



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner TN
DATE: July 22, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 07-003/ZONING MAP AMENDMENT NO. 07-001/ZONING TEXT AMENDMENT NO. 07-004/CONDITIONAL USE PERMIT NO. 2007-043 (THE RIPCURL)

LOCATION: 7302-7400 Center Avenue (southeast corner of Gothard Street and Center Avenue)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The applicant, Red Oak Investments, proposes to construct a mixed-use residential and commercial development (The Ripcurl) on a 3.8 acre site at the southeast corner of Gothard Street and Center Avenue. To permit the development, the current General Plan and Zoning designations have to be amended. To accomplish this, three legislative amendments are required: a General Plan Amendment, a Zoning Map Amendment, and a Zoning Text Amendment. The current General Plan designation is proposed to change from Commercial General to Mixed Use-Transit Center District to allow both commercial and residential uses with a maximum floor area ratio of 3.0 and a maximum 130 dwelling units per net acre. The current Zoning designation is proposed to change from Commercial General to a new designation of Mixed Use-Transit Center District. The current Huntington Beach Zoning and Subdivision Ordinance (HBZSO) does not contain a mixed-use zoning designation and implementation ordinance. A new chapter is proposed to be added to establish the Mixed-Use Transit Center District zoning and development standards.

The Ripcurl project is an approximately 382,700 square-foot mixed-use residential and commercial development, which consists of 440 residential units and 10,000 square feet of commercial uses. The project would be six stories in height with four levels of housing over three levels of parking (two levels of above ground parking and one level of subterranean parking). The retail component would be on the ground level adjacent to two levels of above grade parking. Outdoor amenities include a pool and spa area, fire pit and movie projection area. Indoor amenities include a fitness center, business center, conference room, and clubhouse. The project requires the following entitlements:

General Plan Amendment No. 07-003 represents a request for the following:

- To amend the General Plan Land Use designation from the current CG-F1-d (Commercial General—0.35 Floor Area Ratio—Design Overlay) to the proposed MU-TCD-F14-d (Mixed Use-Transit Center District—3.0 Floor Area Ratio/130 du/ac—Design Overlay) designation.

Zoning Map Amendment No. 07-001 represents a request for the following:

- To amend the Zoning designation from the current CG (Commercial General) to the proposed MU-TCD (Mixed Use-Transit Center District) designation.

Zoning Text Amendment No. 07-004 represents a request for the following:

- To amend the HBZSO by adding Chapter 218 that establishes the Mixed-Use Transit Center District zoning and development standards.

Conditional Use Permit No. 2007-043 represents a request to construct a mixed use residential and commercial development that consists of:

- 440 residential units (consisting of 11 live/work units)
- 10,000 sq. ft. of commercial uses
- 705 parking spaces for residents and visitors
- Outdoor amenities such as a pool and spa area, fire pit, and movie projection area
- Indoor amenities such as a fitness center, business center, conference room, clubhouse

In addition, an environmental impact report (EIR No. 07-04) has been prepared for the project. A Study Session to review the EIR is scheduled for August 26, 2008.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CG-F1-d (Commercial General—0.35 Max Floor Area Ratio—Design Overlay)	CG (Commercial General)	Commercial—College Country Center
North of Subject Property (across Center Avenue)	MV-F8-d (Mixed Use Vertical Integration of Housing—1.5 Floor Area Ratio—Design Overlay)	CG-H (Commercial General—Highrise Overlay)	Golden West Transportation Center
South of the Subject Property	CR-F2-d (Commercial Regional—0.50 Floor Area Ratio—Design Overlay)	CG (Commercial General)	Vacant Retail Building (former Levitz Furniture Store)
East of Subject Property	CR-F2-sp-mu (F9) (Commercial Regional—0.50 Floor Area Ratio—Specific Plan Overlay—Mixed Use Overlay)	SP 13 (Crossings (Huntington Center) Specific Plan)	Southern California Edison transmission towers; Bella Terra Mall (across the Union Pacific Railroad right-of-way)
West of Subject Property (across Gothard Street)	P (RL) (Public—Low Density Residential)	PS (Public—Semipublic)	Golden West College

The 3.8-acre site is currently developed with a shopping center known as the College Country Center. The shopping center contains approximately 60,000 sq. ft. of commercial and office spaces located in four one-story retail buildings and one two-story office building, which were constructed in the late 1970's. The shopping center is approximately 90 percent leased with 45 tenants. Existing tenants include Ruby

Nail & Spa, Taste of France French Bistro, Dinner's Ready Home Cooking, Kathy May Coffeehouse, College Books, Allied Hearing Services, Heritage House Center, Cloud Mover Day Spa, an antique store, a liquor store & market, a tanning salon, a hair salon, and various office tenants. Del Taco fast food restaurant and the United States Post Office anchor the shopping center.

APPLICATION PROCESS AND TIMELINES

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
Draft EIR: July 8, 2008	Within 1 year of complete application
General Plan Amendment: Not Applicable	Not Applicable
Zoning Map Amendment: Not Applicable	Not Applicable
Zoning Text Amendment: Not Applicable	Not Applicable
Conditional Use Permit: Not Complete	Within 180 days from EIR Certification

Pursuant to the California Environmental Quality Act, the lead agency must adopt the project Environmental Impact Report (EIR) within 180 days of accepting the application as complete. A second Planning Commission study session is scheduled for August 26, 2008 with a status update scheduled on September 9, 2008. The formal public hearing is tentatively scheduled for September 23, 2008. The applicant was sent a Notice of Filing Status Letter on June 17, 2008, which outlined the items necessary to deem the application complete. The schedule may change if the application is not deemed complete in a timely manner.

CEQA ANALYSIS/REVIEW

EIR No. 07-004 analyzes the potential environmental impacts associated with implementation of the proposed project and identifies appropriate mitigation measures. The Draft EIR was distributed to the Planning Commission for review at the start of the 45-day public comment period on July 8, 2008. EIR No. 07-004 will be introduced to the Planning Commission at the August 26, 2008 Study Session.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

Comments from other City Departments have been transmitted to the applicant separately, and in addition, have been compiled into a code requirements letter transmitted to the applicant (Attachment No. 5). In addition, the analysis and conclusion included in Draft EIR No. 07-004 reflect and are based in part on consultation with the Departments of Building and Safety, Community Services, Fire, Police, and Public Works. There are no other responsible public agencies. The final list of recommended conditions of approval is currently being compiled.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The Design Review Board (DRB) reviewed the proposed project design at their meeting of July 17, 2008, and recommended suggested conditions of approval. Several other public meetings associated with Draft EIR No. 07-004 were also held and will be described in detail in the August 26, 2008 Planning Commission Study Session.

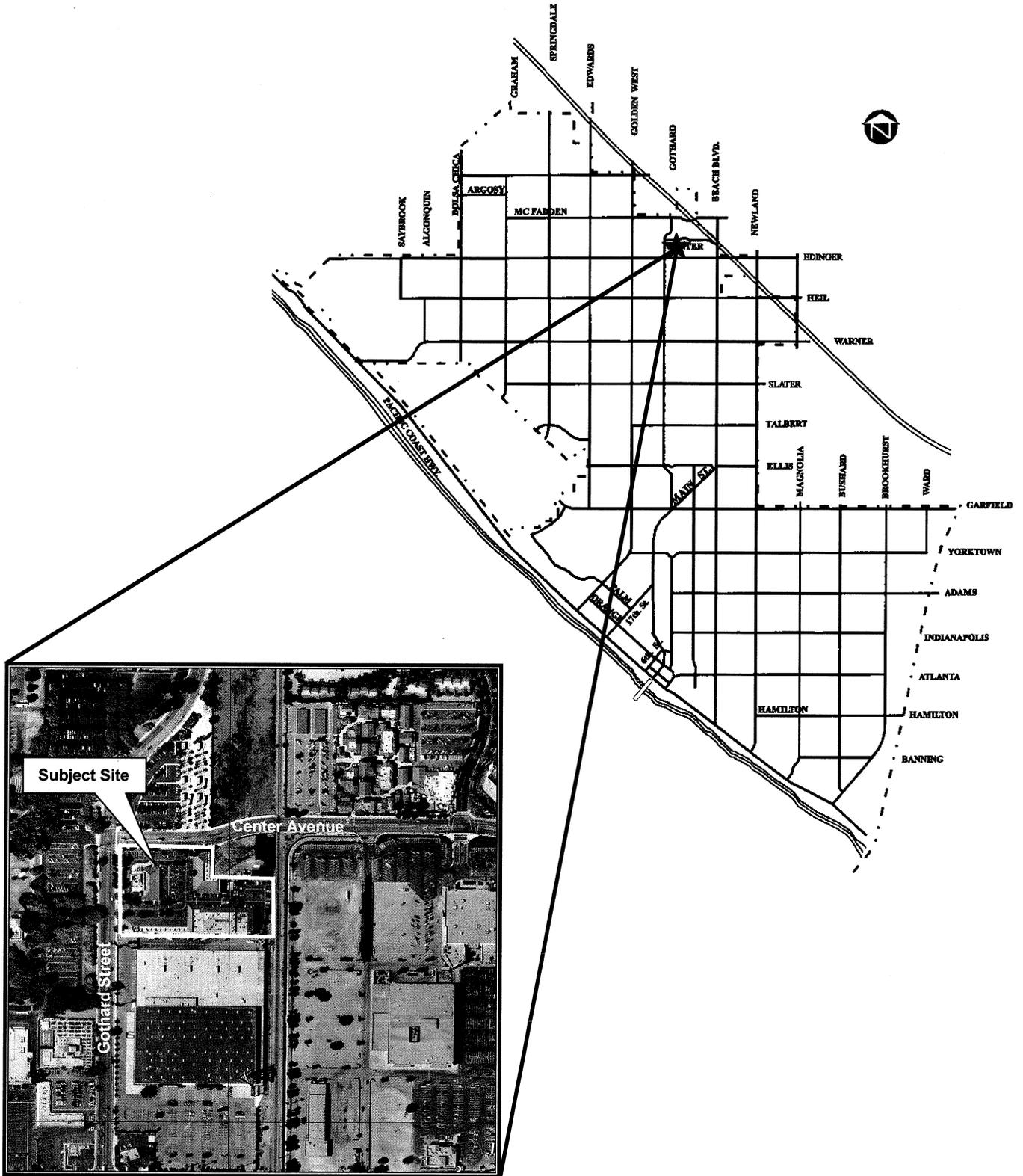
PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

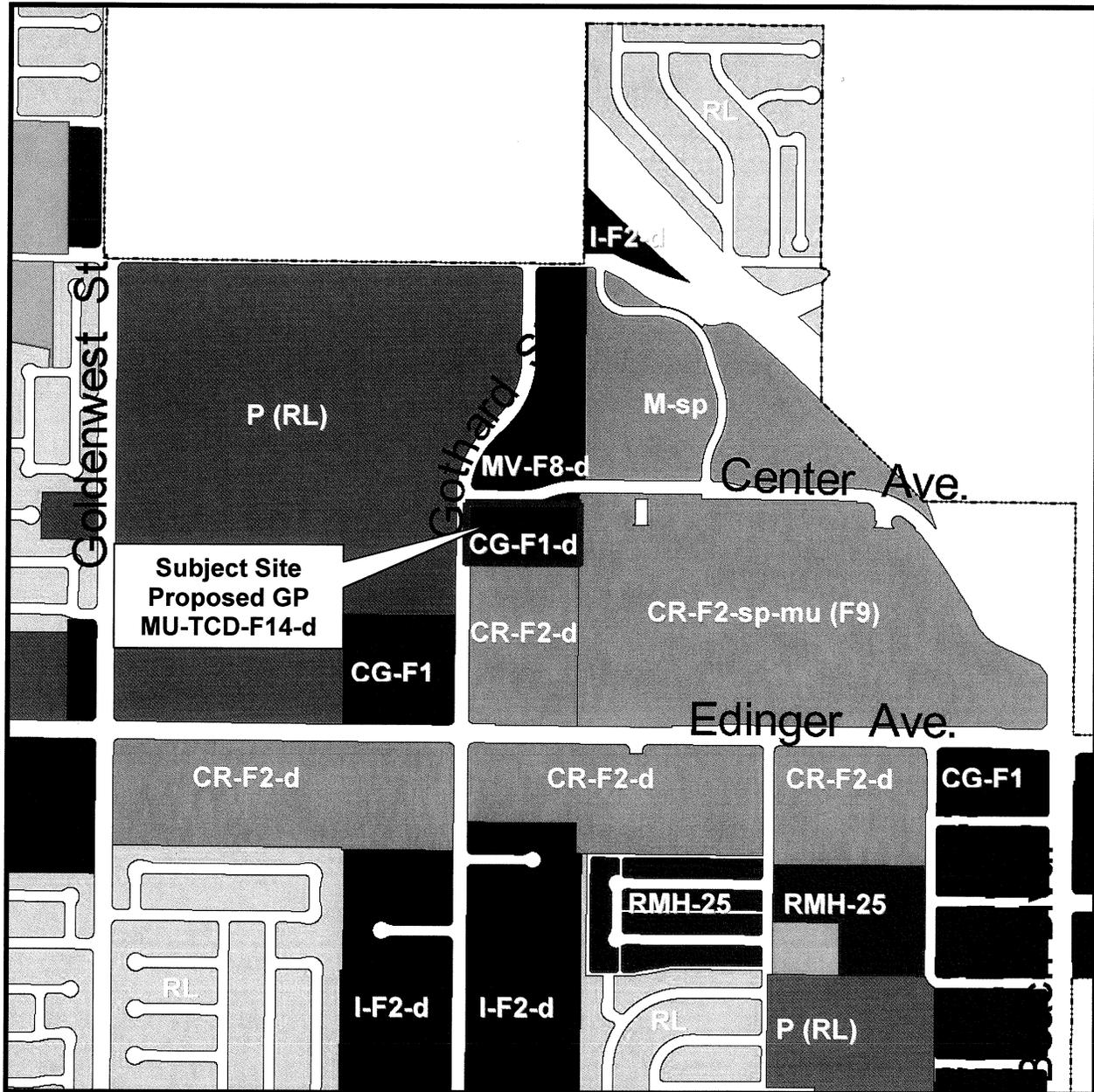
- The General Plan Amendment request to change the current land use designation from CG-F1-d (Commercial General—0.35 Floor Area Ratio—Design Overlay) to the proposed designation of MU-TCD-F14-d (Mixed Use-Transit Center District—3.0 Floor Area Ratio/130 du/ac—Design Overlay)
- The Zoning Map Amendment request to change the current zoning designation from CG (Commercial General) to the proposed designation of MU-TCD (Mixed Use-Transit Center District)
- The Zoning Text Amendment request to amend the HBZSO and add Chapter 218 that establishes the Mixed-Use Transit Center District and the applicable development standards and requirements.
- Any potential environmental impacts and mitigation measures
- Compatibility with surrounding land uses
- The proposed site layout and architectural design in terms of density, parking, circulation, vehicular and pedestrian access, building height, open space, and on-site compatibility between uses
- The overall conformance with the goals, objectives, and policies of the General Plan

ATTACHMENTS:

1. Vicinity Map—GPA No. 07-03/ZMA No. 07-01/ZTA No. 07-03/CUP No. 07-43
2. Current/Proposed General Plan Designations (with surrounding designations)
3. Current/Proposed Zoning Designations (with surrounding designations)
4. Project Plans Received and Dated July 14, 2008
5. Code Requirements Letter—GPA No. 07-03/ZMA No. 07-01/ZTA No. 07-03/CUP No. 07-43 Dated July 3, 2008.
6. Proposed Chapter 218 of the HBZSO—Mixed-Use Transit Center District Received and Dated July 8, 2008
7. Red Oak Investments Letter Received and Dated July 14, 2008

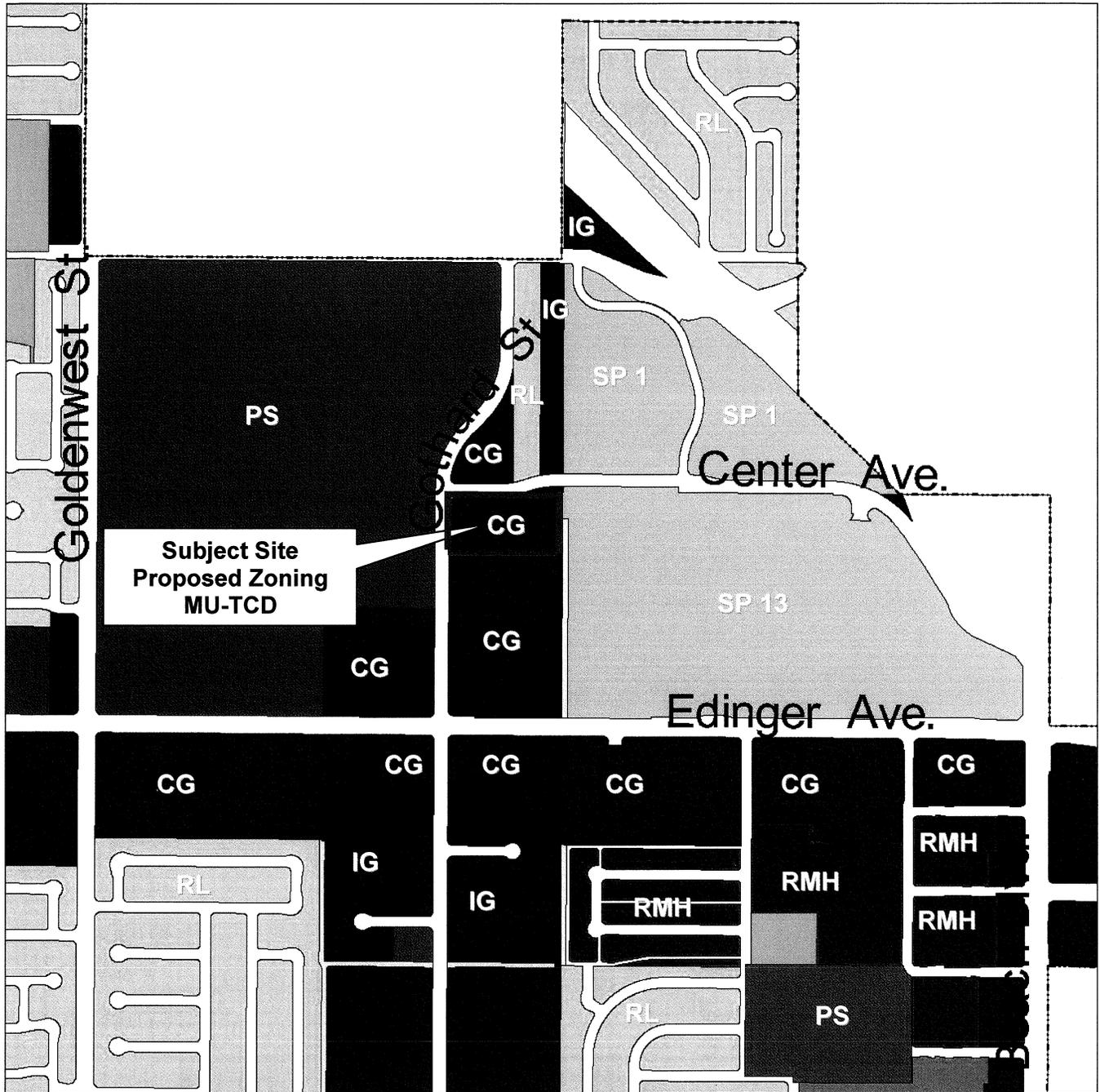


VICINITY MAP
GENERAL PLAN AMENDMENT NO. 07-03/ZONING MAP AMENDMENT NO. 07-01
ZONING TEXT AMENDMENT NO. 07-03/CONDITIONAL USE PERMIT NO. 07-43
(THE RIPCURL- 7302-7400 CENTER AVENUE)



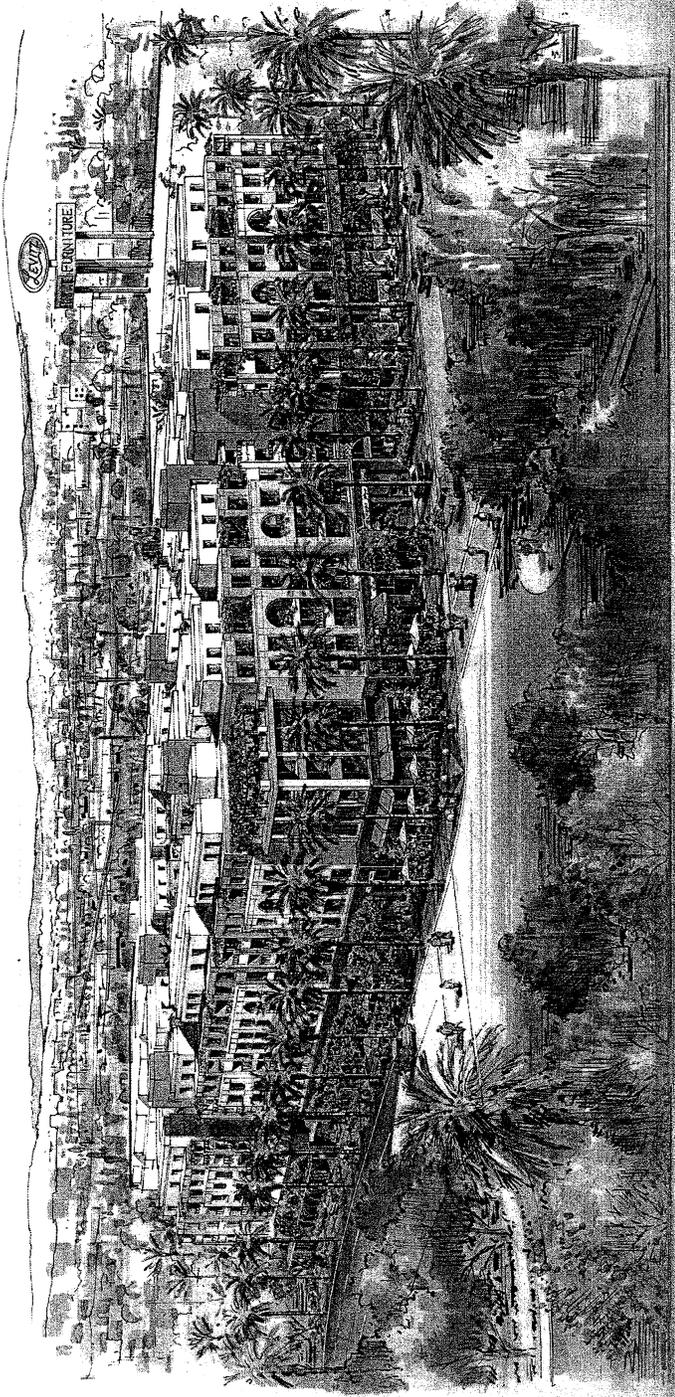
CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS

**GENERAL PLAN AMENDMENT NO. 07-03/ZONING MAP AMENDMENT NO. 07-01
 ZONING TEXT AMENDMENT NO. 07-03/CONDITIONAL USE PERMIT NO. 07-43
 (THE RIPCURL- 7302-7400 CENTER AVENUE)**



CURRENT AND PROPOSED ZONING DESIGNATIONS

**GENERAL PLAN AMENDMENT NO. 07-03/ZONING MAP AMENDMENT NO. 07-01
 ZONING TEXT AMENDMENT NO. 07-03/CONDITIONAL USE PERMIT NO. 07-43
 (THE RIPCURL- 7302-7400 CENTER AVENUE)**



THE RIPCURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

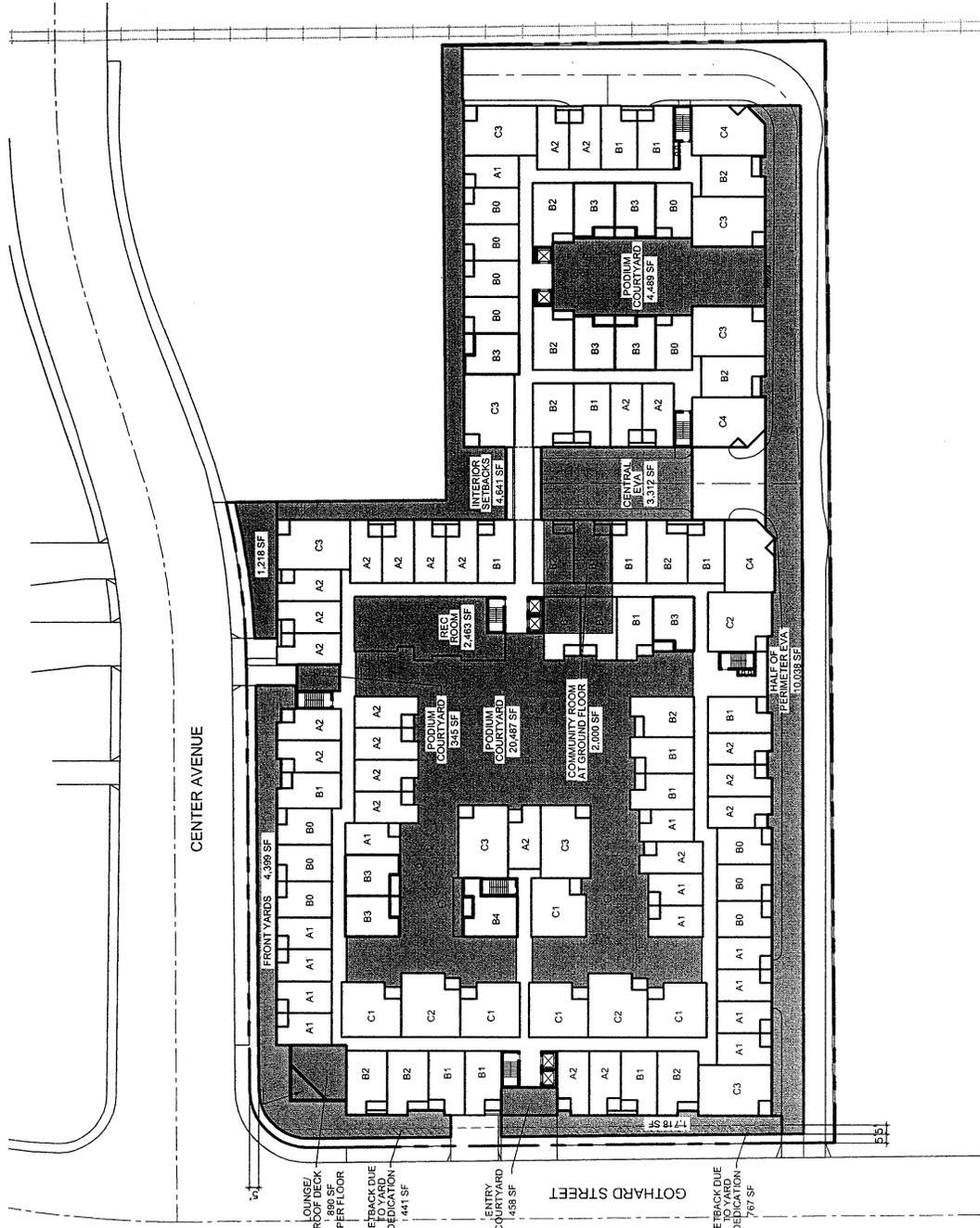
AMSTAR GROUP

RED OAK
 LAND DEVELOPMENT

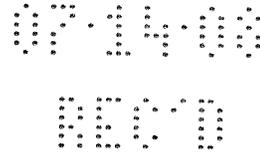


VAN TILBURG, BANVARD & SODERBERGH AIA

land west



Category	Value
OPEN SPACE REQUIRED	15,000
Open Space Provided	15,000
Private Open Space	22,000
Common Open Space	6,000
Podium Courtyards	20,497
Central Plaza	3,312
Podium Rec. Room	2,463
Community Room	2,000
Subtotal, Open Space	56,272
POTENTIAL MAINTENANCE	10,000
Podium Rec. Room	2,463
Community Room	2,000
Subtotal, Maintenance	4,463
POTENTIAL TOTAL	70,000



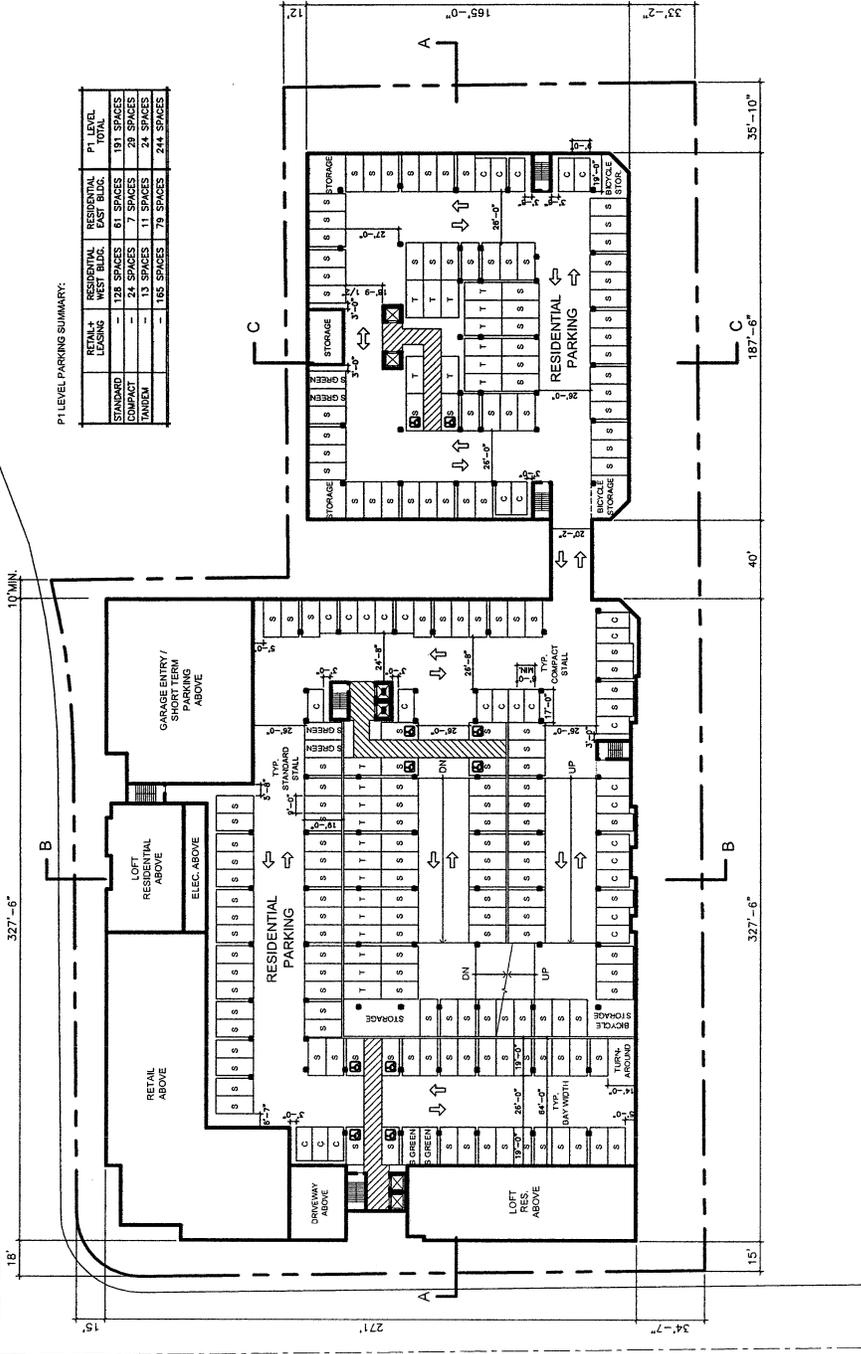
THE RIPCURL
 MIXED USE DEVELOPMENT
 7200 CENTER AVENUE
 HUNTINGTON BEACH, CA
 JULY 15, 2008

OPEN SPACE PLAN | A1.1



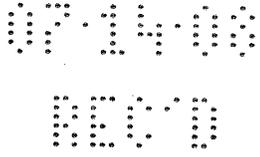
land west
 VAN TILBURG, BANVARD & SOUBREBEGH, AIA

ATTACHMENT NO. 4.4



P1 LEVEL PARKING SUMMARY:

STANDARD	RETAIL-4 LOSING	RESIDENTIAL WEST BLDG.	RESIDENTIAL EAST BLDG.	P1 LEVEL TOTAL
128 SPACES	13 SPACES	91 SPACES	191 SPACES	191 SPACES
13 SPACES	11 SPACES	11 SPACES	24 SPACES	24 SPACES
185 SPACES	24 SPACES	78 SPACES	244 SPACES	244 SPACES



AMSTAR GROUP

RED OAK
LAND DEVELOPMENT

VAN TIEBURE BANVAARD & SODERBERGH, AIA

west

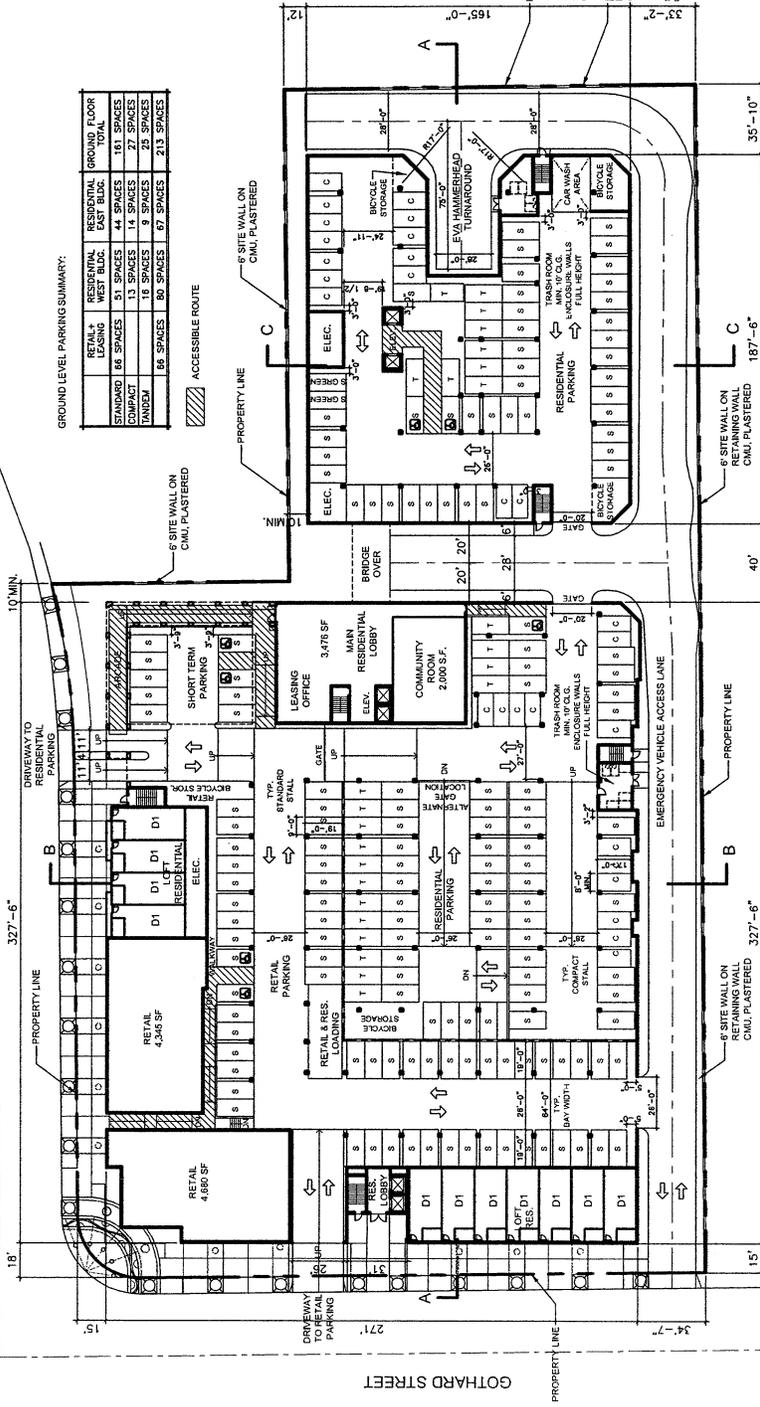
THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
HUNTINGTON BEACH, CA

P1 BASEMENT LEVEL | A3
JULY 12, 2006 | 2014

ATTACHMENT NO. 4.6



CENTER AVENUE



GROUND LEVEL PARKING SUMMARY:

RETAIL LEASING WEST BLDG.	RESIDENTIAL EAST BLDG.	GROUND FLOOR TOTAL
66 SPACES	51 SPACES	117 SPACES
13 SPACES	14 SPACES	27 SPACES
10 SPACES	10 SPACES	20 SPACES
66 SPACES	65 SPACES	131 SPACES
13 SPACES	14 SPACES	27 SPACES
10 SPACES	10 SPACES	20 SPACES
66 SPACES	67 SPACES	133 SPACES

ACCESSIBLE ROUTE

6" SITE WALL ON CMU PLASTERED

PROPERTY LINE

BRIDGE OVER

TRASH ROOM

RESIDENTIAL PARKING

EV CHARGING STATION

TRASH ROOM

RESIDENTIAL PARKING

TRASH ROOM

THE RIPCURL
MIXED USE DEVELOPMENT
7400 CENTER AVENUE
HUNTINGTON BEACH, CA

GROUND LEVEL | A4
SCALE: 1/8" = 1'-0"



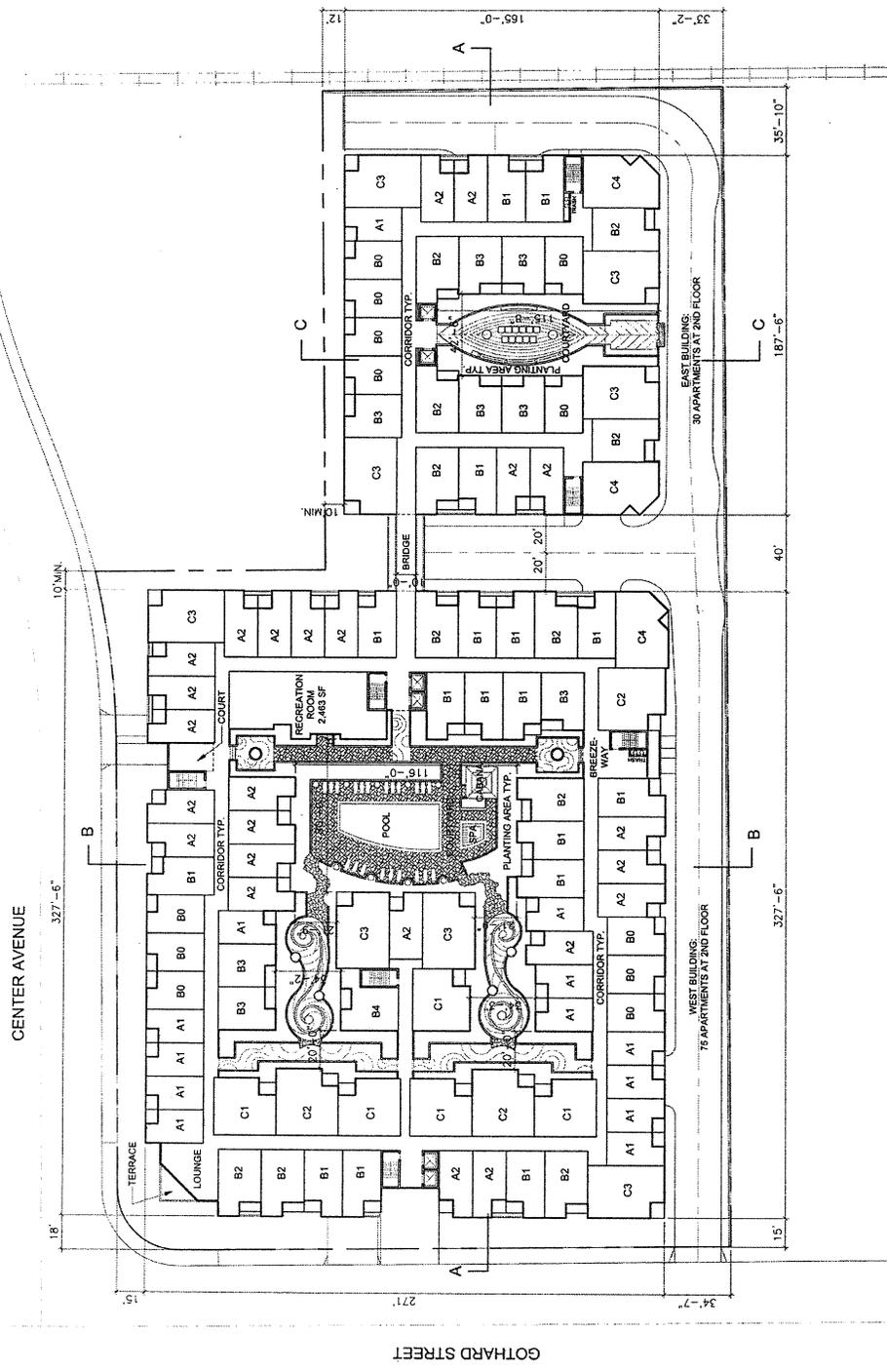
RED OAK



land west

TAM TILBURG, BANYARD & SODERBERGH, MA

ATTACHMENT NO. 4-7

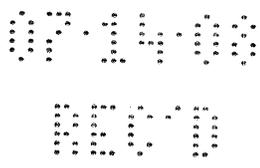
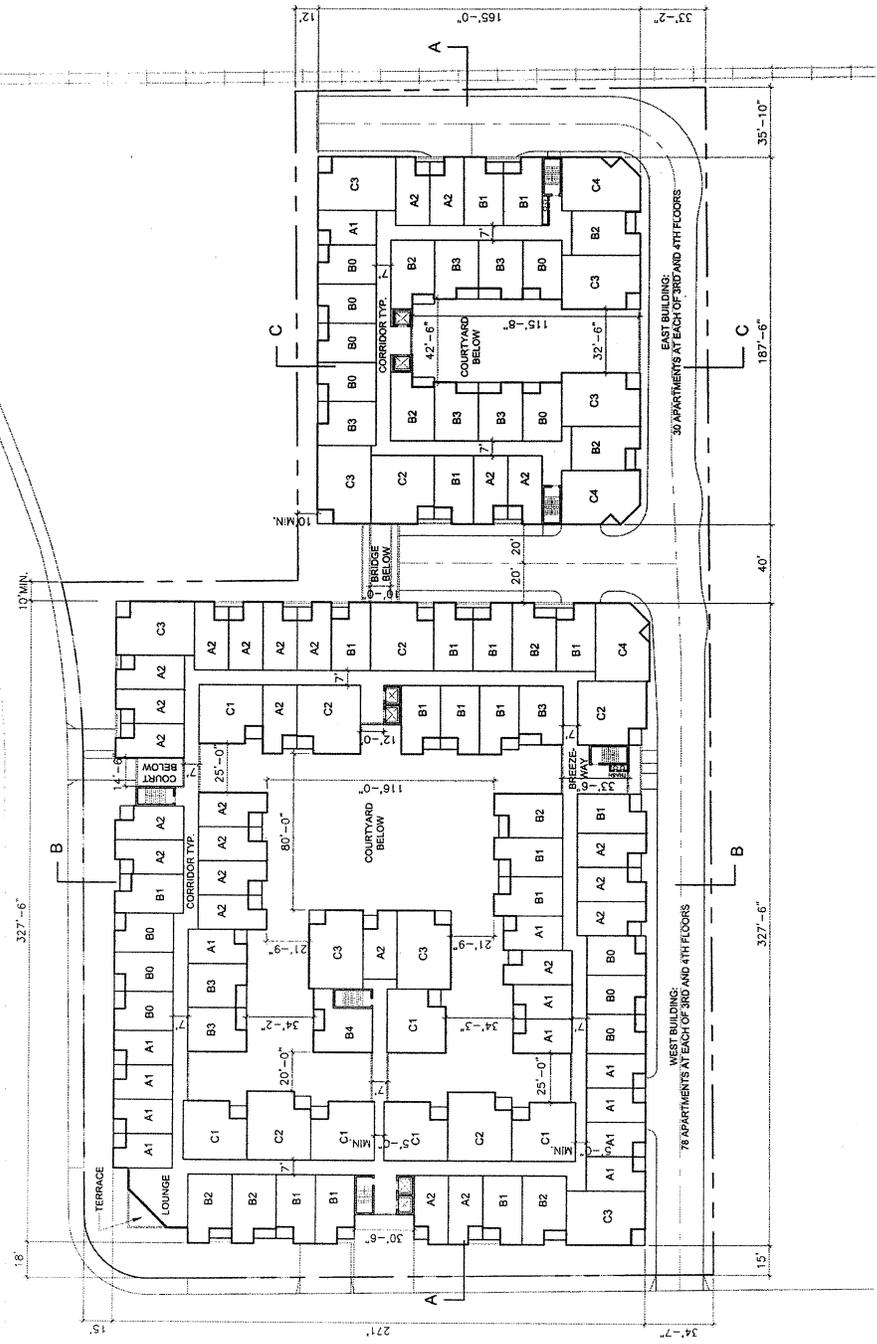


THE RIPCURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

2ND FLOOR - PODIUM LEVEL - A5



VAN TIERING, HARVARD & SOUDERBERG, AIA
 ARCHITECTS



THE RIPCURL
 MIXED USE DEVELOPMENT
 7200 CENTER AVENUE
 HUNTINGTON BEACH, CA

3RD AND 4TH (TYPICAL) FLOOR PLAN A6
 JULY 14, 2011



R.E.D. OAKS
 INVESTMENTS
 A Real Estate Development Company



indy west

VAN TIEBIC, BANARD & SODERBERG, AIA

ATTACHMENT NO. 49



THE RIPCURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

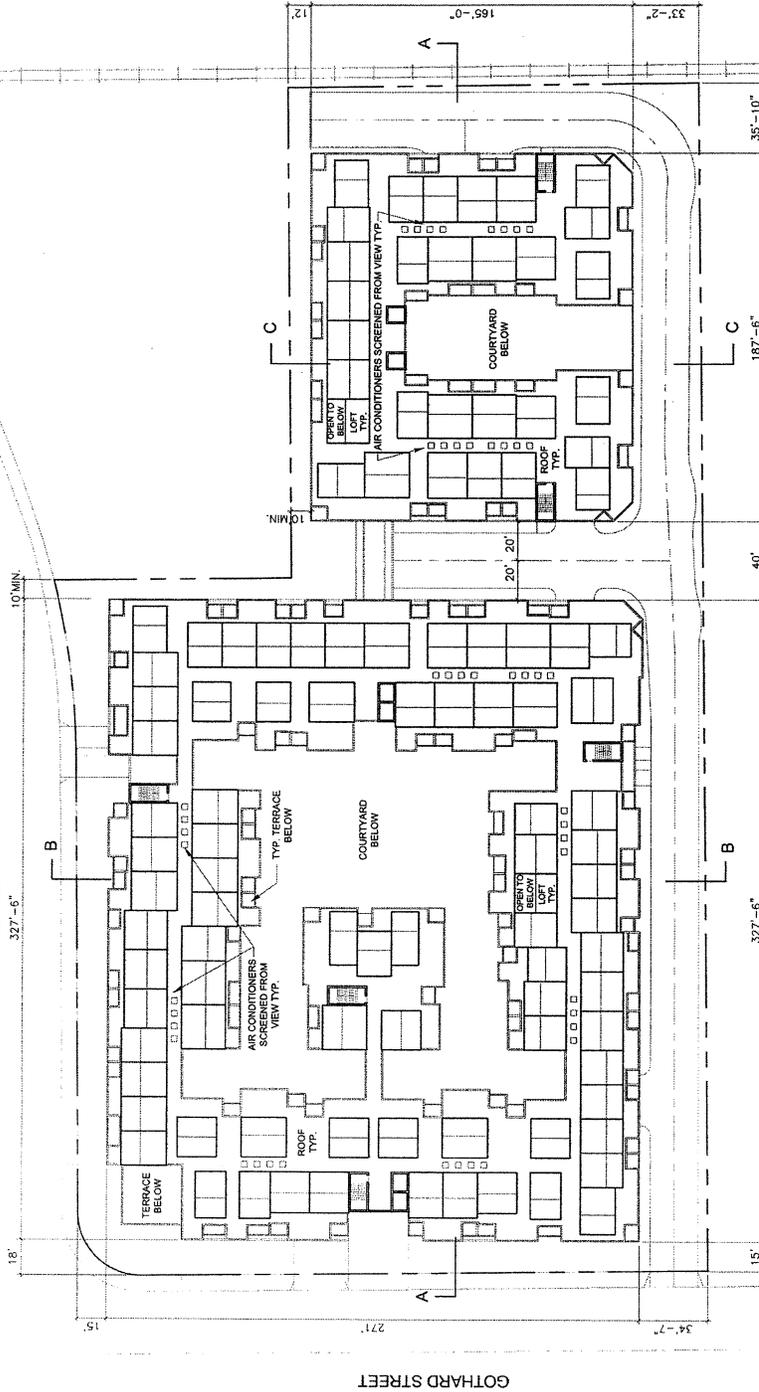
5TH FLOOR PLAN - A7
 JULY 2015



land west
 VAN ALBREGT, DANFORD & SOUTERBERG, AIA



CENTER AVENUE



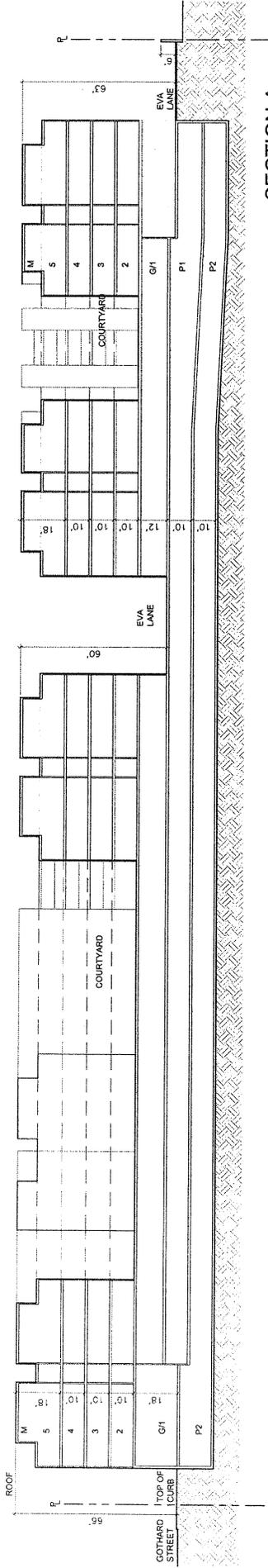
GOTHARD STREET

THE RIPCURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

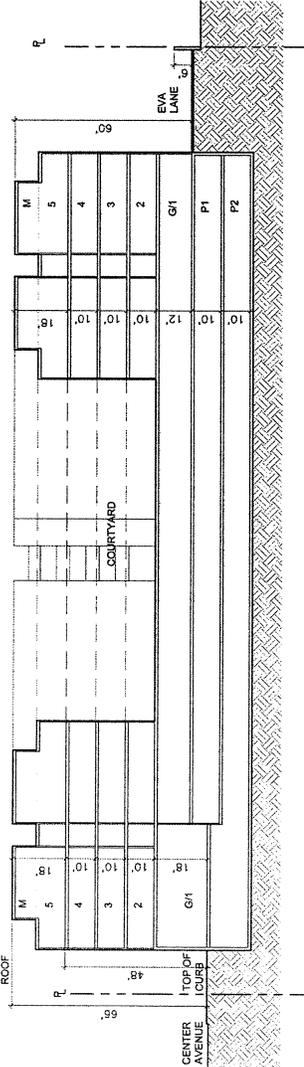
5TH FLOOR MEZZANINE LEVEL A8
 01.17.2018



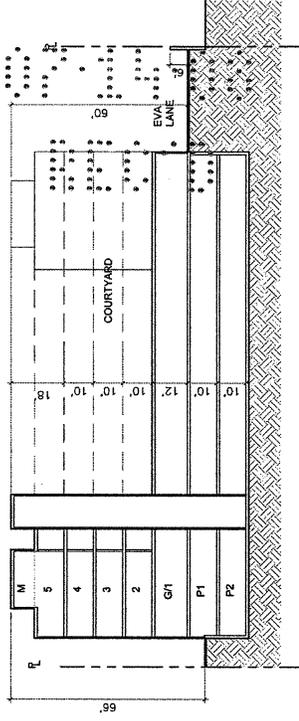
land west
 YAN TILBURG, BANVARD & SODERBERGH, AIA



SECTION A

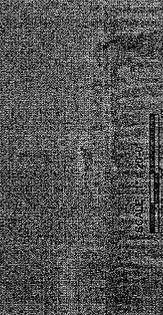


SECTION B



SECTION C

THE RIP CURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

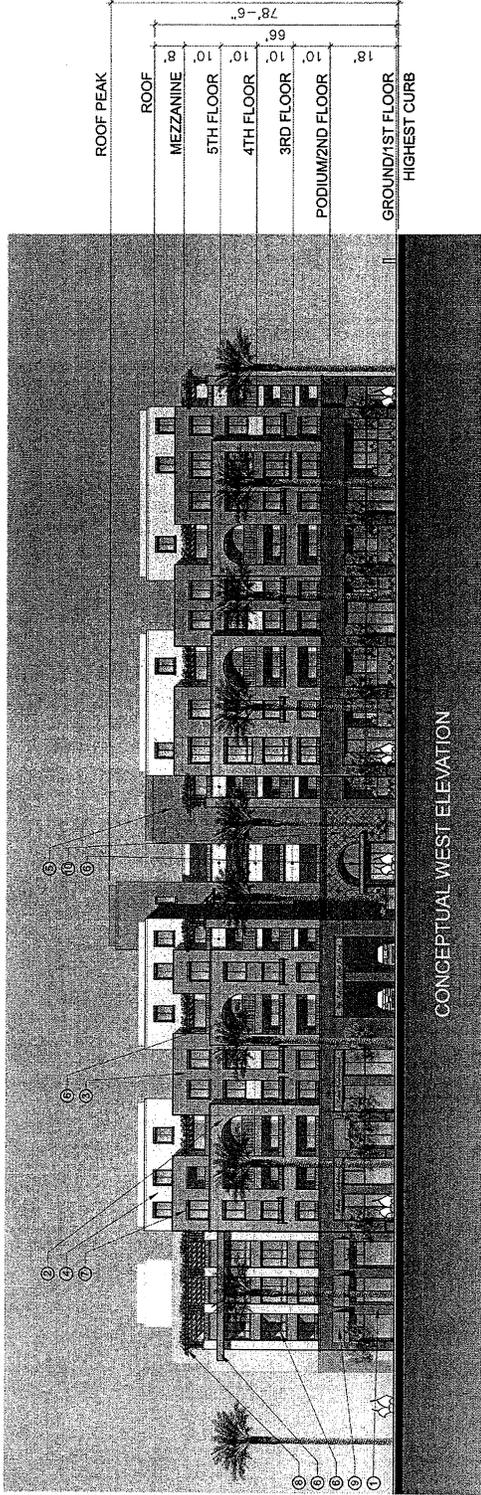


LAND WEST
 VAN TILBURG, BANVARD & SODERBERGH, AIA

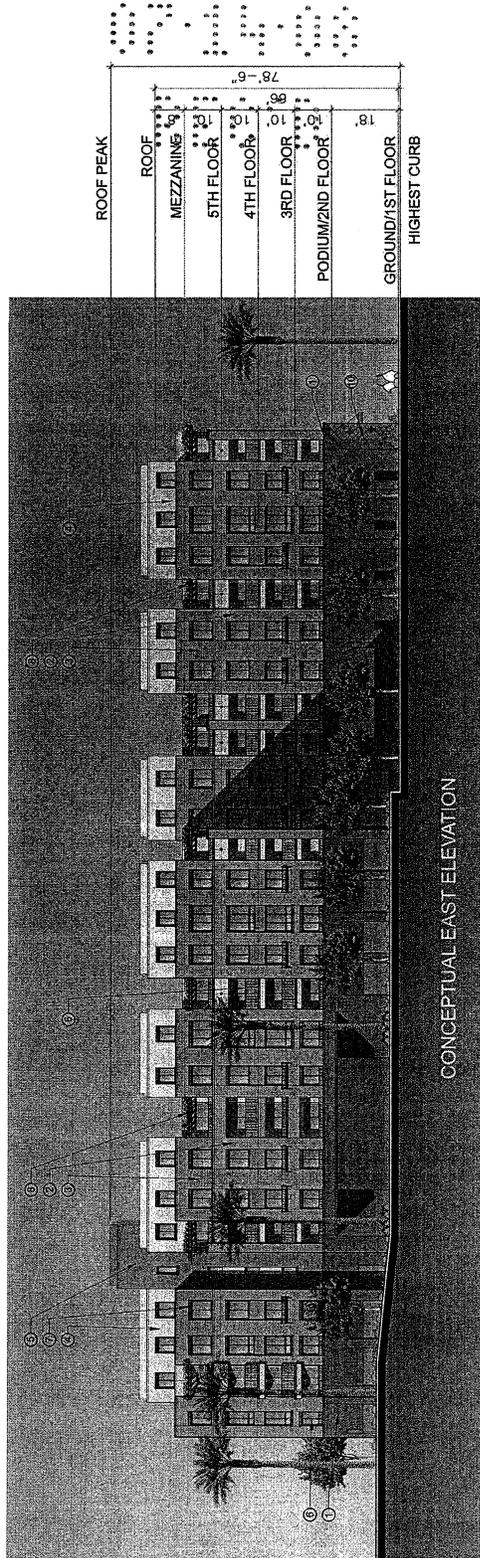
AMSTAR GROUP
 RED OAK
 LAND STRATEGISTS, INC.

BUILDING SECTIONS A10
 JULY 8, 2008 2/0/04

ATTACHMENT NO. 4.13



CONCEPTUAL WEST ELEVATION



CONCEPTUAL EAST ELEVATION

EXTERIOR MATERIALS

- ① LIGHT SAND PLASTER
COLOR: DECOROUS AMBER
- ② LIGHT SAND PLASTER
COLOR: HARVESTER
- ③ LIGHT SAND PLASTER
COLOR: BUTTERNUT
- ④ LIGHT SAND PLASTER
COLOR: BUTTERNUT
- ⑤ LIGHT SAND PLASTER
COLOR: COLONIAL REVIVAL GREEN STONE
- ⑥ ANODIZED ALUMINUM WINDOWS, STOREFRONT
CANOPY AND GUARDRAILS
COLOR: LIGHT CHAMPAGNE
- ⑦ SMOOTH PLASTER TRIM
COLOR: GRAY MATTERS
- ⑧ TRELLIS
COLOR: CITYSCAPE
- ⑨ RETAIL AWNINGS
COLOR: ACCENT BLUE
- ⑩ CERAMIC TILE ENTRY SURROUND

THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
HUNTINGTON BEACH, CA

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

BUILDING ELEVATIONS A11
1.51.19.208 2/19

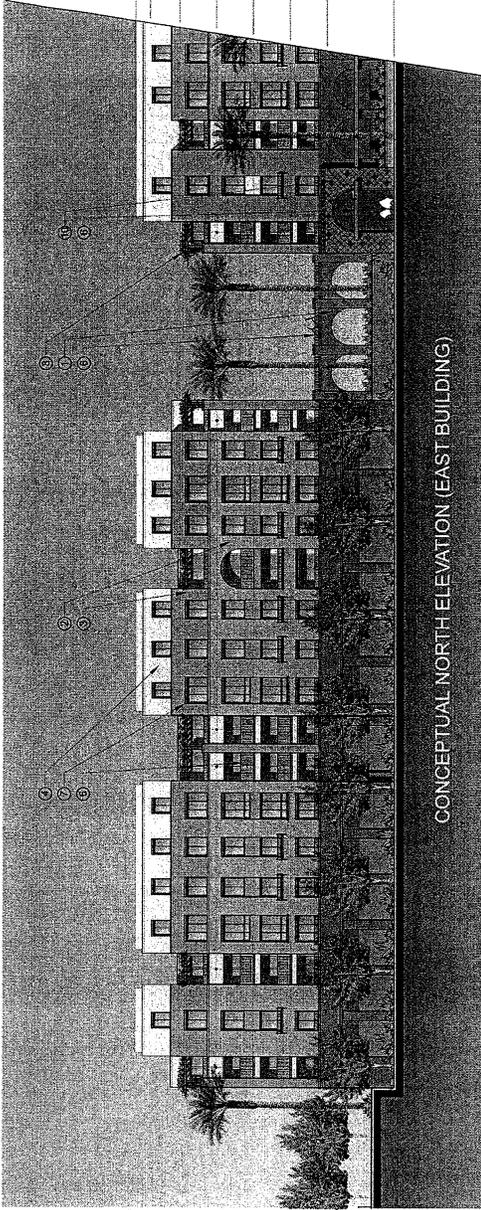


VAN TILBURG, BANWARD & SODERBERGH, AIA



lind west

ATTACHMENT NO. 4.14

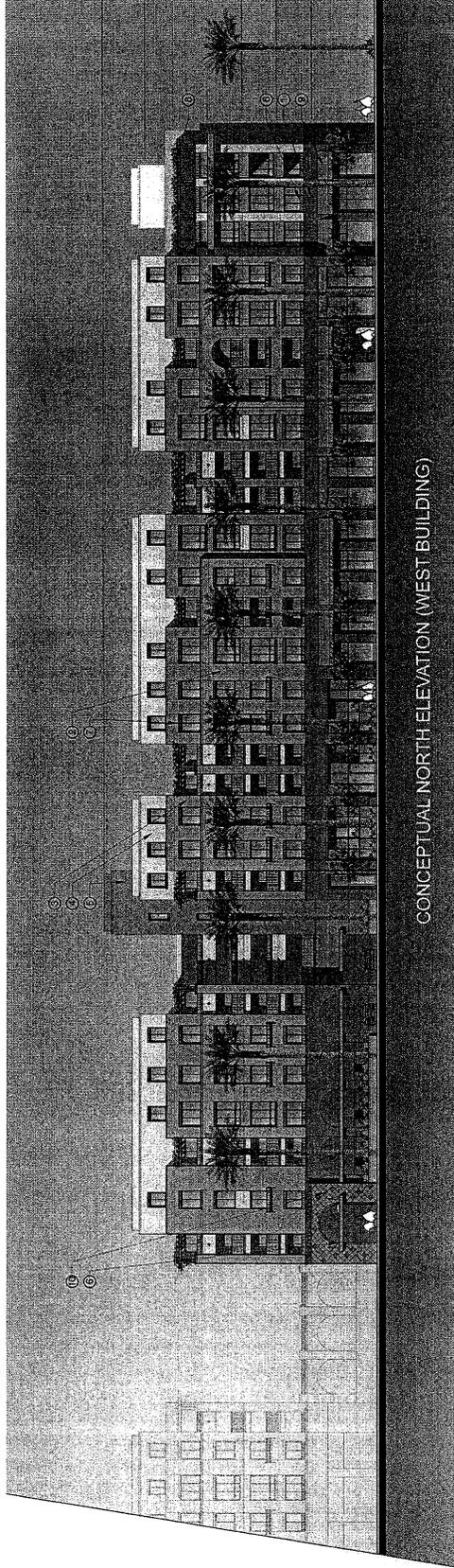


CONCEPTUAL NORTH ELEVATION (EAST BUILDING)

ROOF PEAK	70'-6"
ROOF	
MEZZANINE	66
5TH FLOOR	10'
4TH FLOOR	10'
3RD FLOOR	10'
PODIUM/2ND FLOOR	10'
GROUND/1ST FLOOR	18'
HIGHEST CURB	

EXTERIOR MATERIALS

- ① LIGHT SAND PLASTER
COLOR: DECOROUS AMBER
- ② LIGHT SAND PLASTER
COLOR: WAXY
- ③ LIGHT SAND PLASTER
COLOR: BUTTERNUT
- ④ LIGHT SAND PLASTER
COLOR: WAFERY
- ⑤ LIGHT SAND PLASTER
COLOR: COLONIAL REVIVAL GREEN STONE
- ⑥ ANODIZED ALUMINUM WINDOWS, STOREFRONT
CANOPY AND GUARDRAILS
COLOR: LIGHT CHAMPAGNE
COLOR: WAXY
- ⑦ TRELLIS
COLOR: CITY/SCAPE
- ⑧ RETAIL AWNINGS
COLOR: REGALE BLUE
- ⑨ CERAMIC TILE ENTRY SURROUND



CONCEPTUAL NORTH ELEVATION (WEST BUILDING)

ROOF PEAK	78'-6"
ROOF	
MEZZANINE	66
5TH FLOOR	10'
4TH FLOOR	10'
3RD FLOOR	10'
PODIUM/2ND FLOOR	10'
GROUND/1ST FLOOR	18'
HIGHEST CURB	

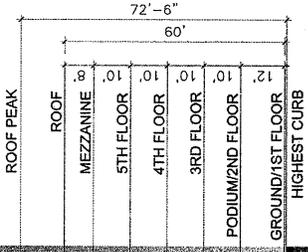
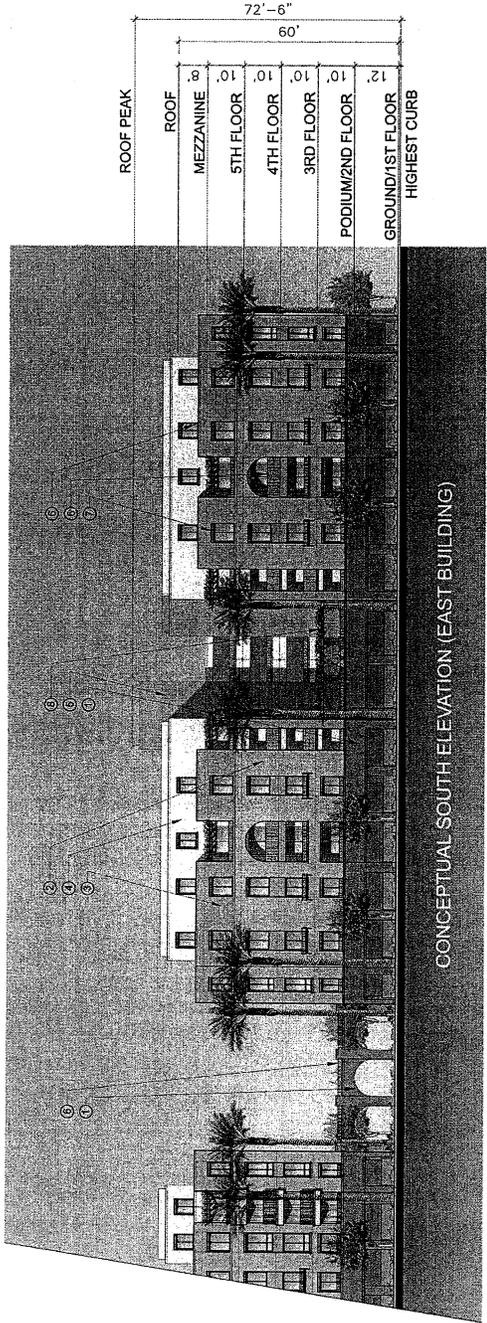
AMSTAR GROUP

RED OAKS
HUNTINGTON BEACH, CA

VAN TILBURG, BARNARD & SODERBERGH, AIA

THE RIPCURL
MIXED USE DEVELOPMENT
2300 CENTER AVENUE
HUNTINGTON BEACH, CA
BUILDING ELEVATIONS | A12
JULY 2018

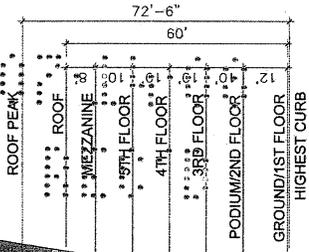
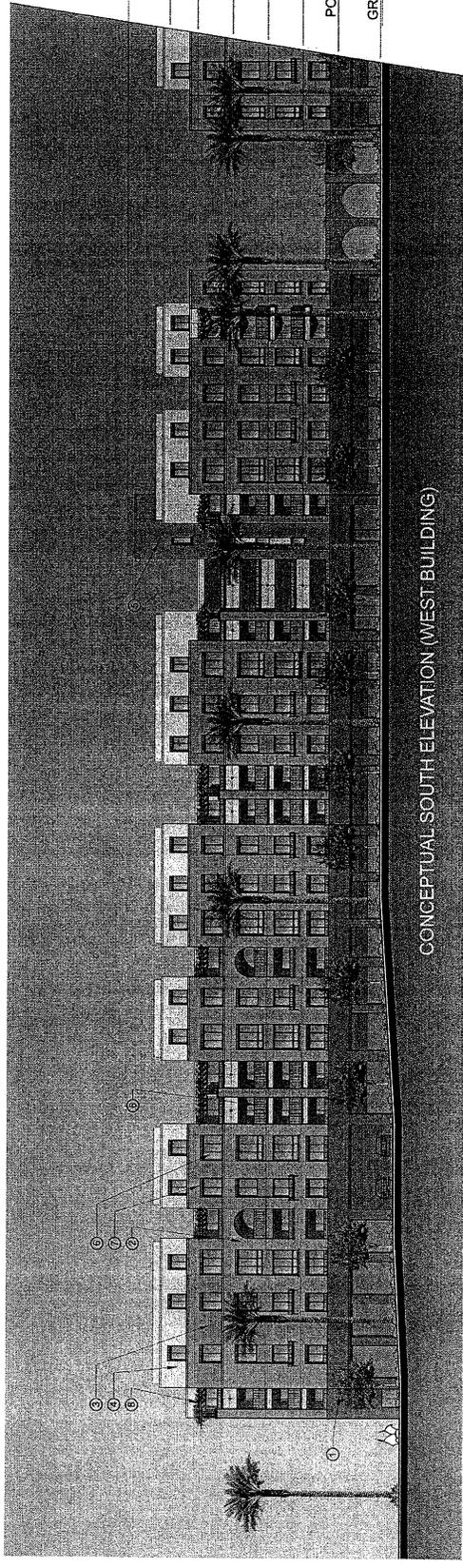
ATTACHMENT NO. 4.15



CONCEPTUAL SOUTH ELEVATION (EAST BUILDING)

EXTERIOR MATERIALS

- ① LIGHT SAND PLASTER
COLOR: DECOROUS AMBER
- ② LIGHT SAND PLASTER
COLOR: BUTTERNUT
- ③ LIGHT SAND PLASTER
COLOR: BUTTERNUT
- ④ LIGHT SAND PLASTER
COLOR: NAPERY
- ⑤ LIGHT SAND PLASTER
COLOR: COLONIAL REVIVAL GREEN STONE
- ⑥ ANODIZED ALUMINUM WINDOWS, STOREFRONT,
CANOPY AND GUARDRAILS
COLOR: CHAMPAGNE
- ⑦ SMOOTH POLISHED STONE
COLOR: GRAY MATTERS
- ⑧ TRELLIS
COLOR: CITYSCAPE
- ⑨ RETAIL AWNINGS
COLOR: REGALE BLUE
- ⑩ CERAMIC TILE ENTRY SURROUND



CONCEPTUAL SOUTH ELEVATION (WEST BUILDING)

VAN TILBORG, BARWARD & SOUTERBERGH, AIA
ARCHITECTS

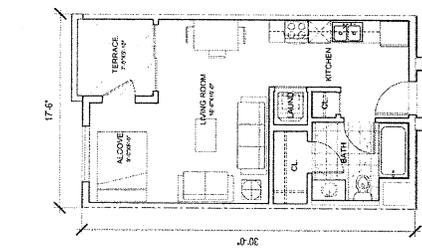
AMSTAR GROUP

RED OAK
LUXURY APARTMENTS
A Sun Life Development

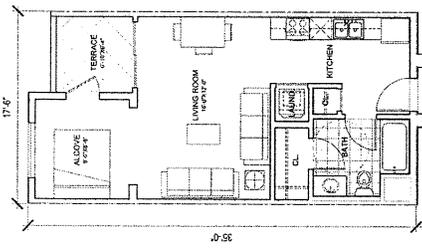
THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
HUNTINGTON BEACH, CA

BUILDING ELEVATIONS | A13
DATE: 01/15/2018
BY: G. BOB

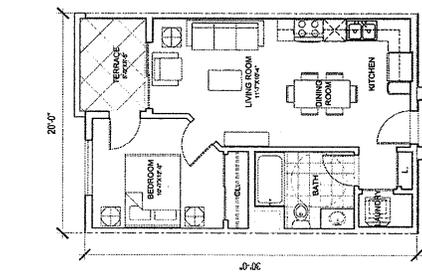
ATTACHMENT NO. 4.66



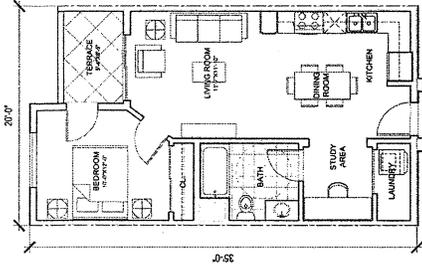
UNIT A1
STUDIO, 1 BATH
INTERIOR: 465 S.F.
TERRACE: 92 S.F.



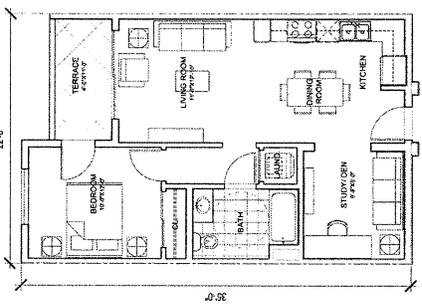
UNIT A2
STUDIO, 1 BATH
INTERIOR: 529 S.F.
TERRACE: 51 S.F.



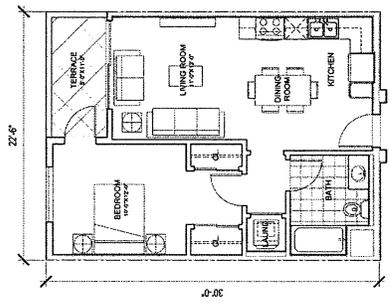
UNIT B0
1 BEDROOM, 1 BATH
INTERIOR: 556 S.F.
TERRACE: 99 S.F.



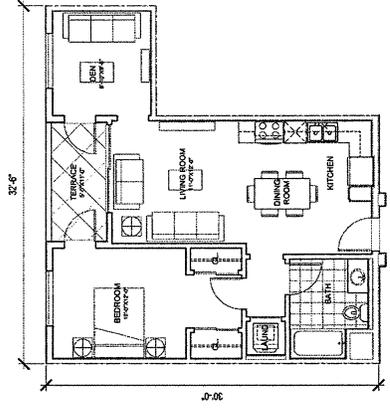
UNIT B1
1 BEDROOM, 1 BATH
INTERIOR: 609 S.F.
TERRACE: 90 S.F.



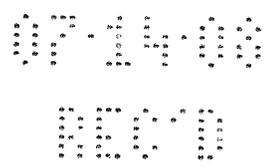
UNIT B2
1 BEDROOM, DEN, 1 BATH
INTERIOR: 677 S.F.
TERRACE: 60 S.F.



UNIT B3
1 BEDROOM, 1 BATH
INTERIOR: 598 S.F.
TERRACE: 64 S.F.



UNIT B4
1 BEDROOM, DEN, 1 BATH
INTERIOR: 692 S.F.
TERRACE: 60 S.F.



land west

AMSTAR GROUP

VAN TILBURC BANWARD & SODERBERGH, AIA

RED OAK

THE RIPCURL

MIXED USE DEVELOPMENT

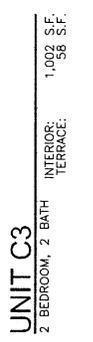
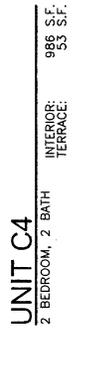
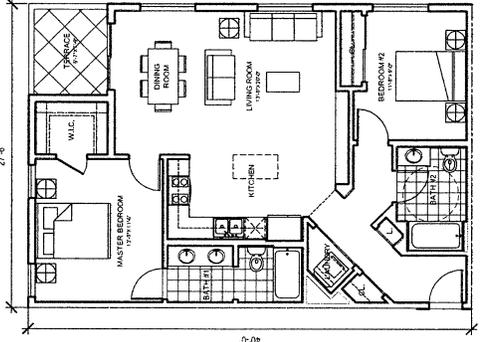
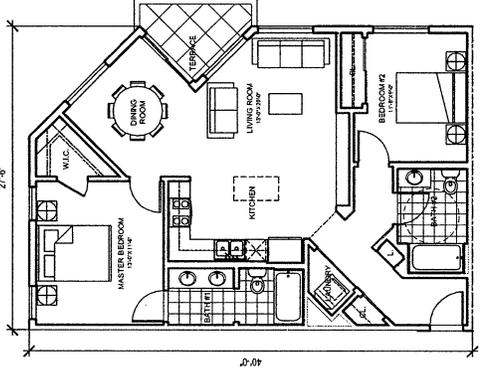
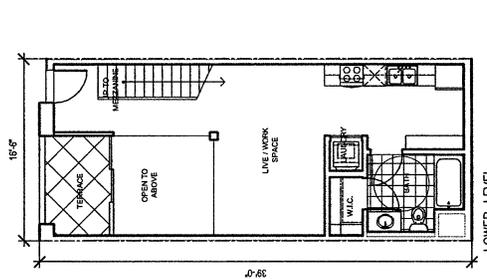
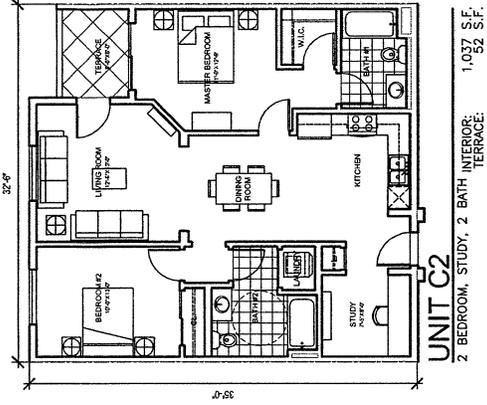
7300 CENTER AVENUE

HUNTINGTON BEACH, CA

UNIT PLANS | A14

USA 2023

ATTACHMENT NO. 4.17



THE RIPCURL
MIXED USE DEVELOPMENT
7200 CENTER AVENUE
HUNTINGTON BEACH, CA

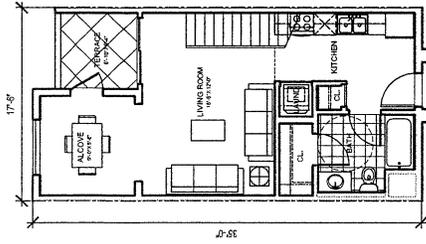
UNIT PLANS | A15
JULY 13, 2023 | 2018A

AMSTAR GROUP
RED OAK
AN ASSOCIATED COMPANY

land west
TAM TILBURG, BAYVARD A. SODERBERGH, AIA

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

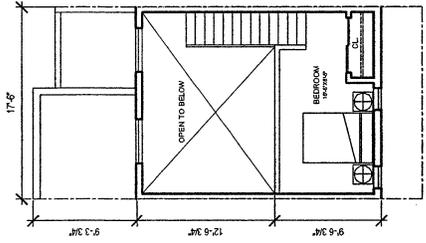
ATTACHMENT NO. 4.18



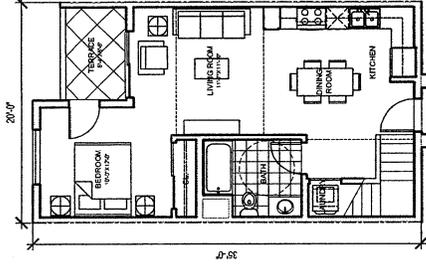
LOWER LEVEL
UNIT A2 LOFT

STUDIO, 1 BATH, MEZZANINE BED

LOWER LEVEL: 528 S.F.
MEZZANINE: 140 S.F.
TERRACE: 669 S.F.
51 S.F.



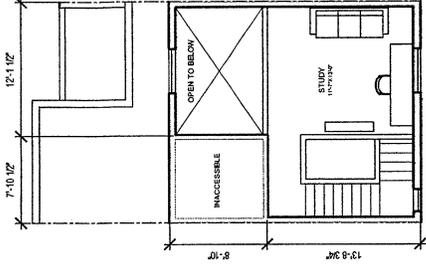
MEZZANINE LEVEL



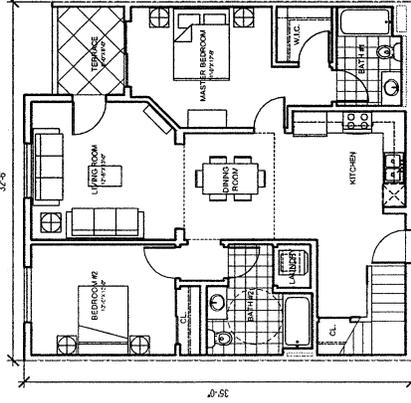
LOWER LEVEL
UNIT B1 LOFT

1 BEDROOM, 1 BATH, MEZZANINE STUDY

LOWER LEVEL: 609 S.F.
MEZZANINE: 192 S.F.
TERRACE: 801 S.F.
50 S.F.



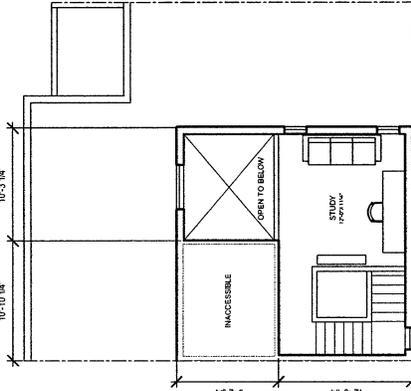
MEZZANINE LEVEL



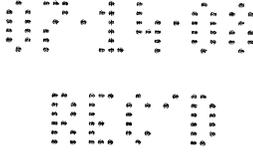
LOWER LEVEL
UNIT C2 LOFT

2 BEDROOM, 2 BATH, MEZZANINE STUDY

LOWER LEVEL: 1,027 S.F.
MEZZANINE: 526 S.F.
TERRACE: 1,285 S.F.
52 S.F.



MEZZANINE LEVEL



laho west

JAM TILBUTE, BANYARD & SODRBERGHI, AIA



RED OAK

DAVID L. KATZ, AIA

THE RIPCURL
MIXED USE DEVELOPMENT
7000 CENTER AVENUE
HUNTINGTON BEACH, CA
UNIT PLANS | A16
JULY 8, 2020 | 2115

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

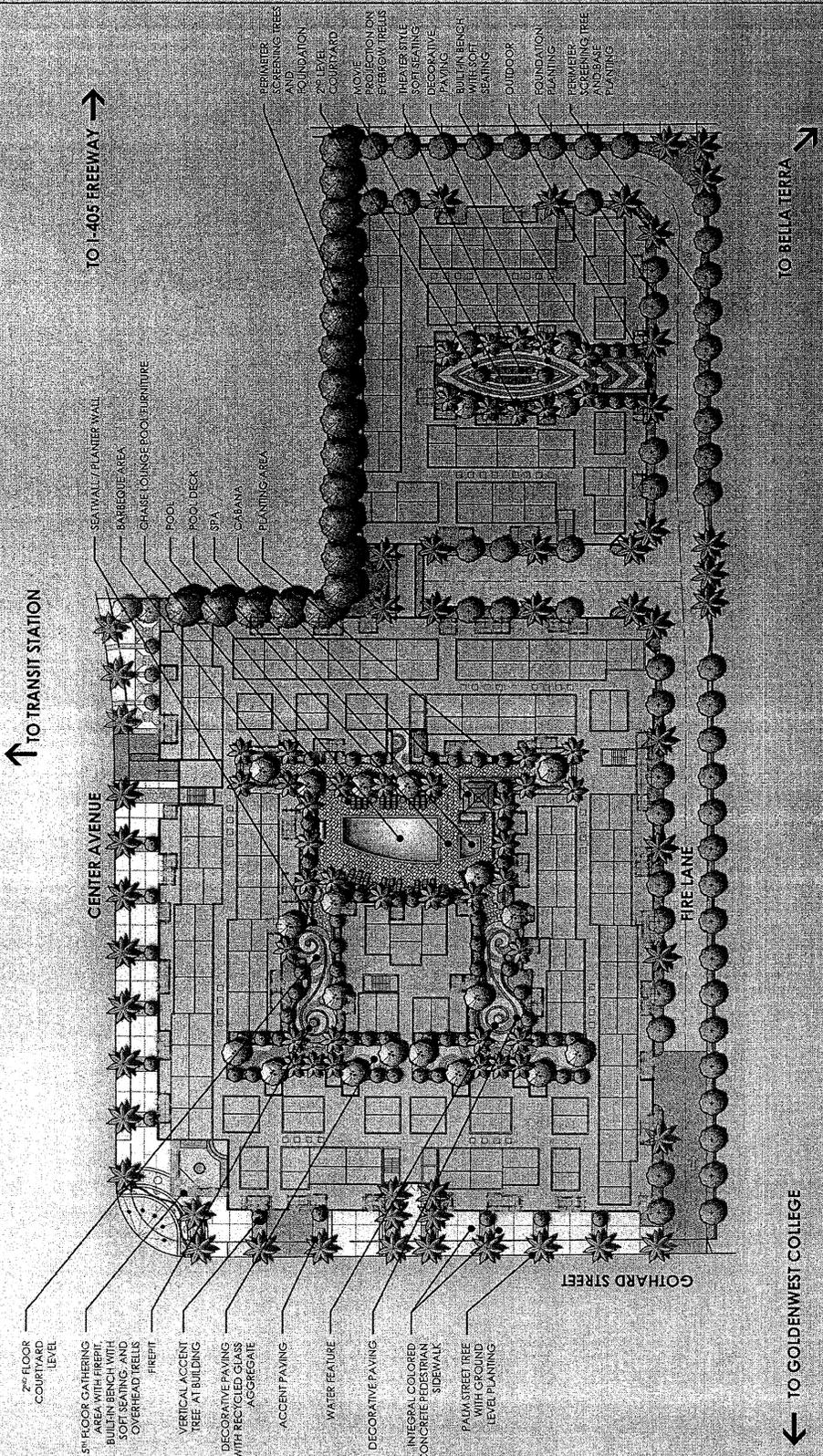
ATTACHMENT NO. 4.19

PLANTING LEGEND

SYMBOL	PLANTING SPECIFICATION	QUANTITY
(Symbol)	1' PALM TREE	100
(Symbol)	2' PALM TREE	50
(Symbol)	3' PALM TREE	25
(Symbol)	4' PALM TREE	15
(Symbol)	5' PALM TREE	10
(Symbol)	6' PALM TREE	5
(Symbol)	7' PALM TREE	3
(Symbol)	8' PALM TREE	2
(Symbol)	9' PALM TREE	1
(Symbol)	10' PALM TREE	1
(Symbol)	11' PALM TREE	1
(Symbol)	12' PALM TREE	1
(Symbol)	13' PALM TREE	1
(Symbol)	14' PALM TREE	1
(Symbol)	15' PALM TREE	1
(Symbol)	16' PALM TREE	1
(Symbol)	17' PALM TREE	1
(Symbol)	18' PALM TREE	1
(Symbol)	19' PALM TREE	1
(Symbol)	20' PALM TREE	1
(Symbol)	21' PALM TREE	1
(Symbol)	22' PALM TREE	1
(Symbol)	23' PALM TREE	1
(Symbol)	24' PALM TREE	1
(Symbol)	25' PALM TREE	1
(Symbol)	26' PALM TREE	1
(Symbol)	27' PALM TREE	1
(Symbol)	28' PALM TREE	1
(Symbol)	29' PALM TREE	1
(Symbol)	30' PALM TREE	1
(Symbol)	31' PALM TREE	1
(Symbol)	32' PALM TREE	1
(Symbol)	33' PALM TREE	1
(Symbol)	34' PALM TREE	1
(Symbol)	35' PALM TREE	1
(Symbol)	36' PALM TREE	1
(Symbol)	37' PALM TREE	1
(Symbol)	38' PALM TREE	1
(Symbol)	39' PALM TREE	1
(Symbol)	40' PALM TREE	1
(Symbol)	41' PALM TREE	1
(Symbol)	42' PALM TREE	1
(Symbol)	43' PALM TREE	1
(Symbol)	44' PALM TREE	1
(Symbol)	45' PALM TREE	1
(Symbol)	46' PALM TREE	1
(Symbol)	47' PALM TREE	1
(Symbol)	48' PALM TREE	1
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(Symbol)	68' PALM TREE	1
(Symbol)	69' PALM TREE	1
(Symbol)	70' PALM TREE	1
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(Symbol)	92' PALM TREE	1
(Symbol)	93' PALM TREE	1
(Symbol)	94' PALM TREE	1
(Symbol)	95' PALM TREE	1
(Symbol)	96' PALM TREE	1
(Symbol)	97' PALM TREE	1
(Symbol)	98' PALM TREE	1
(Symbol)	99' PALM TREE	1
(Symbol)	100' PALM TREE	1

THE RIP CURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA

COMPOSITE PLAN | L11
 FEBRUARY 7, 2008



ANIMSTAR GROUP

RED OAK
 A Division of University City

WEST

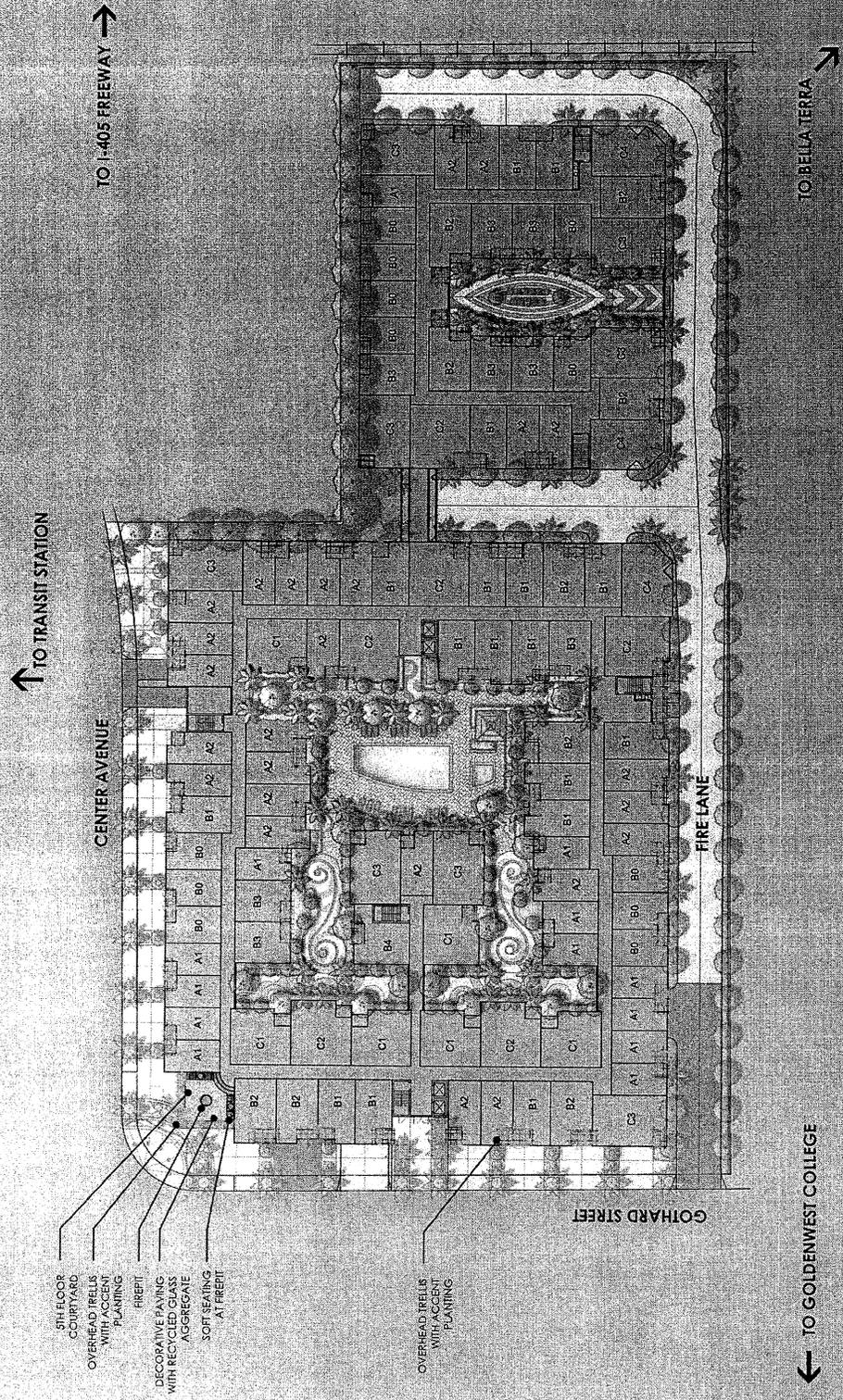
VAN TILBURG, BANYARD & SODERBERGH, AIA

ATTACHMENT NO. 4.20

PLANTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY	PLANT SPECIES
(Symbol)	PLANTING	10	PLANT SPECIES
(Symbol)	PLANTING	15	PLANT SPECIES
(Symbol)	PLANTING	20	PLANT SPECIES
(Symbol)	PLANTING	25	PLANT SPECIES
(Symbol)	PLANTING	30	PLANT SPECIES
(Symbol)	PLANTING	35	PLANT SPECIES
(Symbol)	PLANTING	40	PLANT SPECIES
(Symbol)	PLANTING	45	PLANT SPECIES
(Symbol)	PLANTING	50	PLANT SPECIES
(Symbol)	PLANTING	55	PLANT SPECIES
(Symbol)	PLANTING	60	PLANT SPECIES
(Symbol)	PLANTING	65	PLANT SPECIES
(Symbol)	PLANTING	70	PLANT SPECIES
(Symbol)	PLANTING	75	PLANT SPECIES
(Symbol)	PLANTING	80	PLANT SPECIES
(Symbol)	PLANTING	85	PLANT SPECIES
(Symbol)	PLANTING	90	PLANT SPECIES
(Symbol)	PLANTING	95	PLANT SPECIES
(Symbol)	PLANTING	100	PLANT SPECIES

THE RIPCURL
 MIXED USE DEVELOPMENT
 7300 CENTER AVENUE
 HUNTINGTON BEACH, CA
 5TH FLOOR PLAN | L4
 FEBRUARY 2015



- SITE FLOOR COURTYARD
- OVERHEAD TRELLIS WITH ACCENT PLANTING
- FIRE PIT
- DECORATIVE PAVING WITH RECYCLED GLASS AGGREGATE
- SOFT SEATING AT FIRE PIT
- OVERHEAD TRELLIS WITH ACCENT PLANTING

AMSTAR GROUP

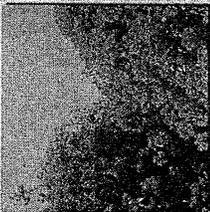
RED OAKS

VAN TILBURG, BAYARD & SODERBERGH AIA

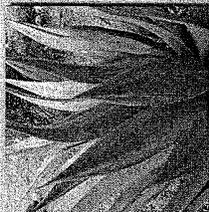
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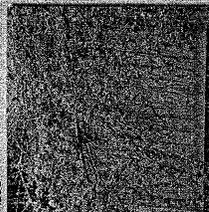
PHOENIX DACTYLIFERA
DATE PALM



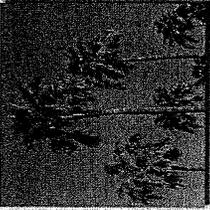
BOUGAINVILLEA SP.
BOUGAINVILLEA



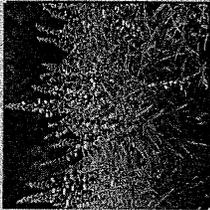
ALOE SP.
ALOE



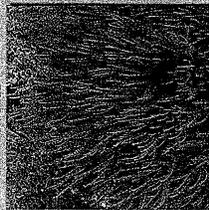
PYRACANTHA HYBRID
FIRETHORN



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM



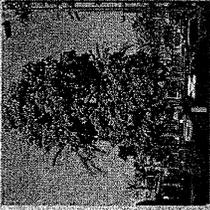
SALVIA LEUCANTHA
MEXICAN BUSH SAGE



ROSMARINUS OFFICINALIS
ROSEMARY



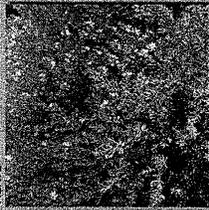
CYTISOMA CALLISTEGIOIDES
VIOLET TRUMPETVINE



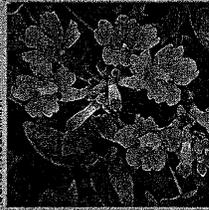
LOPHOSTEMON CONFERTUS
BRISBANE BOX



AGAVE SP.
AGAVE



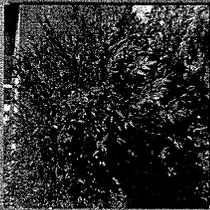
WESTRINGIA FRUTICOSA
COAST ROSEMARY



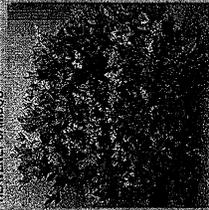
DISTICTIS BUCCINATORIA
BLOOD RED TRUMPETVINE



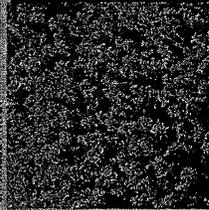
LAGERSTROEMIA INDICA
CRAPE MYRTLE



HARDENIA DOMESTICA
HEAVENLY BAMBOO



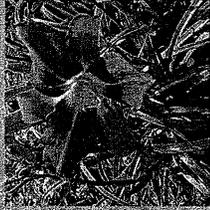
LEIBOSTROM JAPONICUM
JAPANESE PRIVET



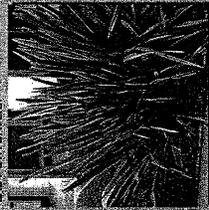
TELOCHIUM CHAMAEDRYS
GERMANDER



FEUDA SELOWIANA
PINEAPPLE GUAVA



HEMEROCALLIS 'LADY EBORACELY'
LADY EBORACELY



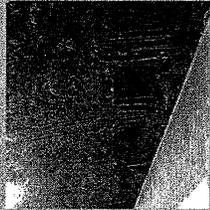
PHORIDIUM TEXANUM
NEW ZEALAND FLAX



ARBUTUS UNEDO 'COMPACTA'
DWARF STRAWBERRY TREE



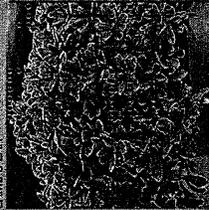
PINUS CANARIENSIS
CANARY ISLAND PINE



BAMBUSA SP.
BAMBOO



STACHYS BYZANTINA
LAMB'S EAR



PITTOSPORUM 'CREAM DE MINT'
VARIEGATED DWARF PITTOSPORUM

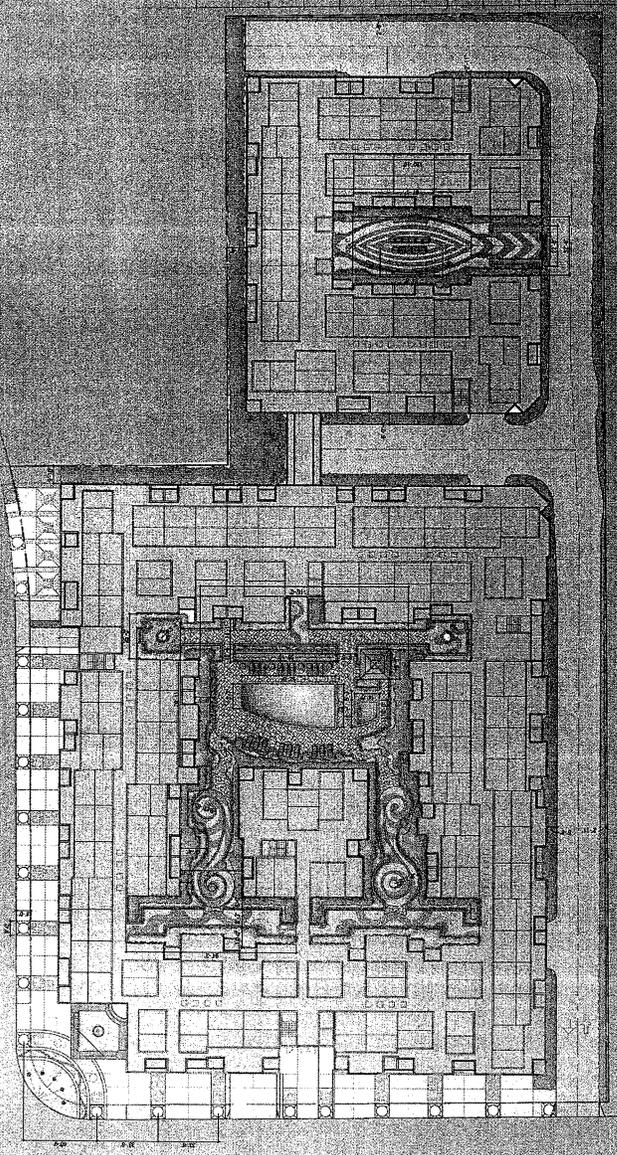
THE RIPCURL
MIXED USE DEVELOPMENT
7300 CENTER AVENUE
HUNTINGTON BEACH, CA
PLANT IMAGERY | L5
FEBRUARY 7, 2018 | 2018A

AMSTAR GROUP
RED OAK
A New Home Development



VAN TILBURG, BANVARD & SPIERBERGH, AIA

ATTACHMENT NO. 4.24



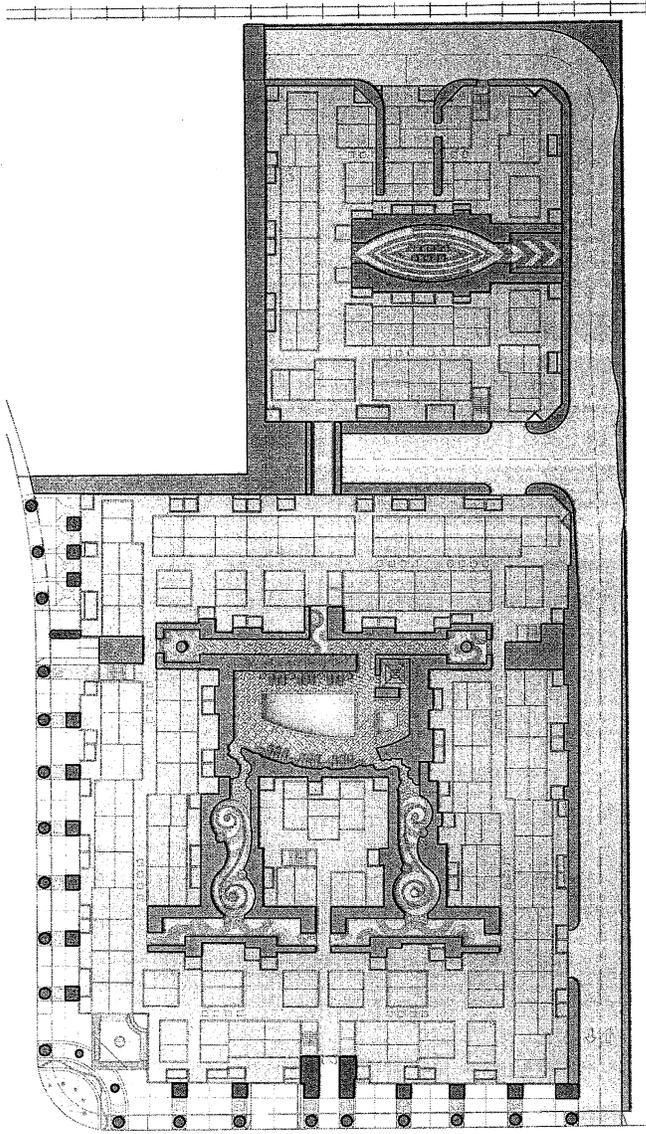
THE RIPCURL
 MIXED USE DEVELOPMENT
 7000 CENTER AVENUE
 HUNTINGTON BEACH, CA
 LANDSCAPE DIMENSION PLAN
 DATE: 07/2008 | 09/09



land west

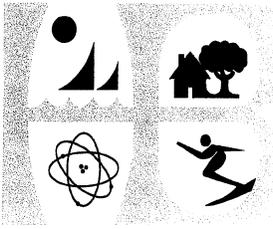


ATTACHMENT NO. 4.25



Total Non-Driveable Hardscapes: 14,675 S.F.
 Landscape Area on Podium: 11,500 S.F.
 Landscape Area Street Adjacent: 1,900 S.F.
 Landscape Area Off-Street: 12,500 S.F.
 Total Landscape Area: 25,900 S.F.

- Landscape Area on Podium: 11,500 S.F.
- Landscape Area Street Adjacent: 1,900 S.F.
- Landscape Area Off-Street: 12,500 S.F.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

July 3, 2008

Andrew Nelson
2101 Business Center Drive #230
Irvine CA 92612

SUBJECT: GENERAL PLAN AMENDMENT NO. 07-003; ZONING MAP AMENDMENT NO. 07-001; ZONING TEXT AMENDMENT NO. 07-004; CONDITIONAL USE PERMIT NO. 07-043; DESIGN REVIEW NO. 07-031 (THE RIP CURL PROJECT)—7302-7400 CENTER AVENUE PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Nelson:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. 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.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

cc: Gerald Caraig, Building & Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-5431
Amstar/Red Oak Huntington Beach, LLC, Property Owner

Herb Fauland, Planning Manager
Ken Small, Police – 714-536-5902
Jason Kelly, Planning Department
Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 3, 2008

PROJECT NAME: THE RIPCURL

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 07-003/ZONING MAP AMENDMENT NO. 07-001/ZONING TEXT AMENDMENT NO. 07-004/CONDITIONAL USE PERMIT NO. 07-043/DESIGN REVIEW NO. 07-031

PROJECT LOCATION: 7302-7400 CENTER AVENUE, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF 440 RESIDENTIAL UNITS AND 10,000 SQ. FT. OF COMMERCIAL USES; TO AMEND THE GENERAL PLAN DESIGNATION; TO AMEND THE ZONING DESIGNATION; TO ESTABLISH THE MIXED-USE TRANSIT CENTER DISTRICT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 21, 2008. 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.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Elevations shall depict approved colors and building materials.
 - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - c. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. 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 prohibited in the front yard setback and shall be screened from view.
 - d. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and

colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

- e. Depict 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 on the site plan and elevations. 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.
 - f. 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))
 - g. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
 - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed.
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.
 - f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.
3. Prior to issuance of grading permits, the following shall be completed:
- b. 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 Planning Department.

- c. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
4. Prior to submittal for building permits, the following shall be completed:
 - a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works 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.
 5. Prior to issuance of building permits, the following shall be completed:
 - a. An interim parking and building materials storage plan shall be submitted to the Planning Department 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 applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - b. A gated entryway (access control devices) plan shall be submitted to the Planning Department. The gated entryway shall comply with Fire Department Standard No. 403. In addition, the gated entryway plan shall be reviewed by the United States Postal Service. Prior to the installation of any gates, such plan shall be reviewed and approved by the Planning, Fire and Public Works Departments.
 - c. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.
 - d. A Mitigation Monitoring Fee for EIR No. 07-04 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*).
 - e. 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 Planning Department Fee Schedule*).

- f. Developers of projects with 50 or more units or project sites consisting of five acres or larger shall conduct an analysis to determine their base flood elevation (BFE) if the project is located in a flood zone without a BFE noted on the FEMA flood map.
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. 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.
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning Department.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
8. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. 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 provisions of HBZSO Section 241.18.

9. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
10. Conditional Use Permit No. 07-043 shall not become effective until General Plan Amendment No. 07-003, Zoning Map Amendment No. 07-001, and Zoning Text Amendment No. 07-004 have been approved by the City Council and is in effect.
11. Conditional Use Permit No. 07-043 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
12. Conditional Use Permit No. 07-043 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
13. The Planning Commission reserves the right to revoke Conditional Use Permit No. 07-043 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.
14. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
15. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
16. 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 Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.
17. 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 Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.
18. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning.
19. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: March 11, 2008
PROJECT NAME: THE RIPCURL
PLANNING APPLICATION NO: PLANNING APPLICATION NO. 2007-219
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2007-043 AND DESIGN REVIEW NO. 2008-031
DATE OF PLANS: FEBRUARY 21, 2008
PROJECT LOCATION: 7302-7400 CENTER AVE, HUNTINGTON BEACH
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT CONSISTING OF 440 RESIDENTIAL UNITS, 10,000 SF OF RETAIL USES, AND AMENITIES SUCH AS POOL/SPA AREA, FIRE PIT, MOVIE PROJECTION AREA, FITNESS CENTER, CONFERENCE ROOM, AND CLUBHOUSE. THE PROJECT INCLUDES FOUR LEVELS OF HOUSING OVER THREE LEVELS OF PARKING (ONE LEVEL OF PARKING BELOW GRADE AND TWO LEVELS OF PARKING ABOVE GRADE). THE RETAIL COMPONENT IS LOCATED ON THE GROUND LEVEL ADJACENT TO THE TWO LEVELS OF ABOVE GRADE PARKING

The following is a list of code requirements deemed applicable to the proposed project based on plans received as 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. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2005 California Energy 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. Geotechnical investigation shall be updated to comply with 2007 California Building Code.
3. Allowable area of unprotected openings permitted in an exterior wall is limited when the fire separation distance is less than or equal to 30 feet, per section 704.8 of 2007 California Building Code.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 31, 2008

PROJECT NAME: THE RIPCURL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 07-219

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 07-043 AND DESIGN REVIEW NO. 07-031

DATE OF PLANS: FEBRUARY 21, 2008

PROJECT LOCATION: 7302-7400 CENTER AVENUE, HUNTINGTON BEACH, CA

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

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

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT CONSISTING OF 440 RESIDENTIAL UNITS, 10,000 SF OF RETAIL USES, AND AMENITIES SUCH AS POOL/SPA AREA, FIRE PIT, MOVIE PROJECTION AREA, FITNESS CENTER, CONFERENCE ROOM, AND CLUBHOUSE. THE PROJECT INCLUDES FOUR LEVELS OF HOUSING OVER THREE LEVELS OF PARKING (ONE LEVEL OF PARKING BELOW GRADE AND TWO LEVELS OF PARKING ABOVE GRADE). THE RETAIL COMPONENT IS LOCATED ON THE GROUND LEVEL ADJACENT TO THE TWO LEVELS OF ABOVE GRADE PARKING.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 12, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

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

- a. **"Phase 1 Environmental Study"** is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required.

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 soil must conform to City Specification # 431-92 Soil Clean-Up Standards. **(FD)**

- b. ***Methane Mitigation Requirements.*** Due to the proposed below-grade 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.

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 three copies submitted to the Fire Department for approval. **(FD)**

- c. ***Imported Soil Plan.*** All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. When required by the Fire Department, off-site soil importation exceeding 50 cubic yards requires an "Imported Soil Plan" to be submitted to the Fire Department for review and joint approval with the Public Works Department prior to soil importation onto the site.

Initial sample schedule:

- 1 sample per 50 cubic yards of imported fill (prior to import).

Modified sampling schedule upon source approval by fire and public works:

- 1 sample per 100 cubic yards of imported fill (prior to import).
- 1 sample per 1000 cubic yards of imported fill (prior to import).

Public Works may also have plan requirements for grading, stockpiling, haul routes, storm water pollution prevention, erosion and/or dust control.

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Additional requirements will be necessary for the development of former oilfield property.

Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a building permit. **(FD)**

- d. **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)**
- e. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- f. **Maximum Grade for Fire Apparatus Access Roads** shall not exceed 10%. **(FD)**
- g. **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)**
- h. **Secured Vehicle Entries** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance in the plan notes. **(FD)**
- i. **Secured Automated Vehicle Entry Gates (Residential)** shall utilize a combination "Strobe-Activated Switch" and "Knox Manual Key Switch", and comply with City Specification # 403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance with City Specification # 403 *Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **(FD)**
- j. **Fire Hydrants** (Public) are required. 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, 2002 Edition, Huntington Beach 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 Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington

Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

- k. **Private 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 hydrants and service mains shall meet NFPA 13 and 24, 2002 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, 2002 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)**
- l. **Private Fire Service Piping (FSP)** Application for permit shall be made for private on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

- m. **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)**
- n. **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 *UBC 305.9* on the

plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

- o. **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 (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

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 Huntington Beach 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. (FD)

- p. **Fire Department Connections (FDC)** to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)
- q. **Class 1 Standpipes** (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the H.B.B.C. "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. (FD)
- r. **NPFA 13 Commercial Fire Sprinkler Systems Supply** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. (FD)
- s. **On-Site Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and

underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

- t. **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)**
- u. **Trash Dumpsters** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 **(FD)**
- v. **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)**
- w. **Commercial Food Preparation Fire Protection System** required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. **(FD)**
- x. **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)**

- y. **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)
- z. **Secondary Emergency Access Gates** serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX® Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. (FD)
- aa. **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. HBBC 3002.4 (FD)
- bb. **High Rise Buildings.** Buildings classified as being 55 feet or more in height must comply with the requirements of the State Fire Marshall for a high-rise building. (FD)
- cc. **Subterranean Parking Garage - Ventilation Systems** must have emergency smoke evacuation capability. A zoned, mechanical smoke and combustible products removal system, with manual controls for firefighters located in the fire control room shall be provided. This shall include an emergency power source. System shall also comply with Building and Mechanical Codes and shall be adequate to exhaust carbon monoxide (CO). (FD)
- dd. **Enhanced Communication Systems** are required for Fire Department and Police Department communications in Subterranean Parking Garages. Repeater type radio systems as specified by the Fire and Police Departments shall provide adequate communication inside the parking garages, from inside the garages to the exterior, and to/from the fire control rooms. **Above-grade areas or floors found to have with poor radio reception may also require repeating systems.** (FD)
- ee. **On-Slope Located Fire Equipment.** Fire Hydrants, backflow devices (DDCA), Fire Department Connections (FDC) and other related fire devices located in bermed or sloped areas must be enclosed in retaining walls, providing flat access to the equipment. (FD)
- ff. **Stairwell Required Minimum Widths.** Standpipe systems in stairwell areas shall not impede code required minimum widths. (FD)
- gg. **Fire Control Room required.** Provide a dedicated room for the Fire Department to observe and monitor all systems operations from an integrated annunciator panel. They

shall be located in an exterior location that is at grade level and has clear-to-the sky access. (FD)

- hh. **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)
- ii. **Commercial Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. 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)
- jj. **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)
- kk. **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- 5531.

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

II. **Fire Pits.** Recreational or decorative fire pits shall only be gas-fired and shall conform to Huntington Beach Fire Department guidelines. **(FD)**

mm. **Mushroom Space Heaters** (if utilized) shall meet the following requirements:

- Heaters shall display a U.L. listing number or other nationally recognized standard.
- Heaters shall be used in open-air areas only. Indoor use is not permitted.
- Heaters shall be equipped with a safety tilt shut-off switch.
- Heaters shall be set upon a firm and level foundation.
- Heaters shall not be located inside of or within three feet of the awning or canopy footprint. (CFC 1107.1)
- Placements of heater(s) shall not be closer than 5' from buildings. (CFC 8204.3 and Table 8204-A)
- Heaters shall not obstruct the clear path of exits. (CFC 1203)
- Heaters shall maintain a minimum of 3-foot clearance from any combustible material. (CFC 1107.1)
- Heaters shall not be stored or used within any structure. (CFC 1103.3.2.6)
- The storage of spare cylinders is not allowed. (CFC 101.4 and 1103.3.2.6) **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**

OTHER:

ATTACHMENT NO. 5.17

- a. Discovery of 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)**

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 www.surfcity-hb.org

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

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\Center 7302-7400; THE RIPCURL; CUP# 07-043; DR# 07-031 3-31-08 LC.doc



HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: March 30, 2008
PROJECT NAME: THE RIPCURL
PROJECT LOCATION: 7300 Center Ave, HB
PLANNING APP #: PLANNING APPLICATION NO. 07-219
ENTITLEMENTS: CUP NO. 07-043 AND DR NO. 07-031
DATE OF PLANS: FEBRUARY 21, 2008
LOCATION: 7302-7400 CENTER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: JAN THOMAS
TELEPHONE/E-MAIL: (949) 348-8186 - JCKTHOMAS@COX.NET
PROJECT DESCRIPTION: To permit the construction of a six-story mixed-use project consisting of 440 residential units, 10,000 SF of retail uses, and amenities such as pool/spa area, fire pit, movie projection area, fitness center, conference room and clubhouse. The project includes four levels of housing over three levels of parking. The retail component is located on the ground level adjacent to the two levels of above grade parking.

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.

SUGGESTED CONDITIONS OF APPROVAL

Garage radio transmittal:

The Police and Fire Department emergency radios may not be able to receive or transmit in the subterranean parking levels. If this is the case, it is imperative that an effective antenna be installed so that emergency personnel can receive/transmit in the parking structure. Please contact Jim Moore, City of Huntington Beach, Information Systems, at (714) 536-5943 for more information.

Parking structure lighting:

Lighting in parking structures should optimally be placed over and between the parked vehicles. Crimes mainly occur between vehicles; therefore, lighting is important and should focus in these areas. Lighting should also focus on pedestrian areas.

Recommendation: Paint the interior white in color. A study showed that painting the interior of the parking structure white adds approximately 20% more light to the structure by reflection alone.

Parking:

Residential parking and retail parking should be clearly separated. Distinguish the difference with color, pavement treatments and signs.

Parking garage elevators:

Elevator areas and stairwells should be well lighted and recorded via surveillance cameras 24 hours a day, every day.

Leasing office/Main residential lobby:

The person working in the leasing office should be situated to see people entering and exiting the building through the main residential lobby. This person should also be able to view the elevator and stairwell area with ease.

A camera 24 hour and recorded should be utilized in the main residential lobby.

Recreation room:

This room should have windows looking out onto the courtyard. A window on the south side of the recreation room as well will provide more visibility onto the elevator waiting area.

Skateboarding:

The northwest side of the building shows a walkway on a downward slope. Areas such as this provide skateboarding opportunities and should be equipped with something to deter skateboarding in this area. Noise and damage to the property may be avoided as well. Police recommend using a product to attach to the areas vulnerable to skateboarding to stop skateboarders. A company such as www.skatestoppers.com or other similar companies sell a product that will deter skateboarding and possible prevent damage to the property.

RECOMMENDATIONS TO ENHANCE THE QUALITY OF THE PROJECT:

Landscaping:

Landscaping should remain at a height less than 3' in order to allow people the opportunity to clearly see their surroundings and report potential danger.

Stairwells:

Ideally, stairwells should be open to the exterior. People feel safer and are, in fact, more likely to be seen in case of an emergency. They are also more likely to see an offender coming. Obviously subterranean stairwells cannot be open to the outside, however, where possible in the residential building, allow as much visibility into the stairwells as possible either through open air stairwells or large windows.

Community interaction:

Courtyards do provide activity areas for interaction. The barbeque areas, benches, and games bring residents together. This, in turn, builds neighborhood cohesiveness. However, are there open space areas for kids to play? Is there grass?

Question: Is there a laundry room? If so, please contact police for recommended security measures.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 9, 2008
PROJECT NAME: THE RIPCURL
ENTITLEMENTS: CUP 07-043
PLNG APPLICATION NO. 2007-0219
DATE OF PLANS: FEB 21, 2008
PROJECT LOCATION: 7302-7400 CENTER AVENUE
PROJECT PLANNER TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT CONSISTING OF 440 RESIDENTIAL UNITS, 10,000 SF OF RETAIL USES, AND AMENITIES SUCH AS POOL/SPA AREA, FIRE PIT, MOVIE PROJECTION AREA, FITNESS CENTER, CONFERENCE ROOM, AND CLUBHOUSE. THE PROJECT INCLUDES FOUR LEVELS OF HOUSING OVER THREE LEVELS OF PARKING (ONE LEVEL OF PARKING BELOW GRADE AND TWO LEVELS OF PARKING ABOVE GRADE). THE RETAIL COMPONENT IS LOCATED ON THE GROUND LEVEL ADJACENT TO THE TWO LEVELS OF ABOVE GRADE PARKING.

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.

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

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also

recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)

- a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
2. Separate plans for removals, stockpiling, surcharge and other independent or phased remedial or earth moving operations shall be prepared by a License Civil Engineer and be submitted to Public Works for review and approval. (MC 17.05.140)
3. If soil remediation is required, a remediation action plan shall be submitted to the Fire, Planning, and Public Works Departments for review and approval in accordance with the Fire Departments Specification No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around the remediation equipment. (MC 17.05.150/FD Spec. 431.92)

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

1. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan: (ZSO 230.084A, Precise Plan of Street Alignment)
 - a. A five foot right-of-way dedication along the Gothard Street frontage is required, per the modified Precise Plan of Street Alignment for Gothard Street.
 - b. A thirty-five foot radius right-of-way dedication at the intersection of Gothard Street and Center Avenue per Public Works Standard Plan No. 207.
2. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a precise grading permit.
3. A final detailed soils and geological/seismic analysis shall be prepared by a registered engineer and submitted to Public Works (for reference) with first submittal of the Precise Grading Plan. 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)
4. 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. A new sewer lateral shall be installed connecting to the main in Gothard Street. If the new sewer lateral is not constructed at the same location as the existing laterals, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - b. A private looped on-site fire water system required by the Fire Department shall be constructed per Water Standards to provide service to the new fire sprinkler systems and on-site fire hydrants. Separate backflow protection devices shall be required at each point of connection to the City's water system. (Resolution 5921 and Title 17)

- c. Each retail unit may have a separate water service and meter constructed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). Placement of retail water services and meters shall meet Public Works approval. The domestic water service shall be a minimum of 2-inches in size. Alternatively, a master water service and meter to the retail building/units is also acceptable. (ZSO 230.84)
 - d. The quantity and placement of domestic water services and meters to the residential units shall meet Public Works' approval and shall be constructed per Water Standards. The meters shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - e. Common landscaping areas, courtyards, common recreational areas, etc. shall have separate irrigation service(s) and meter(s). Each irrigation water service shall connect to the City's water system and be a minimum of 1-inch in size constructed per Water Standards. The meter size shall require the City's Landscape Architect approval. (ZSO 232)
 - f. Separate dedicated fire water services shall be constructed per Water Standards for the fire sprinkler systems required by the Fire Department. (ZSO 230.84)
 - g. Separate backflow protection devices shall be constructed per Water Standards for the domestic, irrigation and fire water services connected to the City's water system. (Resolution 5921 and Title 17)
 - h. The existing on-site public water system improvements (including water services, meters, backflow protection devices, etc.) shall be abandoned and removed per Water Standards. (ZSO 230.84)
 - i. The applicant shall quitclaim the existing water line easements dedicated to the City by submitting a legal description and plat of the public on-site water facilities for Public Works review and approval. (ZSO 230.84)
5. A Street Improvement 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 Edinger Corridor Draft Policies (dated February 25, 2008), with Public Works plan preparation guidelines and include the following improvements on the plan:
- a. Curb, gutter and sidewalk along the Gothard Street and Center Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approaches on Gothard Street and Center Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - c. The proposed driveway approaches on Gothard Street and Center Avenue shall be ADA compliant and constructed per Public Works Standard Plan No. 211 with minimum driveway widths of 27 feet. (ZSO 230.84) Additionally, all driveways shall be provided with a 10-foot clear sight distance triangle per the City of Huntington Beach Zoning Code, Chapter 230.88.
 - d. An ADA compliant access ramp at the southeast corner of Gothard Street and Center Avenue per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)

- e. Pavement for half-street width along the project's frontages on Gothard Street and Center Avenue plus pavement for the five feet of additional Gothard Street dedication. (ZSO 230.84)
 - f. All onsite and offsite drainage facilities shall be designed per the final approved hydrology and hydraulics analysis and per the City's and County of Orange's design criteria.
 - g. The onsite and offsite sewer facilities shall be designed per the final approved sewer study and per the City's design criteria.
6. Any monument signage, hardscape and landscaping at street intersections shall conform to the 25-foot sight distance triangle. Within the 25-foot visibility triangle, the maximum height permitted for objects is 42 inches. (ZSO 230.88)
 7. A separate signing and striping plan for Gothard Street and Center Avenue shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The plans shall address access from the project driveways. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
 8. Street lighting plans for all streets adjacent to the project, shall be prepared by a Licensed Civil or Electrical Engineer, and be submitted to the Public Works Department for review and approval. Lighting shall be per the City of Huntington Beach guidelines. (ZSO 230.84)
 9. A signal modification plan for the intersection at the Gothard Street and Center Avenue shall be prepared by a Licensed Civil Engineer and be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Traffic Signal Plan Preparation Guidelines. (ZSO 230.84)
 10. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
 11. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 12. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 13. The 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 and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)

14. A final Hydrology and hydraulic analysis for the runoff from this project (10, 25, and 100-year storms shall be analyzed) and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval with first submittal of the Precise Grading Plan. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements. The study and the proposed drainage improvements shall include on-site, privately maintained BMPs to control the quality of run-off water from the development. 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 230.84)
15. Prior to the issuance of a grading permit that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State 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)
16. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable)
 - b. 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
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. 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.
 - j. The applicant shall return one CD media to Public Works for the project record file.
17. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Precise Grading Plan.
 18. In complexes larger than 100 dwelling units where car washing is allowed, a designated car wash area that does not drain to a storm drain system shall be provided for common usage. Wash water from this area may be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), to an engineered infiltration system, or to an equally effective alternative. Pre-treatment may also be required. (DAMP)
 19. 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)
 20. 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)
 21. 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.
 22. 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:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. 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)

3. 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)
4. 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)
5. 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)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. 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)
8. 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)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. 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:**

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 1,666 new daily trips for a total traffic impact fee of \$256,564. (MC 17.65)

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

1. 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. (MC 12.13, Construction Traffic Control Plan Preparation Guidelines)

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

1. Complete all improvements as shown on the approved grading, landscape, street and offsite improvement plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated (ZSO 232.04E) and,

- b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. 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. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. 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.
6. All new utilities shall be undergrounded. (MC 17.64)
7. 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)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: JUNE 9, 2008
PROJECT NAME: THE RIPCURL
ENTITLEMENTS: CUP 07-043
PLNG APPLICATION NO. 2007-0219
DATE OF PLANS: FEB 21, 2008
PROJECT LOCATION: 7302-7400 CENTER AVENUE
PROJECT PLANNER TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A SIX-STORY MIXED-USE PROJECT CONSISTING OF 440 RESIDENTIAL UNITS, 10,000 SF OF RETAIL USES, AND AMENITIES SUCH AS POOL/SPA AREA, FIRE PIT, MOVIE PROJECTION AREA, FITNESS CENTER, CONFERENCE ROOM, AND CLUBHOUSE. THE PROJECT INCLUDES FOUR LEVELS OF HOUSING OVER THREE LEVELS OF PARKING (ONE LEVEL OF PARKING BELOW GRADE AND TWO LEVELS OF PARKING ABOVE GRADE). THE RETAIL COMPONENT IS LOCATED ON THE GROUND LEVEL ADJACENT TO THE TWO LEVELS OF ABOVE GRADE PARKING.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE SUBJECT PROJECT:

1. The City reserves the right to require the property owner to dedicate a portion of the private onsite fire water system to become a future public water system that will be owned and maintained by the City; and shall require the property owner to dedicate a minimum ten (10) feet water utility easement (five feet on either side of the water pipeline and appurtenances) for any portion of the private onsite fire water system that will become public and any new water pipelines/facilities constructed within the subject property that will be part of the public water system.
2. The City reserves the right to require the property owner to enter into a Special Utility Easement Agreement (SUEA) with the City for any portion of the private on-site fire water system that will be converted to a public water system and any new water pipelines/facilities constructed within the subject property that will be part of the public water system.
3. To be consistent with the City's condition to convert a portion of the private onsite fire water system to a future public water system, backflow protection devices are required on all

individual water service connections (domestic, irrigation and fire) served from the private on-site domestic and fire water pipelines.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Raker braces per the preliminary Geotechnical Report (dated December 12, 2006) shall be used for lateral support of the temporary shoring during the construction phase of the project.
2. Tie-back anchors will not be allowed in the public right-of-way (under Gothard Street or Center Avenue) or under any adjacent private property (Levitz and Southern California Edison).
3. A Shoring Plan prepared by a Licensed Civil or Structural Engineer shall be submitted to the Public Works Department (for reference only) with first submittal of the Precise Grading Plan.

JUL 08 2008

Title 21 - Base Districts

Chapter 210

Residential Districts

- 210.02 Residential Districts Established
- 210.04 RL, RM, RMH, RH and RMP Districts: Land Use Controls
- 210.06 RL, RM, RMH, RH and RMP Districts: Property Development Standards
- 210.08 Development Standards for Senior Projects
- 210.10 Modifications for Affordable Housing
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Chapter 211

C Commercial Districts

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- 211.06 CO, CG, and CV Districts: Development Standards
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Chapter 212

I Industrial Districts

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- 212.04 IG and IL Districts: Land Use Controls
- 212.06 IG and IL Districts: Development Standards
- 212.08 Review of Plans

Chapter 213

OS Open Space District

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- 213.04 Applicability
- 213.06 OS District: Land Use Controls
- 213.08 OS District: Development Standards
- 213.10 Review of Plans

Chapter 214

PS Public-Semipublic District

- 214.02 Public-Semi Public District Established
- 214.04 Applicability
- 214.06 PS District: Land Use Controls
- 214.08 PS District: Development Standards
- 214.10 Review of Plans

Chapter 215

SP Specific Plan District

- 215.02 Specific Plan District Established
- 215.04 SP District: Land Use Controls
- 215.06 SP District: Development Standards
- 215.08 Initiation
- 215.10 Required Plans and Materials
- 215.12 Planning Commission Action
- 215.14 Status of Specific Plan

215.16	Zoning Map Designation
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Chapter 216	CC Coastal Conservation District
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218.02	Transit Center District Established
218.04	TCD District: Land Use Controls
218.06	TCD District: Development Standards
218.08	Modifications for Affordable Housing
218.10	Affordable Housing
218.12	Review of Plans

Chapter 218 Transit Center District

Sections:

218.02	Transit Center District Established
218.04	TCD District: Land Use Controls
218.06	TCD District: Development Standards
218.08	Modifications for Affordable Housing
218.10	Affordable Housing
218.12	Review of Plans

218.02 Transit Center District Established

The TCD Transit Center District is established by this chapter. This district provides areas for high density mixes of residential and commercial uses near established transit centers. The intent of this district is to encourage the development of pedestrian-friendly, transit oriented communities in areas of the City adjacent to the necessary transit infrastructure, either existing or planned, to support the density with minimal impact on traffic.

218.04 TCD District: Land Use Controls

In the following schedules, letter designations are used as follows:

"P" designates use classifications permitted in TCD district.

"L" designates use classifications subject to certain limitations prescribed by the "Additional Provisions" that follow.

"PC" designates use classifications permitted on approval of a conditional use permit by the Planning Commission.

"ZA" designates use classifications permitted on approval of a conditional use permit by the Zoning Administrator.

Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Provisions" column refer to provisions following the schedule or located elsewhere in the zoning ordinance. Where letters in parentheses are opposite a use classification heading, referenced provisions shall apply to all use classifications under the heading.

**TCD DISTRICT:
LAND USE CONTROLS**

P=Permitted
L=Limited
PC=Conditional use permit approved by Planning Commission
ZA=Conditional use permit approved by Zoning Administrator

	Land Use Controls	Additional Provisions
Residential Uses		
Single-family Residential	PC	
Multi-family Residential	PC	
Commercial Uses		
Animal Sales & Service	P	
Artists' Studios	P	
Banks and Savings & Loans	P	
Catering Services	P	
Clubs and Lodges	P	
Commercial Recreation and Entertainment	PC	(A)
Community and Human Services	ZA	
Cultural Institutions	PC	
Day Care, General	ZA	
Day Care, Large-Family	ZA	
Drug Stores/Pharmacy	P	
Eating and Drinking Establishments	P	
w/ Alcohol	ZA	(B)(C)
w/ Live Entertainment	ZA	(C)(D)
w/ Dancing	PC	(E)
w/ Outdoor Dining	ZA	(C)(F)
Emergency Health Care	ZA	
Food and Beverage Sales	P	
w/ Alcohol Beverage Sales	ZA	(B)
Government Offices	P	
Health and Sports Clubs	P	
Office, Business and Professional	P	
Park and Recreational Facilities	P	
Parking	ZA	(H)
Personal Services	P	
Public Safety Facilities	P	
Religious Assembly	ZA	
Retail Sales	P	(I)
Schools, Public or Private	PC	
Visitor Accommodations	PC	

TCD District: Additional Provisions

L-1 – Permitted if the space is 5,000 square feet or less; allowed with Neighborhood Notification pursuant to Chapter 241 if the laboratory space exceeds 5,000 square feet.

(A) – See section 230.38: Game Centers; Chapter 5.28: Dance Halls; Chapter 9.24: Card Rooms; Chapter 9.32: Poolrooms and Billiards; and Chapter 9.28: Pinball Machines.

(B) – The following businesses proposing to sell alcoholic beverages for on-site or off-site consumption are exempt from the conditional use permit process: (i) Retail markets with no more than 10 percent of the floor area devoted to sales, display and storage of alcoholic beverages provided the sale of alcoholic beverages is not in conjunction with the sale of gasoline or other motor vehicle fuel; (ii) Restaurants, bars and liquor stores located 300 feet or more from any R or PS district, public or private school, church, or public use; and (iii) Florist shops offering the sale of a bottle of an alcoholic beverage together with a floral arrangement.

(C) – Neighborhood notification requirements pursuant to Chapter 241.

(D) – Non-amplified live entertainment greater than 300 feet from a residential zone or use shall be permitted without a conditional use permit.

(E) – For teen dancing facilities, bicycle racks or a special bicycle parking area shall be provided. These may not obstruct either the public sidewalk or the building entry. See also Chapter 5.28: Dancing Halls; Chapter 5.44: Restaurants – Amusement and Entertainment Premises, and Chapter 5.70: Adult Entertainment Businesses.

(F) – Outdoor dining with alcohol sales shall be permitted with a conditional use permit to the Zoning Administrator. Outdoor dining without alcohol sales that is 400 square feet or less shall be permitted without a conditional use permit. If over 400 square feet with no alcohol sales, Neighborhood Notification shall be required pursuant to Chapter 241.

(G) – Only permitted on a major arterial street, and a passive or active outdoor recreational amenity shall be provided.

(H) – Stand-alone or permanent parking structure not ancillary to the permitted uses listed above. Must demonstrate necessity.

(I) – See Section 230.94: Carts and Kiosks

218.06 TCD District: Property Development Standards

The following schedule prescribes development standards for TCD zoning districts designated on the zoning map. The first column establishes the basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Provisions" column refer to "Additional Development Standards" following the schedule.

In calculating the number of units permitted on the site, density is calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number except that one dwelling unit may be allowed on a legally created lot complying with minimum lot area. In calculating the maximum gross floor area as defined in Chapter 203, the floor area ratio is

calculated on the basis of net site area. Fractional numbers shall be rounded down to the nearest whole number. All required setbacks shall be measured from ultimate right-of-way and in accordance with the definitions set forth in Chapter 203, Definitions.

Any new parcel created pursuant to Title 25, Subdivisions, shall comply with the minimum building site requirements of the district in which the parcel is located unless approved as a part of a Planned Unit Development. Huntington Beach Zoning and Subdivision Ordinance Chapter 210 Page 5 of 22.

Property Development Standards for TCD District

	TCD	Additional Requirements
Minimum Lot Area (sq. ft.)	43,560	
Minimum Lot Width (ft.)	100	
Minimum Setbacks		
Front (ft)	5	(A)(B)
Side (ft.)	5	(B)(C)(D)(E)(F)
Rear (ft.)	5	(B)(C)(F)
Maximum Height of Structures (ft.)	76	(G)
Maximum Wall Dimensions		(H)
Maximum Floor Area Ratio (FAR)	3.0	
Minimum Site Landscaping (%)	8	(I)(J)
Minimum Lot Area per Dwelling Unit (sq. ft.)	335	
Minimum Floor Area		(O)
Maximum Lot Coverage (%)	75	
Minimum Open Space		(P)
Accessibility within Dwellings		(Q)
Lighting		(R)
Fences and Walls		(K)(L)
Off-Street Parking/Loading		(M)(N)
Outdoor Facilities	See Section 230.74	(S)
Screening of Mechanical Equipment	See Section 230.76	(S)
Antenna	See Section 230.80	
Off-Street Parking and Loading	See Chapter 231	(N)
Accessory Structures	See Chapter 230.08	
Refuse Storage Areas	See Section 230.78	
Underground Utilities	See Chapter 17.64	
Performance Standards	See Section 230.82	
Nonconforming Structures	See Chapter 236	
Signs	See Chapter 233	(T)
Courts		(U)

TCD District: Additional Development Standards

(A) Double-frontage lots shall provide front yards on each frontage.

(B) Projections into Setbacks.

(1) See Section 230.68: Building Projections into Yards.

(2) Balconies and bay windows may project into required setbacks and usable open space areas subject to Section 230.68, provided that balconies have open railings, glass, or architectural details with openings to reduce visible bulk. Balconies

composed solely of solid enclosures are not allowed to project into required setbacks.

- (3) Awnings, canopies, covered walkways, covered patios, and covered arcades with no programmed indoor space may project into required setbacks and usable open space areas.

(C) Along a side or rear property line abutting residential uses, a 10-foot setback is required.

(D) Interior Side Setback

- (1) In the TCD District, interior side setbacks shall be a minimum of 5 feet, except as stated below.

(E) Street Side Setbacks. In the TCD District, the street side yard shall be the same as the front setback.

(F) Zero Side or Rear Setback.

- (1) A zero interior side setback may be permitted provided that the opposite side setback on the same lot is not less than 5 feet, and shall be subject to the requirements listed in subsection (3) below.
- (2) A zero rear setback may be permitted provided that the opposite rear setback for the adjacent lot is either zero or a minimum of 10 feet, and subject to the requirements listed in subsection (3) below.
- (3) A zero side or rear setback may be permitted subject to the following requirements:
- (a) The lot adjacent to the zero side or rear setback shall either be held under the same ownership at the time of application, or a deed restriction or agreement approved as to form by the City Attorney shall be recorded giving written consent of the adjacent property owner.
 - (b) A maintenance easement, approved as to form by the City Attorney, shall be recorded between the property owner and the owner of the adjacent lot to which access is required in order to maintain and repair a zero lot line structure. Such easement shall be an irrevocable covenant running with the land. No building permits shall be issued until such recorded maintenance easement has been submitted.
 - (c) Separation between the proposed structure and any structure on an adjacent lot shall either be zero or a minimum of 5 feet.
 - (d) No portion of the dwelling or any architectural features shall project over the property line.

- (e) The zero setback shall not be adjacent to a public or private right-of-way.
 - (f) Exposure protection between structures shall be provided as specified by the Fire Department and Building Division.
- (G) See Section 230.70: Measurement of Height and Section 230.72: Exceptions to Height Limits.
- (H) A front or street side wall surface shall be no longer than 250 feet without either:
- (1) a break, a recess or offset measuring at least 10 feet, or
 - (2) a series of offsets, projections or recesses, including balconies, at intervals of not more than 40 feet that vary the depth of the building wall by a minimum of 4 feet.
- The Director may grant exceptions or allow these standards to be modified for exceptional or unique structures subject to Design Review, Chapter 244.
- (I) Planting Areas: With the exception of sidewalks, driveways, pathways and paved outdoor seating areas, required front and street side yards shall be planting areas.
- (J) Landscape Improvements.
- (1) For sites in the TCD District, planting on rooftops, podium areas, or porches, as well as any hardscape elements, shall be considered landscaping, in addition to the items listed under Section 203.06.
 - (2) One 36 inch box tree shall be provided for every 45 lineal feet of street frontage planted within the setback areas adjacent to a street. In addition, there shall be one 36 inch box tree planted within the common open space areas for each ground or first level unit. Specimen palms may be substituted at a ratio of 1/2 foot brown trunk height for one inch of box tree inch required.
- (K) See Section 230.88: Fencing and Yards.
- (L) See Chapter 231: Off-Street Parking and Loading. The Planning Commission or Zoning Administrator may grant a reduction in the total number of required spaces when the applicant can demonstrate that the various uses have divergent needs in terms of daytime versus nighttime hours or weekday versus weekend hours.
- (M) Parking.
- (1) The requirements of Chapter 231 shall be modified such that sites in the TCD District shall only be required to provide off-street parking spaces in accord with the following Schedule A:

OFF-STREET PARKING SPACES REQUIRED IN TCD ZONE: SCHEDULE A

Use Classification	Spaces
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Residential

Studio	1 space per unit
one bedroom	1 space per unit
two bedrooms	2 spaces per unit
three or more bedrooms	2.5 spaces per unit
Guests	1 space per 10 units

Commercial

Per Chapter 231 or any subsequent applicable specific plan requirements

Public and Semi-Public

Per Chapter 231

- (2) Compact and tandem spaces shall allowed. For parking compliance purposes, compact spaces shall be counted as a full space and tandem spaces shall be counted as ½ of a space. Not more than 25% of a project's parking requirement shall be met by any combination of compact or tandem parking spaces.

- (N) Minimum Floor Area. Each dwelling unit in a multi-family building and attached single family dwellings shall have the following minimum floor area.

Unit Type	Minimum Area (Square Feet)
Studio	450
one bedroom	550
two bedrooms	800
three or more bedrooms	1,000

- (O) Open Space Requirements.

- (1) The minimum open space area (private and common) for multi-family residential projects in the TCD District shall be 150 square feet per residential unit. For purposes of this subsection, open space shall mean an area which is designed and intended to be used for active or passive recreation. Open space may consist of private and/or common areas. Parking areas, access aisles, and driveways shall not qualify as usable open space. Required front and side yards shall qualify as usable open space.
- (2) Private Open Space.
- (a) Private open space shall be provided in courts or balconies within which a horizontal rectangle has no dimension less than 5 feet.
- (b) Private open space shall be contiguous to the unit and for the exclusive use of the occupants. Private open space shall not be accessible to any dwelling unit except the unit it serves and shall be physically separated from common areas by a wall or hedge at least 42 inches in height.
- (3) Common Open Space.
- (a) Common open space, provided by interior side yards, patios, courts, and terraces, shall be designed so that a horizontal rectangle has no dimension

less than 10 feet, shall be open to the sky, and shall not include driveways or parking areas.

- (b) Projects with more than 20 units shall include at least one amenity, such as a clubhouse, swimming pool, tennis court, volleyball court, outdoor cooking facility, or other recreation facility. Such common amenity spaces shall count toward the common open space requirement.
- (P) All habitable rooms in a dwelling unit must be accessible from within the dwelling.
- (Q) Lighting. A lighting system shall be provided in all projects along all vehicular access ways and major walkways. Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. A lighting plan shall be submitted for approval by the Director.
- (R) See Section 230.44: Recycling Operations and Section 230.80: Antennae.
- (S) The provisions of Chapter 233, Signs, applicable to Commercial Districts shall apply in the TCD District.
- (T) Courts Opposite Windows in the TCD District. Courts shall be provided opposite a living room in all multi-family projects in the TCD District subject to the following requirements:
 - (1) Courts Opposite Walls on the Same Site: The minimum depth of a court shall be not less than 20 feet opposite a required window in a living room and 14 feet opposite a required window for any other habitable room.
 - (2) Court Open to Sky: Courts shall be open to the sky. Eaves may project a maximum 2 feet into a court on each side.

218.08 Modifications for Affordable Housing

The Planning Commission may approve a conditional use permit modifying the minimum property development standards in this chapter for affordable housing, as provided in Section 230.14. The proposed modifications shall be requested in writing by the applicant, accompanied by a detailed pro-forma, rental guidelines, deed restrictions, financial subsidies, and other types of documentation which will serve to demonstrate the need for a reduction of development standards. Modifications to the standards may include, but are not limited to, the parking requirements and open space. The specific standard(s) from which the applicant is requesting relief shall be identified and alternative development standard(s) proposed. This section 218.08 is subject to and does not pose any limitation on the application of Government Code section 65915.

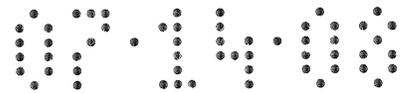
218.10 Affordable Housing

- (A) Projects in a TCD District containing residential units shall provide affordable units either as required in Section 230.26 or by complying with an Affordable Housing Agreement as approved by the Director.

218.12 Review of Plans

All applications for new construction, initial establishment of use, exterior alterations and additions shall be submitted to the Planning Department for review. Discretionary review shall be required as follows:

- (A) Zoning Administrator Review. Projects requiring a conditional use permit from the Zoning Administrator; projects on substandard lots; see Chapter 241.
- (B) Design Review Board. See Chapter 244. (3334-6/97, 3410-3/99)
- (C) Planning Commission. Projects requiring a conditional use permit from the Planning Commission; see Chapter 241. (3334-6/97, 3410-3/99)
- (D) Projects in the Coastal Zone. A Coastal Development Permit is required unless the project is exempt; see Chapter 245. (3334-6/97)



July 11, 2008

Ms. Tess Nguyen
City of Huntington Beach

RE: Planning Commission Introduction

Dear Tess:

Please forward this to the Planning Commissioners. As the time approaches for the Planning Commission to review our proposed project, "The Ripcurl," we would like to offer each Commissioner an opportunity to meet personally with us, in a manner consistent with the Brown Act, in order to understand three aspects of our background:

1. Our leadership and commitment to green building.
2. Our company mission "To Serve God in the Marketplace."
3. Our actual results with large mixed use projects in other cities.

These things matter for understanding an applicant, but they often lack a place for discussion in hearings. Our nearby commercial owners and homeowners have already had such personal introductions, and have always appreciated them. The Commissioners might like the same.

We are available for any commissioners throughout the month of July. However, we will not be available in early August, due to vacations. Hearings for our application are scheduled for July 22, August 26, and September 23.

Sincerely,

Alex Wong

2101 Business Center Drive * Suite 230 * Irvine, CA 92612

Tel: 949.733.2000 * Fax: 949.733.2005

ATTACHMENT NO. 7.1