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Dept. of Community Development

mcg architecture

September 13, 2018

City of Huntington Beach
Planning Department
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

REGARDING Huntington Beach Condos, Ellis & Beach Sustainability Narrative
MCG Project No. 17.359.05

To whom it may concern:

The project as depicted in the submitted exhibits is to be designed in compliance with the 2016 California Green Building Residential Mandatory Measures. Components will include at a minimum the following;

1. Minimal site disturbance wherever possible (with the intention to maintain existing slopes).
2. Storm water/erosion control measures during construction.
3. Provisions for future EV charging stations/parking stalls.
4. Drought tolerant landscaping and irrigation in compliance with MWELO Ordinance.
5. Water conserving plumbing fixtures (water closets, faucets, shower heads).
6. Construction waste management plan in harmony with waste stream reduction goal to achieve less than 2 lbs./per square foot of building area in alignment for 65% reduction.
7. Prepare building maintenance/operation manuals for both tenants and building owner.
8. Trash recycle area for tenants.
9. Providing building materials to comply with VOC limits within code.
10. Manually operable windows with screens for natural ventilation as an aid to indoor air quality and environmental comfort beyond that provided by mechanical means.

Beyond the Mandatory Measures, this project has/will be designed to align with specific Voluntary Measures as follows;

1. Site selection consistent with City of Huntington Beach General Plan and regional public transportation to further comply with environmental sustainability.

2. Strive to comply as a Transit Priority Project in conjunction with SCAG requirements. Site is located to maintain community connectivity with residents and local basic services (to include banks, churches, parks, grocery stores, retail, dental, vision, healthcare) all within 1/4 mile of project.

3. Reduction of heat island affect at parking areas by locating tenant and retail parking below grade.

4. We propose to use high albedo materials at the patio surfaces to align with cool roof requirements.

5. Outdoor lighting is proposed to be in compliance with light pollution reduction.

The above measures listed are merely an overview of those proposed. The projects construction documents will define the complete compliance measures.

Yours truly,
MCG ARCHITECTURE
Jeff Herbst, Project Director

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