



City of Huntington Beach

File #: 19-545

MEETING DATE: 5/28/2019

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Nicolle Aube, AICP, Associate Planner

SUBJECT:
TENTATIVE TRACT MAP NO. 18157/CONDITIONAL USE PERMIT NO. 17-042 (ELLIS AVE. CONDOS)

REQUEST:

To permit a one-lot subdivision and development of a four-story mixed-use building including 48 new condominium residences with 891 square feet of commercial space and three levels of subterranean parking and find the project exempt from CEQA.

LOCATION:

8041 Ellis Avenue (North side of Ellis Ave., between Beach Blvd. and Patterson Ln.)

APPLICANT:

Jeff Herbst, MCG Architecture, 111 Pacifica, Suite 280, Irvine, CA 92618

PROPERTY OWNER:

Tahir Salim, THDT Investment, Inc., 1307 W. 6th Street, Suite 202, Corona, CA 92882

BUSINESS OWNER:

N/A

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach's adopted land use regulations (i.e. General Plan, Zoning Map and Zoning Code including the Beach and Edinger Corridors Specific Plan)?

2. Does the project satisfy all the findings required for approval of a Tentative Tract Map and Conditional Use Permit?
3. Has the appropriate level of environmental analysis appropriately identified all environmental impacts with appropriate mitigation?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from the California Environmental Quality Act pursuant to section 15182 of the CEQA Guidelines and Government Code 65457.
- B) Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with suggested findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):

- A) Continue Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 and direct staff to return with findings for denial.
- B) Continue Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-04 and direct staff accordingly.

PROJECT PROPOSAL:

The project site is approximately 0.95 acres and consists of three parcels with two existing buildings - a liquor store and a residence. The existing buildings will be demolished in order to construct the proposed four-story building with three levels of subterranean parking. The north side of the project site was formerly utilized as part of the Metro Car Wash located at 18400 Beach Boulevard. Metro Car Wash has ceased operations and the owner of 18400 Beach Boulevard is currently constructing a new car wash on the property. The proposed condominium project and new car wash do not have any overlapping elements and are entirely separate projects.

According to the Applicant's narrative (Attachment No. 3), the project owner intends for the units to be sold to individual buyers as condominiums so there will be no permanent on-site staff. Building maintenance, regular up-keep, and cleaning will be handled by the HOA management team via contracts with local services. The project owner proposes to provide five affordable units on-site in order to comply with the Affordable Housing requirement. In the event the project is operated as rental apartment units, five on-site units will be designated as rentals affordable to low income households.

Background:

1. In 2010, the City adopted the Beach and Edinger Corridors Specific Plan (SP14). The goal of

SP14 was to transform the current development of commercial strip centers lined with surface parking lots and generally low-rise commercial buildings to a pattern of centers and segments characterized with clusters of shops and activity of varying intensity. These new active areas would include a mix of residential, offices, and commercial uses oriented to alternative modes of transportation including walking and bicycling. Along the Beach Boulevard corridor near Ellis Avenue, the development of a "Town-Center Neighborhood" segment would feature the City's widest range of contemporary housing types and possibly a wide mixture of uses.

2. In 2015, the City Council amended SP14 to decrease the total number of residential units allowed from 4,500 to 2,100, increase setbacks, increase minimum parking standards, require upper story setbacks, require a commercial component in all residential buildings, and permit residential subject to approval of a CUP. Other amendments related to auto dealers and civic and cultural uses were also approved. Out of the 2,100 Maximum Amount of New Development (MAND) units currently permitted, approximately 1,900 have been constructed leaving a balance of 200 units.

Study Session:

The Planning Commission held a Study Session on May 14, 2019 and discussed the following issues:

General

Solar panels on adjacent properties

The Planning Commission discussed the potential impact of the project on adjacent properties to the east that have rooftop solar panels. The applicant has provided a shadow analysis exhibit (Attachment No. 6). Per the exhibit, the adjacent buildings to the east may experience shade/shadow beginning at approximately 6:00 PM during the summer months, approximately 4:00 PM during the fall months, and approximately 3:30 PM during the winter months.

Distance of the project site from the intersection

The proposed project site is approximately 96 ft. from the intersection of Beach Blvd. and Ellis Ave.

Pets

At this time, the applicant has not provided information regarding pets at the property.

Comparable projects

The Planning Commission requested a list of comparable projects. Staff has prepared an exhibit of comparable completed projects within SP14 (Attachment No. 7).

Revised site plan for clarity

The Planning Commission requested a revised site plan exhibit which removes the utilities and other layers in order to depict the property lines, setbacks, etc. more clearly. The applicant has prepared a revised site plan to fulfill this request (Attachment No. 8).

Environmental

Artifacts on the project site

Since the project site has been previously disturbed and developed, it is not likely that construction of

the proposed project will result in discovery of cultural resources. Program Environmental Impact Report (EIR) No. 08-008 for BECSP included a Cultural and Paleontological Resources survey of the entire SP14 area. Two archeological sites were identified within the SP14 area and are labeled as CA-ORA-296 and CA-ORA-358. CA-ORA-296 is located on the west side of Newland Ave. between Slater Ave. and Talbert Ave. CA-ORA-358 is located on the corner of Indianapolis Ave. and Beach Blvd. Neither of these sites are within the immediate vicinity of the proposed project. Although there are no archeological sites near the project, the project will comply with BECSP MM 4.4 regarding Cultural and Paleontological Resources. For example, in the event that native soil is disturbed, an archeology professional will be retained to determine if a substantial adverse change would occur to an archeological resource.

Acoustic study

The Planning Commission asked why the Acoustic Study is not required to be submitted prior to project approval. The BECSP Mitigation Monitoring and Reporting Program includes Mitigation Measure 4.9-5 which requires an acoustic study to be submitted prior to issuance of building permits. The acoustic study will present an analysis of the potential noise impacts of the surrounding environment on exterior (ex: patios and balconies) and interior components of the proposed project. MM 4.9-5 includes a provision that requires final project design to incorporate special design measures in the construction of the proposed residential units, if necessary.

Beach and Edinger Corridors Specific Plan (SP14)

Zoning Pre-2010

Prior to the 2010 adoption of SP14, the property had a General Plan Land Use designation of CG - F2 - d (Commercial General - Flood Overlay - design overlay) and a Zoning designation of CG (General Commercial).

Did SP14 envision narrow lot development or unconsolidated development?

SP14 divides the Beach Blvd. and Edinger Ave. corridors into five general areas or segments. The overall vision for SP14 is to develop primarily residential and neighborhood retail uses in the southern portion of Beach Boulevard, transitioning to mixed uses in the middle segment of Beach Boulevard, then to a more dense "town center" adjacent to and at the intersection of Beach Boulevard and Edinger Avenue, and extending along Edinger Avenue. Geographically, the intention is to intensify land uses as one travels north along Beach Boulevard from the southern boundary of the SP area.

The project site is within the Five Points district of SP14, which is envisioned to enable investment in a visible, mixed-use cluster at this central location. SP14 discusses infill development on underutilized properties responding to the broad framework of the Specific Plan which will contribute to an emerging pattern of coherent arrangements of buildings, streets, and blocks. Although it might be ideal for clusters of small properties to consolidate and propose a unified project, it is not always possible due to market conditions and the interests of individual property owners. This is contemplated in the SP14 Development Concept which states that the common purpose of development within the Specific Plan is the realization of a vision of the future that is sufficiently specific to meet the revitalization goals, yet loose enough to respond to opportunities and changes in the marketplace that will inevitably arise.

Traffic Impacts, Traffic Improvements, and Grading

Required Dedications

The Public Works Department has indicated that the only dedication the project requires is a four foot dedication along Ellis Ave.

Traffic Mitigation

The Public Works Department has indicated that payment of fair share traffic fees and implementation of a right in, right out only driveway along with on-street striping and driveway improvements to supplement the right in/out only movements are the required traffic mitigations. The project does not result in other traffic related impacts requiring mitigation.

Also, the Planning Commission requested information regarding Level of Service (LOS) in the project vicinity. LOS is a method of describing the delays experienced by drivers at a particular intersection or roadway. If a project is determined to create a significant traffic delay, it may impact and downgrade the LOS rating. The Traffic Impact Analysis finds that the proposed project driveway is forecast to operate at acceptable LOS B during the AM and PM peak hours for Year 2020 traffic conditions. LOS B is defined as 0.61 - 0.70 seconds of delay and is described as a very good traffic condition with short delays. It must be noted that although the level of service calculation indicates LOS B operations at the project driveway, residents of the project may experience delays entering/exiting the project site due to vehicle queueing on Ellis Ave. The Public Works Department has prepared a summary of volume to capacity ratio at AM/PM Peak Hours in the project vicinity (Attachment No. 11).

Will payment of fees at "full buildout" of SP14 cover all needs for traffic?

The Public Works Department has indicated that collection of the fair share payment is sufficient to mitigate all the identified intersection improvements of the Specific Plan.

Description of all traffic requirements for the project

The Public Works Department has indicated that the following items are required related to traffic and street improvements: BECSP EIR Transportation/Traffic Mitigation Measures (by payment of fair share traffic impact fees), BECSP Streetscape Improvement Development Standards (four ft. dedication), CP Circulation Element and PW standards (with implementation of right in/out driveway, on-street striping, and driveway improvements).

North side grading

The preliminary grading plan (Attachment No. 12) depicts the subject site with a grade of approximately 6.6 ft. for drainage purposes with a 6.6 ft. high retaining wall. The six ft. grade is proposed as the highest point with a gradual reduction in grade to approximately three to four ft. near the subterranean garage entrance. Staff recommends a condition of approval (Attachment No. 1) to require the proposed drainage pattern and system to be revised prior to issuance of a grading permit to reduce retaining wall and grade differential impacts to adjacent properties to the north, east, and west. Staff recommends a maximum two ft. retaining wall may be constructed and topped with a maximum six ft. high block wall.

What (if any) grading or construction activities can occur outside of 10 AM - 4 PM? What time can

they start grading?

Public Works Code Requirements for the project limit the hours of hauling trucks at the site from 8:00 A.M. - 5:00 P.M., Monday - Friday only. The BECSP Mitigation Measures limit high noise-producing activities to the hours of 8:00 A.M. - 5:00 P.M.

Fire Access*Ladder pads*

Per the Huntington Beach Fire Department, all bedroom windows are required to be accessible from ground ladders. The applicant has provided HBFD with plans that show the ladder pads for ground ladder access to egress windows.

Elan*Statistics on increased accidents due to Elan*

The Public Works Department has provided information regarding accident rates at three intersections in the project vicinity three years prior to occupancy of the Elan building and three years after the occupancy of the Elan building (Attachment No. 9). The analysis concludes that accidents after the occupancy of Elan have decreased compared to the rate of accidents prior to the occupancy of Elan.

Comparison of the proposed project to Elan

On May 15, 2012 the Planning Commission approved Site Plan Review No. 12-001 (Elan) to develop a mixed use project consisting of 274 residential units including six live-work units, 8,500 square feet of commercial space, an internal 430 space parking garage and 54,546 sf of private and public open space on a 2.74 acre site. The Planning Commission requested a comparison chart of the proposed project to Elan. It must be noted that Elan was approved prior to the 2015 BECSP Amendments which included the following revisions to topics relevant to Elan and the proposed project:

- Reduce the residential Maximum Amount of Net New Development (MAND) from 4,500 units to 2,100 units
- Require a Conditional Use Permit (CUP) for all residential and mixed use (residential/commercial) projects
- Increase the residential parking requirements
- Increase front yard setbacks on all public streets
- Limit maximum building height to four stories
- Create an upper-story setback above the third floor
- Require all residential projects to include retail/commercial uses at the street level

Provision	Elan	Proposed Project
Number of Units	274	48
Density	100 units per acre	50 units per acre
Height	Ellis Ave.: ranges from 4-6 stories 4 th story: 43 ft. high 6 th story: 63 ft. 6 in. high	4 stories 46 ft. to the highest point

Setbacks	Ellis Ave.: 0 ft. 2 in.	Ellis Ave.: 30 ft. Upper story setback: 11 ft. 1 in. setback along front and sides of building for a depth of 101 ft. 10 in. on the 4 th floor
Parking	1-2 spaces per unit	2.5 spaces per unit

The Planning Commission also asked for information regarding trip generation rates for the proposed project compared to Elan. The Public Works Department has prepared a trip generation analysis comparison for both projects (Attachment No. 10).

ISSUES AND ANALYSIS:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp (Mixed-Use - Specific Plan Overlay)	SP14 (Beach Edinger Corridor Specific Plan)	Convenience store and one residence
North of Subject Property:	M-sp (Mixed-Use - Specific Plan Overlay)	SP14 (Beach Edinger Corridor Specific Plan)	Hotel and commercial shopping center
East of Subject Property:	RM (Residential Medium Density)	RM (Residential Medium Density)	Multi-family housing
South of Subject Property:	M-sp (Mixed-Use - Specific Plan Overlay)	SP14 (Beach Edinger Corridor Specific Plan)	Mixed-use retail and multi-family housing (Elan)
West of Subject Property:	M-sp (Mixed-Use - Specific Plan Overlay)	SP14 (Beach Edinger Corridor Specific Plan)	Drive-through restaurant and car wash (under construction)

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is Mixed Use - Specific Plan Overlay. The proposed project is consistent with this designation and the goals and policies of the City's General Plan as follows:

A. Land Use Element

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

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

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

Policy LU-1C: Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

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

Policy LU-2D: Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Policy LU-3A: Ensure that future development and reuse projects are consistent with the Land Use Map to provide connections between existing neighborhoods and city attractions.

Goal 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-4A: Encourage a mix of residential types to accommodate people with diverse housing needs.

Policy LU-4B: Improve options for people to live near work and public transit.

Goal LU-13: The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

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

The proposed mixed-use development is consistent with the Beach and Edinger Corridors Specific Plan which encourages buildings to orient towards streets, wider walkways, and large open space areas to enhance the pedestrian and public experience. Approximately 2,703 sq. ft. of public open space will be provided in a plaza accessible from Ellis Avenue. This area will be designed with enhanced landscaping, seating areas, and visually appealing amenities. The architecture of the building is contemporary, incorporating notches, major façade offsets, and façade composition changes to break up the massing of the building at street frontages. Brick veneer is applied along the base of the building with canopies at entrances to cater to the pedestrian scale. The façade skyline is then capped with parapets and articulating rooflines. Additionally, this mixed-use development will provide an on-site commercial component and is proposed within close proximity of new and existing commercial uses thus reducing the need for automobile use. By permitting a mix of land uses closer together, greater interaction will occur between developments and further the vision and viability of the BECSP.

B. Housing Element

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2 Residential Mixed Use: Facilitate the efficient use of land by allowing and

encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.3 Beach and Edinger Corridors Specific Plan: Encourage and facilitate the provision of housing affordable to lower income households within the Beach and Edinger Corridors Specific Plan.

Policy 6.4 Transportation Alternatives and Walkability: Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half mile of designated transit stops.

The project includes six one-bedroom units and forty-two two-bedroom units that would accommodate and is designed to appeal to different age groups and household types. The units range from 645 - 880 sf. The proposed project will help to fulfill the City's share of the regional housing need by providing smaller dwelling units which will be more financially attainable by virtue of size. A minimum of ten percent of the units are required to be designated for affordable housing. The project applicant proposes to provide five on-site affordable housing units in order to comply with the affordable housing requirement. Residents will benefit from the proximity of the project to different activities and uses. The project provides opportunities and convenience for many households to use alternate travel modes such as walking, bicycling, and public transit to complete their daily routines and run errands, thereby serving the need for affordable housing for this segment of the population.

C. Circulation Element

Goal CIRC-3a: Convenient and efficient connections between regional transit and areas of employment, shopping, recreation, and housing will increase ridership and active mobility, with a focus on first/last mile solutions.

Goal CIRC-6: Connected, well-maintained, and well-designed sidewalks, bike lanes, equestrian paths, and waterways allow for both leisurely use and day-to-day required activities in a safe and efficient manner for all ages and abilities.

Policy CIRC-6(C): Require new commercial and residential projects to integrate with pedestrian and bicycle networks, and that necessary land area is provided for the infrastructure.

Although the site is relatively narrow, the proposed streetscape will create continuity with new and existing development along the Beach Boulevard corridor by providing a sidewalk with new landscaping to buffer pedestrians from the vehicular thoroughfare. Pedestrian connectivity is improved with landscaping and architectural elements through the proposed public open space and wider sidewalks. The project is serviced by an existing bus stop at the intersection of Beach Blvd. and Ellis Ave. and also provides bicycle parking in the underground parking structure to accommodate alternative methods of transportation.

Zoning Compliance:

The proposed project is located within Specific Plan No. 14 Beach and Edinger Corridors Specific Plan and complies with the requirements of the Town Center Neighborhood Segment. The purpose

of the BECSP is to enhance the overall economic performance, physical beauty and functionality of the Beach Boulevard and Edinger Avenue Corridors. Future development would transform existing commercial strips, which are predominantly lined with large expanses of pavement or underperforming uses, to a pattern of centers and segments generating increased activity and greater interaction between developments. As previously mentioned, the project site is located in the Town Center Neighborhood segment of the Five Points District within the BECSP. The Five Points District is designated as a potential City center characterized by convenience and urban vitality. Development within the Town Center Neighborhood segment is encouraged to be revitalized through infill development on underutilized properties. This segment is envisioned to have greater development intensity than surrounding segments, including new apartments or condominiums with shopfronts and parking areas screened from view. Development is to be more compact in this segment in order to provide the activity expected in a vibrant urban district.

The table below shows an overview of the project's conformance to the significant development standards of the BECSP. In addition, a list of City Code Requirements of the applicable provisions of the BECSP and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code has been provided to the applicant and attached to this report (Attachment No. 19) for informational purposes only.

Provision	Town Center Neighborhood	Proposed Project
2.2 Use Regulations	Multi-family residential Commercial	42 - 2 bedroom units 6 - 1 one bedroom units 891 sf commercial retail
2.2.2 Special Retail Configuration	n/a	n/a
2.2.3 Affordable Housing	Required - 10% of the proposed 48 units 4.8 units required	5 affordable units to be constructed on-site
2.3.1 & 2.3.2 Height	Min. 2 story/ Max. 4 stories Ground floor retail - 14 ft. min. floor to ceiling Adjacent to housing	4 stories 14 ft. retail ceiling 45° slope complies
2.3.3 Building Length	Max. 300 ft.	54 ft. max
2.3.4 Special Building Length	Limited mid-block building - max. 80 ft.	54 ft.
2.3.5 Building Massing	All other streets - 1L:3H to 3L:1H	Complies with massing range
2.4.1 Building Orientation	Orientation to street required	Building oriented to Ellis Ave.

2.4.2 Private Frontage	Various types including shopfront, corner entry, common lobby, etc.	Ellis Ave. elevation: Shopfront - 24 ft. long Internal elevation: Common Lobby Entry
2.4.3 Front Setback	All other streets - min. 30 ft. Upper story setback - 10 ft. along front and sides of a building for a depth of minimum 100 ft. for structures above the 3 rd floor	30 ft. 4 th floor: 11 ft. 1 in. setback for a depth of 101 ft. 10 in.
2.4.4 Side Setback	Min. w/living space windows - 10 ft.	West side: 10 ft. East side: 33 ft. 7 in.
2.4.5 Rear Yard Setback	Min. 10 ft.	15 ft. 7 in.
2.4.6 Alley Setback	n/a	n/a
2.4.7 Frontage Coverage	n/a	n/a
2.4.8 Space Between Buildings	n/a	n/a
2.4.9 Build-to-Corner	n/a	n/a
2.5.1 Improvements to Existing Streets	Neighborhood Streets required - 12 ft. total including 6 ft. wide planter and 6 ft. wide sidewalk	12 ft. total 6 ft. wide planter 6 ft. wide sidewalk
2.5.2 Provision of New Streets	n/a	n/a
2.5.3 Block Size	n/a	n/a
2.5.4 Street Connectivity	n/a	n/a
2.5.5 Required East-West Street Connection	n/a	n/a
2.5.6 Residential Transition-Boundary Street	n/a	n/a
2.5.7 Street Types	n/a	n/a
2.6.1 Provision of Public Open Space	Residential - min.50 sf. per unit = 2,400 sf. Retail - min. 50 sf. per 1,000 sf. = 44.5 sf. 2,444.5 sf. required	2,703 sf.
2.6.2 Special Public Open Space	n/a	n/a

2.6.3 Provision of Private Open Space	Residential - 60 sf. per unit x 48 total units = 2,880 sf.	4 (1 br) = 244 sf. 32 (2 br) = 2,976 sf. Roof deck = 3,281 sf. Total: 6,501 sf. (First floor units excluded from private open space calculation due to noncompliant porch type)
2.6.4 Public Open Space Types	Provide either: Park, Linear Green, Square, Plaza, Mid-Block Green, Courtyard Plaza, Passage/Paseo, or Pocket Park/Playground	Plaza
2.6.5 Private Open Space Types	Provide either: Courtyard, Private Yard, Rooftop Deck or Garden, or Balcony	1 st floor units - noncompliant porch (excluded from private open space calculations) 2 nd - 4 th floor units - balconies 4 th floor - rooftop deck
2.6.6 Stormwater Management	Best Management Practices required	Provided - WQMP required to ensure compliance
2.6.7 Stormwater BMP Types	Source Control BMPs, Site Design BMPs, Treatment Control BMPs	Provided - WQMP required to ensure compliance
2.6.8 Open Space Landscaping	Required	Public plaza furniture Decorative stamped concrete paving treatment
2.6.9 Setback Area Landscaping Types	Perimeter Block Setback Area -Sidewalk extension required with Shopfront: paving material consistent with the public right-of-way Interior Block Setback Area - Groundcover required: cover side and rear yard areas with landscaping or other pervious surfaces	Sidewalk extension provided : decorative stamped concrete paving to provide continuity w/sidewalk Side and rear yards landscaped with shrubs, trees, and groundcover
2.7.1 Provision of Parking	Residential: 1 bedroom @ 2 min/unit (6 units x 2 = 12 required) 2 bedroom @ 2 min/unit (42 units x 2 = 84 required) Guest = 0.5 min/1 units (48 units x 0.5 = 24 required) Retail: 5/1000 sf. (891 sf. proposed) x (5/1000) = 4 spaces required	Residential: 1 bedroom = 12 spaces provided 2 bedroom = 84 spaces provided Guest = 24 spaces provided Retail = 5 spaces provided Total: 125 spaces required 128 spaces provided

2.7.2 Parking Types	Permitted as: Surface Lot: rear Structure: wrapped ground level, wrapped all levels, partially submerged podium, underground structure	Three level Underground Structure proposed
2.8.1 Façade Regulations	Top and Base - required	Top: metal trim cornices and varied roofline Base: brick veneer at retail and residential frontages

BECSP Conformance

The proposed project is consistent with the intent of the Town Center Neighborhood segment of the BECSP as stated above and overall objective of the BECSP to improve the vitality of the Beach Boulevard corridor by providing 48 residential units to support the commercial opportunities existing and anticipated in the vicinity. The project also includes 891 sf. of commercial space to serve residents of the project and nearby neighborhoods. The project site is also within close proximity to other key developments including Five Points Plaza and Elan, which provide the commercial and public services that the proposed development will support. The urban environment will further form when there is sufficient supporting residential uses to accommodate the growing commercial uses. Alternate modes of travel such as walking and bicycling become more appealing when enhanced larger walkways are provided and integrated between developments. Proposed site improvements will provide wider pedestrian sidewalks throughout the project and an open public plaza. As discussed under the Zoning Conformance section of this report, the project complies with the BECSP development code and does not include any requests to deviate from the development standards.

Adequate emergency access is provided in and around the site with the driveway from Ellis Ave., also functioning as the fire lane. Sufficient parking (exceeds code requirements) for the residential and commercial portion of the project is incorporated in a subterranean parking structure which supports the BECSP vision for quality urban spaces.

The project is within the allowable MAND in the BECSP. As of the 2015 BECSP amendment, the Beach Boulevard corridor has 525 dwelling units approved of which 325 dwelling units have been constructed. There is a remaining capacity of 200 units in the Beach Boulevard corridor. The Beach Boulevard corridor also has a MAND of 532,000 sf. for retail development. The proposed project includes 891 sf. of retail space and 48 dwelling units, which do not exceed the Beach Boulevard corridor MAND.

Building Massing and Scale

The BECSP relies on massing and scale to dictate the desired building form and interaction with the public experience. As the building expands horizontally, the height of the building is vertically proportioned for orientation to the pedestrian environment. The flat plane of the façade is then

separated into volumes accented with insets, offsets, notches, material and colors changes. For the proposed design, the building facades incorporate a variety of attractive elements. The dominant treatment along the exterior base involves brick veneer as well as the placement of metal trellises and canopies on the ground floor building entrances. The top element of the facades applies cornices and varied rooflines. Inset balconies and intermittent setbacks combine with rich landscaping to beautify the street frontages creating an inviting pedestrian and public space.

The maximum allowable height for the subject site is four stories. The proposed building is four stories high and 46 ft. tall at the highest point of the building cornice. As seen along the Ellis Ave. frontage, the height is articulated from the pedestrian scale featuring a 20 ft. high retail portion of the building and a notch at the residential entrance. The facades facing Beach Blvd. (west) and Patterson Ln. (east) are further articulated with the addition of metal trellises and open railings on third and fourth floor balconies. The pedestrian bridge provides architectural relief and reduces visual massing via transmission of light and air through the building frontage.

Land Use Compatibility

The proposed four-story mixed-use development is compatible with existing and anticipated land uses in the immediate vicinity. This includes the mixed-use Elan building which ranges in height from 4-6 stories on Ellis Ave. and is also composed of a mixture of commercial and residential land uses. The project will be served by the existing commercial uses to the north, west, and south (Elan) of the project site. Existing multi-family residential uses are located east of the site and existing single family residential uses are located further east, beyond Patterson Ln. The project will not significantly impact existing residential uses because the proposed building is located approximately 260 feet away from the nearest single family residential building. Existing multi-family residences are buffered from the proposed commercial use through perimeter setback areas of landscaping, sidewalks, and a driveway. Interior noise would be minimized through noise attenuation features. Development of the site would enhance the visual image of the Beach Boulevard corridor and expand the vision of the specific plan.

Site Layout & Circulation

Access

Vehicular access to the project site is proposed via one primary entry point on Ellis Avenue. There are no improvements necessary to the existing street or medians to accommodate vehicular access to the project site. The driveway on Ellis Ave. is designed with two-way travel lanes which provide entrance into the subterranean parking structure.

The project will enhance the pedestrian experience on Ellis Ave. by dedicating four ft. of property to provide a 12 ft. wide public right-of-way. Pedestrian access to the project site will feature a six ft. wide planter along the street frontage which buffers the adjacent six ft. wide sidewalk. The sidewalk along Ellis Ave. is also adjacent to the proposed public plaza. The building is oriented towards the street which connects the sidewalk to the shopfront retail entrance and the common lobby residential entrance along Ellis Ave. Interior corridors connect the residential units to the parking garage and roof deck via stairs/elevators. The sidewalk connects to a pathway which provides access to the ground floor residential entrance and pedestrian security gates. The security gates will enclose the residential area from the public open space through controlled access scan cards.

The project's access points have been designed to comply with the requirements of the BECSP and respond to the Fire Department's request for emergency access. The site includes a fire truck turnabout and marked fire lanes. The project has proposed an Alternate Means & Methods (AM&M) strategy to satisfy exterior hose pull distance requirements. The AM&M has been reviewed and conceptually approved by the HBFD.

Open Space

The 2,703 sf. public open space plaza is accessible via the public sidewalk on Ellis Ave. and visible along the street frontage. The plaza includes seating areas for public use and decorative stamped concrete pathways which encourages public use from the sidewalk. The inclusion of these improvements creates an inviting pedestrian experience for both visitors and residents.

The project proposes porches as private open space for the ground floor residential units. Although each of the ground floor residents will benefit from the enjoyment of open space accessible directly from their unit, the porch type private open space is noncompliant with the Town Center Neighborhood segment of BECSP. For this reason, the ground floor porches are excluded from private open space calculations for the project. All residents will have access to the fourth floor roof deck common area. Units on the fourth floor also have private balconies which are separate from the common area.

Parking

The 2015 amendments to the BECSP increased the parking ratio requirements from the original 2010 adoption of the BECSP. The proposed project meets and exceeds the minimum amount of required vehicle parking based on the current BECSP. A total of 125 parking spaces are required for the project and a total of 128 parking spaces are provided. The project provides 120 parking spaces for residences, including 24 spaces reserved for guests, and 5 spaces reserved for the retail tenant. The subterranean parking structure will provide access to all 128 parking spaces. According to the Parking Management Plan (Attachment No. 13), the parking garage will remain open between the hours of 9:00 AM and 9:00 PM and require a scan card for gate access outside these hours.

Affordable Housing

As required per the Beach and Edinger Corridors Specific Plan (BECSP) and Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 230.26 - Affordable Housing, 10% of the proposed units are required to be designated for sale at affordable income levels. Thus, 4.8 of the proposed 48 units are required to be designated for sale at affordable income levels. The applicant proposes to provide five affordable units on-site in order to comply with the Affordable Housing requirement. Three of the affordable units will be made available to moderate income households and two affordable units will be available to low income households, as defined by HBZSO Section 230.26(B)(3). In the event the project is operated as rental apartment units, five on-site units will be designated as rentals affordable to low income households, as defined by HBZSO Section 230.26(B)(2). In addition, there are requirements for a 45-year affordability period (for-sale units) and 55-year affordability period (rental units) and the timing for which the affordable units shall be constructed. The suggested conditions of approval for Tentative Tract Map No. 18157 stipulates these requirements to be recorded in an Affordable Housing Agreement approved by the City Council.

Urban Design Guidelines Conformance:

The project is required to comply with the architectural regulations and guidelines of the BECSP. A detailed discussion of the project's design is provided in the Analysis section of this staff report.

Environmental Status:

On December 8, 2009, the Planning Commission certified Program Environmental Impact Report (EIR) No. 08-008 for the proposed Beach and Edinger Corridors Specific Plan. EIR No. 08-008 concluded that potential impacts can be mitigated to less than significant levels with the exception of impacts to air quality, cultural resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems, which would remain significant and unavoidable. The Planning Commission certified EIR No. 08-008 as adequate and complete with modified mitigation measures, findings of fact, and a Statement of Overriding Considerations. The City Council also adopted a Statement of Overriding Considerations prior to action on the GPA, ZMA, and ZTA on March 1, 2010.

The project applicant has completed Air Quality/GHG Analysis, Traffic Impact Analysis, Preliminary Hydrology Report/WQMP, Phase 1 Environmental Site Assessment (ESA), and a Geotechnical Investigation (Attachments No. 17) to ensure the project will comply with the BECSP Mitigation Monitoring Reporting Program. All potentially significant effects of the project have been analyzed pursuant to the BECSP Program EIR and can be mitigated pursuant to applicable mitigation measures adopted for the BECSP Program EIR (Attachment No. 15). Therefore, pursuant to Section 15182 of the CEQA Guidelines, the proposed project is covered under the program EIR and no further environmental analysis is required.

Coastal Status:

Not Applicable.

Design Review Board:

Not Applicable.

Subdivision Committee:

Not Applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, Building, Economic Development, and Police have reviewed the proposed development project. Recommended conditions from the Departments of Public Works, Fire, Building and Police are incorporated into the suggested conditions of approval and code requirements have also been identified.

Public Notification:

Legal notice was published in the Huntington Beach Wave on May 16, 2019, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), and applicant. Written communications received prior to the May 28, 2019 Planning Commission meeting will be forwarded to the Planning Commission for consideration (Attachment No. 16).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
April 1, 2019

MANDATORY PROCESSING DATE(S):
June 1, 2019

SUMMARY:

Staff recommends that the Planning Commission approve the proposed project based on the following:

- Consistent with the M-sp (Mixed Use - Specific Plan Overlay) Land Use Designation of the General Plan and the SP 14 - Beach and Edinger Corridors Specific Plan zoning designation.
- Implements the objectives of the BECSP to improve the vitality of the Beach Boulevard corridor.
- Provides a mixed-use development that is consistent with the BECSP development code and compatible with the surrounding existing and anticipated land uses.
- Creates an environment that supports pedestrian and bicycle activity and increases housing.
- The project meets the requirements of the Subdivision Map Act.
- The project contributes to the City's housing stock, including affordable housing as required by existing City requirements, thereby assisting to achieve the City's overall housing goals.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042
2. Vicinity Map
3. Project Narrative received and dated May 1, 2019
4. Tentative Tract Map No. 18157 received March 7, 2019
5. Site plan, floor plans, and elevations received April 23, 2019
6. Shadow Analysis
7. BECSP Completed Comparable Projects
8. Site Plan Revised for Clarity
9. Accident Rates in the Project Vicinity
10. Proposed Project and Elan Trip Generation Comparison
11. Summary of Volume/Capacity Ratio in Project Vicinity
12. Preliminary Grading Plan
13. Parking Management Plan received and dated April 22, 2019
14. Sustainability Narrative received and dated September 21, 2018
15. BECSP Mitigation Monitoring Checklist
16. Email Public Comment Received May 17, 2019
17. Air Quality/GHG Analysis, Traffic Impact Analysis, Preliminary Hydrology Report, Draft Water Quality Management Plan, Phase 1 ESA, Geotech Investigation (not attached - see May 14, 2019 PC Study Session Staff Report)
18. Republic Will-Service Letter
19. Code Requirements Letter

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 18157
CONDITIONAL USE PERMIT NO. 17-042

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15182 of the CEQA Guidelines and Government Code 65457, because the project is a mixed-use development that conforms with the Beach and Edinger Corridors Specific Plan for which Program EIR No. 08-008 was adopted and implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the Final EIR for the BECSP. Compliance with all applicable mitigation measures adopted for the Specific Plan will be required of the project. In light of the whole record, none of the circumstances described under Section 15162 of the CEQA Guidelines are present and, therefore, no EIR or MND is required.

The Project, located on the north side of Ellis Avenue between Beach Boulevard and Patterson Lane, consists of a four-story mixed-use building including 48 condominium residences with on-site public and private open space, a three level subterranean parking structure and 891 square feet of commercial space. The development site is located within the Town Center Neighborhood Segment of the Beach and Edinger Corridors Specific Plan (BECSP) area. The City certified Program EIR No. 08-008 on December 8, 2009 and adopted the BECSP on March 1, 2010. In 2015, the City Council amended the BECSP to reduce the Maximum Amount of New Development to 2,100 total new dwelling units including 725 units on Beach Boulevard. There are 200 undeveloped units remaining within the MAND on Beach Boulevard. The 48 units contemplated by the project is within the total new dwelling units permitted on Beach Boulevard under the approved BECSP. The project conforms to all standards and regulations of the BECSP development code. Accordingly, no changes requiring revision of the previously certified Program EIR are proposed as part of the project, nor have any circumstances changed requiring revision of the previously certified Program EIR. In addition, no new information identifies that implementation of the BECSP, including the project, will have significant effects that were not discussed in the previously certified Program EIR or that the significant effects identified in the certified Program EIR will be substantially more severe than determined in the Program EIR. Nor is there new information showing that mitigation measures or alternatives not previously adopted would substantially reduce one or more significant effects of the Project.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 18157:

1. Tentative Tract Map No. 18157 for the consolidation of three parcels into one 0.95 acre parcel is consistent with the General Plan Land Use Element designation of Mixed Use on the subject property. The project complies with all applicable code provisions of the Subdivision Map Act, Huntington Beach Zoning and Subdivision Ordinance, and Beach and Edinger Corridors Specific Plan. The project will result in the demolition of an existing commercial building, one dwelling unit, and a portion of a former car wash and facilitate the development of a mixed-use building permitted by code. The proposed subdivision is consistent with goals, policies, and objectives of the General Plan Land Use Element that govern new subdivisions and residential development.

2. The site is physically suitable for the type and density of development in that the project site is able to accommodate the type of development proposed from a public service, circulation, and drainage perspective. The site is located within the Beach and Edinger Corridors Specific Plan, which permits mixed-use buildings and residential uses within close proximity of commercial uses. The specific plan is a form-based code that does not rely on density to limit development, but rather the building form to create an attractive public experience appealing to pedestrians. By merging the three existing lots into one, the site will function as an integrated development compatible with the vision of the growing urban Beach Boulevard corridor.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site has been previously used as a car wash, one dwelling unit, and a convenience store. The site does not contain any significant habitat for wildlife or fish. Design features of the project as well as compliance with the provisions of the Beach and Edinger Corridors Specific Plan will ensure that the subdivision will not significantly impact the function and value of any resources adjacent to the project site. The project will comply with applicable mitigation measures pursuant to Program EIR No. 08-008.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. Vehicular access is provided via a driveway along Ellis Avenue. The subdivision will provide all necessary street, sidewalk, and utility easements to serve the new subdivision. The project will dedicate four feet of land to widen the existing sidewalk (public right-of-way) along Ellis Avenue. The project will provide all necessary easements and will not affect any existing easements.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 17-042:

1. Conditional Use Permit No. 17-042 for the development of a mixed-use building consisting of 48 condominium residences, 891 sf. of retail space and associated infrastructure and site improvements will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because as conditioned, the project will result in less than significant impacts related to traffic, noise, lighting, aesthetics, and privacy of adjacent residences. Existing multi-family residences adjacent to the east will be buffered from the project by an approximately 33 ft. 7 in. setback on the east side of the project site consisting of landscaping and a driveway. Residents of the project and the general public, including nearby residents, will benefit from the new commercial portion of the building and the public plaza. Based upon the conditions of approval and BECSP mitigation measures, the proposed project will not result in significant impacts onto adjacent properties in that the project complies with setbacks, onsite parking requirements, and allowable building height. The project is a four-story building that is compatible with surrounding developments in terms of architectural design and scale pursuant to the massing and scale requirements of the BECSP. The proposed mixed-use development will be compatible with the surrounding multi-family residential uses and commercial uses in terms of density, layout and overall design. With the conditions of

approval imposed, the project's grading and drainage pattern will result in compatible finished grades between adjacent properties.

2. The proposed project will comply with the Town Center Neighborhood Segment of the Beach and Edinger Corridors Specific Plan, and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because the project complies with all other setback standards, building height, top and base architectural element requirements, and parking.
3. The General Plan Land Use Map designation on the subject property is currently M-sp (Mixed Use – Specific Plan Overlay). Conditional Use Permit No. 17-042 for the development of a mixed-use building consisting of 48 condominium residences, 891 sf. of retail space and associated infrastructure and site improvements is consistent with this designation and the goals and policies of the City's General Plan as follows:

Land Use Element

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

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

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

Policy LU-1C: Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

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

Policy LU-2D: Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Policy LU-3A: Ensure that future development and reuse projects are consistent with the Land Use Map to provide connections between existing neighborhoods and city attractions.

Goal 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-4A: Encourage a mix of residential types to accommodate people with diverse housing needs.

Policy LU-4B: Improve options for people to live near work and public transit.

Goal LU-13: The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

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

The proposed development is consistent with the Beach and Edinger Corridors Specific Plan which encourages buildings to orient towards streets, wider walkways, and large open space areas to enhance the pedestrian and public experience. Approximately 2,703 sq. ft. of public open space will be provided in a plaza accessible from Ellis Avenue. This area will be designed with enhanced landscaping, seating areas, and visually appealing amenities. The architecture of the building is contemporary, incorporating notches, major façade offsets, and façade composition changes to break up the massing of the building at street frontages. Brick veneer is applied along the base of the building with canopies at entrances to cater to the pedestrian scale. The façade skyline is then capped with parapets and articulating rooflines. Additionally, this mixed-use development will provide an on-site commercial component and is proposed within close proximity of new and existing commercial uses thus reducing the need for automobile use. By permitting a mix of land uses closer together, greater interaction will occur between developments and further the vision and viability of the BECSP.

Housing Element

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2 Residential Mixed Use: Facilitate the efficient use of land by allowing and encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.3 Beach and Edinger Corridors Specific Plan: Encourage and facilitate the provision of housing affordable to lower income households within the Beach and Edinger Corridors Specific Plan.

Policy 6.4 Transportation Alternatives and Walkability: Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half mile of designated transit stops.

The suggested conditions of approval for Tentative Tract Map No. 18157 would ensure that the project is developed in accordance with the proposed project narrative and guarantee that the project provides 5 onsite affordable housing

units. The project represents new housing in the City that will help to fulfill the City's share of the regional housing need. The proposed project would accommodate and is designed to appeal to different age groups and household types. A minimum of ten percent of the units are required to be designated for affordable housing. The project applicant proposes to provide five on-site affordable housing units in order to comply with the affordable housing requirement. Residents will benefit from the proximity of the project to different activities and uses. The project provides opportunities and convenience for many households to use alternate travel modes such as walking, bicycling, and public transit to complete their daily routines and run errands, thereby serving the need for affordable housing for this segment of the population.

Circulation Element

Goal CIRC-3a: Convenient and efficient connections between regional transit and areas of employment, shopping, recreation, and housing will increase ridership and active mobility, with a focus on first/last mile solutions.

Goal CIRC-6: Connected, well-maintained, and well-designed sidewalks, bike lanes, equestrian paths, and waterways allow for both leisurely use and day-to-day required activities in a safe and efficient manner for all ages and abilities.

Policy CIRC-6(C): Require new commercial and residential projects to integrate with pedestrian and bicycle networks, and that necessary land area is provided for the infrastructure.

The proposed streetscape will create continuity with new and existing development along the Beach Boulevard corridor by providing a sidewalk with new landscaping to buffer pedestrians from the vehicular thoroughfare. Pedestrian connectivity is improved with landscaping and architectural elements through the proposed public open space and wider sidewalks. The project is serviced by an existing bus stop at the intersection of Beach Blvd. and Ellis Ave. and also provides bicycle parking in the subterranean parking structure to accommodate alternative methods of transportation.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 18157:

1. Tentative Tract Map No. 18157 for consolidation of three existing parcels into a one-lot subdivision for a mixed-use 48 unit residential and 891 square feet commercial development received and dated April 23, 2019, shall be the approved layout, including the following:
 - a. The existing 6-foot easement (along the subject site's westerly property line) for Public Utility Purposes shall be quitclaimed to eliminate any encroachment by the proposed water quality basin or the proposed basin shall be relocated to eliminate any encroachments into said easement.
 - b. The existing 20-foot easement, over existing Parcels 1 and 2 (along the subject site's westerly property line) for Ingress and Egress Purposes shall be

quitclaimed to eliminate any encroachment by the proposed building or the proposed building shall be relocated to eliminate any encroachments into said easement.

2. The Final Map for Tentative Tract Map No. 18157 shall not be approved by the City Council until Conditional Use Permit No. 17-042 is approved and in effect.
3. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
4. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map (HBZSO 230.84 (A) & 253.10 (K)) **(PW)**:
 - a. A 4-foot right-of-way dedication for street purposes along the Ellis Avenue project frontage for a curb to property line width of 12 feet. (BECSP)
5. Prior to submittal of the Final Map and at least 90 days before City Council action on the Final Map, an Affordable Housing Agreement (AHA) shall be submitted to the Departments of Community Development and Economic Development identifying three on-site units for-sale as affordable for persons and families of moderate income and two on-site units for-sale as affordable for persons and families of low income pursuant to Section 230.14 of the HBZSO. The AHA shall identify five on-site units for rent as affordable for persons and families of low income in the event the project is operated as rental apartment units. The Affordable Housing Agreement shall be reviewed and approved by the City Council and shall be recorded with the Orange County Recorder's Office prior to issuance of the first building permit for the tract. The Agreement shall comply with HBZSO Sections 230.14 and 230.26 and include:
 - i. A detailed description of the type, size and location of the five affordable housing for-sale units on-site. The mix of designated affordable one bedroom and two bedroom units shall be determined in the Agreement.
 - ii. There shall be three on-site units for sale as affordable to persons and families of moderate income (up to 120% of the Orange County median income). There shall be two on-site units for sale as affordable to persons and families of low income (up to 80% of the Orange County median income). The Orange County median income is adjusted for appropriate household size.
 - iii. In the event the project is operated as rental apartment units, the Agreement shall identify five on-site units for rent as affordable to persons and families of low income (up to 80% of the Orange County median income). The Orange County median income is adjusted for appropriate household size.
 - iv. Continuous affordability provisions for a period of 45 years (for-sale units) and 55 years (rental units). Any required for-sale affordable units shall be owner-occupied (not rented or leased).

- v. Provisions for the affordable units to be constructed prior to or concurrent with the primary project. Phasing and availability of the affordable units shall be concurrent with final approval (occupancy) of the first market rate residential unit(s), or contingent upon evidence of the applicant's reasonable progress towards attainment of completion of the affordable units.
6. Prior to submittal of the Final Map and at least 90 days before City Council action on the Final Map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify:
- a. The common driveway access easements
 - b. Maintenance of all walls, common landscape areas, and refuse management by the Homeowners' Association
 - c. Management of the BMPs per the approved WQMP by the Homeowners' Association
 - d. Management of the revised Parking Management Plan pursuant to CUP No. 17-042 Condition No. 2 to ensure the ongoing control and availability of on-site parking.

The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

7. Comply with all applicable Conditional Use Permit No. 17-042 conditions of approval.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 17-042:

- 1. The site plan, floor plans, and elevations received and dated April 23, 2019 shall be the conceptually approved design with the following modifications:
 - a. Depict the controlled access entry gate to the subterranean parking garage discussed in the Parking Management Plan.
 - b. The proposed 10 ft. high perimeter block wall shall be revised to a maximum of 8 ft. high, including up to 2 ft. of retaining wall in accordance with Condition of Approval No. 6.a.
- 2. The Parking Management Plan dated April 22, 2019 shall be revised to include the following:
 - a. Required parking shall be assigned to and reserved for each unit. Each unit shall be assigned two reserved parking spaces.
 - b. The assigned residential parking spaces shall be provided with the rental of a dwelling unit without any additional cost. (HBZSO 231.18 (D)(2))
- 3. Comply with all mitigation measures adopted for the project in conjunction with Environmental Impact Report No. 08-008 as specified in the Mitigation Monitoring Program for Ellis Ave. Condos.
- 4. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department.

Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct up to an eight (8') foot tall wall (including up to 2 ft. of retaining wall) located entirely within the subject property and with a two (2) inch maximum separation from the property line. The plans shall include some mechanism to close and secure any gaps. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Plans shall depict any removal of walls on private residential property and construction of new common walls and sidewalks, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

5. At least 14 days prior to any grading activity, the property owner/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
6. Prior to issuance of a grading permit, the following shall be completed:
 - a. The proposed drainage pattern and system shall be reevaluated to reduce potential grading impacts on the adjacent properties to the north, east, and west by incorporating localized collection points and result in a maximum two ft. grade differential and maximum two ft. high retaining wall. The retaining wall may be topped with a maximum six ft. high block wall.
 - b. The existing 6-foot easement (along the subject site's westerly property line) for Public Utility Purposes shall be quitclaimed to eliminate any encroachment by the proposed water quality basin or the proposed basin shall be relocated to eliminate any encroachments into said easement. **(PW)**
 - c. The existing 20-foot easement over existing Parcels 1 and 2 (along the subject site's westerly property line) for Ingress and Egress Purposes shall be quitclaimed to eliminate any encroachment by the proposed building. **(PW)**
 - d. An interim parking and building materials storage plan shall be submitted to the Planning Division to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The property owner/developer shall obtain any necessary encroachment permits from the Department of Public Works.
 - e. All design and construction shall be per the City Standard codes and street configuration and specifications of the Beach and Edinger Corridors Specific Plan. The frontage along Ellis Avenue shall comply with the "Neighborhood Streets" configuration.

- f. A lighting plan depicting the boulevard-scale street lighting and pedestrian-scale street lighting along Ellis Ave. shall be submitted to the Community Development Department for review and approval by the Planning Division and Public Works Department.

7. Prior to submittal for building permits, the following shall be completed:

- a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
- b. Submit three (3) copies of the site plan and the processing fee to the Community Development Department for addressing purposes after street name approval by the Fire Department.
- c. Contact the United States Postal Service for approval of mailbox location(s).
- d. One set of project plans revised pursuant to Condition No. 1 and one 8 ½ inch by 11 inch set of all colored renderings, elevations, and materials sample and color palette, revised pursuant to Condition of Approvals and Code Requirements, shall be submitted for review, approval, and inclusion in the entitlement file, to the Planning Division.

8. Prior to issuance of building permits, the following shall be completed:

- a. The applicant shall submit plans revised pursuant to Condition No. 1 to Republic Services for review. Proof of Republic Services approval shall be submitted to the Community Development Department.
- b. Submit a copy of the revised site plan, floor plans and elevations pursuant to Condition No. 1 for review, approval, and inclusion in the entitlement file to the Community Development Department.
- c. A Fire Master Plan shall be submitted and approved by the Fire Department. The Fire Master Plan shall include but is not limited to the following:
 - i. Building locations, height and stories, addresses, and construction type;
 - ii. Property dimensions or accurate scale;
 - iii. Fire hydrant locations, public and private;
 - iv. FDC locations;
 - v. Fire sprinkler riser locations and location of system serving;
 - vi. FACP locations;
 - vii. Knox box and knox switch locations;
 - viii. Gate locations, and opticoms if required;

- ix. Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-dee-sacs;
- x. Fire lane signage and striping.
- xi. The conceptual Alternative Materials and Methods Strategy shall be finalized to demonstrate compliance with exterior hose pull distance requirements.
(FD)

9. Prior to occupancy of the first dwelling unit, the following shall be completed:

- a. The proposed driveway approach on Ellis Avenue shall be constructed per Public Works Standard Plan No. 211. The driveway design shall include treatments for right-turn in/right-turn out only as specified by Public Works. This may include raised curb channelization, striping, and signage. (ZSO 230.84)
- b. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture and hardscape that is located along the project frontage within the public right-of-way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with the maintenance, repair, replacement, liability and fees imposed by the City. **(PW)**
- c. All existing overhead utilities that occur along the project's Ellis Avenue frontage shall be under-grounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) and poles along the entire length of the westerly frontage of the subject project. This condition also applies to all utilities, including but not limited to all telephone, electric, and Cable TV lines. If require, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.
(PW)

10. The use shall comply with the following:

- a. All ground floor entry points to residences shall be monitored by secured FOB type entries. **(PD)**
11. The developer or developer's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
12. CUP No. 17-042 shall become null and void unless exercised within two years of the date of the final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
13. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program

certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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



VICINITY MAP

CONDITIONAL USE PERMIT NO. 17-004/TENTATIVE TRACT MAP NO. 18157/ENVIRONMENTAL
ASSESSMENT NO. 18-001

(ELLIS AVENUE CONDOS)



m c g a r c h i t e c t u r e

May 1, 2019

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

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

To whom it may concern:

Our client, THDT Investment, Inc. is proposing to redevelop 3-existing lots (totaling approximately 41,200 s.f.) near the north-east corner of Ellis Avenue and Beach Boulevard within the Huntington Beach - Beach and Edinger Corridors Specific Plan. The new development will demolish the existing liquor store at 8041 Ellis Avenue, the single family residence behind the liquor store and part of the lot adjacent to the Metro car wash at 18400 Beach Boulevard to build a new four story mixed use building with an approximately 891 s.f. retail use on the ground floor along Ellis Avenue and a combination of single and two bedroom condominium units throughout the remainder of the approximately 79,000 s.f. building. The proposed unit mix would be 42- 2 bedroom units - approximately 880 s.f. ea. and 6 single bedroom units - approximately 645 s.f. ea. for a total of 48 units overall. The City of Huntington Beach Business Development staff provided the total number of required affordable housing units to be 4.8. The developer is seeking to provide 5-affordable units overall. Parking to serve the development will consist of three sub-grade levels for a total of 128 parking stalls. The intention is for the units to be sold to individual buyers so there will be no permanent on-site staff. Building maintenance and regular up-keep and cleaning will be handled by the owners management team via contracts with local services.

This new development will be an enhancement to the community by adding a modern environmentally friendly & small scale mixed use complex with unit pricing sized to suit the average consumer. The location allows owners to visit amenities such as Helme Park, medical, dental and eye care centers as well as local markets all within a short walking distance. Public transportation is close by as well via the existing bus stop on Beach Boulevard in front of the Metro Car Wash. Owners on the upper floors of the south and west side units will be afforded serene ocean views and breezes to help enhance their lifestyles.

City of Huntington Beach
Huntington Beach Condos, Ellis & Beach
May 1, 2019
Page 2



m c g a r c h i t e c t u r e

Yours truly,
MCG ARCHITECTURE

Jeff Herbst, Project Director

XXX:xx
Enclosures

cc

TENTATIVE TRACT MAP NO. 18157

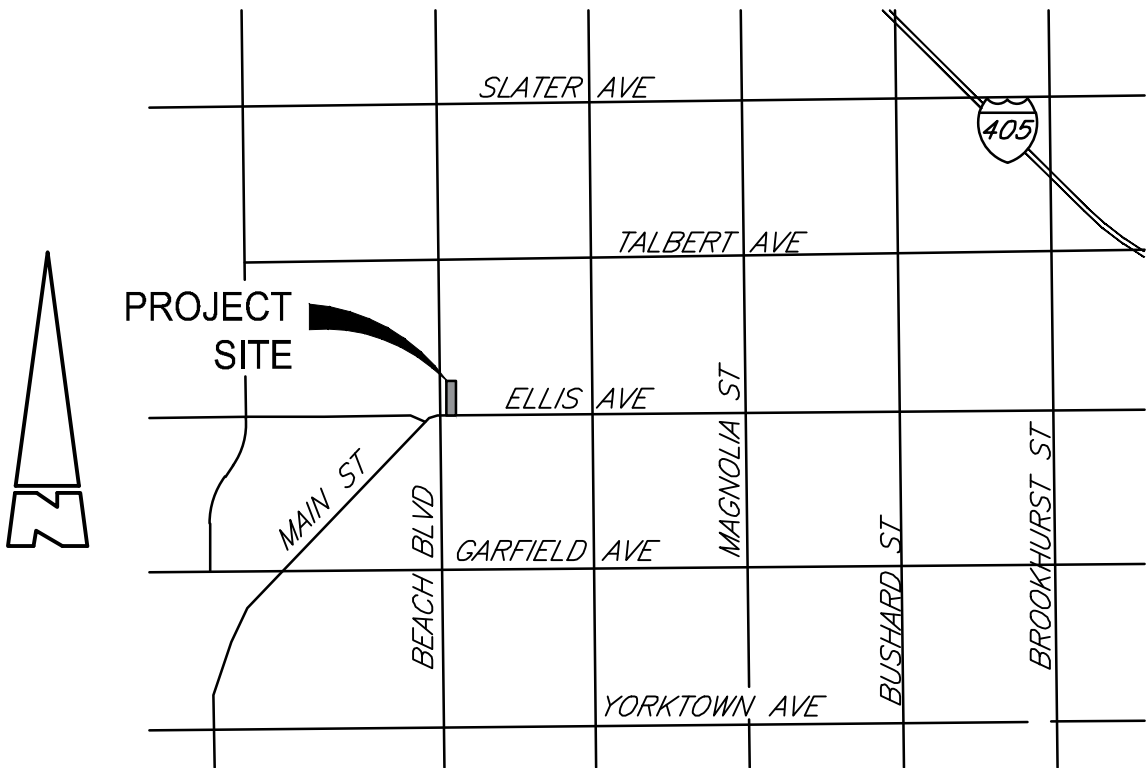
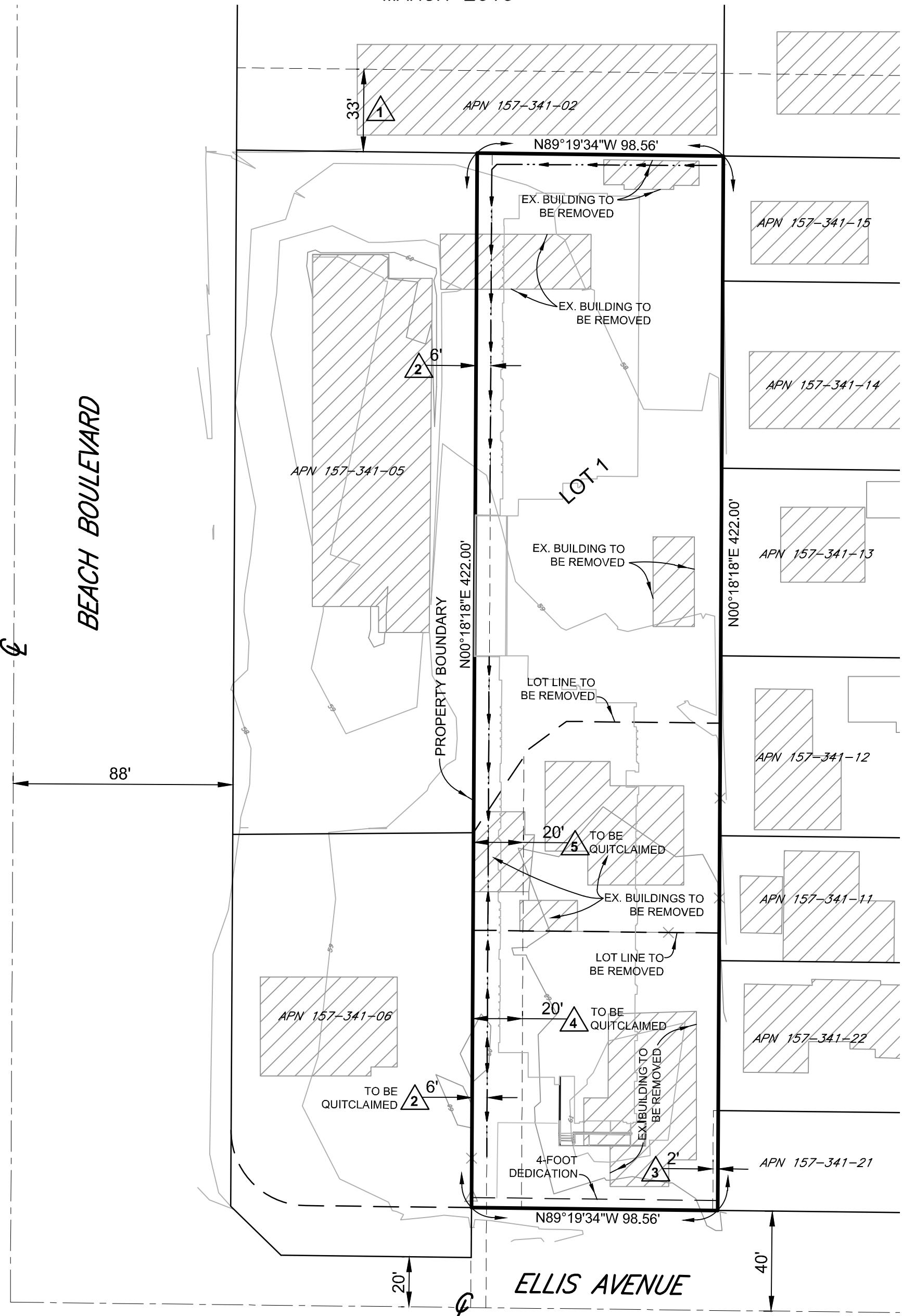
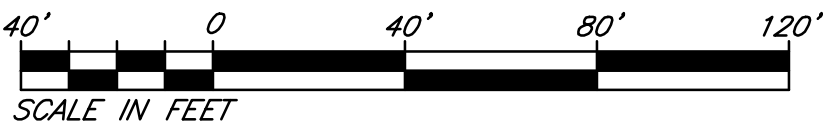
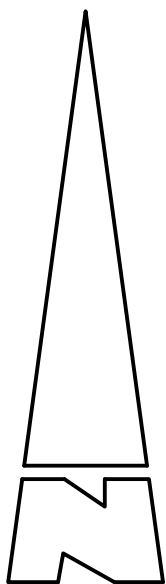
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,
STATE OF CALIFORNIA
MARCH 2019

GENERAL NOTES:

1. PREPARED: OCTOBER 2018
2. PROPOSED PROPERTY USE: MULTI-STORY RESIDENTIAL CONDOS; 2 LEVELS OF PARKING BELOW GROUND; BUILDING FINISHED FLOOR CONSISTENT THROUGHOUT; 1 COMMON ROOF.
3. GENERAL PLAN: M-SP-D MIXED USE
ZONING: SPECIFIC PLAN 14
4. PROPOSED ZONING: MIXED USE
5. PROPERTY ACREAGE: 0.95 AC
6. EXISTING BUILDINGS ONSITE TO BE REMOVED
7. FEMA FLOOD INSURANCE RATE MAP: 06059C0253J, FLOOD ZONE X
8. TOPOGRAPHY BY FIELD SURVEY SEPTEMBER 14, 2017.

NUMBERED LOTS:

LOT	AREA	WIDTH	DEPTH
1	0.95 AC	115'	422'



VICINITY MAP

NOT TO SCALE

EASEMENT NOTES:

1. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF A.W. FULLER AND NELLIE FULLER, RECORDED SEPTEMBER 27, 1922, IN BOOK 437 OF DEEDS, PAGE 269. (OFFSITE DOES NOT AFFECT PROPERTY)
2. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED NOVEMBER 13, 1957 IN BOOK 4101, PAGE 501 OF OFFICIAL RECORDS. (PLOTTED HEREON/TO BE QUITCLAIMED)
3. AN EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JUNE 23, 1971 IN BOOK 9689, PAGE 78 OF OFFICIAL RECORDS. (PLOTTED HEREON)
4. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, IN FAVOR OF PARCEL 2 OF A PARCEL MAP RECORDED SEPTEMBER 3, 1971, IN BOOK 38, PAGE 16, RECORDED NOVEMBER 29, 1971 IN BOOK 9905, PAGE 184 OF OFFICIAL RECORDS. (PLOTTED HEREON/TO BE QUITCLAIMED)
5. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, IN FAVOR OF PARCEL 1 OF A PARCEL MAP RECORDED OCTOBER 8, 1971, IN BOOK 39, PAGE 2. (PLOTTED HEREON/TO BE QUITCLAIMED)

ASSESSOR PARCEL NUMBER(S):

157-341-004, 157-341-007, 157-341-008

LEGAL DESCRIPTION:

PARCEL 1 AND PARCEL 2, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 39, PAGE(S) 2, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE(S) 16, OF PARCEL MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
CONTACT: BRANDON BARNETT, P.E.

OWNER/DEVELOPER:

OC DEVELOPMENT, LLC
1307 W 6TH STREET, STE 202
CORONA, CA 92882
(951) 893-1900
TAHIR SALIM



171718.1 R:171718.1 (PRELIM MAP) TENTATIVE 1718 TTM.DWG

ZONING: BEACH-EDINGER SPECIFIC PLAN - SP-14
 APN: 157-341-04, 07 & 08
 LAND: 0.955 AC 41,210 S.F.
 OCCUPANCY: R-2/M
 CONSTRUCTION TYPE: III-A
 BUILDING: 66,511 S.F.

STREET LEVEL	15,578 SF
SECOND LEVEL	17,470 SF
THIRD LEVEL	17,470 SF
ROOF DECK LEVEL	6,810 SF

PARKING LEVEL 1	26,751 SF
PARKING LEVEL 2	26,751 SF
PARKING LEVEL 3	10,794 SF
TOTAL PARKING AREA	64,296 SF

STREET LEVEL	12 UNITS
2ND TO 3RD LEVEL	29 UNITS
ROOF DECK LEVEL	7 UNITS

* AHU = AFFORDABLE HOUSING UNIT. 4.8- UNITS
REQUIRED. DEVELOPER WILL BE PROVIDING 5
UNITS.

TRACT 7157, IN BOOK 157, PAGE 34 OF ORANGE
COUNTY ASSESSORS OFFICE.

APPLICANT
MCG ARCHITECTURE/JEFF HERBST
111 PACIFICA, #280
IRVINE, CA 92618
949.553.1117
JHERBST@MCGARCHITECTURE.COM



ELLIS AVENUE CONDOS

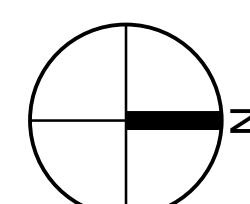
HUNTINGTON BEACH, CA

8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

DATE	REVISIONS
03/04/19	REVISED PER 12-26-18 COMMENTS
04/16/19	CITY COMMENTS REVISION
04/29/19	REVISED # OF AHU'S
05/01/19	REVISED AHU'S TO 5 TOTAL

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

SITE PLAN & FIRST & SECOND FLOOR PLANS

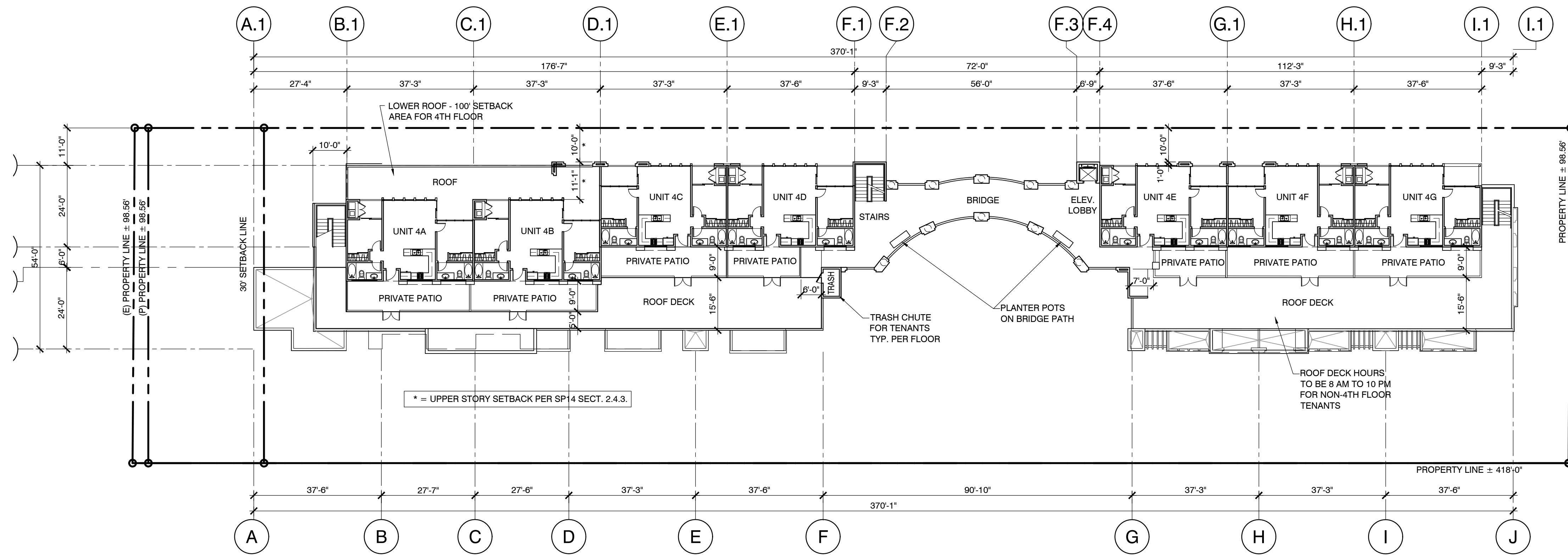


111 Pacifica, Suite 280
Irvine, California 92618

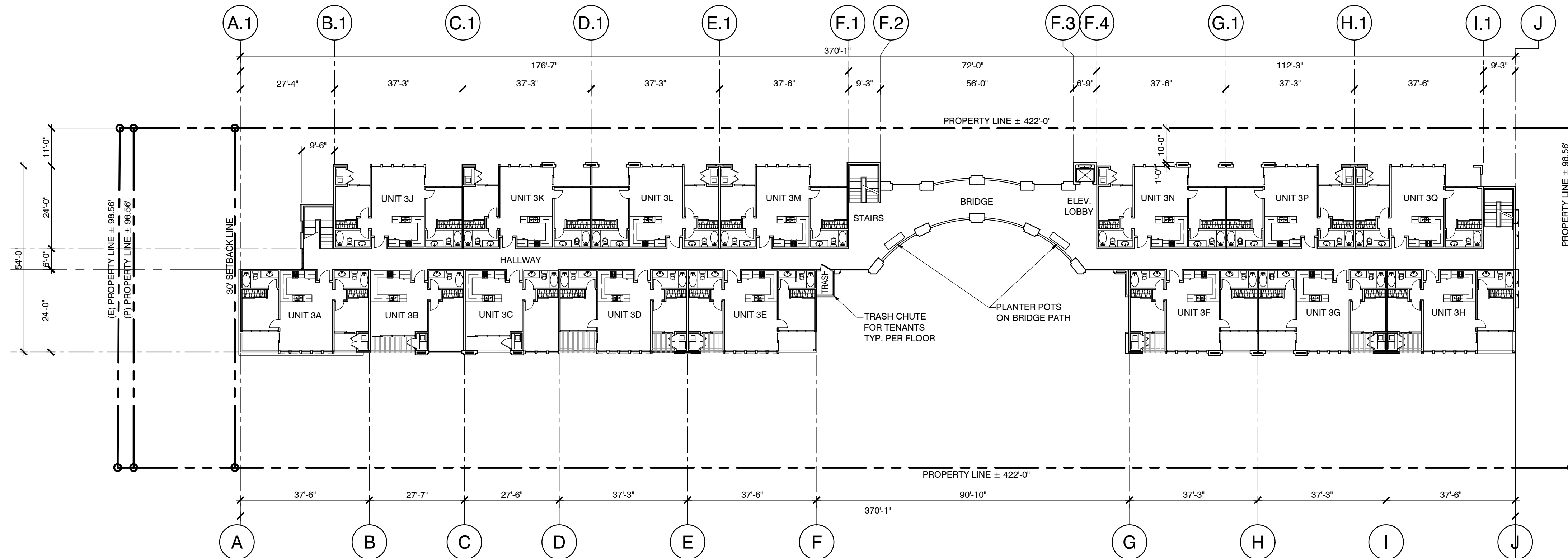
① 949.553.1117 ② 949.474.7056
 mcqarchitecture.com



2



ROOF DECK



3RD FLOOR PLAN

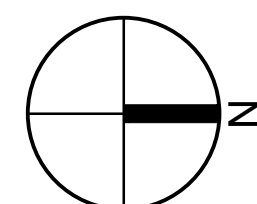
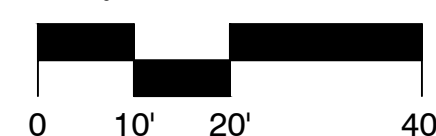
ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 10/27/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

Scale : 1" = 20'-0"

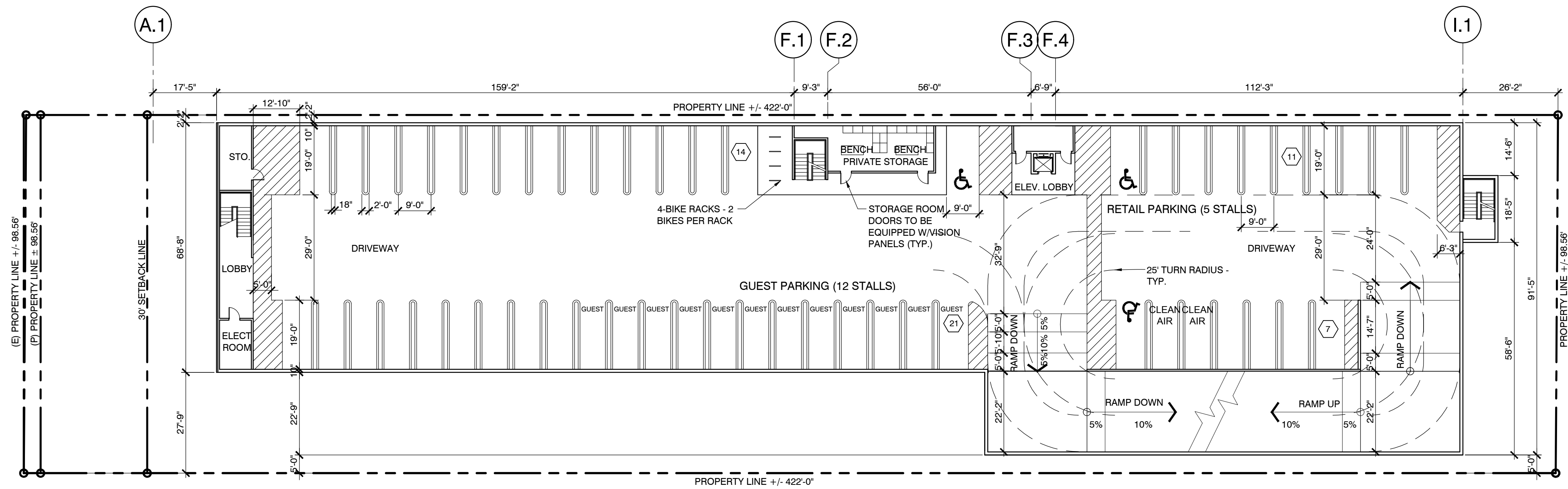


8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

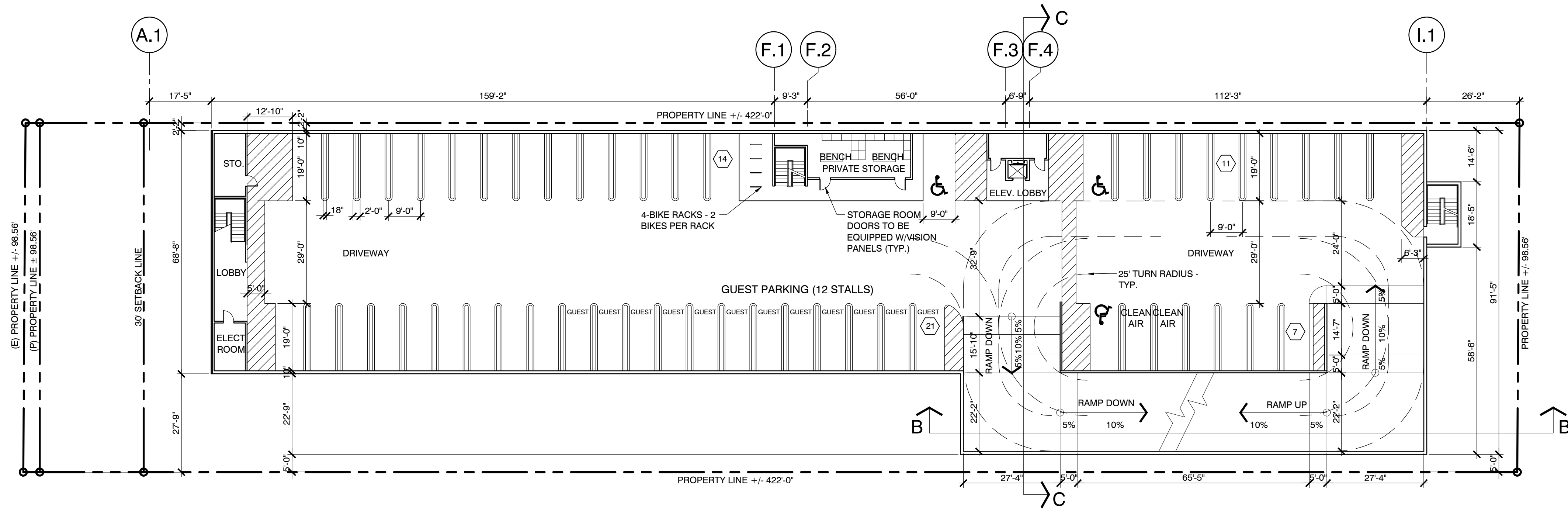
A-3

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com





P1 PARKING LEVEL - 53 STALLS



P2 PARKING LEVEL - 53 STALLS

ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

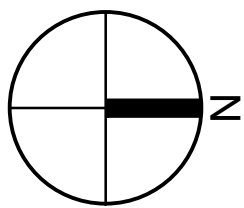
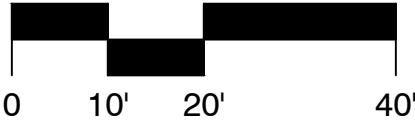
DATE: 11/20/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

Parking Levels Scheme E

Scale : 1" = 20'-0"

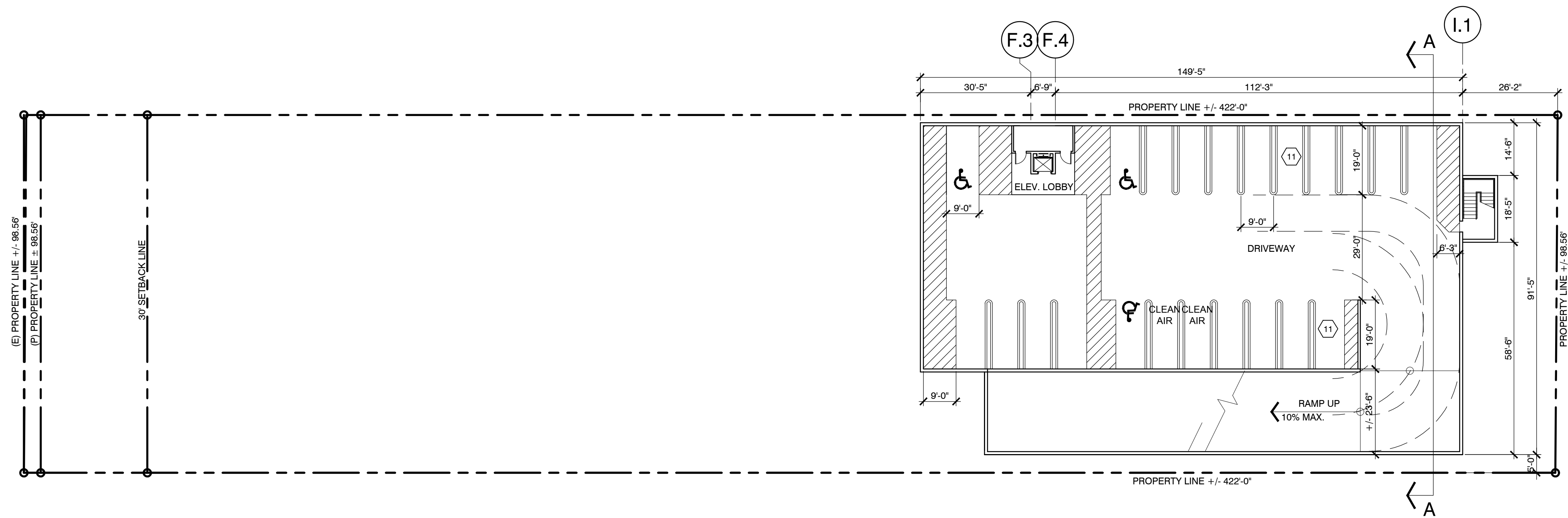


8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

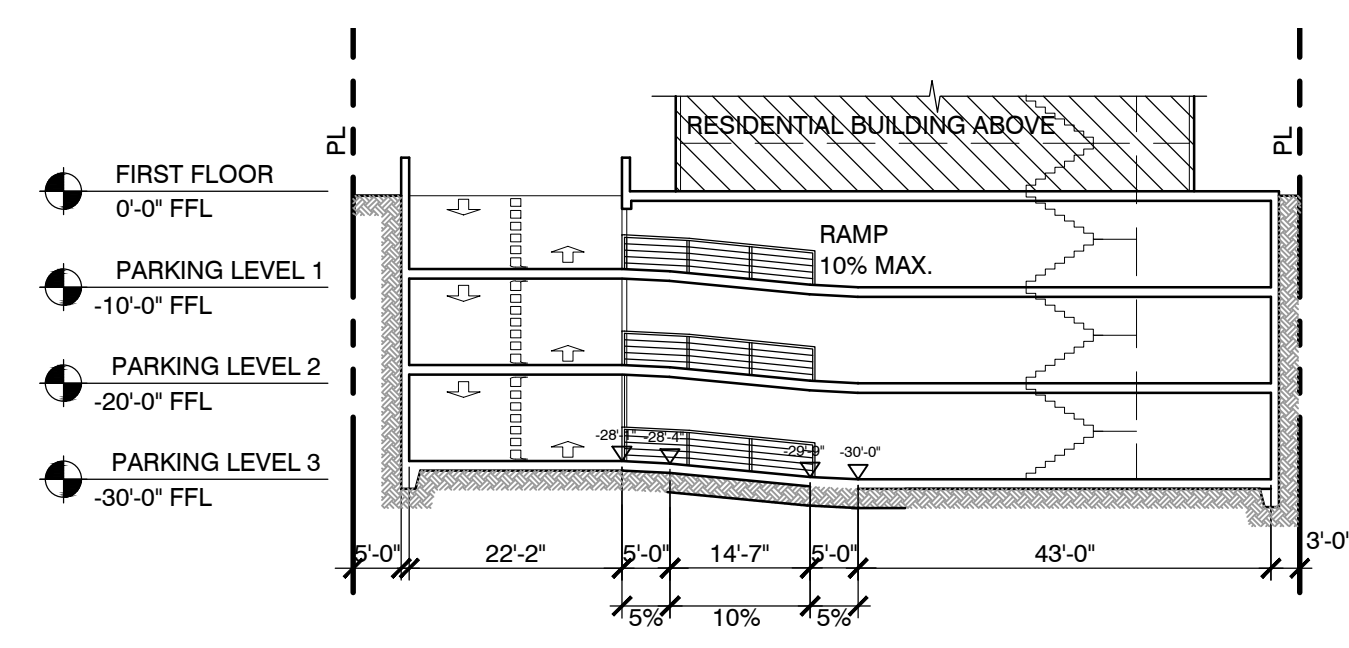
A-5

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com

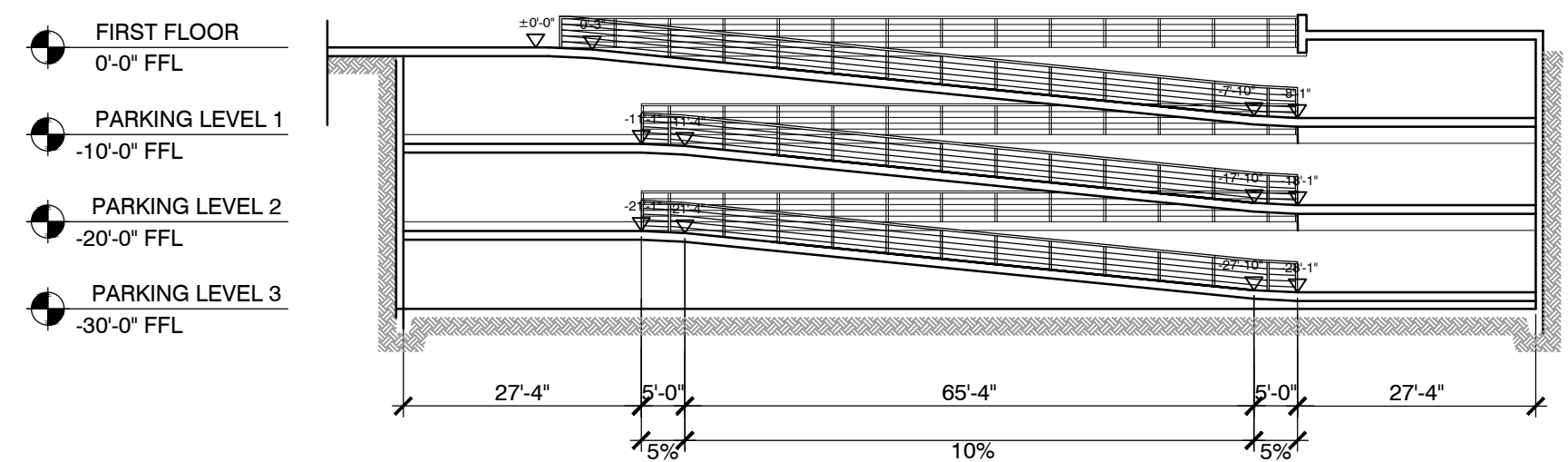




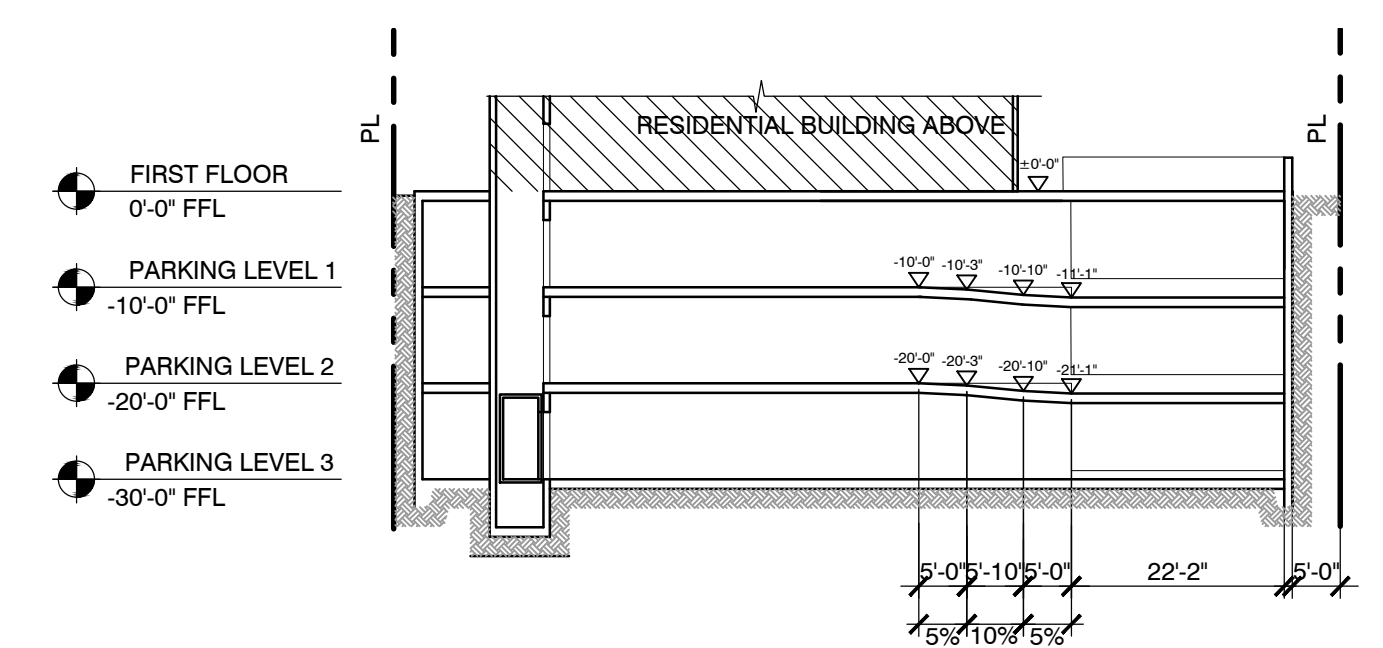
P3 PARKING LEVEL - 22 STALLS



SECTION A-A



SECTION B-B



SECTION C-C

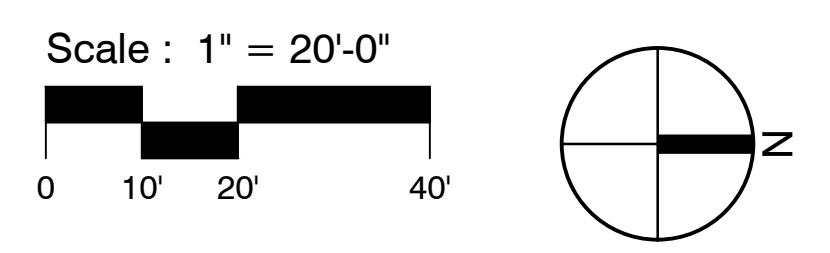
ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 11/20/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

Parking Levels
Scheme E



8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

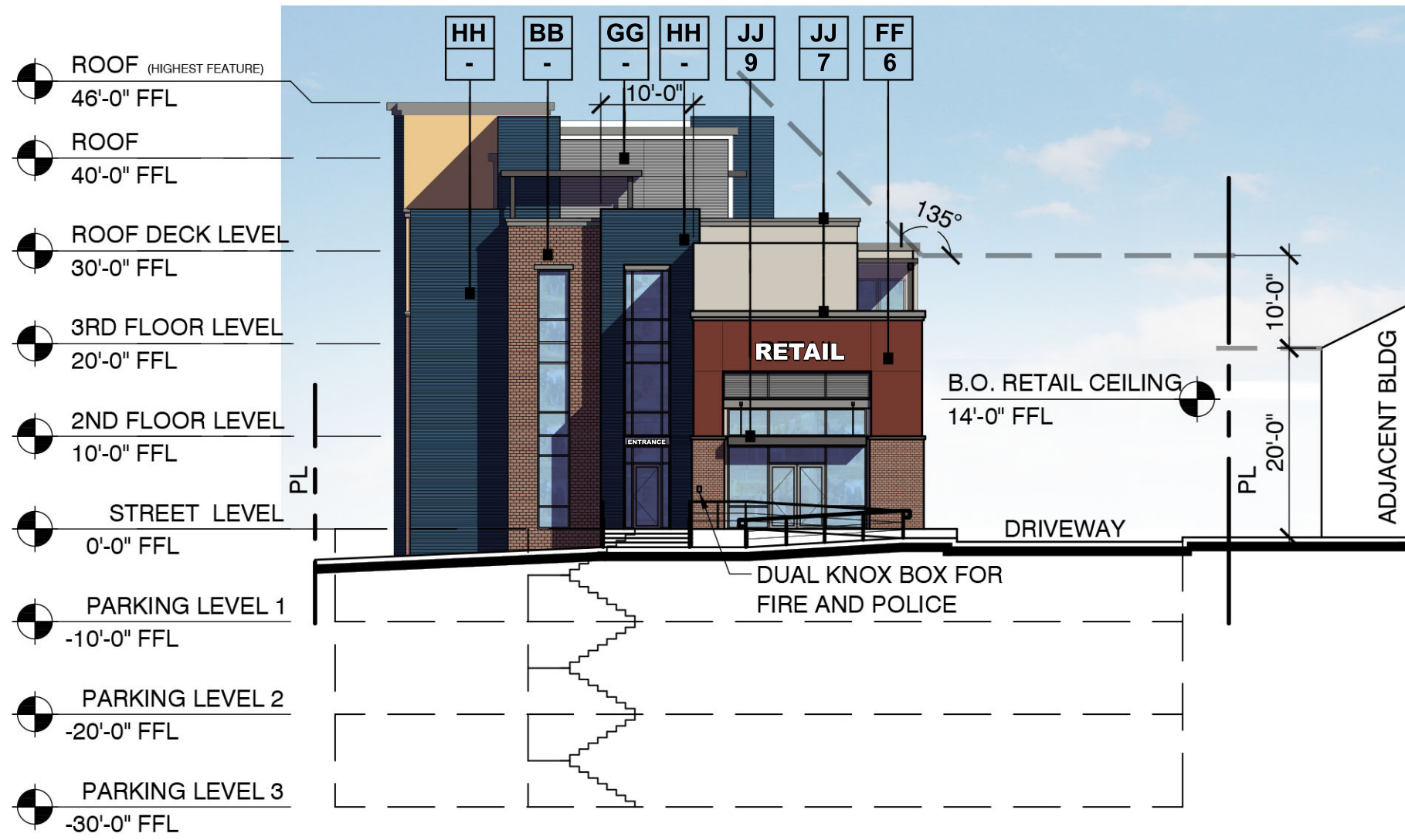
A-6

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com

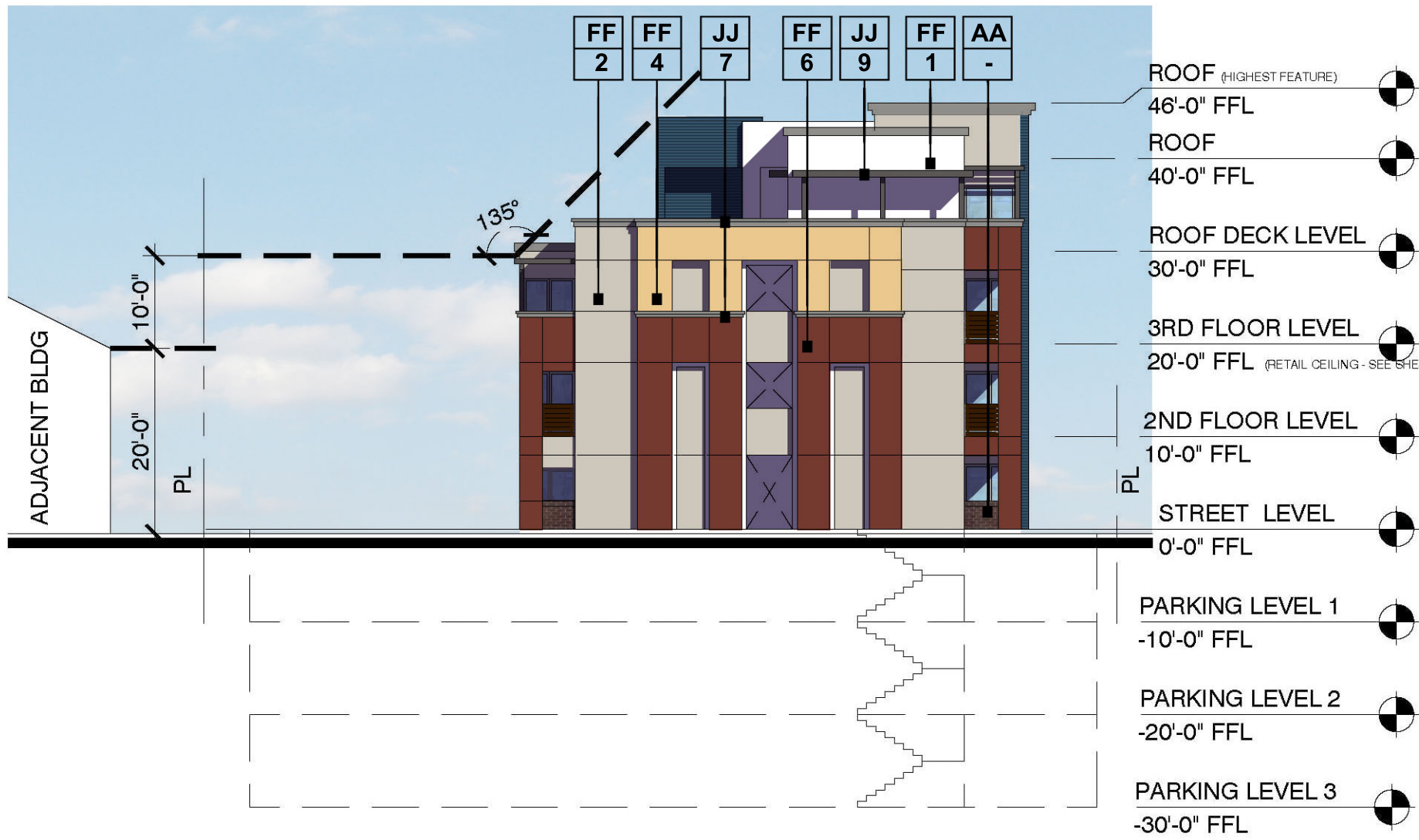


MATERIALS:

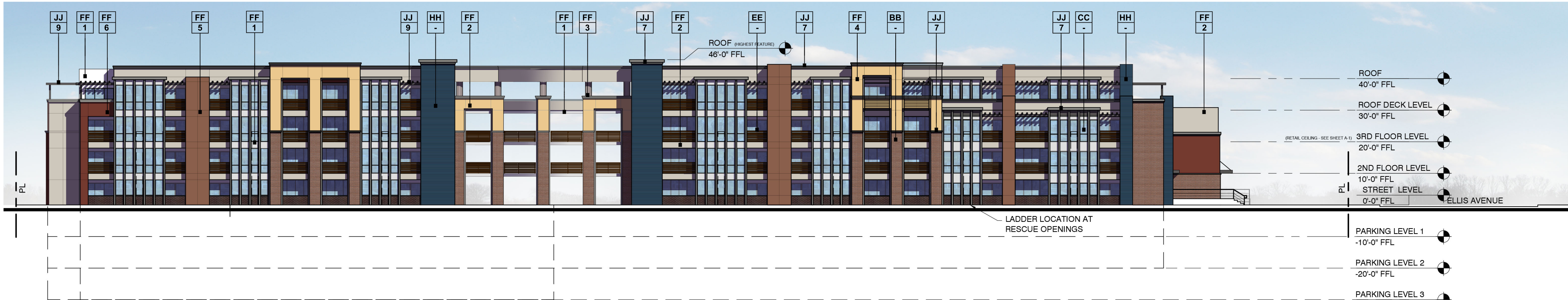
- AA BRICK VENEER, COLOR: SEPIA, WIRE CUT, BY McNEAR BRICK
- BB BRICK VENEER, COLOR: TANGIERS, WIRE CUT, BY McNEAR BRICK
- CC CLEAR ANODIZED ALUMINUM STOREFRONT W/ CLEAR GLAZING
- DD PAINTED STEEL DOOR
- EE METAL RAILING, COLOR: MANSARD BROWN BY: McELROY METALS
- FF EXTERIOR PLASTER - SMOOTH FINISH
- GG CORRUGATED METAL, COLOR: ASH GRAY BY: McELROY METALS
- HH CORRUGATED METAL, COLOR: ROMAN BLUE BY: McELROY METALS
- JJ METAL TRELLIS/ METAL TRIM
- KK SHAPED CORNICE/ TRIM



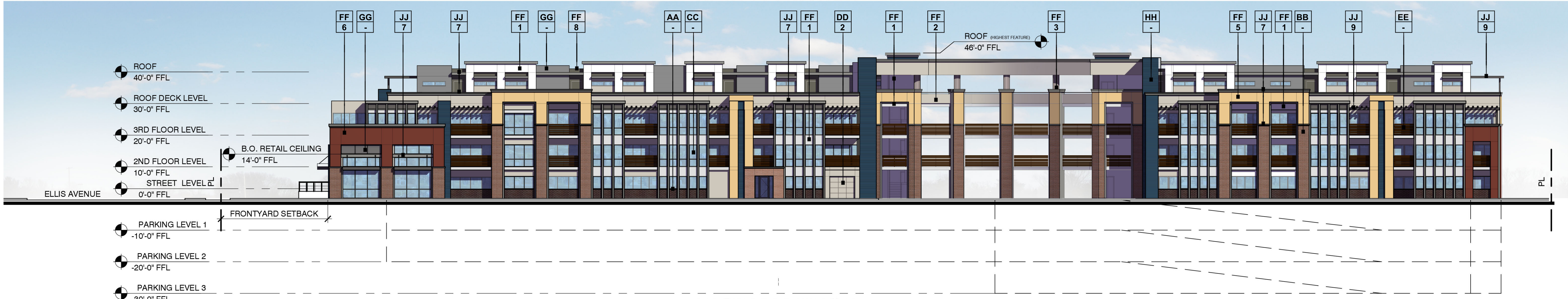
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

PAINTS:

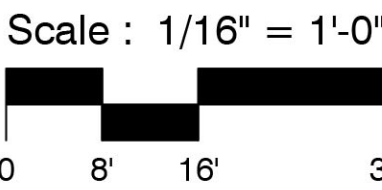
- 1 SW7102 "WHITE FLOUR" BY: SHERWIN WILLIAMS
- 2 SW7043 "WORLDLY GRAY" BY: SHERWIN WILLIAMS
- 3 SW6010 "FLEXIBLE GRAY" BY: SHERWIN WILLIAMS
- 4 SW0030 "COLONIAL YELLOW" BY: SHERWIN WILLIAMS
- 5 SW6054 "CANYON CLAY" BY: SHERWIN WILLIAMS
- 6 SW2839 "RAYCROFT COPPER RED" BY: SHERWIN WILLIAMS
- 7 SW0077 "CLASSIC FRENCH GRAY" BY: SHERWIN WILLIAMS
- 8 SW7026 "GRIFFIN" BY: SHERWIN WILLIAMS
- 9 SW6174 "ANDIRON" BY: SHERWIN WILLIAMS

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
04/16/19	CITY COMMENTS REVISION

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

CONCEPTUAL ELEVATIONS
Scheme E



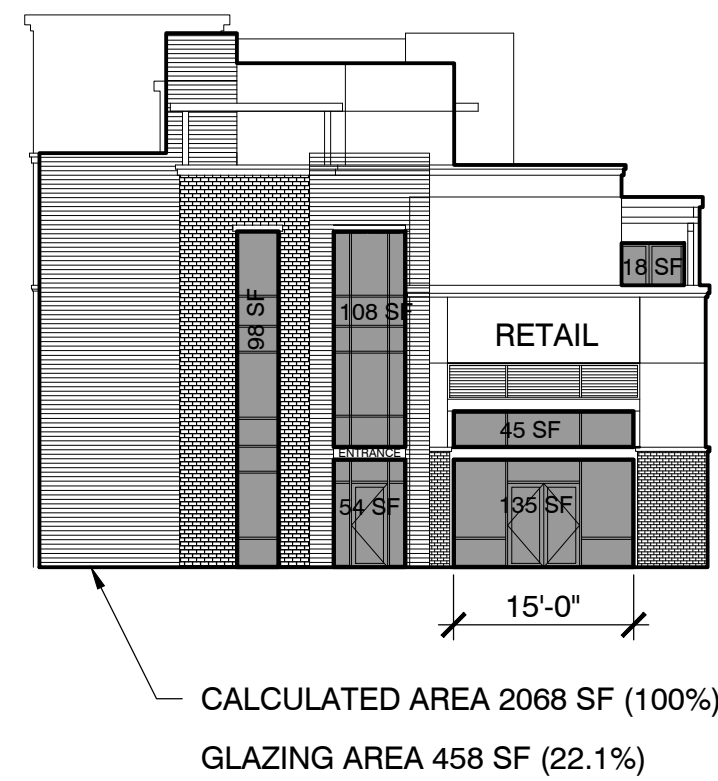
ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

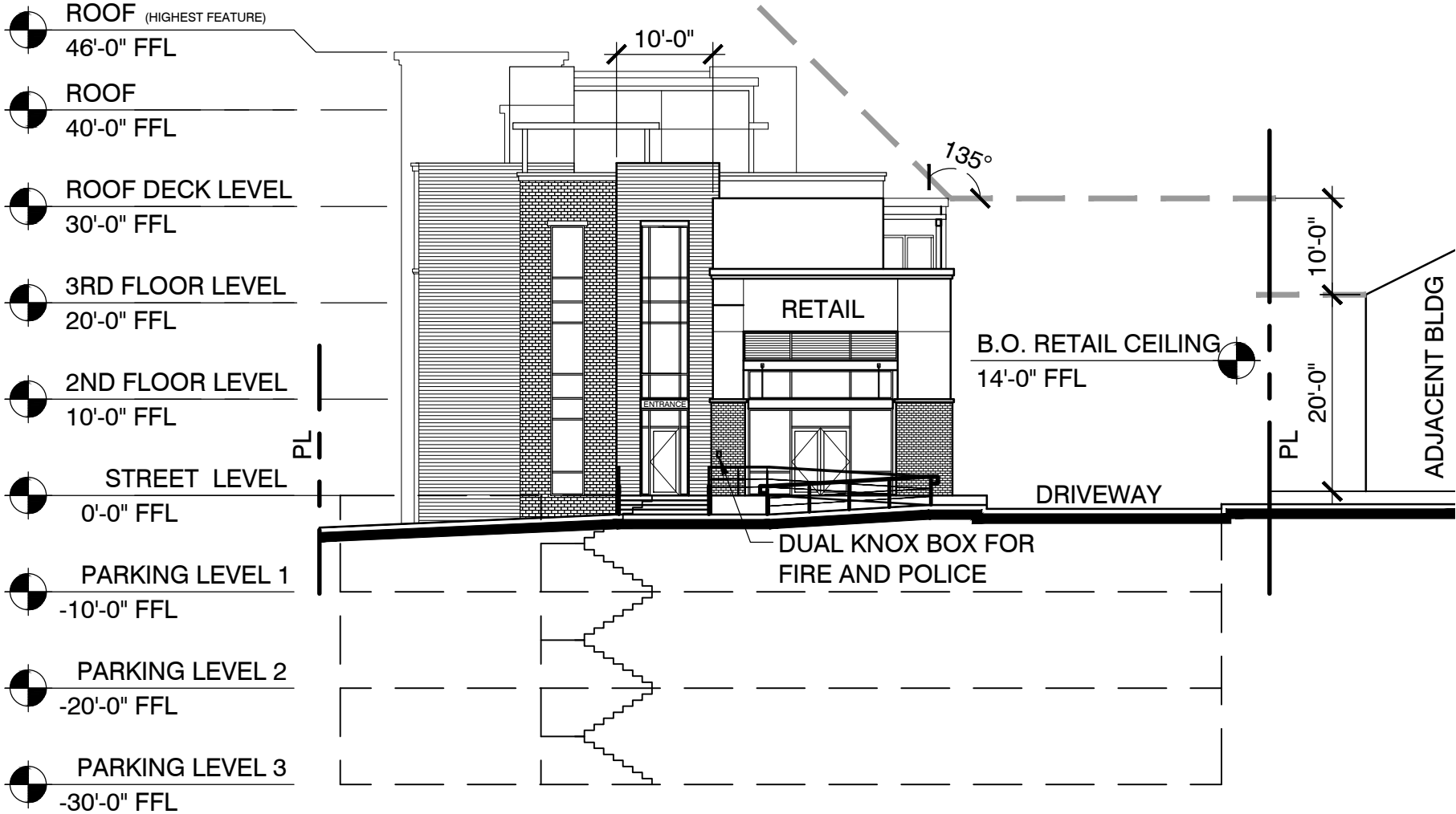
A-7

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com

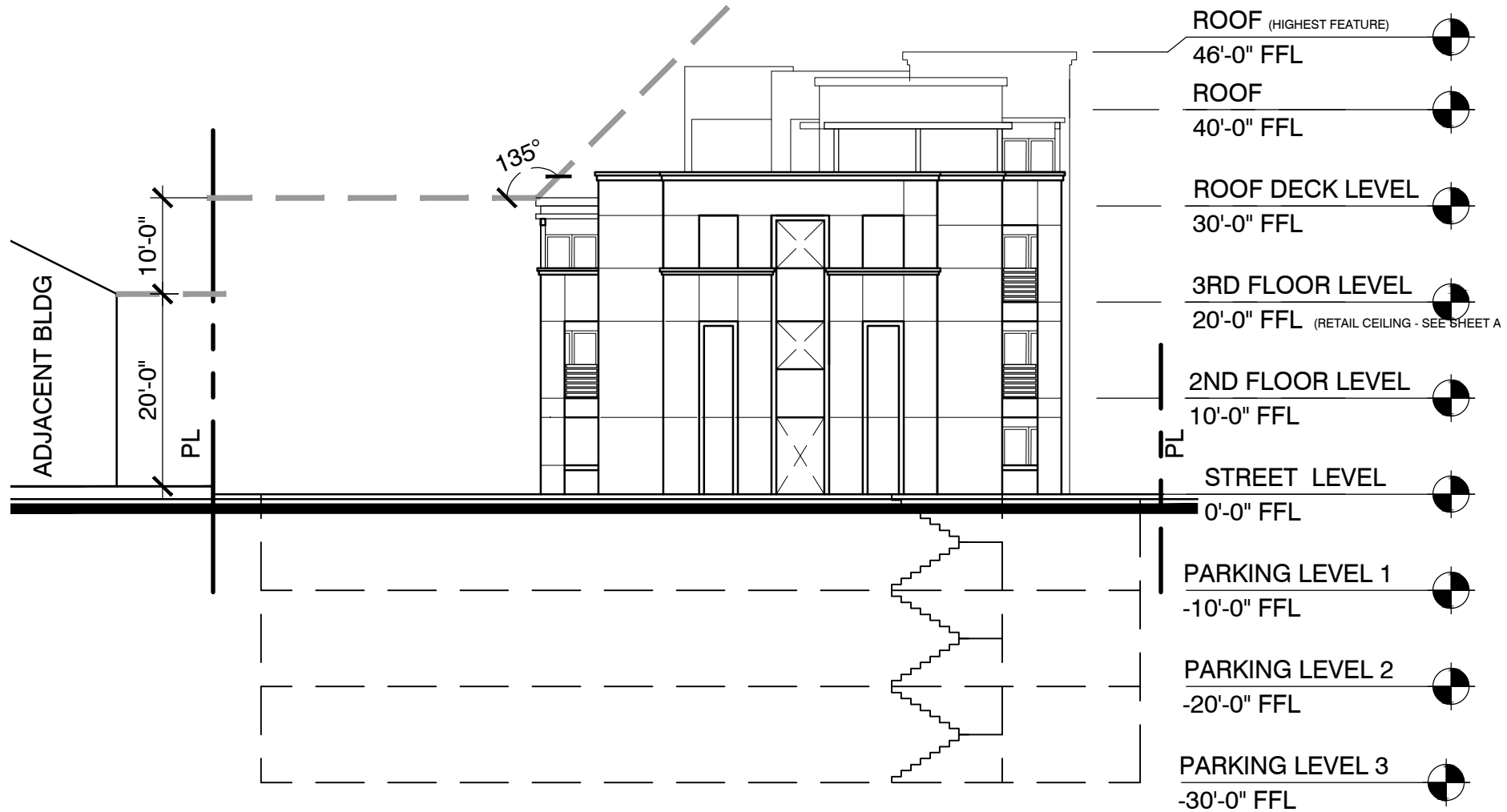




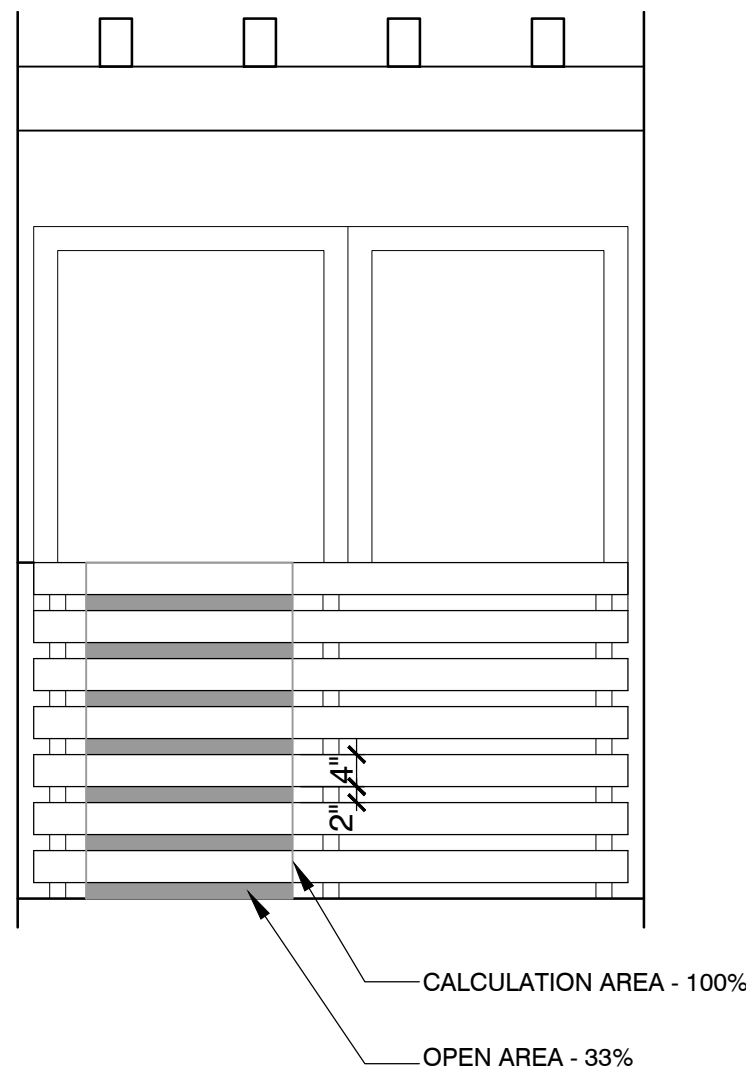
SOUTH ELEVATION
GLAZING AREA DIAGRAM



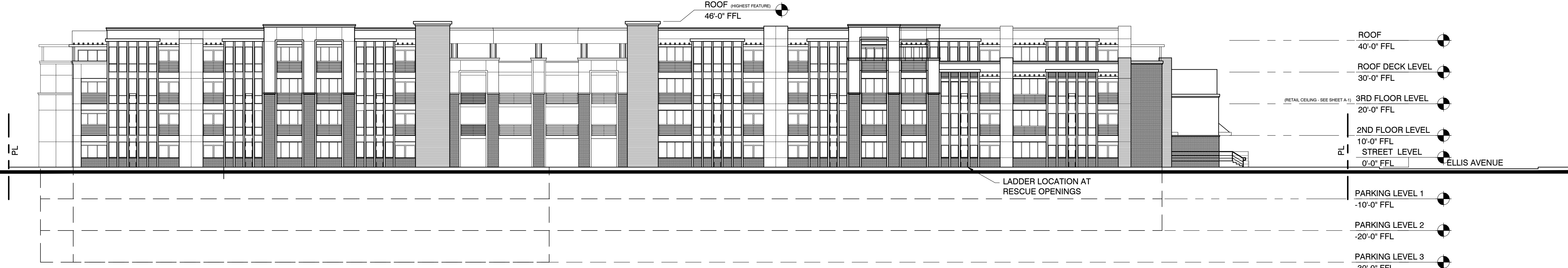
SOUTH ELEVATION



NORTH ELEVATION



RAILING DETAIL
N.T.S.



WEST ELEVATION



EAST ELEVATION

ELLIS AVENUE CONDOS

HUNTINGTON BEACH, CA

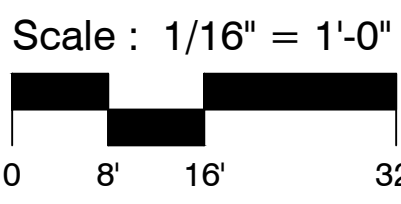
DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
09/11/18	REV. PER CLIENT COMMENTS/LC
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS
04/16/19	CITY COMMENTS REVISION

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

CONCEPTUAL ELEVATIONS

Scheme E



8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

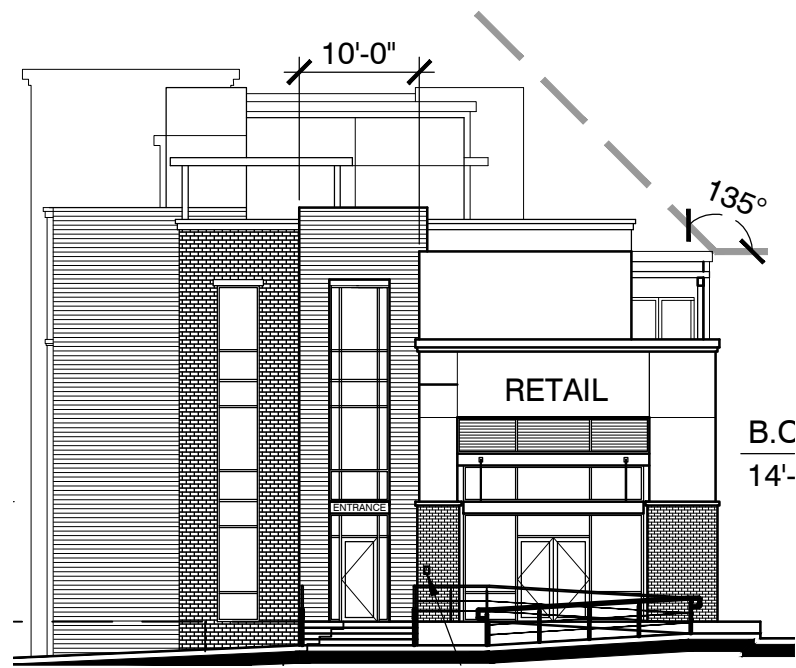
A-7

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com

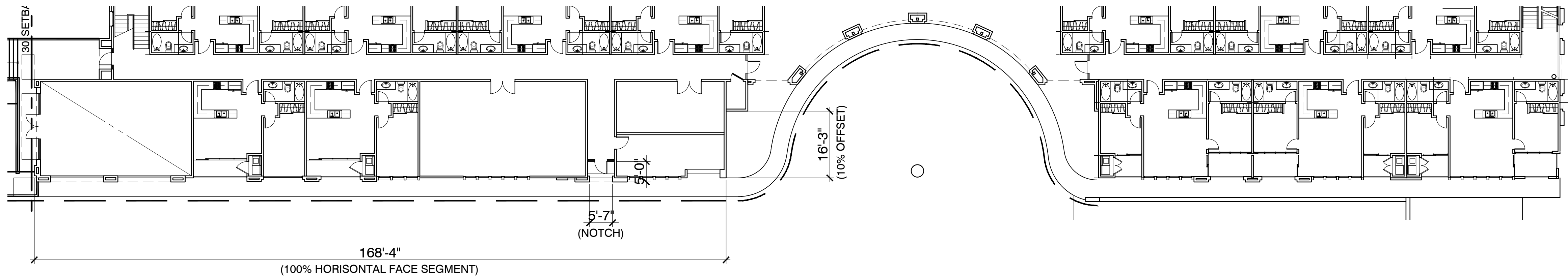




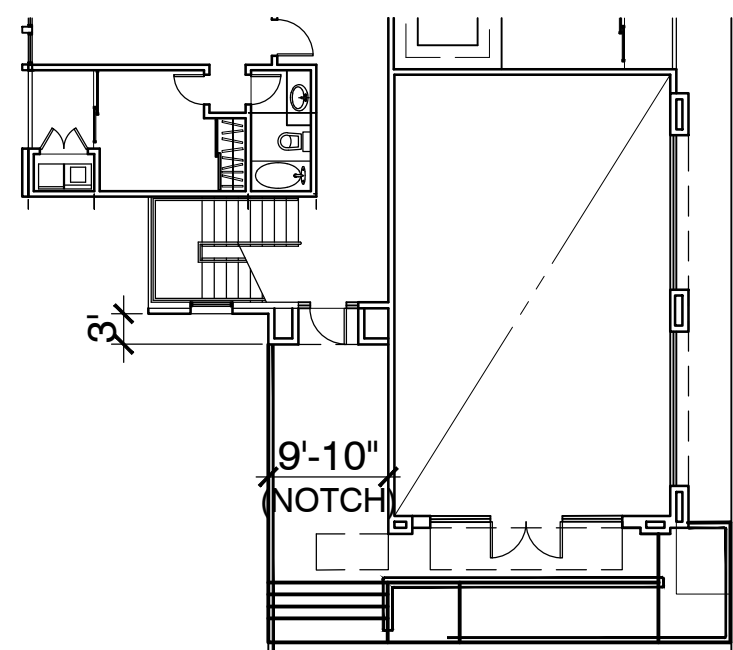
EAST ELEVATION



SOUTH ELEVATION



PARTIAL FLOOR PLAN



PARTIAL FLOOR PLAN

ELLIS AVENUE CONDOS

HUNTINGTON BEACH, CA

A-8

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
06/12/18	REVISED PER 2-12-18 COMMENTS
09/11/18	REV. PER CLIENT COMMENTS/LC
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

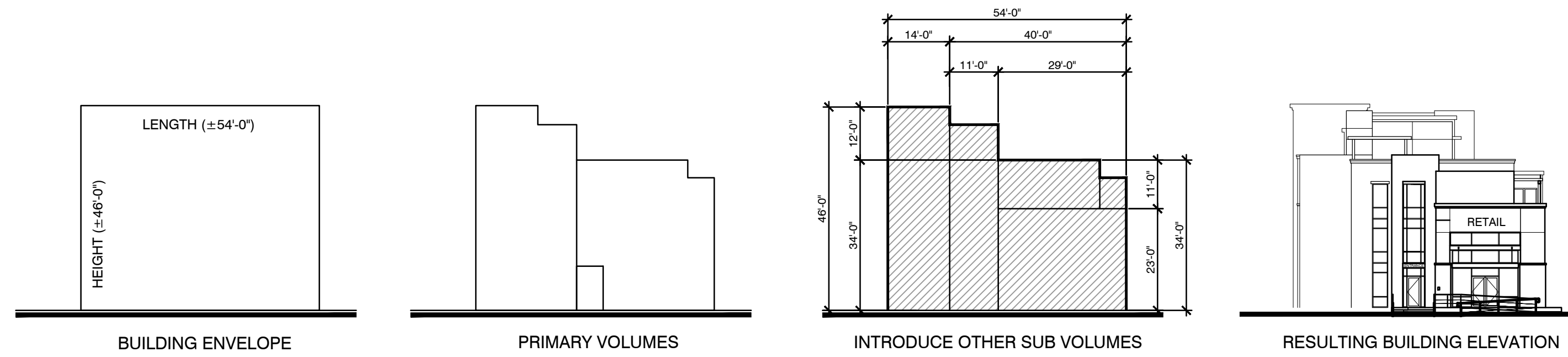
BUILDING OFFSET/NOTCHES STUDY
Scheme E

Scale : 1/16" = 1'-0"
0 8' 16' 32'

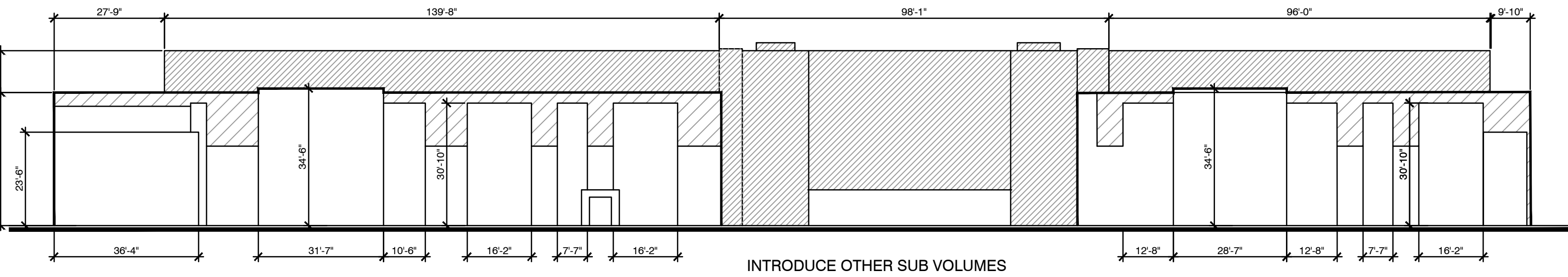
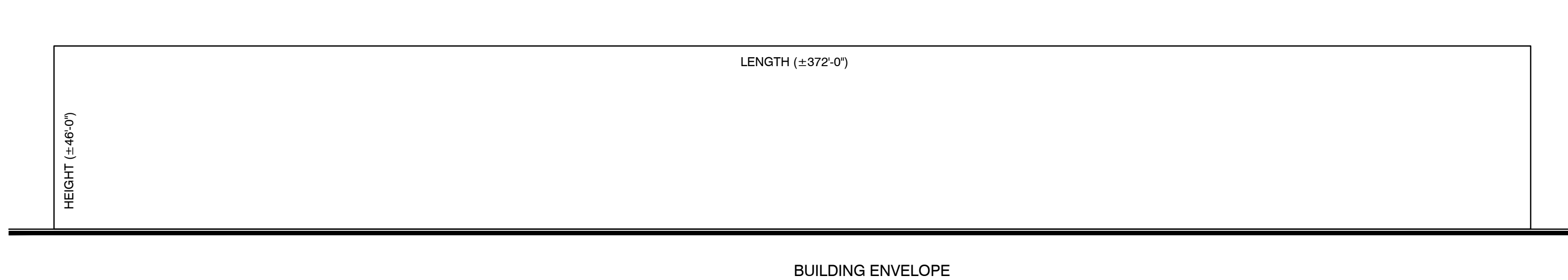
8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1194/949.474.7056
mcgarchitecture.com





SOUTH ELEVATION



EAST ELEVATION

ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

DATE: 08/22/2018
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

BUILDING MASSING PROPORTIONS
Scheme E

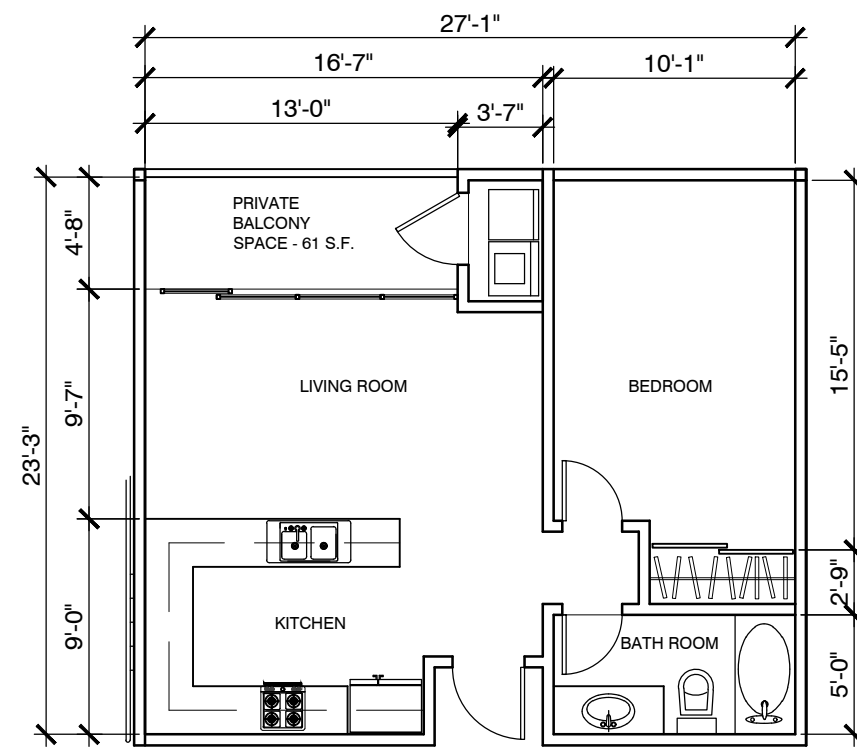
N.T.S.

8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

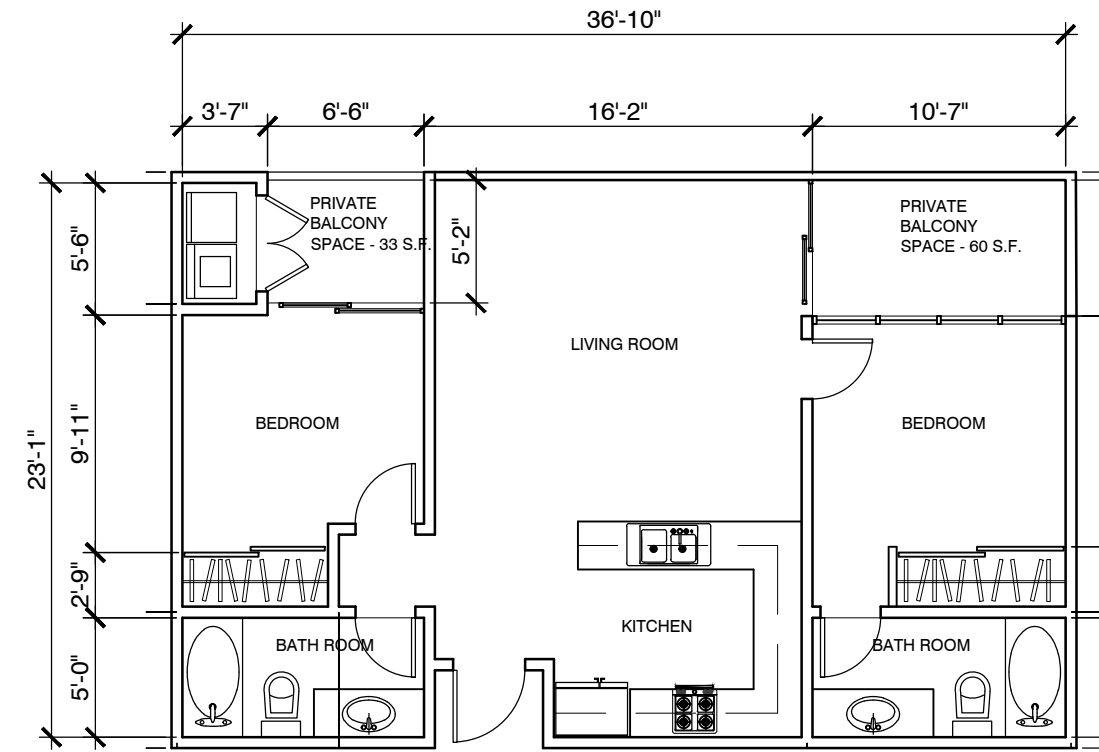
A-10

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com





TYPICAL PRIVATE SPACE - SINGLE BEDROOM UNIT



TYPICAL PRIVATE SPACE - TWO BEDROOM UNIT

PRIVATE SPACE CALCULATION:

60 SF PER UNIT X 48 UNITS	= 2,880 SF REQUIRED
61 SF PER 1 BEDROOM X 4 UNITS	= 244 SF PROVIDED
93 SF PER 2 BEDROOM X 42 UNITS	= 3,306 SF PROVIDED
ROOF DECK PRIVATE OPEN SPACE	= 3,281 SF PROVIDED

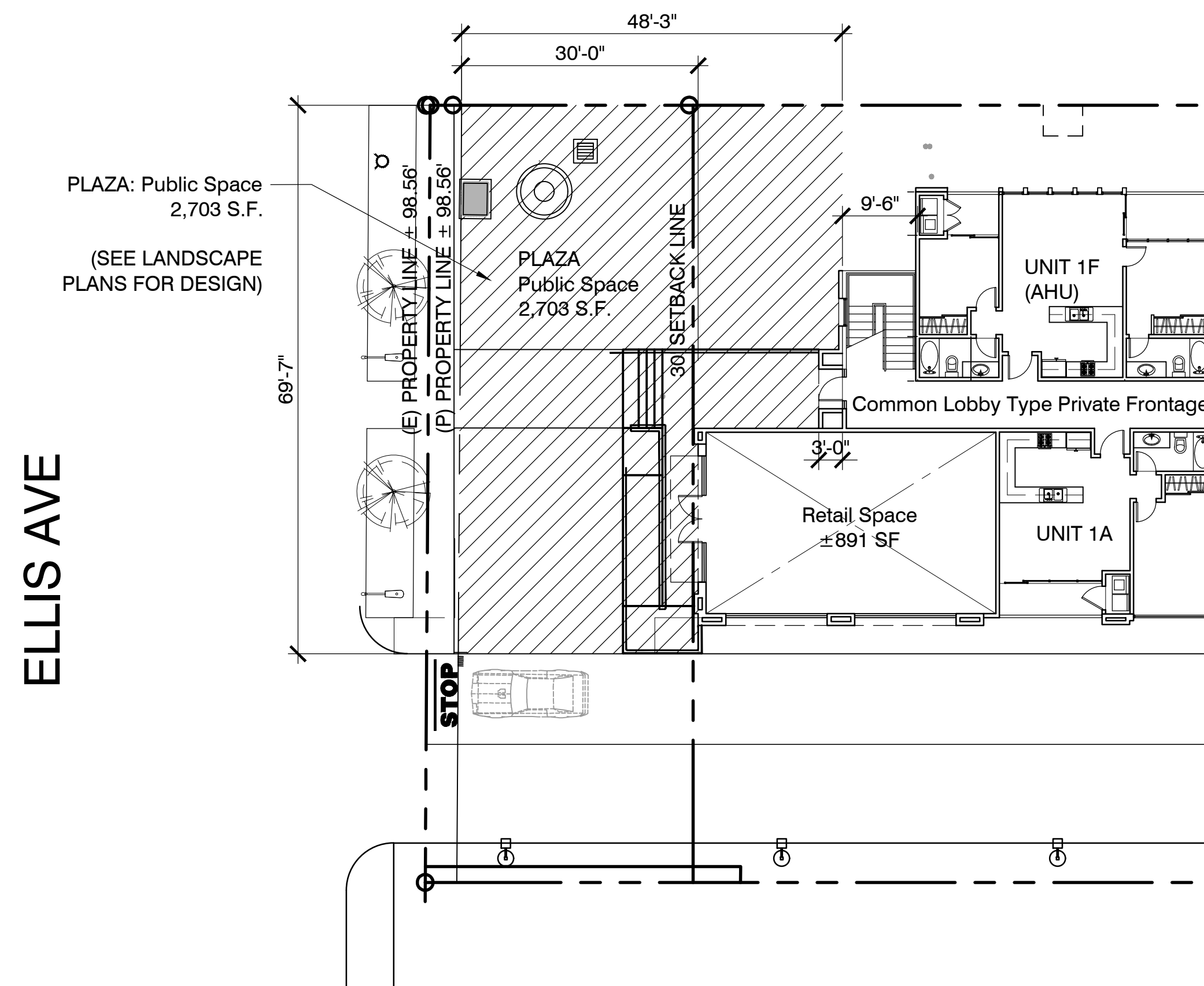
TOTAL OF 6,831 SF PROVIDED

FIRST FLOOR UNITS ARE NOT INCLUDED IN THE ABOVE CALCULATION.
ROOF DECK SPACE TO BE USED IN LIEU OF FIRST FLOOR SPACE
BEING NON-COMPLIANT.

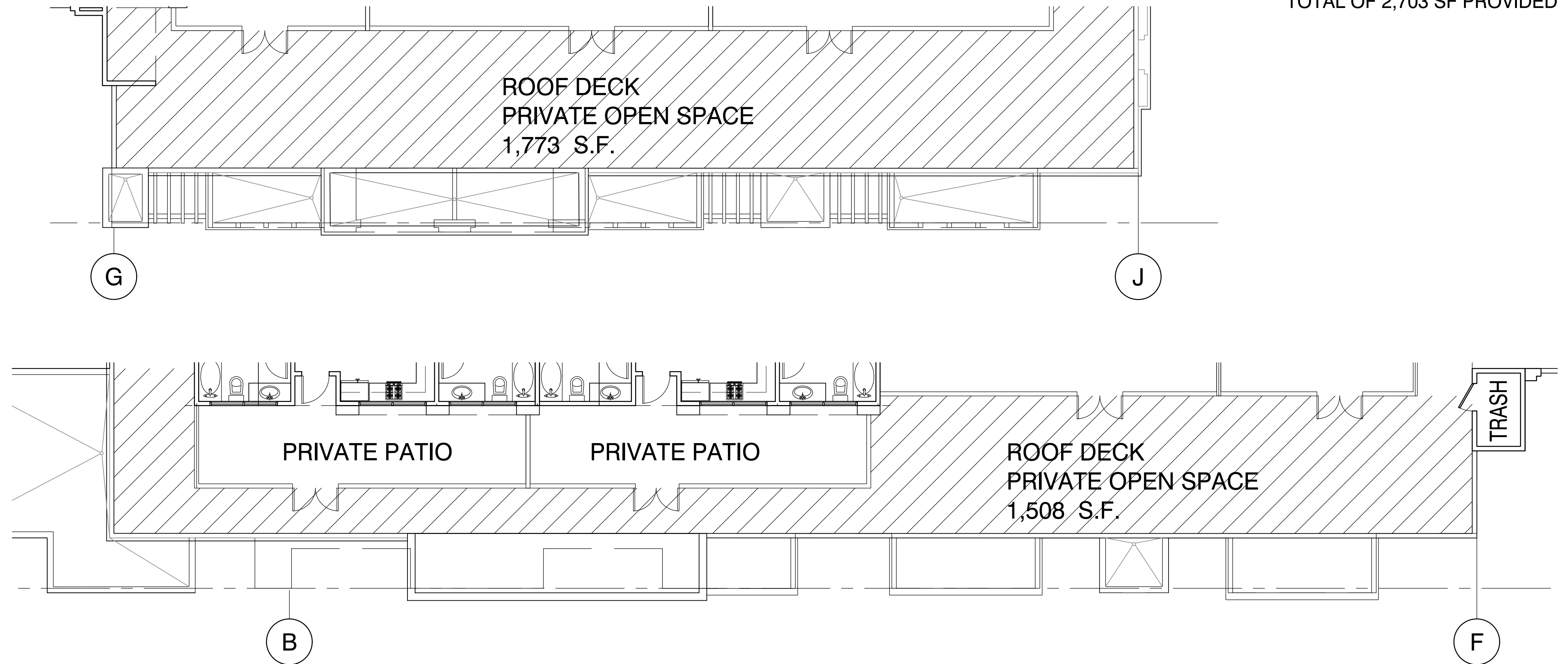
PUBLIC OPEN SPACE CALCULATION:

50 SF X 48 UNITS	= 2,400 SF REQUIRED
891 SF RETAIL / 1,000 SF = 0.891 X 50 SF	= 44.55 SF REQUIRED
	= 2,445.55 SF REQUIRED

TOTAL OF 2,703 SF PROVIDED



PUBLIC OPEN SPACE



ROOF DECK PRIVATE OPEN SPACE

ELLIS AVENUE CONDOS HUNTINGTON BEACH, CA

8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

A-11

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com

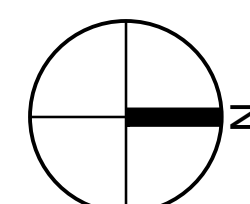


DATE: 10/31/2017
MCG JOB #: 17.359.01

DATE	REVISIONS
12/20/17	REVISED PER 12-6-17 COMMENTS
06/12/18	REVISED PER 2-12-18 COMMENTS
11/16/18	REVISED PER 10-17-18 COMMENTS
03/04/19	REVISED PER 12-26-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

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



ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
BUILDING USE TYPES	2.2.1	RETAIL/COMMERCIAL AT GROUND LEVEL	RETAIL PROVIDED
AFFORDABLE HOUSING	2.2.3	MINIMUM 10% OF UNITS TO BE AFFORDABLE HOUSING UNITS	5 UNITS PROVIDED
BUILDING MASSING	2.3.5	MASSING TO BE 1L:3H OR 3L:1H	SEE PLANS FOR NOTCH, OFFSET AND ELEVATIONS FOR MASSING MODEL
PARKING	2.7.1.13	125	128
LANDSCAPING	232.0800	8% MIN.	22%
BUILDING HEIGHT	2:03:01 AM	MIN. 2 STORY/MAX. 4 STORY	4-STORIES
PRIVATE FRONTAGE TYPES	2.4.2	PROVIDE TYPE OF FRONTAGE	COMMON LOBBY
SETBACKS	2.4.3 FRONT	30'-0"	30'-0"
	2.4.3 UPPER STORY	10' MIN.	10'-0"
	2.4.4 SIDE	10'-0" W/WINDOWS	10'-0"
	2.4.5 REAR	10'-0"	10'-0"
FRONTAGE	2.4.7	90% MAX.	54.79%
IMPROVEMENTS TO EXISTING STREETS	2.5.1	PROVIDE NEIGHBORHOOD STREETS DESIGN	SEE SITE/GROUND LEVEL PLAN
OPEN SPACE	2.6.1	50 S.F./UNIT - 2,400 S.F.	PLAZA = 2, 703 S.F.
PRIVATE OPEN SPACE	2.6.3	60 S.F./UNIT - 2,880 S.F.	6,831 S.F.
PUBLIC OPEN SPACE TYPE	2.6.4	PROVIDE TYPE OF PUBLIC OPEN SPACE	PLAZA - SEE STREET/GROUND LEVEL PLAN
PRIVATE OPEN SPACE TYPES	2.6.5	PROVIDE TYPE OF PRIVATE OPEN SPACE	PRIVATE YARD - SEE PLANS
OPEN SPACE LANDSCAPING	2.6.8	PROVIDE DETAILED INFORMATION REGARDING LANDSCAPING	SEE LANDSCAPE PLANS
SETBACK AREA LANDSCAPING	2.6.9	PROVIDE DETAILED INFORMATION REGARDING LANDSCAPING	SEE LANDSCAPE PLANS
PARKING SPACE DIMENSIONS	HBZSO 231.14	STALL STRIPING TO BE AS DEPICTED IN DIAGRAM "A"	SEE PARKING LEVEL PLANS
PARKING DESIGN STANDARDS	HBZSO 231.18	PROVIDE VEHICLE TURNAROUND SPACE AT DEAD END AISLES	SEE PARKING LEVEL PLANS - 3' WIDE X 25' LONG SPACE PROVIDED
BICYCLE PARKING	HBZSO 231.20	ONE BIKE RACK PER 4 UNITS AND ONE FOR EVERY 25 PARKING STALLS - 3 MINIMUM	20 PROVIDED - SEE PARKING PLANS.
GENERAL PARKING	2.7.3	DRIVEWAYS TO BE SETBACK 5' MIN. FROM ADJOINING PROPERTY.	SEE STREET/GROUND LEVEL PLAN.
PARKING DESIGN STANDARD	HBZSO 231.18	PROVIDE MIN. 25' TURN RADIUS FOR DRIVEWAYS INTO GARAGE	TURN RADIUS ADDED TO PARKING LEVEL PLANS
FACADE HEIGHT ARTICULATION	2.8.1	INCORPORATE ARTICULATION INTO BASE AND TOP ELEMENTS	WINDOW/STOREFRONTS & PLASTER REVEALS AT BASE PROVIDE PEDESTRIAN SCALE. CORNICE PROVIDES TOP ARTICULATION.
ARCHITECTURAL ELEMENTS REGULATIONS	2.8.2	PROVIDE INFO REGARDING FACADE COMPOSITION, ENTRANCES, ROOF EQUIPMENT AND SCREENING.	FACADE REVISED TO ADD GLAZING FOR MIN. 20% COMPLIANCE, REVISED SOUTH ELEVATION TO REFLECT RETAIL MAIN ENTRY, MECHANICAL EQUIPMENT TO BE WITHIN ATTIC SPACES NOT ROOF MOUNTED - ONLY VENT FANS/PLUMBING VENTS ON ROOF WHICH WILL BE SCREENED FROM VIEW.
ARCHITECTURAL ELEMENTS REGULATIONS	2.8.2	TRASH/RECYCLE ENCLOSURES	TRASH/RECYCLE ROOM ADDED ON MAIN FLOOR WITH OVERHEAD DOOR FOR BIN DUMPING AND CHUTE PROVIDED FOR RESIDENTS
REFUSE STORAGE AREAS	HBZSO 230.78	REFUSE STORAGE AREAS	TRASH/RECYCLE ROOM ADDED ON MAIN FLOOR WITH OVERHEAD DOOR FOR BIN DUMPING
SCREENING OF MECHANICAL EQUIPMENT	HBZSO 230.76	UTILITY METERS & BACKFLOW DEVICES 2" OR SMALLER SHALL BE SETBACK 5' MIN. FROM PROPERTY LINE, OR 10' FOR DEVICES LARGER THAN 2" AND SHALL BE SCREENED FROM VIEW.	ADDED NOTE/LOCATION ON GROUND FLOOR PLAN AND LANDSCAPE SCREENING ADDED ON LANDSCAPE PLANS.

ELLIS AVENUE CONDOS

HUNTINGTON BEACH, CA

8041 ELLIS AVENUE

HUNTINGTON BEACH, CA 92648

A-12

DATE:10/31/2017

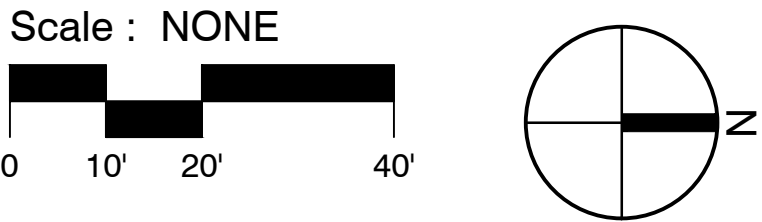
MCG JOB #:17.359.01

DATE	REVISIONS
12/20/17	ADDED THIS SHEET
06/12/18	REVISED PER 2-12-18 COMMENTS

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

ZONING

CONFORMANCE MATRIX



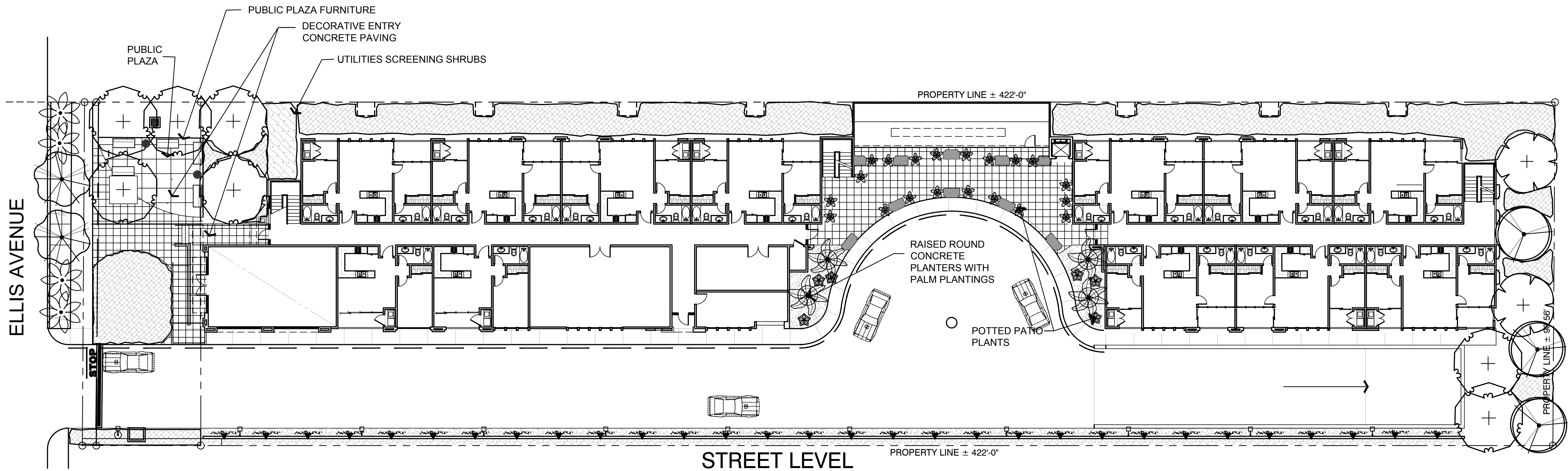
111 Pacifica, Suite 280

Irvine, California 92618

① 949.553.1117 ② 949.474.7056

mcgarchitecture.com





CONCEPT PLANT SCHEDULE

	VERTICAL FOUNDATION TREES TRISTANIA CONFERTA / BRISBANE BOX	2
	ACCENT PALMS PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK RHAPIS EXCELSA / LADY PALM	4
	PARKWAY PALM TREES WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	4
	FLOWERING ACCENT TREES MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA MELALEUCA QUINQUENERVIA / CAJEPUT TREE	3
	PLAZA TREES PROSOPIS CHILENSIS / CHILEAN MESQUITE	7
	STREET TREE TRISTANIA CONFERTA / BRISBANE BOX	2
	VINE PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER	30
	SHRUB AND GROUND COVER PLANTING ANISOZANTHOS X 'BUSH GOLD' / KANGAROO PAW BOUGAINVILLEA SPECTABILIS / GREAT BOUGAINVILLEA BOUGAINVILLEA X 'RASPBERRY ICE' / BOUGAINVILLEA CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY FEIJOA SELLOWIANA / PINEAPPLE GUAVA TREE LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF BLUE LILYTURF ROSA X 'FLOWER CARPET PINK' / ROSE	3603 SF 113 29 50 72 78 487 217 122
	BUFFER SHRUB MASSING GREVILLEA X 'NOELLII' / GREVILLEA	436 SF

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	4" - 6" RANDOM DECORATIVE COBBLE	32.34 CY	

WATER CONSERVATION STATEMENT

THIS PROJECT WILL INCORPORATE A DRIPLINE IRRIGATION SYSTEM FOR THE IN-GROUND PLANTERS AND A POINT SOURCE DRIP SYSTEM FOR THE POTS THAT DISPENSES WATER DIRECTLY TO THE PLANT WHILE AVOIDING OVERSPRAY ONTO HARDSCAPE SURFACES. THE IRRIGATION SYSTEM WILL BE VALVED BASED ON HYDROZONES AND PLANT TYPES. THE PROJECT WILL ALSO INCLUDE EQUIPMENT THAT ADDRESSES LATEST INDUSTRY STANDARDS FOR WATER CONSERVATION SUCH AS SHUT-OFF VALVES, PRESSURE REGULATORS, ET-BASED CONTROLLERS AND RAIN SHUT-OFF DEVICES. THE PLANT MATERIAL SELECTED WILL FALL BETWEEN THE LOW AND MEDIUM WATER USE CATEGORY AS REFERENCED IN NUGOLS.

ALL LANDSCAPE AREAS SHOWN SHALL BE PRIVATELY MAINTAINED.

ALL LANDSCAPE AREAS BE IRRIGATED WITH LOW VOLUME DRIP IRRIGATION, INCORPORATING A DRIPLINE DISTRIBUTION SYSTEM AS WELL AS A DEEP ROOT BUBBLER SYSTEM FOR TREES.

ALL LANDSCAPE AREAS TO RECEIVE MIN. 3" LAYER OF SHREDDED BARK MULCH.

LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE CODES OF THE NEWPORT BEACH MUNICIPAL CODE

THE BARK MULCH USED ONSITE SHALL BE COMPOSED OF RECYCLED MATERIAL. IN ADDITION, SITE AMENITIES SUCH AS POTS, BENCHES AND PAVING MATERIALS, THAT INCORPORATE RECYCLED MATERIALS, WILL BE INCORPORATED INTO THE PROJECT WHERE APPROPRIATE.

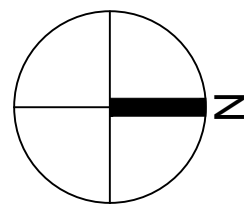
THIS LANDSCAPE CONCEPT PLAN HAS BEEN PREPARED INCORPORATING THE DESIGN ELEMENTS REFERENCED IN THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN

DATE:	02/28/2019
MCG JOB #:	13.177.01
Wal JOB #:	14037
DATE	REVISIONS
8-20-14	Add public open space per City Requirement
10-22-14	Only-Apt to Condo name change/Client request
1-5-18	Site plan changes

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

PRELIMINARY PLAN

Scale : 1/16" = 1'-0"



ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

111 Pacifica, Suite 280
Irvine, California 92618
Ø949.553.1117 Ø949.474.7056
mcgarchitecture.com



SM



DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

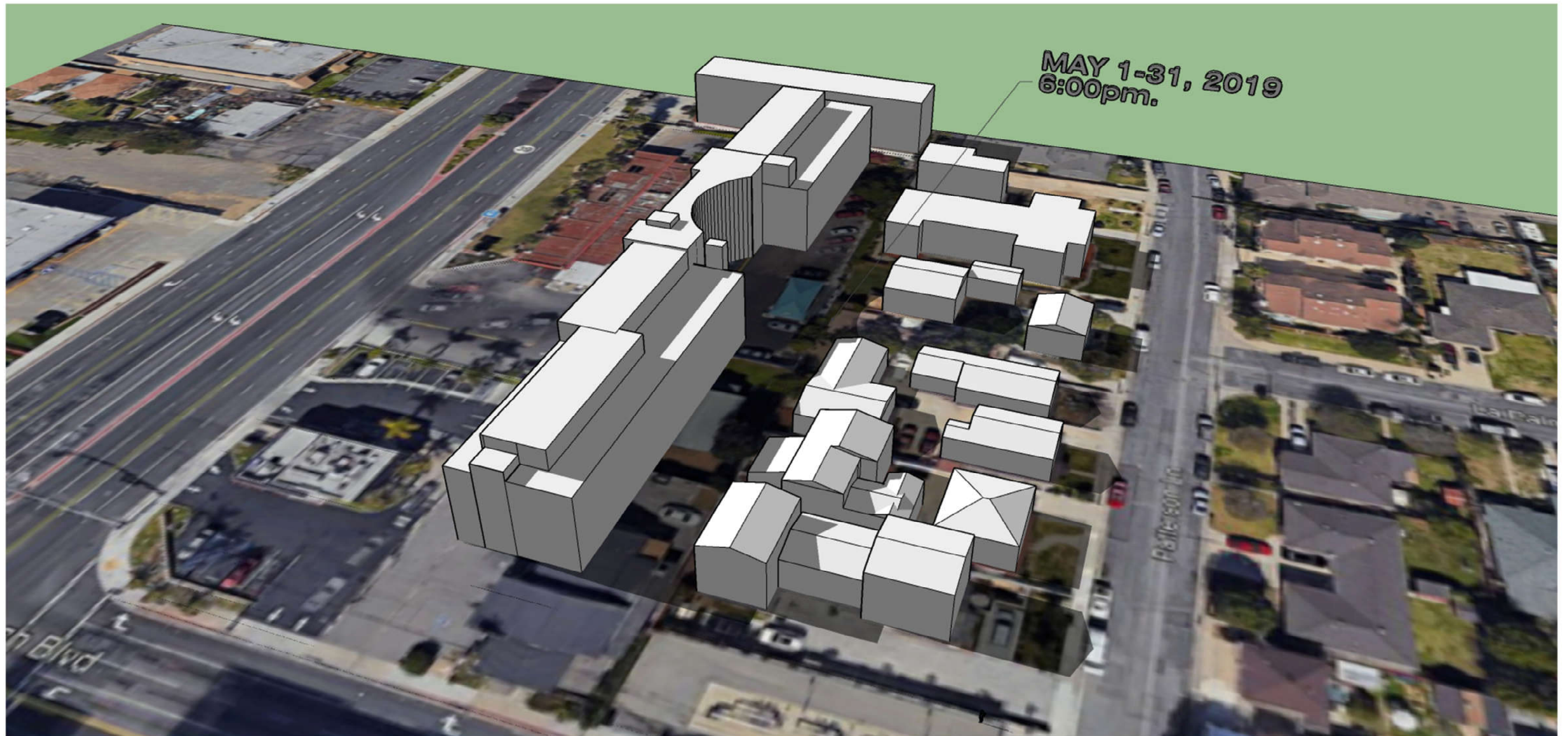
SHADOW STUDY MAY 1-31, 2019 (2:30pm.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com





DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SHADOW STUDY MAY 1-31, 2019 (6:00pm.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com





DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SHADOW STUDY
SEPTEMBER 1-30, 2019 (6:00am.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com





SEPTEMBER 1-30, 2019
11:30am.

DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SHADOW STUDY
SEPTEMBER 1-30, 2019 (11:00am.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com





DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

SHADOW STUDY SEPTEMBER 1-30, 2019 (04:30pm.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com





DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

SHADOW STUDY
SEPTEMBER 1-30, 2019 (04:00pm.)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

111 Pacifica, Suite 280
Irvine, California 92618
① 949.553.1117 ② 949.474.7056
mcgarchitecture.com





DATE: 05/20/2019
MCG JOB #: 17359.00

DATE	REVISIONS

© MCG ARCHITECTS 2017 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

SHADOW STUDY NOVEMBER 1-30, 2019 (3:30pm)

HUNTINGTON BEACH CONDOS

8041 ELLIS AVENUE
HUNTINGTON BEACH, 92648

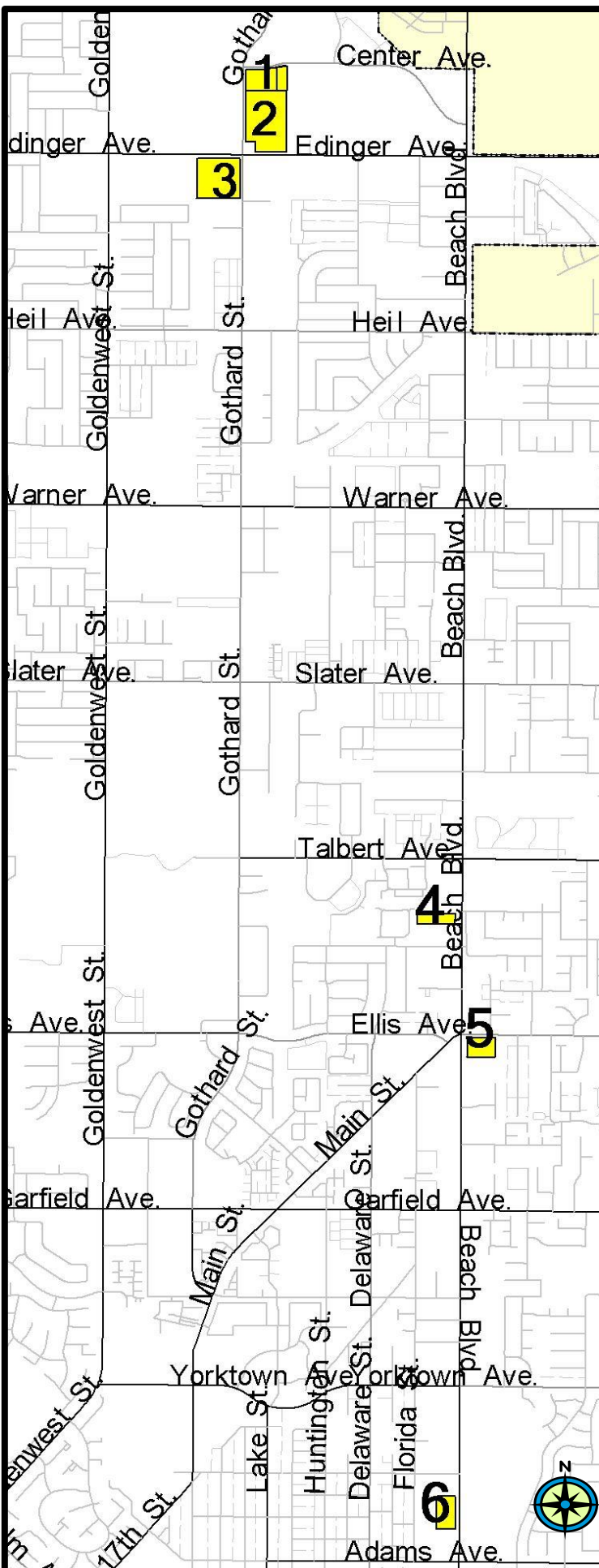
111 Pacifica, Suite 280
Irvine, California 92618
📞 949.553.1117 📠 949.474.7056
mcgarchitecture.com



BECSP Residential Projects – Completed 5/2019

1. Name: Avalon (3.8 acres/mixed use)
Address: 7302-7400 Center Avenue
Units: 378 units
2. Name: Boardwalk (12.5 acres/mixed use)
Address: 7441 Edinger Ave.
Units: 487 units
3. Name: Luce (8.5 acres/MFR)
Address: 7262, 7266, 7280 Edinger Ave.
16001, 17091 Gothard Street
Units: 510 units
4. Name: Oceana (2 acres/MFR)
Address: 18151 Beach Blvd.
Units: 78 units
5. Name: Elan (2.7 acres/mixed use)
Address: 18502, 18508-18552 Beach Blvd.
Units: 274 units
6. Name: Beach & Ocean (3.2 acres/MFR)
Address: 19891 Beach Blvd.
Units: 173 units

Total Residential Units – 1,900



NTS

SITE SUMMARY

ZONING: BEACH-EDINGER SPECIFIC PLAN - SP-14
APN: 157-341-04, 07 & 08
LAND: 0.955 AC 41,210 S.F.
OCCUPANCY: R-2/M
CONSTRUCTION TYPE: III-A
BUILDING: 66,511 S.F.

FLOOR AREA:
STREET LEVEL 15,578 SF
SECOND LEVEL 17,470 SF
THIRD LEVEL 17,470 SF
ROOF DECK LEVEL 6,810 SF

TOTAL FLOOR AREA 57,328 SF

PARKING AREA:
PARKING LEVEL 1 26,751 SF
PARKING LEVEL 2 26,751 SF
PARKING LEVEL 3 10,794 SF
TOTAL PARKING AREA 64,296 SF

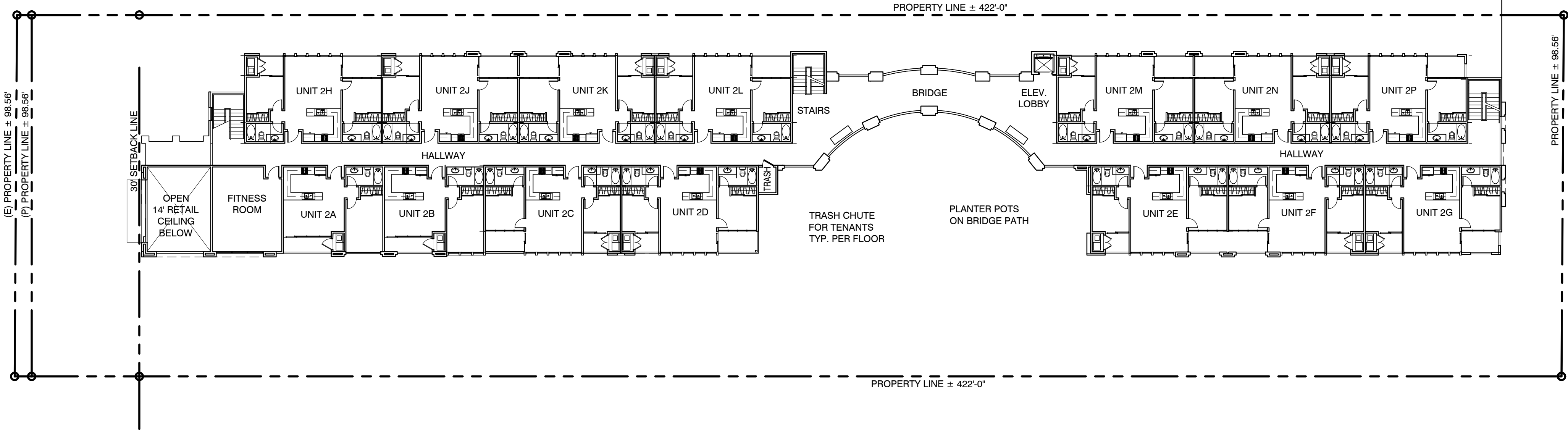
NUMBER OF UNITS
STREET LEVEL 12 UNITS
2ND TO 3RD LEVEL 29 UNITS
ROOF DECK LEVEL 7 UNITS
TOTAL UNITS 48 UNITS

* AHU = AFFORDABLE HOUSING UNIT, 4.8- UNITS
REQUIRED. DEVELOPER WILL BE PROVIDING 5
UNITS.

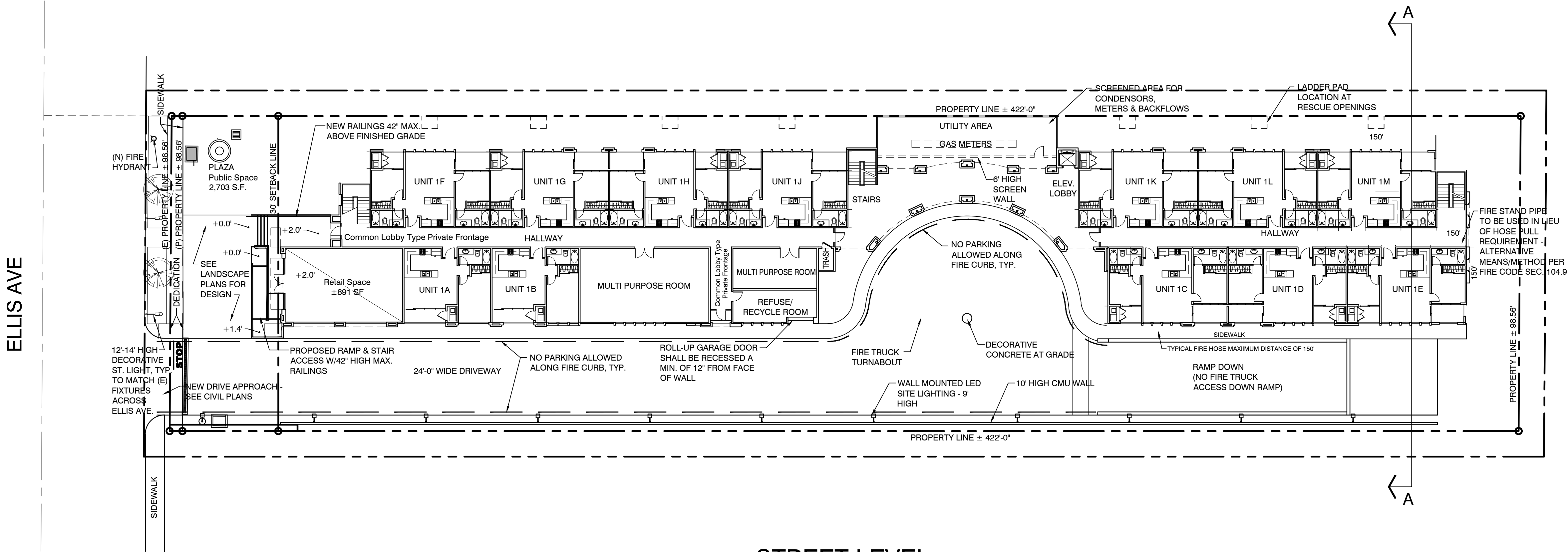
LEGAL DESCRIPTION
TRACT 7157, IN BOOK 157, PAGE 34 OF ORANGE
COUNTY ASSESSORS OFFICE.

OWNER
THDT INVESTMENTS
1307 W. 6TH ST. #202
CORONA, CA 92882
951.543.8665
SALIMTHEONE@YAHOO.COM

APPLICANT
MCG ARCHITECTURE/JEFF HERBST
111 PACIFICA, #280
IRVINE, CA 92618
949.553.1117
JHERBST@MCGARCHITECTURE.COM



2 ND FLOOR PLAN



STREET LEVEL

ELLIS AVENUE CONDOS
HUNTINGTON BEACH, CA

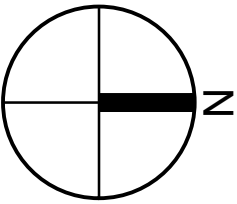
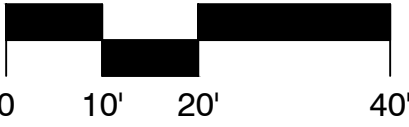
SITE PLAN &
FIRST & SECOND FLOOR PLANS

DATE: 04/02/2019
MCG JOB #: 17.359.01

DATE	REVISIONS
03/04/19	REVISED PER 12-26-18 COMMENTS
04/16/19	CITY COMMENTS REVISION
04/29/19	REVISED # OF AHU'S
05/01/19	REVISED AHU'S TO 5 TOTAL

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

Scale : 1" = 20'-0"



8041 ELLIS AVENUE
HUNTINGTON BEACH, CA 92648

A-2

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com



**Accident Rates Before and After Elan
Development**

Location	Accident Rate Before Elan Development	Accident Rate After Elan Development
Beach Blvd/Ellis Ave*	0.68	0.62
Ellis Ave/Patterson Ln*	0.11	0.15
Beach Blvd (Ellis Ave - Graziadio Dr)**	7.5	6.4
Ellis Ave (Beach Blvd - Goodwin Ln)**	12.7	12.4

*intersection accident rate per million entering vehicles

**street segment accident rate per million vehicle miles traveled

Before rates calculated based on 3 years of data prior to development

After rates calculated based on 3 years of data after development

Project Trip Generation Compared to Elan Development

Ellis Condo Project Trip Generation:

Daily Trips - 351

AM Peak Hour Trips - 22

PM Peak Hour Trip - 27

Elan Development Trip Generation:

Daily Trips - 1,822

AM Peak Hour Trips - 140

PM Peak Hour Trip - 169

Intersection Level-of-Service (LOS) Analysis*				
Intersection	Existing AM Peak Hour LOS*	Existing PM Peak Hour LOS*	Acceptable LOS per City Policy	Volume/Capacity Ratio Remaining at Acceptable LOS (D) with Project (AM Peak Hour/ PM Peak Hour)
Beach Boulevard / Talbert Avenue	B	D	D	0.31 / 0.10
Beach Boulevard / Garfield Avenue	B	C	D	0.25 / 0.18
Beach Boulevard / Ellis Avenue	A	B	D	0.37 / 0.29
* Intersection Capacity Utilization Methodology (ICU)				

LEGEND:

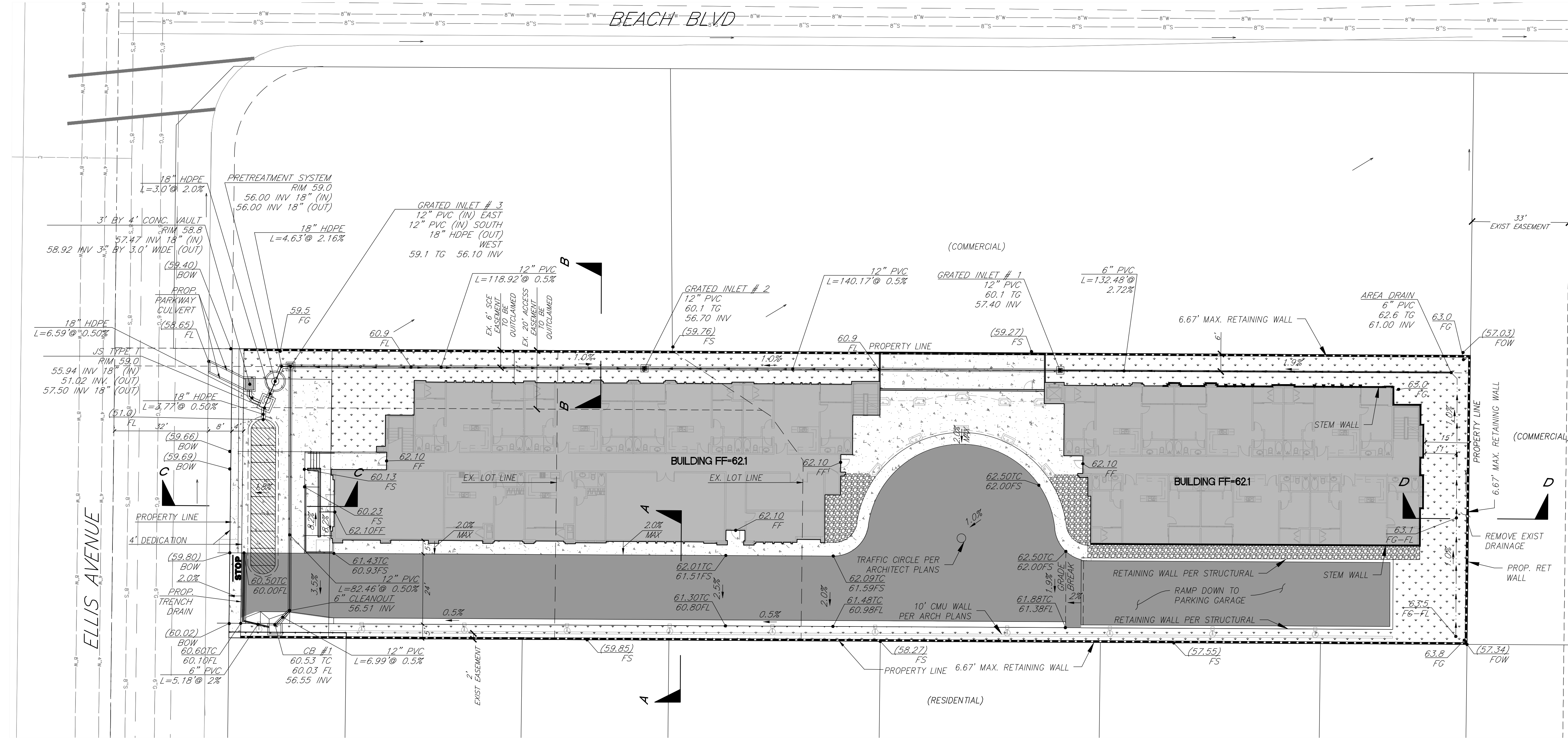
- AC PAVEMENT
PCC PAVEMENT
LANDSCAPED AREA
BUILDING FOOTPRINT

HUNTINGTON BEACH CONDOS

APN 157-341-07, 04, 08

CONCEPTUAL GRADING PLAN

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE
MARCH 2019



STATISTICAL INFORMATION

PROPOSED PROPERTY USE: MULTI-STORY RESIDENTIAL CONDOS; 2 LEVELS OF PARKING BELOW GROUND; BUILDING FINISHED FLOOR CONSISTENT THROUGHOUT; 1 COMMON ROOF; SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS

GENERAL PLAN: M-SP-D MIXED USE
ZONING: SPECIFIC PLAN 14

PROPOSED ZONING: MIXED USE

PROPERTY ACREAGE: 0.95 AC

PROPERTY SQUARE FEET: ±41,598 SF

PARKING:
GENERAL:

MULTI-FAMILY DWELLINGS
STUDIO/1 BDRM = 1 ENCLOSED SPACE PER UNIT
2 BDRM = 2 SPACES (1 ENCLOSED) PER UNIT
3+ BDRM = 2.5 SPACES (1 ENCLOSED) PER UNIT
GUEST PARKING = 0.5 SPACES PER UNIT
PARKING PROVIDED IN UNDERGROUND PARKING STRUCTURE; PLEASE SEE ARCHITECTURAL PLANS FOR PARKING COUNT & DETAILS

SEWAGE DISPOSAL: PROPOSED CONNECTION TO EXISTING PUBLIC SEWER MAIN IN ELLIS AVENUE

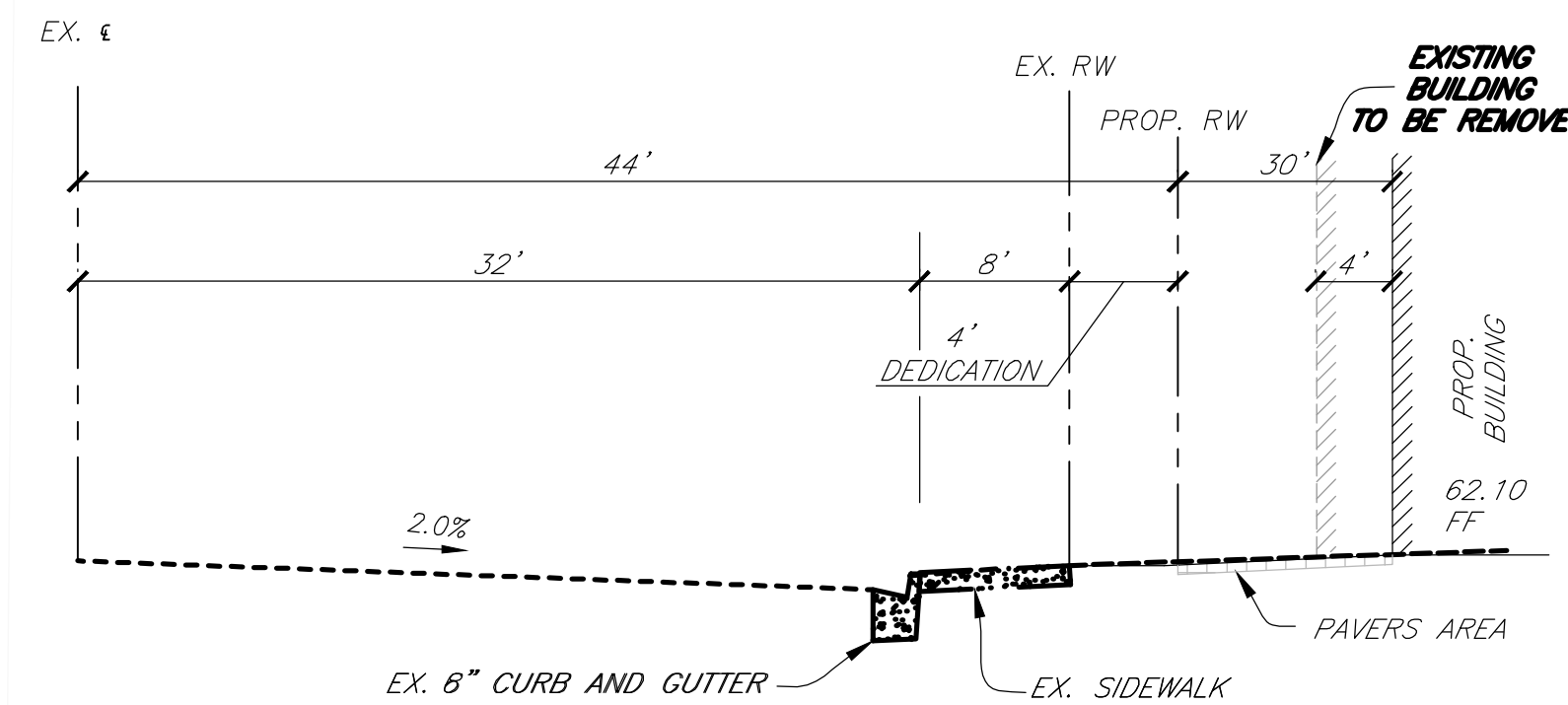
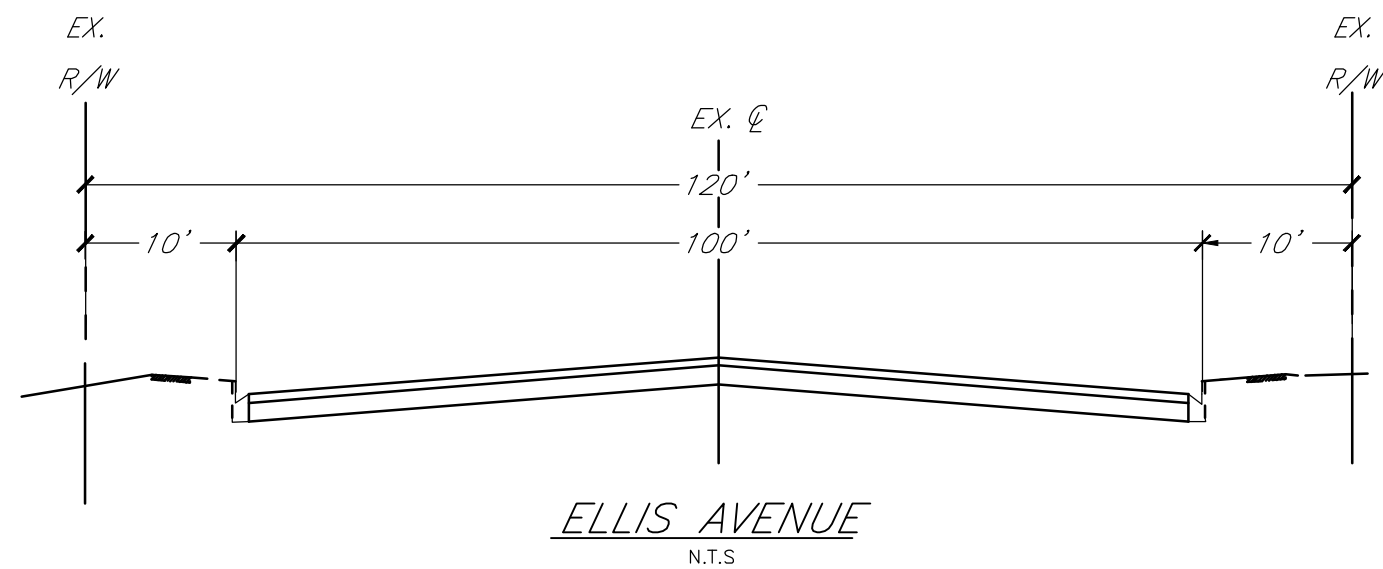
WATER SUPPLY: PROPOSED CONNECTION TO EXISTING WATER LINE IN ELLIS AVENUE
FIRE - 6" FIRE LINE
DOMESTIC - 4" DOMESTIC

TRASH: RAINBOW ENVIRONMENTAL SERVICES

DRAINAGE: SOUTHERLY TO A PROPOSED PARKWAY CULVERT, THENCE NORTHWESTERLY TOWARDS BEACH BLVD INTO AN EXISTING DRAINAGE STRUCTURE

ESTIMATED CUT/FILL:

CUT = 10,610 CY
FILL = 915 CY
NET = 9,695 CY SPOILS



SECTION C-C

N.T.S.

ENGINEER:

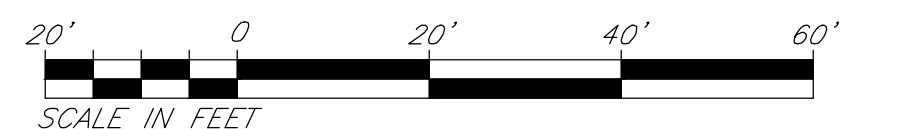
KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
(951) 272-3308 FAX
CONTACT: BRANDON BARNETT, P.E.
EMAIL: BRANDON.BARNETT@KWCENGINEERS.COM

APPLICANT/OWNER:

OC DEVELOPMENT, LLC
1307 W 6TH STREET, STE 202
CORONA, CA 92882
(951) 893-1900
TAHIR SALIM

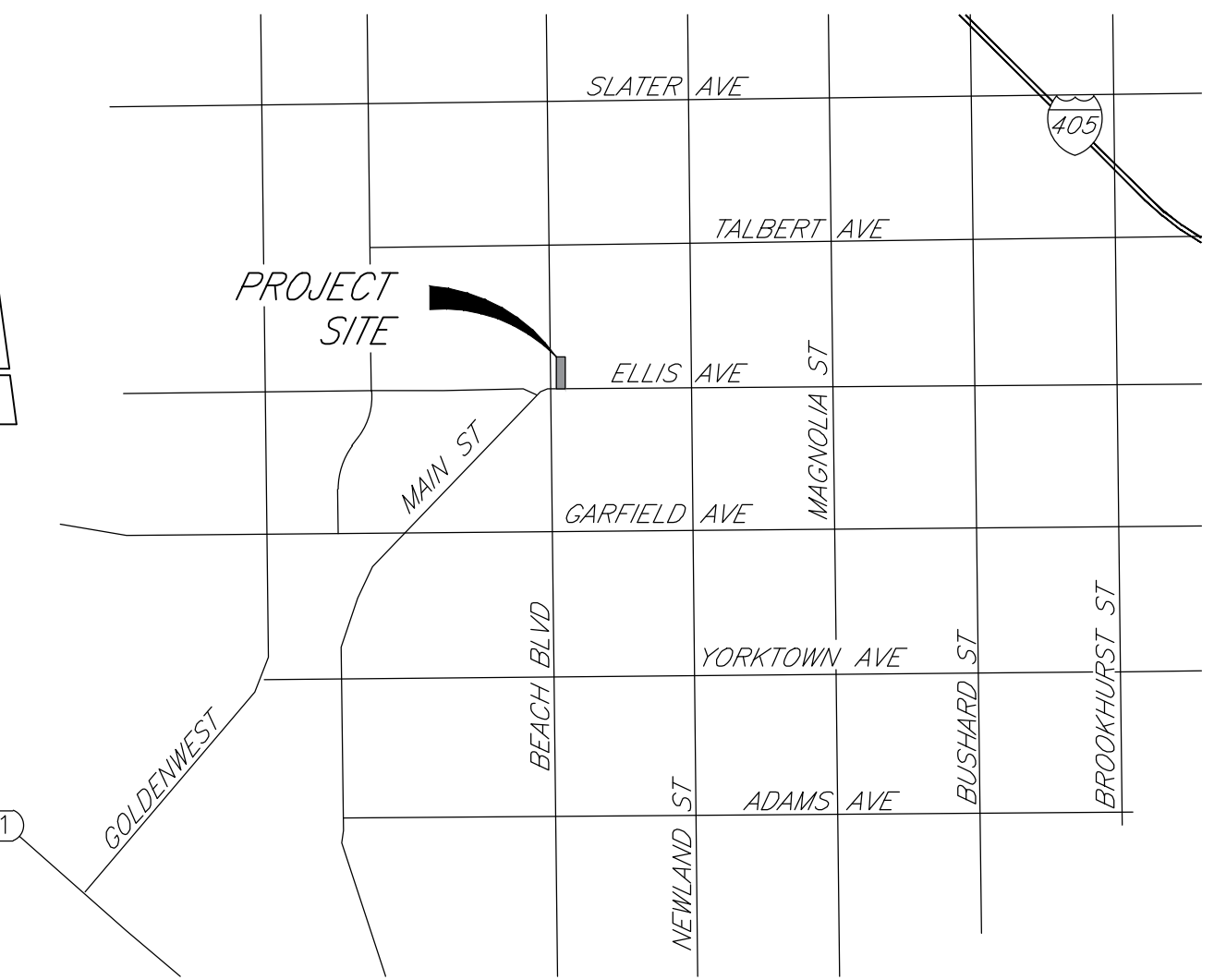
Date	By	REVISIONS

SCALE: 1"=20'
DATE: 3/05/2019
DESIGNED: BWP
CHECKED: BB



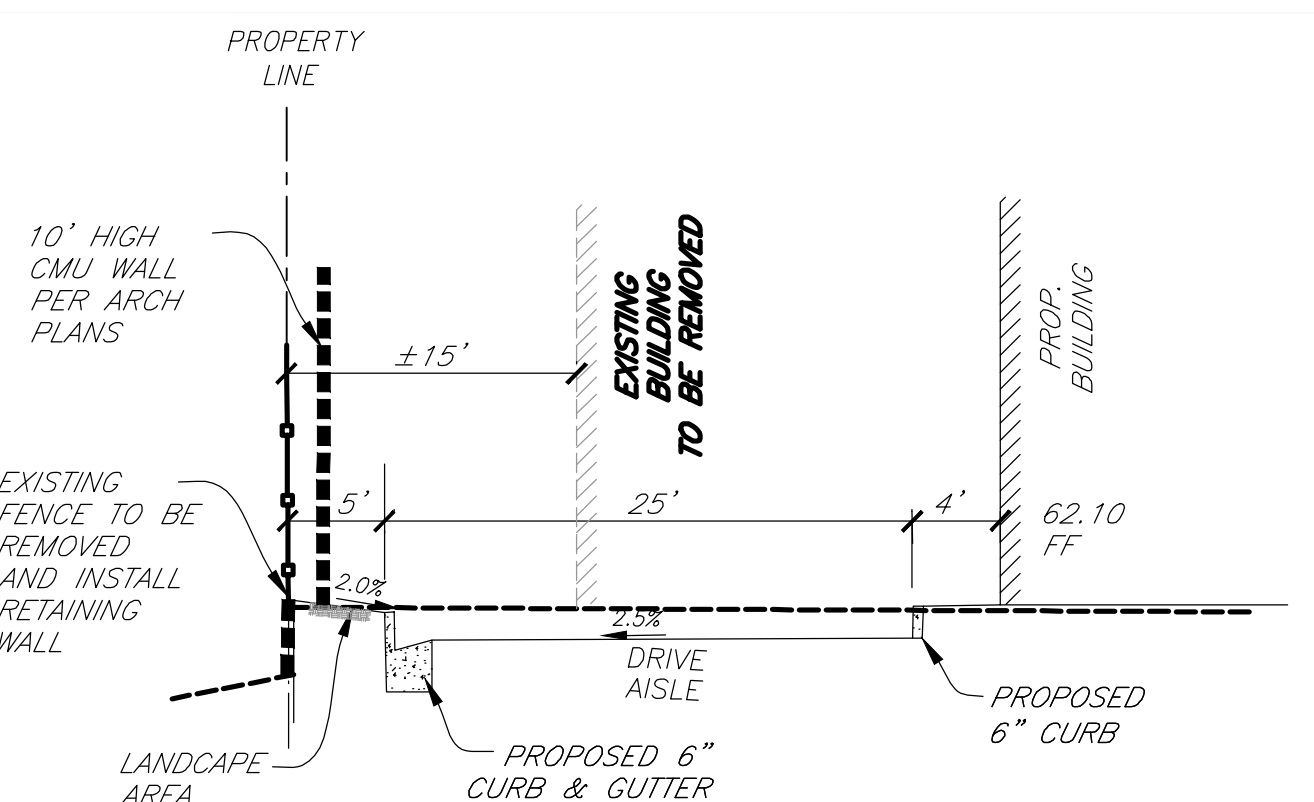
KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

SHEET	1
OF 1 SHEETS	



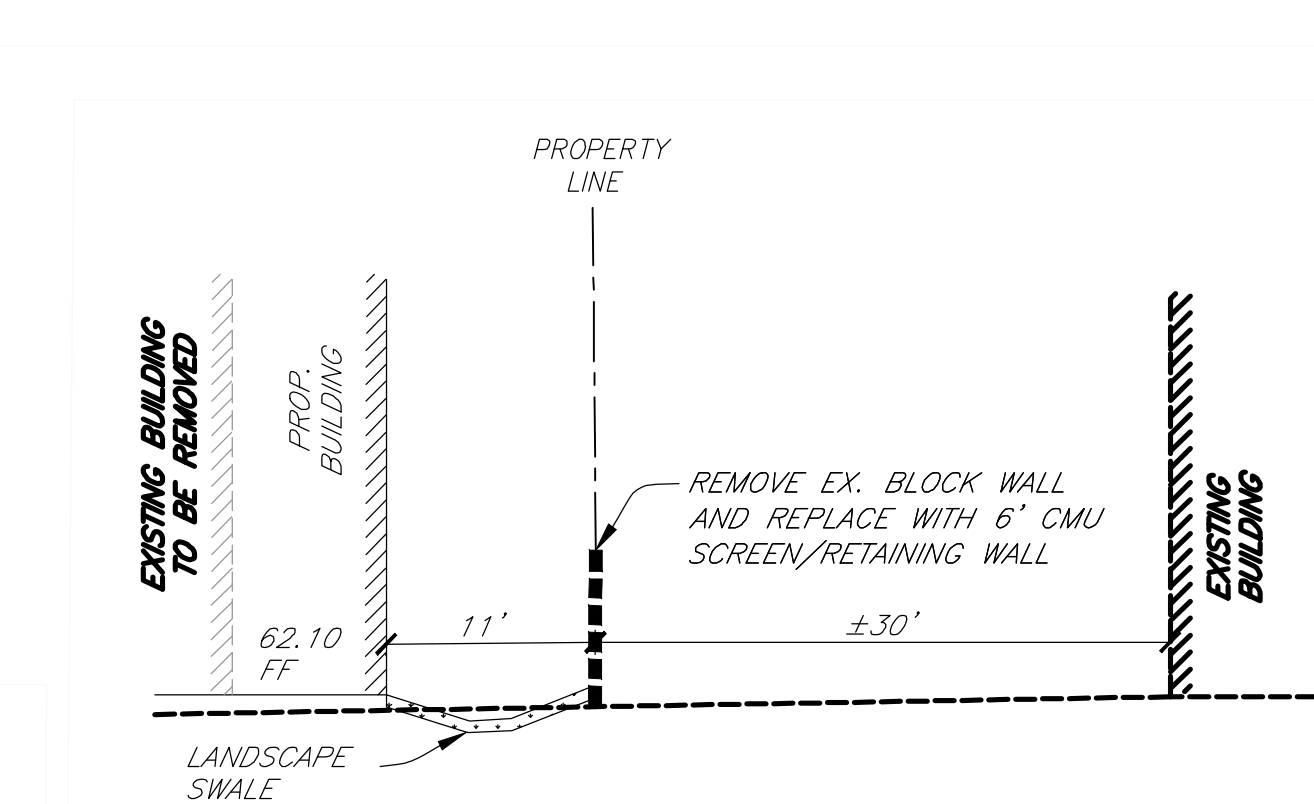
VICINITY MAP

NOT TO SCALE



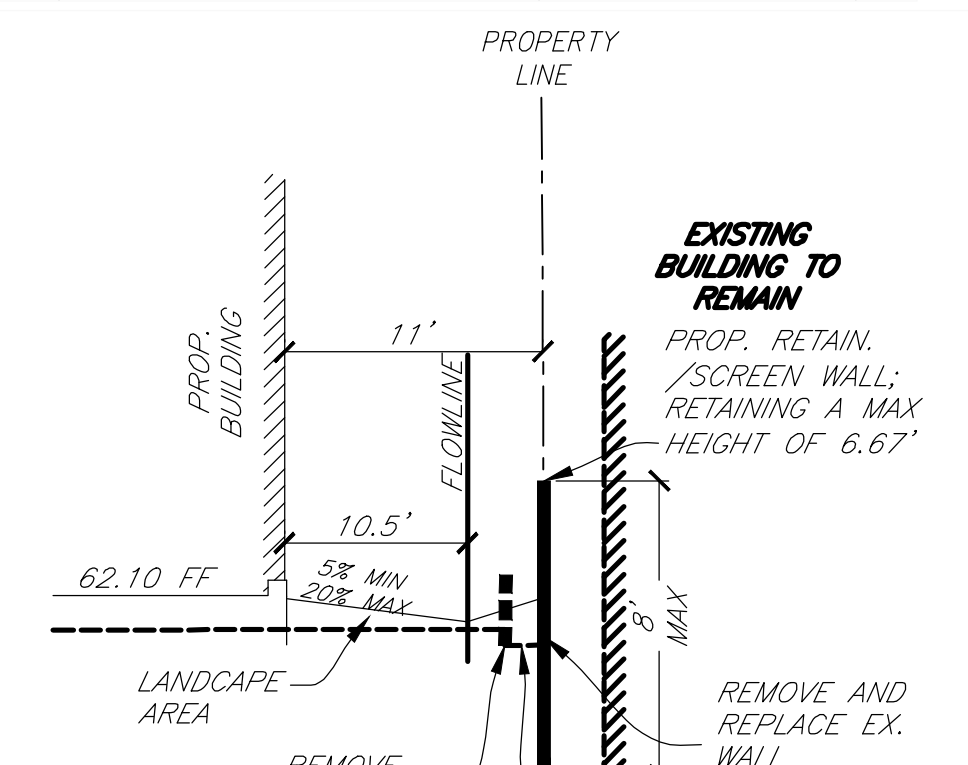
SECTION B-B

N.T.S.



SECTION C-C

N.T.S.



SECTION D-D

N.T.S.

R:\171718\PRELIM SITE PLAN\1718 Prelim Grading.dwg 03/05/2019 15:50



m c g a r c h i t e c t u r e

April 16, 2019

RECEIVED
APR 22 2019
Dept. of Community Development

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

REGARDING Parking Management Plan
 Huntington Beach Condos, Ellis & Beach
 CUP #17-042

To whom it may concern:

The proposed development will provide for 128 total off street parking spaces. As currently designed all parking will be underground with 53 total parking spaces on the first sub-grade level, 53 parking spaces on the second sub-grade level and 22 parking spaces on the third sub-grade level.

Vehicular Access to the parking area will be from a new 24'-0" wide drive aisle adjacent to the building extending north from Ellis Avenue approximately 295', then ramping down to the first sub-grade level. Each of the ramps that connect the levels to one another will not exceed 10% in slope. Also, ramps will not project into the required maneuvering spaces for vehicles as they enter/leave parking spaces. Residents & patrons may access the parking levels from within the building via the elevator or one of the 3-stairways provided.

Parking stalls shall be designed and striped in accordance with City of Huntington Beach Zoning Ordinance Chapter 231. The surface of the parking facility will be paved with non-slip concrete.

Parking level one consists of 31 standard stalls for residences, 3 accessible parking stalls, 2 stalls designated for clean air vehicles, 5 stalls to serve the retail component and 12 stalls reserved for tenant guest parking - totaling 53.

Parking level two consists of 36 standard stalls for residences, 3 accessible parking stalls, 2 stalls designated for clean air vehicles and 12 stalls reserved for tenant guest parking - totaling 53.

Parking level three consists of 17 standard stalls for residences, 3 accessible parking stalls and 2 stalls designated for clean air vehicles - totaling 22.

Parking levels one and two also provide for short term bicycle parking, storage for long term bicycle parking and a separate storage room with reserved lockers for tenants.

Error! Reference source not found.

Error! Reference source not found.

Error! Reference source not found.

Page 2

As provided the parking accommodates the 2 required stalls per residential unit, .5 stalls per unit for guest parking and 5 stalls for the proposed retail tenant - totaling 125 required and 128 provided stalls.

While there are no assigned/reserved parking stalls, other than those designated for Retail, Guest Parking and as required by law, the parking garage will only remain open between the hours of 9am to 9pm. Beyond those hours the only access will be provided to tenants via a scan card used at the gate for entry/exit.

In each level there will be sufficient lighting and security cameras to provide for a safe environment as tenants and guests transition to/from the parking levels.

Yours truly,

MCG ARCHITECTURE

Jeff Herbst, Project Director

cc File

FILE: Document2 (204-1.5)

RECEIVED
SEP 21 2018
Dept. of Community Development
September 13, 2018



m c g a r c h i t e c t u r e

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 MWEL0 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

cc File

FILE: Document2 (204-1.5)

Mitigation Monitoring Checklist for Ellis Condos

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
Aesthetics						
MM4.1-1 For projects that may result in a potential shade/shadow impact on nearby light-sensitive uses, the following mitigation measure shall be implemented at the City's discretion: Prior to issuance of a building permit, the Applicant shall be required to perform a shade and shadow analysis that demonstrates that the project will not result in significant impacts according to the following criteria. Shadowing impacts in the Specific Plan boundary are considered significant when shadows would be cast upon potentially sensitive uses during a substantial portion (greater than 50 percent) of the main daylight hours (9:00 A.M. to 3:00 P.M. during the fall, winter, and spring seasons, and 9:00 A.M. to 5:00 P.M. [daylight savings time] during the summer season). Light-sensitive uses are those that depend upon light for their operation (e.g., solar panels) or for which solar access is essential for their function (e.g., swimming pools). Light-sensitive uses also include public parks and routinely useable outdoor spaces associated with residences and schools (e.g., yards and playgrounds).	Shade/Shadow analysis to be prepared prior to issuance of building permit.	Plan check prior to issuance of building permit				Analysis to be prepared & submitted during plan check process. Since the buildings longest axis runs north-south, the main effect would be the adjacent residential on the east side - one with solar panels, which would be affected in the later afternoon hours. Other than this no impacts to light sensitive areas would result.
MM4.1-2 Proposed new structures shall be designed to maximize the use of non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	Building plans	Plan check prior to issuance of building permit				We will address in construction documents during plan check process and apply treatments/protectives. Most of the buildings exterior is covered by matte finish elements. Glazing will be coated to min. glare
Air Quality						
MM4.2-1 Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Plan check prior to issuance of a grading permit	Dept. of Community Development MAR 07 2019 RECEIVED			Notes will be added to Grading Plans during plan check.
MM4.2-2 Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NOx diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-3 Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of	Contract language and notes on grading	Plan check prior to issuance of				Notes will be added to Grading Plans during plan check.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	plans	a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-4 Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.	Contract language and notes on grading plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-5 As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following: <ul style="list-style-type: none"> ■ Application of soil stabilizers to inactive construction areas ■ Quick replacement of ground cover in disturbed areas ■ Watering of exposed surfaces three times daily ■ Watering of all unpaved haul roads three times daily ■ Covering all stock piles with tarp ■ Reduction of vehicle speed on unpaved roads ■ Post signs on-site limiting traffic to 15 miles per hour or less ■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads ■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip 	Contract language and notes on grading plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-6 Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-7 Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and, therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading				Notes will be added to Grading Plans during plan check.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
documents, which shall be approved by the City of Huntington Beach.		permit				
MM4.2-8 Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-9 Project applicants shall require by contract specifications that construction activities that affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 A.M. to 4:00 P.M.). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-10 Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Grading Plans during plan check.
MM4.2-11 Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM ₁₀ generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.	Mail to owners & occupants within 300 feet of project site a notice regarding major construction activities	Plan check prior to issuance of a grading or building permits, which occur earlier				Notification to take place after permit is issued.
MM4.2-12 Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Architectural Plans during plan check.
MM4.2-13 Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to Architectural Plans during plan check.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/ Date	Comments
MM4.2-14 Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Architect will insure that pre-painted/finished materials to be specified where feasible.
Biological Resources						
MM4.3-1 Nesting avian species protected by the MBTA: a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.	Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.	Plan check prior to issuance of a grading permit During construction				Survey will be performed prior to any site work.
MM4.3-2 Wetland Habitat a. For projects located on vacant (nondeveloped) land, preparation of a wetland delineation shall be required as deemed necessary by the City of Huntington Beach. The delineation shall be conducted in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, and the September 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0). The delineation report shall be prepared and submitted to the U.S. Army Corps of Engineers (USACE) for their verification. A copy of the USACE's verification letter and the delineation report shall be provided to the City of Huntington Beach. If no wetlands are present on the project site, no additional measures shall be required. b. Prior to the issuance of grading permits by the City, if wetlands are present on the project site (based on the verified wetland delineation), the project applicant shall acquire all applicable wetland permits. These permits include, but would not be limited to, a Section 404	If it is determined that a project is taking place on an undeveloped parcel of land, and a wetland delineation is deemed necessary by the City, preparation of a wetland delineation must occur	Plan check prior to issuance of grading permit				Not applicable. Existing land is currently developed. No wetlands are present.

MM4.3-1 Nesting avian species protected by the MBTA:

Developer shall submit construction schedule (including grading activities) as evidence of construction overlap with breeding season. If construction occurs during relevant breeding, developer shall present a survey report (prepared by a consultant approved by the City) to the City prior to issuance of a grading permit. If nests are found, developer shall submit plans identifying nest locations and limits of construction activities.

Plan check prior to issuance of a grading permit	
During construction	

Survey will be performed prior to any site work.

MM4.3-2 Wetland Habitat

If it is determined that a project is taking place on an undeveloped parcel of land, and a wetland delineation is deemed necessary by the City, preparation of a wetland delineation must occur.

Plan check
prior to
issuance of
grading
permit

Not applicable. Existing land is currently developed. No wetlands are present.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>Wetlands Fill Permit from the USACE, or a Report of Waste Discharge from the Regional Water Quality Control Board (RWQCB), and a Section 401 Water Quality Certification from the RWQCB. Additionally, a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) would be required for development that would cross or affect any stream course (including the Barge Canal).</p> <p>c. The project applicant shall, where feasible, preserve the maximum amount of existing wetlands and establish minimum 25- to 50-foot buffers around all sides of these features. In addition, the final project design shall not cause significant changes to the pre-project hydrology, water quality, or water quantity in any wetland that is to be retained on site. This shall be accomplished by avoiding or repairing any disturbance to the hydrologic conditions supporting these wetlands, as verified through wetland protection plans.</p> <p>d. Where avoidance of existing wetlands and drainages is not feasible, then mitigation measures shall be implemented for the project-related loss of any existing wetlands on site, such that there is no net loss of wetland acreage or habitat value.</p> <p>Wetland mitigation shall be developed as a part of the Section 404 CWA permitting process, or for nonjurisdictional wetlands, during permitting through the RWQCB and/or CDFG. Mitigation is to be provided prior to construction related impacts on the existing wetlands. The exact mitigation ratio is variable, based on the type and value of the wetlands affected by the project, but agency standards typically require a minimum of 1:1 for preservation and 1:1 for construction of new wetlands. In addition, a wetland mitigation and monitoring plan shall be developed that includes the following:</p> <ul style="list-style-type: none"> ■ Descriptions of the wetland types, and their expected functions and values ■ Performance standards and monitoring protocol to ensure the success of the mitigation wetlands over a period of five to ten years ■ Engineering plans showing the location, size and configuration of wetlands to be created or restored ■ An implementation schedule showing that construction of mitigation areas shall commence prior to or concurrently with the initiation of construction <p>A description of legal protection measures for the preserved wetlands (i.e., dedication of fee title, conservation easement, and/or an endowment held by an approved conservation organization, government agency or mitigation bank)</p>						Not applicable. Existing land is currently developed. No wetlands are present.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
Cultural Resources						
<p>MM4.4-1 Prior to development activities that would demolish or otherwise physically affect buildings or structures 45 years old or older or affect their historic setting, the project applicant shall retain a cultural resource professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to determine if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the cultural resource professional and the City of Huntington Beach, the appropriate archival research, including, if necessary, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System and a pedestrian survey of the proposed development area to determine if any significant historic-period resources would be adversely affected by the proposed development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the development area and includes recommendations and methods for eliminating or reducing impacts on historical resources. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or reducing impacts on historical resources identified in the technical report or memorandum.</p>	<p>Proof of retention of an historical resource professional to determine potential significance of structure 45 years old or older</p>	<p>Plan check prior to issuance of demolition or grading permit, whichever occurs earlier</p>				<p>A survey will be conducted by cultural resource professional prior to any construction/demolition.</p> <p>In an initial review no existing structures are listed with the city as historical.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>MM4.4-2(a) Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines or disturb human remains. The investigation shall include, as determined appropriate by the archaeologist and the City of Huntington Beach, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, updated Native American consultation, and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on archaeological resources or human remains. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe (e.g., the Gabrieliño Tongva Nation) and/or the Native American Heritage Commission. The methods shall also include procedures for the unanticipated discovery of human remains, which shall be in accordance with Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4 2(b).</p>	<p>Proof of retention of archaeological professional to determine if a substantial adverse change would occur to an archaeological resource</p>	<p>Plan check prior to issuance of demolition or grading permit, whichever occurs earlier</p>				<p>A survey will be conducted by an archaeologist prior to any construction/demolition.</p> <p>The project area is currently developed so the anticipation that any undisturbed soil is encountered would be highly unlikely.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>MM4.4-2(b) If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.</p>	Proof of retention of archaeological professional to determine if a substantial adverse change would occur to an archaeological resource	Plan check prior to issuance of demolition or grading permit, whichever occurs earlier				<p>An archaeologist will be retained and the city will be notified with work halted should this be encountered and the necessary requirements/steps met.</p> <p>Again, since the project will redevelop an existing developed property, it is unlikely that any archaeological remains will be found.</p>
<p>MM4.4-3(a) Prior to any earth-disturbing activities (e.g., excavation, trenching, grading) that could encounter undisturbed soils, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The investigation shall include, as determined appropriate by the paleontologist and the City of Huntington Beach, a paleontology records check and a pedestrian survey of the area proposed for development. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for eliminating or avoiding impacts on paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or avoiding impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. Projects that would include any earth disturbance (disturbed or undisturbed soils) shall comply with MM4.4-3(b).</p>	Proof of retention of paleontological professional to determine if a substantial adverse change would occur to an paleontological resource	Plan check prior to issuance of demolition or grading permit, whichever occurs earlier				<p>An paleontologist will be retained and a survey will be performed and the report will be issued to the city.</p> <p>Again, since the project will redevelop an existing developed property, it is unlikely that any pre-historic remains will be found.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>MM4.4-3(b) Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:</p> <ol style="list-style-type: none"> 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high 2. Assess effects on identified sites 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted 4. Obtain comments from the researchers 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	Proof of retention of paleontological professional to determine if a substantial adverse change would occur to an paleontological resource	Plan check prior to issuance of demolition or grading permit, whichever occurs earlier				An paleontologist will be retained and the city will be notified with work halted should this be encountered and the necessary requirements/steps met.
Geology and Soils						
<p>MM4.5-1 Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.</p>	Notes on grading plan and building plans	Plan check prior to issuance of a grading permit				Grading plans will incorporate recommendations from geotechnical report.
Hazards and Hazardous Materials						
<p>MM4.6-1 Prior to the issuance of grading permits on any project site, the site developer(s) shall:</p> <ul style="list-style-type: none"> ■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and 	Preparation of technical documentation to address site-specific hazards; Risk Management Plan and	Plan check prior to issuance of demolition or grading permits, whichever				A preliminary ESA will be performed.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>extent of contamination that is present before development activities precede at that site.</p> <ul style="list-style-type: none"> ■ If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project. ■ If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits. ■ Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City. 	Site Health and Safety Plan	occurs earlier				Any contamination will be treated/handled per the requirements of the regulatory agency.
<p>MM4.6-2 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p>	Risk Management Plan and Site Health and Safety Plan	Plan check prior to issuance of any grading permit and during construction				Any contamination will be treated/handled per the requirements of the regulatory agency and necessary plans will be prepared.
<p>MM4.6-3 Prior to the issuance of grading permits, future development in the Specific Plan shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the</p>	Methane Testing Plan Notes on building and methane plans	Prior to commencement-of sampling Prior to issuance of any grading				Testing shall be performed and results submitted to HBFD for review and approval.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.		permit and during construction				Should any measures needed to take place, required notes will be added to plans during plan check process.
MM4.6-4 To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.	Prepare construction roadway plans	Prior to approval of grading or building permits, whichever occurs earlier				Developer will consult with agencies and prepare necessary plans.
Hydrology and Water Quality						
<p>MM4.7-1 City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit.</p> <p>BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the WQMP.</p> <p>If permanent dewatering is required and allowed by the City, OCWD, and other regulatory agencies, the Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WDID number for proof of coverage under the De Minimis Threat General Permit or copy of the individual WDR in the WQMP. Additionally, the WQMP shall incorporate any additional BMPs as required by the City Public Works Department.</p> <p>The WQMP shall include the following additional requirements: <u>Project and Site Characterization Requirements</u></p>	Water Quality Management Plan	Prior to receiving a precise grading permit				WQMP will be prepared and will include DAMP requirements. WQMP will be submitted to city for approval during plan check process. BMP's shall be designed as indicated. Any dewatering processes requested will be submitted to the city for approval prior to permitting.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<ul style="list-style-type: none"> Entitlement Application numbers and site address shall be included on the title sheet of the WQMP In the project description section, explain whether proposed use includes onsite food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited onsite, please state) All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics. <p><u>Project-Based Treatment Control BMPs</u></p> <ul style="list-style-type: none"> Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise. Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table. It is expected that infiltration BMPs may be feasible between Holland Drive and Utica Drive, however, a Geotechnical Investigation must be conducted to ensure sufficient properties Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation needs If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control Excess stormwater runoff shall bypass the treatment control BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be 						<p>Numbers/address to be included in WQMP.</p> <p>WQMP to include thorough description of project.</p> <p>Pollutants to be identified on WQMP.</p> <p>Narrative to be included to address pollutant treating through BMP's.</p> <p>Soil types to be identified.</p> <p>Development requirements to be included.</p> <p>Plan to be added to WQMP.</p> <p>Geotechnical report will be submitted.</p> <p>Treatment control will be based on project type and guidelines in Geotechnical report.</p> <p>Wet swales/grassed channels shall not be used.</p> <p>Treatment control will abide by manufacturer's criteria.</p> <p>Understood. BMP's to be designed accordingly.</p> <p>Understood. BMP's will be designed accordingly.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>documented via analytical models or existing studies on effectiveness.</p> <ul style="list-style-type: none"> ■ The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Association (see below) ■ Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained ■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint <p>The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include:</p> <ul style="list-style-type: none"> ■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates ■ Oil and Grit separators ■ Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs: ■ Sand filters or other filters (including media filters) for rooftop runoff ■ Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons ■ Other proprietary treatment devices (if supporting documentation is provided) <p><u>Non-Structural BMPs</u></p> <p>The WQMP shall include the following operations and maintenance BMPs under the management of a Homeowners/Business Association (Association), where applicable. The Association shall fund and implement an operational and maintenance program that includes the following:</p> <ul style="list-style-type: none"> ■ The Association shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates 						<p>WQMP to comply with measure.</p> <p>Pet waste stations will be added to plans.</p> <p>Plans will reflect this measure.</p> <p>Undersood. BMP's will not use any such devices.</p> <p>WQMP to include operations and maintenance BMP's as indicated in measure.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff.</p> <ul style="list-style-type: none"> ■ The Association shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Association shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Association shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The Association shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community. ■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications. ■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance. ■ Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Association shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls (e.g., requirements for pet waste clean up, pet activity area restrictions, pet waste disposal restrictions) in the Association agreement/Conditions, Covenants, and Restrictions. ■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see http://www.fhwa.dot.gov/environment/ultraurb/ for street sweeping effectiveness). ■ The Association shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations. 						<p>Understood. Landlord to work with Association to abide by their requirements.</p> <p>Agreed.</p> <p>Stormwater system to abide by this measure.</p> <p>Understood. Landlord to work with Association to insure conformance.</p> <p>Landlord to schedule regular street sweeping maintenance.</p> <p>Understood.</p>

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<ul style="list-style-type: none"> ■ Reporting requirements: the Association shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned. <p><u>Site Design BMPs</u></p> <p>Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs:</p> <ul style="list-style-type: none"> ■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void¹ space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness) ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Green roofs to reduce runoff and treat roof pollutants <p>Site design and landscape planning to group water use requirements for efficient irrigation</p>						<p>Landlord will abide with this measure.</p> <p>LID principles will be implemented.</p>
<p>MM4.7-2 The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations.</p>	Groundwater Hydrology Study	Prior to issuance of a precise grading permit				<p>Study will be prepared, incorporated and approved by the city.</p>

¹ Void space is the empty space between individual particles.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>MM4.7-3 The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The Hydrology and Hydraulic Study shall identify existing runoff and proposed runoff, in addition to existing storm drain system capacity at the development site discharge location to the nearest down-gradient main junction. The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over existing conditions for the design storm events. The final site plan shall not exceed an impervious fraction of 0.9, unless sufficient retention is incorporated into the site design to accommodate excess runoff. The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit requirements for stormwater flow calculations and retention/detention features in effect at the time of review.</p>	<p>Hydrology and Hydraulics Study</p> <p>Precise final grading and street improvement plans and studies</p>	<p>Prior to issuance of a precise grading permit</p> <p>Following grading, excavation, and installation of utilities</p>				Study will be prepared, incorporated and approved by the city.
<p>MM4.7-4 The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to:</p> <ul style="list-style-type: none"> ■ Construction of new storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ Improvement of existing storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD ■ In-lieu fees to implement system-wide storm drain infrastructure improvements ■ Other mechanisms as determined by the City Department of Public Works. ■ For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the MPD and only MPD improvements would be required. <p>Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each site development and system characteristics to identify the best method for achieving adequate</p>	<p>Hydrology and Hydraulics Study</p>	<p>Prior to issuance of a precise grading permit</p>				Capacity will be determined and design/steps taken to insure compliance with measure.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<p>capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through <i>Municipal Code</i> (Section 14.20).</p> <p>The City Department of Public Works shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.</p>						Study will be prepared, incorporated and approved by the city.
Noise						
<p>MM4.9-1 Project applicants shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> ■ Two weeks prior to the commencement of construction, notification must be provided to surrounding land uses within 300 feet of a project site disclosing the construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period ■ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Schedule high noise-producing activities between the hours of 8:00 A.M. and 5:00 P.M. to minimize disruption on sensitive uses, Monday through Saturday. Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only. ■ Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources ■ Use electric air compressors and similar power tools rather than diesel equipment, where feasible ■ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes ■ Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. <p>Contract specifications shall be included in the proposed project</p>	Contract language and notes on grading and building plans	Plan check prior to issuance of a grading permit				BMP's will be listed on plans to comply with measure.

<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Timing</i>	<i>Future</i>	<i>On-going</i>	<i>Complete/Date</i>	<i>Comments</i>
construction documents, which shall be reviewed by the City prior to issuance of a grading permit.						
MM4.9-2 Project applicants shall require by contract specifications that construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Contract language and notes on grading plans	Prior to issuance of a grading permit				Plans will indicate staging areas in compliance with this measure.
MM4.9-3 Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a grading permit.	Contract language and notes on building plans	Prior to issuance of a building permit				Notes will be added to plans to reflect compliance with this measure.
MM4.9-4 Project applicants shall provide proper shielding for all new HVAC systems used by the proposed residential and mixed-use buildings to achieve a noise attenuation of 15 dBA at 50 feet from the equipment.	Contract language and notes on grading plans	Prior to issuance of a grading permit				Project to be designed to comply with this measure.
MM4.9-5 Prior to issuance of building permits, project applicants shall submit an acoustical study for each development, prepared by a certified acoustical engineer. Should the results of the acoustical study indicate that that exterior (e.g., patios and balconies) and interior noise levels would exceed the standards set forth in the City of Huntington Beach Municipal Code Sections 8.40.050 through 8.40.070, the project applicant shall include design measures that may include acoustical paneling or walls to ensure that noise levels do not exceed City standards. Final project design shall incorporate special design measures in the construction of the residential units, if necessary.	Acoustical Study	Prior to issuance of building permits				An acoustical study has been prepared and submitted to the city.
Public Services						
MM4.11-1 Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.	Budget sufficiently to maintain standard level of fire and police protection	Prior to issuance of building permits				Understood.
Transportation/Traffic						
MM4.13-1 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate westbound right turn lane to the intersection of Beach Boulevard at Warner Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.

<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Timing</i>	<i>Future</i>	<i>On-going</i>	<i>Complete/Date</i>	<i>Comments</i>
MM4.13-2 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of dual northbound and southbound left turn lanes to the intersection of Beach Boulevard at Garfield Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-3 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-4 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-5 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth southbound through lane to the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-6 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth eastbound through lane to the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-7 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth westbound through lane to the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-8 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a westbound right turn at the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-9 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution to allow a right turn overlap for a northbound right turn at the intersection of Brookhurst Street at Adams Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-10 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a fourth northbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.

<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Timing</i>	<i>Future</i>	<i>On-going</i>	<i>Complete/Date</i>	<i>Comments</i>
MM4.13-11 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Beach Boulevard at Edinger Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-12 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at Bolsa Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-13 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a second westbound left turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-14 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a de facto westbound right turn lane to the intersection of Beach Boulevard at Talbert Avenue. Implementation of this improvement would require Caltrans approval.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-15 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the conversion of a separate westbound right turn lane to a de facto right turn lane at the intersection of Newland Street at Warner Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-16 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a third westbound through lane to the intersection of Newland Street at Warner Avenue.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-17 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate southbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.
MM4.13-18 For future projects that occur within the Specific Plan area, the project applicant(s) shall make a fair share contribution for the addition of a separate northbound right turn lane to the intersection of Beach Boulevard at McFadden Avenue. Implementation of this improvement would require Caltrans and City of Westminster approvals.	Proof of fair share payment	Prior to issuance of certificate of occupancy				Landlord will abide by this measure.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
Utilities						
<p>MM4.14-1 The components of future projects in the Specific Plan area shall incorporate the following measures to ensure that conservation and efficient water use practices are implemented per project. Project proponents, as applicable, shall:</p> <ul style="list-style-type: none"> ■ Require employees to report leaks and water losses immediately and shall provide information and training as required to allow for efficient reporting and follow up. ■ Educate employees about the importance and benefits of water conservation. ■ Create water conservation suggestion boxes, and place them in prominent areas. ■ Install signs in restrooms and cafeterias that encourage water conservation. ■ Assign an employee to evaluate water conservation opportunities and effectiveness. ■ Develop and implement a water management plan for its facilities that includes methods for reducing overall water use. ■ Conduct a water use survey to update current water use needs. (Processes and equipment are constantly upgrading, thus changing the need for water in some areas.) ■ Repair leaks. Check the water supply system for leaks and turn off unnecessary flows. ■ Utilize water-efficient irrigation systems and drought tolerant plant palette and insure that sprinklers are directing water to landscape areas, and not to parking lots, sidewalks or other paved areas. ■ Adjust the irrigation schedule for seasonal changes. ■ Install low-flow or waterless fixtures in public and employee restrooms. ■ Instruct cleaning crews to use water efficiently for mopping. ■ Use brooms, squeegees, and wet/dry vacuums to clean surfaces before washing with water; do not use hoses as brooms. Sweep or blow paved areas to clean, rather than hosing off (applies outside, not inside). ■ Avoid washing building exteriors or other outside structures. ■ Sweep and vacuum parking lots/sidewalks/window surfaces rather than washing with water. ■ Switch from "wet" carpet cleaning methods, such as steam, to "dry," powder methods. Change window-cleaning schedule from "periodic" to "as required." ■ Set automatic optic sensors on icemakers to minimum fill levels to provide lowest possible daily requirement. Ensure units are air-cooled and not water-cooled. 	Notes on construction plans and conditions, covenants and restrictions (CC&Rs), as applicable	Prior to issuance of building permits; Prior to final inspection				Notes will be added to plans as well as CC&R's.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
<ul style="list-style-type: none"> ■ Control the flow of water to the garbage disposal ■ Install and maintain spray rinsers for pot washing and reduce flow of spray rinsers for prewash ■ Turn off dishwashers when not in use – wash only full loads ■ Scrape rather than rinse dishes before washing ■ Operate steam tables to minimize excess water use ■ Discontinue use of water softening systems where possible ■ Ensure water pressure and flows to dishwashers are set a minimum required setting ■ Install electric eye sensors for conveyer dishwashers ■ Retrofit existing flushometer (tankless) toilets with water-saving diaphragms and coordinate automatic systems with work hours so that they don't run continuously ■ Use a shut-off nozzle on all hoses that can be adjusted down to a fine spray so that water flows only when needed. ■ Install automatic rain shutoff device on sprinkler systems ■ Launder hotel linens per room by request or after vacancy 						
<p>MM4.14-2 The City of Huntington Beach shall require that adequate capacity in the wastewater collection system is demonstrated from the specific development site discharge location to the nearest OCSD main or trunk line to accommodate discharges from the specific development project. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to:</p> <ul style="list-style-type: none"> ■ Upsize new sewer pipes, as identified in sewer analysis (CR4.14-3) ■ Discharge assessment fees/districts to upsize sewer lines at downstream locations or where contributing areas are large ■ In-lieu fees to implement system-wide wastewater collection infrastructure improvements ■ Other mechanisms as determined by the City Department of Public Works. <p>Because some wastewater collection system constraints may be located far down gradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each development and system characteristics to identify the best method for achieving adequate capacity in the wastewater collection system.</p> <p>The City of Huntington Beach Department of Public Works shall review the sewer analysis and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant</p>	<p>Sewer capacity analysis</p> <p>Infrastructure and Improvement Plans</p>	Prior to issuance of building permits				Analysis will be performed and steps taken to insure compliance with this measure.

Mitigation Measure	Implementation Documentation	Timing	Future	On-going	Complete/Date	Comments
shall incorporate required corrective actions into their project design and/or plan. Prior to Final Inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.						
Climate Change						
MM4.15-1 The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.
MM4.15-2 The City shall require by contract specifications that alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.
MM4.15-3 The City shall require by contract specifications that developers within the project site use locally available building materials, to the extent feasible, such as concrete, stucco, and interior finishes, for construction of the project and associated infrastructure.	Contract language and notes on construction plans	Plan check prior to issuance of a building permit				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.
MM4.15-4 The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50 percent of construction, demolition, and site clearing waste.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading or building permit, which occurs earlier				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.
MM4.15-5 The City shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.

<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Timing</i>	<i>Future</i>	<i>On-going</i>	<i>Complete/Date</i>	<i>Comments</i>
MM4.15-6 The City shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.	Contract language and notes on grading plans and construction plans	Plan check prior to issuance of a grading permit				Notes will be added to plans during plan check process and the contractor will be required to abide by these specifications.
MM4.15-7 The City shall require that any new development within the Specific Plan area provide signs within loading dock areas clearly visible to truck drivers. These signs shall state that trucks cannot idle in excess of five minutes per trip.	Contract language and notes on construction plans	Plan check prior to issuance of a building permit				Project does not provide for a loading dock.
MM4.15-8 The City shall require by contract specifications that electrical outlets are included in the building design of future loading docks to allow use by refrigerated delivery trucks. Future project-specific Applicants shall require that all delivery trucks do not idle for more than five minutes. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.	Contract language and notes on construction plans	Plan check prior to issuance of a building permit				Notes will be added to plans during plan check process.
MM4.15-9 The City shall require that any new development within the project site provide a bulletin board or kiosk in the lobby of each proposed structure that identifies the locations and schedules of nearby transit opportunities.	Contract language and notes on construction plans	Plan check prior to issuance of certificate of occupancy				Notes will be added to plans during plan check process.

Aube, Nicole

From: Pamela Mccay <pmccay85@gmail.com>
Sent: Friday, May 17, 2019 2:19 PM
To: Aube, Nicole
Subject: Ellis Ave Condos

Hi Nicole,

I will unfortunately not be able to make it to the city council meeting as I am a nightshift RN and work that night. I'm hoping that my email is as sufficient at voicing my concerns for this complex.

I am born and raised in Huntington Beach and I currently live at 18311 Patterson Ave, #2. This is my third time living on this street in the last ten years and I have currently been in my apartment for 4 years. My neighborhood, which is directly behind this proposed site, already has horrendous parking due to the entire neighborhood being fourplexes. We have been having a problem with Elan parking on our street because they do not want to pay for the monthly parking fee to park there on top of their astronomical rent. I have actually spoken to residents while they park in front of my house. They also told me that they tell their guest to park on our street as well. We see people every day walking to and from their cars and Elan. (And no, they are not using the crosswalk on beach) I have been petitioning to get our neighborhood permit parking and all of the residents are in favor of this. On top of the terrible parking, getting in and out of the neighborhood is horrendous. I can't even come out on my own street because the traffic is often backed up all the way to the next exit. Sometimes I can't even get out on that street (Goodwin). This intersection is already a dangerous area and I was almost t-boned coming into my tract on Monday morning on my way home from work. Adding even more traffic and congestion to this intersection will be a disservice to the city and increase the amount of accidents that already occur here. I personally know someone who was side swiped due to someone making a left turn out of the DK/jack in the box parking lot, which is I'm sure the proposed driveway for this complex.

I know these complexes are all about making money for the developers, who have already greased the palms of numerous council members to push this through. Our residents do not want this! Most of these complexes have rent so high that most people can't even afford it.

I really hope this email helps keep this eye sore off this corner and keep traffic and accidents to a minimum and safety as the highest priority.

Thank you for your time,

Pamela McCay, BSN, RN



April 4, 2018

Ref: MCG Architecture

Re: Will serve letter for **Ellis Ave Condos**

Please be advised that we have reviewed the proposed plans of the trash enclosures for Ellis Ave Condos. I have found the planning proposed to be accessible to meet our requirements for providing refuse/recycling collection services to the proposed project.

Thank you,

Gus Sanchez



Hauling Operations Manager

17121 Nichols Lane


e sanchezg@republicservices.com

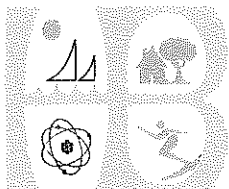
o 657-845-6137 c 805-432-5957

w www.RepublicServices.com



"We'll handle it from here."





City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division
714/536-5271

Code Enforcement Division
714/375-5155

Building Division
714/536-5241

May 22, 2019

Jeff Herbst, MCG Architecture
111 Pacifica, Suite 280
Irvine, CA 92618

**SUBJECT: TENTATIVE TRACT MAP NO. 18157/CONDITIONAL USE PERMIT NO. 17-042 (ELLIS AVE. CONDOS)
8041 ELLIS AVE., 92646
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Herbst:

In order to assist you with your development proposal, staff reviewed the project and identified applicable city policies, standard plans, and development and use requirements excerpted from the City of Huntington Beach Zoning and 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 this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning and 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 Nicolle.Aube@surfcity-hb.org or (714) 374-1529 and/or contact the respective source department (contact person listed below).

Sincerely,

Nicolle Aube
Associate Planner

Enclosures

c: Khoa Duong, Building Division – (714) 989-0213
Steve Eros, Fire Department – (714) 536-5531
Jan Thomas, Police Department – (949) 290-1604
Steve Bogart, Public Works Department – (714) 374-1692
Jane James, Planning Manager
Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 24, 2019

PROJECT NAME: ELLIS AVENUE CONDOS

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 17-205

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 17-042
TENTATIVE TRACT MAP NO. 18-004
ENVIRONMENTAL ASSESSMENT NO. 18-001

DATE OF PLANS: APRIL 22, 2019

PROJECT LOCATION: 8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

TELEPHONE/E-MAIL: (714) 989-0213 / khoa@csgengr.com

PROJECT DESCRIPTION: ***INCLUDES UPDATED PLANS AND PARKING MANAGEMENT PLAN*** REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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.

I. REQUIREMENT:

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
5. All accessory and minor accessory structures including site MEP will be on separate permits.

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 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.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2016 CBC.
4. 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.
5. For parking garages please see Section 406 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
6. Provide complete Site plan to show:
 - The setback between building and property line.
 - The length of projections from the exterior walls.
 - Each Floor level, please show the setback between exterior walls (both above ground and underground structures) and property line.
7. Provide "Project Data" to show:
 - Type of building constructions
 - Occupancy groups
 - Building area for each type of occupancy within the building
 - Floor areas/building areas
 - Number of stories
 - Building with fire sprinkler system
8. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2016 CBC. Including an accessible path of travel to the public way.
 - Please indicate on Site plan the accessible paths of travel from public sidewalk to building entrances.
 - Show location of all curb ramps/truncated domes within the accessible paths of travel.
 - All areas/units must be accessible to disable persons.
 - Parking garage must be accessible to disable persons.
 - For van accessible parking stall(s), the unloading zone must be located on the passenger side. Please identify the location of Van accessible parking stall(s) on Floor plans.
9. Residential Unit –
 - Please review kitchen layout plans to comply with Section 1133A.
 - Please review bathroom layout plans to comply with Section 1134A.

- 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.
10. Provide egress analysis. Please review the exit system serving all levels.
- Show the occupant load in each area/room/floor along with occupant load factors.
 - Identify on floor plans location of all fire rated corridors, stairway shafts, and extension of fire rated shafts.
 - All interior stairways shall be enclosed per Section 1022 of CBC.
11. For elevators please see Section 708.14 and Chapter 30 of CBC.
- Elevator enclosures shall comply with Section 708.
 - Provide elevator lobby per Section 708.14.
12. 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.
13. 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.
14. 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, 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.
15. 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.
16. 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.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. 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.
3. 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.
4. Mandatory requirements for solar ready buildings; single-family residential, low-rise residential, hotel/ motel occupancies and high-rise multifamily buildings, all other nonresidential buildings, CALGREEN Section 110.10

5. 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.
6. Mandatory requirements for solar ready buildings; single-family residential, low-rise residential, hotel/ motel occupancies and high-rise multifamily buildings, all other nonresidential buildings, CALGREEN Section 110.10



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 23, 2019

PROJECT NAME: ELLIS AVENUE CONDOS

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 17-205

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 17-042
TENTATIVE TRACT MAP NO. 18157
ENVIRONMENTAL ASSESSMENT NO. 18-001

DATE OF PLANS: MARCH 7, 2019

PROJECT LOCATION: 8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5531 Steve.Eros@surfcity-hb.org

PROJECT DESCRIPTION: ***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING***

REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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.

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

Overall note: The project has proposed a conceptual Alternate Means & Methods (AM&M) strategy to satisfy the exterior hose pull distance requirements. The AM&M has been reviewed and approved by the HBFD. The AM&M will not be formally approved and accepted until the project has received their entitlements.

1. Fire Master Plan

The Fire Master Plan shall be completed and approved prior to precise grading plan or building plan approval.

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and Knox switch locations.
- Gate locations, and Opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping. (Option 1, 2, or 3 per City Spec. #415)
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. (FD)

2. Environmental

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

Environmental

Methane Mitigation Requirements

Due to the proposed location of construction, soil gas testing for methane gas is required. A methane sample plan shall be submitted to the fire department for review and approval, prior to the commencement of sampling.

(Methane Mitigation Requirements cont.)

If methane gas is discovered in the soil, the following City Specification would be applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval. Additional methane mitigation measures may be required by the fire department.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and two copies submitted to the Fire Department for review and approval. (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)**

3. Fire Apparatus Access

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

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

This review adequately addresses the following HBFD comments:

- Information on the 'bulb' in the center of the proposed department access road turnaround.
- Initially proposed arch at the vehicle entry to the site is not present.

Maximum Grade For Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

This review adequately addresses the following HBFD comments:

- Ramp to the subterranean parking area is not intended to be part of the fire department access lane.

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 north side of the building exceeds the 150-foot hose pull requirement required in Section 503.1.1. The applicant has submitted a conceptual Alternate Materials & Methods proposal that has been accepted by the HBFD. The following alternates will be added for this project.

- An addition standpipe hose connection on the north side of the building.
- Graphic Annunciator
- All in-unit smoke alarms will be upgraded to smoke detectors that are tied into the fire alarm system.
- An upgraded sprinkler system to provide an increased sprinkler density.

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)

Continued next page

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

This review adequately addresses the following HBFD comments:

- Ground ladder access to Emergency Escape and Rescue openings on the west side of the building

Remaining Note not Addressed:

- Ground ladder access compliant with the dimensions and angles found at the following link needs to be demonstrated for the following units. This area of the building is adjacent to the sloped vehicle ramp serving the subterranean parking area and may present challenges to meet the specified dimensions and angles.
- Units 2E, 2F, 2G, 3F, 3G & 3H.
- Link: Details on these requirements can be found on in Attachment 5, on page 65 of the following link:
[https://www.ocfa.org/Uploads/CommunityRiskReduction/OCFA Guide-E04-Architectural Review.pdf](https://www.ocfa.org/Uploads/CommunityRiskReduction/OCFA%20Guide-E04-Architectural%20Review.pdf)

4. Fire Suppression Systems

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

Fire Extinguishers shall be installed and located in all areas to comply with 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)

Continued next page

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000

square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 100 feet of a properly rated fire hydrant. **(FD)**

Class 1 Standpipes (2 ½" NFH connections) are required 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)**

Smoke alarms and Carbon Monoxide alarms are required per CBC and CFC Sections 907.2.11 and 915, respectively.

5. Fire Hydrants and Water Systems

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

Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet NFPA 13 and 24, 2016 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main and DCDA. For Fire Department **(Fire Hydrants cont.)**

approval of all piping downstream of the DCDA and the private hydrant, submit a separate plan to the HBFD reflecting the fire hydrant location and meeting all requirements of the 2016 CFC, NFPA 13 and 24, and City Specification #407 Fire Hydrant Installation Standards. Reference this in the plan notes. **(FD)**

Private Fire Hydrants are required. City Specification #407 requires an onsite Fire Hydrants when portions of the building are further than 150 feet from an approved fire apparatus access road. Fire Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2016 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, 2016 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

Private Fire Service 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)**

6. Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please 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)**

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

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)

7. Addressing and Street Names

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

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. (FD)

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)

Individual Units Addresses. Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process, in the plan notes and portray the address and unit number of the individual occupancy area. (FD)

8. 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)

9. Building Construction, Fire Safety and Egress Components

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

Setback and Exterior Fire-Resistance Rating requirements are reflected in CA Building Code Tables 601 and 602. (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)

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 as required by the CBC and CFC. **(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. HBFD approval must be obtained before lumber or other combustible building materials are brought onsite. The project will be required to demonstrate onsite roadways comply with fire access road requirements including all weather paving and load bearing performance, as well as hose pull distance. Water supply for fire suppression operations, namely fire hydrants, shall also be operable and demonstrate compliance. **(FD)**
- b. 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)**

- c. HBFD review and approval associated with any healthcare licensing processes must be completed before building occupancy. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: MARCH 28, 2019
PROJECT NAME: ELLIS AVENUE CONDOS
PLANNING APP #: 17-205
ENTITLEMENTS: CUP #17-042
DATE OF PLANS: MARCH 7, 2019
PROJECT LOCATION: 8041 ELLIS AVE. (NORTH SIDE OF ELLIS AVE., EAST OF BEACH BLVD.)
ASSIGNED PLANNER: JESSICA BUI, ASSOCIATE PLANNER
PLAN REVIEWER: JAN THOMAS, CPTED CONSULTANT - HBPD
TELEPHONE/E-MAIL: (949) 290-1604/jckthomas@cox.net

PROJECT DESCRIPTION: *Updated architectural plans, landscaping, hydrology, WQMP, tentative tract map, and grading. To demolish a single family residence, liquor store, and a portion of an existing carwash to construct a four-story 48-unit condominium development with 891 SF of ground floor commercial and three levels of subterranean parking on a 0.955 acre site.

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.

No further concerns.

December 23, 2019 comments:

No concerns regarding revised plans.

Access control doors were added to the first floor residential hallway, as requested at our meeting with the developer.

A copy of past comments is included below for reference:

ENTRANCE

Use enhanced paving at the driveway entrance to the project.

WINDOW TO FRONT OF RESIDENCE

Ideally, give each resident an opportunity to personalize, to a limited extent, the exterior of their unit. Each unit shows a kitchen facing the exterior walkway. Consider a design to incorporate a shelving or display area in each kitchen window to allow each resident to personalize (take ownership) over the outward appearance of their individual unit.

RADIO TRANSMISSION

Ensure radio transmission works in this three-level subterranean parking. Public Safety radios might not transmit well in the lower levels. It is imperative that an effective antenna be installed so that emergency personnel can receive and transmit in the parking structure. Install a system conducive to public safety radio transmission. Contact Orange County Communications at (714) 704-7919 for specifics, if there are questions.

POLICE ACCESS

Concern:

Is there a Knox-Box? Police must have access.

Recommend:

If there is a Knox-Box on the property, install a "duel" Knox-Box to ensure police officers, as well as firefighters, have access to the property.

SURVEILLANCE

Install surveillance cameras throughout the property and parking areas. Include elevators, stairwells, storage, courtyard, entrances and exits.

Concern:

Is this access-controlled parking?

How will guest parking be regulated? Guest parking is shown in the parking structure. Is there controlled access into the structure? If so, how do the guests park in the structure?

It is recommended that 24/7 security personnel, as well as surveillance cameras (recorded) be positioned in the parking area, as well as in and around the property.

Concern:

Private storage area in the parking area should be equipped with a motion sensor light inside. Ideally, the door leading to the storage should contain a security window so residents can see into the storage area before entering. Panic hardware is recommended to be used inside the door.

Storage door is shown to swing inward. Advise that the door swing outward, and equipped with emergency hardware, in case someone in the storage room needs to exit quickly to avoid a potential assault, etc.

Concern:

Lighting in parking area should be concentrated between the vehicles. Since most parking garage crime occurs between the vehicles, this area is especially important to light well.

PRIVATE PATIO AND ROOF DECK:

The roof deck will be used by residents from other units, as well as the residents who actually own a patio deck on that roof. There is a potential conflict between public (residents) use of the roof deck, and the semi-private patios owned by the residents that share that roof deck. This topic should be explored. For example, post roof deck hours. Even posting hours may not avoid a conflict of use in this area.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 22, 2019

PROJECT NAME: ELLIS AVENUE CONDOS

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 17-205

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 17-042
TENTATIVE TRACT MAP NO. 18-004
ENVIRONMENTAL ASSESSMENT NO. 18-001

DATE OF PLANS: APRIL 22, 2019

PROJECT LOCATION: 8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: ***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING***

REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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.

TENTATIVE TRACT MAP**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP UNLESS OTHERWISE STATED. BONDING MAY BE SUBSTITUTED FOR CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF THE SUBDIVISION MAP ACT:**

1. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
 - a. A 4-foot right-of-way dedication for street purposes along the Ellis Avenue project frontage for a curb to property line width of 12 feet. (BECSP)
2. A Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
3. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
4. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
5. A Traffic Impact Analysis shall be prepared and submitted to Public Works for review and approval. The study shall include, but not limited to, analysis of site access from Ellis Avenue. Site access shall be limited to right-turn in/right-turn out only.
6. The grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
7. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
 - a. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)).
8. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.

9. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
10. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - vii. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - viii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
11. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the final map or obtain building permits before completion of the required improvements.
12. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
13. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
14. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
15. 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 \$14,497 per gross acre is subject to periodic adjustments. This project consists of 1.045 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$15,149. City records indicate the previous use on

this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 4-foot right-of-way dedication for street purposes along the Ellis Avenue project frontage for a curb to property line width of 12 feet. (BECSP)
3. 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. Damaged curb, gutter and sidewalk along the Ellis Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The proposed driveway approach on Ellis Avenue shall be constructed per Public Works Standard Plan No. 211. The driveway design shall include treatments for right-turn in/right-turn out only as specified by Public Works. This may include raised curb channelization, striping, and signage. (ZSO 230.84)
 - c. The existing driveway approach on Ellis Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. Frontage improvements along Ellis Avenue shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan, Town Center Neighborhood segment. The required frontage improvements shall include new curb, gutter, sidewalk, parkway landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. (BECSP, ZSO 230-84.D).
 - e. New street lights shall be constructed pursuant to City Standard codes and specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan. (BECSP, ZSO 230-84.D).
 - f. A new sewer lateral shall be installed connecting to the main in Ellis Avenue. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - g. Any existing on-site public water pipeline (including removal of water appurtenances) impacted by the proposed structures, curbs, planters, parking facilities, trees, walls, etc. shall be abandoned per Water Division Standards. (State of California Administrative Code, Title 17)
 - h. Two (2) new domestic water master meters, one for the residential component and a second for the commercial portion, shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC)
 - i. Where a separate use (i.e. retail) is placed on the same parcel of property as the residential portion and the retail is conducting a separately established business, separate water services

and meters shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC).

- j. The existing domestic water service currently serving the existing development 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.
 - k. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - l. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - m. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
 - n. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
 - o. Any on-site fire hydrants that are required by the Fire Department to serve the proposed development shall become private fire hydrants that are served by private fire water services. These private fire water services shall be separated from the public water mains in Ellis Avenue by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant(s). The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)
- 4. 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.
 - 5. Pursuant to the requirements of the Beach Edinger Corridor Specific Plan (BECSP), the developer shall be required to mitigate the impacts to the public sanitary sewer system resulting from the increase in flow anticipated by this project, as a result of the allowed increase in development density. Payment of an in lieu fee allows the City to implement system-wide public sanitary sewer infrastructure improvements. The amount of this in-lieu fee is \$296,000, which represents a proportional fair share payment to mitigate the impact of the proposed development on the City's public sanitary sewer system. (BECSP Mitigation Measure 4.14-2)
 - 6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National

Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

7. 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.
8. 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.
9. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.
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 detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (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 from the City Department of Public Works is required for all work within City's right-of-way.
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. 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:**

28. 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:**

29. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
30. All new utilities shall be undergrounded. (MC 17.64)
31. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
32. Traffic Impact Fees (TIF) for the proposed project shall be paid prior to building permit issuance for retail use and prior to final occupancy for the residential use. The current rate for residential condominium use is \$1,364.01/unit, and for retail use is \$4,175.67. The rates are subject to annual fee adjustments. (MC 17.65)
33. 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.

ADDITIONAL COMMENTS ON THE CONCEPTUAL GRADING PLAN:

- 34. The finished floor elevations indicated on the Conceptual Grading Plan are lower than the surrounding landscape planter areas and landscape swale at the northerly portion of the site. As a prudent design the swale flowline elevations should be lower than finished floor elevations to allow positive drainage away from the building foundations.
- 35. Section C-C shall include a cross section of the proposed underground detention basin, including width and depth dimensions and distance from the new public right-of-way line. The proposed underground detention basin shall be located a minimum distance of 10 feet from the new public right-of-way line.
- 36. Section D-D indicates a swale flowline lower than the new finished floor elevation. However, the plan view above shows spot elevations of a swale (and area drain) higher than the new finished floor.
- 37. Section D-D indicates building setback dimension of 11 feet from the northerly property line, whereas the plan view above shows a setback dimension of 15 feet.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: MAY 22, 2019

PROJECT NAME: ELLIS AVENUE CONDOS

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 17-205

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 17-042
TENTATIVE TRACT MAP NO. 18-004
ENVIRONMENTAL ASSESSMENT NO. 18-001

DATE OF PLANS: APRIL 22, 2019

PROJECT LOCATION: 8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: ***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING***

REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The tentative tract map received and dated March 7, 2019 shall be the conditionally approved layout, including the following:
 - a. The existing 6-foot easement (along the subject site's westerly property line) for Public Utility Purposes shall be quitclaimed to eliminate any encroachment by the proposed water quality basin or the proposed basin shall be relocated to eliminate any encroachments into said easement.
 - b. The existing 20-foot easement, over existing Parcels 1 and 2 (along the subject site's westerly property line) for Ingress and Egress Purposes shall be quitclaimed to eliminate any encroachment by the proposed building or the proposed building shall be relocated to eliminate any encroachments into said easement.

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

1. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture, and hardscape that is located along the project frontage within the public right of way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the City.
2. All existing overhead utilities that occur along the project's Ellis Avenue frontage shall be under-grounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) and poles along the entire length of the westerly frontage of the subject project. This condition also applies to all utilities, including but not limited to all telephone, electric, and Cable TV lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 21, 2019
PROJECT NAME: Ellis Avenue Condos
PLANNING APPLICATION NO. 2017-205
ENTITLEMENTS: Conditional Use Permit No.17-042
Environmental Assessment No. 18-001
Tentative Tract Map No. 18-004
DATE OF PLANS: April 22, 2019
PROJECT LOCATION: 8041 Ellis Avenue (north side of Ellis Avenue, east of Beach Boulevard)
PLAN REVIEWER: Nicole Aube, Associate Planner
TELEPHONE/E-MAIL: 714-374-1529/Nicole.Aube@surfcity-hb.org
PROJECT DESCRIPTION: REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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

TENTATIVE TRACT MAP NO. 18157:

1. Prior to submittal of the Final Map for processing and approval, the following shall be required:
 - a. An Affordable Housing Agreement in accord with Section 230.14 of the Huntington Beach Zoning and Subdivision Ordinance. **(HBZSO Section 230.14)**
 - a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

- b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(HBZSO Section 254.16)**
3. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
4. Prior to issuance of a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
5. Prior to issuance of building permits, a Mitigation Monitoring Fee shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department Fee Schedule)**
6. During demolition, grading, site development, and/or construction, all requirements of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code including the Noise Ordinance shall be adhered to. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday – Saturday, 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to the tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
8. Tentative Tract No. 18147 shall not become effective until the ten (10) calendar day appeal period has elapsed from Planning Commission action. **(HBZSO Section 251.12)**
9. Tentative Tract Map No. 18147 and Conditional Use Permit No. 16-031 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
10. The subdivision shall comply with all applicable requirements of the Municipal Code, Building Division, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
11. 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)**
12. The applicant shall submit a check in the amount of \$2,280.75 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

13. 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 Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/Zoning Administrator. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 17-042:

The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:

- a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 23, 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. 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)**
 - d. 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)**
 - e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
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 Landscape Standards and Specifications. **(HBZSO Section 232.04.BECSP 2.6.9)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

- f. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. Prior to submittal for building permits, the following shall be completed:
 - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
4. Prior to issuance of building permits, the following shall be completed:
 - a. The Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**
 - b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
 - b. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - d. All trees shall be maintained or planted in accordance to the requirements of Zoning Ordinance and Specific Plan No. 14. **(HBZSO Chapter 232)**
 - e. 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 Landscape Architect. **(HBZSO Section 232.04.D)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

7. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
8. The Development Services Departments (Community Development, Fire, Police, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Community Development Director's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Director of Community Development may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
9. Conditional Use Permit No. 17-042 shall become null and void unless exercised within two years of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
10. Conditional Use Permit No. 17-042 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 17-042 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)**
12. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. 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)**
14. The applicant shall submit checks in the amount of \$50 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The checks shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Community Development Director's approval of entitlements. **(California Code Section 15094)**
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**