
RESTROOM	2	203
SERVICE	1	477
STAIRS A	2	572
TRASH	1	126
VEST	1	163
		8,467 sq ft

Second Floor FF		
BEAUTY SALON	1	162
CORRIDOR	1	2,053
ELEV A	1	88
ELEV EQUIP	1	50
GYM	1	292
LIBRARY/COMPUTER	1	227
LIVING	1	813
RESTROOM	1	120
STAIRS A	2	577
		4,382 sq ft
		29,219 sq ft



2 Massing Model Looking West



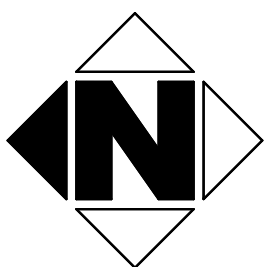


**SITE PLAN KEYNOTES**

- BIKE PARKING AREA AND RACK
- LOADING AREA
- COVERED ENTRY
- COVERED PATIO
- VAN ACCESSIBLE PARKING STALL 9'X18'
- VAN ACCESSIBLE PARKING SIGN
- GARAGE VEHICULAR RAMP
- EXTERIOR SITE STAIR
- SITE GATE

**Autumn Care  
Development Partners**  
11600 Montana Ave # 109  
Los Angeles CA 90049  
(310) 488-1777

**AUTUMN CARE  
RESIDENTIAL CARE FACILITY**  
Autumn Care Development Partners  
19101 Garfield Huntington Beach California 92648



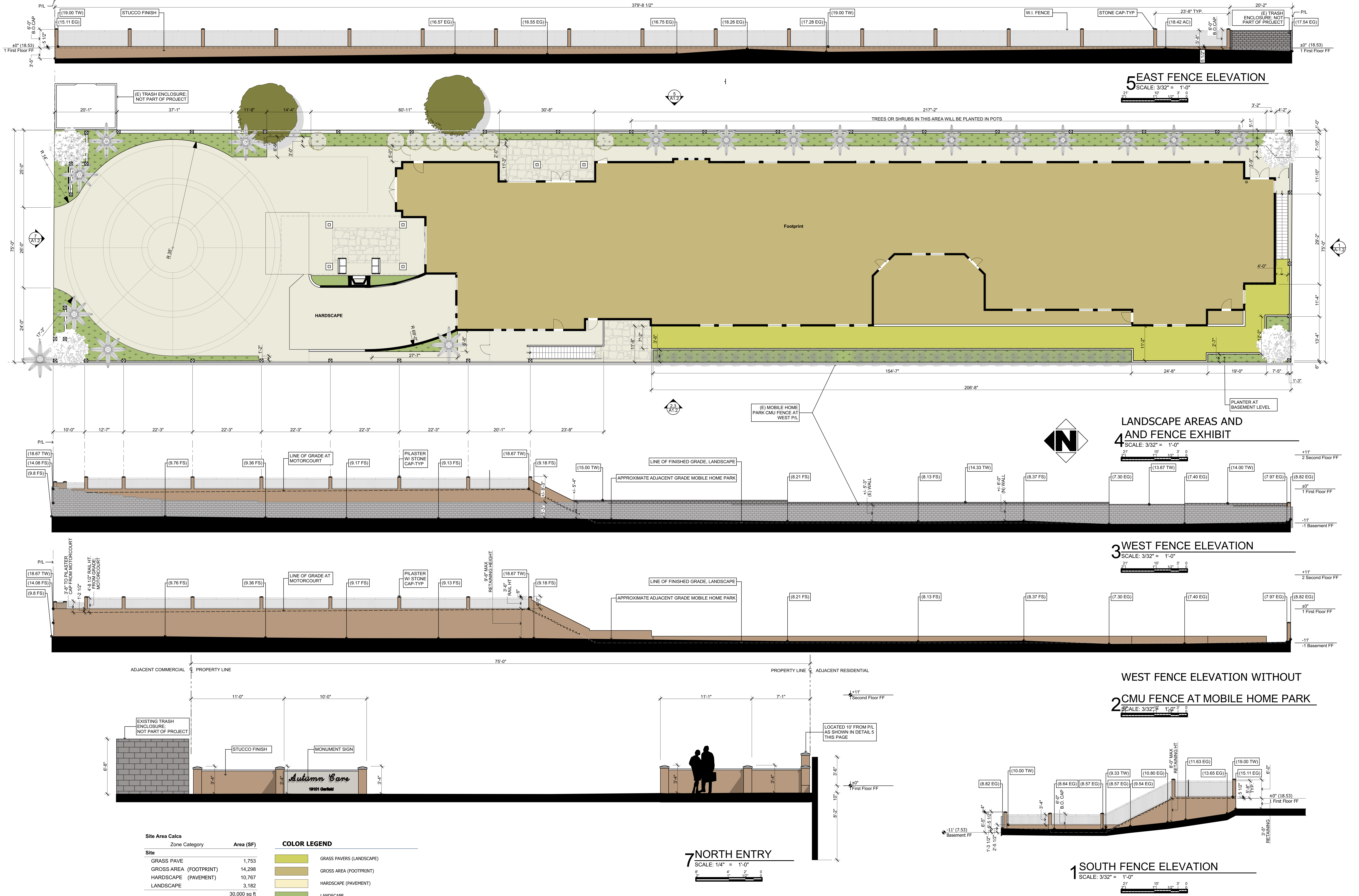
**1 ENLARGED SITE ENTRY**  
SCALE: 1/16" = 1'-0"  
32' 16' 8' 0'

**ENLARGED SITE PLAN  
A-1.1**

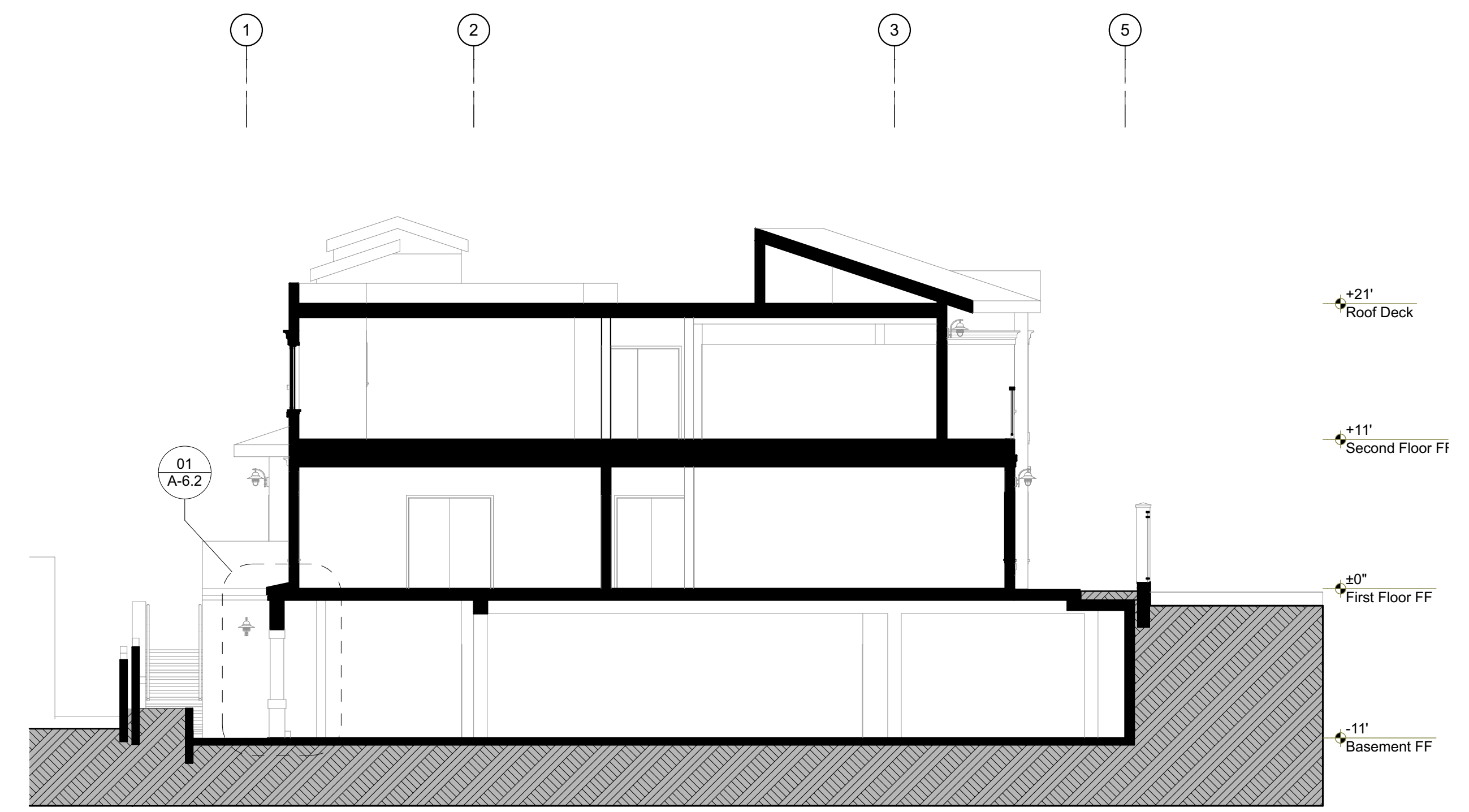
PROJECT NO: 12007.00  
PLOT DATE: 1/23/2018

Attachment No. 3.2

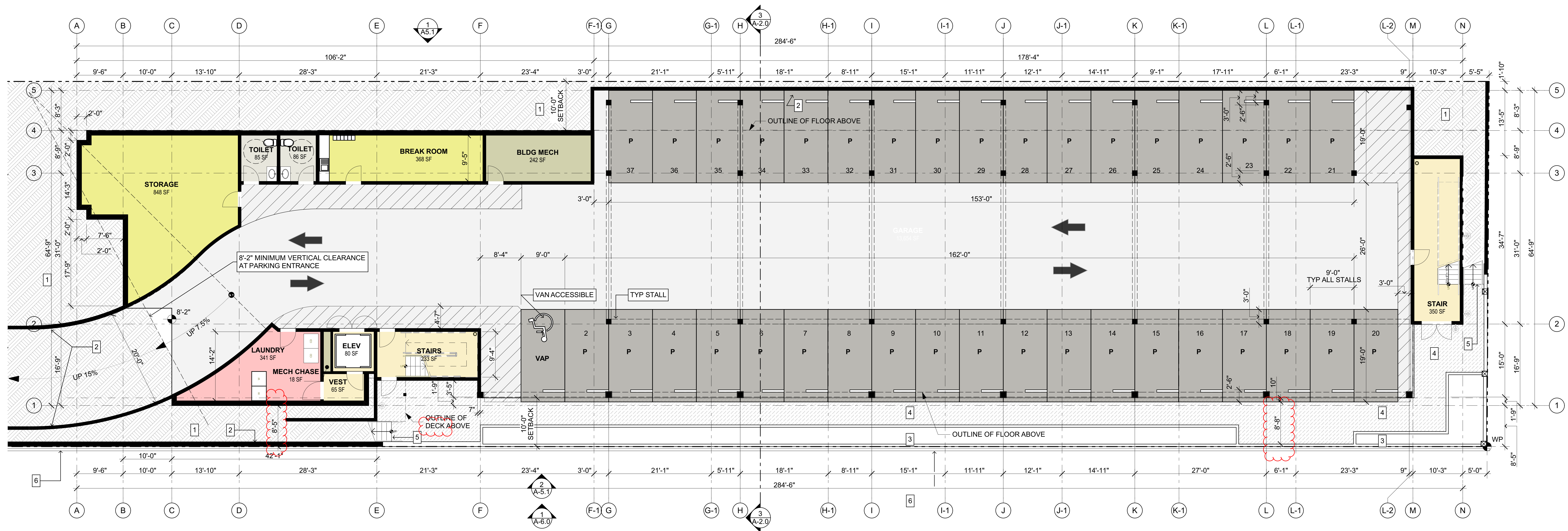








SECTION 3  
SCALE: 1/8" = 1'-0"



1 PARKING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PARKING FLOOR PLAN KEYNOTES

1. UNEXCAVATED AREA
2. RETAINING WALL
3. RAISED PLANTER
4. WALKING SURFACE
5. GRASS PAVERS (LANDSCAPE)
6. EXTERIOR SITE STAIRS
7. ADJACENT RESIDENTIAL CMU FENCE (E)

PARKING COLOR LEGEND

- |                |  |
|----------------|--|
| [Light Yellow] | BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL |
| [Light Green]  | BUILDING MECHANICAL                                  |
| [Light Blue]   | SITE PARKING SPACE                                   |
| [Light Purple] | BUILDING SERVICES                                    |
| [Light Orange] | BUILDING ADMINISTRATION                              |

PARKING PLAN SYMBOLS

- |               |                        |
|---------------|------------------------|
| [Dashed Line] | LINE OF BUILDING ABOVE |
| [Dashed Line] | PROPERTY LINE          |
| [Dashed Line] | SETBACK LINE           |
| [Hatched Box] | GRASS-PAVE SURFACE     |
| [Hatched Box] | UNEXCAVATED (EARTH)    |

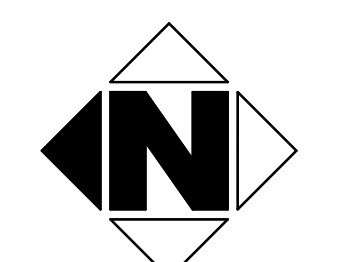


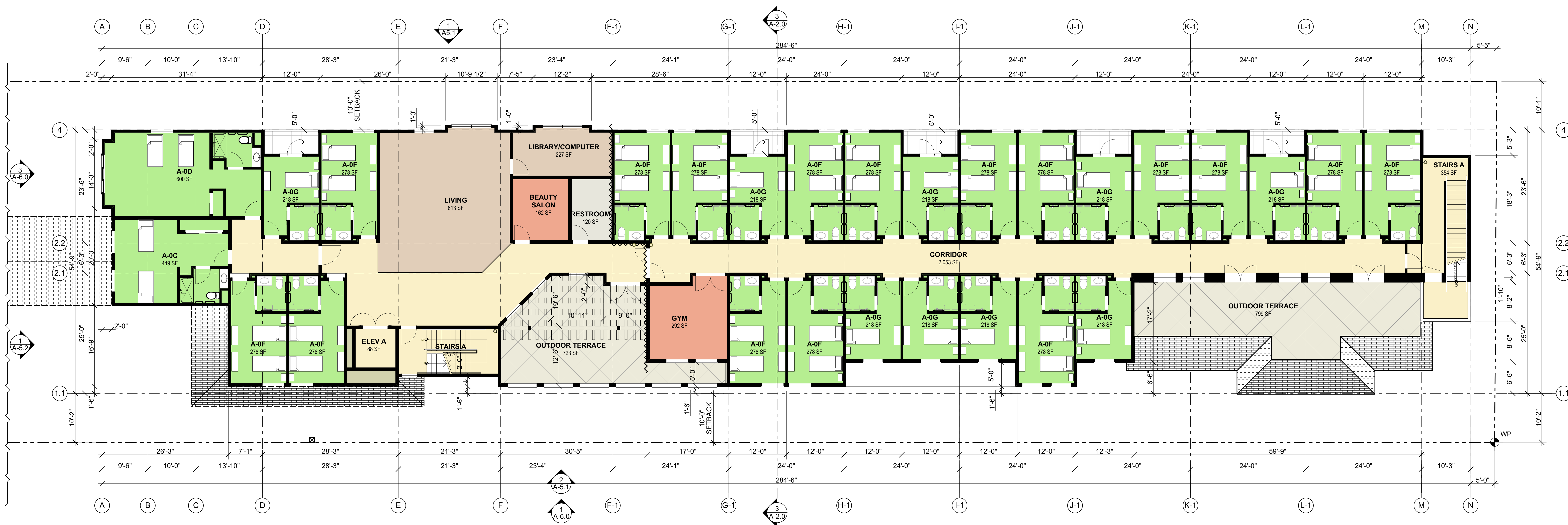


FLOOR PLAN COLOR LEGEND			
	BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL		ASSISTED LIVING - 1 BED
	BUILDING MECHANICAL		ASSISTED LIVING - 2 BED
	BUILDING LIVING SPACE		ALZHEIMER - 1 BED
	BUILDING ACTIVITY		ALZHEIMER - 2 BED
	BUILDING ADMINISTRATION		OUTDOOR PATIO
	BUILDING KITCHEN		
	BUILDING DINING		
	RESTROOMS		

SYMBOLS	
	FIRE WALL
	LINE OF BUILDING ABOVE
	PROPERTY LINE
	SETBACK LINE
	OUTDOOR PATIO/HARDSCAPE

**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





#### FLOOR PLAN COLOR LEGEND

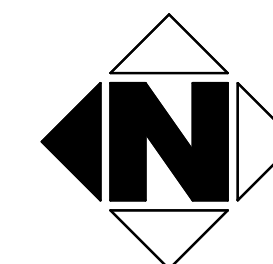
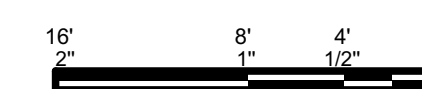
BUILDING CIRCULATION & BUILDING CIRCULATION-VERTICAL	ASSISTED LIVING - 1 BED
BUILDING MECHANICAL	ASSISTED LIVING - 2 BED
BUILDING LIVING SPACE	ALZHEIMER - 1 BED
BUILDING ACTIVITY	ALZHEIMER - 2 BED
BUILDING ADMINISTRATION	OUTDOOR PATIO
BUILDING KITCHEN	
BUILDING DINING	
RESTROOMS	

#### SYMBOLS

~~~~~	FIRE WALL
---	LINE OF BUILDING ABOVE
---	PROPERTY LINE
---	SETBACK LINE

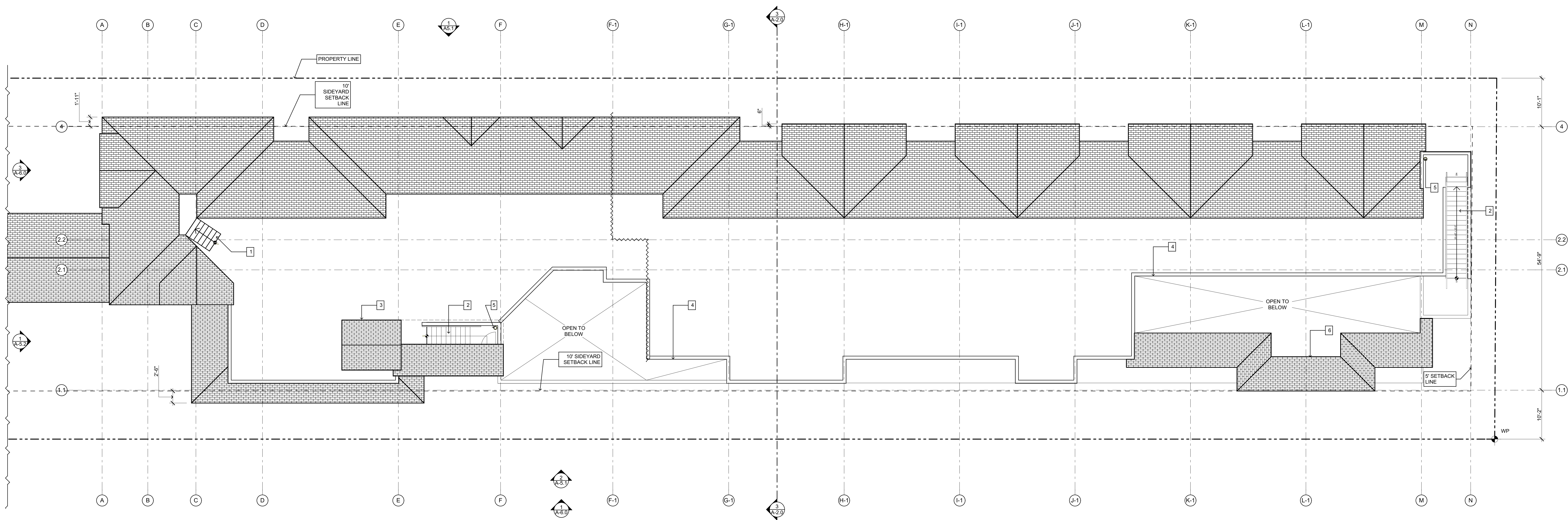
#### 1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



#### SECOND FLOOR PLAN A-2.2





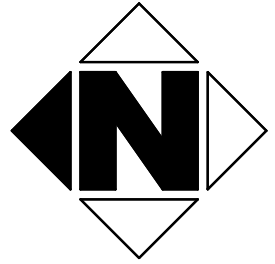
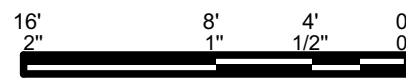
ROOF PLAN KEYNOTES

1. FIRE DEPARTMENT STAIRS
2. ROOF ACCESS STAIRS
3. ELEVATOR PENTHOUSE
4. PARAPET
5. STANDPIPE
6. LOW ROOF OVER FIRST FLOOR

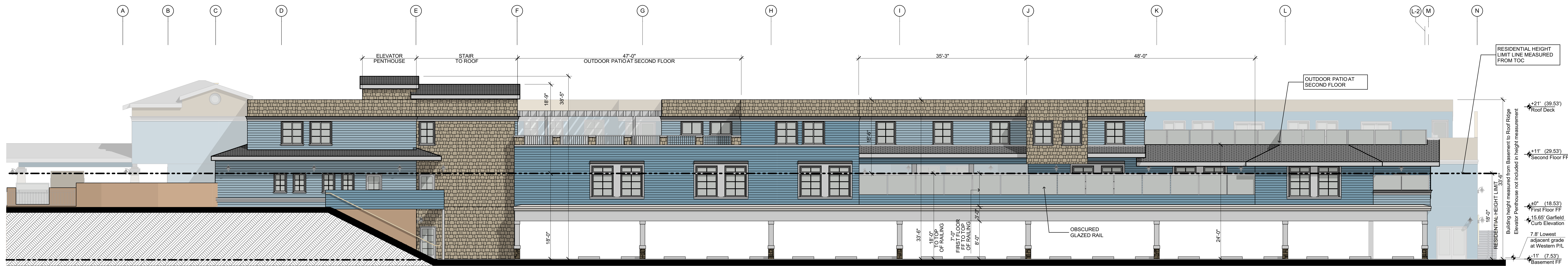
SYMBOLS

- ~~~~~ FIRE WALL
- PROPERTY LINE
- - - SETBACK LINE

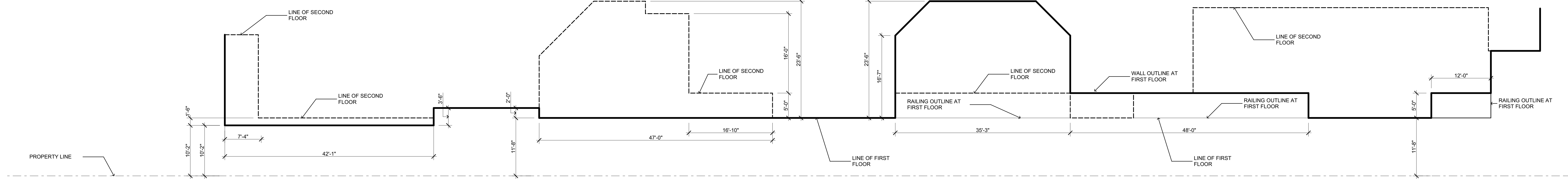
1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



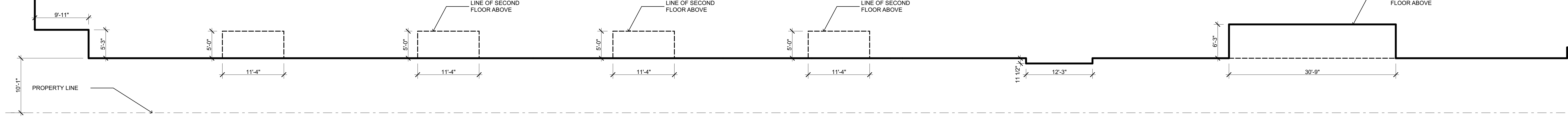


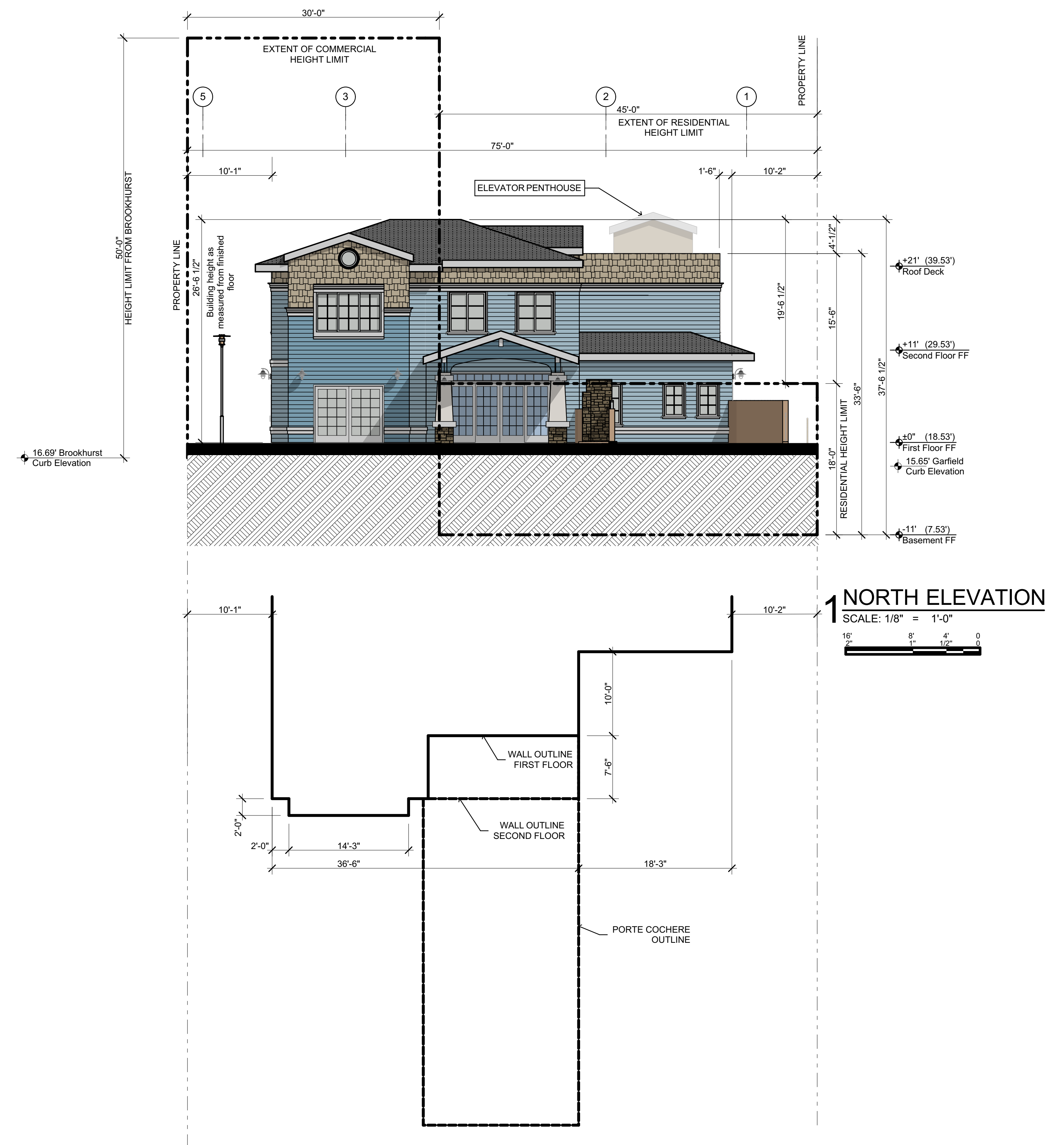
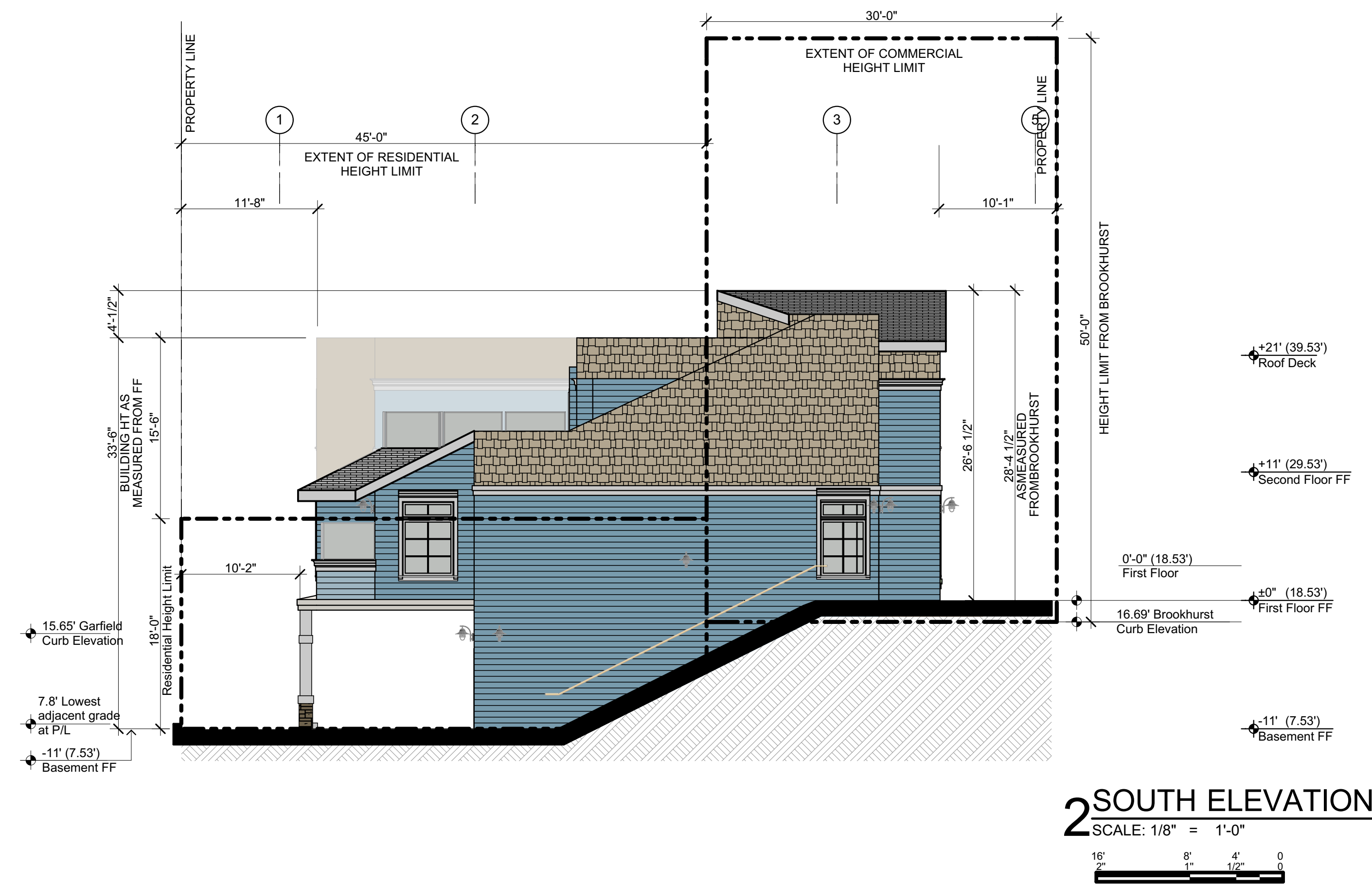


**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



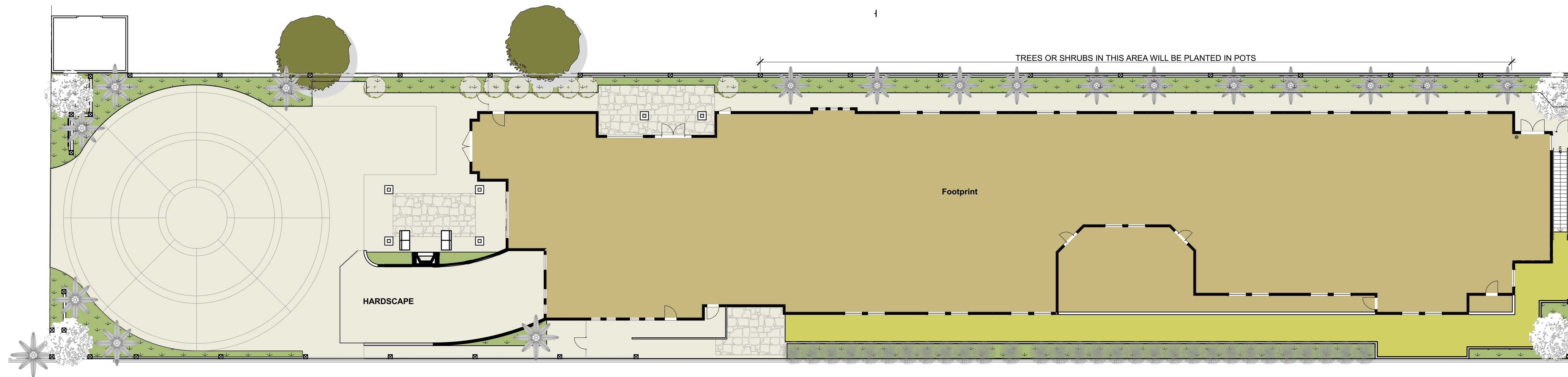


**COLOR LEGEND:**

	<b>ROOF, COMPOSITION TILE</b> TIMBERLINE: BARKWOOD
	<b>LAP SIDING 4", TYPE 1</b> JAMESHARDIE: BOOTHBAY BLUE
	<b>LAP SIDING 4", TYPE 2</b> JAMESHARDIE: PEARL GRAY
	<b>WINDOW GLASS</b> OLDCASTLE: BLUE GREEN
	<b>SHINGLE SIDING</b> JAMESHARDIE: KHAKI BROWN <b>STUCCO</b> OMEGA: COLOR 409 <b>PAINT</b> DUNN EDWARDS: WOODED ACRE
	<b>MILWORK TRIM</b> DUNN EDWARDS: CREAM WAVE <b>WINDOW FRAME</b> MILGARD: SAND
	<b>STONE TRIM AT COLUMN BASES</b> ELDORADO STONE: COASTAL LEDGE

**3 Color Inspiration**  
NOT TO SCALE





**Site Area Calcs**

Zone Category	Area (SF)
<b>Site</b>	
GRASS PAVE	1,753
GROSS AREA (FOOTPRINT)	14,298
HARDSCAPE (PAVEMENT)	10,767
LANDSCAPE	3,182
	30,000 sq ft

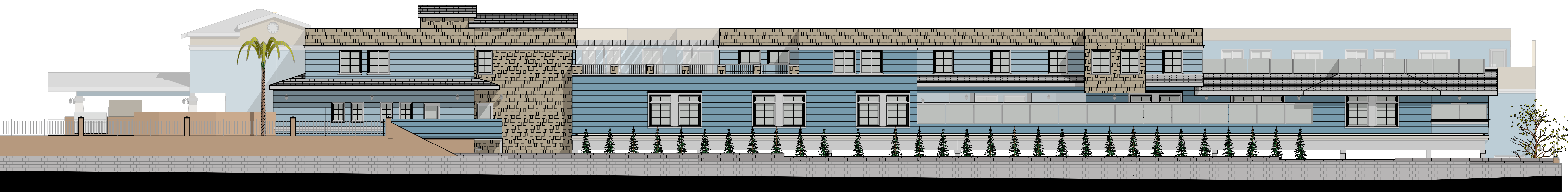
**COLOR LEGEND**

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<span style="display:inline-block; width:15px; height:10px; background-color:#D2B48C; border:1px solid black;"></span>	GROSS AREA (FOOTPRINT)
<span style="display:inline-block; width:15px; height:10px; background-color:#FFDAB9; border:1px solid black;"></span>	HARDSCAPE (PAVEMENT)
<span style="display:inline-block; width:15px; height:10px; background-color:#90EE90; border:1px solid black;"></span>	LANDSCAPE

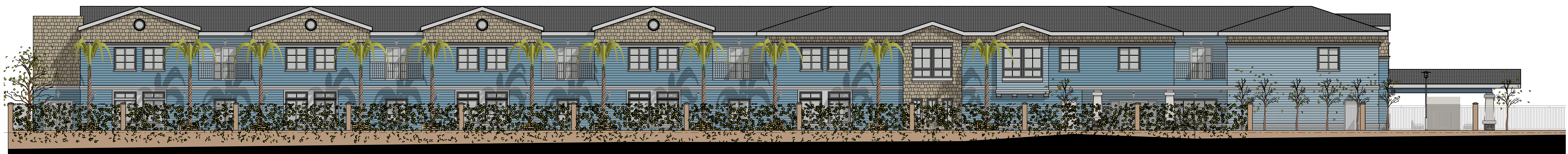
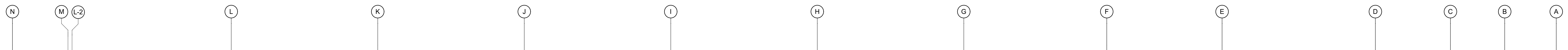
**4 TREE PLANTING & LANDSCAPE EXHIBIT**  
 SCALE: 1/16" = 1'-0"  
 32' 16' 8' 0'



**3 SOUTH ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'

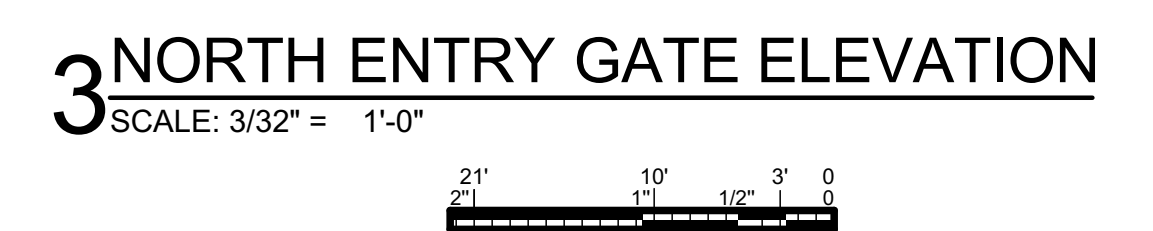
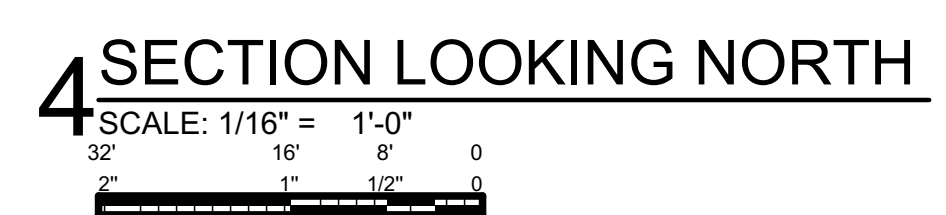
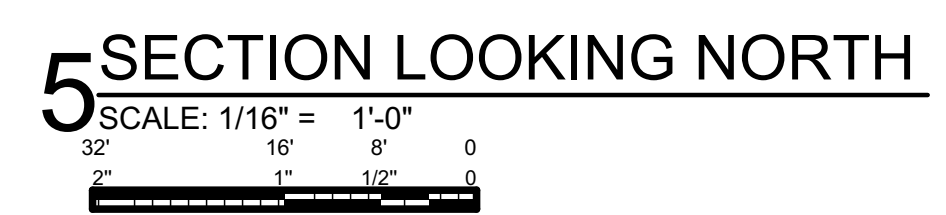
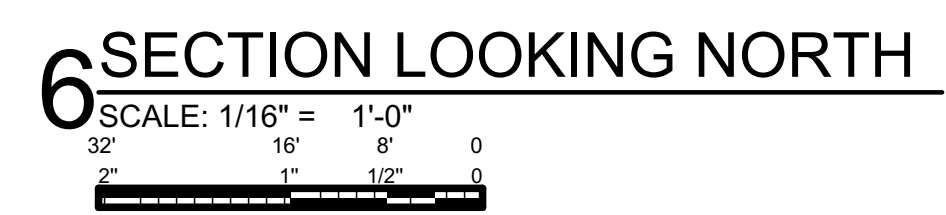


**2 WEST ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'

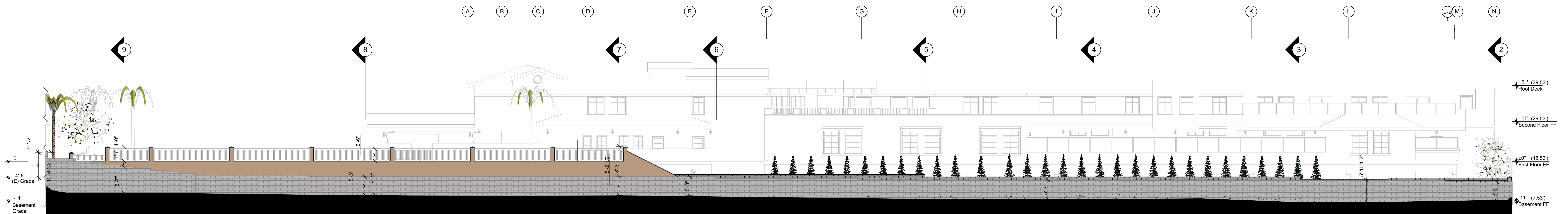
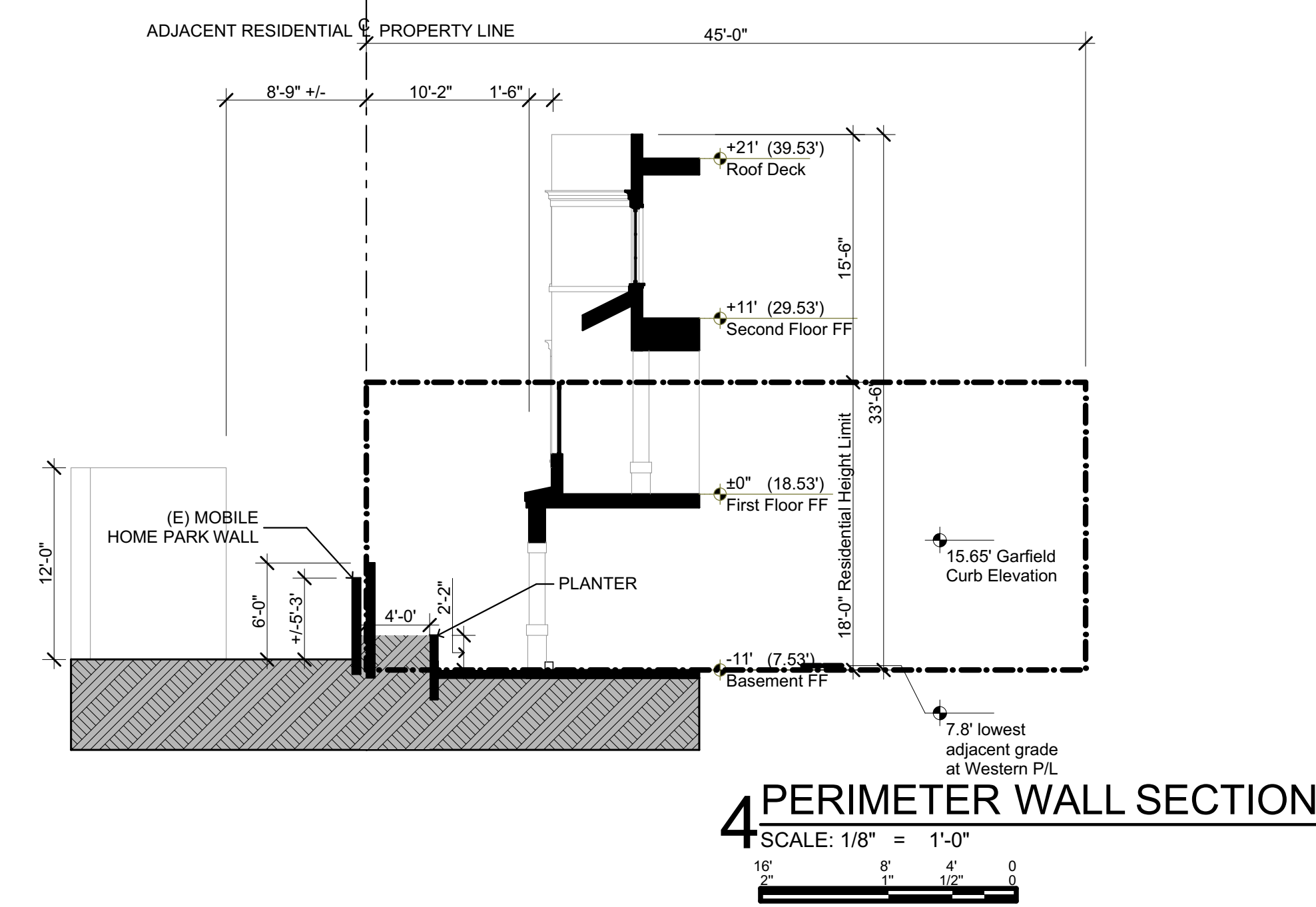
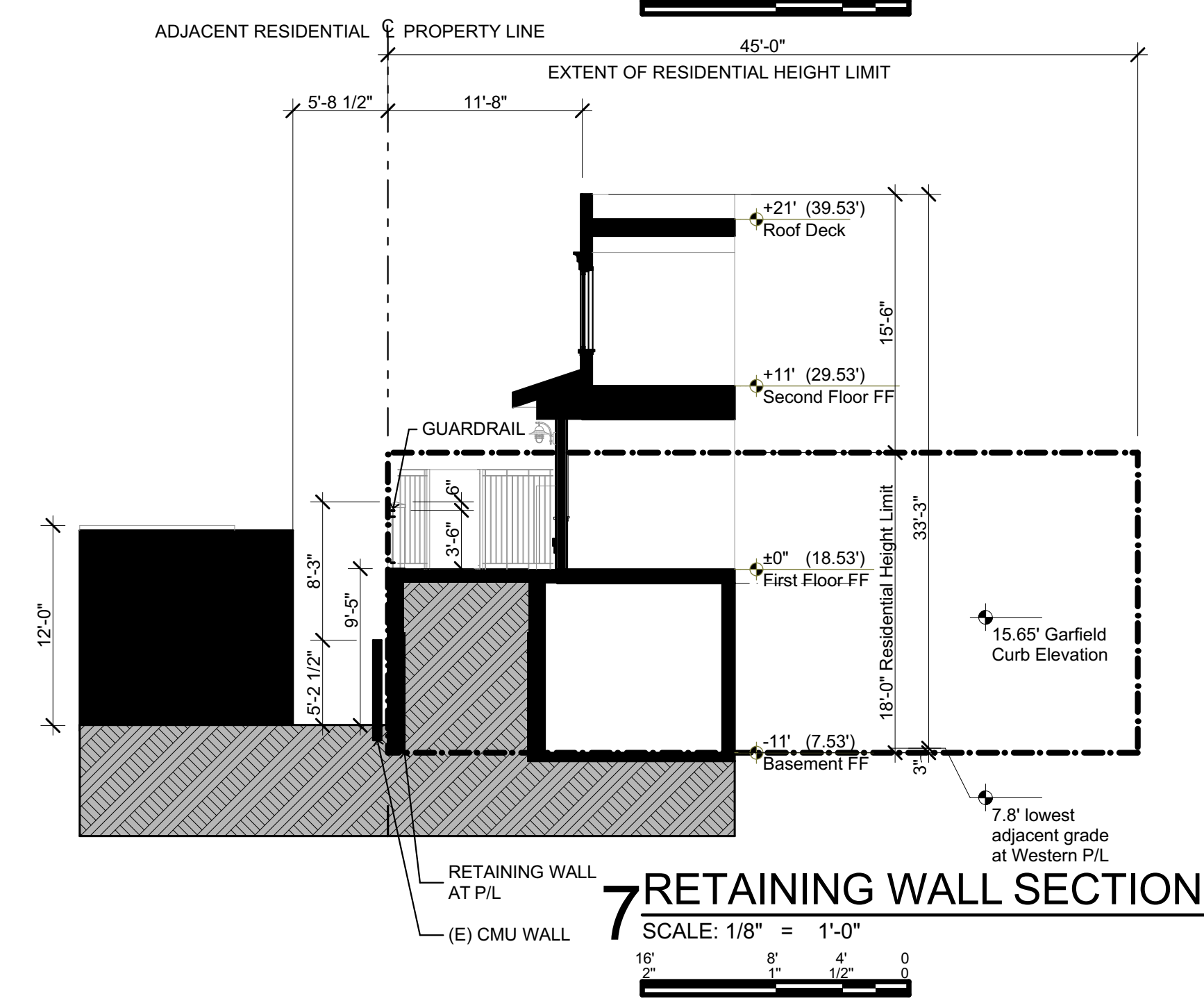
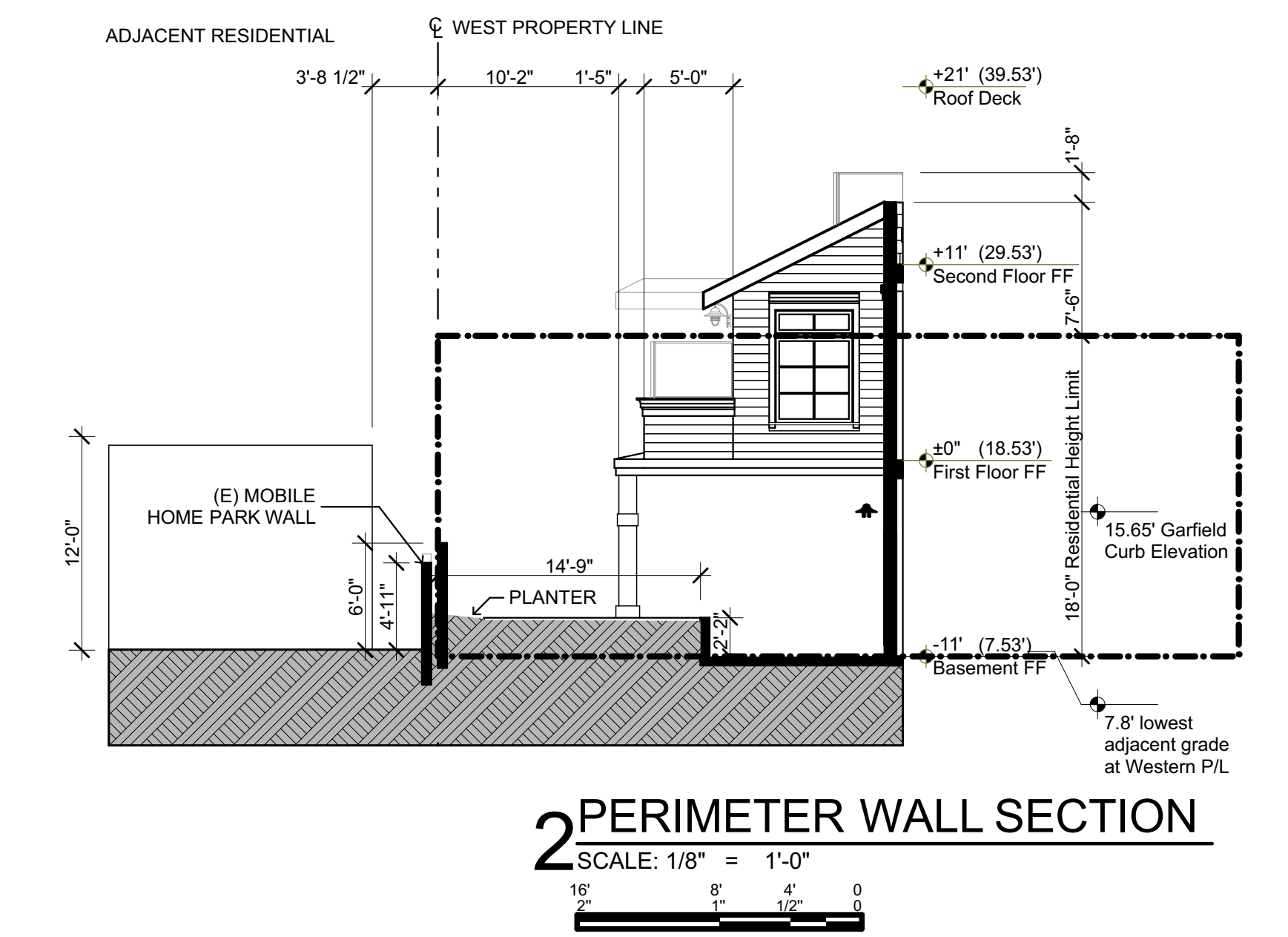
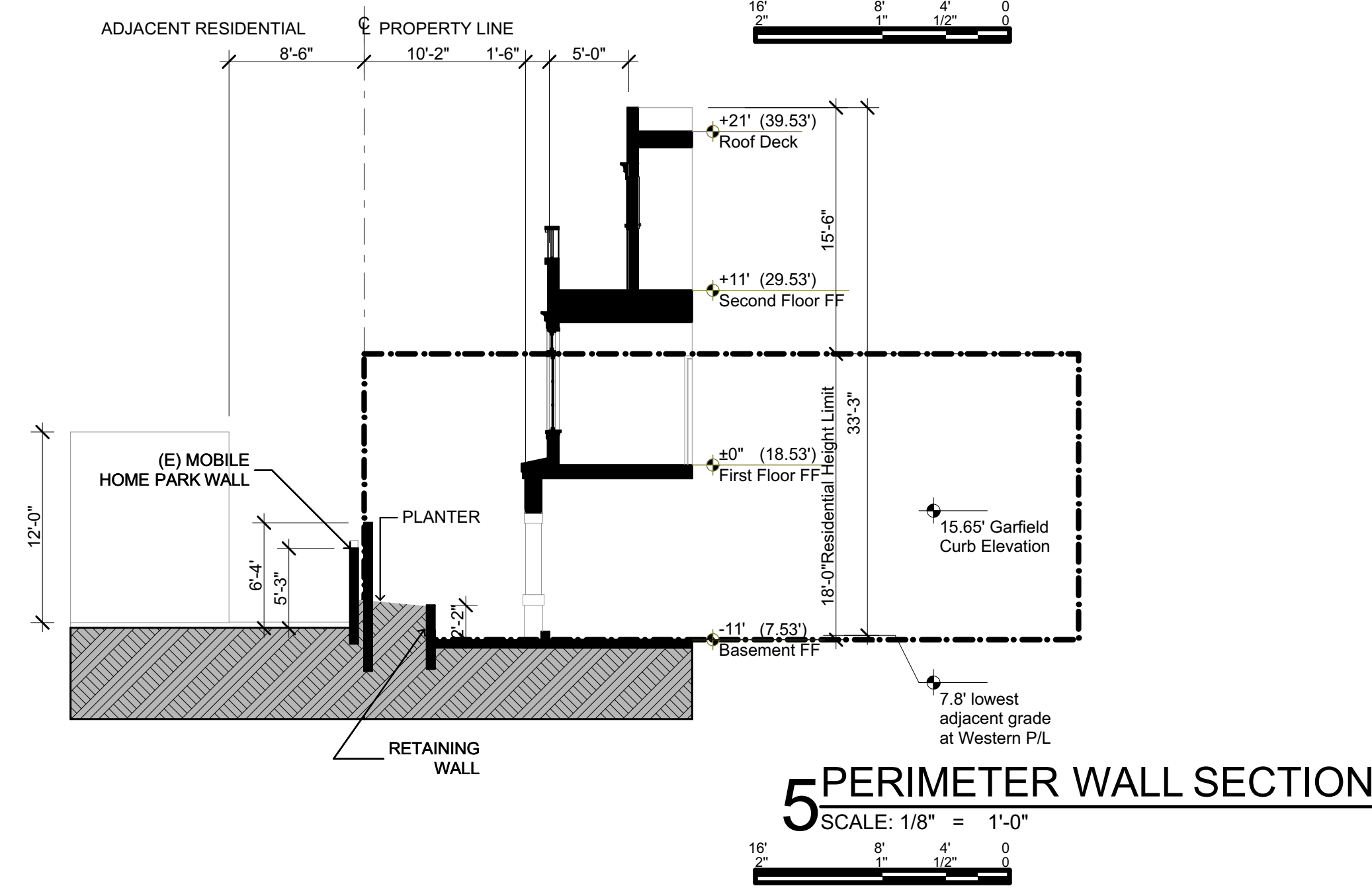
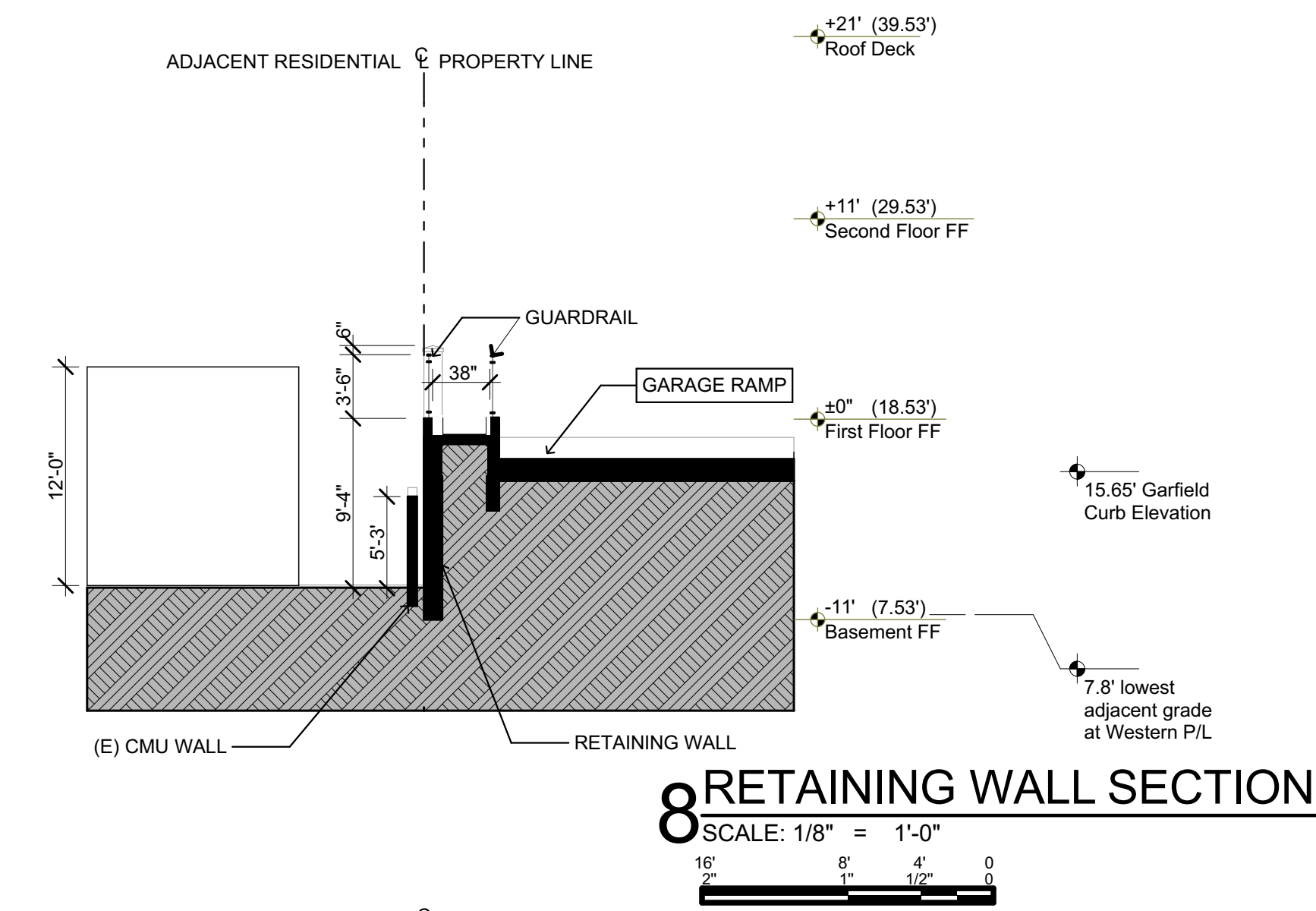
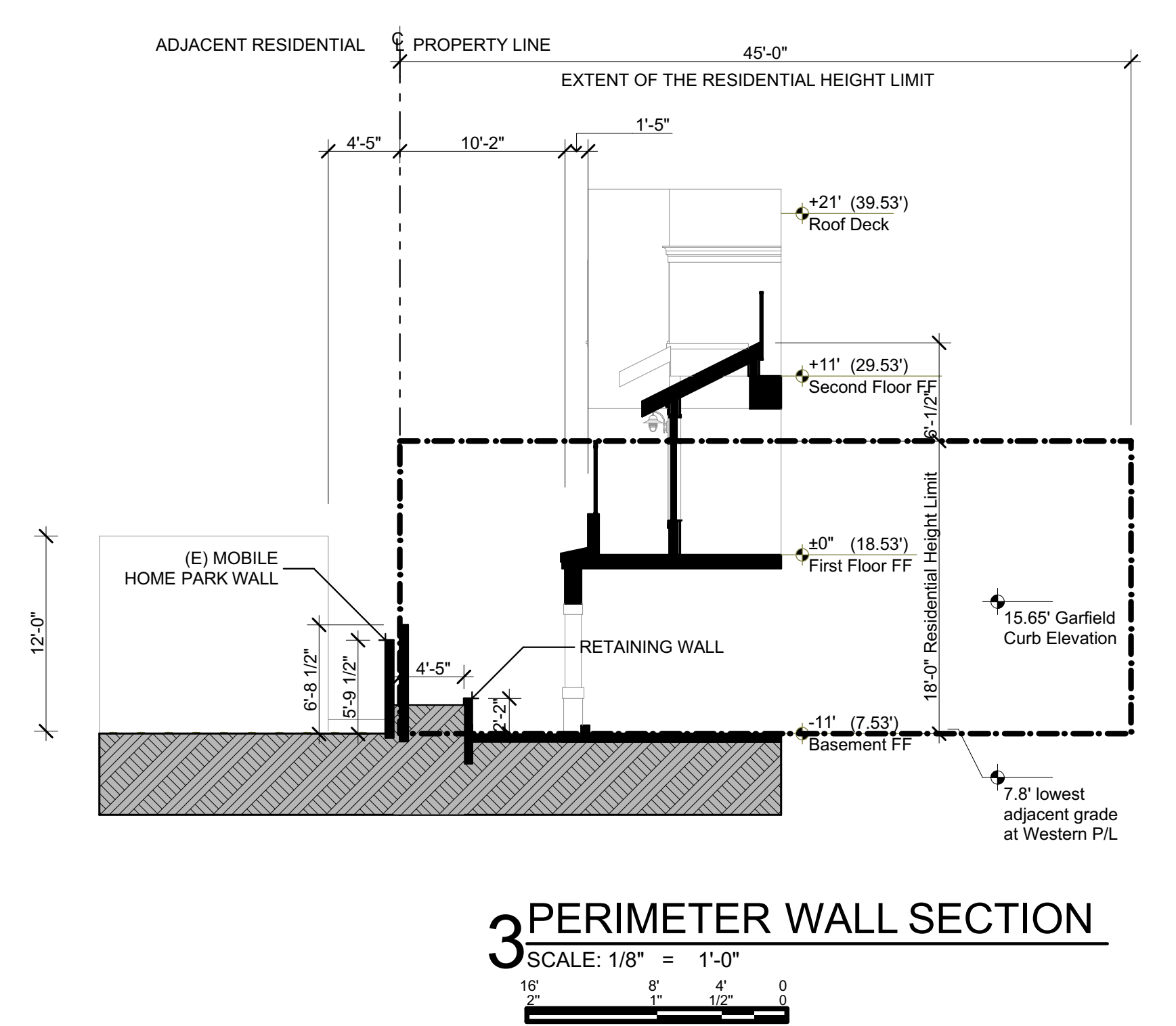
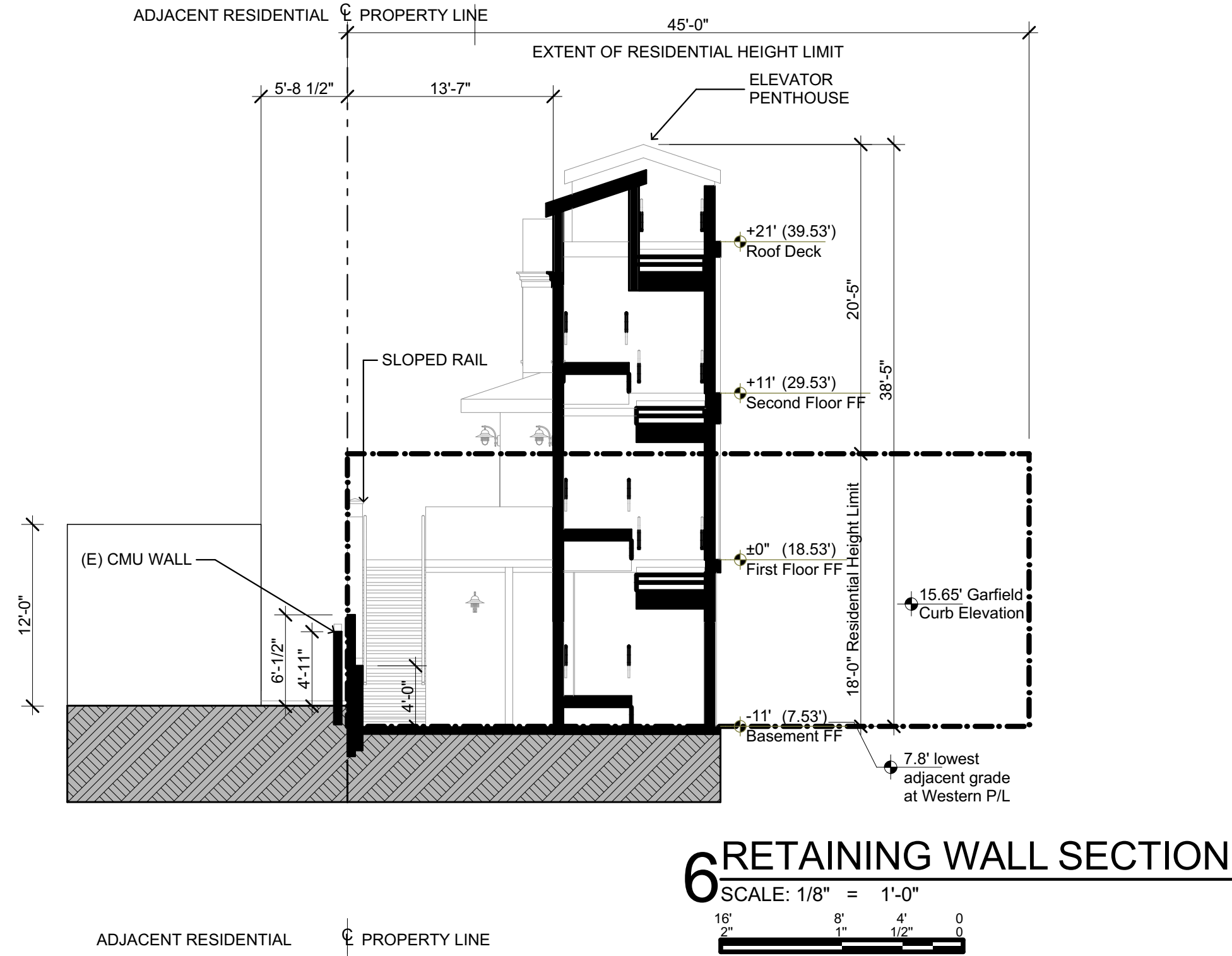
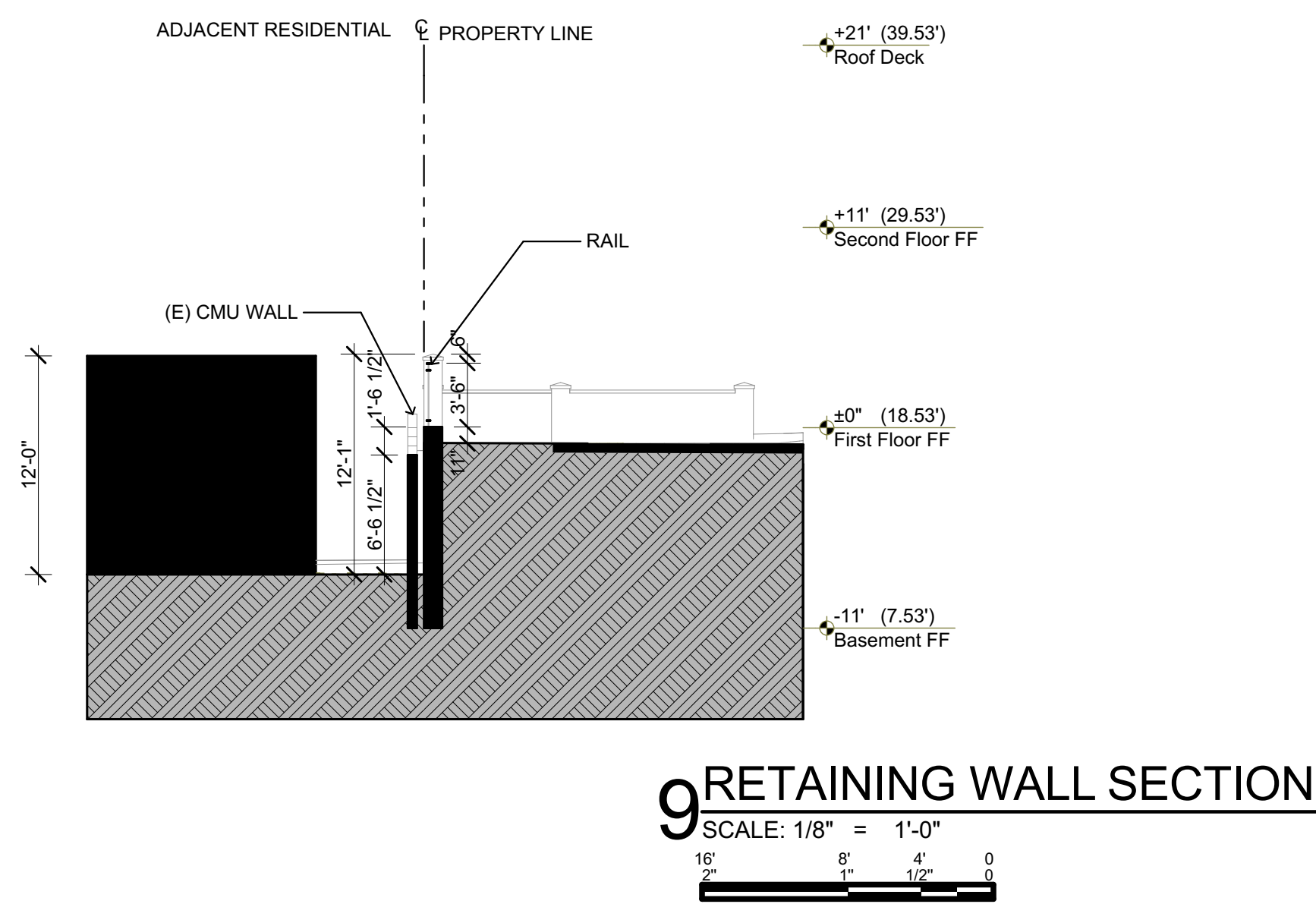


**1 EAST ELEVATION, SHOWING TREES**  
 SCALE: 1/8" = 1'-0"  
 16' 8' 4' 0'





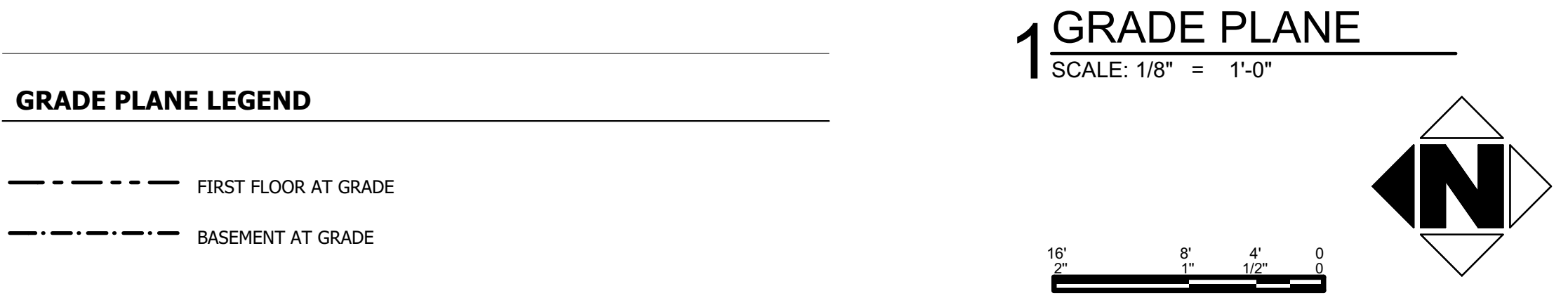
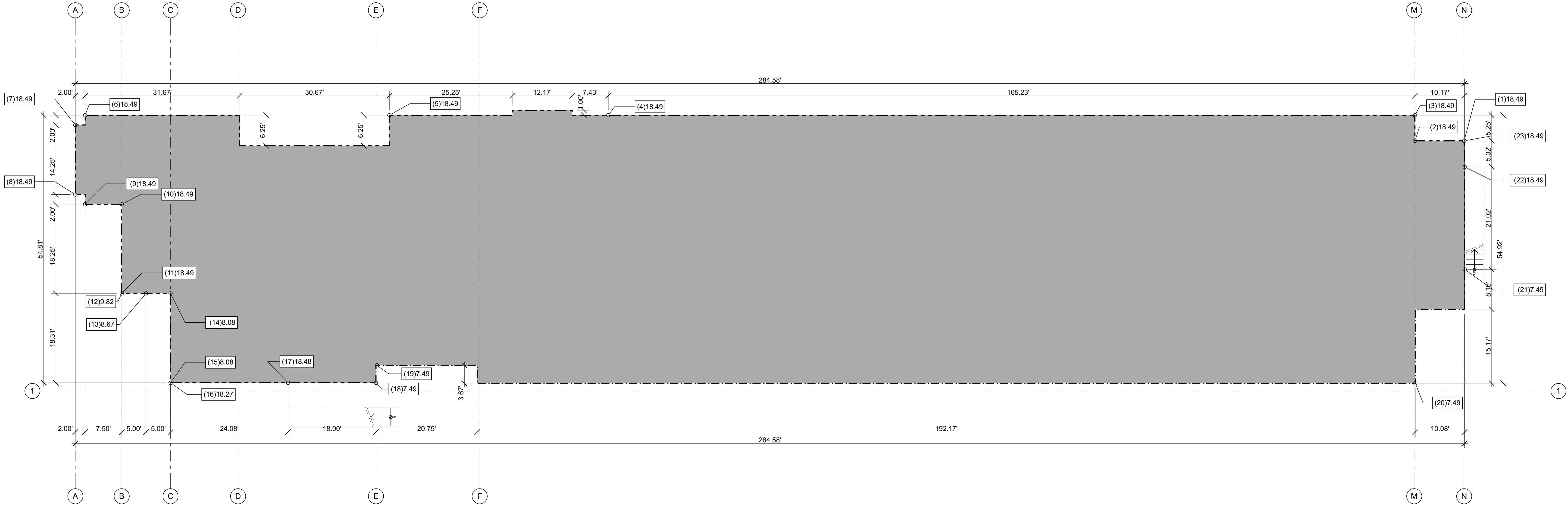
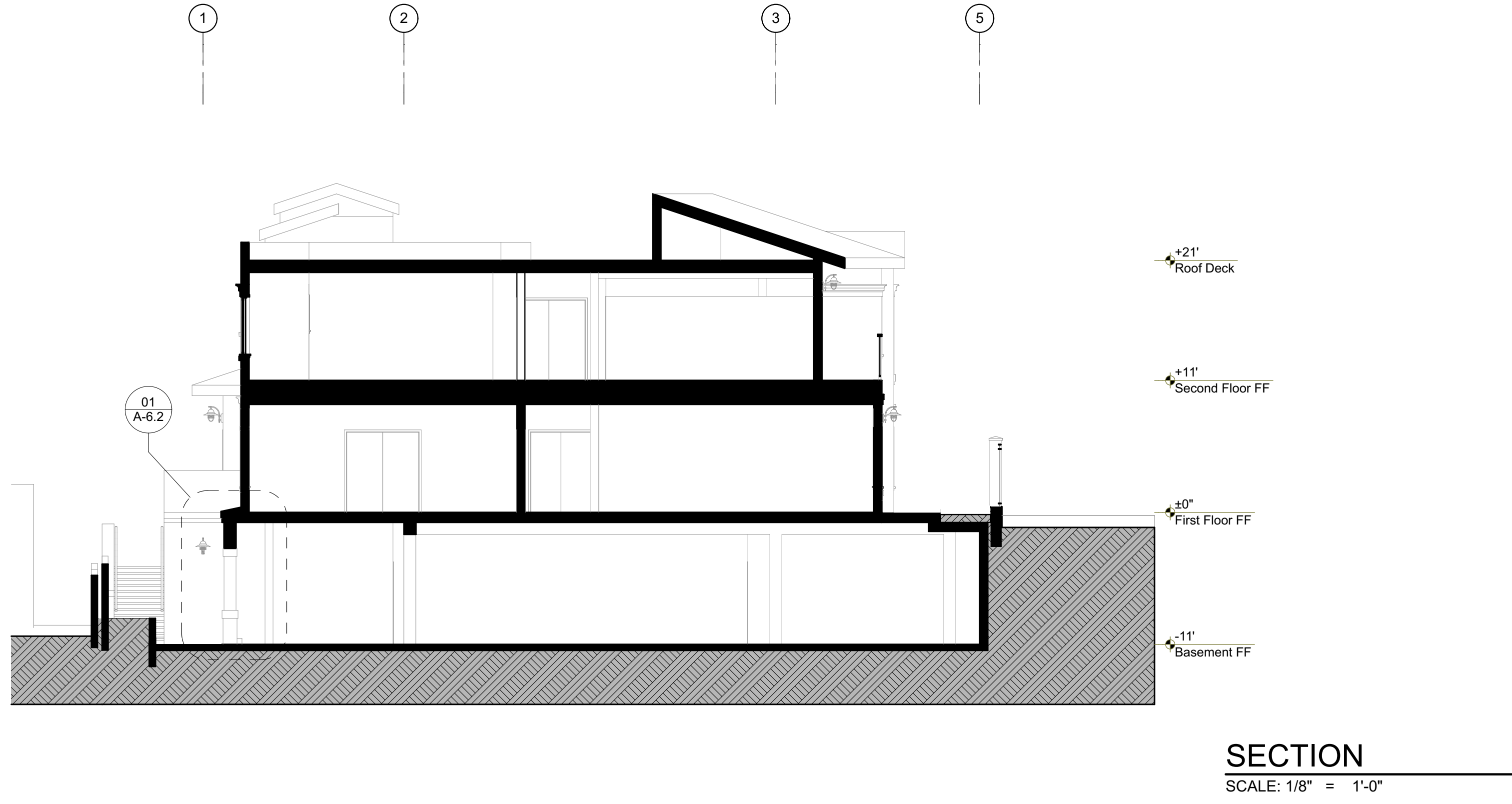
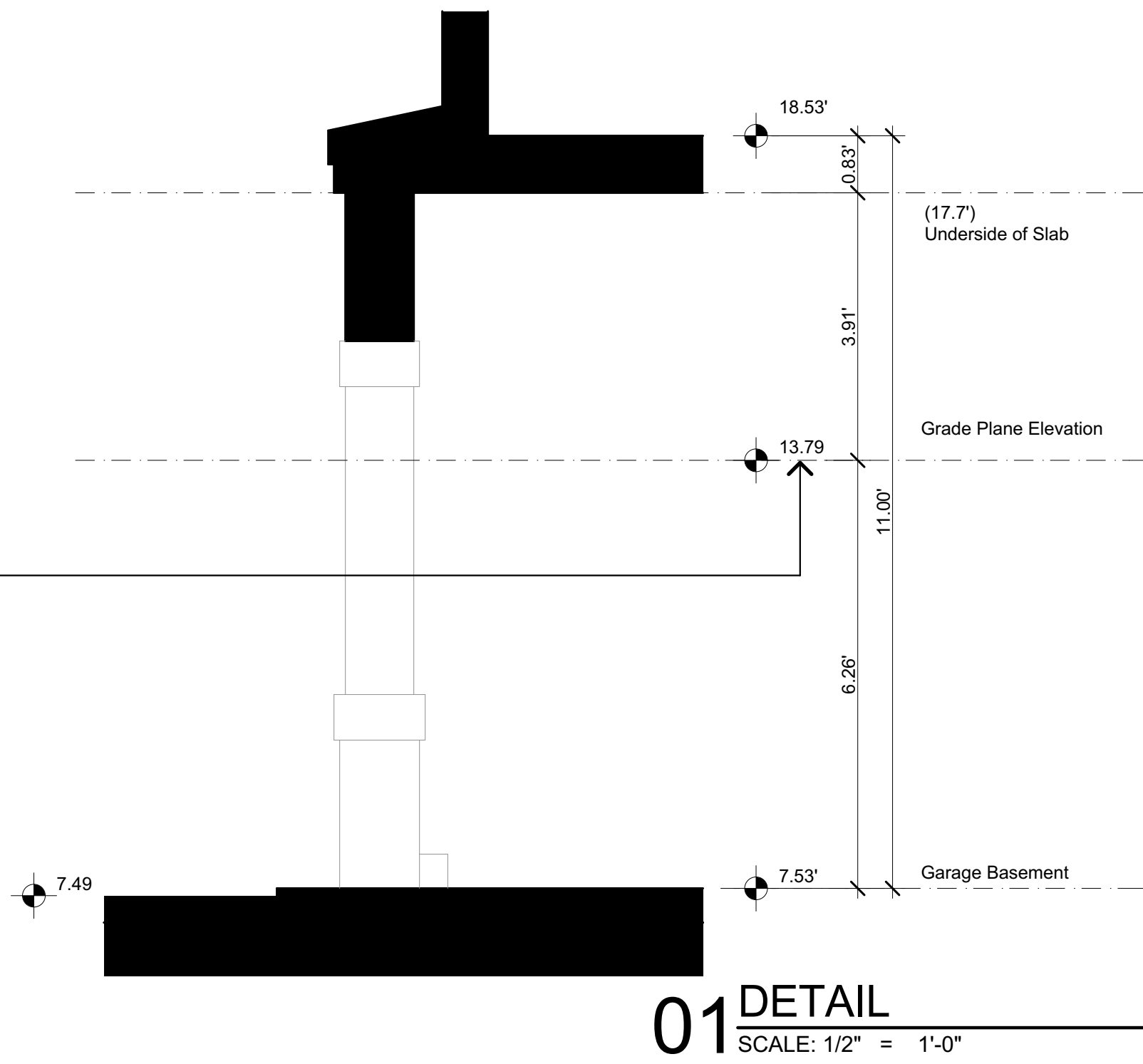






	FS1	FS2	(FS1+FS2)/2	DISTANCE	DISTANCE (DECIMAL)	(FS1+FS2) / 2 x D
CBC CALCULATION METHOD	1-2	18.49	18.49	18.49	10'-2"	10.17
	2-3	18.49	18.49	18.49	5'-3"	5.25
	3-4	18.49	18.49	18.49	165'-3"	165.25
	4-5	18.49	18.49	18.49	46'-10"	46.83
	5-6	18.49	18.49	18.49	74'-10"	74.83
	6-7	18.49	18.49	18.49	4'-0"	4.00
	7-8	18.49	18.49	18.49	14'-3"	14.25
	8-9	18.49	18.49	18.49	4'-0"	4.00
	9-10	18.49	18.49	18.49	7'-6"	7.50
	10-11	18.49	18.49	18.49	18'-3"	18.25
	11-12	18.49	9.82	14.16	0'-0"	0.00
	12-13	9.82	8.67	9.25	5'-0"	5.00
	13-14	8.67	8.08	8.38	5'-0"	5.00
	14-15	8.08	8.08	8.08	18'-3"	18.25
	15-16	8.08	18.27	13.18	0'-0"	0.00
	16-17	18.27	18.49	18.38	24'-1"	24.08
	17-18	18.49	7.49	12.99	18'-0"	18.00
	18-19	7.49	7.49	7.49	3'-8"	3.67
	19-20	7.49	7.49	7.49	216'-7"	216.58
	20-21	7.49	7.49	7.49	33'-5"	33.42
	21-22	7.49	18.49	12.99	21'-0"	21.00
	22-23	18.49	18.49	18.49	5'-4"	5.25
23-1	18.49	18.49	18.49	0	0.00	
						9659.55
						9659.55 / 700.59 = 13.79
						700'-6"
						700.59
						9659.55

GRADE PLANE CALCULATOR (www.aiahelp.com)	Point #	1	2	3	4	5	6	7	8	9	10	11	12
	Elevation	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	18.49	9.82
	Length (ft)	10.17	5.25	165.23	46.83	74.83	4.00	14.25	4.00	7.50	18.25	0.00	
	Point #	12	13	14	15	16	17	18	19	20	21	22	23
	Elevation	9.82	8.67	8.08	8.08	18.27	18.49	7.49	7.49	7.49	18.49	18.49	18.49
	Length (ft)	5.00	5.00	18.31	0.00	24.08	18.00	3.67	216.59	33.41	21.02	5.32	
	Point #	23	24	25	26	27	28	29	30	31	32	33	34
	Elevation	18.49											
	Length (ft)												
	Point #	34	35	36	37	38	39	40	41	42	43	44	45
	Elevation	0.00											
	Length (ft)												
	Point #	45	46	47	48	49	50	51	52	53	54	55	56
	Elevation	0.00											
	Length (ft)												
Grade plane Elevation: $\frac{\sum(E_n+E_{n+1}) \times L_n / 2}{\sum L_n}$ = 13.79													







King Palm



Australian Willow



'Wichita Blue' Columnar Blue Juniper



Majestic Beauty flowers



'Greenscreen' vine panels

PLAN NOTES:

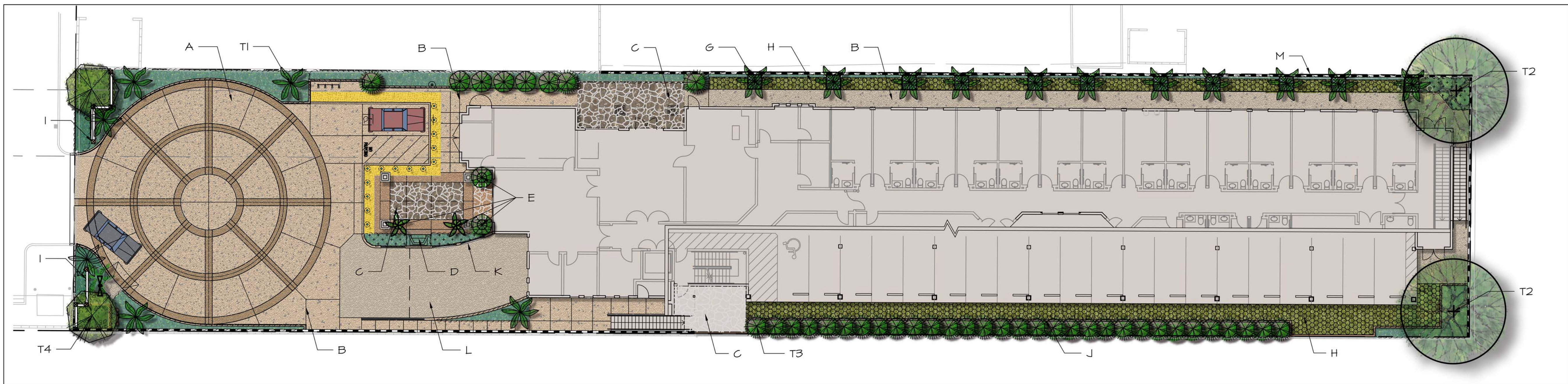
- A. REINFORCED COLORED CONCRETE CIRCULAR DRIVEWAY WITH 24" WIDE ACCENT BANDS
- B. COLORED CONCRETE
- C. STAMPED COLORED CONCRETE
- D. OUTDOOR FIREPLACE
- E. POTTED PLANTS
- F. EVERGREEN COLUMNAR JUNIPERS TO SCREEN PROJECT FROM THE SOUTH
- G. PALMS IN 4' SQUARE X 32" HIGH FIBERGLASS PLANTERS
- H. 'GRASSPAVE2' REINFORCED GRASS AREA. IRRIGATE WITH SUBSURFACE DRIP SYSTEM
- I. ENTRY WALL, SEE ARCHITECTS PLANS
- J. RAISED PLANTER WALL +24" HIGH
- K. DECORATIVE PANELS
- L. DRIVE WAY DOWN TO PARKING GARAGE
- M. CMU WALL WITH DECORATIVE PANELS AND VINES TO OBSCURE WALL FROM THE NORTH

PLANT LEGEND (Potential plantings to be used)

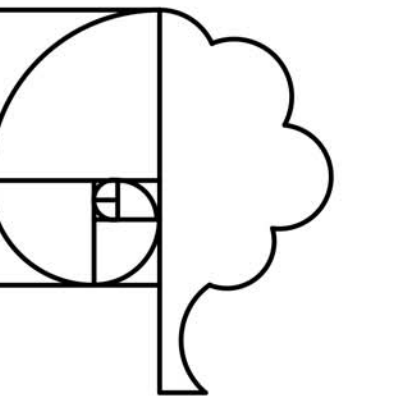
Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
<b>TREES</b>					
T1	Archontophoenix cunninghamiana - King Palm	36" box -18' BB minimum		M	
T2	Geijera parvifolia - Australian Willow	36" box		L	
<b>PERENNIALS</b>					
P1	Achillea millefolium (CA native cvs.) - Yarrow	#1		L	
P2	Eriogonum spp. (CA native, non-native spp.) - Buckwheat	#1		L	
P3	Epilobium spp. (Zauschneria), cvs. - California Fuschia	#1		L	
P4	Iris Pacific Coast hybrids - Pacific Coast Hybrid Iris	#1		L	
<b>SHRUBS</b>					
S1	Chamaerops humilis - Mediterranean Fan Palm	24" box		L	
S2	Juniperus s. 'Wichita Blue' - Columnar Blue Juniper; 5'w x 15' tall	24" box		L	
S3	Myrtus communis 'Compacta Variegata' - Dwarf Variegated Myrtle	#5		L	
S4	Nandina domestica 'Compacta' - Compact Heavenly Bamboo	#5		L	
S5	Raphiolepis 'Majestic Beauty' - Majestic Beauty	24" box		M	
S6	Strelitzia reginae - Bird of Paradise	#5		M	
S7	Strelitzia nicolai - Giant Bird of Paradise	#15		M	
<b>GROUND COVERS</b>					
GC1	Acacia redolens - prostrate acacia	#1		L	
GC2	Geranium incanum 'Johnson's Blue' - Johnson's Blue carpet geranium	#1		L	
GC3	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	#1		L	

- \* Contractor to verify all quantities from plan. Plant legend is for reference only.
- \*\* PF: WUCOLS IV Species Evaluation List-2014; Region 3 South Coastal, Sunset Garden Zone 22
- \*\*\* No substitutions without prior written authorization from the Landscape Architect

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"



1 LANDSCAPE MASTER PLAN

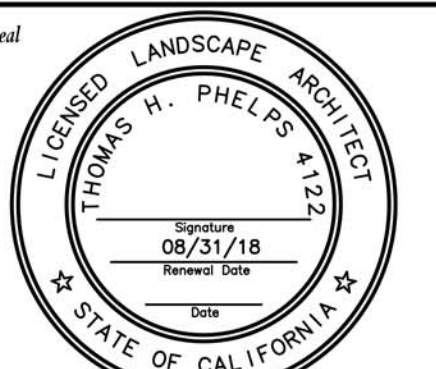


THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
THPLA, Inc.  
California Landscape Architect #4122  
P.O. BOX 8328  
Chico, CA 95927-8328  
(530)892-8897 fax (530)892-9588  
thphelps@sbcglobal.net

AUTUMN CARE RESIDENTIAL CARE FACILITY  
LANDSCAPE IMPROVEMENT PLANS  
19101 GARFIELD  
HUNTINGTON BEACH, CALIFORNIA

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title  
LANDSCAPE MASTER PLAN



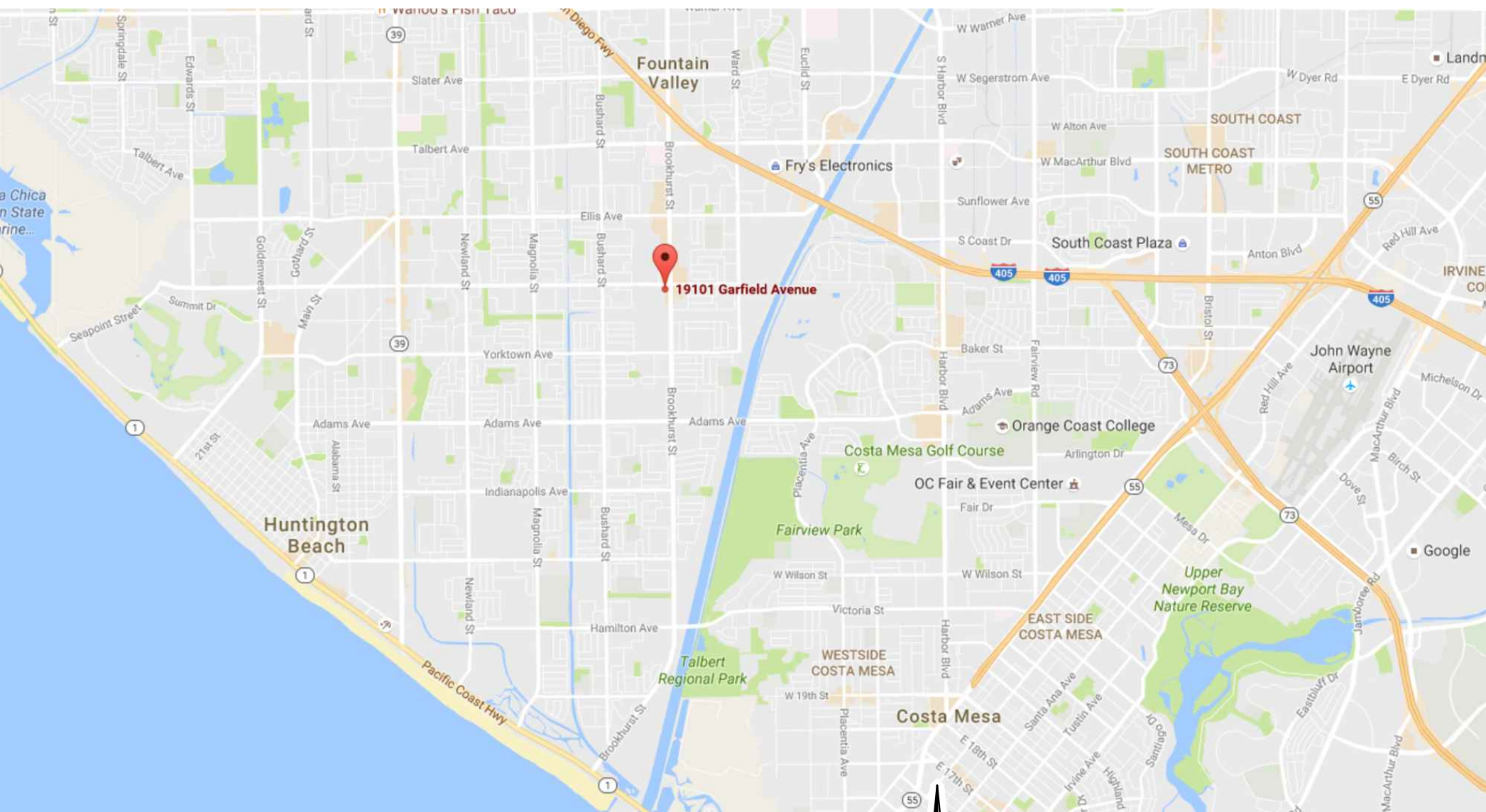
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Project Mgr: THP  
Drawn By: THP  
Scale: 1"=10'  
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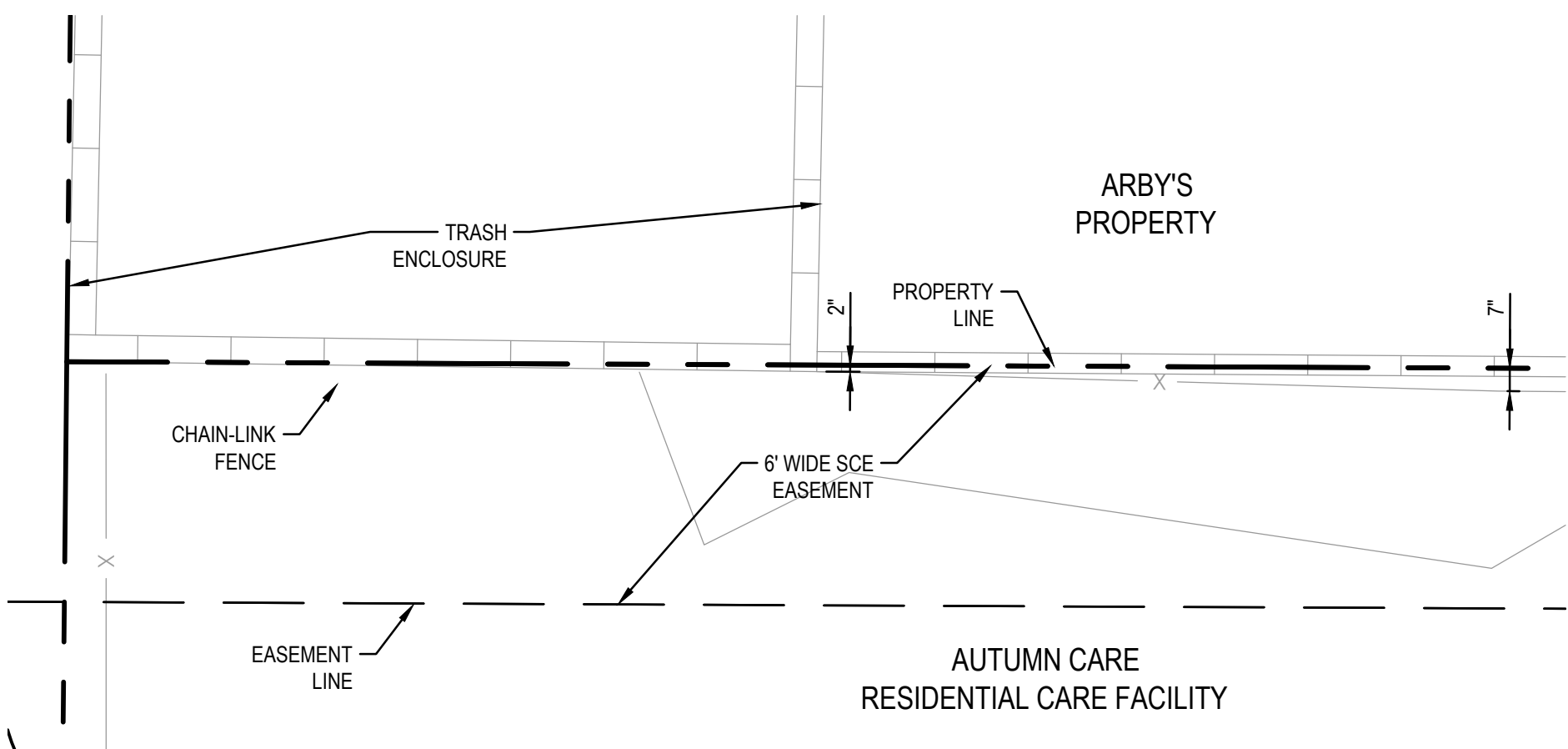
TOPOGRAPHICAL AND BOUNDARY SURVEY  
"AUTUMN CARE" RESIDENTIAL CARE FACILITY

19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646



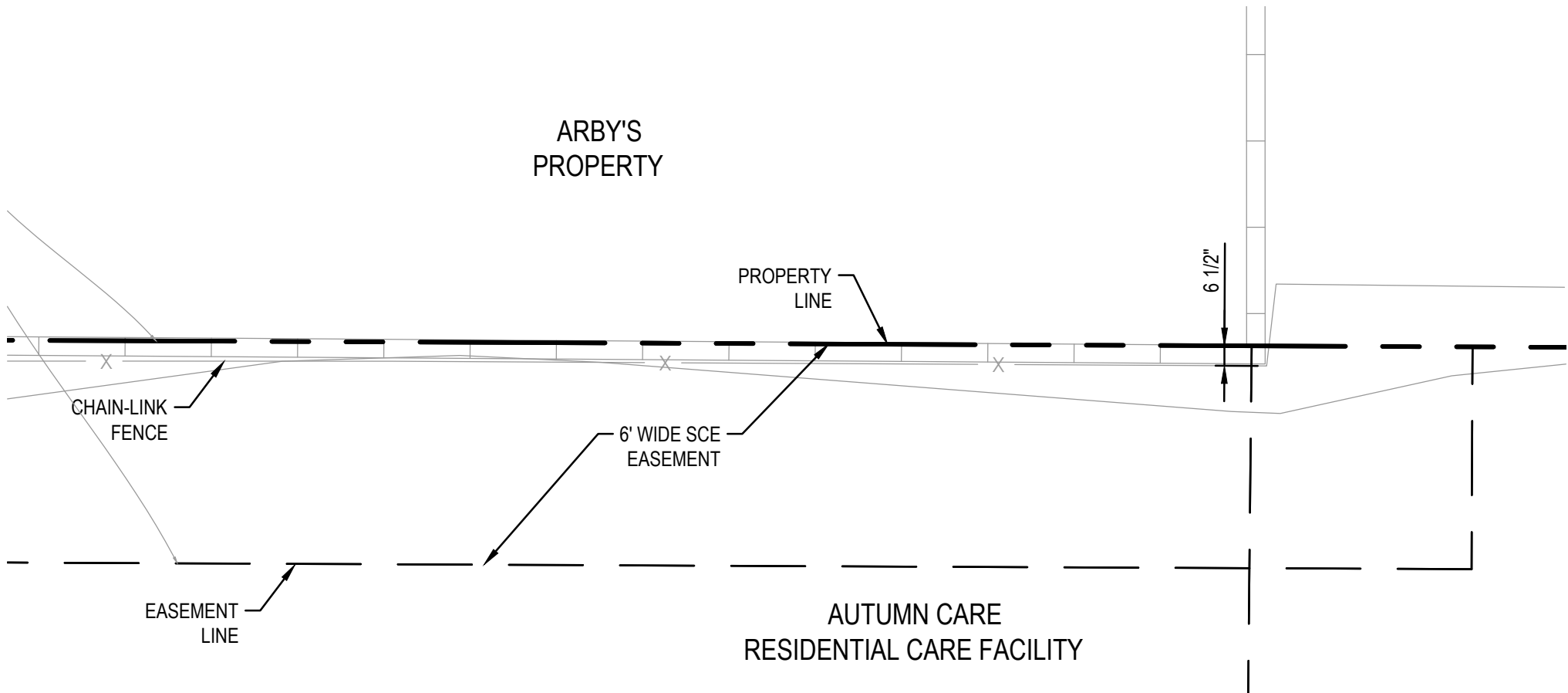
VICINITY MAP

SCALE 1" = 1 MILE



DETAIL 1

SCALE: 1" = 4'



DETAIL 2

SCALE: 1" = 4'

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 2004-136, IN THE CITY OF HUNTINGTON BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA RECORDED IN P.M. 344, PAGE 1-4 IN THE COUNTY RECORDERS OFFICE OF ORANGE COUNTY.

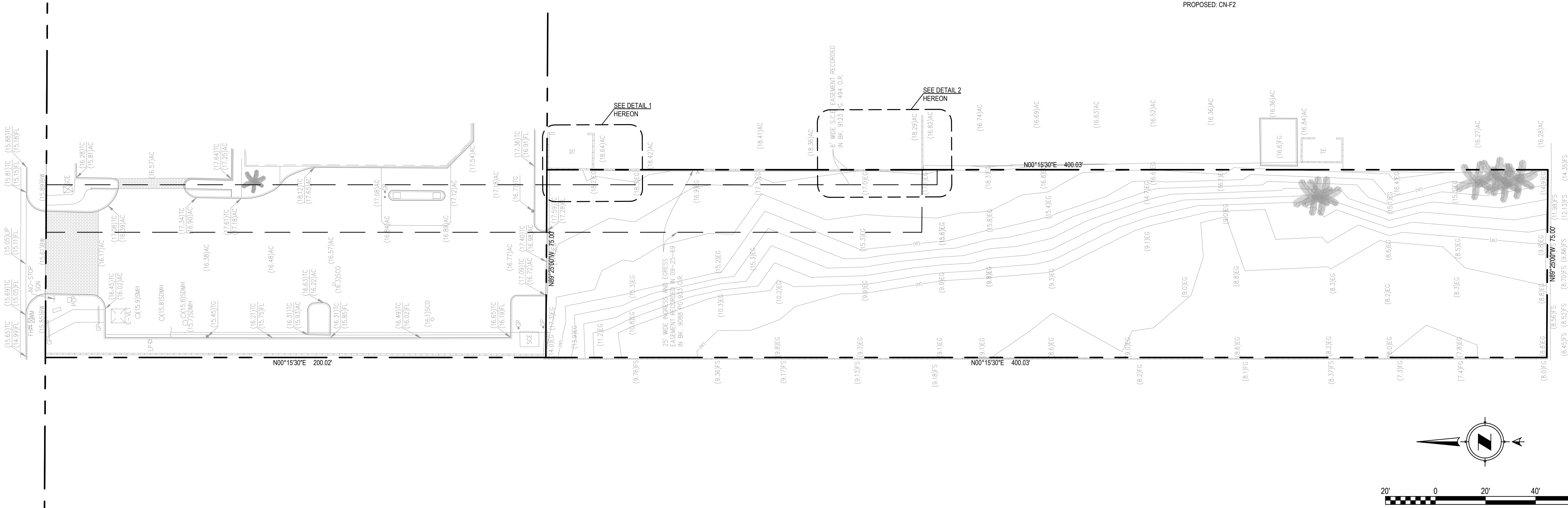
APN: 153-201-27

LAND USE DESIGNATION

EXISTING: CN-F1

PROPOSED: CN-F2

GARFIELD AVE.



REVISIONS	
DATE	DESCRIPTION

**BENCH MARK**  
FOUND 3 3/4" OCS ALUMINUM BM DISK STAMPED "FV-54-70". SET IN THE SE COR. OF A 6 FT. BY 11 FT. CONC. CB. MONUMENT IS LOCATED IN THE NE COR. OF THE INT. OF BROOKHURST ST. & GARFIELD AVE.  
DATUM NAVD88 ELEVATION = 16.695 YEAR LEVELED: 2005

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BROOKHURST STREET AS:  
N0°15'30"E PER P.M. NO. 2004-136 RECORDED IN P.M. 344 PAGES 1-4 IN RECORDERS OFFICE OF ORANGE COUNTY.



**Waber Consultants**  
INC  
PLANNING CIVIL ENGINEERING SURVEYING  
3711 LONG BEACH BLVD, STE 100B, LONG BEACH, CA 90807  
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TOPOGRAPHICAL AND BOUNDARY SURVEY

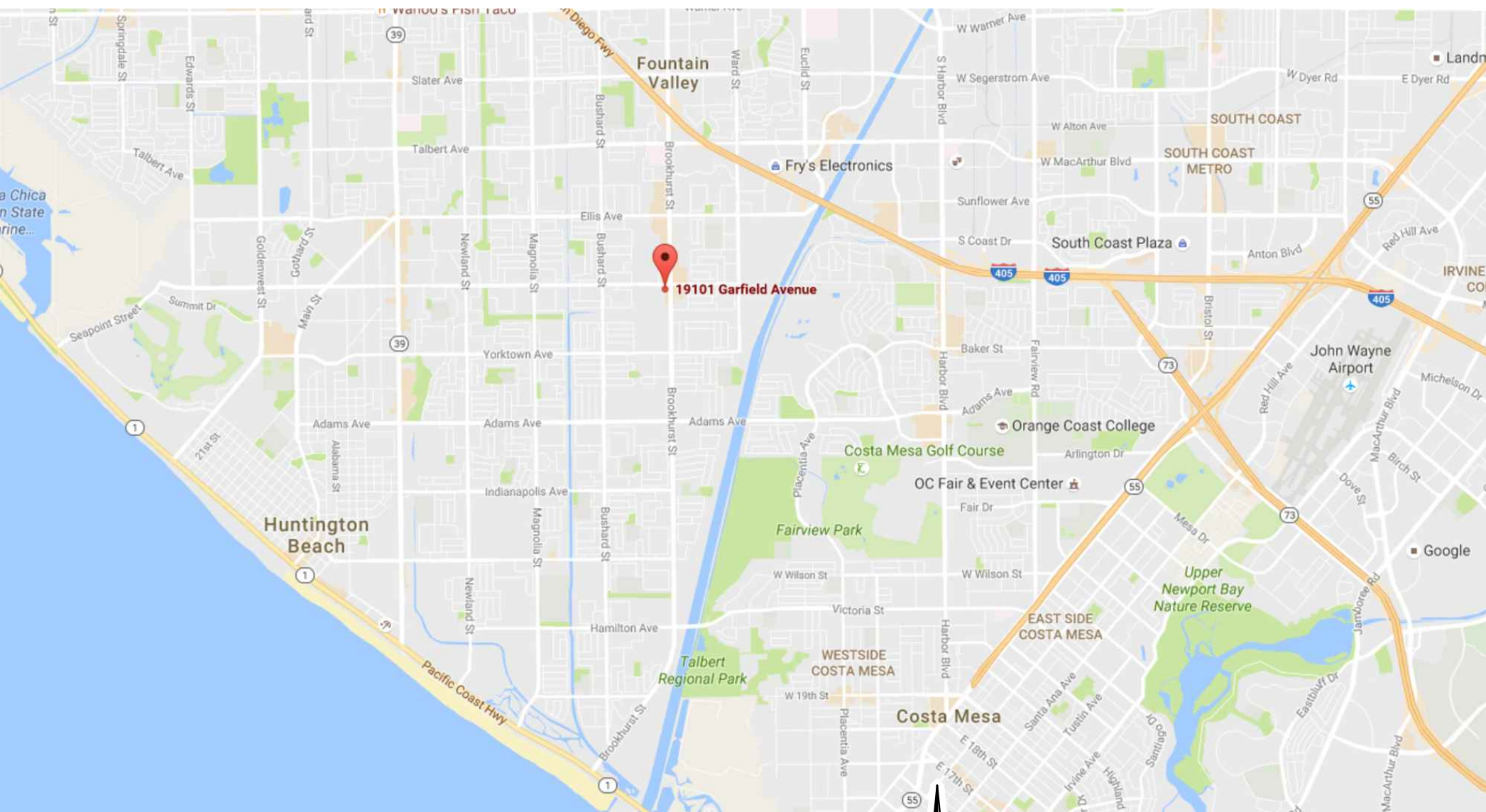
"AUTUMN CARE"  
RESIDENTIAL CARE FACILITY  
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646

JOB NO.	16042
DATE:	9/14/2017
SHEET	P1
OF 2 SHEETS	

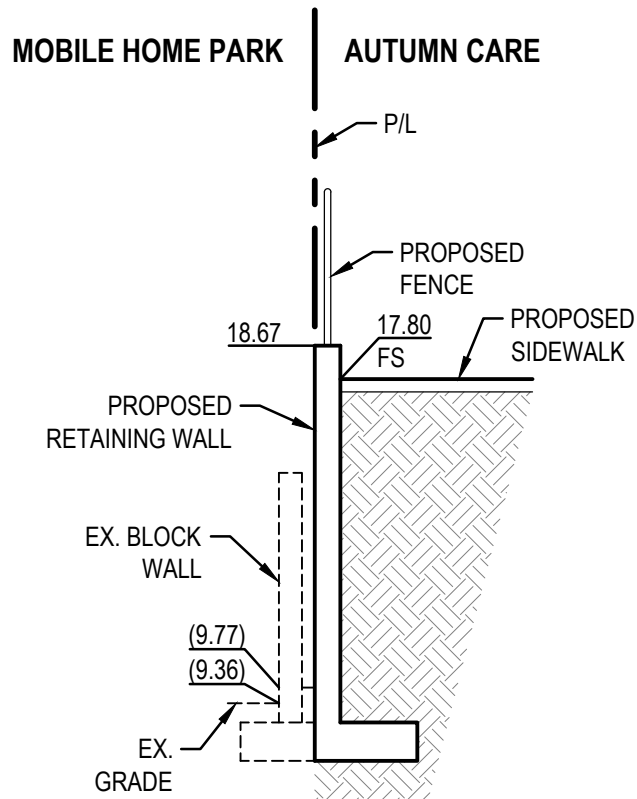


PRELIMINARY GRADING AND DRAINAGE PLAN  
"AUTUMN CARE" RESIDENTIAL CARE FACILITY

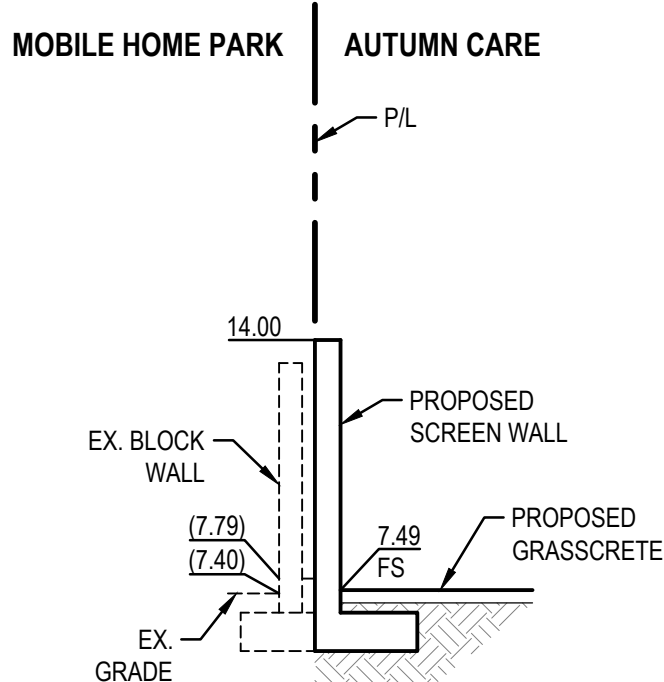
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646



VICINITY MAP  
SCALE 1" = 1 MILE

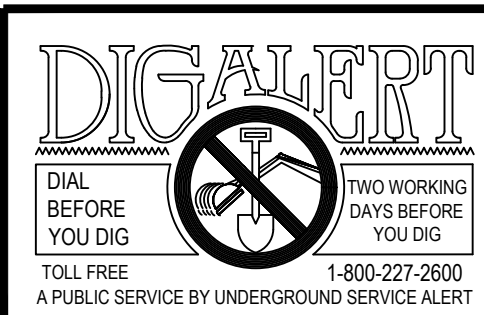
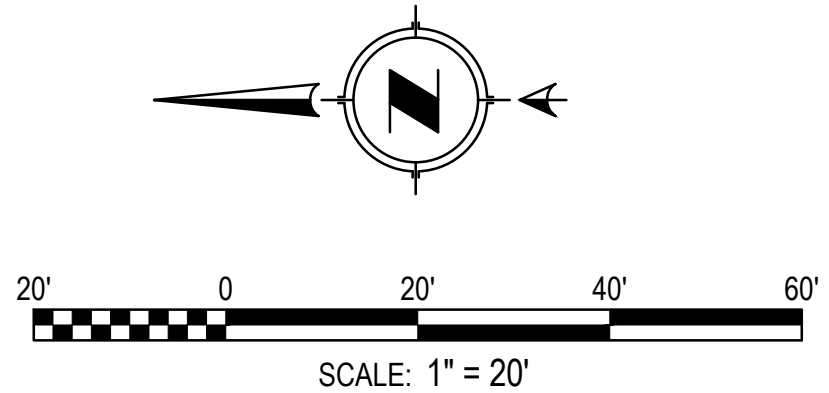
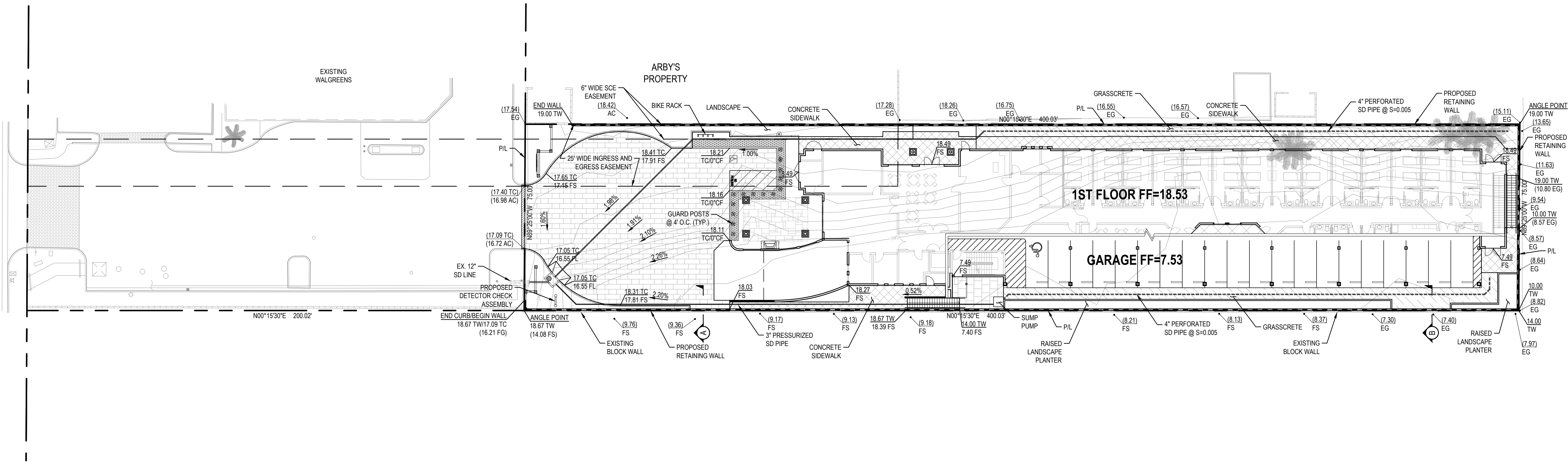


SECTION A  
SCALE: 1" = 5'



SECTION B  
SCALE: 1" = 5'

GARFIELD AVE.



REVISIONS	
DATE	DESCRIPTION

**BENCH MARK**  
FOUND 3 3/4" OCS ALUMINUM BM DISK STAMPED "FV-54-70". SET IN THE SE COR. OF A 6 FT. BY 11 FT. CONC. CB. MONUMENT IS LOCATED IN THE NE COR. OF THE INT. OF BROOKHURST ST. & GARFIELD AVE.  
DATUM NAVD88 ELEVATION = 16.695 YEAR LEVELED: 2005

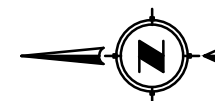
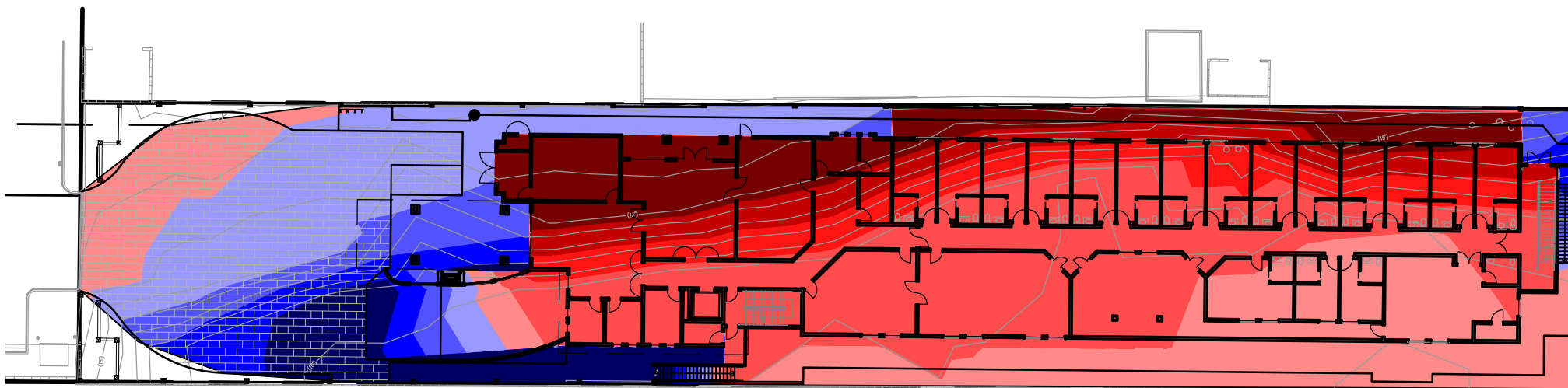
**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BROOKHURST STREET AS:  
N0°15'30"E PER P.M. NO. 2004-136 RECORDED IN P.M. 344 PAGES 1-4 IN RECORDERS OFFICE OF ORANGE COUNTY.



PRELIMINARY GRADING AND DRAINAGE PLAN		JOB NO. 16042
"AUTUMN CARE" RESIDENTIAL CARE FACILITY		DATE: 11/28/2016
19101 GARFIELD AVENUE, HUNTINGTON BEACH, CA 92646		SHEET P2
		OF 2 SHEETS

\\16-042 autumn care\\dwg\\preliminary\\16042PTB.dwg Nov 28, 2016 - 2:22pm





SCALE: 1" = 40'

ELEVATIONS TABLE

NUMBER	MIN. ELEVATION	MAX. ELEVATION	COLOR	AREA
1	-10.178	-8.000	Dark Red	3195.48
2	-8.000	-6.000	Red	1871.25
3	-6.000	-4.000	Light Red	2083.20
4	-4.000	-2.000	Pink	7831.47
5	-2.000	0.000	Light Pink	6087.70
6	0.000	2.000	Light Purple	3933.42
7	2.000	4.000	Medium Purple	1450.51
8	4.000	6.000	Blue	1052.68
9	6.000	8.902	Dark Blue	1519.33

#### Cut/Fill Summary

Name	2d Area	Cut	Fill	Net
EQ EG-SG	29025.05 SF	3052.89 CY	921.08 CY	2131.81 CY<Cut>
Totals	29025.05 SF	3052.89 CY	921.08 CY	2131.81 CY<Cut>

#### ASSUMPTIONS:

SUBRADE: 12" BELOW BUILDING  
6" BELOW SIDEWALK AND PAVEMENT

EARTHWORK EXHIBIT  
AUTUMN CARE

## Autumn Care (Residential Care Facility) Project Narrative

Dept. of Community Development

Revised September 18, 2017

**Location:** 9960 Garfield Avenue, Huntington Beach, CA 92648  
APN: 153-201-27

**Zoning:** CG – Commercial General

**General Plan:** CN-F1 – Commercial Neighborhood with a permitted FAR of 0.35

**Site History:** The site is a vacant, undeveloped parcel.

**Surrounding Uses:** North – General Commercial  
East – General Commercial  
South – General Commercial  
West – Residential Mobile Home

**Environmental Status:** There are no significant environmental impacts associated with this project. The project site is not within a known hazardous waste and substance site.

**Land Use Compatibility:** The proposed project is compatible with existing Mobile Home residential area for the following reasons: proposed activity will not generate any unusual noise or traffic nor will it generate any unusual demands on the City's infrastructure or public services.

**Project Description:** The project proposed at the subject property is a senior residential care facility consisting of the following unit mix:

Unit Name	Unit Type	Beds	Qty.	Area (SF)	Total (SF)
A-OC	Assisted Living - Studio	2	1	449	449
A-OD	Assisted Living - Studio	2	1	600	600*
A-OF	Assisted Living - Studio	2	16	278	4,448*
A-OG	Assisted Living - Studio	1	9	218	1,962
Z-OC	Alzheimer – 1 Bed	2	1	410	410*
Z-OD	Alzheimer – 2 Bed	2	14	278	3,892
Z-OE	Alzheimer – 1 Bed	1	2	218	436
		<b>77</b>	<b>44</b>		<b>12,197 sf</b>

\* Multiple Unit Calculations area rounded up 1 sf (per each Unit)

In addition to these units, the facility will include a storage room and employee break room at the basement level, large reception room, two dining rooms, kitchen, two activity areas, medical office, common living room, laundry facility, lobby, and offices on the first floor and beauty salon, gym, activity area, and library/computer room on the second floor. Open space will be provided at the first floor with an outdoor memory terrace (1,035 sf) and two outdoor terraces (723 sf and 799 sf) on the second floor.

The majority of the 44 rooms will be Senior Assisted Living rooms (27) with the remaining being Alzheimer's/Memory Care rooms (17) with both unit types accommodating a mixture of one-bed and two-bed rooms. The Senior Assisted Living rooms will have one or two occupants, the double occupancy rooms will typically be spouses or couples. These occupants will generally be healthy but need some assistance in day to day living. The facility will offer these residents social activities. Assisted Living Room services will include assistance with bathing, dressing, eating, and medication management. The Alzheimer's/Memory Care rooms will have either one or two occupants per room and offer a more comprehensive level of service, especially for individuals that have Alzheimer's or other types of memory impairment conditions.

The typical age range for an assisted living/Alzheimer's occupant can start at 59 years old and older with the average age at 77 years old. Ownership/management can accept up to 25% of bed occupancy under the age of 59 years old pending that their needs match those of other residents. For example: a 55 year old individual that has short term memory loss and/or needs assistance with daily living can qualify to be a resident. All senior residents at this project will either have Alzheimer's or some type of memory care that warrants assistance in daily living. All residents living in the facility will live in an assisted living/memory care or Alzheimer's room. Occupants of either room will require some level of day-to-day living assistance with Alzheimer's occupants requiring a higher and more comprehensive level of service. Therefore, ownership/management anticipates that very few to no residents will have a personal vehicle when they move in. Residents in a memory care unit will not be driving when diagnosed with Dementia, etc. The physician reports this to the DMV to ensure the resident's license is revoked. Since this is Residential Care Facility for the Elderly (RCFE) focusing on memory care, the attending physician would not allow a resident to drive due to memory impairment diagnosis. Transportation will be arranged through a professional transportation shuttle service; this will be done as needed for physician appointments and other pre-arranged appointments. Residents who are not memory-impaired will also benefit from the shuttle and can have transportation arranged for medical needs outside of the facility.

In facilities of this type, visitors tend to be fairly infrequent. On average, we expect residents to have no more than one, one hour visit per week. Most visitations occur in the evenings, weekends, and on major holidays.

The project will provide one open parking space adjacent to the first floor main entry, which will be handicap compliant. On the lower level 37 covered parking spaces will be provided at full size (9' x 19'), one of which will be van handicap compliant.

Parking required for 77 beds is 26 spaces; ten additional spaces are available for staff. The total parking demand is 36 spaces; therefore the 38 spaces provided will be sufficient. Although we will be able to provide parking for the maximum potential bed count, give or take 60 beds will likely be occupied. The parking provided at other facilities has designated parking for visitors and employees. In past experience, very few to no residents will own a vehicle therefore the remaining parking stalls will be available for employee and visitor use.

Autumn Care anticipates approximately 33 employees once the property is stabilized that will work three shifts, seven days a week. These employees may include, but not be limited to, an Executive Director, Caregivers, Medical Technicians, a Nurse or Health Facilitator, an Activity Director, a Marketing Director, Cooks, Receptionists, and Janitors. The largest shift will have ten staff members.

The intent is to pre-market the building and hope to have 5-10 units committed for prior to opening day. We expect occupancy at the end of the first year to be around 50% and then around 92% by the end of Year 2. By the end of Year 3, we expect occupancy to be stabilized at 95%.

Autumn Care Development Partners ("ACDP") was formed in 2012 to develop and manage Senior Assisted Living facilities in Southern California. The partners of ACDP have extensive experience in Southern California assisted living operations, health care, real estate development, and investment financing. Given all of the partners recent personal experience, they all have a passion for developing and managing a senior living facility that will meet the growing need for reasonably priced quality senior care.

**Requests:**

**General Plan Amendment No. 13-05**

Existing – CN-F1 (Commercial Neighborhood with 0.35 permitted density)

Requesting – CN-F3 (Commercial Neighborhood with 1.0 permitted density)

(General Plan Consistency Findings below)

**Conditional Use Permit No. 13-05**

To allow for a new residential care facility on a vacant remnant parcel located between general commercial along Brookhurst Street and a mobile home residential park on the west side on Garfield Avenue. Residential Care Facilities are a permitted use within the Public and Semi Public classification in a General Commercial Zone.

**Environmental Assessment No. 13-05**

The Environmental Assessment was augmented with a Traffic Study and Preliminary Water Quality Management Plan.

**Variance No. 13-05**

Three variances are being requested for the project: (1) exceed building height, (2) reduction in landscape area required around perimeter of parking structures, and (3) projections and encroachments into the setback areas at the exterior stairs and laundry/vestibule area.

1. A variance is being requested to allow the building to exceed the code provision which requires that commercial structures be limited in height to 18 feet within 45 feet of residential designated property. The request is for an adjacent building height of 42 feet within 10 feet of residential property.

This requirement is primarily because of the potential incompatibility of commercial uses adjacent to residential. However this proposal is residential in character and

should be a compatible use. Suggested findings to support the requested Variance are below:

- a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. This site is an unusual remnant with only one easement access from Garfield Avenue. The existing surrounding developments were not able to utilize the site and therefore the site is vacant. This situation is very unusual for commercial designated property.
  - b) The site is unusual in configuration, being landlocked with access limited to an easement through an existing parking lot. The site is long and narrow limiting the land area suitable for development. The site also has a major grade differential from the east side to the west side. The proposed design takes all of these limitations into consideration and obtains the maximum amount of square footage possible through the design of a three story structure. The imposition of a 45 feet setback from residential districts, in order to achieve a height greater than 18 feet is not possible due to the limited site width of 75 feet.
  - c) The granting of a variance is necessary to preserve the ability to develop the site with a neighborhood compatible activity. Limiting the building height would only encourage less compatible commercial activities on the site, and not allow the property to be developed in a manner consistent with other commercial sites.
  - d) The granting of a variance will not be detrimental to the neighborhood because the project is primarily residential in use, character, and architecture. The project has been designed similar to a residential apartment building in an effort to obtain greater compatibility with the adjacent mobile home park.
2. A variance is being requested to allow a reduction in the minimum 10 foot wide perimeter landscape planter at the ground level surrounding the parking structure. The request is for reduced planter sizes (2'-7" to 3'-6") and grass paving at the western side of the project with ground floor parking structure. Suggested findings to support the requested Variance are below:
- a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. As stated in the previous variance request, this is an unusual site that was not utilized by surrounding developments. Other properties are in more suitable locations which allow them to meet the standards of the Code. The small land area of this site requires minor modifications such as a reduced size planter so the project can accommodate parking overhang and walkability around the project's perimeter for Fire Access (AMM submitted to Steve Eros). If the planters met the minimum 10 foot requirement then walkability would be very limited.

- b) Because of special circumstances applicable to this property, such as the properties location, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity. Given the unique location and size of the site creating a landscape planter that meets the Code would be difficult. The site is developed to ensure the maximum amount of square footage is attained while providing parking that meets the Code. The reduced size of the perimeter planters and the incorporation of the grass pave allow parking overhang, and perimeter walking access to be provided while still offering landscape areas. The configuration is suitable for the site and meets the project's parking needs, a characteristic that adjacent properties do not experience.
  - c) The granting of this variance is necessary to preserve enjoyment of one or more substantial property rights and develop a neighborhood compatible use. Expanding the perimeter landscape planter would result in limited walkability and deprive the owner of providing perimeter access for employees/visitors and the Fire Department.
  - d) The granting of this variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. This request will not be detrimental because decreasing the planter area is necessary to provide Fire Department access in case of emergencies. If the project adhered to the minimum perimeter landscape planter then perimeter access would be lost.
3. A variance is being requested to allow for two items to encroach/project into the setback areas 1) exterior stairs projecting into the rear setback area, and 2) small encroachment of the laundry/vestibule area into the western side setback. Suggested findings to support the requested Variance are below:
- a) The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. As stated in the previous variance request, this is an unusual site that was not utilized by surrounding developments. Other properties are in more suitable locations which allow them to meet the standards of the Code. Exterior stair projection at the rear setback is not provided as a primary exit but instead will be used for Fire Department access (AMM submitted to Steve Eros). Encroachment of the laundry/vestibule area is needed to accommodate stair retaining walls and basement retaining walls at the basement level.
  - b) Because of special circumstances applicable to this property, such as the property's location, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity. Taking into consideration all the unique and limiting factors of the site, the project is developed to ensure the maximum amount of square footage is attained while providing fire accessibility (AMM submitted to Steve Eros of the Huntington Beach Fire Department) and retaining earth. Allowing

the projection and encroachment is crucial for fire safety and the construction of a retaining wall needed because of the varying site topography.

- c) The granting of a variance is necessary to preserve the ability to develop the site with a neighborhood compatible activity. Limiting the encroachment of the exterior stairs and basement level retaining walls would only encourage less compatible commercial activities on the site, and not allow the property to be developed in a manner consistent with other commercial sites.
- d) The granting of this variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. The request to allow exterior stair encroachment is for primary use by the Fire Department in cases of emergency. The laundry/vestibule encroachment is necessary to incorporate basement level retaining walls to accommodate the site topography.

**General Plan  
Consistency:**

**OBJECTIVES**

- 1. LU 13.1: Provide for the development of new uses, such as human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.**

The proposed Autumn Care Residential Care Facility will provide the City with a much needed new assisted living facility. As the community's population ages the demand for alternative housing options will continue to increase. The growing elderly population will have a major impact on the future housing needs of the community. State Housing Law requires that the special needs of certain disadvantaged groups be addressed in the City's Housing Element; this group includes the elderly.

- 2. LU 9.5: Provide for development of housing for senior citizens, the physically and mentally challenged, and very low, low and moderate-income families.**

The average age of residents in assisted living facilities is approaching 80 years of age. The proposed facility will provide an additional housing option for the community's senior citizens. These residents need proper nutrition, transportation, and medical attention within a secure maintenance free environment. All of these elements are proposed within the Autumn Care project.

**POLICY**

- 1. Policy LU 9.5.2: Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur.**

The proposed project is a much larger building in comparison to the adjacent mobile homes. In order to minimize the impact the proposed building has been designed with a residential character including roofline variations, smaller windows, a



pleasant color palette, and enhanced landscaping. The new design layout has been flipped so the outdoor memory garden and outdoor terrace are adjacent to the mobile home park. This softens the western elevation thus reducing the visual impact on neighboring residents. The proposed building should be a welcome alternative to a commercial office building or expansion of the existing fast food uses along Brookhurst Street.

Eight mobile homes are located adjacent to the project's western boundary. The rear portion of each home shares a property line with the project. A landscape plan has been developed to address the line of sight issue from those homes to the proposed development. The proposed design is also concerned with the eastern elevation visible from Brookhurst Street and the northern elevation visible from Garfield Avenue. The design has incorporated architectural details along these sides to establish a more compatible infill project with a true residential character. The proposed design should prove to be a welcome alternative over the other development options, and will serve as a structural buffer from the traffic and fast food noise impacts to the east.

## ZONING CONFORMANCE MATRIX

STANDARD	REQUIREMENT	PROPOSED
Permitted Uses [CG]	Residential Care, General	Senior Assisted Living Facility
Maximum Density [CG]	General Plan: F-1 (FAR 0.35)	Request for GP Amendment: F-3 (FAR .1 0) [GPA No. 13-01]
Minimum Lot Area Width [CG]	10,000 square feet 100 feet	30,000 square feet (0.68 acres) 75 feet (north) 400'-0 3/8" (east)
<u>Minimum Setbacks</u> [CG] <i>Front Yard</i> <i>Side yard</i> <i>Street Side Yard</i> <i>Rear Yard</i>	10 feet 0 feet 10 feet 0 feet	110' 10' (East & West) N/A 5'
<u>VARIANCE REQUEST:</u> Maximum Building Height Dwellings	50 feet (Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.)	East: 28'-4 1/2" – From Brookhurst (2/A-5.2) West: 33'-6" – From basement to roof ridge (2/A-5.1)
Parking [Chapter 231, Schedule A]	Residential Care, General 1 space/3 beds	77 beds @ 1 space/3 beds = 26 spaces 10 emp/staff @ 1 space/shift = 10 spaces TOTAL REQUIRED = 36 spaces TOTAL PROVIDED = 38 spaces <i>[1 at grade, 37 in basement (VAP on site and in garage)]</i>
<u>VARIANCE REQUEST:</u> Parking Structures [§231.18.G.3]	Parking structures shall be provided with a minimum 10-foot-wide perimeter landscape planter at ground level. Parked cars shall be screened on each level through landscape planters or trellises and/or decorative screening wall or railings. The Design Review Board shall approve the landscaping plan.	On the west side (ground level of parking structure) landscape is a combination of planters adjacent to the parking structure ranging from 2'-7" to 3'-6" and grass pave. The grass pave allows for parking stall overhang and walkable perimeter accessibility for employees/visitors and the Fire Department (AMM submitted to Steve Eros) and does not diminish the amount of landscaping provided. Though not fully in the form of a planter, landscape planters and grass paves comprise approximately 11'-8".
Minimum Landscaping	8%	4,868 SF = 16%
Open Space Common	N/A	<ul style="list-style-type: none"> <li>Basement Level: Employee outdoor space (A-1.2)</li> <li>1<sup>st</sup> Floor Outdoor Memory Terrace: 1,035 SF; outdoor patio at dining; porte cochere (fireplace and seating)</li> <li>2<sup>nd</sup> Floor Outdoor Terraces: 723 &amp; 799 SF</li> </ul>

<p><b><u>VARIANCE REQUEST:</u></b></p> <p><b>(A) Building Projections into Yards &amp; Courts</b> [HBMC §230.68]</p> <p><b>(B) Setback Requirements</b> [HBMC §211.06]</p>	<p><b>(A)</b> 2 feet allowable projection for stairs, canopies, awnings, and uncovered porches more than 3 feet in height. A 30" clearance from the property line shall be maintained.</p> <p><b>(B)</b> Required side setback is 10 feet</p>	<p><b>(A)</b> Exterior stairs project into 30" clearance area; provided for Fire Department access (AMM application submitted) and building maintenance. These stairs are not being used as primary exit.</p> <p><b>(B)</b> The laundry/vestibule area slightly encroaches into the side setback area.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**ENVIRONMENTAL CHECKLIST FORM  
CITY OF HUNTINGTON BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
MITIGATED NEGATIVE DECLARATION NO. 13-005**

**1.0 PROJECT INFORMATION**

**PROJECT TITLE:** Autumn Care Assisted Living

**Concurrent Entitlements:** General Plan Amendment No. 13-001  
Conditional Use Permit No. 13-010  
Variance No. 13-005  
Design Review Board No. 17-006

**LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Contact:** Ricky Ramos, Senior Planner  
**Phone:** (714) 536-5271

**PROJECT LOCATION:** 9960 Garfield Avenue (near the southwest corner at Brookhurst Street – refer to Figure 1)

**PROJECT PROPONENT:** AMG & Associates LLC  
16633 Ventura Blvd., Suite 1014  
Encino, CA 91436

**Contact Person:** Amanda Locke  
**Phone:** (818) 380-2600

**GENERAL PLAN DESIGNATION:** CN (Commercial Neighborhood – max 0.35 floor area ratio)

**ZONING:** CG (Commercial General)

**PROJECT DESCRIPTION** (Describe the whole action involved, including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

The proposed project involves the construction of an approximately 28,000 sq. ft. assisted living facility (with Alzheimer's/memory care) on a vacant 30,000 sq. ft. lot. The applicant is proposing to amend the General Plan maximum floor area ratio from 0.35 to 1 which would increase the maximum building floor area that can be proposed on the site from 10,500 sq. ft. to 30,000 sq. ft. The facility includes two stories above an underground parking structure. It will

have 77 beds within 44 rooms and include communal kitchen, dining, living, activity, and outdoor space, among others.

The site slopes down generally from east to west with about a 10 ft. grade differential from the high to the low points. As a result, the building has a two-story appearance along the north and east sides and a three-story appearance along the west and south sides where the parking structure is partly exposed. The majority of the building is proposed at a maximum height of 33.5 ft. with the elevator penthouse and roof stairs at up to 38.5 ft. high. The applicant is proposing up to about a 10 ft. cut along the east side of the property to accommodate the parking structure and up to a nine ft. fill along the west side to create a walkway serving the first floor. A net export of approximately 2,132 cubic yards of material is projected. The north half of the west property line shared with a mobile home park will have up to a 9.5 ft. tall retaining wall topped with a 3.5 ft. tall wrought iron fence. The south property line will have up to an 8 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence. The east property line will have up to a 3.5 ft. tall retaining wall topped with a 6 ft. tall wrought iron fence.

Access to the site will be provided from Garfield Avenue through an easement across the Walgreens property to the north. This access leads to a turnaround and loading area in front of the building and the underground parking towards the rear. A total of 38 parking spaces are proposed. Autumn Care anticipates approximately 33 employees who will work three shifts daily.

Approval of the increase in maximum floor area ratio from 0.35 to 1.0 could theoretically result in a proposal to build up to a 30,000 square foot commercial use on the property if the proposed assisted living facility were ultimately not constructed. However, given the characteristics of the project site and the development standards in the zoning ordinance (e.g. setbacks, maximum height, parking, etc.), such a theoretical 30,000 square foot commercial center is not reasonably foreseeable or feasible on the subject property and therefore not analyzed in this document.

### **Construction Scenario**

Construction is expected to be in one phase with approximately 2 weeks of grading, 5 months of building construction, 2.5 months of painting & finishing, and 1 week of paving.

### **Project Entitlements**

The proposed project requires the following entitlements:

- General Plan Amendment - to amend the maximum floor area ratio for the site from 0.35 to 1.0;
- Conditional Use Permit - to permit an approximately 28,000 sq. ft. assisted living facility on a vacant lot with more than a 3 ft. grade differential and maximum combined retaining wall and fencing height along the property lines of 9.5 to 14 feet;
- Variance - to allow: 1) a building height of 33.5 ft. to 38.5 ft. in lieu of a maximum of 18 ft. within 45 ft. of a residential district; 2) exterior stairs at a 1 ft. side setback in lieu of 8 ft.; 3) deck at a 5 ft. side setback in lieu of 10 ft.; 4) basement laundry/vestibule at an 8 ft.-5 in. side setback in lieu of 10 ft.; and 5) an 8 ft.-8 in. parking structure perimeter planter in lieu of 10 ft. along the west property line adjacent to the mobile home park; and
- Design Review – to review the design, colors, and materials of the project.

**SURROUNDING LAND USES AND SETTING:**

The subject site is an infill property surrounded by various commercial uses to the north, east, and south while a mobile home park is located to the west. There are commercial uses along Brookhurst Street near the project site with residential development behind these commercial uses as well as along Brookhurst Street south of the project.

**OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** None.

**OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): None.

**HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, HAS CONSULTATION BEGUN?**

The California Native American Tribes traditionally and culturally affiliated with the project area were invited to consult with the City. One tribe has requested consultation and the consultation has concluded.



**Figure 1 – Aerial of Project Site and Vicinity**

## 2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

	Aesthetics		Hazards and Hazardous Materials		Recreation
	Agricultural Resources		Hydrology and Water Quality		Transportation and Traffic
	Air Quality		Land Use and Planning	✓	Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities and Service Systems
✓	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology and Soils		Population and Housing		
	Greenhouse Gas Emissions		Public Services		

## 3.0 DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**



Signature

Ricky Ramos

Printed Name

4/30/18

Date

Senior Planner

Title



#### **4.0 EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section I at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section I. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers’ information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 4).

## 5.0 ENVIRONMENTAL ANALYSIS

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.1 AESTHETICS</b> <i>Would the Project:</i>				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a) *Have a substantial adverse effect on a scenic vista? (Sources: 3 and 15)*

**No Impact.** See discussion under item d.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 3 and 15)*

**No Impact.** See discussion under item d.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 3 and 15)*

**Less Than Significant Impact.** See discussion under item d.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 2 and 3)*

**Less Than Significant Impact.**

There are no scenic vistas or scenic resources on the project site including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The development of the proposed project on the vacant site would alter the existing visual character of the area. However, the area is comprised of a mix of commercial and residential development and the project represents a continuation of the existing character of the area. The design, colors, and materials of the project will require Design Review Board review for compatibility with the area and compliance with the Urban Design Guidelines. Therefore, it will have less than significant impacts to the existing visual character or quality of the site and its surroundings. Since the project site is currently undeveloped, the project could introduce a new source of light and glare in the area due to project lighting. Project lighting is required by the zoning code to be designed so as not to produce glare on adjacent properties. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.2 AGRICULTURAL RESOURCES</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1 and 3)*

**No Impact.** See discussion under item c.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1 and 3)*

**No Impact.** See discussion under item c.

- c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1 and 3)*

**No Impact.**

Much of Huntington Beach was developed with agricultural fields for many years until approximately the late 1950s when the City started to experience tremendous growth. Today, there is little land zoned or used for agricultural purposes. Most of the remaining agriculturally zoned property is limited to the existing Southern California Edison Right-of-Ways, which are generally utilized for commercial nursery operations. The project site is vacant and is not zoned for agricultural use. The project will not result in the conversion of any farmland. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.3 AIR QUALITY.</b> <i>The City has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations.</i> <i>Would the Project:</i>				
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
b) Expose sensitive receptors to substantial pollutant concentrations?			✓	
c) Create objectionable odors affecting a substantial number of people?			✓	
d) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	

- a) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 8 and 13)*

**Less Than Significant Impact.** See discussion under item e.

- b) *Expose sensitive receptors to substantial pollutant concentrations? (Sources: 8 and 13)*

**Less Than Significant Impact.** See discussion under item e.

- c) *Create objectionable odors affecting a substantial number of people? (Sources: 8 and 13)*

**Less Than Significant Impact.** See discussion under item e.

- d) *Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 8 and 13)*

**Less Than Significant Impact.** See discussion under item e.

- e) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 8 and 13)*

**Less Than Significant Impact.**

The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national-level nonattainment area for Ozone and fine particulate matter (PM<sub>2.5</sub>). The Basin is also a State-level

nonattainment area for Ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. Population groups such as children, the elderly, and acutely and chronically ill persons, especially those with cardio-respiratory diseases, are considered more sensitive to air pollution than others. Sensitive receptors in the area include residents in nearby developments to the north, south, and west. The nearest sensitive receptors would be residents of the mobile home park immediately to the west of the project site.

Impacts from objectionable odors could potentially occur during construction of the project from equipment exhaust and construction activities. However, construction odors would be intermittent and short-term and would not persist once construction was completed. Residential uses in general are not sources of objectionable odors. Potential odors would be limited to typical household wastes, which are stored in refuse containers and picked up on a weekly basis. As such, impacts from odors would be less than significant.

The 2016 Air Quality Management Plan (AQMP) is the region's applicable air quality plan and was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under jurisdiction of the SCAQMD, to return clean air to the region, and minimize the impact on the economy. Projects with pollutant emissions that do not exceed the SCAQMD daily threshold or that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. As shown in Tables 1 and 2 below, the project would not involve pollutant emissions that exceed SCAQMD thresholds. In addition, although the project is requesting an increase in the General Plan floor area ratio, the use is consistent with the site's General Plan land use designation and the amount of development would be within the development growth anticipated by the General Plan.

The construction of the project may result in short-term air pollutant emissions from the following activities: the commute of workers to and from the project site; grading activities, delivery and hauling of construction materials and supplies to and from the project site; fuel combustion by on-site construction equipment; and dust generating activities from soil disturbance. Tables 1 and 2 below provide the proposed project's construction and operational emissions and compare them to the regional and localized significance thresholds of the SCAQMD. Emissions were derived using CalEEMod (Version 2016.3.1) modeling software.

**Table 1: Short-Term Construction Emissions**

	Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Maximum lbs/day</b>	<b>5.9</b>	<b>47.9</b>	<b>23.9</b>	<b>0.1</b>	<b>3.9</b>	<b>2.1</b>
<b>SCAQMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Local Significance Threshold</b>	<b>N/A</b>	<b>92</b>	<b>647</b>	<b>N/A</b>	<b>4</b>	<b>3</b>
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

**Table 2: Long-Term Operational Emissions**

Category	Emissions (lbs/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.7	0.7	3.9	<0.1	0.1	0.1
Energy	<0.1	0.1	0.1	<0.1	<0.1	<0.1
Mobile	0.4	1.6	5.1	<0.1	1.5	0.4
<b>Project Total</b>	<b>1.1</b>	<b>2.4</b>	<b>9.1</b>	<b>&lt;0.1</b>	<b>1.6</b>	<b>0.5</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

CO = carbon monoxide  
 NOx = nitrogen oxides  
 PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size  
 ROG = reactive organic compounds  
 SCAQMD = South Coast Air Quality Management District  
 SOx = sulfur oxides

As shown in the emissions tables, the project would not result in an exceedence of any regionally significant thresholds or localized significance thresholds (LST). LSTs are developed based on the ambient concentrations of a pollutant for each source receptor area and the distance to the nearest sensitive receptor to determine a project's localized air quality impacts.

Based on siting recommendations within the California Air Resources Board's (CARB) Air Quality and Land Use Handbook (CARB 2005), a detailed health risk assessment should be conducted for proposed sensitive receptors within 1,000 feet of a warehouse distribution center, within 300 feet of a large gas station, within 50 feet of a typical gas dispensing facility, or within 300 feet of a dry cleaning facility that uses perchchloroethylene (PCE), among other siting recommendations. In addition, the CARB recommends that a health risk assessment be prepared for any sensitive receptors proposed within 500 feet of a highway. The project site is not within the screening distances of any listed source of toxic air contaminants (TACs). Furthermore, once constructed, the proposed project itself would not emit TACs. Therefore, impacts to sensitive receptors from TACs would be less than significant.

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, since the project would not result in an exceedence of established thresholds, the project would not result in exposure of sensitive receptors to substantial pollutant concentrations. As the project is consistent with the AQMP and does not result in an exceedence of thresholds for non-attainment pollutants and ozone precursors NO<sub>x</sub> and VOC, it would not result in cumulatively considerable impacts to air quality and less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.4 BIOLOGICAL RESOURCES</b> <i>Would the Project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1 and 3)*

**No Impact.** See discussion under item f.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1 and 3)*

**No Impact.** See discussion under item f.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1 and 3)*

**No Impact.** See discussion under item f.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1 and 3)*

**No Impact.** See discussion under item f.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1 and 3)*

**No Impact.** See discussion under item f.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1 and 3)*

**No Impact.**

The project site is a vacant infill property and does not contain any habitat, other sensitive natural community, or federally protected wetlands. Establishment of the project will not interfere with the movement of any wildlife or conflict with any local policies or ordinances protecting biological resources. It will not conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as none exist on the site. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.5 CULTURAL RESOURCES</b> <i>Would the Project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?		✓		
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1 and 3)*

**No Impact.** See discussion under item d.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 15)*

**Potentially Significant Unless Mitigated.** See discussion under item d.

- c) *Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 15)*

**Potentially Significant Unless Mitigated.** See discussion under item d.

- d) *Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 15)*

**Potentially Significant Unless Mitigated.**

The project site is vacant; therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource as none exist on site.

Based on consultation with the Gabrieleno Band of Mission Indians Kizh Nation, the project site may contain cultural resources. However, with the implementation of the following mitigation measures provided by the Gabrieleno Band of Mission Indians Kizh Nation relating to archaeological and paleontological resources as well as human remains, less than significant impacts are anticipated:



MM CUL-1 ***Retain a Native American Monitor:*** The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during 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, drilling, 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. 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 (needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered 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 on-site 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.

***Professional Standards:*** Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

MM CUL-2 ***Unanticipated Discovery of Tribal Cultural Resources:*** All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. 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 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 CUL-3 ***Unanticipated Discovery of Human remains and associated funerary objects:*** Prior to the start of ground disturbing activities, the land owner shall arrange a designated site

location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. 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 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 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant 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.

If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the 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 should 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 perpetuity. There shall be no publicity regarding any cultural materials recovered.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.6 GEOLOGY AND SOILS</b> <i>Would the Project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other				✓

substantial evidence of a known fault?				
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?				✓
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				✓

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1 and 9)*

**No Impact.** See discussion under item e.

ii) *Strong seismic ground shaking? (Sources: 1 and 9)*

**Less Than Significant Impact.** See discussion under item e.

iii) *Seismic-related ground failure, including liquefaction? (Sources: 1, 9 and 17)*

**Less Than Significant Impact.** See discussion under item e.

iv) *Landslides? (Sources: 1, 9 and 17)*

**No Impact.** See discussion under item e.

b) *Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 6 and 9)*

**Less Than Significant Impact.** See discussion under item e.

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 9, and 17)*

**Less Than Significant Impact.** See discussion under item e.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1 and 9)*

**Less Than Significant Impact.** See discussion under item e.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 9)*

**No Impact.**

The site is not located within a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault. It is shown on a Seismic Hazard Zones exhibit as having high to very high liquefaction potential but not subject to earthquake induced landslides. It also has limited potential for subsidence.

A geotechnical report (Applied Earth Sciences received May 31, 2016) for the project states that the site can be graded and developed as proposed subject to the recommendations in the report. The report indicates that the project site consists of existing fill underlain by natural deposits of mainly fine grained soils (silt-clay) with slight to little sand. Slightly organic pockets were also found within the upper 20 feet of the subsoils. Native sand soils (silty sand) were found only in one boring near a depth of about 47 feet. The thickness of the existing fill was found to range from 3 feet to 6 feet in borings drilled within the higher elevation of the site. The original grade within the eastern portion seems to have been raised previously. Groundwater was encountered near a depth of about 7 feet.

Site grading will involve up to about a 10 ft. cut along the east side of the property to accommodate the parking structure and up to a nine ft. fill along the west side to create a walkway serving the first floor. A net export of approximately 2,132 cubic yards of material is projected. The liquefaction analysis indicated that the soil layers below the historically highest groundwater level have factors of safety against potential liquefaction. On this basis, soil liquefaction will not occur at this site. The geotechnical report also indicates that the native soils are fine grained and potentially expansive. Therefore, it is recommended that the site native soils, when excavated, be removed from the site and not be used in the areas of new fill. All imported soil should be non-expansive and all fill shall be placed under engineering observation in accordance with the guidelines in the geotechnical report.

The foundation is recommended to be a thickened slab mat foundation. During grading subgrade preparation will be made to stabilize the finished grade for support of the mat slab. In addition, temporary and permanent de-watering will be required. The proposed development would be required to comply with the California Building Code (CBC), which includes regulations for projects to be designed to withstand seismic forces. Adherence to the seismic design and construction parameters of the CBC and the City's Municipal Code would ensure protection of future occupants of the project from impacts associated with seismic activity. Additionally, the project would be required to implement the recommendations of the geotechnical report into the final design and construction of the proposed project. The project will not use septic tanks or alternative waste water disposal systems. Less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.7 GREENHOUSE GAS EMISSIONS</b> <i>Would the Project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 8)*

**Less Than Significant Impact.** See discussion under item b.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 8)*

**Less Than Significant Impact.**

The CEQA Guidelines state that, where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make determinations regarding air quality impacts. State CEQA Guidelines Section 15064.4 provides guidance to lead agencies for determining the significance of impacts from GHG emissions and states that a lead agency should make a good-faith effort, to the extent possible, based on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. When assessing the significance of impacts from GHG emissions, a lead agency should consider: (1) the extent to which the project may increase or reduce GHG emissions compared with existing conditions; (2) whether the project's GHG emissions exceed a threshold of significance that the lead agency determines applicable to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The SCAQMD has adopted a 10,000 metric tons (MT) significance threshold for industrial facilities where SCAQMD is the lead agency. However, this 10,000 MT significance threshold is not applicable to the proposed project because the project is not an industrial facility. Neither the City nor the SCAQMD have adopted quantitative thresholds for GHG emissions from development projects; however, the SCAQMD has proposed screening levels such that projects that fall below 3,000 MT CO<sub>2</sub>e annually are considered to comply with the GHG emission reduction strategy as mandated by AB 32 (SCAQMD 2003). The screening thresholds represent the level of GHG emissions under which a project would be considered to have a less-than-significant impact on the environment without the need for further mitigation. Other quantitative thresholds have been adopted or recommended by other public agencies, including other air districts, or recommended by experts throughout the state, such as the 900 MT CO<sub>2</sub>e (approx. > 54 dwelling units) threshold contained within California Air Pollution Control Officers Association's (CAPCOA's) CEQA and Climate Change Report. CAPCOA's 900 MT threshold level is the lowest existing quantitative threshold within the state. The GHG emissions from the proposed project were quantified using CalEEMod and are shown in Table 3.

**Table 3: Combined Annual Emissions MT CO<sub>2</sub>e / Year**

<b>Emission Source</b>	<b>Project Emissions</b>
<b>Construction</b>	4.4
<b>Operational</b>	
Area	9.8
Energy	115.8
Solid Waste	20.2
Water	22.3
<b>Mobile</b>	
CO <sub>2</sub> and CH <sub>4</sub>	284.0
N <sub>2</sub> O	14.5
<b>Total</b>	470.8
<b>SCAQMD Threshold</b>	3,000
<b>Exceeds Threshold?</b>	No

Source: Air Quality and Greenhouse Gas Study, Rincon Consultants, Inc., December 2017

CH<sub>4</sub> = methane

MT/year = metric tons per year

CO<sub>2</sub> = carbon dioxide

N<sub>2</sub>O = nitrous oxide

CO<sub>2</sub>e = carbon dioxide equivalent

According to CAPCOA, GHG emission impacts are exclusively cumulative impacts from a climate change perspective. Therefore, this analysis evaluates the cumulative contribution of project-related GHG emissions.

Construction activities associated with the project would result in GHG emissions from fuel combustion within construction equipment and vehicles traveling to and from the project site. Consistent with SCAQMD draft guidelines, construction emissions are summed and amortized over a 30-year project life and then added to operational emissions. As shown in Table 3, total GHG emissions are expected to be below the 3,000 MT CO<sub>2</sub>e SCAQMD threshold as well as the more stringent CAPCOA threshold of 900 MT. Consequently, the impact of GHG emissions from the project would be less than significant.

As discussed above, project emissions would be below the CAPCOA threshold of 900 MT CO<sub>2</sub>e and below 3,000 MT CO<sub>2</sub>e SCAQMD threshold, which were developed to help achieve the GHG emissions reduction goals of AB 32. As such, the proposed project would be consistent with the AB 32 goal of reducing statewide GHG emissions to 1990 levels by 2020. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases pursuant to AB 32. A less than significant impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.8 HAZARDS AND HAZARDOUS MATERIALS</b> <i>Would the Project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				✓
f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 5 and 15)*

**No Impact.** See discussion under item h.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 5 and 11)*

**Less Than Significant Impact.** See discussion under item h.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 3, 5 and 15)*

**Less Than Significant Impact.** See discussion under item h.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 11 and 18)*

**No Impact.** See discussion under item h.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 3 and 16)*

**No Impact.** See discussion under item h.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 3)*

**No Impact.** See discussion under item h.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 6)*

**No Impact.** See discussion under item h.

- h) *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 3 and 15)*

**No Impact.**

The proposed facility is primarily residential in nature and would provide some minor medical care as needed that will not involve the use, disposal, transport, or release of hazardous materials. The project does not provide on-site fuel dispensing, underground, or outdoor storage of hazardous materials. Hazardous or flammable substances that would be used during the construction phase include vehicle fuels and oils in the operation of heavy equipment for onsite excavation and construction. Construction vehicles may require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid or other materials. However, the proposed construction operation would be required to comply with all State and local regulations to minimize risks associated with accident conditions involving the release of hazardous materials. Less than significant impacts are anticipated.

According to a Phase I Environmental Site Assessment (Hayden Environmental, May 2012), the subject site has been undeveloped at least since 1953 based on a review of aeriels and no activity, hazardous materials or hazardous wastes were observed on the site. The subject site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is required to comply with City Specification #431-92 (Soil Cleanup Standards) prior to issuance of a grading permits. If contamination is identified, the applicant will be required to obtain Fire Department approval of a remediation action plan to bring the site into compliance with City Specification #431-92.

The City is located within the Airport Environs Land Use Plan for the Joint Forces Training Base Los Alamitos. However, the site is located a considerable distance from the Training Base, is not located within two miles of an airport or near a private airstrip, and would not be impacted by flight activity. It



will not impede access to public streets and will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The site is located within an urbanized area and is not subject to wildland fires. Less than significant impacts are anticipated

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.9 HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?				✓
k) Potentially impact stormwater runoff from construction activities?			✓	
l) Potentially impact stormwater runoff from post-construction activities?			✓	
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?			✓	
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?			✓	
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?			✓	
p) Create or contribute significant increases in erosion of the Project site or surrounding areas?			✓	

a) *Violate any water quality standards or waste discharge requirements? (Sources: 12 and 15)*

**Less Than Significant Impact.** See discussion under item p.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 12 and 15)*

**Less Than Significant Impact.** See discussion under item p.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 3 and 6)*

**Less Than Significant Impact.** See discussion under item p.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 3 and 6)*

**Less Than Significant Impact.** See discussion under item p.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 12)*

**Less Than Significant Impact.** See discussion under item p.

- f) *Otherwise substantially degrade water quality? (Sources: 12)*

**Less Than Significant Impact.** See discussion under item p.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 14)*

**No Impact.** See discussion under item p.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 14)*

**No Impact.** See discussion under item p.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1 and 14)*

**Less Than Significant Impact.** See discussion under item p.

- j) *Inundation by seiche, tsunami, or mudflow? (Sources: 1 and 3)*

**No Impact.** See discussion under item p.

- k) *Potentially impact stormwater runoff from construction activities? (Sources: 12)*

**Less Than Significant Impact.** See discussion under item p.

- l) *Potentially impact stormwater runoff from post-construction activities? (Sources: 12)*

**Less Than Significant Impact.** See discussion under item p.

- m) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 3 and 12)*

**Less Than Significant Impact.** See discussion under item p.

- n) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 3 and 12)*

**Less Than Significant Impact.** See discussion under item p.

- o) *Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 12)*

**Less Than Significant Impact.** See discussion under item p.

- p) *Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 6 and 12)*

**Less Than Significant Impact.**

The project site is currently undeveloped. Water bodies in the vicinity of the project site include the Santa Ana River and the ocean. The project does not propose to alter the course of an existing stream or river. After construction, the project site would consist of approximately 16% landscaped area and 84% impervious surface (building and paved areas). The site drains from east to west. As the site is vacant, the proposed project does have the potential to increase runoff rate and volume during construction and post-construction, which could potentially impact water quality. Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works.

#### Construction Runoff and Erosion

The State Water Resources Control Board (SWRCB) and the City's *Municipal Code* require erosion and sediment controls for construction projects with land disturbance. The requirements include preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP); preparation and implementation of an erosion and sediment control plan, describing both construction-period and permanent erosion and sediment controls; and construction site inspection by the City. Implementation of a SWPPP and applicable City and SWRCB requirements would ensure that runoff from construction of the project will not result in substantial erosion or flooding on- and off-site and impacts would be less than significant.

#### Post-construction Runoff and Erosion

The Water Quality Management Plan (WQMP) that will be required by the Public Works Department for the project will take into account the water quality treatment of the drainage area from the project site and incorporate applicable Best Management Practices. The preliminary WQMP (Waber Consultants, received October 2013) submitted by the applicant indicates that drainage will percolate through the pervious sidewalk and landscaping and collected by underdrain connected to a biofilter. Discharge from the biofilter will drain into the 12 inch storm drain line provided by the Walgreens located to the north. Although the project does have the potential to contribute additional runoff, the project will be required to submit a Hydrology and Hydraulic Report for review and approval by the Public Works Department to mitigate impact of runoff due to development or deficient downstream systems.

The Utilities Division of the Public Works Department has reviewed the project plans and did not identify any concerns regarding impacts to ground water supplies due to the nature of the proposed project. Based on all these requirements, the project would not result in substantial increases in the rate and volume of post construction runoff, which would impact the beneficial use of downstream waters. Less than significant impacts would occur.

The project site is not located in a 100-year flood zone and is not subject to inundation from seiche, tsunami, or mudflow. However, like the majority of the city, the site could be subject to flooding if Prado Dam experienced a catastrophic failure. As noted in the General Plan, dam failure events are very rare as dams that are large enough to hold back large quantities of water are usually built to very high standards. If there is an elevated risk of dam failure, operators will often release water from the dam in a controlled manner so that the resulting flooding will be minimal. In addition, dam failure is only a threat during a relatively small part of the year when the reservoir is at its fullest. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.10 LAND USE AND PLANNING</b> <i>Would the Project:</i>				
a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
b) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
c) Physically divide an established community?				✓

- a) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 and 2)*

**Less Than Significant Impact.** See discussion under item c.

- b) *Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1 and 3)*

**No Impact.** See discussion under item c.

- c) *Physically divide an established community? (Sources: 3)*

**No Impact.**

The project site is currently designated as CN (Commercial Neighborhood) in the General Plan with a maximum floor area ratio (FAR) of 0.35 and zoned CG (Commercial General) with a maximum FAR of 1.5. Applicable plans and policies regulating the subject site include the General Plan, Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and the Municipal Code.

#### Land Use and Zoning Consistency

The proposed project will not change the current General Plan and zoning designations on the project site which permit the proposed use subject to approval of a conditional use permit. Under the current General Plan designation a maximum 10,500 sq. ft. building could be developed on the 30,000 sq. ft. site. In order to allow the proposed  $\pm 28,000$  sq. ft. project, the applicant proposes to amend the maximum FAR permitted in the CN General Plan designation for the property from 0.35 to 1.0.

The following General Plan goals and policies are applicable to the proposed project:

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 – A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy LU-4 (A) – Encourage a mix of residential types to accommodate people with diverse housing needs.

Policy LU-13 (A) – Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The project, while proposing an increase in the General Plan maximum FAR, would not conflict with the General Plan goals and policies. The project will maintain the existing land use pattern in the area and provide an additional housing opportunity to seniors needing assistance with daily living. The proposed assisted living use is also compatible with the existing residential and commercial uses on the abutting properties. The project is proposing variances to building height, setbacks, and landscape planter width, which are subject to approval by the Planning Commission. However, the analysis throughout this document indicates that the additional FAR will have less than significant impacts to land use and planning, traffic, air quality, aesthetics, and public services among others.

The project will not conflict with any habitat conservation plan or natural community conservation plan as none exist on the site or in the area. It will not physically divide an established community as the existing circulation pattern in the area will remain. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.11 MINERAL RESOURCES</b> <i>Would the Project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1 and 3)

**No Impact.** See discussion under item b.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1 and 3)

**No Impact.**

The site is not located in a mineral resource zone in the General Plan. It is vacant and no oil production is currently occurring on the property. Therefore, the project will not result in the loss of a known mineral resource or recovery site. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.12 NOISE</b> <i>Would the Project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			✓	
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?				✓

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 and 19)*

**Less Than Significant Impact.** See discussion under item f.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 3 and 15)*

**Less Than Significant Impact.** See discussion under item f.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3 and 15)*

**Less Than Significant Impact.** See discussion under item f.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3 and 15)*

**Less Than Significant Impact.** See discussion under item f.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 3 and 16)*

**No Impact.** See discussion under item f.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 3)*

**No Impact.**

Existing sources of noise and groundborne vibration in the area include motor vehicle traffic as well as the existing uses in the area which include various commercial uses and a mobile home park. Applicable City regulations include the General Plan Noise Element, which identifies goals and policies to ensure that new development does not create an unacceptable noise environment through siting, design and land use compatibility, and the City's Noise Ordinance, which regulates noise produced by uses, equipment, construction and people.

Construction of the project will generate temporary noise impacts due to construction activities and equipment. Construction activities would involve the use of standard equipments and tools. Each stage of construction would involve a different mix of operating equipment and noise levels would vary based on the number and type of equipment in operation and the location of the activity. According the Environmental Protection Agency data on the noise generating characteristics of typical construction equipment, the noise level of these equipment ranges between 68 to 98 dBA at 50 feet from the source. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. The closest sensitive use to the proposed project site would be the abutting residential uses located to the west. Due to the proximity of the abutting residences to the project site, residents would potentially be affected by the construction noise occurring as a result of the proposed project. Most of the types of exterior construction activities associated with the proposed project would not generate continuously high noise levels, although occasional single-event disturbances are possible.

Under Section 8.40.090(d) (Special Provisions) of Chapter 8.40 of the City's Municipal Code, noise sources associated with construction are exempt from the requirements of the Municipal Code, provided that proper permit(s) from the City are obtained and construction activities do not occur between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. The project will be subject to compliance with Chapter 8.40 (Noise Control) of the Huntington Beach Municipal Code. Construction noise would be temporary and intermittent depending on the type of equipment being used and the stage of construction. Although construction of the proposed project would temporarily increase ambient noise levels in the neighborhood surrounding the project, construction would comply with applicable requirements of the City noise ordinance. Accordingly, construction related noise impacts would be less than significant.

No significant additional ground borne vibration is anticipated given the anticipated traffic volume generated by the project which does not significantly impact the level of service on area roadways. Vibration could occur during construction but will be short term only and therefore less than significant. Potential noise and vibration generated from area traffic will be attenuated by construction methods. The proposed structure will meet all building code requirements including noise attenuation (i.e. insulated walls, dual-glazed windows, etc.). The proposed use is primarily residential in character and is not expected to substantially increase noise levels in the area. Less than significant impacts are anticipated.

The City is located within the Airport Environs Land Use Plan for the Joint Forces Training Base Los Alamitos. However, the site is located a considerable distance from the Training Base, is not located



within two miles of an airport or near a private airstrip, and would not be impacted by flight activity. No impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.13 POPULATION AND HOUSING</b> <i>Would the Project:</i>				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

- a) *Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 5)*

**Less Than Significant Impact.** See discussion under item c.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 3)*

**No Impact.** See discussion under item c.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 3)*

**No Impact.**

The proposed project will stimulate population growth in the area by adding up to 77 new residents (represents .04 percent of the total population of Huntington Beach) as well as employees of the facility. However, this population increase is minimal relative to the city's overall population. The project site is currently vacant; therefore, the project will not displace housing or people. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.14 PUBLIC SERVICES</b> <i>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?			✓	
b) Police Protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities or governmental services?			✓	

a) *Fire protection? (Sources: 1 and 19)*

**Less Than Significant Impact.** See discussion under item e.

b) *Police Protection? (Sources: 1 and 19)*

**Less Than Significant Impact.** See discussion under item e.

c) *Schools? (Sources: 1 and 15)*

**Less Than Significant Impact.** See discussion under item e.

d) *Parks? (Sources: 1 and 19)*

**Less Than Significant Impact.** See discussion under item e.

e) *Other public facilities or governmental services? (Sources: 1 and 19)*

**Less Than Significant Impact.**

The police station nearest to the project site is located at City Hall approximately 3 miles away and the nearest fire station is Bushard Fire Station approximately 1 mile away. The project site is located within the Fountain Valley School District and the Huntington Beach Union High School District. The closest parks are Lamb and Bushard Park approximately 1 mile away. The Police, Fire, and Community Services departments have reviewed the proposed use and have not indicated that it would impact acceptable service levels. The project will be subject to payment of development impact fees for law enforcement, fire suppression, libraries, and parks to address any increase in demand for city services. The project will also be subject to payment of school district fees. Based on the minor increase in demand for services and payment of applicable fees, less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.15 RECREATION</b> <i>Would the Project:</i>				
a) Increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
c) Affect existing recreational opportunities?			✓	

- a) *Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1 and 15)*

**Less Than Significant Impact.** See discussion under item c.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 5)*

**Less Than Significant Impact.** See discussion under item c.

- c) *Affect existing recreational opportunities? (Sources: 1 and 15)*

**Less Than Significant Impact.**

The project could result in an increase in the use of existing parks and recreational facilities in the area. However, based on the increase of 77 new residents the project will bring to the area (represents .04 percent of the total population of Huntington Beach), a negligible increase in the use of park and recreational facilities is anticipated. The project will be subject to payment of development impact fees for park and open space facilities to address any increase in demand for city services. The project does not include any significant recreational facilities that could have an adverse impact on the environment. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.16 TRANSPORTATION AND TRAFFIC</b> <i>Would the Project:</i>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?			✓	
e) Result in inadequate emergency access?			✓	
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1 and 10)*

**Less Than Significant Impact.** See discussion under item g.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1 and 10)*

**Less Than Significant Impact.** See discussion under item g.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 5)*

**No Impact.** See discussion under item g.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 3 and 6)*

**Less Than Significant Impact.** See discussion under item g.

- e) *Result in inadequate emergency access? (Sources: 3 and 7)*

**Less Than Significant Impact.** See discussion under item g.

- f) *Result in inadequate parking capacity? (Sources: 6)*

**No impact.** See discussion under item g.

- g) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1)*

**No Impact.**

A traffic impact study was prepared by LSA Associates (2016) for the proposed assisted living project. Using the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9<sup>th</sup> Edition, the study anticipates the assisted living project to generate 202 average daily trips (ADT) with 11 weekday am and 17 pm peak hour trips. The study looked at the Level of Service (LOS) at three area intersections with concurrence of city traffic staff: Bushard Street/Garfield Avenue, Brookhurst Street/Garfield Avenue, and project driveway/Garfield Avenue. Consistent with City guidelines, signalized intersection analysis was performed according to peak-hour intersection capacity utilization (ICU) methodology. This methodology compares the volume-to-capacity (v/c) ratios of conflicting turn movements at an intersection, sums these critical v/c ratios for each intersection approach, and determines the overall ICU. The resulting ICU is expressed in terms of LOS, where LOS A represents free-flow activity and LOS F represents overcapacity operation. As City guidelines do not provide guidance on methodology for unsignalized intersection analysis, the methodology for two-way stop-controlled peak-hour intersection analysis from the 2010 Highway Capacity Manual (HCM 2010) has been utilized. Any resulting delay is also expressed in terms of LOS, similar to the ICU methodology.

The traffic impact study evaluated several time horizons including existing, opening year (2018), and future (2030) conditions with and without the proposed project looking at the LOS. The project is deemed to have a significant impact if it would result in the deterioration of the intersection LOS to an unacceptable level or in an increase in the intersection capacity utilization (ICU) value of 0.01 or greater at an intersection that operates at LOS E or F without the project. The study results indicate that the proposed project can be implemented without impacting the design or operation of the surrounding roadway system. Evaluation of the study intersections LOS shows that the addition of the project to the traffic volumes at the various time horizons evaluated would not significantly impact the study area intersections according to the City's performance criteria.

**Table A - Existing Intersection LOS Summary**

Intersection	Existing				Existing Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.49	A	0.47	A	0.49	A	0.47	A
Driveway/Garfield Avenue <i>HCM</i>	15.5	C	11.7	B	15.8	C	12.0	B
Brookhurst Street/Garfield Avenue	0.54	A	0.61	B	0.54	A	0.61	B

**Table B - Opening Year (2018) Intersection LOS Summary**

Intersection	Opening Year (2018)				Opening Year (2018) Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.50	A	0.48	A	0.50	A	0.48	A
Driveway/Garfield Avenue <i>HCM</i>	15.7	C	11.7	B	16.1	C	12.0	B
Brookhurst Street/Garfield Avenue	0.56	A	0.63	B	0.56	A	0.63	B

**Table C - Future Year (2030) Intersection LOS Summary**

Intersection	Future Year (2030)				Future Year (2030) Plus Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS	ICU/ Delay	LOS
Bushard Street/Garfield Avenue	0.59	A	0.73	C	0.59	A	0.73	C
Driveway/Garfield Avenue <i>HCM</i>	16.4	C	17.3	C	16.8	C	18.4	C
Brookhurst Street/Garfield Avenue	0.68	B	0.94	E	0.68	B	0.94	E

Construction related traffic may have an impact on existing parking, vehicle circulation, and pedestrians by construction vehicles entering or exiting the project site. Vehicle delays may result along Garfield Avenue and Brookhurst Street adjacent to the project site. However, impacts from construction traffic would be temporary and can be accommodated by the adjacent arterial streets. These potential impacts would be reduced through implementation of code requirements requiring Department of Public Works approval of a construction traffic control plan. Trucks hauling construction materials would add a temporary increase in traffic on surrounding streets during construction. Due to the small nature of the project and the existing level of service on the surrounding streets, project construction traffic is not anticipated to be significant. The contractor would be required to comply with the haul routes of the City of Huntington Beach and obtain a haul route permit from the Department of Public Works.

The project has been reviewed by the Fire Department for adequate access and has tentatively approved an Alternative Materials and Methods proposal to enhance the site and provide equivalency to the Fire Department's access requirement. As such, the project would not result in inadequate emergency access. The project will provide parking in compliance with the HBZSO and will not result in significant impacts due to inadequate parking capacity. The proposed site access and driveway configuration do not propose sharp curves or dangerous intersections and are designed to comply with City standards. The project will be required to provide bicycle parking spaces and would not conflict with policies supporting alternative transportation. The project will not affect air traffic levels or patterns. Less than significant impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.17 TRIBAL CULTURAL RESOURCES</b>				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
ii) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.?		✓		

a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

**No impact.**

ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Sources: 1)*

**Potentially Significant Unless Mitigated.**

Pursuant to the requirements of AB 52, codified in Public Resources Code Section 21080.3.1(d)-(e), the City provided formal notification to the designated contact of the tribes that have requested notice from the City. Consultation was requested by the Gabrieleno Band of Mission Indians Kizh Nation who provided mitigation measures which are identified in Section 5.5 (Cultural Resources) to avoid or substantially lessen potential significant impacts to tribal cultural resources to less than significant. No impacts to historical resources are anticipated since none exist on the site.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.18 UTILITIES AND SERVICE SYSTEMS</b> <i>Would the Project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			✓	
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?)			✓	

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 12 and 15)*

**Less Than Significant Impact.** See discussion under item h.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 12 and 15)*

**Less Than Significant Impact.** See discussion under item h.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 12 and 15)*

**Less Than Significant Impact.** See discussion under item h.



- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1 and 7)*

**Less Than Significant Impact.** See discussion under item h.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 15)*

**Less Than Significant Impact.** See discussion under item h.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 15)*

**Less Than Significant Impact.** See discussion under item h.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 15)*

**Less Than Significant Impact.** See discussion under item h.

- h) *Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 12)*

**Less Than Significant Impact.**

As discussed in Section 5.9 (Hydrology and Water Quality), water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. Because the project does have the potential to contribute additional runoff, the project will be required to submit a Hydrology and Hydraulic Report for review and approval by the Public Works Department to mitigate impact of runoff due to development or deficient downstream systems.

The Public Works Department has reviewed the project and did not identify any concerns regarding impacts to water supplies. The project would not result in an increase in water consumption such that it would present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The project will be required to submit a Hydraulic Water Analysis to ensure that the service connection satisfies city requirements. The water demand for the proposed project can be accommodated by the City's water service capacity and less than significant impacts would occur.

Water and storm drain lines serving the project site were previously constructed by the abutting Walgreens Pharmacy. The applicant is required to verify the adequacy of the systems to serve the proposed development and conform to current Public Works standards or install new service. A sewer lateral serving the project site was only partially installed and was never connected to a sewer main. The applicant shall extend and connect the on-site sewer lateral to an approved sewer main on the street. The project's sewer connection will be designed and constructed in accordance with the requirements and standards of the City of Huntington Beach and the OCSD. Compliance with applicable Waste Discharge Requirements, as monitored and enforced by the OCSD, would ensure that the proposed project would not exceed applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) with respect to discharges to the sewer system.

The Orange County Sanitation District (OCSD) provides regional wastewater collection, treatment and disposal services for the City of Huntington Beach. OCSD has two operating facilities that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. No existing capacity issues have been identified in the OCSD system, and OCSD has developed plans and commenced plant improvements anticipated to meet area demands to the year 2050. Less than significant impacts would occur.

Republic Services is the exclusive hauler of all solid waste for the City of Huntington Beach. Republic operates a transfer station, located in Huntington Beach, and a Materials Recovery Facility (MRF) through which all solid waste is processed including separating recyclable materials to reduce the waste generation going to the landfills. The remaining solid waste is transferred to the Frank Bowerman landfill in Irvine which has a remaining capacity in excess of 30 years. The project is not anticipated to noticeably impact the capacity of this landfill. The project is subject to compliance with all federal, state, and local statutes and regulations related to solid waste and no exceptions to those standards are proposed. Less than significant impacts are anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>5.19 MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3 and 15)*

**Potentially Significant Unless Mitigated.**

The project site is a vacant infill property that is not situated within or in the vicinity of a fish or wildlife habitat. It does not support any biological or historical resources. As discussed in Section 5.5 (Cultural Resources), the project site may contain cultural resources and is subject to several mitigation measures to reduce impacts to less than significant. As discussed throughout this initial study, potential impacts that would degrade the quality of the environment would be less than significant.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 2, 3 and 15)*

**Less Than Significant Impact.**

As discussed in Sections 5.1 to 5.18, the project is not anticipated to have significant cumulatively considerable impacts due to the nature of the project as well as implementation of mitigation measures and City codes and policies that would further reduce impacts. It does not represent a significant negative impact to the environment or goals of the City. Less than significant impacts are anticipated.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 2, 3 and 15)*

**Less Than Significant Impact.**

As discussed in Sections 5.1 to 5.18, all potential impacts that could have environmental effects on humans as a result of the project have been found to be less than significant due to the nature of the project as well as implementation of mitigation measures and City codes and policies. As such, impacts would be less than significant

## 6.0 EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach and at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/gp/index.cfm">https://www.huntingtonbeachca.gov/government/departments/planning/gp/index.cfm</a>
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main Street, Huntington Beach and at <a href="http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm">http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm</a>
3	Aerial of Project Site and Vicinity	See Figure 1
4	Summary of Mitigation Measures	See Attachment #1
5	<del>Project Narrative</del>	<del>See Attachment #2</del>
6	<del>Project Plans</del>	<del>See Attachment #3</del>
7	<del>Code Requirements</del>	<del>See Attachment #4</del>
8	Air Quality and Greenhouse Gas Study (Dec. 2017)	Available at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/">https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/</a>
9	Geotech Report (Received May 31, 2016)	Available at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/">https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/</a>
10	Traffic Impact Assessment (Nov. 2016)	Available at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/">https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/</a>
11	Phase I Environmental Site Assessment (May 2012)	Available at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/">https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/</a>
12	Preliminary Water Quality Management Plan (Received Oct. 3, 2013)	Available at <a href="https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/">https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/</a>

		<a href="#">reports/</a>
13	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach
14	FEMA Flood Insurance Rate Map (Dec. 3, 2009)	“
15	City of Huntington Beach CEQA Procedure Handbook	“
16	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
17	State Seismic Hazard Zones Map	“
18	Hazardous Waste and Substances Sites List	<a href="http://www.calepa.gov/sitecleanup/cortese">www.calepa.gov/sitecleanup/cortese</a>
19	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk’s Office, 2000 Main Street, Huntington Beach and at <a href="http://www.huntingtonbeachca.gov/government/charte_codes/municipal_code.cfm">http://www.huntingtonbeachca.gov/governme nt/charte_codes/municipal_code.cfm</a>

# SUMMARY OF MITIGATION MEASURES

## ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
<p><b>CULTURAL RESOURCES</b></p> <p>b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5</p> <p>c) Would the Project directly or indirectly destroy a unique paleontological resource or site unique geologic feature?</p>	<p>MM CUL-1 <b><i>Retain a Native American Monitor:</i></b> The project Applicant will be required to obtain the services of a qualified Native American Monitor(s) during 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, drilling, 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. 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 (needed only if the site has hazardous concerns). In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered 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 on-site 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.</p> <p><b><i>Professional Standards:</i></b> Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.</p> <p>MM CUL-2 <b><i>Unanticipated Discovery of Tribal Cultural Resources:</i></b> All archaeological resources unearthed by project construction</p>

# SUMMARY OF MITIGATION MEASURES

## ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	<p>activities shall be evaluated by the Qualified Archaeologist and Native Monitor. 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 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.</p>
<p>d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>MM CUL-3 <b><i>Unanticipated Discovery of Human remains and associated funerary objects:</i></b> Prior to the start of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential</p>

# SUMMARY OF MITIGATION MEASURES

## ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	<p>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 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 4 or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The project applicant 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.</p> <p>If the coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial will be in an appropriate setting. If the coroner determines the remains to be modern, the coroner will take custody of the remains.</p> <p>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 should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a</p>



# SUMMARY OF MITIGATION MEASURES

## ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
	location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
<p><b>TRIBAL CULTURAL RESOURCES</b></p> <p>a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>ii) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in</p>	<p>Reference MM CUL-1 through MM CUL-3 in Cultural Resources section above.</p>

SUMMARY OF MITIGATION MEASURES  
ENVIRONMENTAL ASSESSMENT NO. 13-005

<u>DESCRIPTION OF IMPACT</u>	<u>MITIGATION MEASURE</u>
subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	

RESPONSE TO COMMENTS FOR  
DRAFT MITIGATED NEGATIVE DECLARATION NO. 13-005

- I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration (MND) No. 13-005. This document contains all information available in the public record related to General Plan Amendment No. 13-001/Conditional Use Permit No. 13-010/Variance No. 13-005 (Autumn Care Assisted Living) as of May 31, 2018 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains four sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, and Responses to Comments.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft MND. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of May 22, 2018. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft MND. Based on the information contained in the public record, the decision makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that Draft MND No. 13-005 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft MND. The following is a list of actions taken during the preparation, distribution, and review of the Draft MND.

1. An official 20-day public review period for the Draft MND was established. It began on May 3 and ended on May 22, 2018. Public comment letters were accepted by the City of Huntington Beach through May 22, 2018.
2. Notice of the Draft MND was published in the Huntington Beach Wave on May 3, 2018. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

III. COMMENTS

Copies of all written comments received as of May 22, 2018 are contained in Appendix A of this document and all comments have been numbered. Response to Comments for each comment, which raised an environmental issue is contained in this document.

#### IV. RESPONSE TO COMMENTS

The Draft MND No. 13-005 was distributed to interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 20 days. The public review period for the Draft MND commenced on May 3 and expired on May 22, 2018.

Copies of all documents received as of May 22, 2018 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft MND or do not raise significant environmental issues. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a “comment acknowledged” reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

**APPENDIX A**  
**COMMENTS ON DRAFT MND NO. 13-005**

Below are the comments letters, which have been bracketed to mark the individual comments. Comments that raise significant environmental issues are provided with a response. Comments that are outside of the scope of the CEQA review will be forwarded to the decision maker for consideration as part of the project review process.

<b>COMMENT LETTERS RECEIVED DURING THE DRAFT MND COMMENT PERIOD</b>		
<i>No.</i>	<i>Commenter/Organization</i>	<i>Abbreviation</i>
	<b>ORGANIZATION</b>	
1	County of Orange Public Works - May 22, 2018	OCPW
	<b>INDIVIDUALS</b>	
2	Christina Silva-Salgado - May 4, 2018	SILV
3	Marzette Lair - May 4, 2018	LAIR
4	Joanne Caiazzo - May 8, 2018	CAIA
5	Sharron Mikrut – May 19, 2018	MIKR

May 22, 2018

NCL-18-028

Ricky Ramos  
City of Huntington Beach  
Community Development Department  
2000 Main Street  
Huntington Beach, CA 92648

**Subject:** Autumn Care Assisted Living Project

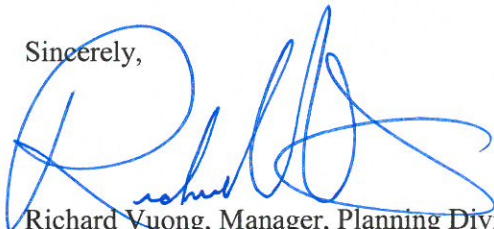
Dear Mr. Ramos:

The County of Orange has reviewed the Draft Mitigated Negative Declaration (MND) for the Autumn Care Assisted Living Project and has no comments at this time. We would like to be advised of any further developments on the project. Please continue to keep us on the distribution list for future notifications related to the project.

OCPW-1

If you have any questions, please contact Ashley Brodtkin in Development Services at (714) 667-8854.

Sincerely,



Richard Vuong, Manager, Planning Division  
OC Public Works Service Area/OC Development Services  
300 North Flower Street  
Santa Ana, California 92702-4048  
Richard.Vuong@ocpw.ocgov.com

## Ramos, Ricky

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**From:** krica256@aol.com  
**Sent:** Friday, May 04, 2018 4:59 PM  
**To:** Ramos, Ricky  
**Subject:** Draft Mitigated Negative Declaration 13-005

Dear Mr. Ramos,

I am writing to express my opposition to the excessive square footage and height for the assisted living building. I do not have any opposition to an assisted living but it needs to conform to the standard current codes. Allowing exceptions such as this one only opens the door to others trying to do the same and eventually everyone can build whatever they want. Please do not allow this proposal to happen.

SILV  
-1

With respect,

Christina Silva-Salgado

**Ramos, Ricky**

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**From:** Marz Lair <mlair@socal.rr.com>  
**Sent:** Friday, May 04, 2018 11:51 AM  
**To:** Ramos, Ricky  
**Subject:** Draft Mitigated Negative Declaration No. 13-005 re Autumn Care Assisted Living

Dear Mr. Ramos,

I reside within Brookfield Manor senior citizen mobile home park adjacent to the proposed site for Autumn Care Assisting Living (Autumn)

An aspect that should be ***seriously considered*** before approving the project is the impact of increased traffic along Garfield Avenue, specifically entering and exiting the proposed egress to/from the property. On numerous occasions, I have seen drivers travelling westbound on Garfield make left-hand turns into the parking lot of Walgreens nearly colliding with vehicles travelling in an eastbound direction that are entering the left-hand turn lane to travel northbound onto Brookhurst. Not only that, drivers pull out of the Chase Bank on the northwest corner of Brookhurst and Garfield, cross the double-yellow line in order to travel eastbound—again, nearly colliding with vehicles travelling in the eastbound, left-hand turn lane. I've even witnessed vehicles travelling westbound along Garfield nearly colliding with vehicles whose drivers are, again, pulling out of Chase, crossing the double-yellow line to travel eastbound. Crossing that double-yellow line is very enticing to those drivers who don't put safety first.

I propose the plan ***should*** include the construction of a permanent, concrete medium (at Autumn's expense or HB can share the expense) between the westbound and eastbound lanes of Garfield from the west corner of Garfield and Brookhurst. Such a medium will positively impact an already dangerous traffic condition, and as the traffic will undoubtedly increase, will greatly reduce the probability of accidents. Please take the opportunity to make Huntington Beach's roads safer to protect lives and property.

I am positive you will agree with me once you've had the opportunity to observe the traffic at the corner of Brookhurst and Garfield.

Thank you for your time and consideration of my concerns.

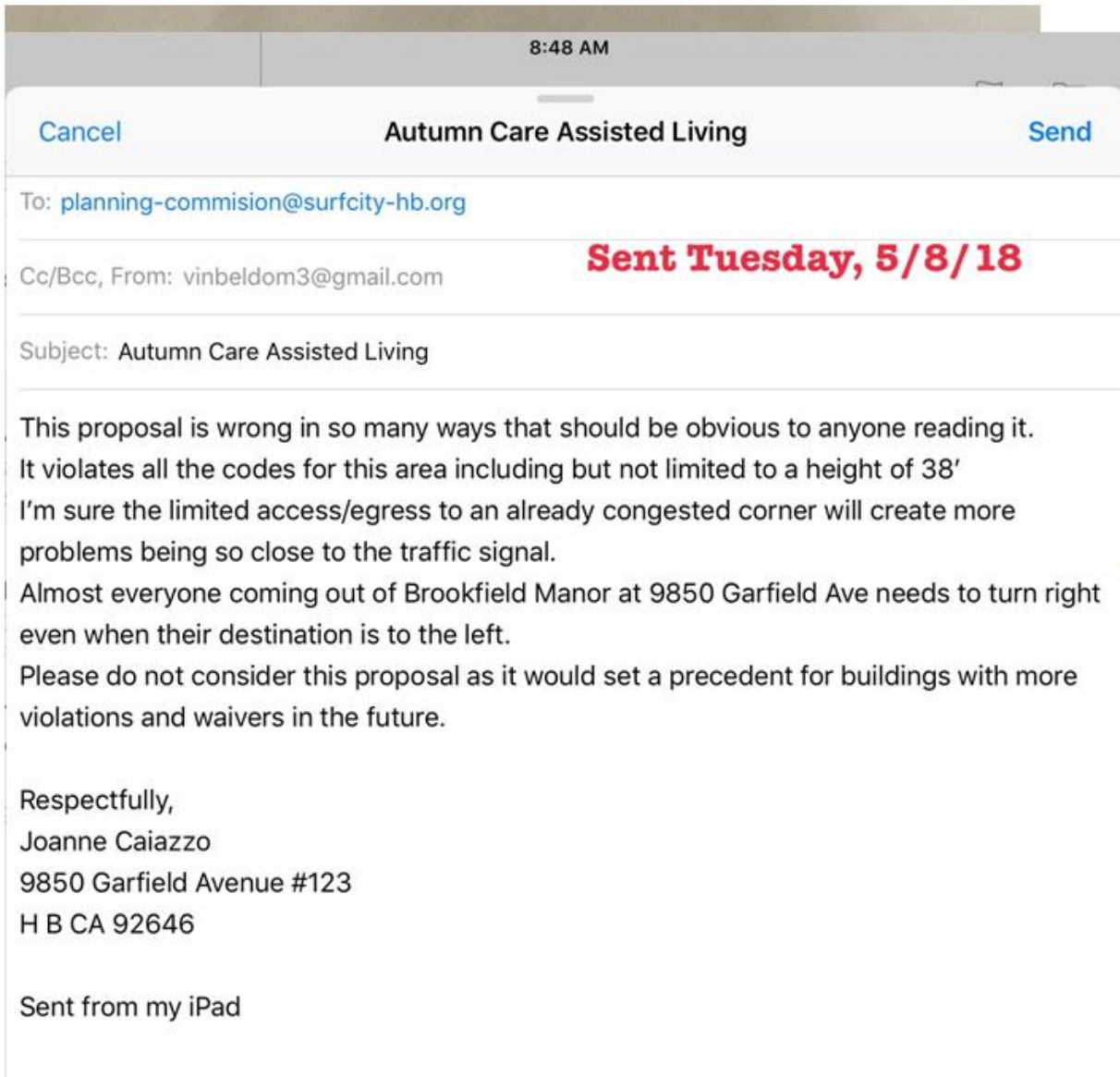
Sincerely,

Marzette L. Lair  
9850 Garfield Ave., Sp. 57  
Huntington Beach, CA 92646  
(714) 963-5363

LAIR  
-1



**From:** Joanne Caiazzo [<mailto:jcaiazzo44@icloud.com>]  
**Sent:** Tuesday, May 08, 2018 9:07 AM  
**To:** Planning Commission <[planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org)>  
**Subject:** Autumn Care Assisted Living



CAIA-1

## Ramos, Ricky

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**From:** Sharron Mikrut <mikrut2012@gmail.com>  
**Sent:** Saturday, May 19, 2018 10:43 AM  
**To:** Ramos, Ricky  
**Subject:** Draft Mitigated Declaration No. 13-005

To Whom It May Concern:

I believe that allowing this project to go forward is a terrible idea.

The property in question is already several feet higher than the neighbors to the West. Putting a building that is 33 feet high on top of that would block the sun from those neighbors and greatly affect the enjoyment and use of their property.

MIKR-1

Just think about fencing and retaining wall around the property to a height of 9.5 to 14 feet. Would you want that nest to your home?

The property appears to be land locked and quite narrow. There would only be one way in and out of the property and that would be as an easement over someone else's property.

MIKR-2

Because of the narrow width (75 ft), the digging for an underground garage and subsequent construction of a two story building above could greatly affect the stability of the surrounding properties.

MIKR-3

I certainly recommend against approving all of these variances.

MIKR-4

Sincerely,  
Sharron Mikrut

**APPENDIX B**  
**RESPONSE TO COMMENTS ON DRAFT MND NO. 13-005**

**ORGANIZATION**

▪ **COUNTY OF ORANGE PUBLIC WORKS**

- OCPW-1      The comment describes that the County of Orange has reviewed the Draft MND and has no comments at this time. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

**INDIVIDUALS**

▪ **CHRISTINA SILVA-SALGADO**

- SILV-1      The comment expresses opposition to the excessive square footage and height of the project and states that the project needs to conform to code. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

▪ **MARZETTE LAIR**

- LAIR-1      The comment states that the impacts of increased traffic along Garfield Avenue turning in and out of the proposed project access should be examined given past observations of traffic conflicts along Garfield Avenue. The commenter proposes the installation of a concrete median along Garfield Avenue to reduce conflicts.

Traffic staff has examined the existing traffic conditions and accident history of the Garfield Avenue westbound left turn into and the northbound left turn out of the Walgreens parking lot driveway on Garfield Avenue. Within the last 10 years, one (1) incident was reported related to these turning movements. Since the occurrence of incidents is nominal, the project has low trip generation with most of the project's trips estimated to turn right into and out of the project driveway, and Garfield Avenue having sufficient gaps in traffic to accommodate a full access driveway with the additional project trips, this suggests no additional traffic safety measures are required with implementation of the project.

▪ **JOANNE CAIAZZO**

CAIA-1        The comment states opposition to the project due to the variances and concern about the access/egress to an already congested street. The comment opposing the project due to the variances does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration. See response under LAIR-1 above regarding the traffic concern.

▪ **SHARRON MIKRUT**

MIKR-1        The comment indicates opposition to the project because the project site is already higher than the neighbors to the west. The proposed 33 ft. tall building and retaining wall/fence height of 9.5 to 14 ft. would affect the neighbors. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.

MIKR-2        The comment refers to the property being land locked and narrow and having only a single point of access through an easement over the Walgreens property. Traffic staff has reviewed the project and determined that the proposed single point of access would be adequate given the project's low trip generation. Fire staff has reviewed the project and determined that emergency access is satisfactory.

MIKR-3        The comment expresses concern that the narrow property width and the proposed construction could affect the stability of the surrounding properties. There are measures in place to ensure the stability of the proposed building and retaining walls. Prior to issuance of building permits, the applicant will be required to provide structural calculations prepared by a licensed structural engineer for both the building and the retaining walls to demonstrate to the city's plan check engineers and building inspection staff that both will be structurally sound.

MIKR-4        The comment recommends against approving all of the variances. The comment does not address the completeness or adequacy of the Draft MND and does not raise significant environmental issues. Comment acknowledged and will be forwarded to all appropriate decision makers for their review and consideration.



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

April 12, 2018

Amanda Locke  
AMG & Associates LLC  
16633 Ventura Blvd., Suite 1014  
Encino, CA 91436

**SUBJECT: GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/DESIGN REVIEW NO. 17-006 (AUTUMN CARE ASSISTED LIVING) – 9960 GARFIELD AVE.  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

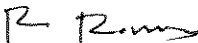
Dear Amanda,

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 or 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 [rmos@surfcity-hb.org](mailto:rmos@surfcity-hb.org) or (714) 536-5624 or the respective source department (contact person below).

Sincerely,

  
Ricky Ramos  
Senior Planner

**Enclosure**

cc: Mark Carnahan, Building Division – 374-1792  
Bob Milani, Public Works Department – 374-1735  
Steve Eros, Fire Department – 536-5531  
Jane James, Planning Manager  
Jason Kelley, Senior Planner  
Project File



## **HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** APRIL 12, 2018

**PROJECT NAME:** AUTUMN CARE ASSISTED LIVING

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 13-037

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 13-001/CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005/DESIGN REVIEW NO. 17-006 (AUTUMN CARE ASSISTED LIVING)

**DATE OF PLANS:** JANUARY 30, 2018

**PROJECT LOCATION:** 9960 GARFIELD

**PLAN REVIEWER:** RICKY RAMOS, SENIOR PLANNER

**TELEPHONE/E-MAIL:** 714-536-5624/RRAMOS@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** GPA - TO AMEND THE MAXIMUM FLOOR AREA RATIO FOR THE SITE FROM 0.35 TO 1.0; CUP - TO PERMIT AN APPROXIMATELY 28,000 SQ. FT. ASSISTED LIVING FACILITY ON A VACANT LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND MAXIMUM COMBINED RETAINING WALL AND FENCING HEIGHT ALONG THE PROPERTY LINES OF 9.5 TO 14 FEET; VAR - TO ALLOW: 1) A BUILDING HEIGHT OF 33.5 FT. TO 38.5 FT. IN LIEU OF A MA OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT; 2) EXTERIOR STAIRS AT A 1 FT. SIDE SETBACK IN LIEU OF 8 FT.; 3) DECK AT A 5 FT. SIDE SETBACK IN LIEU OF 10 FT.; 4) BASEMENT LAUNDRY/VESTIBULE AT AN 8.5 FT. SIDE SETBACK IN LIEU OF 10 FT.; AND 5) AN 8 FT.-8 IN. PARKING STRUCTURE PERIMETER PLANTER IN LIEU OF 10 FT. ALONG THE WEST PROPERTY LINE ADJACENT TO THE MOBILE HOME PARK; AND DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT.

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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 or City Council in conjunction with the requested entitlements, 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.

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**CONDITIONAL USE PERMIT NO. 13-010/VARIANCE NO. 13-005:**

1. The site plan, floor plans, elevations, and other project plans approved by the Planning Commission or City Council shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. 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)**
  - c. 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)**
  - d. 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)**
  - e. 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)**
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)**
3. Prior to submittal for building permits, the following shall be completed: Residential type structures on the subject property shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall

consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit. **(General Plan Goal N-1)**

4. Prior to issuance of building permits, the following shall be completed:
  - a. The subject property shall provide an irrevocable offer to dedicate a reciprocal driveway easement, between the subject site and adjacent easterly commercial property. The location and width of the accessway shall be reviewed and approved by the Community Development Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Division a minimum of 60 days prior to building permit issuance. The document shall be approved by the Community Development Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval. 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. **(HBZSO Section 231.18.E.4)**
  - b. A Mitigation Monitoring Fee for mitigated negative declarations (currently \$3,367), shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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)**
6. The structure cannot be occupied, the final building permit cannot be approved, and a Certificate of Occupancy cannot be issued until the following have been completed:
  - a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - b. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - c. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City. **(HBZSO Section 232.04.D)**
  - d. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
7. The Development Services Departments (Community Development, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director 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 or City Council's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

8. The Planning Commission or City Council reserves the right to revoke CUP No. 13-010 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)**
9. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50.00 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 Community Development Department within two (2) days of the City Council's approval of entitlements. **(California Code Section 15094)**
12. 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 or City Council. **(HBZSO Section 232.04)**



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** April 10, 2017

**PROJECT NAME:** AUTUMN CARE ASSISTED LIVING

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-37

**ENTITLEMENTS:** ENVIRONMENTAL ASSESSMENT NO. 13-005  
GENERAL PLAN AMENDMENT NO. 13-001  
CONDITIONAL USE PERMIT NO. 13-010  
VARIANCE NO. 13-005  
DESIGN REVIEW BOARD NO. 17-006

**DATE OF PLANS:** April 4, 2017

**PROJECT LOCATION:** 19101 GARFIELD (APN 153-201-27 NEAR SOUTHWEST CORNER OF GARFIELD AND BROOKHURST)

**PLAN REVIEWER:** MARK CARNAHAN

**TELEPHONE/E-MAIL:** (714) 374-1792/ [mcarnahan@surfcity-hb.org](mailto:mcarnahan@surfcity-hb.org)

**PROJECT DESCRIPTION:** EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A ±30,000 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND RETAINING WALLS WITH FILL OF MORE THAN 2 FEET. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT, TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%, TO ALLOW EXTERIOR STAIRS WITHIN THE SIDE SETBACK. DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS.

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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 in conjunction with the requested entitlement, if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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➤ **REQUIREMENT:**

- Development Impact Fees will be required for new construction and commercial/industrial additions.

- Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans. All site work for accessibility will be reviewed and inspected based on the approved architectural plans. All accessory and minor accessory structures including site MEP will be on separate permits.
- The approved building plans will be the plans used for construction and inspection of the exterior site> The licensed architect is responsible for the areas and the coordination of all other plans (i.e. MEP, Precise Grading, Landscape).
- **CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**
  - Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 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.
  - Provide Building Data show:
    - Type of building construction
    - Occupancy groups
    - Building with fire sprinkler system
    - Define type of care facility and licensure to determine residential unit or resident sleeping room for purposes of determining applicable accessibility requirements. See 11B-223.3, and 11B-805
  - Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per chapters 5 and 7 of 2016 CBC.
  - For openings in exterior walls, please comply with Table 705.8 of CBC.
  - For mixed use and occupancy, please see Sections 508 and 509 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
  - Each Floor level, please show the set back between exterior walls (both above ground and underground structures) and property line.
  - Provide complete Site plan –
    - a. Show set back distances between exterior walls/projections and property lines.
    - b. All required exterior exit doors serving Ground Floor must be accessible to disabled persons.
    - c. Please show the accessible routes from exit doors to the public way along Garfield with maximum slope of 5%; and cross slope of 2%.
  - To verify the occupancy groups (I-2 vs. R2.1), please specify on plans the proposed used of all spaces and areas.
  - For parking garage, please comply with Section 406, and 11B-502.5
  - For passenger drop off and loading zones, please comply with 11B-503
  - For residential care, please comply with Section 425.
  - For group I please comply with Section 308. (If applicable)
  - Please check required light and ventilation for all residential units to comply with Section 1203 and 1205 of 2016 CBC
  - Emergency escape and rescue must comply with Section 1029 of 2016 CBC.

- For elevators please see Section 708.14 and Chapter 30 of CBC.
  - Provide egress plans – Chapter 10 of 2016 CBC
    - a. Show the occupant loads in each room/area along with their occupant load factor.
    - b. Show the exit path of travel along with distance of travel.
    - c. Stairway shafts shall comply with Chapter 10 of 2016 CBC.
    - d. Exterior stairways must comply with Chapter 10 of 2016 CBC.
    - e. The number of required exits must comply with Chapter 10 of 2016 CBC.
  - Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC.
    - Site must be accessible to disabled persons.
    - All entrances and exterior ground floor exit doors must be accessible to disabled persons.
    - Accessible parking stalls.
    - All restrooms in common area.
    - For group B occupancy.
    - For group I occupancy. (If applicable)
    - For group R occupancy.
    - Stairways must comply.
    - Elevators must comply.
  - Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2016 CBC. Including an accessible routes to the public way.
    - Include compliance with disabled accessibility requirements of Notes 1 and 2 found directly below Chapter 11A Housing Accessibility.
  - Provide ramp for parking garage to comply with the City of Huntington Beach Zoning Code Chapter 231.18 Design Standards G.
  - Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
  - 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 2016 CBC, Section 107.3.4.
  - In addition to all of the code requirements of the 2016 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, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee 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.
  - The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
  - Trash enclosure will require a drain, vent and trap primer connected to the building sewer system. Rain water is not permitted in the building sewer so a cover will be required.
- **COMMENTS:**

- Planning and Building Department encourage the use of pre-submittal building plan check meetings.
- 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.
- Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
- Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** APRIL 19, 2017

**PROJECT NAME:** AUTUMN CARE ASSISTED LIVING

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-37

**ENTITLEMENTS:** ENVIRONMENTAL ASSESSMENT NO. 13-005  
GENERAL PLAN AMENDMENT NO. 13-001  
CONDITIONAL USE PERMIT NO. 13-010  
VARIANCE NO. 13-005  
DESIGN REVIEW BOARD NO. 17-006

**DATE OF PLANS:** April 4, 2017

**PROJECT LOCATION:** 19101 GARFIELD (APN 153-201-27 NEAR SOUTHWEST CORNER OF GARFIELD AND BROOKHURST)

**PLAN REVIEWER:** STEVE EROS, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 536-5531, [Steve.Eros@surfcity-hb.org](mailto:Steve.Eros@surfcity-hb.org)

**PROJECT DESCRIPTION:** EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A ±30,000 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD LOT WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL AND RETAINING WALLS WITH FILL OF MORE THAN 2 FEET. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT, TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%, TO ALLOW EXTERIOR STAIRS WITHIN THE SIDE SETBACK. DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April 4, 2017. 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

## **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 Department Hose Pull Analysis throughout the building.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

**NOTE:** A separate submittal is required for the Fire Master Plan. A master plan will need to be submitted to the HBFD for review and approval. No approvals will be granted for building permits or site grading until it has been approved. It will need to be a component of the submittal for the building plan review as well as all fire department plans.

## Environmental

The following items shall be completed prior to rough or precise grading plan approval.

***Methane Mitigation District Requirements.*** The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to abandoned oil wells located within 100 feet of the footprint of the structure / facility, any new structure is required to be equipped with a methane barrier in accordance with City Specification 429. In addition to a methane barrier, other mitigation measures may also be required.

**(FD)**

***City Specification # 431-92 Soil Clean-Up Standards testing is required.*** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 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.

***Prior to the issuance of Grading or Building Permits,*** the following is required to demonstrate compliance with City Specifications # 429 and # 431-92:

- 1) ***Soil Sampling Work Plan:*** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence.  
***Note:*** Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification # 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification # 431-92.
- 2) ***Soil Sampling Lab Results:*** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and # 431-92 testing shall be submitted to the HBFD for review.
- 3) ***Remediation Action Plan:*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. **All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. (FD)**

***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)**

## **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)**

**Note: Currently, the Fire Apparatus access road (as proposed) does not meet the requirements of City Specification 401. The fire department access road is required to extend to within 150 feet of all portions of the perimeter of the ground floor of the building.**

**However, the HBFD has tentatively approved an Alternative Materials and Methods (AM&M) proposal to enhance the site to provide equivalency to the fire department access requirement. The AM&M will be approved once the project has been entitled.**

**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.

**NOTE: The HBFD has tentatively agreed to an Alternative Materials and Methods (AM&M) proposal for this project to provide equivalency to the 150 foot hose pull requirement. The AM&M will be approved once the project has been entitled.**

## **Fire Protection 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 Huntington Beach Fire Code standards found in *City Specification #424*. 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” 5,000 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)**

**Class 1 Standpipes** (2 ½" NFH connections) are provided at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the CBC "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**

**Note: A standpipe system is not required for this project, but it will be installed as part of a tentative AM&M proposal for the site.**

**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 *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. **(FD)**

**Open-Flame Cooking Device** or barbeque shall be fueled by domestic gas only and conform to Huntington Beach Fire, Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines. (See attachment). HBFC 308.3.1 **(FD)**

**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)**

## **Fire Hydrants and Water Systems**

**The following items shall be completed prior to issuance of a certificate of occupancy.**

**Private Fire Hydrant:** *Onsite private fire hydrants are required per City Specification 407 Fire Hydrant Installation Standards.* The hydrant must be portrayed on the site plan, and shall be installed and in service **before** combustible construction begins. Installation of hydrant and service main shall meet NFPA 13 and 24, 2013 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, 2010 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrant 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.

**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 (DDCA) 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)

## **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 contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

**Emergency Escape and Rescue openings** shall be required per CBC and CFC Section 1029. Demonstrate compliance with these code sections on the plans. (FD)

**Note: A plan will need to be developed to show that each egress window up to the third floor is accessible from the ground floor using a 30 foot ground ladder. The maximum angle of the ladder shall not exceed 25 degrees from vertical or 65 degrees from the floor and cannot crossover to another parcel.**

**Roof Access** is provided. At least one stair shall extend to the roof from grade level and have an exterior door available for fire fighter access. (FD)

**Note: Although roof access is not required for this site, roof access has been provided by the applicant as part of a tentative AM&M proposal for the project.**

**Exterior doors and openings** required by the CBC or CFC (see CFC Section 504.1 and 504.2) shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided. (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)

## **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)

**Residential (SFD) Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. (FD)

## **GIS Mapping Information**

**The following items shall be completed prior to issuance of a certificate of occupancy.**

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
  - Site plot plan showing the building footprint.
  - Specify the type of use for the building
  - Location of electrical, gas, water, sprinkler system shut-offs.
  - Fire Sprinkler Connections (FDC) if any.
  - Knox Access locations for doors, gates, and vehicle access.
  - Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release ) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.  
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

## Building Construction

**The following items shall be completed prior to issuance of a certificate of occupancy.**

***Stairwell Required Minimum Widths.*** Standpipe systems in stairwell areas shall not impede code required minimum widths. **(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 HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

***Exit Ways and Aisles Plan*** is required for this project. HBFC section 408.2.1. 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)**

***Recreational or Decorative Fire Pits*** shall be fueled by domestic gas only and shall comply with the Huntington Beach Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines for Recreational Fire Pits. **(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)**

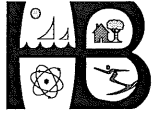
**OTHER:**

- 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)**

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** APRIL 26, 2017

**PROJECT NAME:** AUTUMN RESIDENTIAL CARE FACILITY

**ENTITLEMENTS:** CUP 13-10, GPA 13-01, EA 13-05, VAR 13-05

**PLNG APPLICATION NO:** 2013-0037

**DATE OF PLANS:** APRIL 4, 2017

**PROJECT LOCATION:** 19101 GARFIELD AVENUE

**PROJECT PLANNER:** RICKY RAMOS, SENIOR PLANNER

**PLAN REVIEWER:** BOB MILANI, SENIOR CIVIL ENGINEER *Bbm*

**TELEPHONE/E-MAIL:** 714-374-1735 / [BOB.MILANI@SURFCITY-HB.ORG](mailto:BOB.MILANI@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT. GPA – TO AMEND THE MAXIMUM FLOOR AREA RATIO FROM 0.35 TO 1. CUP – TO PERMIT A +28,369 S.F. ASSISTED LIVING FACILITY ON A SUBSTANDARD SITE WITH MORE THAN A 3 FT. GRADE DIFFERENTIAL. VAR – TO EXCEED A MAX BUILDING HEIGHT OF 18 FT. WITHIN 45 FT. OF A RESIDENTIAL DISTRICT AND TO ALLOW A PARKING STRUCTURE RAMP AT 15% SLOPE IN LIEU OF A MAX OF 10%.

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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), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. 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.

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**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. The existing 25' wide ingress and egress easement across the Walgreen's property does not properly align with the proposed drive entry access and utilities to the Autumn Care Facility. The applicant shall provide evidence of an existing easement or an offer of new easement from Walgreens across their property at 19001 Brookhurst Street to this project site, for ingress, egress, utilities and drainage purposes.
  - b. A new sewer lateral was previously proposed to be constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. However, the lateral was only partially installed and was never connected to a sewer main. The existing partially built 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. The developer shall extend and connect the on-site lateral to an approved sewer main in the street. (ZSO 230.84)
  - c. The existing domestic water service that is serving this property was previously constructed for this project site by the Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing domestic water service may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 254.04)
  - d. The existing irrigation water service that is serving this property was previously constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing irrigation water service may potentially be utilized if it is of adequate size, conforms to current standards and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service, all non-conforming water service, meter and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service, meter and backflow protection device may be installed per Water Division Standards. (ZSO 232)
  - e. The existing fire service and backflow protection device that is serving this property was previously constructed for this project site by Walgreens Pharmacy's development located at 19001 Brookhurst Street. This existing fire service may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing fire service, any non-conforming service and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate fire service and backflow protection device

- may be installed per Water Division Standards. (ZSO 230.84, Resolution 5921 and State of California Administrative Code, Title 17.)
- f. Any existing water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
  2. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
  3. The existing storm drain system serving this property and Walgreens was previously constructed by the Walgreens Pharmacy's development located at 19001 Brookhurst Street. The system entails a series of on-site laterals draining into a sump pump and pumped to Garfield Avenue. A lateral proposed to serve this site is capped at the property line and is also connected to the sump pumps. The new developer shall verify the adequacy of the system to serve the proposed development.
  4. 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. Additionally, the Hydrology Report shall verify that the existing pumps on the Walgreens property can handle the design flows. (ZSO 230.84)
  5. A sewer study shall be prepared and submitted to the Public Works Dept. 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 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. (ZSO 230.84/MC 14.36.010)
  6. 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.
  7. 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.
8. 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.
  9. A Traffic Impact Analysis (TIA) shall be prepared to Public Works for review and approval.
  10. 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. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
  11. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
  12. 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)
  13. 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. He/She 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.

14. 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:**

15. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
16. 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)
17. 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)
18. 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)
19. 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)
20. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
21. 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)
22. 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)
23. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
24. Wind barriers shall be installed along the perimeter of the site. (DAMP)
25. 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:**

26. A Precise Grading Permit shall be issued. (MC 17.05)
27. Traffic Impact Fees (TIF) shall be paid prior to building permit issuance. (MC 17.65)
28. 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 \$13,880 per gross acre is subject to

periodic adjustments. This project consists of 0.69 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$9,577. City records indicate that 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)

29. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF AN ENCROACHMENT PERMIT:**

30. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
FINAL INSPECTION OR OCCUPANCY:**

31. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
32. All existing and new utilities shall be undergrounded. (MC 17.64)
33. 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](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
34. 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. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.

# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** April 25, 2017  
**PROJECT NAME:** Autumn Care Assisted Living  
**ASSIGNED PLANNER:** Ricky Ramos  
**REQUEST:** To review proposed senior residential care facility consisting of 44 units.  
**LOCATION:** 19101 Garfield  
**PLAN REVIEWER:** Jan Thomas  
**TELEPHONE/E-MAIL:** (949) 290-1604/jckthomas@cox.net

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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.

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#### **Notes and Comments regarding Revised Plans:**

Police recommendations made on June 10, 2016 do not appear to have been applied.

There are significant concerns regarding access control into the property.

#### **For example:**

The surrounding wall height is too low for security (as stated in original comments). As an example, this low wall height allows someone from the mobile home park to easily enter the property from the west.

The fences surrounding the property do not provide ample security. Also, surrounding property includes Walgreens parking lot, as well as the rear parking lot and rear of buildings of numerous fast food restaurants. The property is also easily accessible from these lots.

There are exterior stairs that abut the west wall, and the south wall, therefore not appearing to provide enough of a setback (defensible space) from the wall that separates the mobile home park, as well as the south wall.

These stairwells also appear to allow uncontrolled access. If there is access control, what type? Once someone walks up the stairwell, what kind of access control is required to enter the building?

This stairwell should be made of materials to allow visual access from the sides.

The above comments would apply to any type of residential project on this lot. This property consists of seniors, as well as those in need of memory care. The concern is that this property may be able to do more to enhance public safety for their residents.

The following comments are the original police comments made of June 10, 2016.

#### Retaining wall:

The 5'5" retaining wall should be higher to maintain some privacy for the residents of the Mobile Home Park.

The Autumn Care stair on the west side of the building abuts the retaining wall, therefore not leaving any setback for the mobile home resident.

#### Police access to restricted areas

Police request that the developer install a **duel** Knox Box entry system. The duel system will allow police access to the restricted area (as well as Fire).

#### Offices:

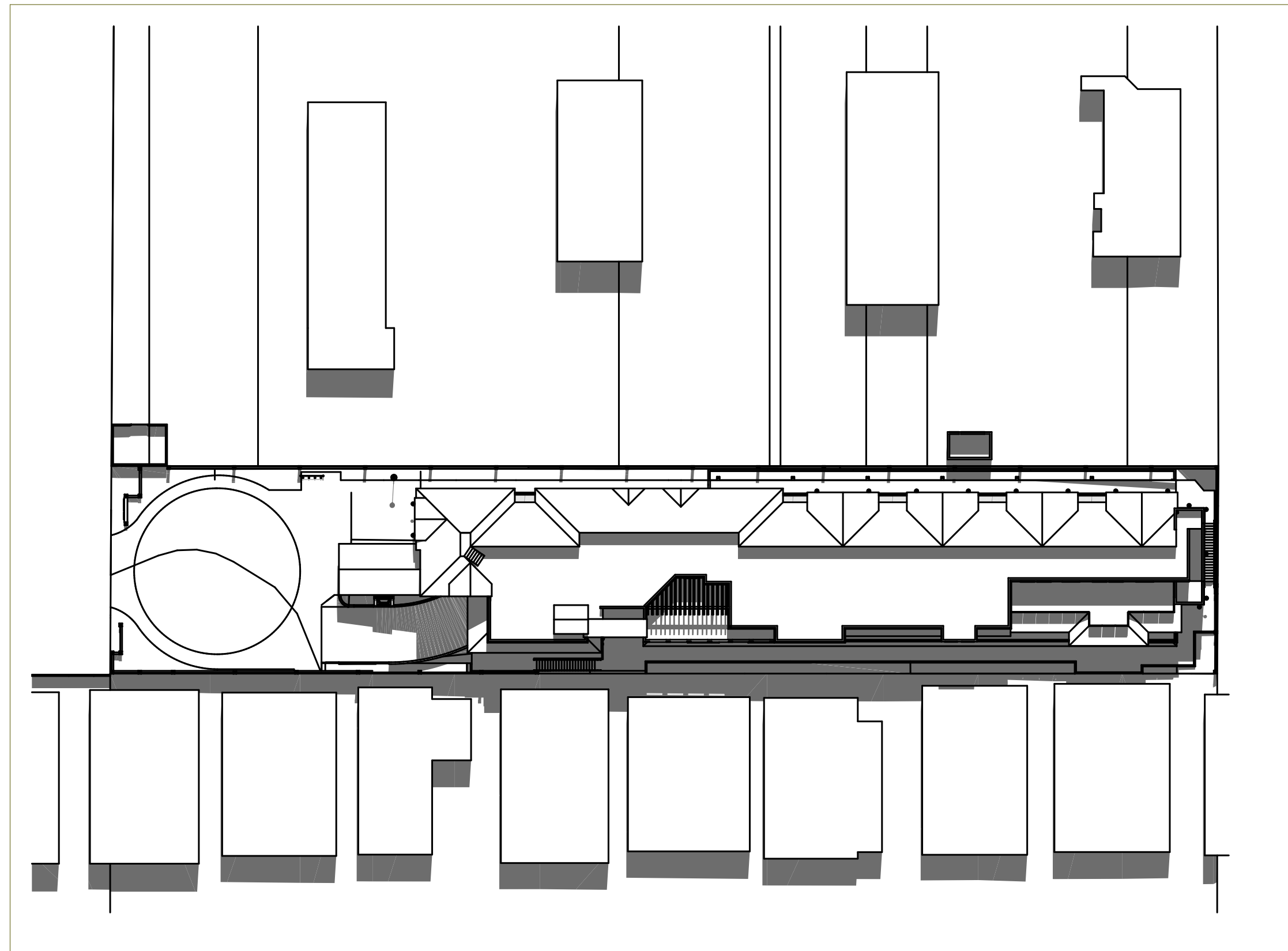
All three offices, as well as the activity rooms, and dining rooms should have windows facing the hallway. This reinforces the community atmosphere, and allows passive surveillance into and from the hallway.

#### Roof access:

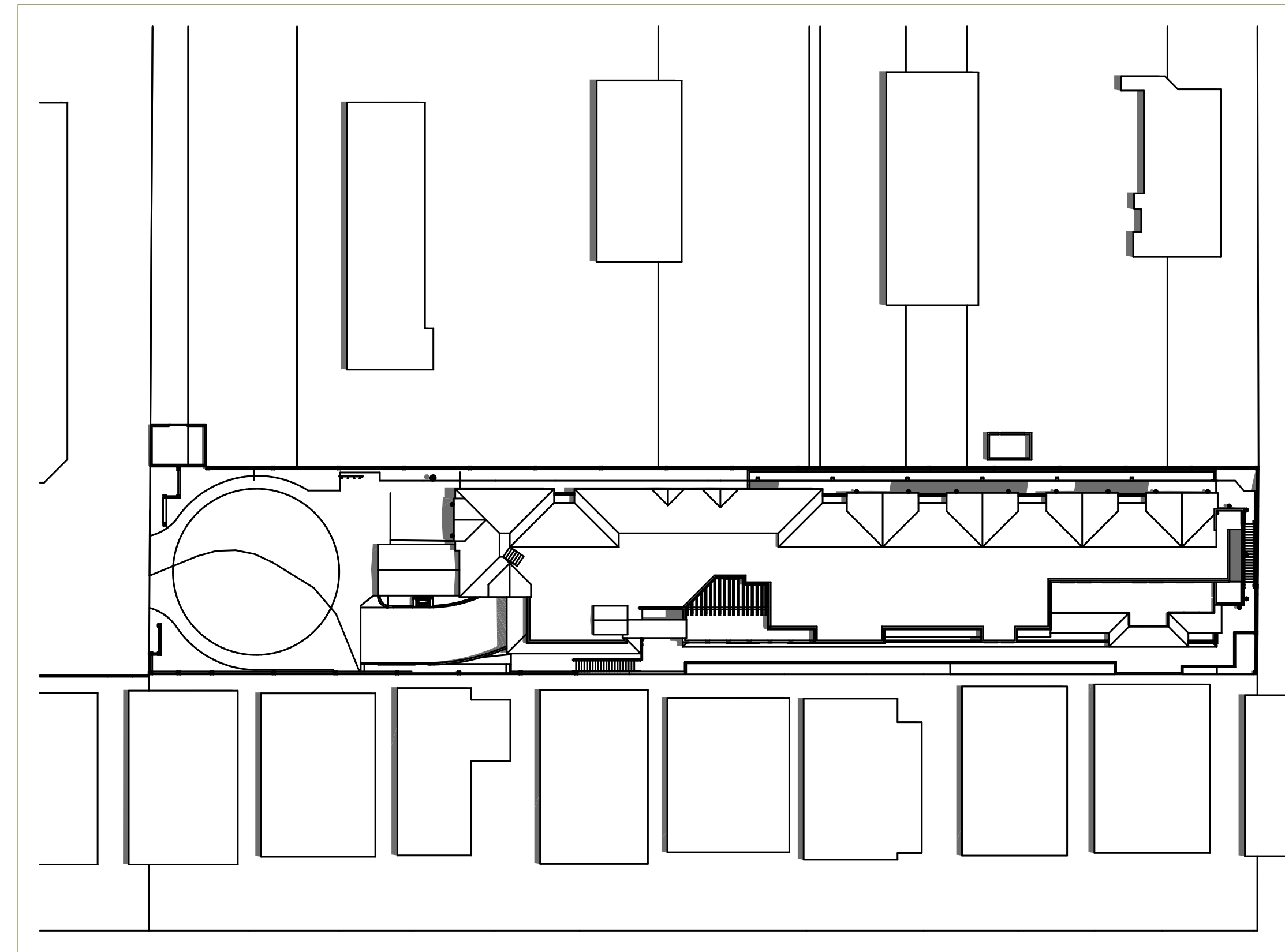
Ensure safety precautions (fences, alarms, etc.) are in place in case a resident makes it to the roof.

#### East elevation:

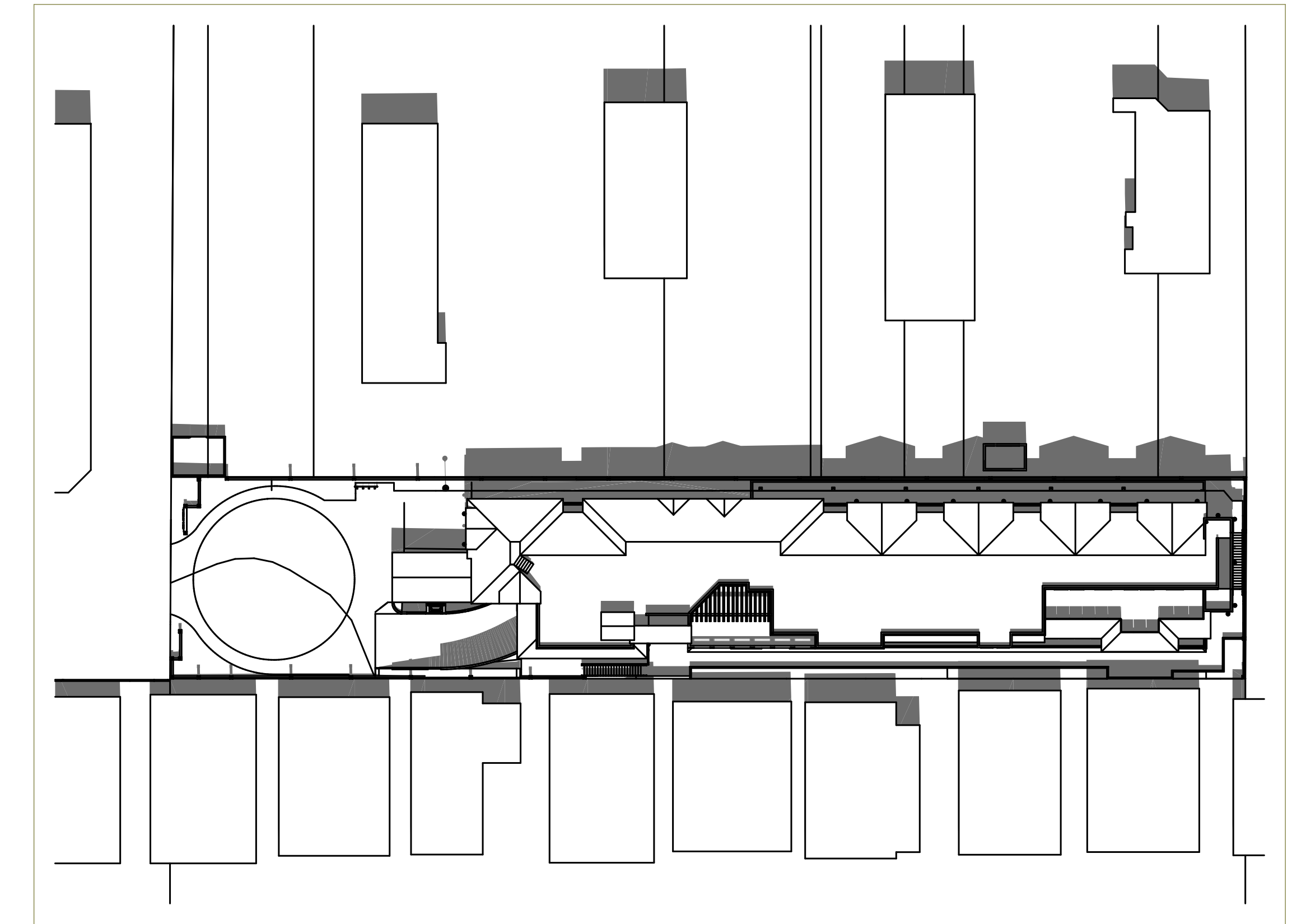
The east elevation shows a fence and a wall. Why the fence?



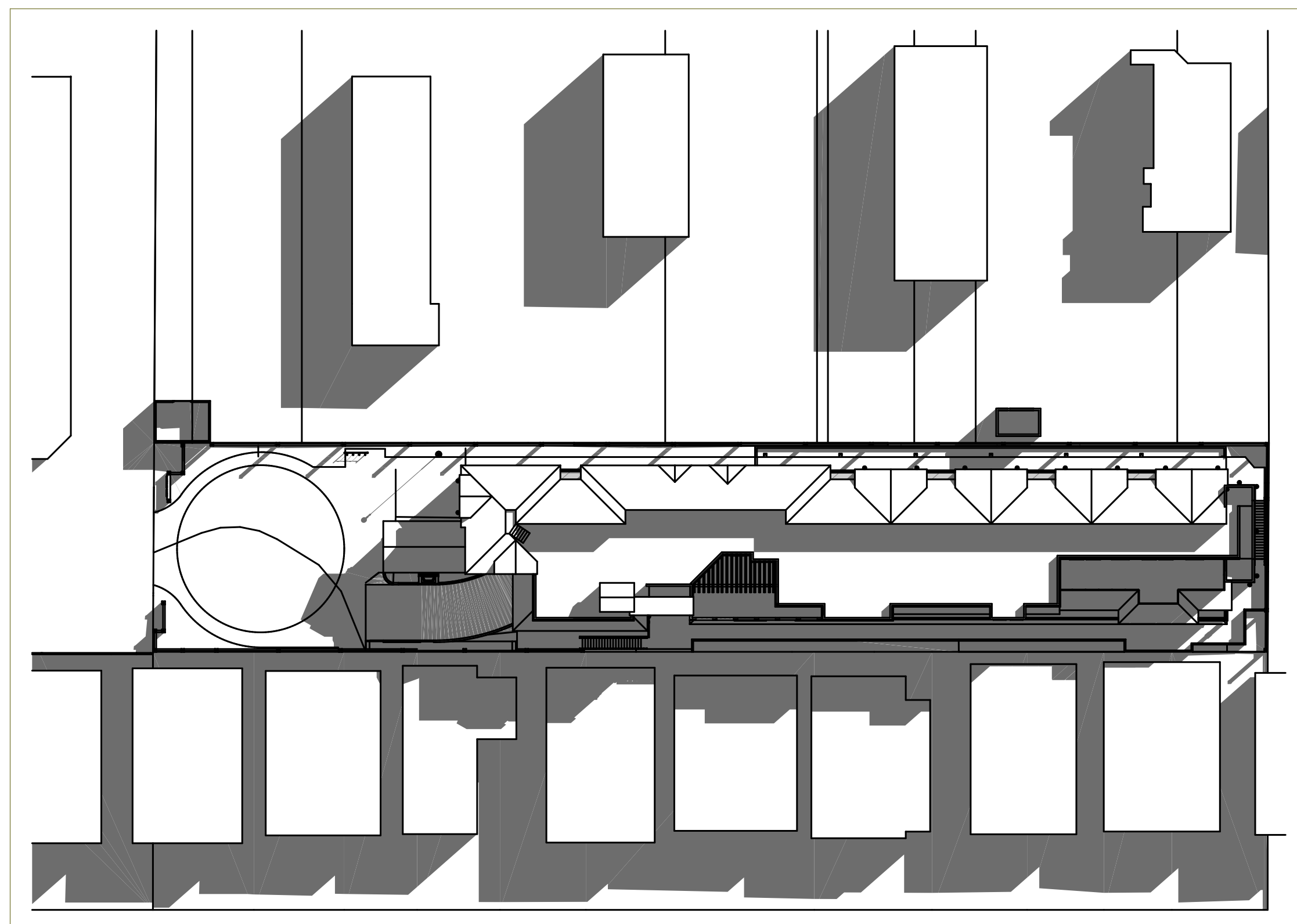
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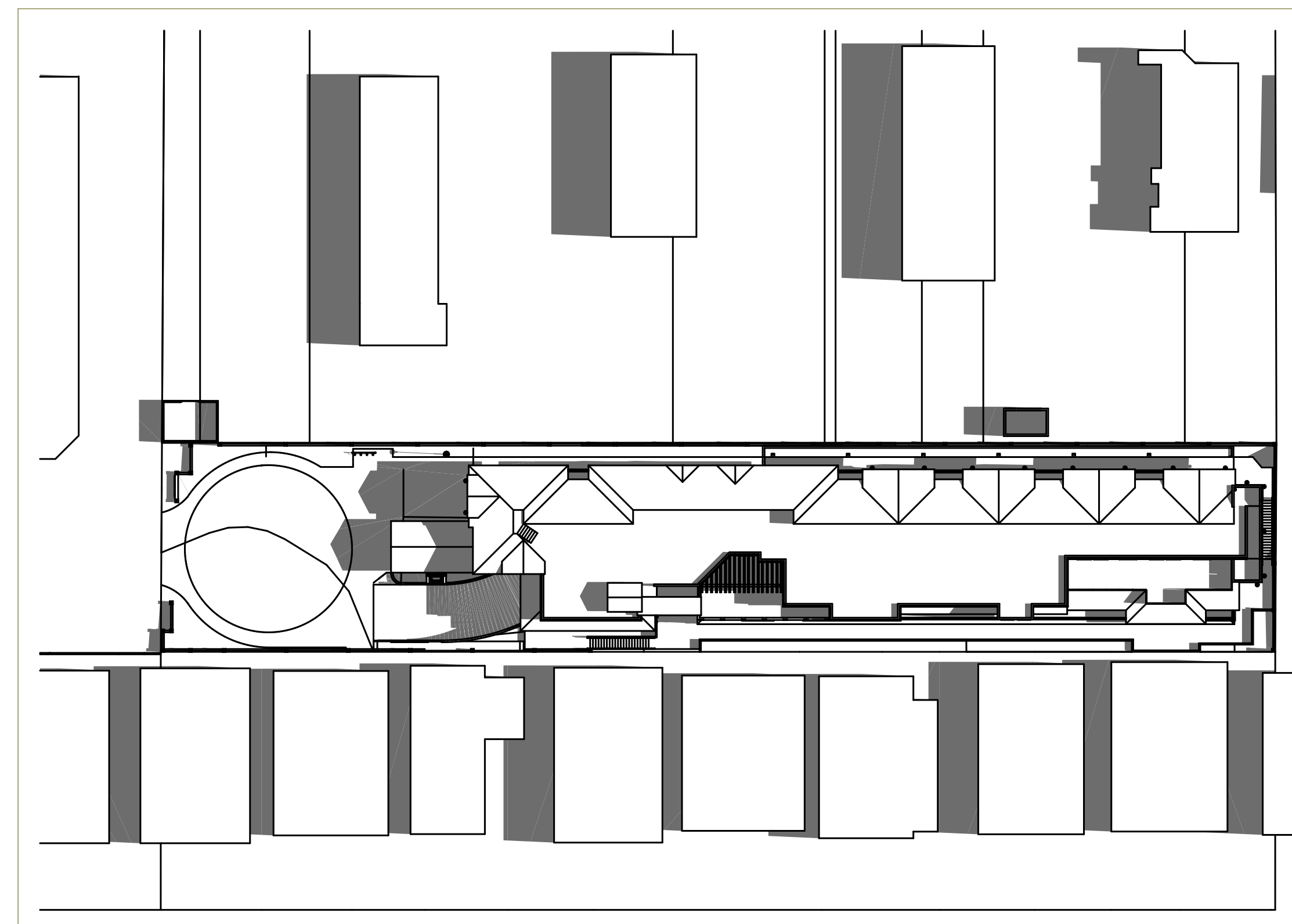
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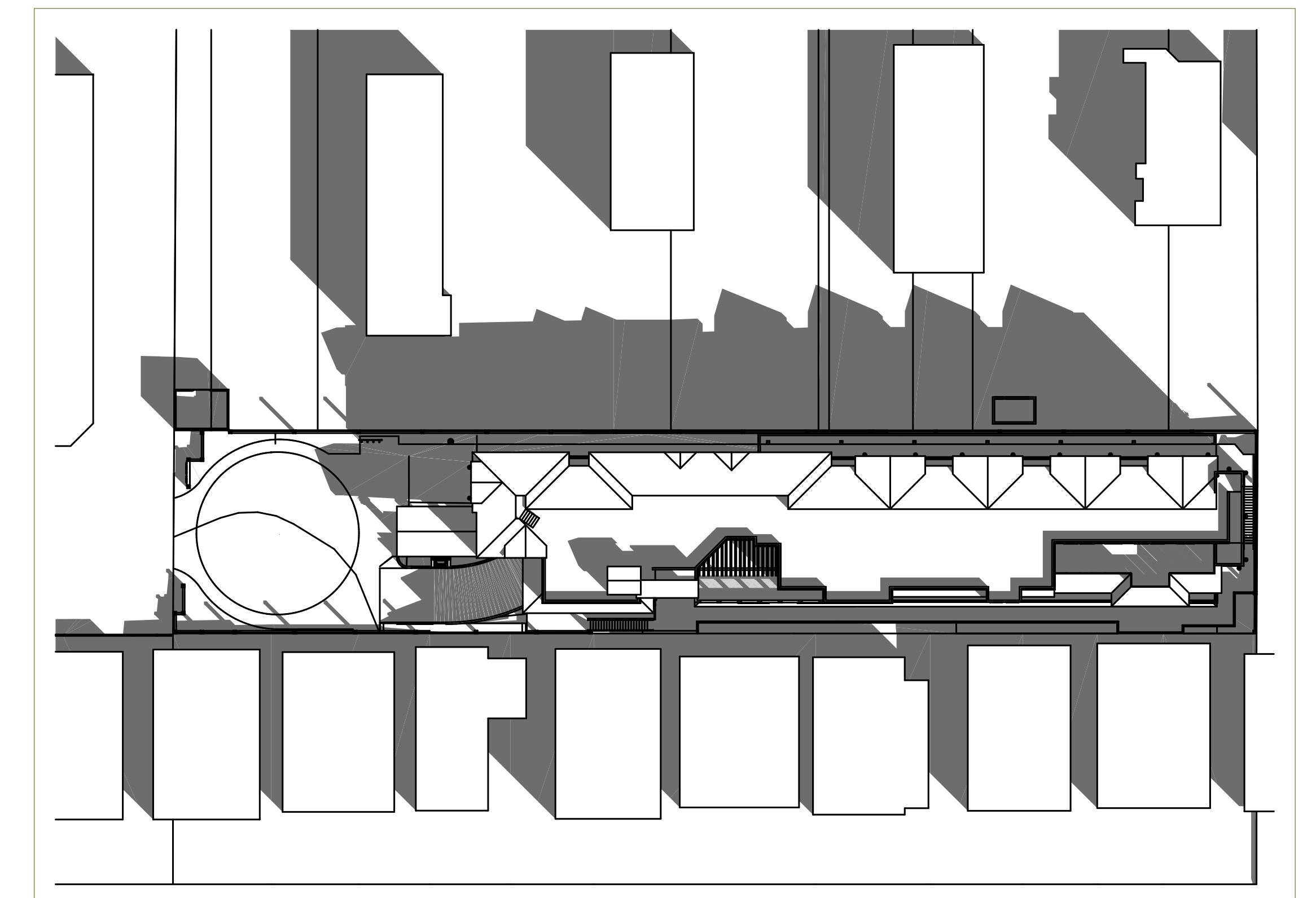
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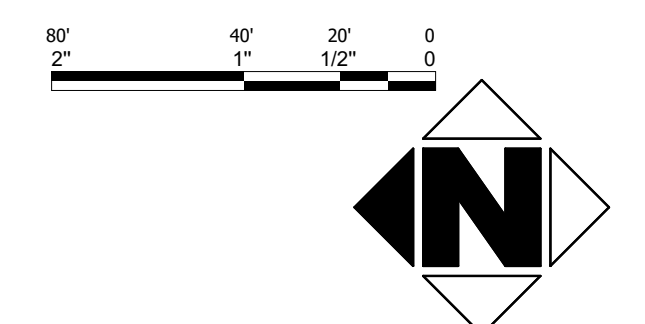
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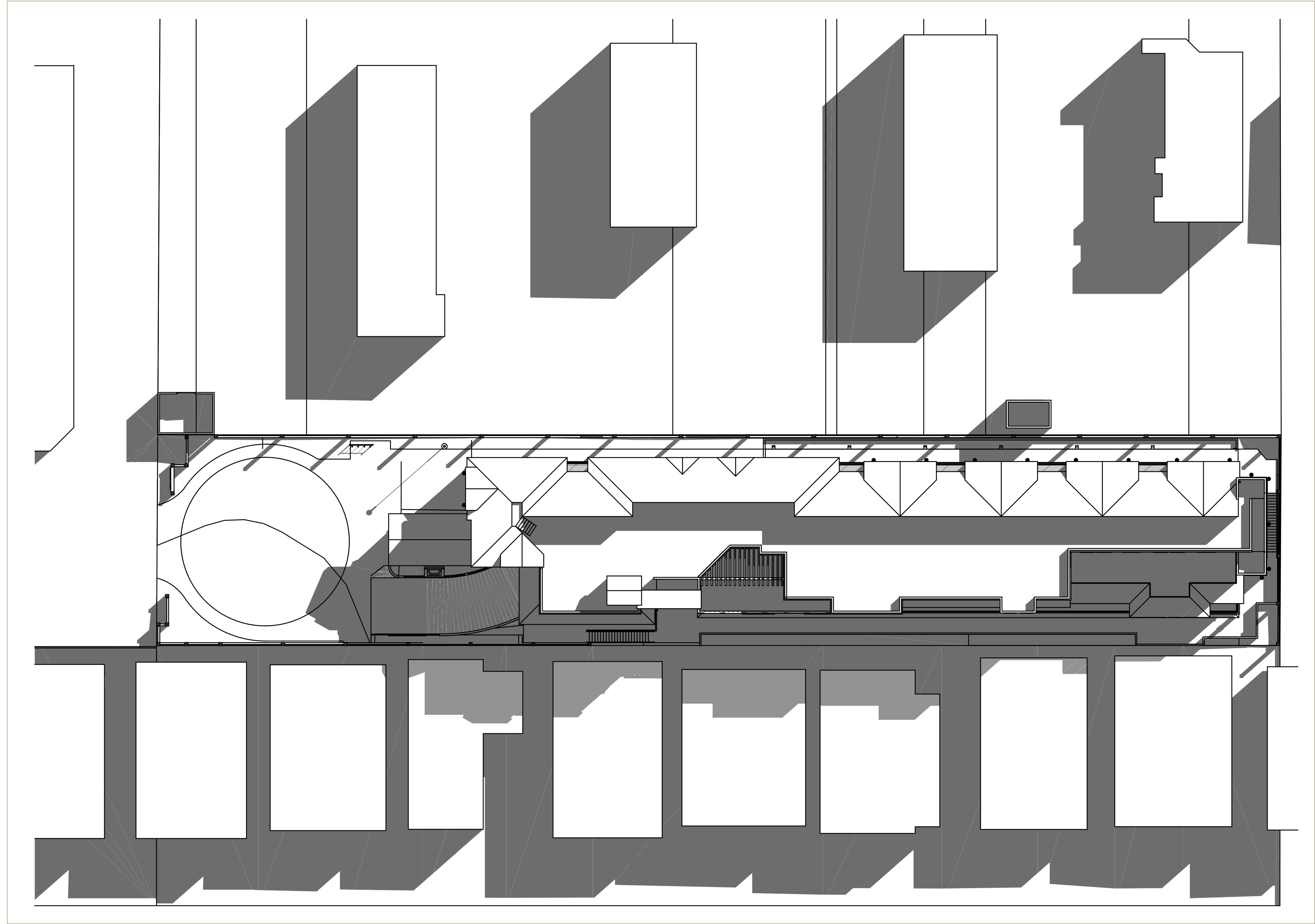
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