CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

ENTITLEMENT PLAN AMENDMENT NO. 2012-007
(PACIFIC CITY RESIDENTIAL PLAN)
(September 11, 2012)

SUMMARY

- **Location:** 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street)

- **Proposed Project:** The proposed project is a request by the new Pacific City property owner, 21002 HB, LLC, to amend the previously approved site plan, floor plans, and elevations for the residential portion of the mixed use project pursuant to Section 241.18 of the Huntington Beach Zoning and Subdivision Ordinance (ZSO). The proposed modifications include redesigning the cluster building layout, relocating the public open space from the center of the project to the northern edge of Pacific View Avenue while maintaining the previous 2.03 acre size, relocating the pedestrian corridor from the middle to the perimeter, expanding the common recreational area within the project center, and rearranging the layout of the two levels of subterranean parking. The proposed project also includes amendments to the floor plans and elevations. Changes to the elevations, building colors and materials consist of amending the project design from traditional Mediterranean to a contemporary, modern aesthetic. Although the original project was approved as condominiums the applicant intends to lease the units as apartments at this time. Overall, the original count of 516 multi-family units remains the same.

- **Background:**
  - On June 7, 2004, the City Council approved Environmental Impact Report No. 02-01, Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and Conceptual Master Plan for the Pacific City project. The approved Pacific City mixed use project allowed subdivision of the approximately 31 acre site into three parcels and permitted development of 516 condominiums, an eight story, 400 room hotel, spa and health club, and 191,100 square feet of visitor-serving commercial uses with retail, office, restaurant, cultural, and entertainment uses. The approved project was subsequently reduced through an entitlement plan amendment in 2008 to a 250 room hotel and a corresponding reduction in the parking through a revised shared parking analysis.

  - The project started construction on two thirds of the subterranean parking structure along Pacific Coast Highway but ceased construction in approximately 2008 due to the downturn in the economy and market conditions. The site has since been acquired by a new property owner, 21002 HB, LLC.

  - On July 24, 2012, the Planning Commission approved Entitlement Plan Amendment No. 12-0052 to amend conditions of approval regarding affordable housing, park and recreation in-lieu fees, school impact fees, project phasing, and description of uses at the public open space. The Planning Commission also recommended approval of Development Agreement No. 12-001 to the City Council. The EPA was subsequently appealed to the City Council. On August 20, 2012, the City Council approved both applications.

- **Planning Issues:**
  - Conformance to applicable goals and policies of the General Plan and the provisions of the Downtown Specific Plan and Zoning Ordinance;
  - Special Permits to allow deviations to: encroachments of private decks and building walls adjacent to the relocated pedestrian corridor within setback areas along First Street and Pacific View Ave.; continuation of

previously approved Special Permits for encroachments of private decks and retaining walls along Huntington Street; and maximum parking ramp slope;

- Ensure sufficient parking is provided for revised residential units and parking structure layout based on the minimum requirements of the HBZSO;
- Relocation of the required pedestrian corridor from the center of the project to the perimeter;
- Consistency of the overall design with the existing master planned development and the Design Guidelines.

- **Planning Commission public hearing tentatively scheduled for October 23, 2012**

- **Attachment:**
  1. Revised site plans, floor plans, and elevations dated August 31, 2012

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Entitlement Plan Amendment 2012-007

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PROJECT DATA

DESIGN TYPE A

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type A Flat 1 (TA/F1)	1 Bedroom	1200	10	10	10	10	40	48000			2	80		72	2880
Type A Flat 2 (TA/F2)	2 Bedroom	1400	21	21	21	21	84	117600			2	168		72	6048
Type A Flat 3 (TA/F3)	2 Bedroom	1600	8	8	8	8	32	51200			2	64		72	2304
Type A Flat 4 (TA/F4)	2 Bedroom	2030	4	4	4	4	16	32480			2	32		144	2304
	Guest										0.5	86			
Total							172	249280	1449			430			11232

DESIGN TYPE B

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type B Flat 1 (TB/F1)	1 Bedroom	1200	8	10	15	6	39	46800			2	78		144	5616
Type B Town 1 (TB/T1)	2 Bedroom	1900	7	0	11	0	18	34200			2	36		72	1296
Type B Town 2 (TB/T2)	2 Bedroom	2000	2	0	4	0	6	12000			2	12		72	432
Type B Town 3 (TB/T3)	2 Bedroom	2400	32	0	26	0	58	139200			2	116		144	8352
	Guest										0.5	61			
Total							121	232200	1919			303			15696

DESIGN TYPE C

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type C Flat 1 (TC/F1)	1 Bedroom	1100	4	4	4	4	16	17600			2	32		72	1152
Type C Flat 2 (TC/F2)	1 Bedroom	1200	4	5	5	5	19	22800			2	38		144	2736
Type C Flat 3 (TC/F3)	2 Bedroom	1650	18	22	22	17	79	130350			2	158		96	7584
Type C Flat 4 (TC/F4)	3 Bedroom	2100	3	3	3	6	14	29400			2.5	35		96	1344
	Guest										0.5	64			
Total				31			128	200150	1564			327			12816

DESIGN TYPE D

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type D Flat 1 (TD/F1)	1 Bedroom	800	4	2	2	2	10	8000			2	20		72	720
Type D Flat 2 (TD/F2)	1 Bedroom	1200	6	6	6	4	22	26400			2	44		144	3168
Type D Flat 3 (TD/F3)	2 Bedroom	1200	1	3	3	3	10	12000			2	20		144	1440
Type D Flat 4 (TD/F4)	2 Bedroom	1700	5	7	7	5	24	40800			2	48		144	3456
Type D Flat 5 (TD/F5)	3 Bedroom	2000	8	8	8	5	29	58000			2.5	72.5		144	4176
	Guest										0.5	48			
Total							95	145200	1528			252			12960
TOTAL RESIDENTIAL	TOTAL RESIDENTIAL						516	826830	1602			1312			52704

SITE

NET LOT SIZE		750,346 SF (17.23 ACRE)
LOT COVERAGE		271,013 SF (36%)

STORAGE

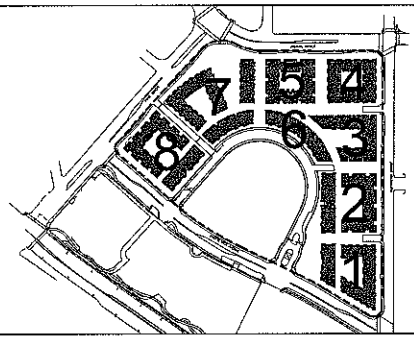
STORAGE LOCKERS	25,800 cu.ft. Provided (516 x 50 cu.ft= 25,800 required)
BICYCLES	129 Provided (516/4= 129 required)

OPEN SPACE

PRIVATE OPEN SPACE	52,704 SF Provided (516 x 75% x 60 sf= 23,220 sf required)
COMMON OPEN SPACE	210,000 SF Provided (516 x 150 = 77,400 total open space required) - (23,220 private open space)= 54,180 required)
TOTAL	303,640 Provided (516 x 150= 77,400 required)

SITE LOCATION

BUILDING NUMBER KEY



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PHASE I RESIDENTIAL ABOVE GRADE WITH SUBTERRANEAN PARKING
IA PEDESTRIAN EASEMENT ALONG FIRST STREET/PVA
RESIDENTIAL AMENITIES AREA
PUBLIC SPACE GREEN LAWN

PHASE II RESIDENTIAL ABOVE GRADE WITH SUBTERRANEAN PARKING
IIA REMAINDER OF PUBLIC SPACE BUILD-OUT

PHASE III RESIDENTIAL ABOVE GRADE WITH SUBTERRANEAN PARKING

PHASE IV RESIDENTIAL ABOVE GRADE WITH SUBTERRANEAN PARKING

PROJECT PHASING (1)

DOWNTOWN SPECIFIC PLAN CONFORMANCE MATRIX | DISTRICT 5

DTSP District 5	Criteria	Requirements	Proposed
3.3.5.3	Permitted Uses	Permanently attached uses:Multi-family Housing, condominiums, stock-cooperatives or apartments, public transportation center	Permanently attached residential uses: apartments/condominiums. Parks and other recreational amenities, subterranean parking, guardhouse.
3.3.5.5	Minimum Parcel Size	None Required	Same as requirement
3.3.5.6	Maximum Lot Coverage	50% of net site area; any part of site covered by a roof including covered walkways, patios, and park structures, and any portion of semi subterranean structures that project more than 42 inches above highest adjacent curb shall be considered as part of lot coverage	Lot coverage not to exceed 50% net lot area.
3.3.5.7	Maximum Density	30 du/ac or 1 du per 1,452 sqft of net lot area maximum	Parcel net area = 17.23 acres. Total units=516 (30 du/ac.)
3.3.5.8	Maximum Height	50 feet.	Same as requirement.
3.3.5.9	Upper Story Setback	100' minimum setback from the northern exterior property line for any portion of a structure that exceeds 35' in height.	All buildings along Atlanta Street are no more than 35' in height as measured from the curb for 100' inward from property line
3.3.5.10	Front Yard Setback	20' min, for all structures exceeding 42" in height	Same as requirement. Balconies to encroach into setback up to 3' per HBZSO 230.68 balconies. Subterranean parking is also set back 20'
3.3.5.11	Side Yard Setback	20' min for all streets	Same as requirement.
3.3.5.12	Rear Yard Setback	20' min.	Same as requirement.
3.3.5.13	Public Open Space	None Required	Public areas proposed include a public access corridor that extends from Atlanta Avenue to PCH. A public park of 2.03 Acres is provided in north of Pacific View Avenue
3.3.5.14	Corridor Dedication	Dedicated 20' wide public access corridor between Atlanta Avenue and PCH	See Civil and architectural plans for pedestrian corridor description.

DOWNTOWN SPECIFIC PLAN CONFORMANCE MATRIX | ALL DISTRICTS

DTSP All Districts	Criteria	Requirements	Proposed
3.2.4	Encroachments	No permanent private encroachments shall occur in the public right of way.	same as requirement
3.2.8	Exceptions to Height Limits	4': Chimneys, vent pipes, flagpoles, parapets 10': mechanical equipment	Parapet walls shall not exceed 4' in height above the maximum height limit.
3.2.9	Accessory Structures	Shall not exceed 15' in height, Shall not be closer than 10' to any other structure on same parcel, Shall not encroach into utility or other recorded easements, Shall conform to all setback requirements	Park recreational buildings such as swimming facilities, multi-purpose rooms, storage rooms, exercise gym, and guardhouse will all comply with these provisions
3.2.10	Building Separation	10' min separation between buildings on same site, 6' min separation between a patio cover and another building on the same site	All buildings to be separated from each other by approx. 50' for views and natural light (see plan) No distance between patio and building will be less that 6'. No building shall be less than 10' from adjacent building.
3.2.11	Subterranean Development	1. Any structure entirely below finish grade shall not be counted as a story 2. Semi-Subterranean portions of a structure that are greater than 42" in height shall count as a story. 3. No minimum setback from public r.o.w shall be required. 4. Shoring for underground parking shall be in compliance with section 12.38 of the HBZSO	1. same as requirement. 2. No portion of the subterranean parking shall be greater than 42" as measured from adjacent grade. 3. Subterranean parking shall be set back from all streets 20' to align with the building lines above. 4. same as requirements
3.2.12	Landscaping	1.1 70% min landscape within setback 1.2. 30% covered in hardscape within setback 1.3. Commercial, mixed-use, and single-family exempt. 2. Setback areas adjacent to parking lots 3. Landscaping in setback shall not be included in min landscaping required within parking lot 4. All landscape shall be permanently maintained 5. Landscape shall not interfere with crime prevention 6. Landscape shall not impede sight distance / visibility 7. Special sub-surface construction may be required 8. All landscape shall comply with the Water Efficiency	1.1. same as requirement 1.2. same as requirement 1.3. Not Applicable (N/A) 2. N/A 3. N/A 4. Maintenance will be requirement of HOA. 5. Landscape will be modified as required by crime prevention specialists so as to not interfere. 6. Landscape has been held back 25' from each intersection 7. same as requirement 8. Planting and irrigation shall be per HB Municipal Code.

3.2.13	Fences and Walls	1. 6' max height 2. 42" max height within setback 3. Sight distances shall be maintain- d. 4. Articulat- both sides with materials / colors compli-mentary 5. Pilasters or changes in wall plans shall be provided every 12' 6. Chain-link / barbed wire / smoo..h face are prohibited.	1. Max height is 72" 2. All patio walls within setback are 42" max. 3. same as requirement 4. N/A (patios are ... sted by fe .ce, not walls) 5. N/A T ere are no wa ... more than 12" ... in the setback 6. ... as requir ment
3.2.15	Minimum Dwelling Unit Size	500 s . ft. mi imum	A range of unit s..es from 650 sqft-2,40.. sqft. Are p ..vided. ...
3.2.16	Open space for Multi-family Residential Development	150 sqft. Minimum per residential unit shall be consolidated to provide open space area (private and common). For the purposes of this section, open space shall mean an area that is designed and ...ded to be used for active and passive re...reation. parking ... access aisles, and driveways shall not qu..lify as usable space.	150 sq ft x 516 units = 77,400 sq ft of open space consolidated as either private or common.
3.2.16.1	Private Open Space	1. 6' min width in courts or balconies 2. 60 sq ft min of private c... en space ... all be provided in a minimum of 75% of dwelling units. 3. Shall be contiguous to the dwelling unit. 4. Shall not be accessible to any dwelling unit except the unit it serves. 5. 42" min height wall or hedge shall physically separate private open space from common areas. 6. 60" minimum height wall, hedge, or planted fence shall provide a physical separation between individual private open space. 7. Shall be open on at least one side but need not be open to the sky	1. 6' min width in courts or balconies for all private open s.. .ct.. (see unit plan., 2. 516 units x .75 = 387 units req. 387 units x 60 sq. ft. = 23,220 sq. ft. of required private open space (52,704 provided) 3. All balconies and patios accessed from within the unit through sliding doors. 4. same as requirement 5. same as requirement 6. same as requirement 7. In most cases the balconies will be open on 3 sides and shall not be less than open on one side.
3.2.16.2	Common Open Space	1. 10' minimum width in any direction 2. Open to sky 3. Excluded: driveways and parking areas 4. Projects with more than 20 units shall include at least one amenity. 5. In multiple unit developments, common areas shall be guaranteed by a restrictive covenant describing common space and its maintenance and improvement, running with the land for the benefit of the of the residents.	1. same as requirement (see sheet A0.2) Total common open space required: (516 x 150sqft total open space = 77400 sqft.) - (52,704 (private os)) = 24,696 sq ft. Total provided 210,000 sf. 2. same as requirement 3. same as requirement 4. A series of amenity spaces, pool areas and tot lots will be contained within the central area of Pacific City. 5. same as requirement
3.2.17	Lighting for Multi-family Residential Developments	1. Provide onsite lighting system on all vehicular access ways and major walkways. 2. Lighting shall be directed onto driveways within the development and away from adjacent properties. 3. Garage lighting shall not be controlled by residents. 4. Security lighting shall not project above the fascia or roof line	A lighting plan shall be prepared for Pacific City in accordance with 3.2.17
3.2.18	Storage Space	1. 50 cubic feet minimum enclosed storage space located outside the unit where no attached garage is present. 2. storage shall be integral to architecture and free from obstructed access.	1. 50 cu/ft. x 516 = 25,800. A secured locker measuring 3'x3'x6' will be provided per unit in designated areas in the garage. Each locker will have unobstructed access.
3.2.19	Refuse and Recycling Collection Areas	Shall comply with Section 8.21 of the HB Municipal Code.	Refuse and Recycling shall be provided via chutes located on each floor of each building. The chutes will empty into respective trash rooms (1 per building) in the subterranean garage. Trash will then be transported to the curb via tractor and located on the street per section 8.21
3.2.20	Affordable Housing	1. All residential development must adhere to Section 230.26 of the HBZSO. 2. If the site is within the Redevelopement Project Area, at least 15% of all new residential units developed shall be provided at affordable housing cost to low and moderate income households.	See EPA No. 2012-005 (Conditions of Approval) and DA No. 2012-001
3.2.22.1	General Sign Standards	A single development with more than 5 users shall provide a unifying sign theme through the planned sign program.	A signage program will be prepared
3.2.26.2	Parking Space Dimensions	Parking dims shall be per section 231.14 and 231.16 of the HBZSO	Per 231.14 Residential parking shall have a stall width of 9'; a stall depth of 19'; and a drive aisle of 25'. Parking Striping to comply with diagram A of sec 231.14. Per 231.16 all parking stall adjacent to walls more than 12" or columns shall be increased by 3 feet. Minimum vertical clearance in all non handicap areas shall be 7'.
3.2.26.3	Handicap Parking Spaces	Handicap spaces shall be per 231.12 of the HBZSO	Parking stalls shall comply with all state regulations.
3.2.26.4	Vehicle Spaces Required	Compliance with fig. 3-15	See attached data sheet sheet for compliance with table 3 15. Note that all units to have a minimum of 2 spaces per coastal zoning standards
3.2.26.5	Bicycle Spaces Required	1 bicycle space per 4 dwelling units	516/4= 129 required spaces. Secured bicycle parking will be consolidated in designated areas of the garage. A minimum 2'x6' space is allotted per bicycle.
3.2.26.6	Coastal Zone Design Standards	Each dwelling shall have a minimum of 2 on-site parking spaces	same as required
3.2.28	Utilities	1. All utilities shall be underground 2. Backflow protection devices locations shall be approved by dpw	1. Same as required 2. All backflow devices to be approved by DPW and screened from view per request of planning dept.

ZONING CONFROMANCE MATRIX (1)

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ZONING CONFORMANCE MATRIX AND PHASING

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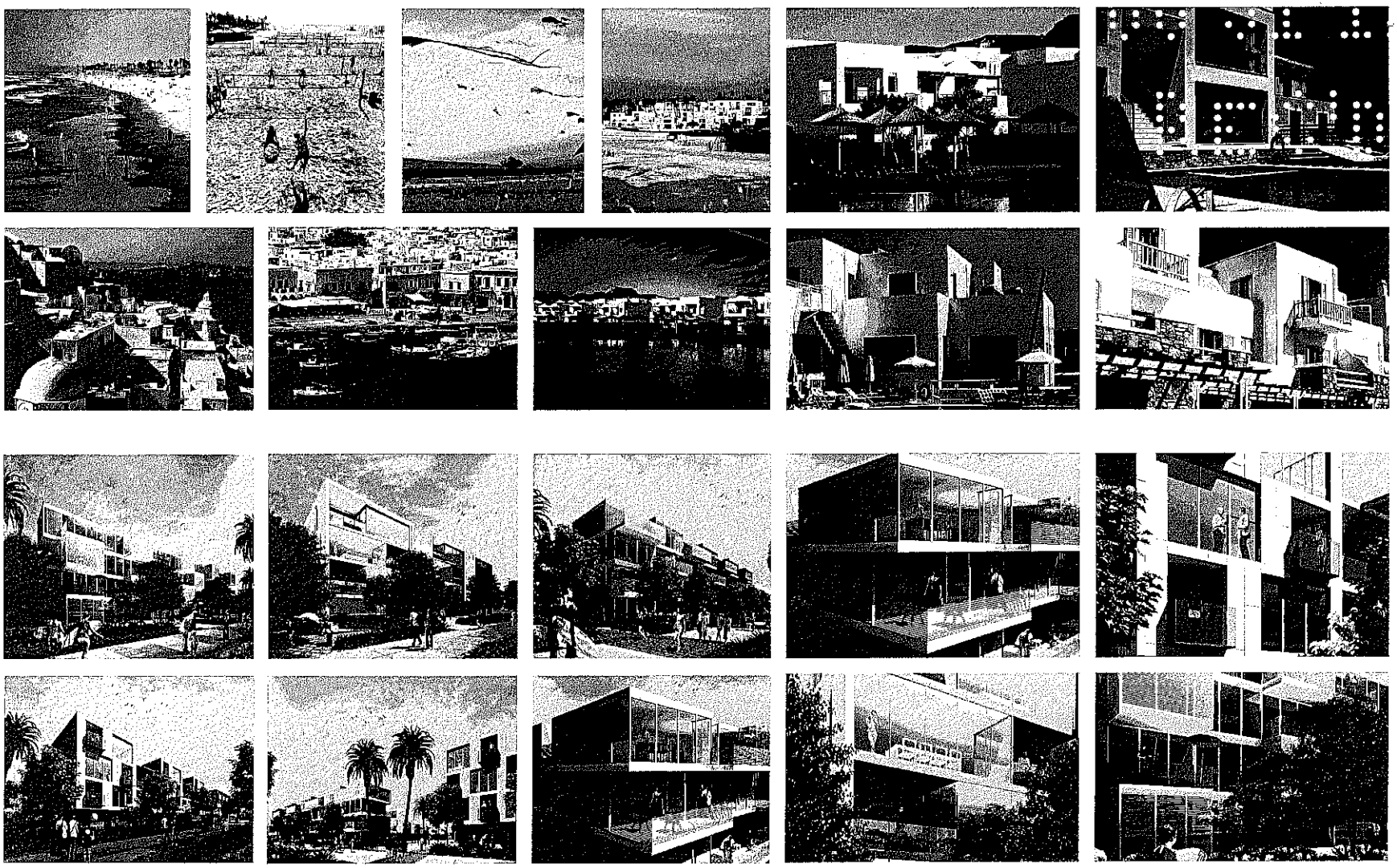

ARCHITECTURAL PRECEDENT AND IMAGES

1

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IMAGES

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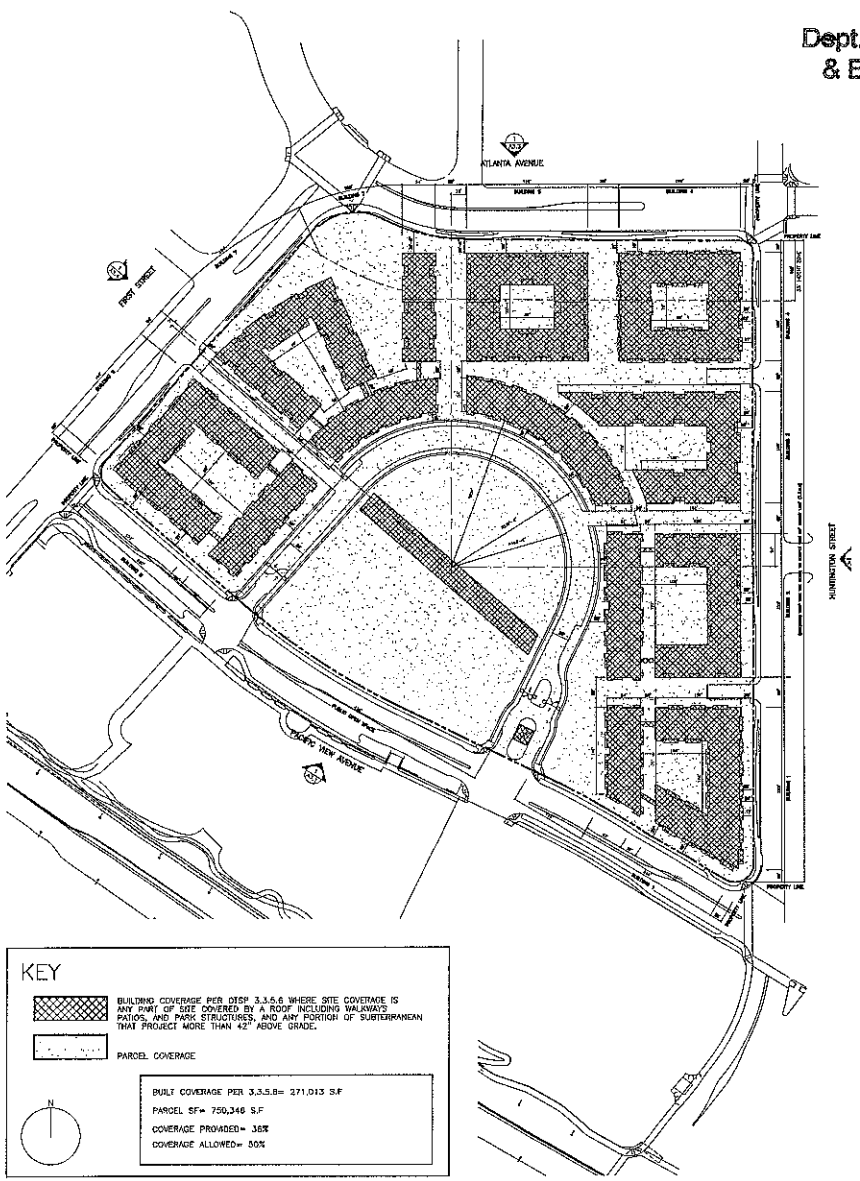
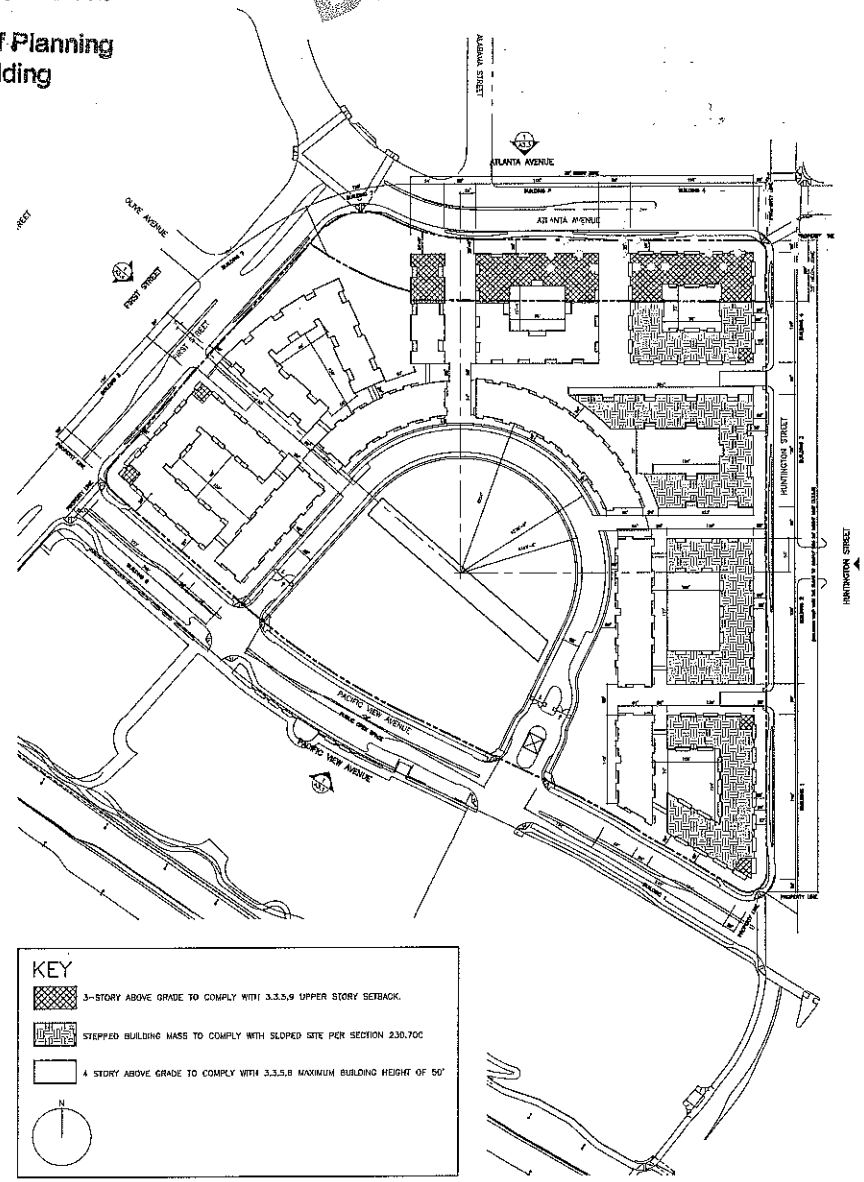


LOT COVERAGE (1)



BULK BUILDING HEIGHT (2)

ATTACHMENT NO. 1.5

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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

DIAGRAM

PACIFIC CITY
EPA 2012-007

Date	8-30-12
Scale	N.T.S
Drawn	SSNAI
Job	HB
File	
Sheet	A0.1

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Dept. of Planning & Building

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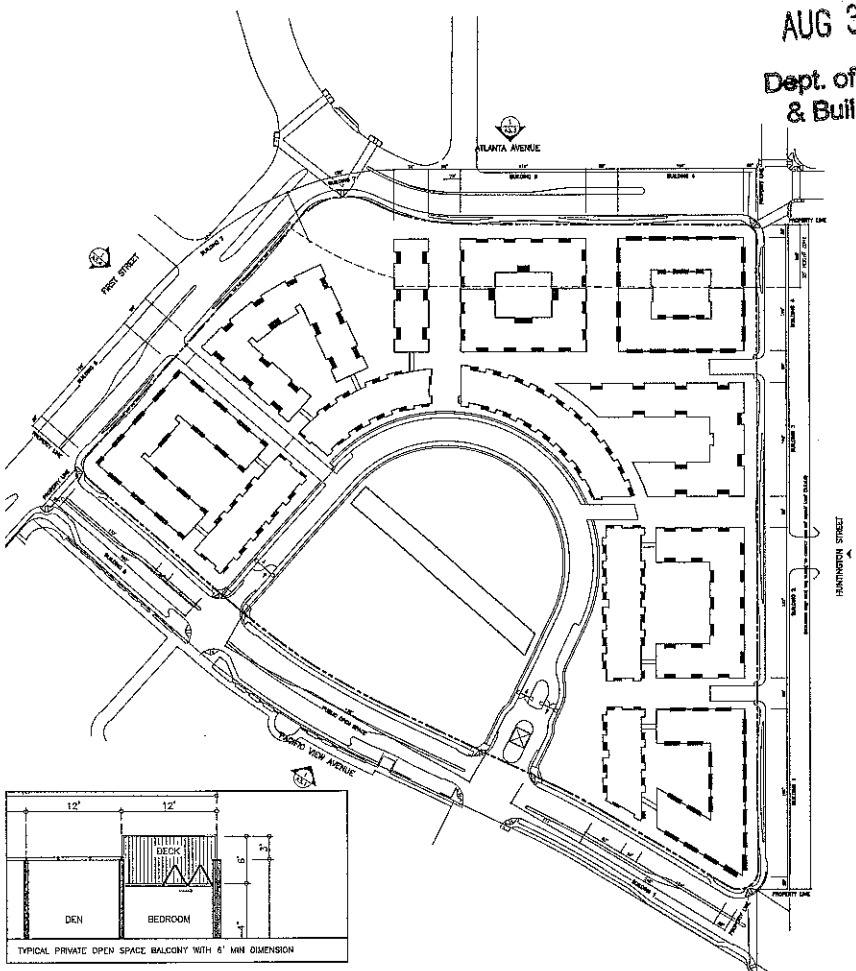


TYPICAL PRIVATE OPEN SPACE BALCONY WITH 6' MIN DIMENSION

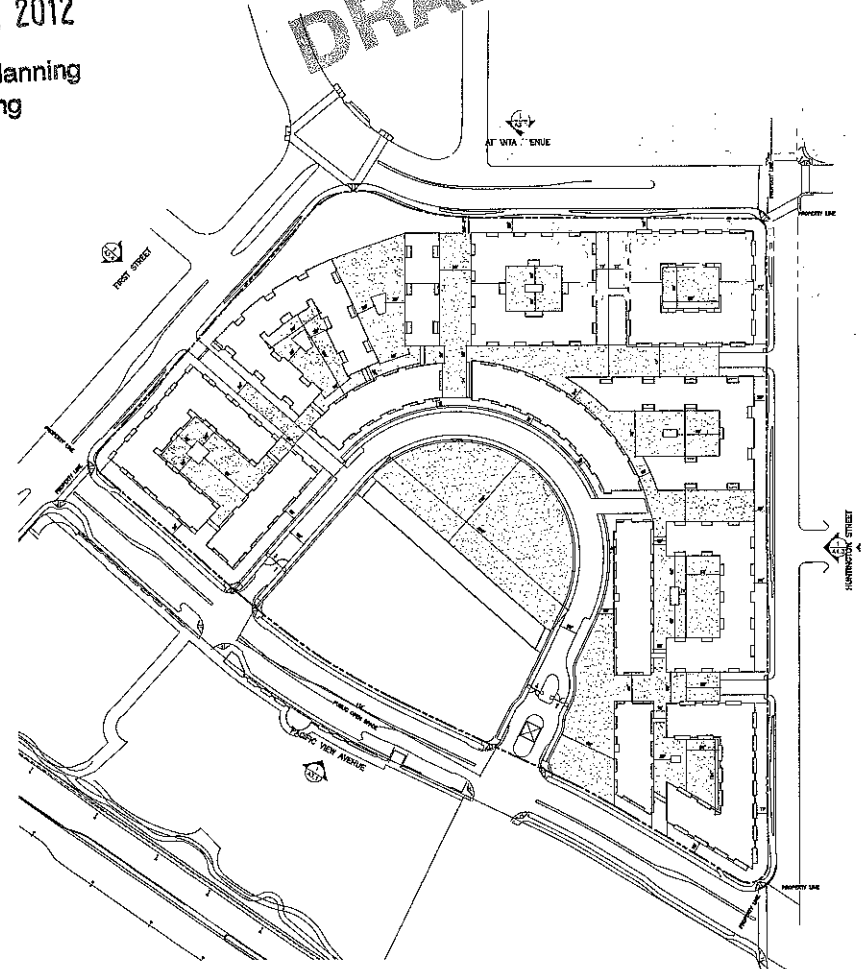
KEY

PRIVATE OPEN SPACE

CODE 3.2.16 3.2.16.1	PER DTSP 3.2.16 150 SF MINIMUM PER RESIDENTIAL UNIT SHALL BE CONSOLIDATED TO PROVIDE OPEN SPACE AREA (PRIVATE AND COMMON). THEREFORE 516 UNITS X 150 SF = 77,400 SF OF TOTAL OPEN SPACE.
REQUIRED	PER 3.2.16.1 60 SF MIN OF PRIVATE OPEN SPACE SHALL BE PROVIDED IN 75% OF THE DWELLING UNITS. THEREFORE 516 X .75=387 UNITS. 387 UNITS X 60SF= 23,220 MINIMUM PRIVATE OPEN SPACE REQUIRED.
PROPOSED	TOTAL PROPOSED PRIVATE OPEN SPACE IN COMPLIANCE WITH ALL ASPECTS OF 3.2.16.1 PROVIDED = 52,704 (SEE SHEET A5.1–A5.4. FOR UNIT AREAS AND DIMENSIONS)

N

PRIVATE OPEN SPACE (1)



KEY

COMMON OPEN SPACE

CODE 3.2.16 3.2.16.2	PER DTSP 3.2.16 150 SF MINIMUM PER RESIDENTIAL UNIT SHALL BE CONSOLIDATED TO PROVIDE OPEN SPACE AREA (PRIVATE AND COMMON). THEREFORE 516 UNITS X 150 SF = 77,400 SF OF TOTAL OPEN SPACE.
REQUIRED	TOTAL OPEN SPACE REQUIREMENT LESS PRIVATE OPEN SPACE PROVIDED: 77,400SF –52,704SF =24,898 SF
PROPOSED	TOTAL PROVIDED COMMON OPEN SPACE IN COMPLIANCE WITH ALL ASPECTS OF DTSP 3.2.16.2 = 210,000 SF

N

COMMON OPEN SPACE (2)

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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Los Angeles, CA 90014
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HUNSAKER & ASSOC.
Civil Engineer
3 Hughes St.
Irvine, CA 92618
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F 949.583.0759

PACIFIC CITY

HUNTINGTON BEACH, CALIFRONIA

DIAGRAM

PACIFIC CITY
EPA 2012-007

Date 8-30-12

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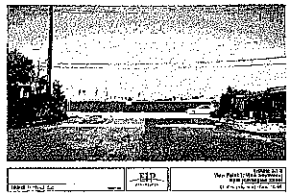
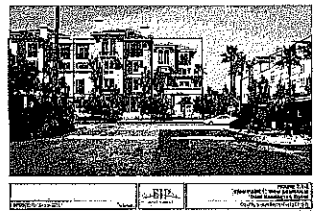
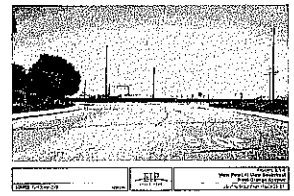


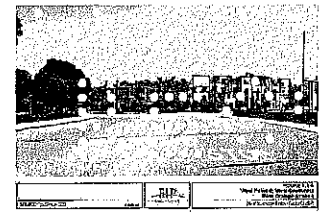
PACIFIC CITY | VIEW POINT 1: EXISTING



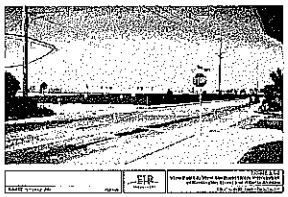
PACIFIC CITY | Viewpoint 1: Proposed-New



PACIFIC CITY | VIEW POINT 4: EXISTING

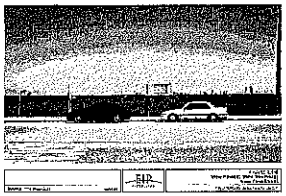


PACIFIC CITY | Viewpoint 4: Proposed-New

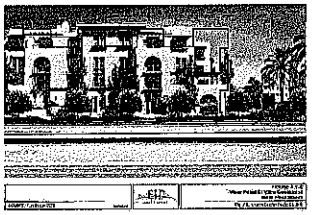


PACIFIC CITY | VIEW POINT 2: EXISTING

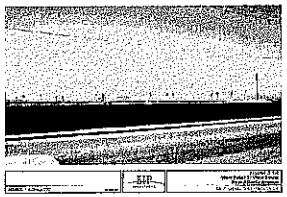
PACIFIC CITY | Viewpoint 2: Proposed-New



PACIFIC CITY | VIEW POINT 5: EXISTING



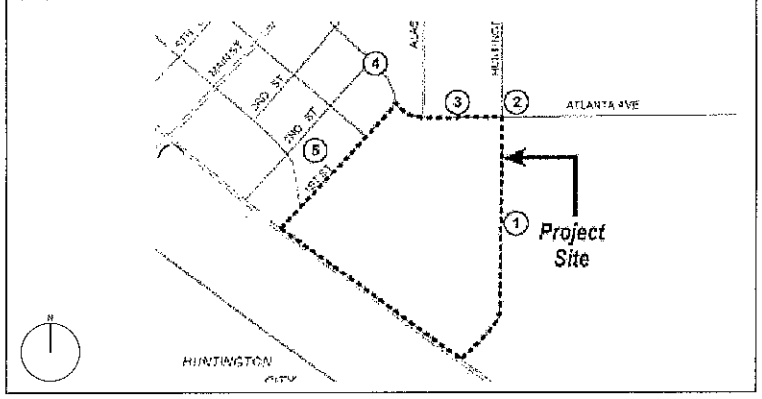
PACIFIC CITY | Viewpoint 5: Proposed-New



PACIFIC CITY | VIEW POINT 3: EXISTING

PACIFIC CITY | Viewpoint 3: Proposed-New

PHOTO LOCATION MAP



BUILDING ENVELOPE COMPARISON (1)

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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Civil Engineer
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F 949.583.0759

PACIFIC CITY

HUNTINGTON BEACH, CALIFRONIA

DIAGRAM

PACIFIC CITY
EPA 2012-007

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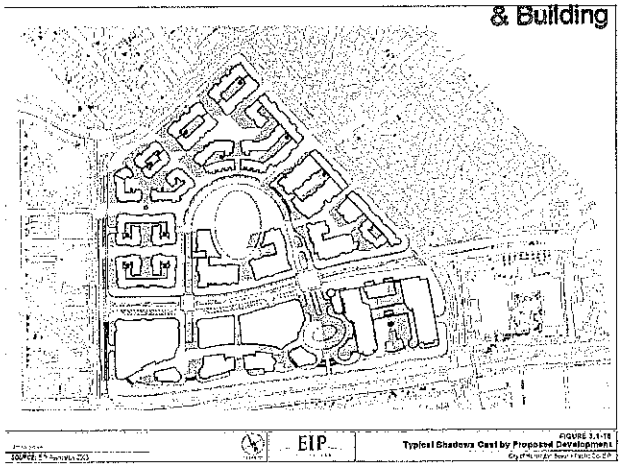
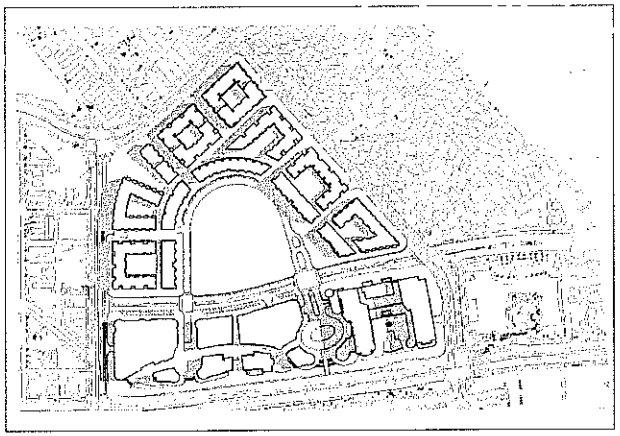
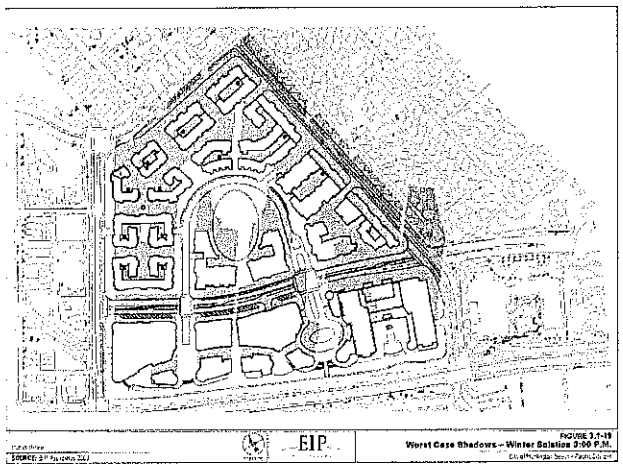


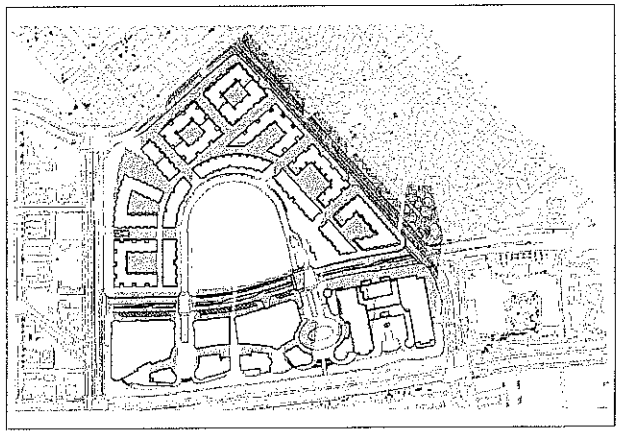
PACIFIC CITY HUNTINGTON BEACH, CA | TYPICAL SHADOWS-EIR | STANLEY SAITOWITZ NATOMA ARCHITECTS



PACIFIC CITY HUNTINGTON BEACH, CA | TYPICAL SHADOWS-PROPOSED | STANLEY SAITOWITZ NATOMA ARCHITECTS



PACIFIC CITY HUNTINGTON BEACH, CA | WINTER SHADOWS-EIR | STANLEY SAITOWITZ NATOMA ARCHITECTS



PACIFIC CITY HUNTINGTON BEACH, CA | WINTER SHADOWS-PROPOSED | STANLEY SAITOWITZ NATOMA ARCHITECTS

BUILDING SHADOW STUDY COMPARISON (1)

21002 HB, LLC
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2220 Biscayne Boulevard
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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

DIAGRAM

PACIFIC CITY
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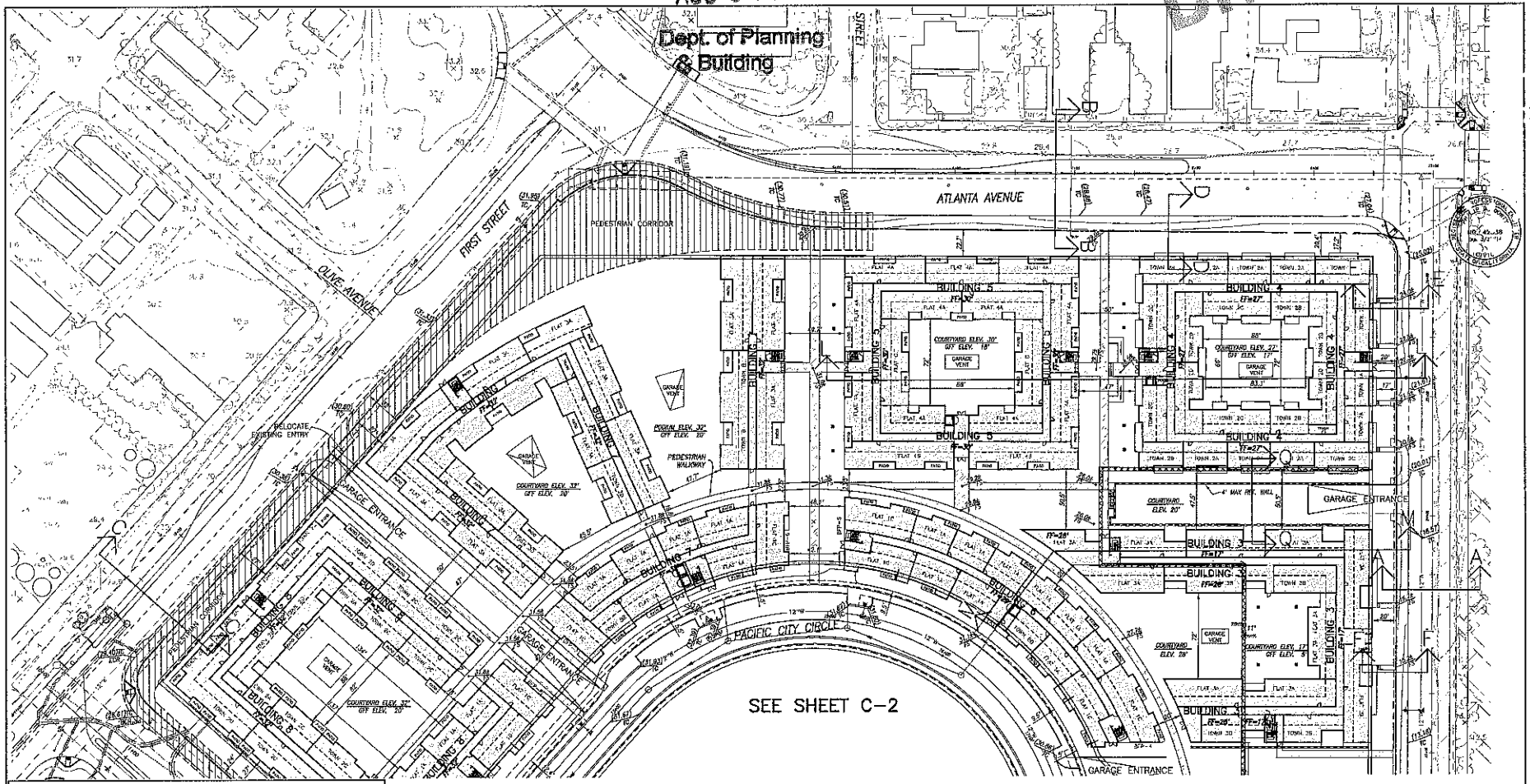

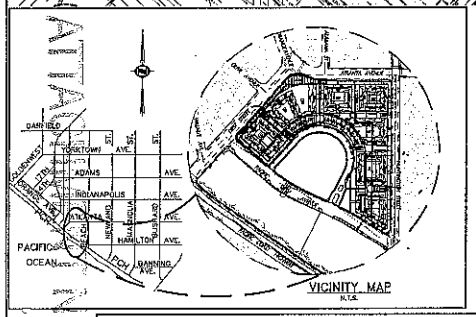

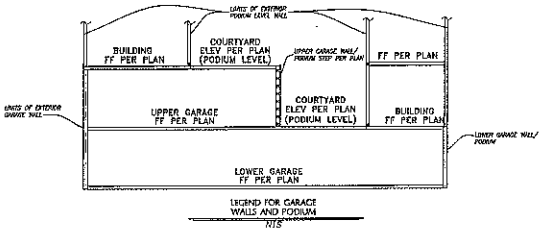

LEGEND

- LIMITS OF UPPER GARAGE WALL
- LIMITS OF EXTERIOR GARAGE WALL
- FF FINISH FLOOR ELEVATION
- PEDESTRIAN CORRIDOR
- AREA DRAIN INLET

SCALE: 1" = 40'

GRAPHIC SCALE: 1"=40'

SHEET TITLE

CONCEPTUAL GRADING PLAN

1

21802 HB, LLC
Property Owner
2385 Nicolaus Boulevard
Irvine, CA 92612
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F 949.583.0759

PACIFIC CITY

HUNTINGTON BEACH, CALIFORNIA

PACIFIC CITY EPA 2012-007	
Date	8-30-12
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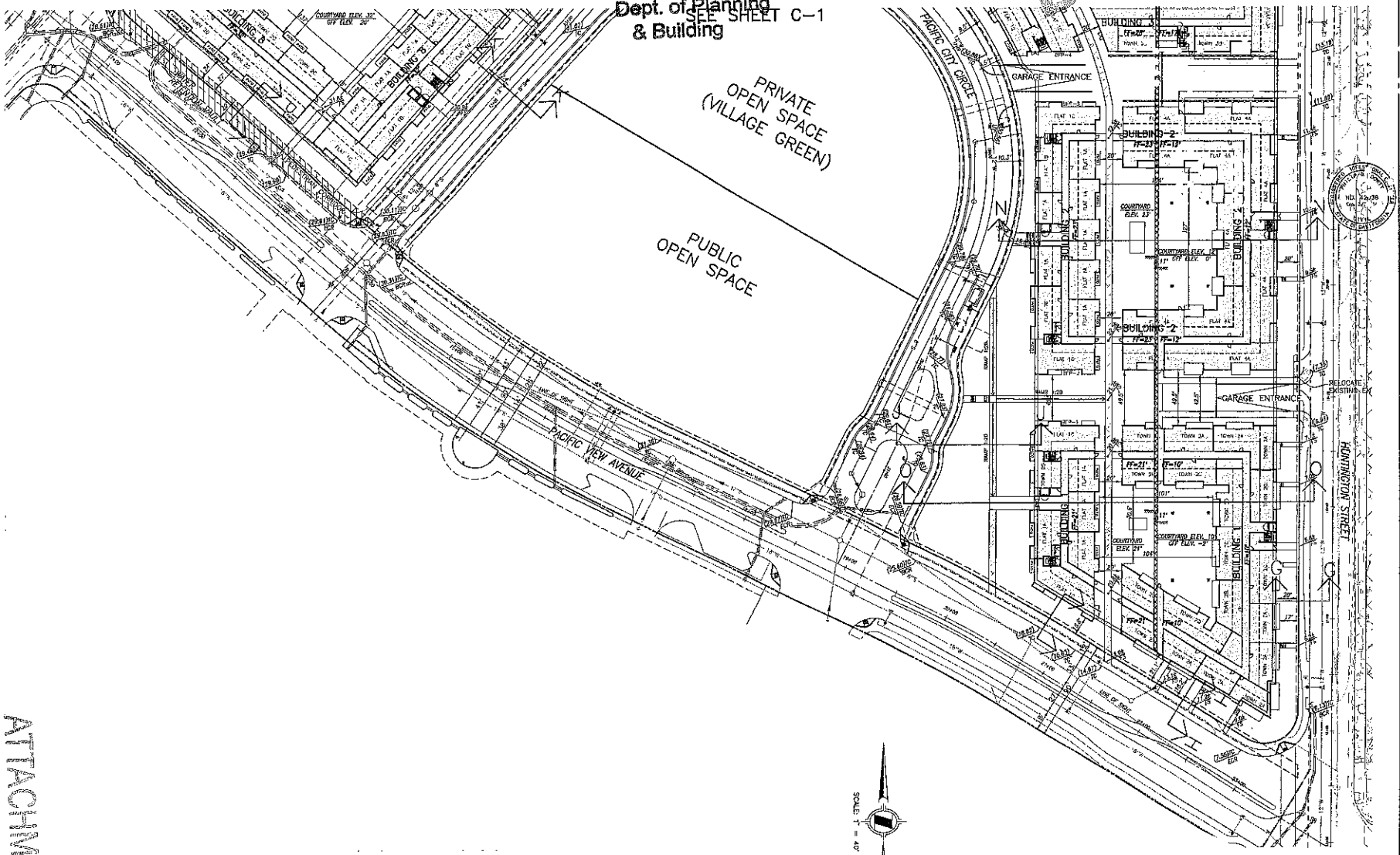

SHEET TITLE

CONCEPTUAL GRADING PLAN

1

21002 HB, LLC
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2200 Biscayne Boulevard
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STANLEY SAITO WITZ
RAMA ARCHITECTS Inc.
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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

PACIFIC CITY
EPA 2012-007

Date	8-30-12
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Job	HB
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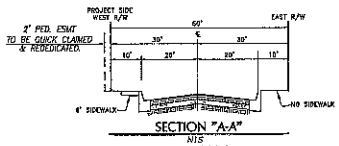
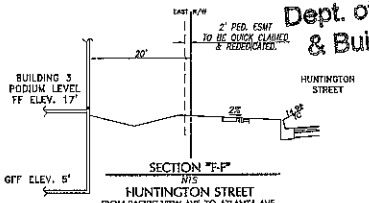


SECTION "A-A"
NTS
HUNTINGTON STREET
FROM PACIFIC VIEW AVE TO ATLANTA AVE.
(EXISTING PUBLIC STREET)



SECTION "F-F"
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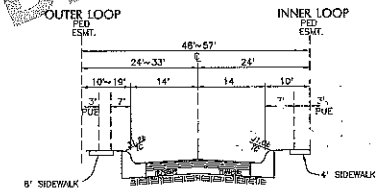
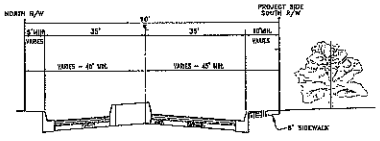
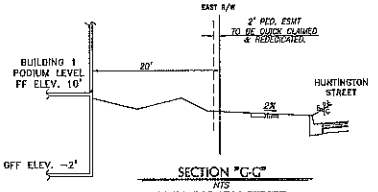
HUNTINGTON STREET
FROM PACIFIC VIEW AVE TO ATLANTA AVE.
(EXISTING PUBLIC STREET)



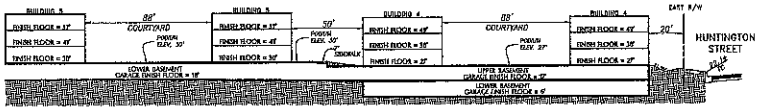
SECTION "K-K"
NTS
PACIFIC CITY CIRCLE
PORTION OF STA 10+82.21 TO STA 19+06.36
(EXISTING PRIVATE STREET)



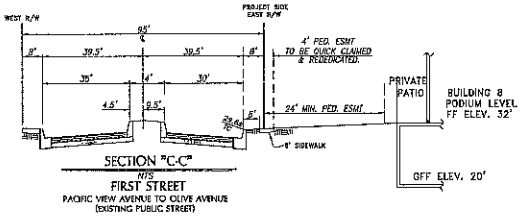
SECTION "B-B"
NTS
ATLANTA AVENUE
WEST OF HUNTINGTON STREET
(EXISTING PUBLIC STREET)



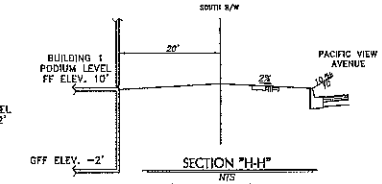
SECTION "G-G"
NTS
HUNTINGTON STREET
FROM PACIFIC VIEW AVE TO ATLANTA AVE.
(EXISTING PUBLIC STREET)



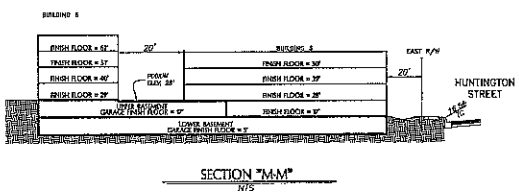
SECTION "L-L"
NTS



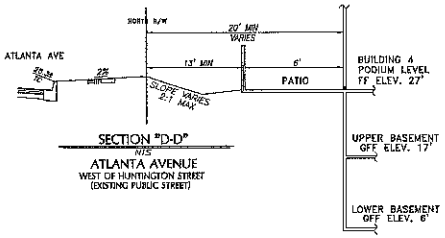
SECTION "C-C"
NTS
FIRST STREET
PACIFIC VIEW AVENUE TO OLIVE AVENUE
(EXISTING PUBLIC STREET)



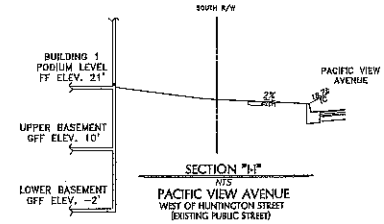
SECTION "H-H"
NTS
PACIFIC VIEW AVENUE
WEST OF HUNTINGTON STREET
(EXISTING PUBLIC STREET)



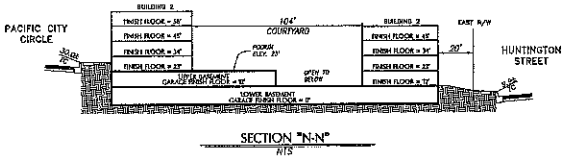
SECTION "M-M"
NTS



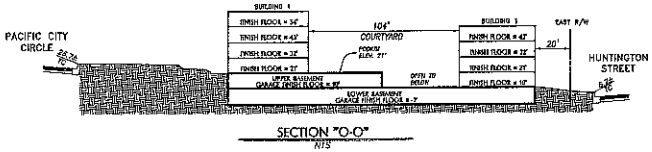
SECTION "D-D"
NTS
ATLANTA AVENUE
WEST OF HUNTINGTON STREET
(EXISTING PUBLIC STREET)



SECTION "I-I"
NTS
PACIFIC VIEW AVENUE
WEST OF HUNTINGTON STREET
(EXISTING PUBLIC STREET)



SECTION "N-N"
NTS



SECTION "O-O"
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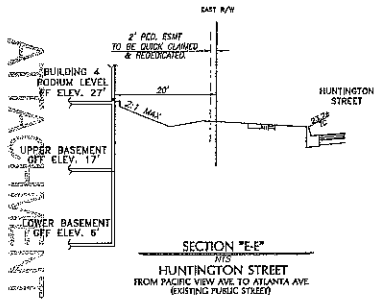

SECTION "E-E"
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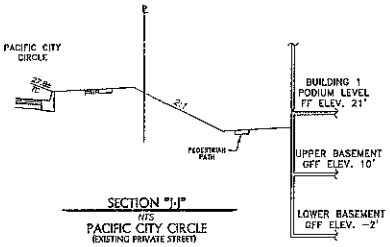
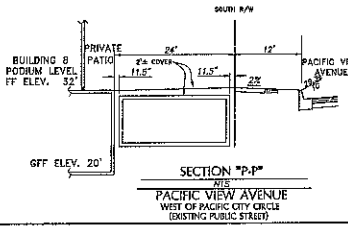
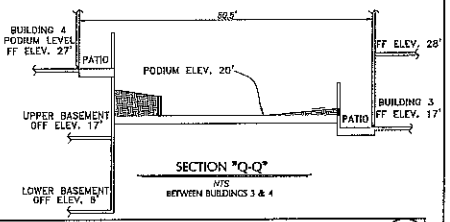
HUNTINGTON STREET
FROM PACIFIC VIEW AVE TO ATLANTA AVE.
(EXISTING PUBLIC STREET)



SECTION "J-J"
NTS
PACIFIC CITY CIRCLE
(EXISTING PRIVATE STREET)



SECTION "P-P"
NTS
PACIFIC VIEW AVENUE
WEST OF PACIFIC CITY CIRCLE
(EXISTING PUBLIC STREET)



SECTION "Q-Q"
NTS
BETWEEN BUILDINGS 3 & 4

SHEET TITLE

SECTIONS

1

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PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

PACIFIC CITY
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Sheet	C-3

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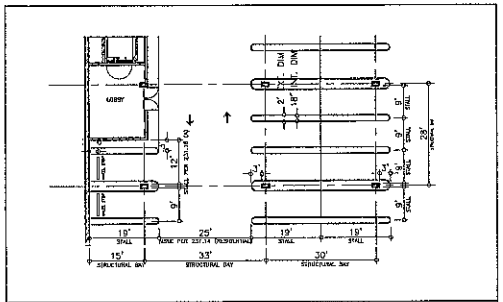
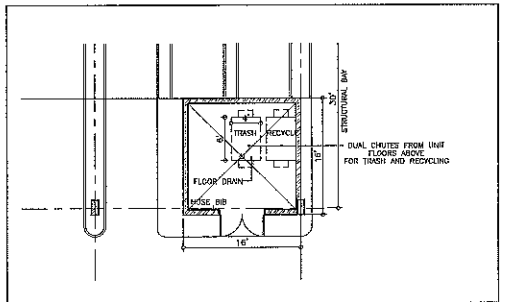


STRIPING REQUIREMENTS



TYPICAL TRASH ROOM

STRUCTURED RESIDENTIAL PARKING

LEVEL	STANDARD	HANDICAPPED	GUEST	TOTAL
UPPER GARAGE	658	16	138	812
LOWER GARAGE	370	10	120	500
TOTAL	1028	26	258	1,312

KEY

HC
HC STALL 9' X 19' MIN STALL, 5' X19' MIN LOADING

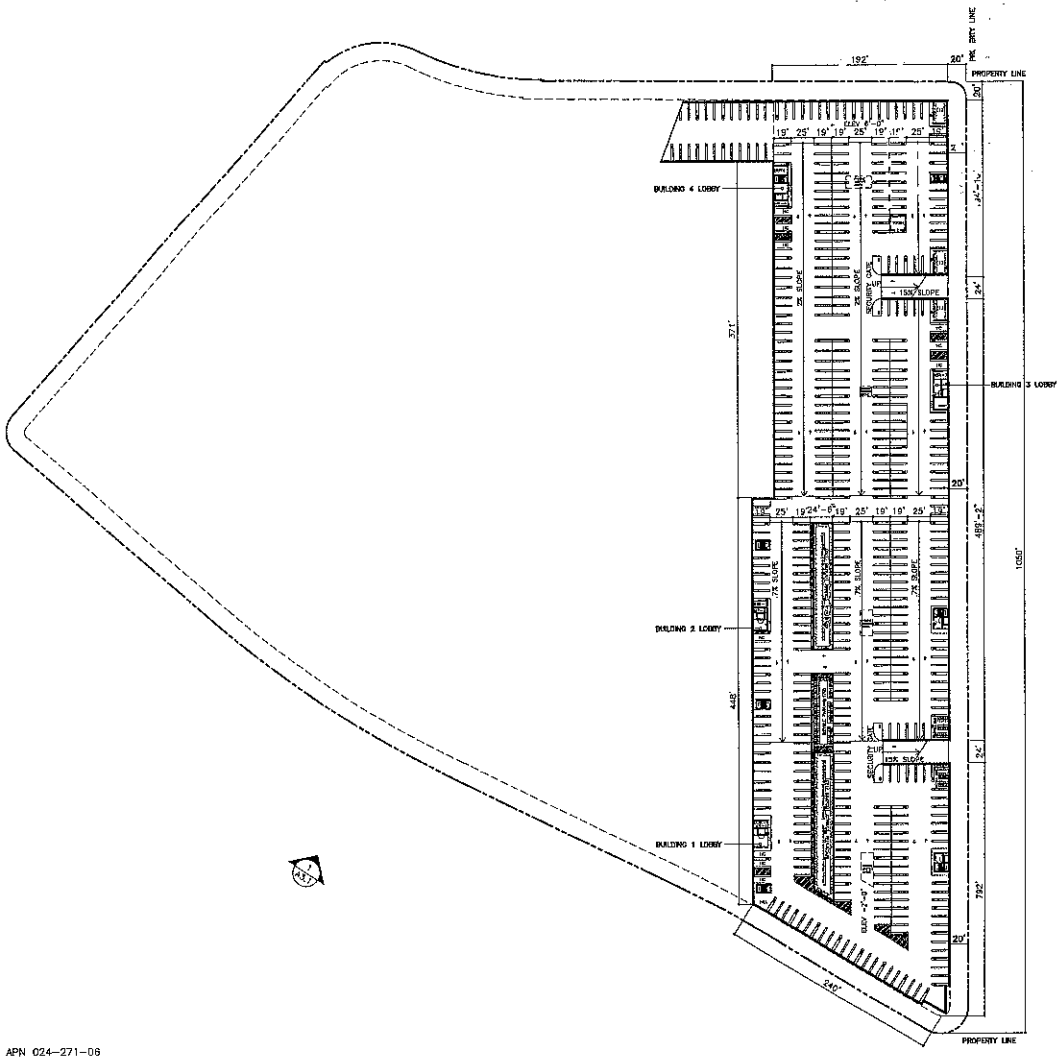
HCV
HC VAN STALL 9' X 19' MIN STALL, 9' X19' MIN LOADING

MR-1
ELEVATOR MACHINE ROOM. # - BUILDING #

BBR-1
BATTERY BACK UP ROOM FOR STANDBY AND EMERGENCY POWER PER BUILDING PER CFC 604.2.15.1.1, 604.2.15.2.1. # - BUILDING #

BFP-1
BACK FLOW PREVENTER PER BUILDING PER CBC 912.5. # - BUILDING #

PRA
POLICE RADIO ACCESS EQUIPMENT



APN 024-271-06

LOT 1 OF TRACT NO. 16338, AS SHOWN ON A MAP FILED IN BOOK 893, PAGES 7 TO 12, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

LOWER GARAGE LEVEL PLAN

1

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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E ssa@natomaarc.com

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F 949.583.0759

PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

PLAN

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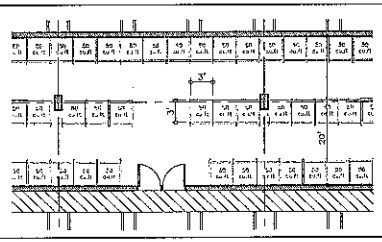
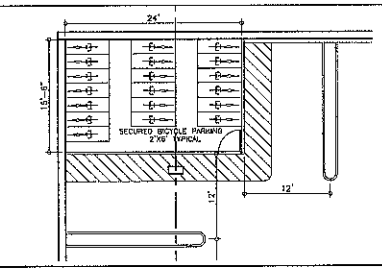


RESIDENTIAL STORAGE LOCKERS

PER DTSP 3.2.18 50 CU.FT SHALL BE PROVIDED PER RESIDENTIAL UNIT. 516 LOCKERS MEASURING 3'X3'X6' WILL BE PROVIDED IN DESIGNATED ROOMS WITHIN THE GARAGE. SEE PLAN FOR LOCATIONS.

LEVEL	LOCKERS	AREA	
UPPER GARAGE	210	10,000 cu.ft	
LOWER GARAGE	308	15,800 cu.ft	
TOTAL PROVIDED	516	25,800 cu.ft	TOTAL REQUIRED 516 X 50=25,800 CU.FT.



BICYCLE PARKING

PER DTSP TABLE 3-16 1 BICYCLE SPACE PER DWELLING IS REQUIRED.

LEVEL	BICYCLE SPACES	
UPPER GARAGE	36	
LOWER GARAGE	110	
TOTAL PROVIDED	146	TOTAL REQUIRED 516/4= 129

STRUCTURED RESIDENTIAL PARKING

LEVEL	STANDARD	HANDICAPPED	GUEST	TOTAL
UPPER GARAGE	658	16	138	812
LOWER GARAGE	370	10	120	500
TOTAL	1028	26	258	1,312

KEY

HC
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HCV
HC VAN STALL 9' X 19' MIN STALL, 9' X19' MIN LOADING

MR-1
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BBR-1
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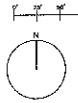
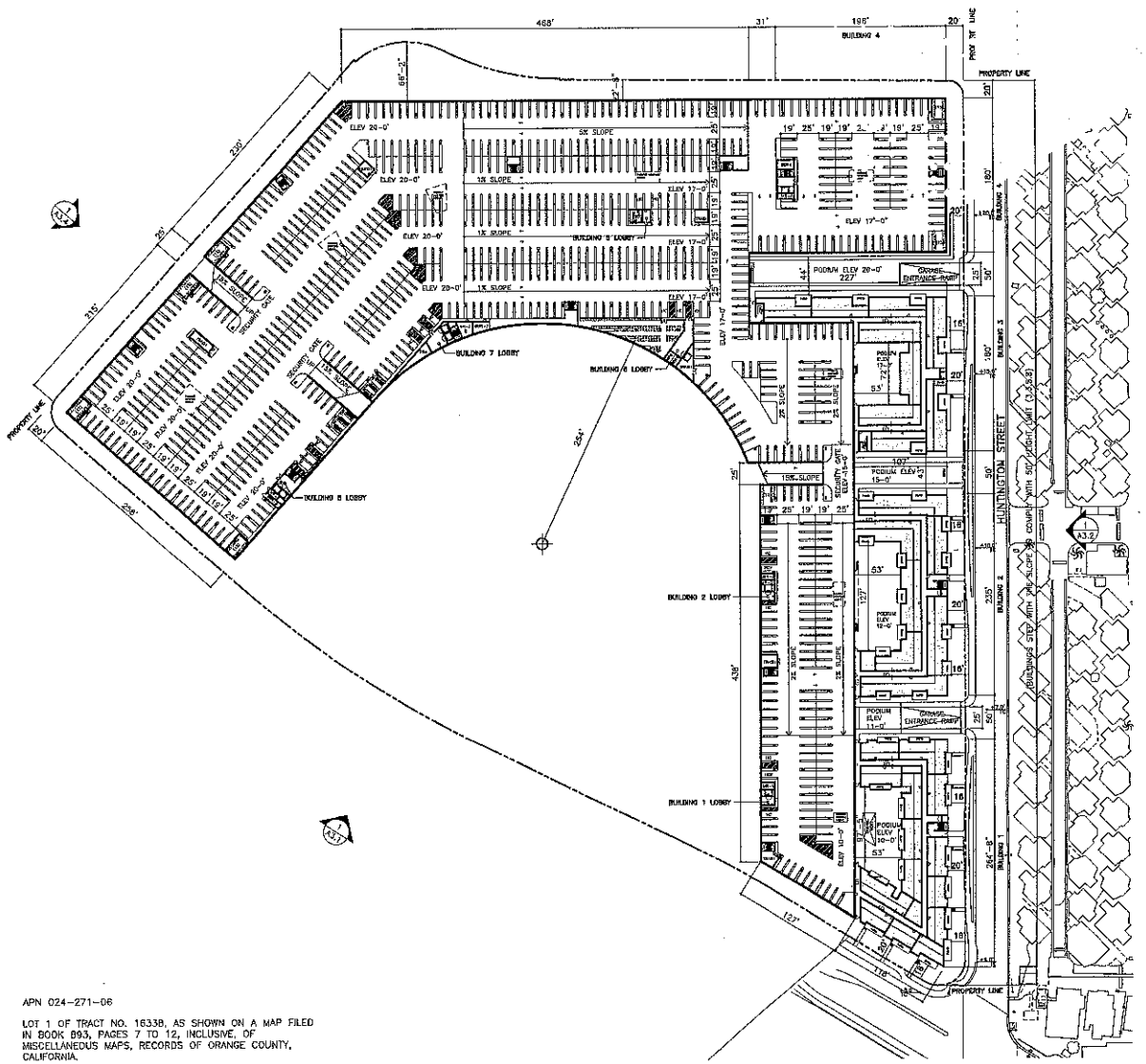
BFP-1
BACK FLOW PREVENTER PER BUILDING PER CBC 912.5. # = BUILDING #

PRA
POLICE RADIO ACCESS EQUIPMENT





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LOT 1 OF TRACT NO. 1633B, AS SHOWN ON A MAP FILED IN BOOK 893, PAGES 7 TO 12, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

UPPER GARAGE LEVEL PLAN

1

ATTACHMENT NO. 1-13

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Property Owner
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F 949.583.0759

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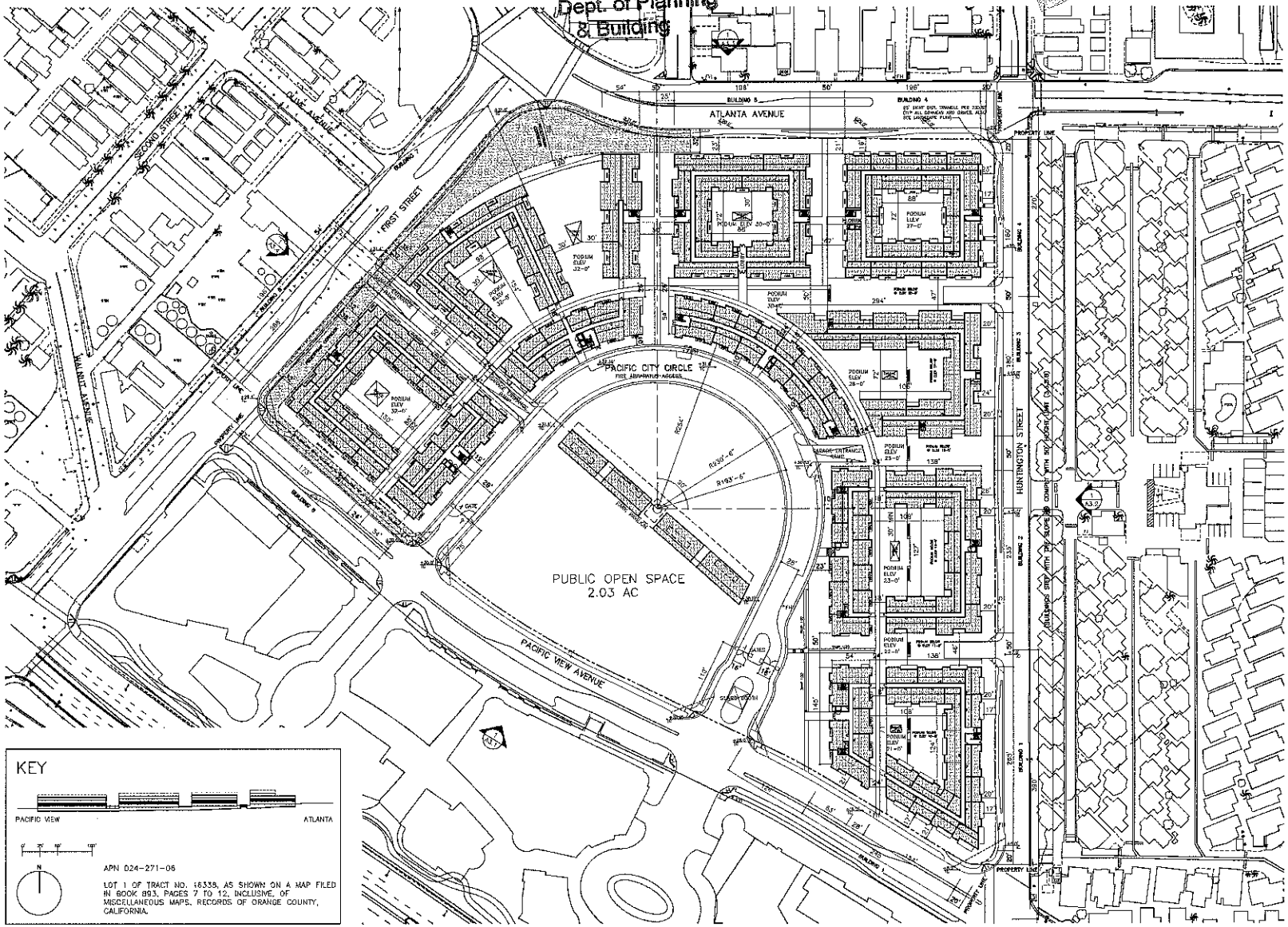

STREET LEVEL PLAN

1

21002 HB, LLC
Property Owner
2200 Bonanza Boulevard
Kodiak, TX 77017
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STANLEY SAITOWITZ | NATOMA ARCHITECTS Inc.
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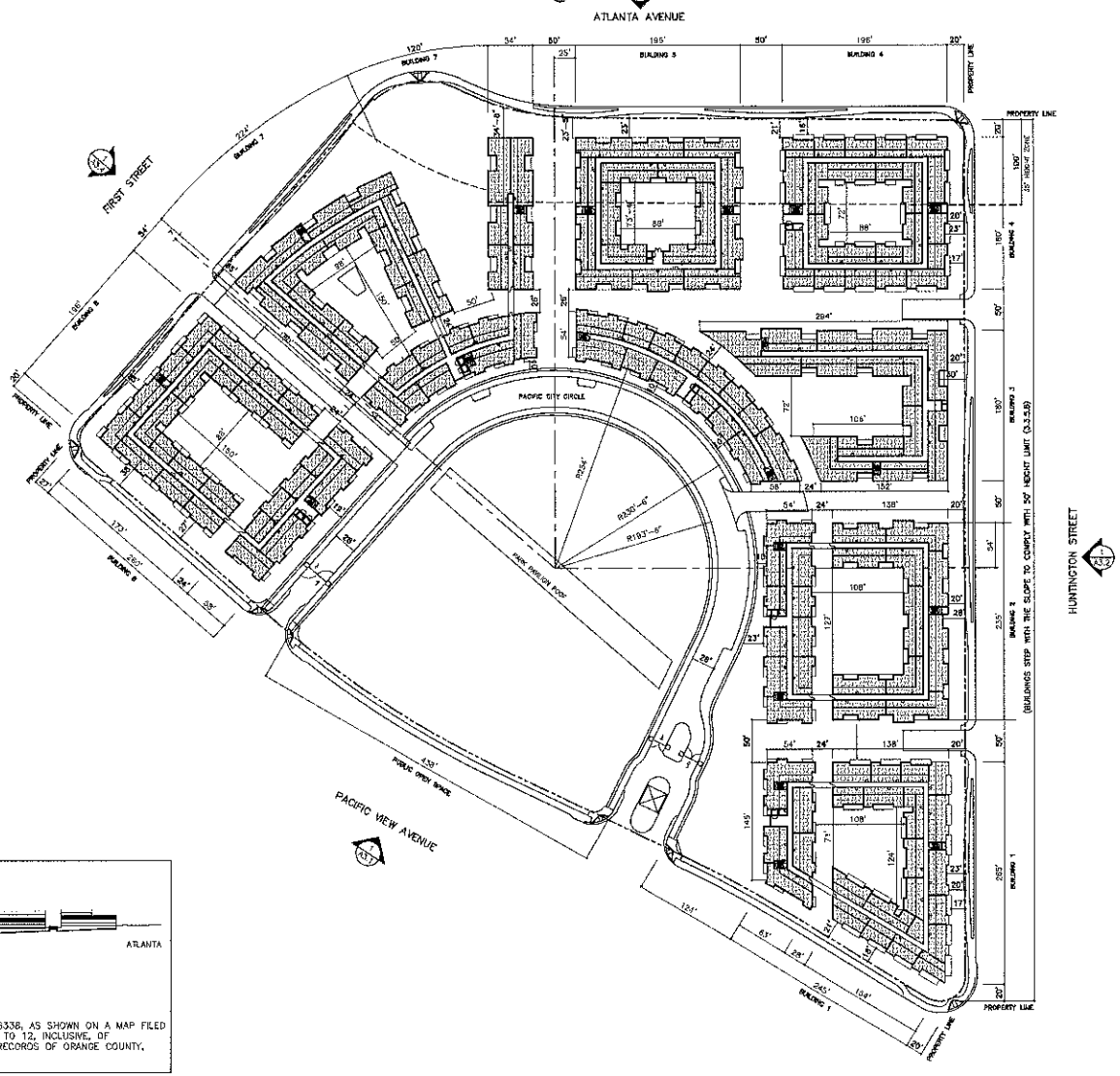

KEY

APN 024-271-06

LOT 1 OF TRACT NO. 16338, AS SHOWN ON A MAP FILED IN BOOK 893, PAGES 7 TO 12, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

LEVEL 2 PLAN (1)

21002 HB, LLC
Property Owner
2200 Huntington Boulevard
Fresno, CA 93721
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STANLEY SAIDOWITZ | NAIDOMA ARCHITECTS Inc.
1420 Kettner Street, Ste. A
San Francisco, CA 94102
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PLAN

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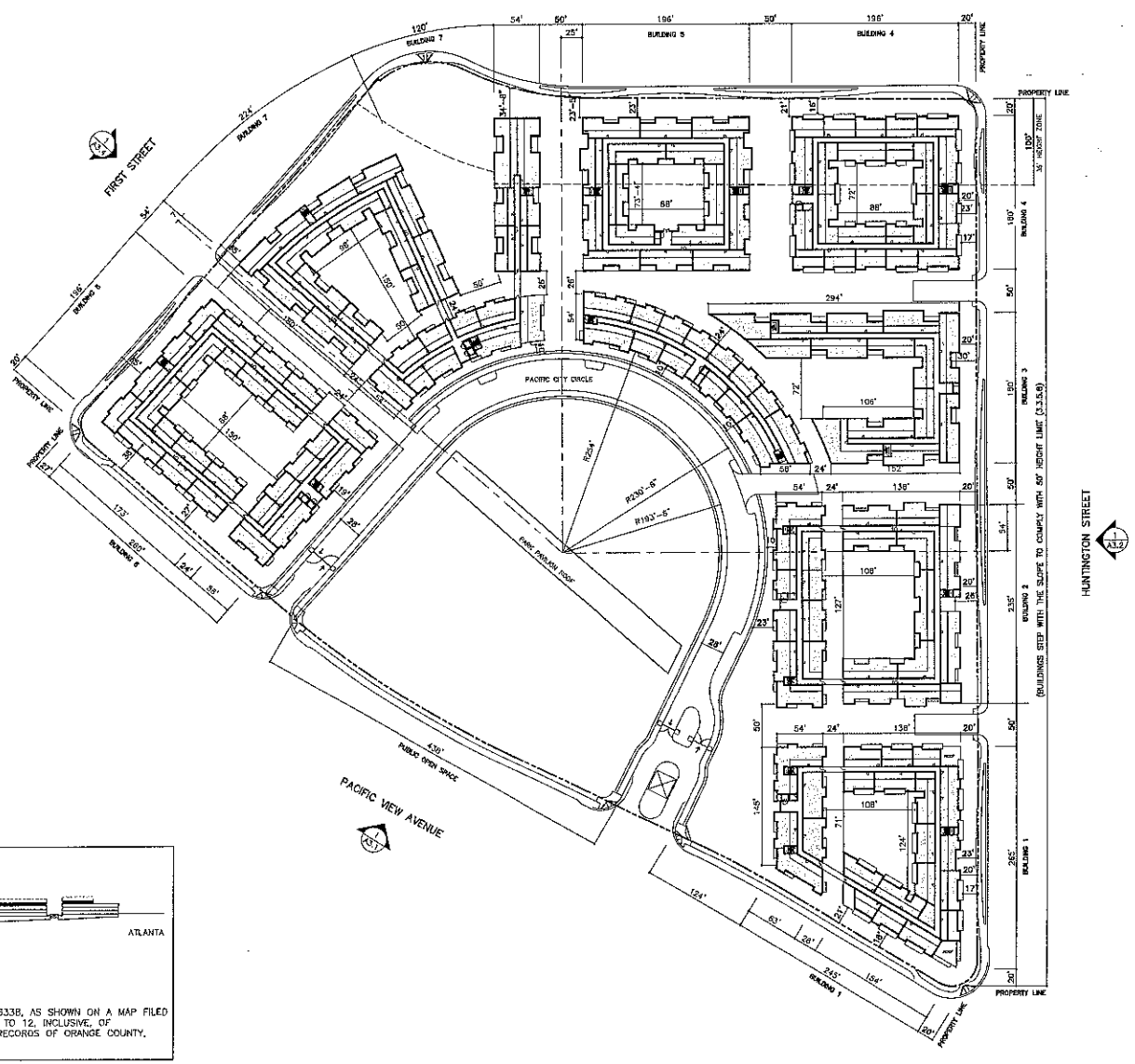

KEY

APN 024-271-06

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LEVEL 3 PLAN

1

21002 HB, LLC
Property Owner
2850 Biscayne Boulevard
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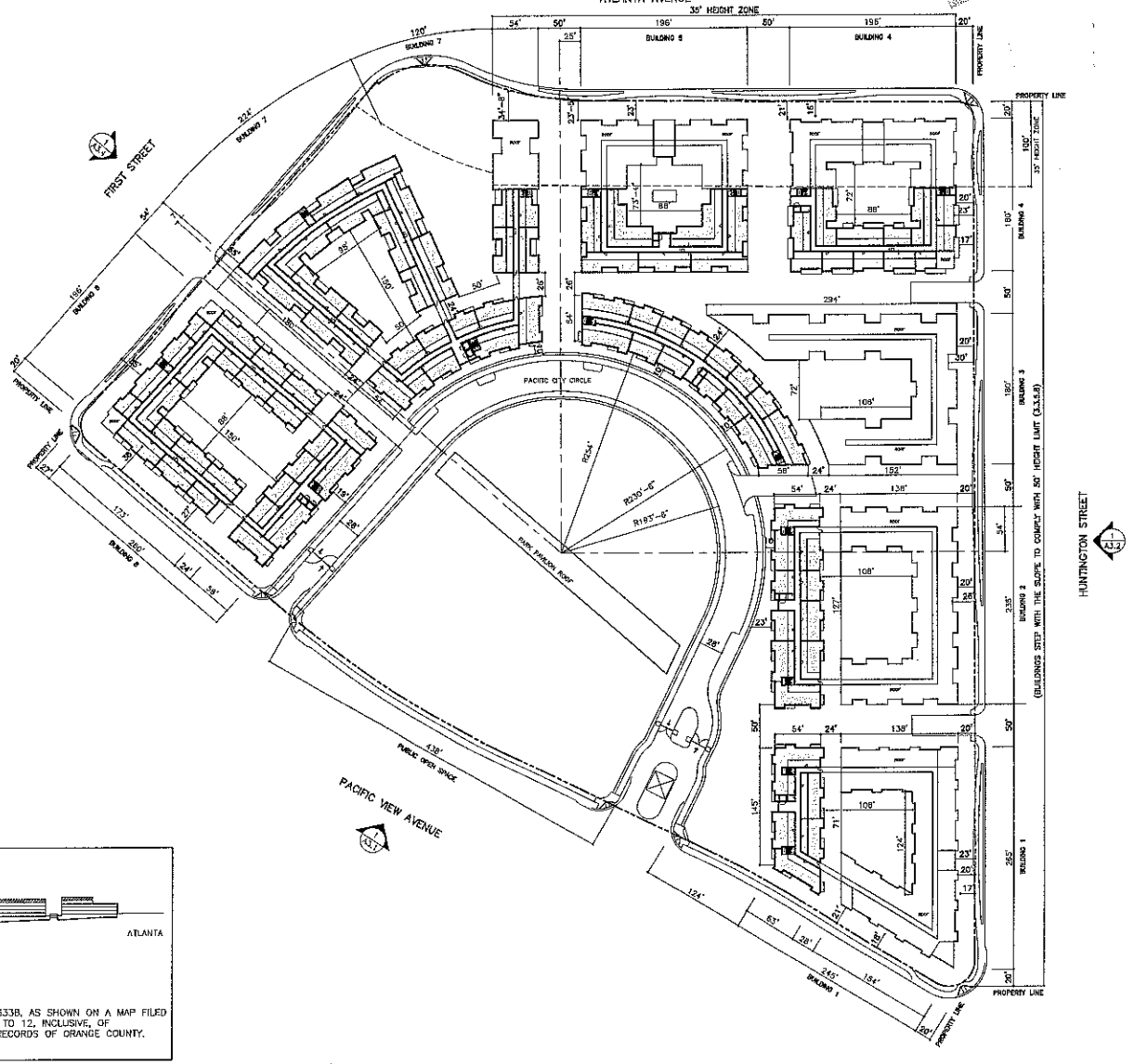

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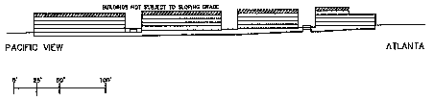

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LEVEL 4 PLAN (1)

ATTACHMENT NO. 17

21002 HB, LLC
Property Owner
2300 Biscayne Boulevard
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PACIFIC CITY

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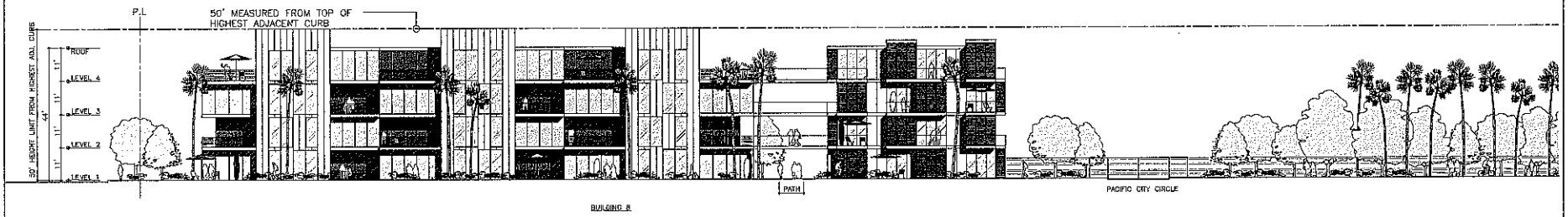
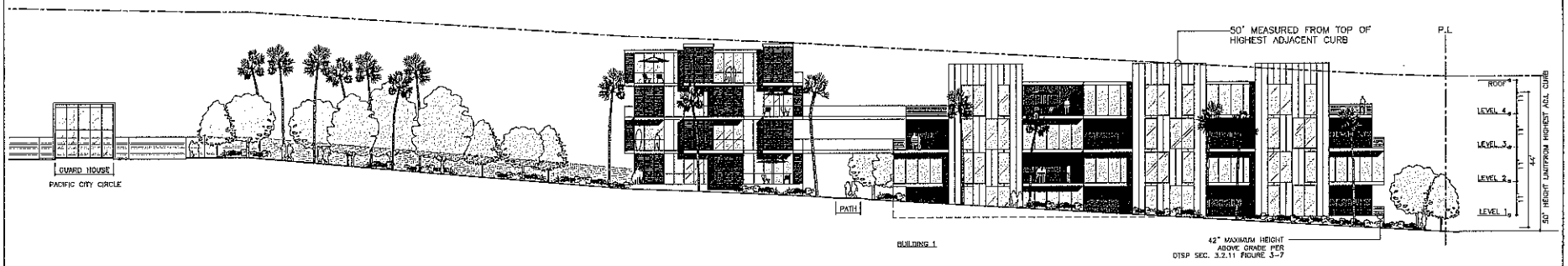
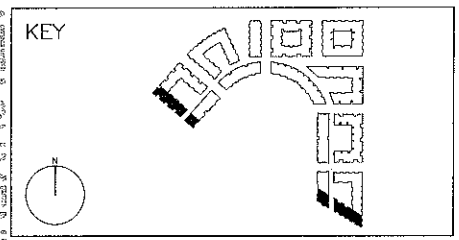
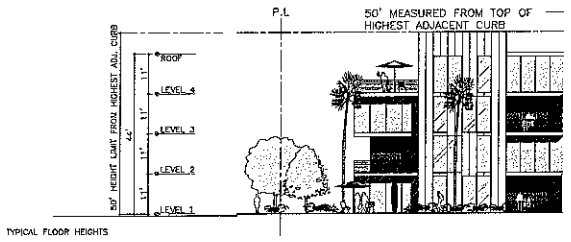
RESIDENTIAL ELEVATIONS – PACIFIC VIEW AVENUE SCALE: 1/32" = 1-0' (1)









RESIDENTIAL ELEVATIONS – PACIFIC VIEW AVENUE SCALE: 1/16" = 1-0' (2)

ATTACHMENT NO. 1.18

21002 HB, LLC
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2020 Hollywood Boulevard
Miami, FL 33137
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ELEVATION

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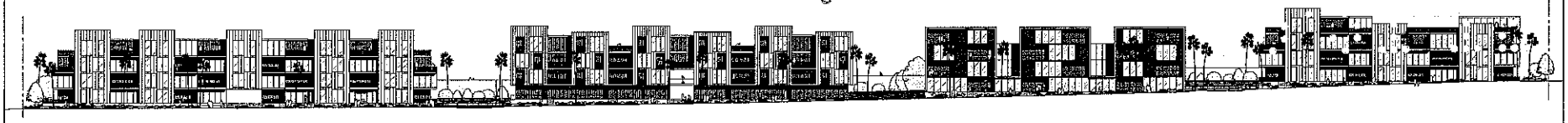
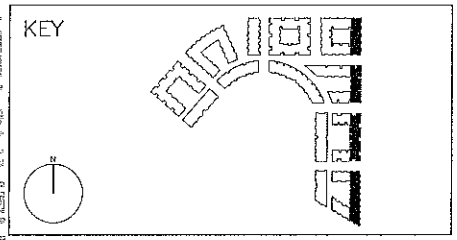
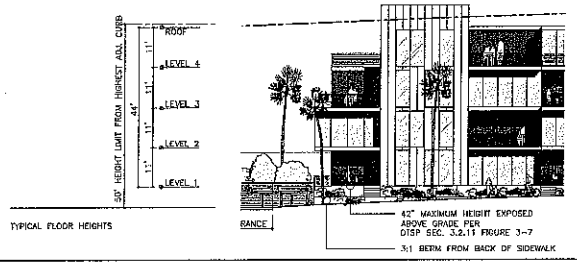


RESIDENTIAL ELEVATIONS – HUNTINGTON STREET SCALE: 1/32" = 1-0' (1)





RESIDENTIAL ELEVATIONS – HUNTINGTON STREET SCALE: 1/16" = 1-0' (2)

ATTACHMENT NO. 1.19

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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ELEVATION

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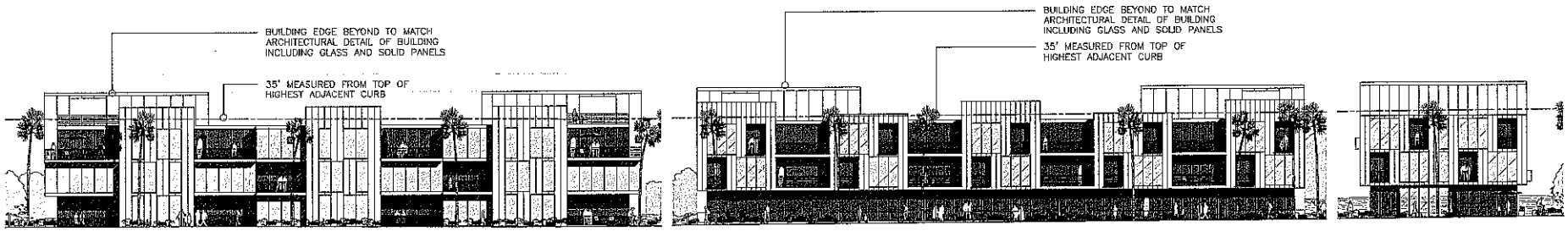
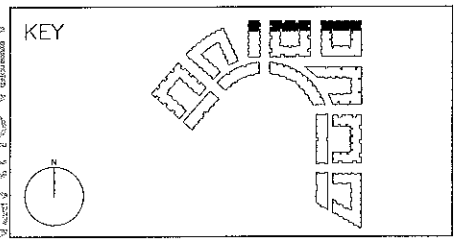
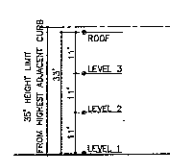
RESIDENTIAL ELEVATIONS – ATLANTA AVENUE SCALE: 1/32" = 1-0' (1)

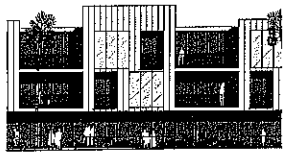


BUILDING 4 BUILDING 5 BUILDING 7





TYPICAL FLOOR HEIGHTS



BUILDING 5

RESIDENTIAL ELEVATIONS – ATLANTA AVENUE SCALE: 1/16" = 1-0' (2)

ATTACHMENT NO. 1.20

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2200 Biscayne Boulevard
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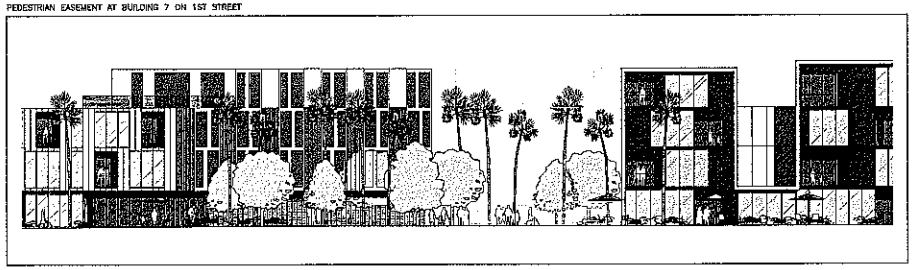
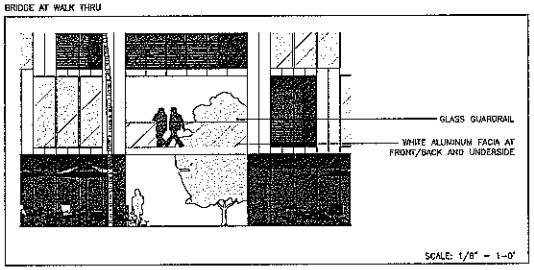
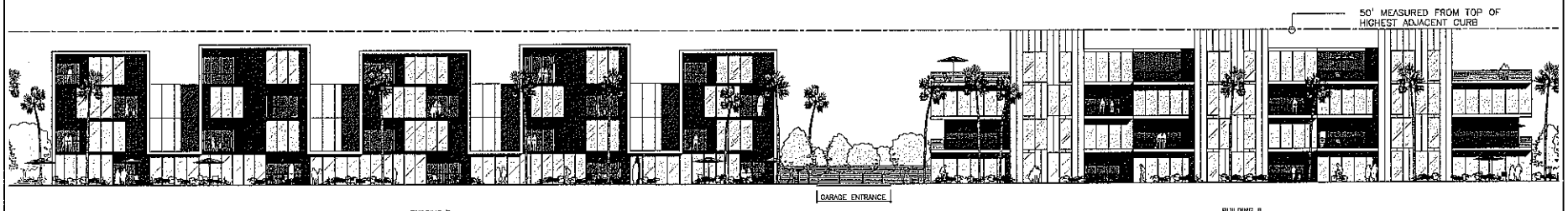
RESIDENTIAL ELEVATIONS – FIRST STREET SCALE: 1/32' = 1-0' (1)

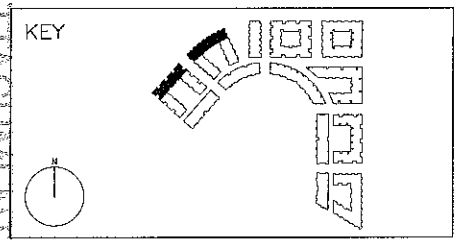
PEDESTRIAN EASEMENT AT BUILDING 7 ON 1ST STREET

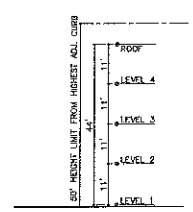


BRIDGE AT WALK THRU

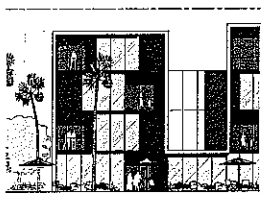








TYPICAL FLOOR HEIGHTS



RESIDENTIAL ELEVATIONS – FIRST STREET SCALE: 1/16" = 1-0' (2)

ATTACHMENT NO. 1.21

21002 HB, LLC
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2900 Shoreline Boulevard
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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

ELEVATION

PACIFIC CITY
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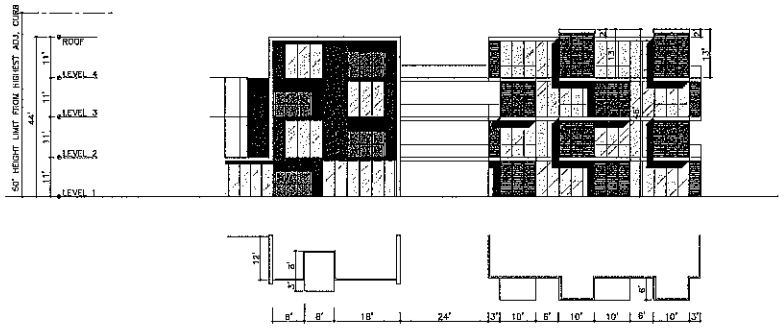
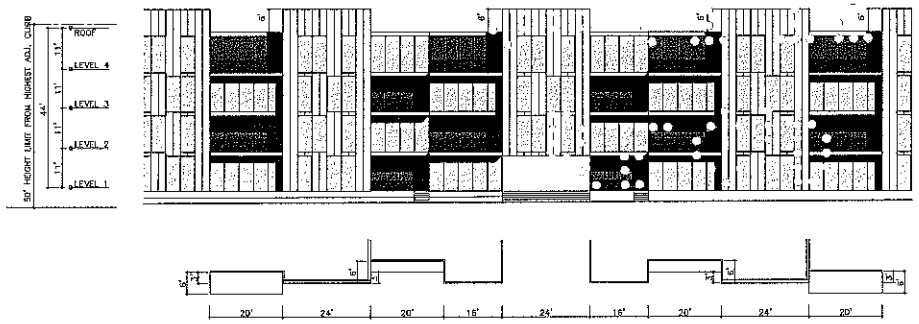
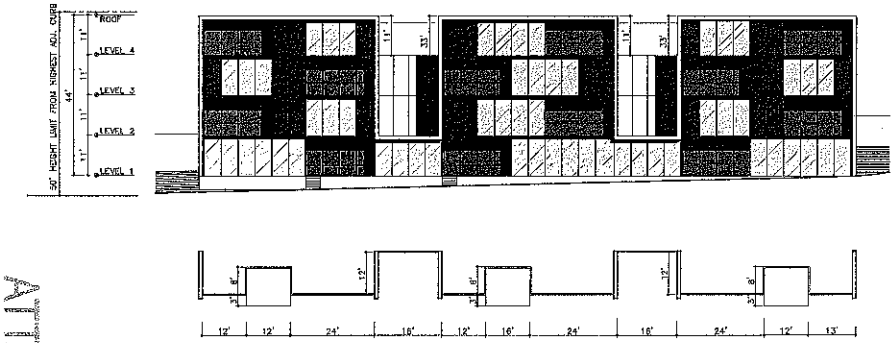


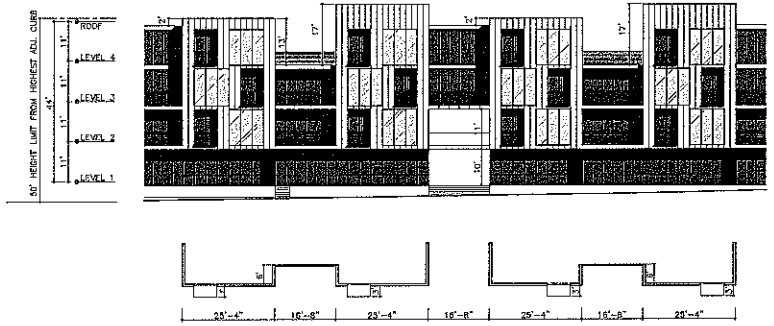
ELEVATION/PLAN ARTICULATION – TYPE A



ELEVATION/PLAN ARTICULATION – TYPE B



ELEVATION/PLAN ARTICULATION – TYPE C



ELEVATION/PLAN ARTICULATION – TYPE D

BUILDING ELEVATION AND PLAN ARTICULATION, ROOF VARIATION, AND WALL UNDULATION

SCALE: 1/16" = 1-0' (1)

ATTACHMENT NO. 1.22

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PACIFIC CITY
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ELEVATION

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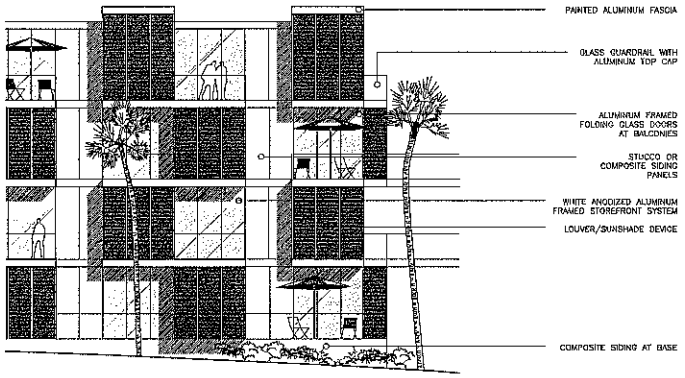
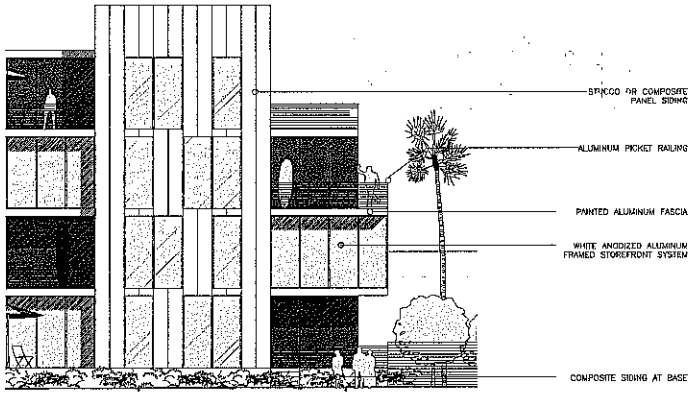


DESIGN TYPE A



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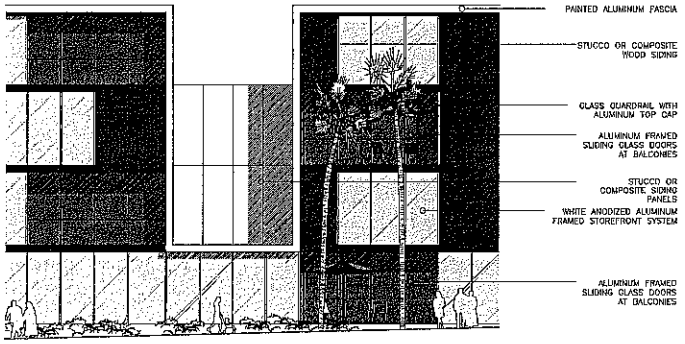
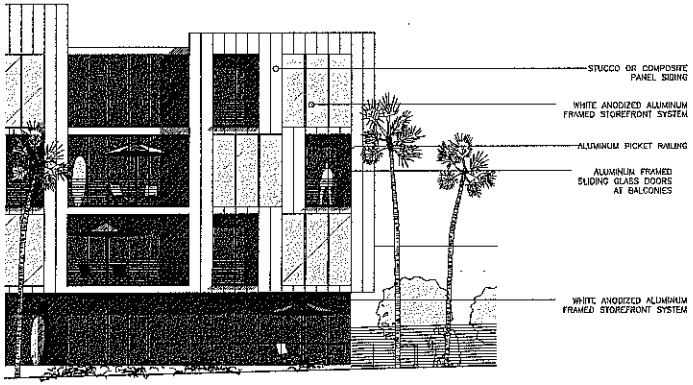


DESIGN TYPE C



DESIGN TYPE D

BUILDING MATERIALS

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

21002 HB, LLC
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2200 Bayview Boulevard
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F 949.583.0759

PACIFIC CITY

HUNTINGTON BEACH, CALIFRONIA

ELEVATION

PACIFIC CITY
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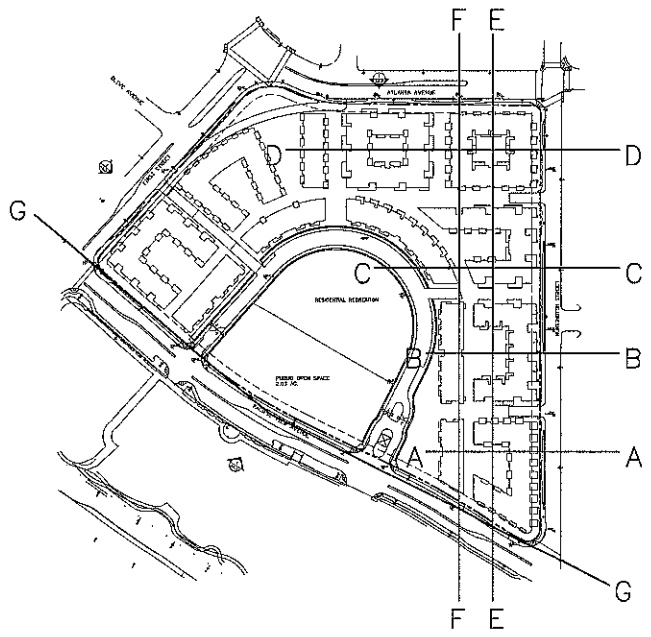
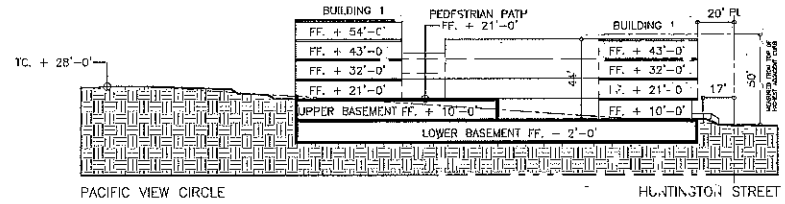


NOTES

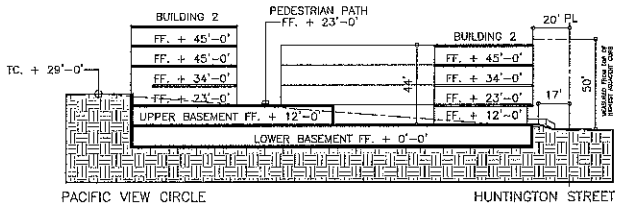
1) 42" MAX HEIGHT OF SUBTERRANEAN LEVEL AT ANY LOCATION ALONG HUNTINGTON STREET AS MEASURED FROM GRADE PER DTSP SEC 3.2.11 FIG. 3-7

2) ALL BUILDING HEIGHTS ARE MEASURED FROM THE EXISTING TOP OF CURB

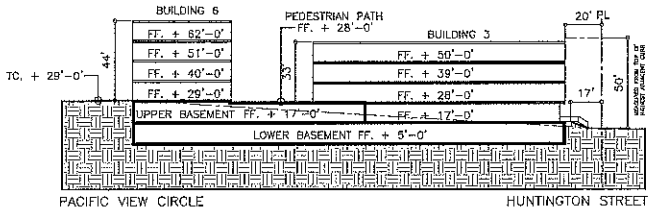
SECTION KEY



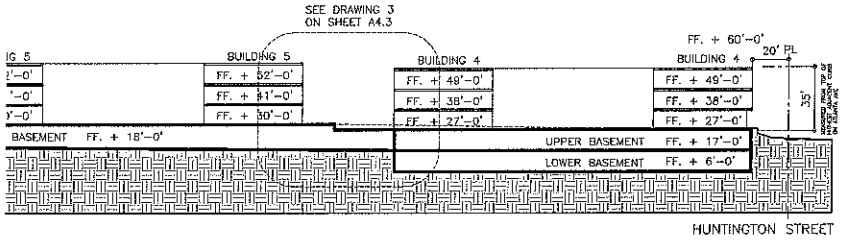
SITE SECTION A-A (1)



SITE SECTIONS B-B (2)



SITE SECTIONS C-C (3)



SITE SECTIONS D-D (4)

21002 HB, LLC
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2200 Biscayne Boulevard
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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

SITE SECTIONS

PACIFIC CITY
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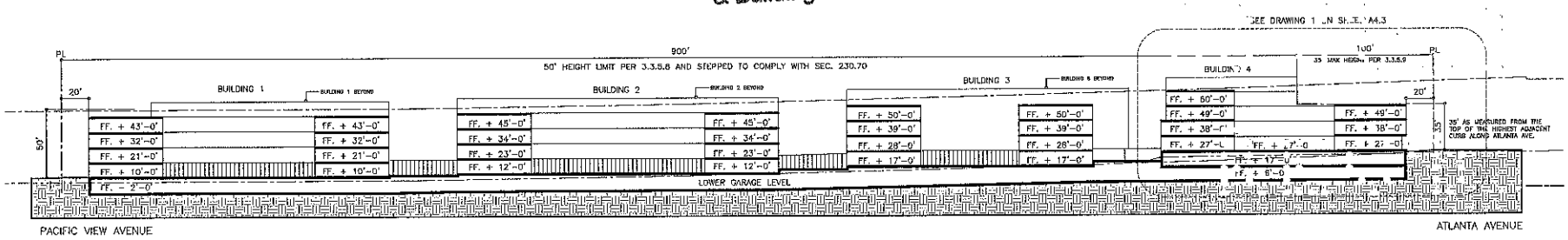
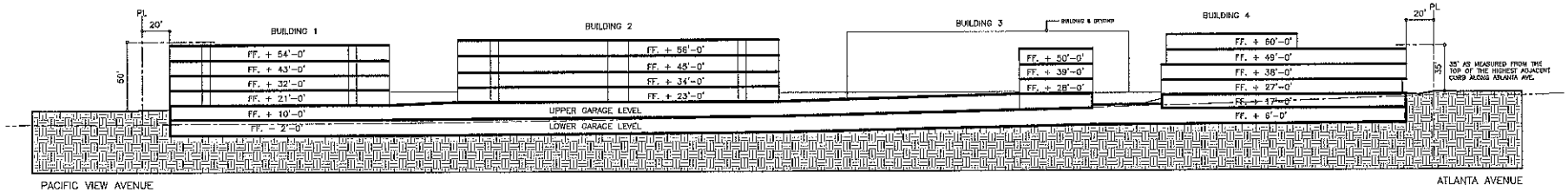
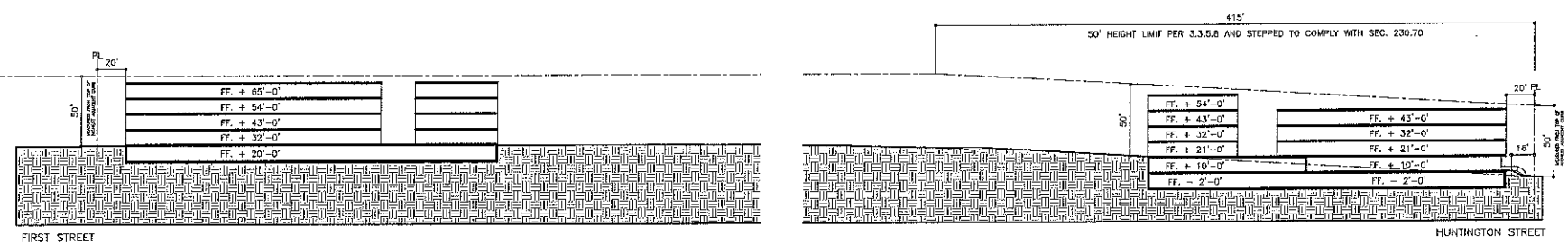


SITE SECTION EE (1)



SITE SECTION FF (2)



SITE SECTION GG (3)

ATTACHMENT NO. 1.25

21002 HB, LLC
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2500 Biscayne Boulevard
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PACIFIC CITY
HUNTINGTON BEACH, CALIFRONIA

SITE SECTIONS

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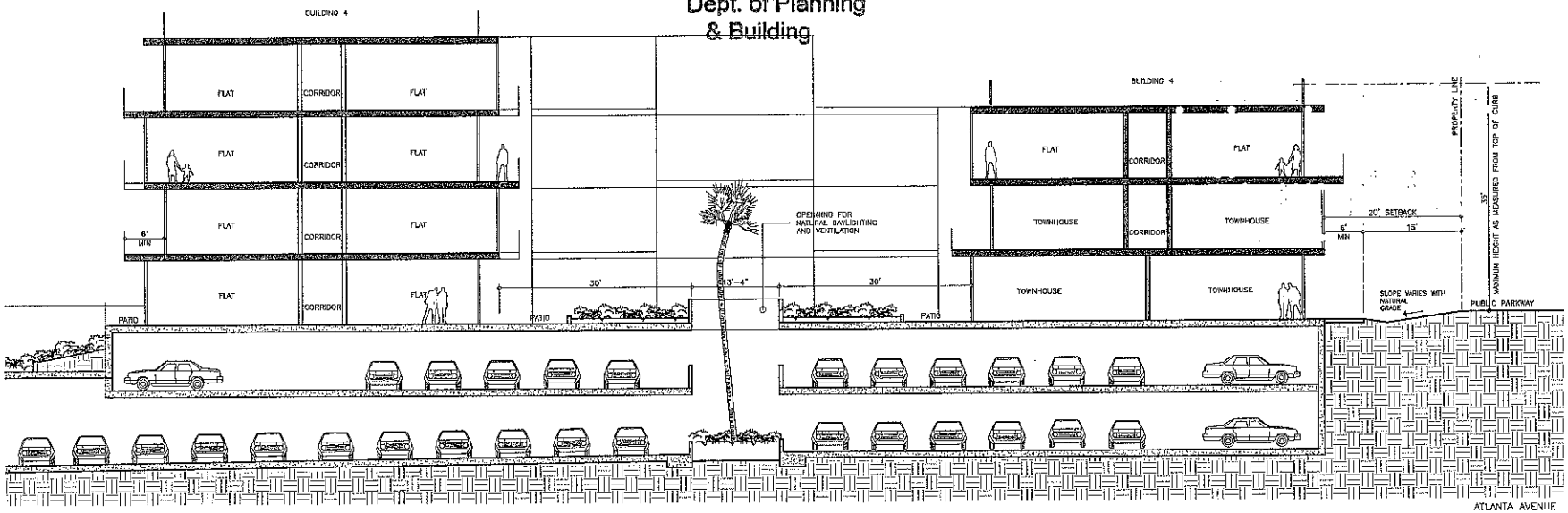
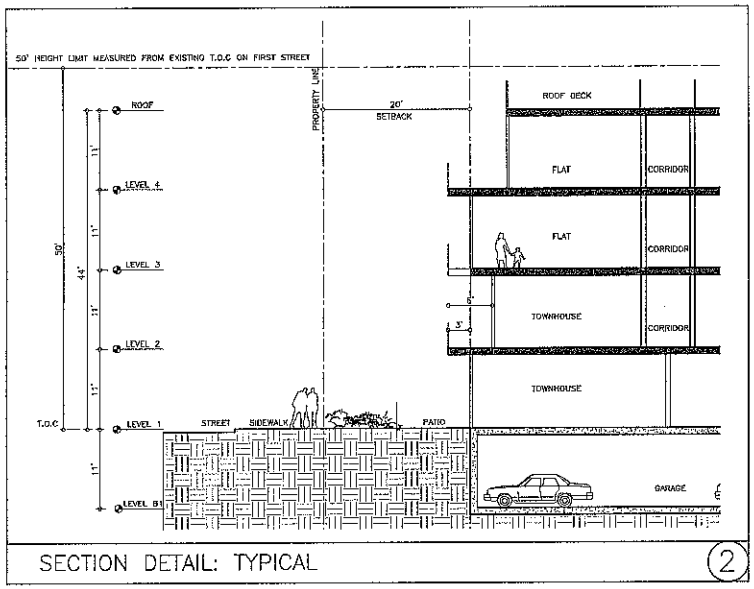


SECTION DETAIL: ATLANTA AVENUE AND GARAGE DAYLIGHTING (1)



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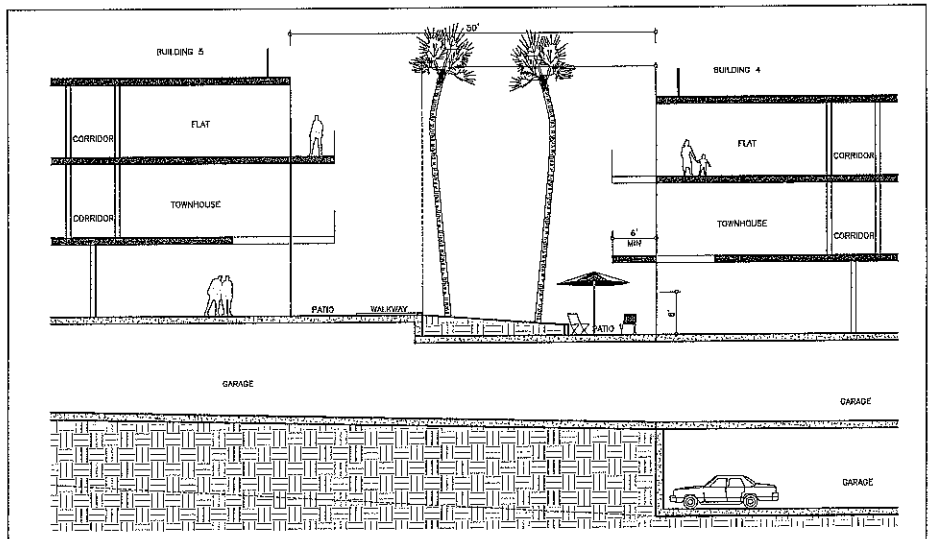

SECTION DETAIL: TERRACING BETWEEN BUILDING 4 AND 5 (3)

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2320 Biscayne Boulevard
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PACIFIC CITY

HUNTINGTON BEACH, CALIFRONIA

SITE SECTIONS

PACIFIC CITY
EPA 2012-007

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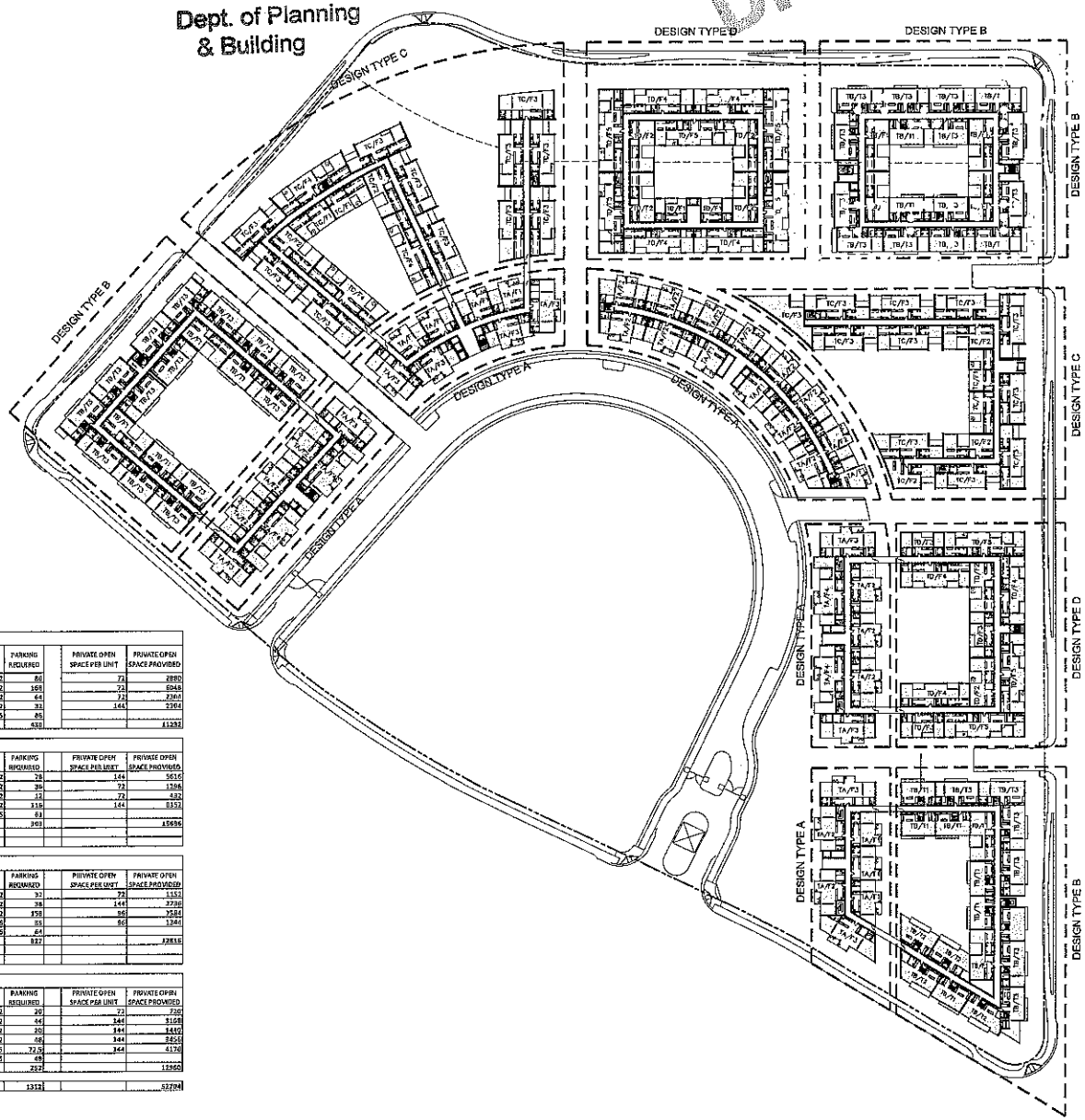

DESIGN TYPE A

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type A Flat 1 (TA/F1)	1 Bedroom	1200	10	10	10	10	40	48000			2	80		72	2880
Type A Flat 2 (TA/F2)	2 Bedroom	1400	21	21	21	21	84	117600			2	168		72	6048
Type A Flat 3 (TA/F3)	2 Bedroom	1600	8	8	8	8	32	51200			2	64		72	2304
Type A Flat 4 (TA/F4)	3 Bedroom	2030	4	4	4	4	16	32480			2	32		144	2304
	Guest										0.5	85			
Total							172	249280	1449			630			11232

DESIGN TYPE B

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type B Flat 1 (TB/F1)	1 Bedroom	1200	9	10	15	6	39	46800			2	78		144	5616
Type B Town 1 (TB/T1)	2 Bedroom	2000	7	0	11	0	18	36000			2	36		72	1296
Type B Town 2 (TB/T2)	2 Bedroom	2000	2	0	4	0	6	12000			2	12		72	432
Type B Town 3 (TB/T3)	3 Bedroom	2400	32	0	26	0	58	139200			2	116		144	8352
	Guest										0.5	63			
Total							121	232200	1918			303			15696

DESIGN TYPE C

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type C Flat 1 (TC/F1)	1 Bedroom	1100	4	4	4	4	16	17600			2	32		72	1152
Type C Flat 2 (TC/F2)	2 Bedroom	1200	4	5	5	5	19	22800			2	38		144	2736
Type C Flat 3 (TC/F3)	2 Bedroom	1650	38	22	32	27	79	130350			2	158		96	7584
Type C Flat 4 (TC/F4)	3 Bedroom	2300	3	3	3	5	14	32200			2.5	35		86	1204
	Guest										0.5	64			
Total					39		128	200350	1564			327			12816

DESIGN TYPE D

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type D Flat 1 (TD/F1)	1 Bedroom	800	4	2	2	2	10	8000			2	20		72	720
Type D Flat 2 (TD/F2)	1 Bedroom	1200	6	6	6	4	22	26400			2	44		144	3168
Type D Flat 3 (TD/F3)	2 Bedroom	1200	1	3	3	3	10	12000			2	20		144	1440
Type D Flat 4 (TD/F4)	2 Bedroom	1700	5	7	7	5	24	40800			2	48		144	3456
Type D Flat 5 (TD/F5)	3 Bedroom	2000	8	8	8	5	29	58000			2.5	72.5		144	4176
	Guest										0.5	49			
Total							95	145200	1528			257			12960
TOTAL RESIDENTIAL	TOTAL RESIDENTIAL						516	826830	7601			1312			52704

UNIT KEY PLAN–TYPICAL FLOOR 1

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PACIFIC CITY
HUNTINGTON BEACH, CALIFORNIA

UNIT TYPES

PACIFIC CITY
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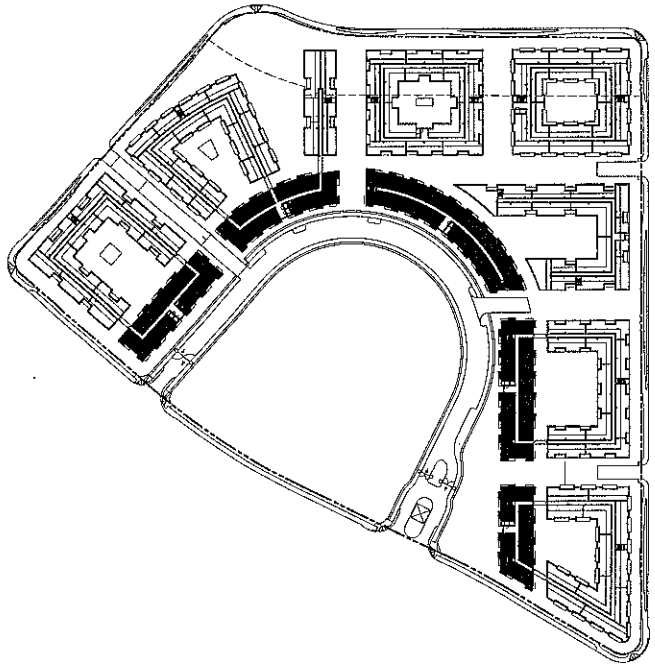
DESIGN TYPE A

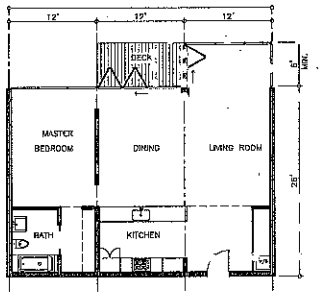
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type A Flat 1 (TA/F1)	1 Bedroom	1200	10	10	10	10	40	48000			2	80		72	2880
Type A Flat 2 (TA/F2)	2 Bedroom	1400	21	21	21	21	84	117600			2	168		72	6048
Type A Flat 3 (TA/F3)	2 Bedroom	1600	8	8	8	8	32	51200			2	64		72	2304
Type A Flat 4 (TA/F4)	2 Bedroom	2030	4	4	4	4	16	32480			2	32		144	2304
	Guest										0.5	86			
Total							172	249280	1449			430			11232

DESIGN TYPE A DATA (1)

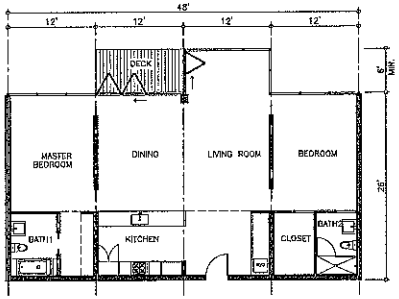
ELEVATION (2)



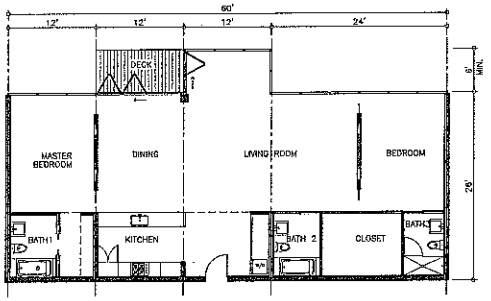
KEY PLAN (3)



TYPICAL 1 BEDROOM UNIT (TYPE A FLAT 1) 1,200 SF (4)



TYPICAL 2 BEDROOM UNIT (TYPE A FLAT 2) 1,400 SF (5)



TYPICAL 2 BEDROOM UNIT (TYPE A FLAT 3) 1,600 SF (6)

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PACIFIC CITY

HUNTINGTON BEACH, CALIFRONIA

UNIT TYPES

PACIFIC CITY
EPA 2012-007

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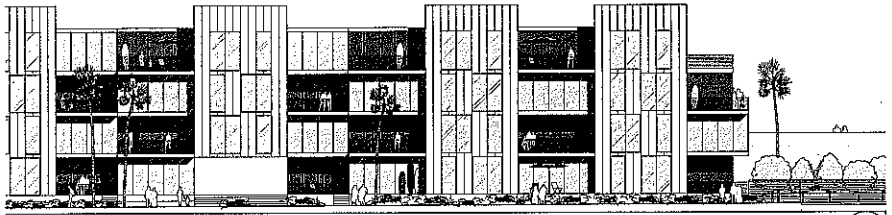
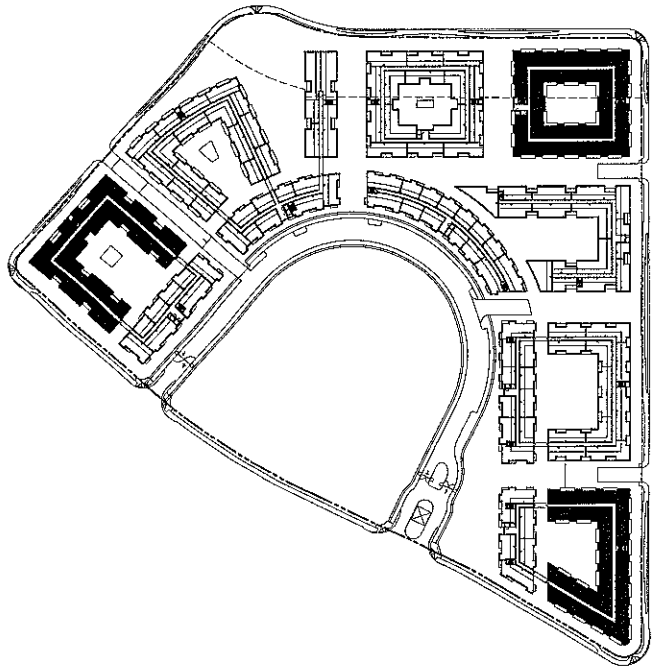
DESIGN TYPE B

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type B Flat 1 (TB/F1)	1 Bedroom	1200	8	10	15	6	39	46800			2	78		144	5616
Type B Town 1 (TB/T1)	2 Bedroom	1900	7	0	11	0	18	34200			2	36		72	1296
Type B Town 2 (TB/T2)	2 Bedroom	2000	2	0	4	0	6	12000			2	12		72	432
Type B Town 3 (TB/T3)	2 Bedroom	2400	32	0	26	0	58	139200			2	116		144	8352
	Guest										0.5	61			
Total							121	232200	1919			303			15696

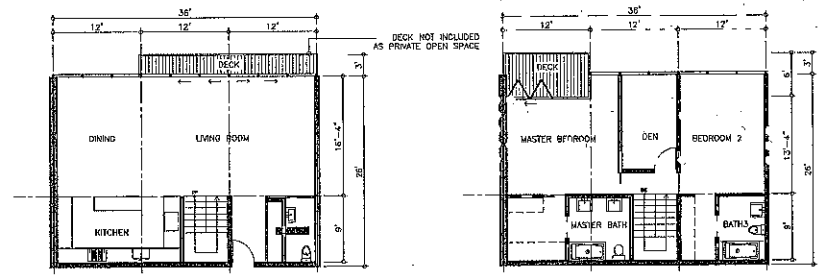
DESIGN TYPE B DATA (1)



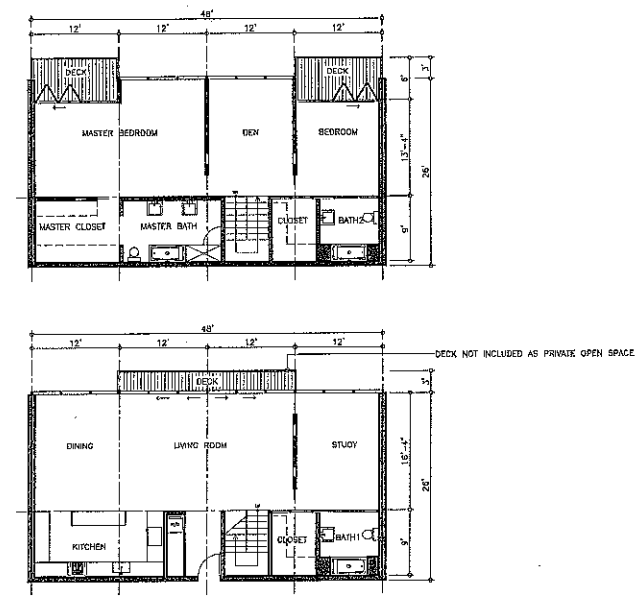
ELEVATION (2)



KEY PLAN (3)



TYPICAL 2 BEDROOM TOWNHOUSE (TYPE B TOWN 1) 1,900 SF (4)



TYPICAL 2 BEDROOM TOWNHOUSE (TYPE B TOWN 3) 2,400 SF (5)

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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T 305.374.5700

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F 213.673.4480

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Civil Engineer
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F 949.583.0759

PACIFIC CITY
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UNIT TYPES

PACIFIC CITY
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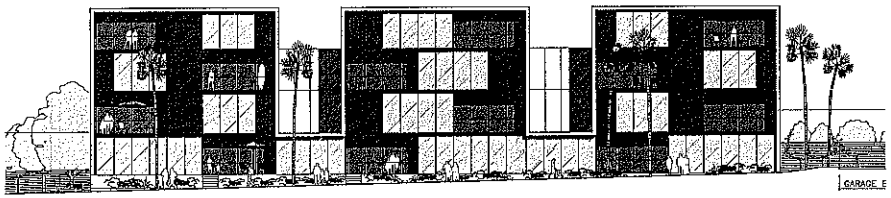
DESIGN TYPE C

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type C Flat 1 (TC/F1)	1 bedroom	1100	4	4	4	4	16	17600			2	32		72	1152
Type C Flat 2 (TC/F2)	1 Bedroom	1200	4	5	5	5	19	22800			2	38		144	2736
Type C Flat 3 (TC/F3)	2 Bedroom	1650	18	22	22	17	79	130350			2	158		96	7584
Type C Flat 4 (TC/F4)	3 Bedroom	2100	3	3	3	5	14	29400			2.5	35		96	1344
	Guest										0.5	64			
Total				31			128	200150	1564			327			12816

DESIGN TYPE C DATA (1)



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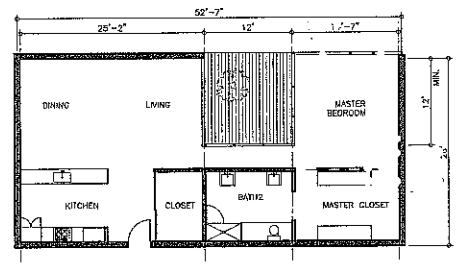
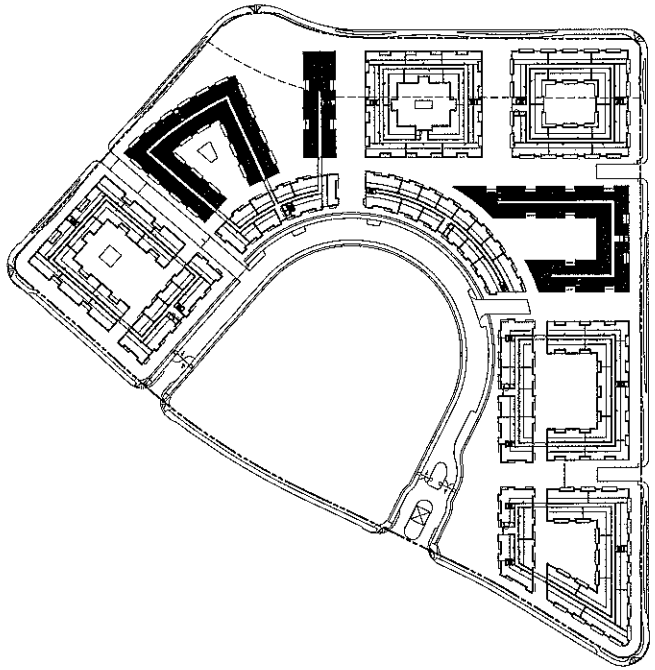
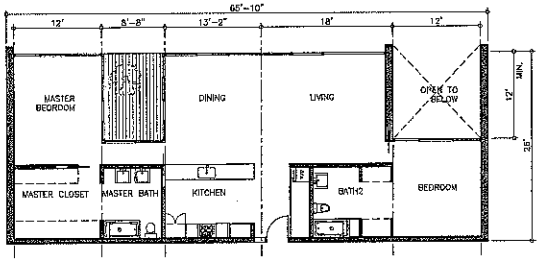


TYPICAL 1 BEDROOM UNIT (TYPE C FLAT 2) 1,200 SF (4)



KEY PLAN (3)



TYPICAL 2 BEDROOM (TYPE C FLAT 3) 1,650 SF (5)

21002 HB, LLC
Property Owner
9200 Bayonne Boulevard
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UNIT TYPES

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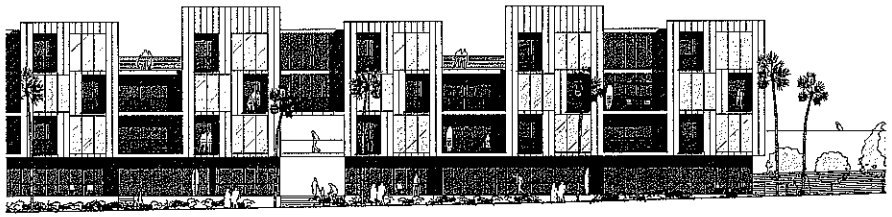
DESIGN TYPE D

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	AVERAGE SF		PARKING RATIO	PARKING REQUIRED		PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type D Flat 1 (TD/F1)	1 Bedroom	800	4	2	2	2	10	8000			2	20		72	720
Type D Flat 2 (TD/F2)	1 Bedroom	1200	6	6	6	4	22	26400			2	44		144	3168
Type D Flat 3 (TD/F3)	2 Bedroom	1200	1	3	3	3	10	12000			2	20		144	1440
Type D Flat 4 (TD/F4)	2 Bedroom	1700	5	7	7	5	24	40800			2	48		144	3456
Type D Flat 5 (TD/F5)	3 Bedroom	2000	8	8	8	5	29	58000			2.5	72.5		144	4176
	Guest										0.5	48			
Total							95	145200	1528			252			12960

DESIGN TYPE D DATA (1)



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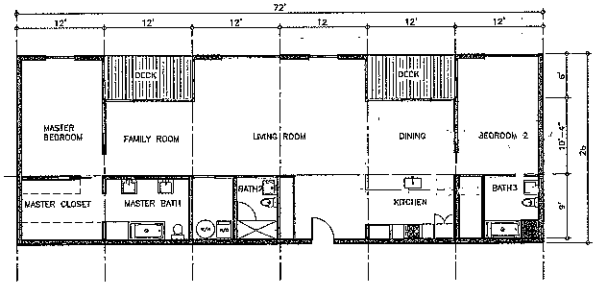
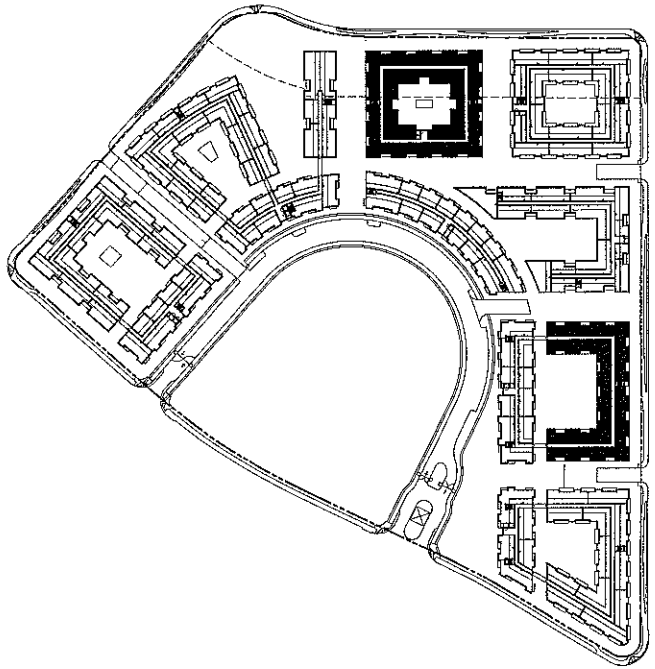
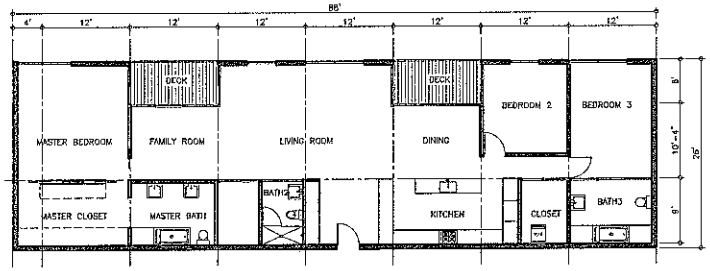


TYPICAL 2 BEDROOM UNIT (TYPE D FLAT 4) 1,700 SF (4)



KEY PLAN (3)



TYPICAL 3 BEDROOM (TYPE D FLAT 5) 2,000 SF (5)

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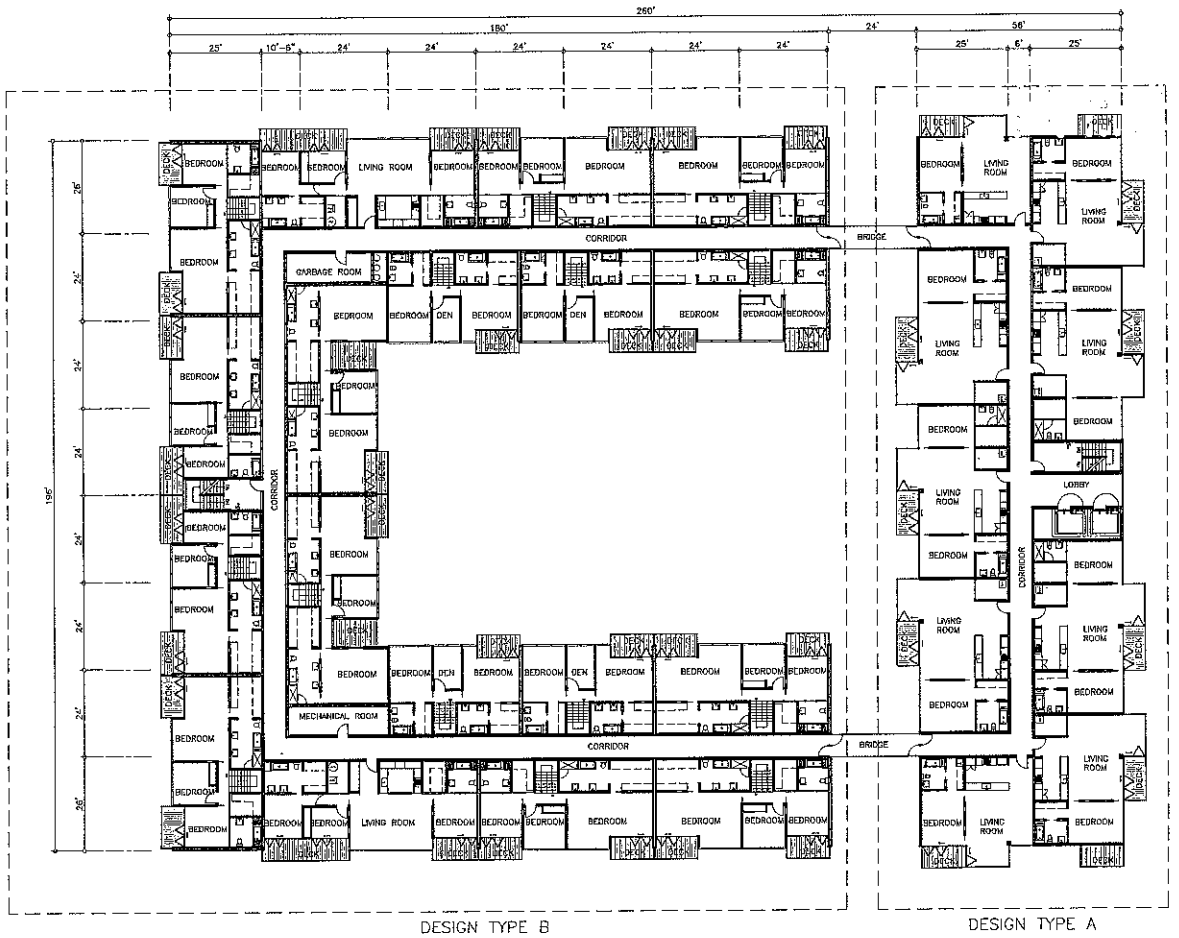

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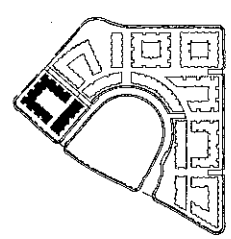

TYPICAL FLOOR PLAN– BUILDING 8

1

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FLOOR PLAN

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LEGEND

1 'BEACH CLUB' ENTRY COURT
2 CABANA TERRACE
3 POOL
4 SPA COURT WITH PLUNGE POOL
5 BARBEQUE COUNTER
6 HEARTH TERRACE
7 FITNESS ROOM
8 PARTY PAVILION
9 RESTROOMS
10 YOGA / EXERCISE LAWN
11 HARD SURFACE COURT
12 'THE BOARDWALK'
13 READING TERRACE
14 COMMUNITY GREEN
15 PICNIC COURT
16 OPEN PLAY AREA
17 OPEN PLAY AREA
18 ENTRY PLAZA
19 GATEWAY LANDSCAPE
20 GATEHOUSE
21 PACIFIC VIEW AVENUE STREETSCAPE WITH PLANTED PARKWAY
22 CORNER LANDSCAPE ELEMENT
23 NEIGHBORHOOD STREETSCAPE
24 TYPICAL RESIDENTIAL PATIO AND PRIVATE WALK AT PERIMETER
25 TYPICAL GARAGE ACCESS
26 GARDEN WALK
27 'THE PASEO'
28 'THE COMMONS'
29 RESIDENTIAL COURTYARD
30 RESIDENTIAL PORTAL
31 LOOP DRIVE WITH ENHANCED PAVING
32 NEIGHBORHOOD PROMENADE
33 ENTRY/EXIT GATES
34 PUBLIC POCKET PARK
35 PUBLIC ART PROPOSED LOCATION
36 25' SITE TRIANGLE - CLEAR ZONE

LANDSCAPE NOTATIONS

THE LANDSCAPE PALETTE FOR THIS PROJECT SHALL BE DROUGHT-TOLERANT AND APPROPRIATE FOR THE HUNTINGTON BEACH ENVIRONMENT. TURF HAS BEEN LIMITED TO KEY AREAS SUCH AS THE PUBLIC PARKS IN ORDER TO PROVIE A WATER EFFICIENT DESIGN AND WILL BE PLANTED FROM SOD.

PER HBZSO, CHAPTER 232.06, 75% OF ALL SHRUBS SHALL BE A MINIMUM 5-GALLON. GROUNDCOVER SHALL BE PLANTED FROM CUTTINGS OR CONTAINER STOCK.

IRRIGATION WILL UTILIZE THE MOST RECENT TECHNOLOGY AND CONSIST OF HYDROZONES BASED ON PLANT TYPE, DRIP AND LOW FLOW SPRAY HEADS, WITH AUTOMATIC CONTROLLERS AND ENVIRONMENT SENSING DEVICES. IRRIGATION SYSTEMS SHALL BE PER REQUIREMENTS OF CHAPTER 14.52 AND THE ARBORICULTURAL STANDARDS AND SPECIFICATIONS ON FILE AT DPW.

LANDSCAPE CALCULATIONS

HBZSO CHAPTER 232 REQUIREMENTS

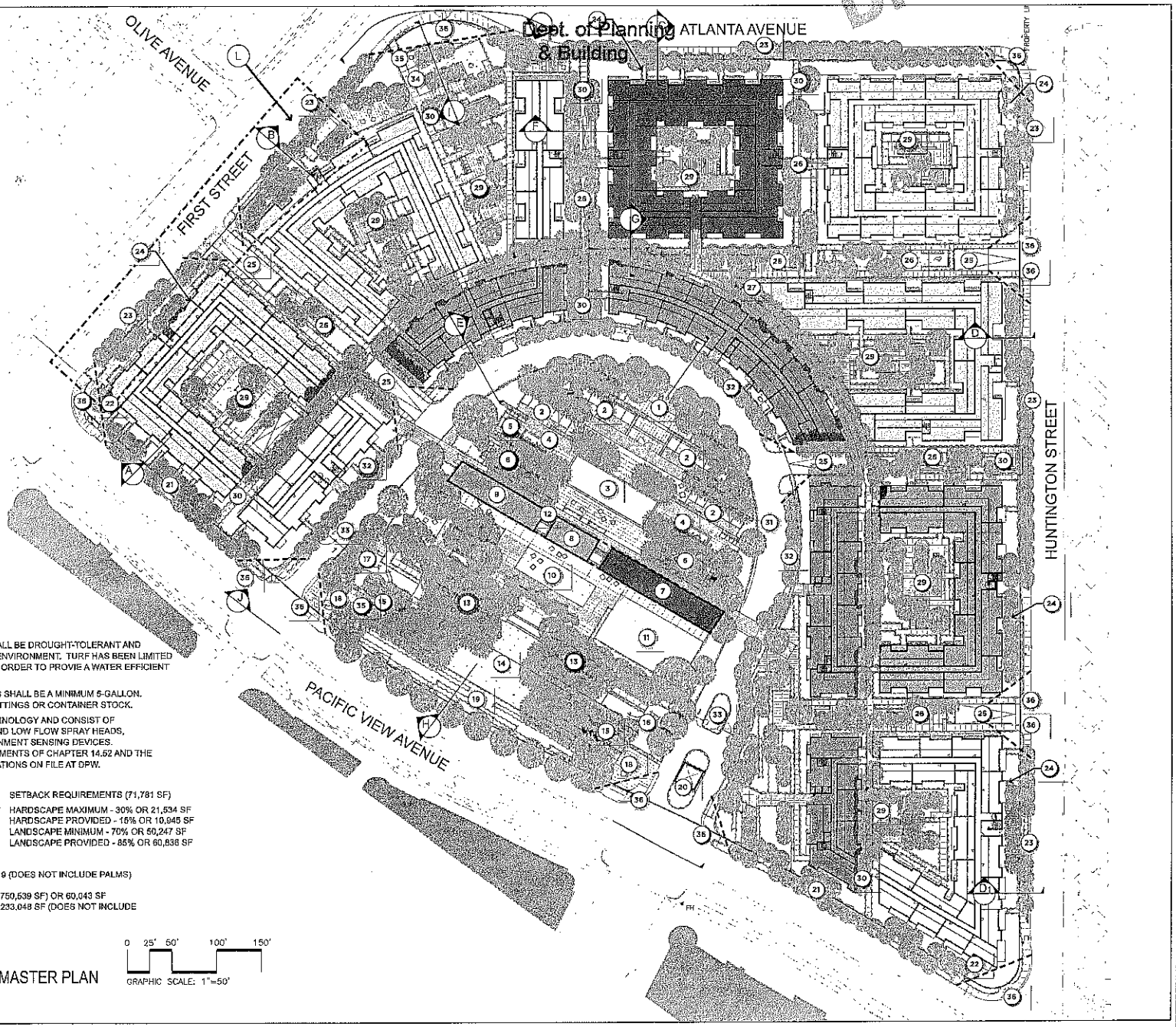
LINEAL FOOTAGE OF STREET FRONTAGE - 3,690 LF
TREES REQUIRED (1 PER 45 LF) - 82
TREES PROVIDED - 89

SETBACK REQUIREMENTS (71,781 SF)

HARDSCAPE MAXIMUM - 30% OR 21,534 SF
HARDSCAPE PROVIDED - 15% OR 10,945 SF
LANDSCAPE MINIMUM - 70% OR 50,247 SF
LANDSCAPE PROVIDED - 85% OR 60,836 SF

NUMBER OF GROUND FLOOR UNITS - 168
TREES REQUIRED (1 PER) - 168
TREES PROVIDED (IN COMMON OPEN SPACES) - 219 (DOES NOT INCLUDE PALMS)

TOTAL LANDSCAPE AREA REQUIRED - 8% OF SITE (750,539 SF) OR 60,043 SF
TOTAL NET LANDSCAPE AREA PROVIDED - 30% OR 233,048 SF (DOES NOT INCLUDE HARDSCAPE)



OVERALL LANDSCAPE MASTER PLAN

21002 HB, LLC
Property Owner
2200 Biscayne Boulevard
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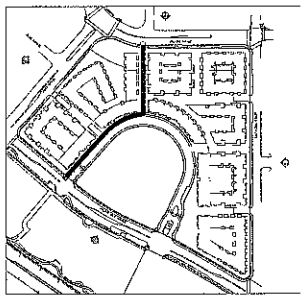
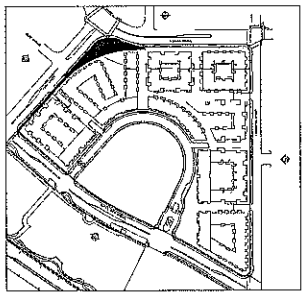
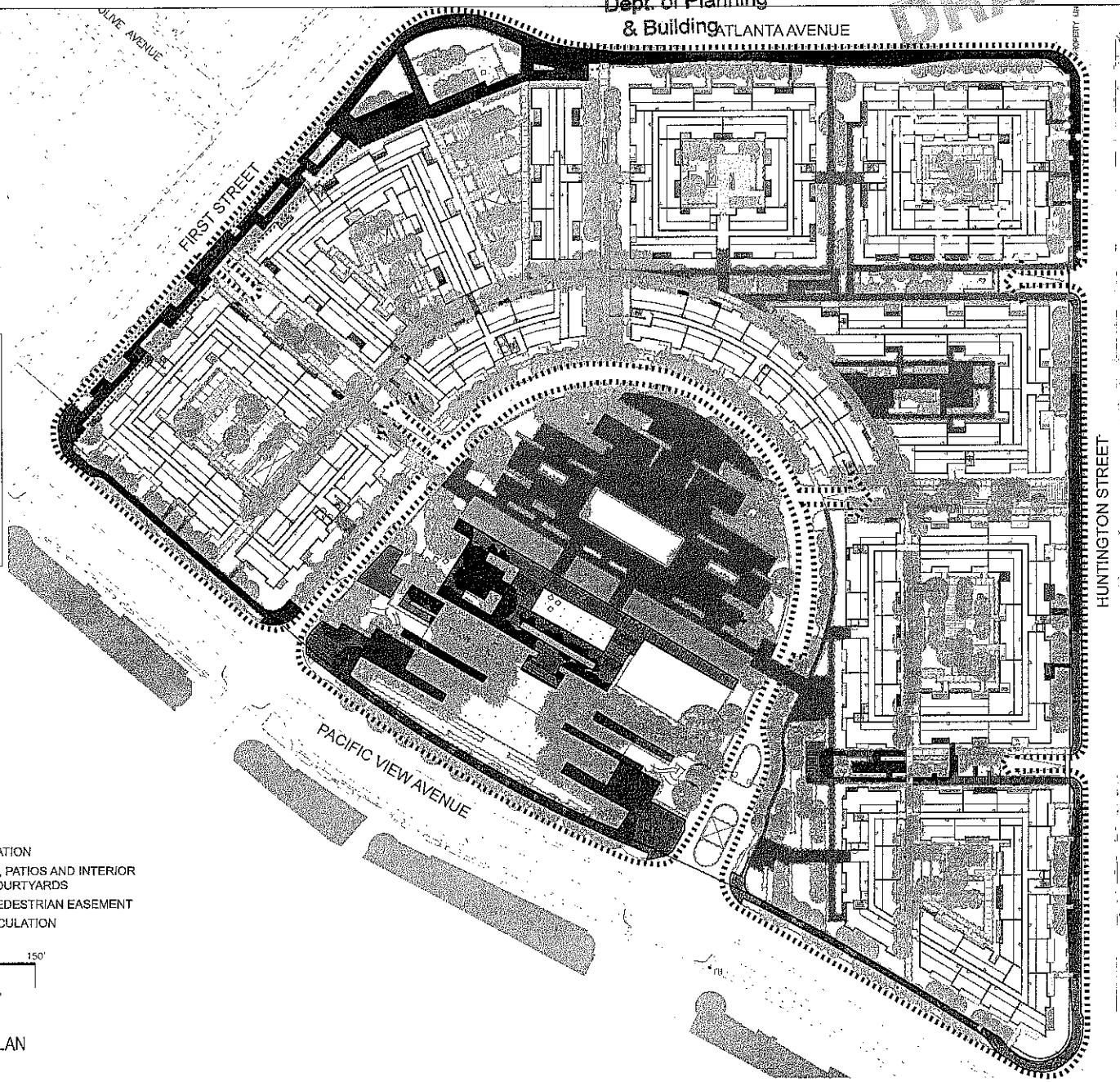


ORIGINAL PEDESTRIAN EASEMENT. TOTAL AREA: 15,000 SF



NEW PEDESTRIAN EASEMENT EXCLUDING EXISTING 12' PARKWAY. TOTAL AREA: 18,200 SF



PUBLIC CIRCULATION
PRIVATE WALKS, PATIOS AND INTERIOR RESIDENTIAL COURTYARDS
20'-WIDE MIN. PEDESTRIAN EASEMENT
VEHICULAR CIRCULATION

0 25' 50' 100' 150'
GRAPHIC SCALE: 1"=50'

PEDESTRIAN ACCESS PLAN

ATTACHMENT NO. 1.34

21002 HB, LLC
Property Owner
2900 Matayne Boulevard
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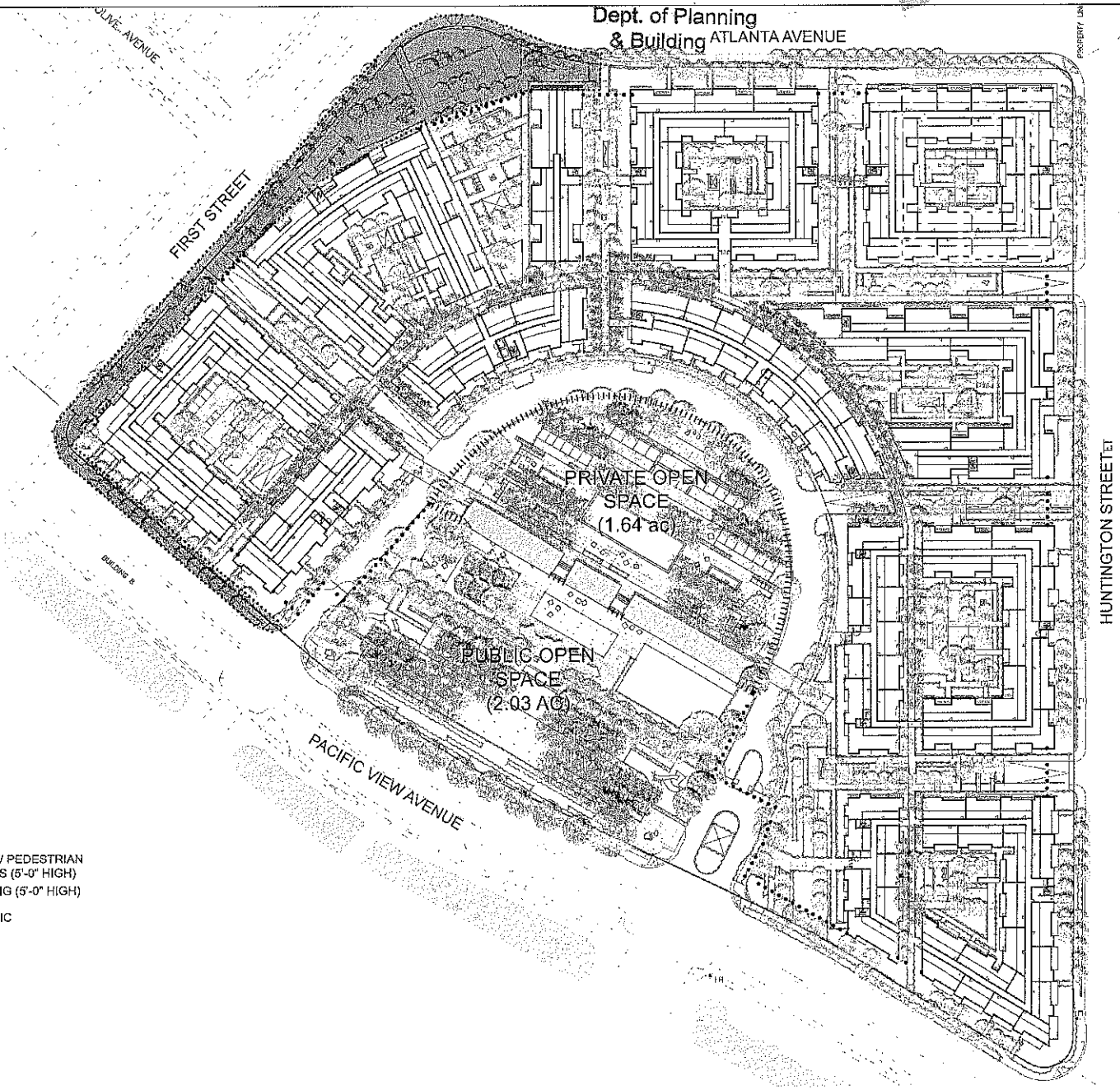
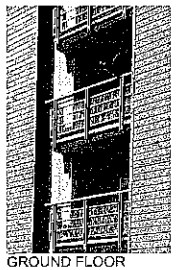


POOL SECURITY FENCING CONCEPT



GROUND FLOOR PRIVATE PATIO RAILING AND PERIMETER FENCING CONCEPT

PERIMETER FENCING W/ PEDESTRIAN AND VEHICULAR ACCESS (5'-0" HIGH)

POOL SECURITY FENCING (5'-0" HIGH)

20' WIDE MINIMUM PUBLIC PEDESTRIAN ACCESS

0 25' 50' 100' 150'

GRAPHIC SCALE: 1"=50'

WALLS AND FENCES PLAN

ATTACHMENT NO. 1.35

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HUNTINGTON BEACH, CALIFRONIA

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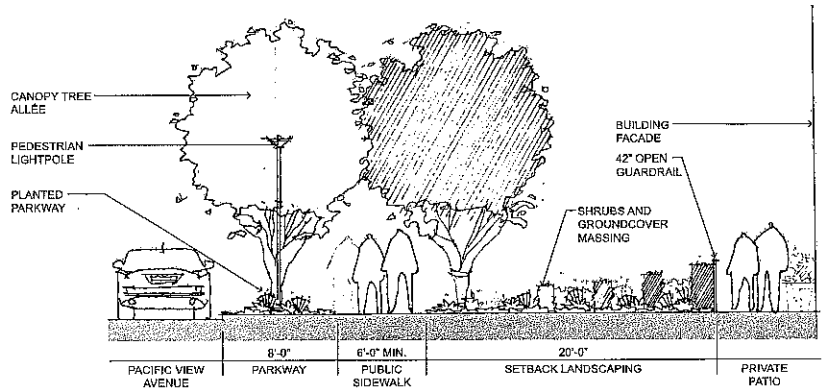
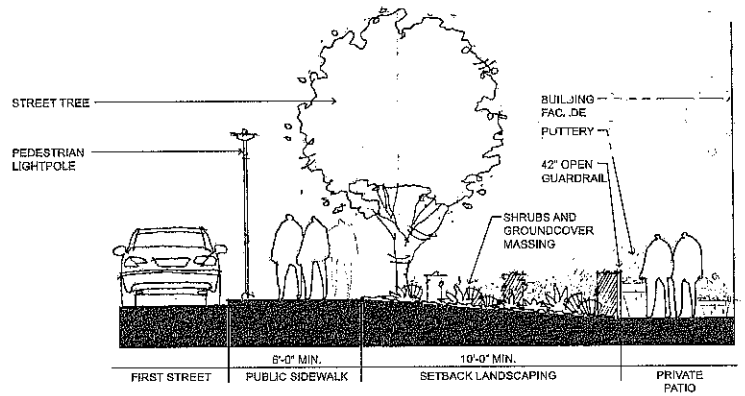
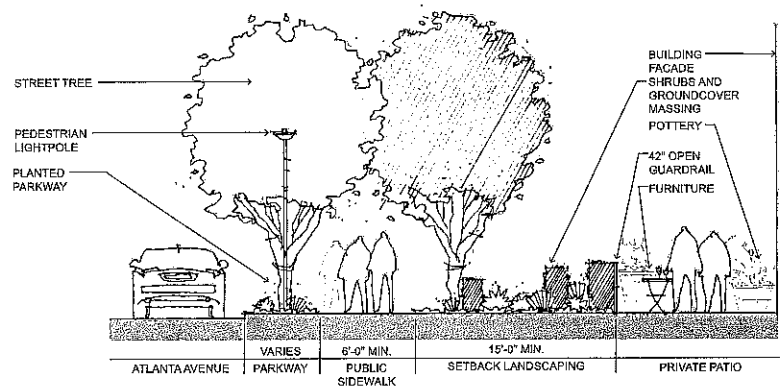


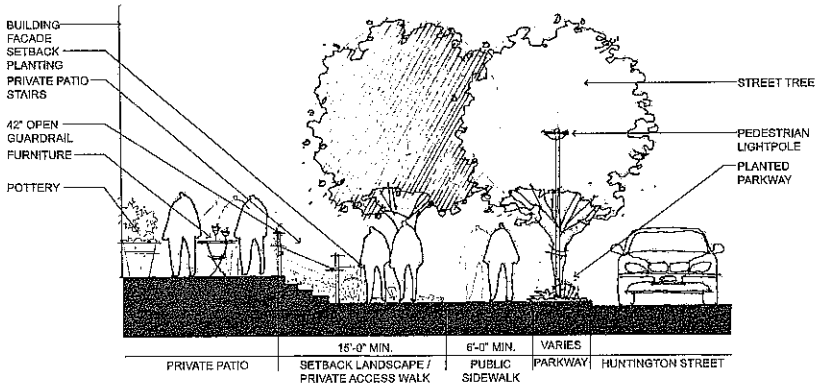
SECTION A: PACIFIC VIEW AVENUE
1/4" = 1'-0"



SECTION B: FIRST STREET
1/4" = 1'-0"



SECTION C: ATLANTA AVENUE
1/4" = 1'-0"



SECTION D: HUNTINGTON STREET
1/4" = 1'-0"

LANDSCAPE SITE SECTIONS

ATTACHMENT NO. 1.36

21002 HB, LLC
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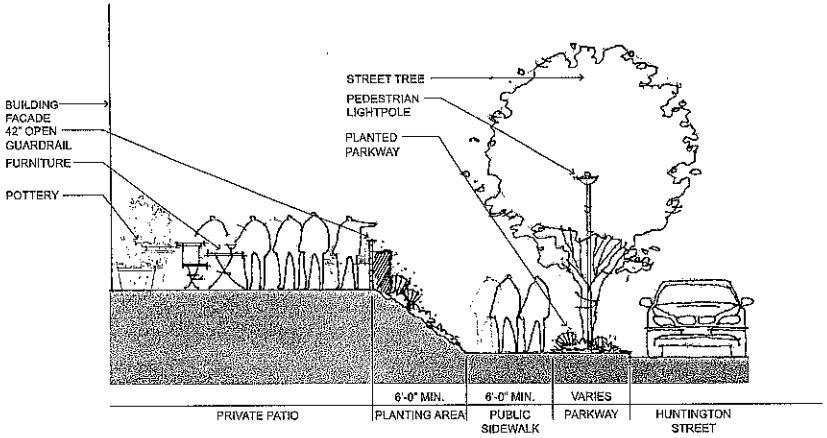
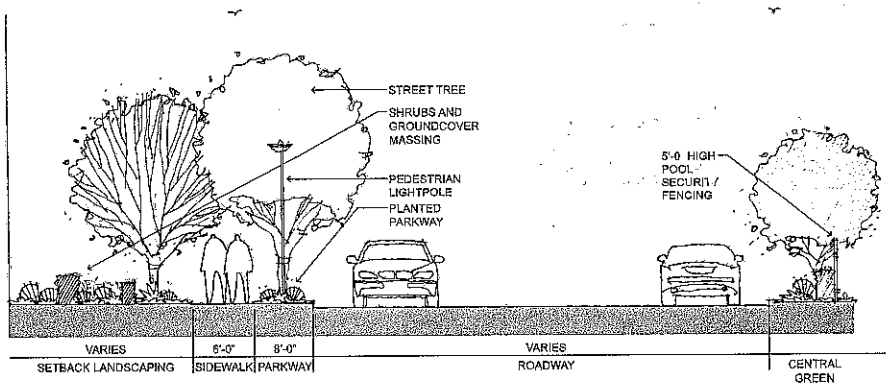
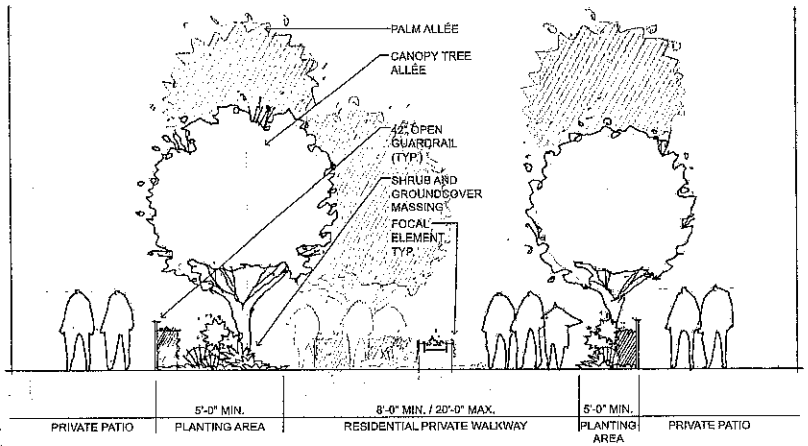


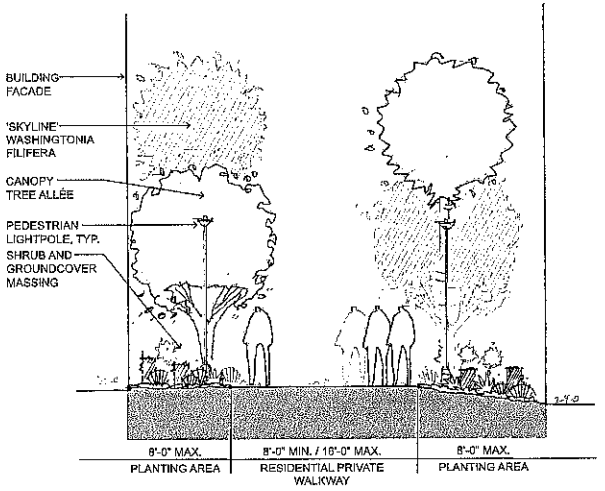
SECTION D₁: HUNTINGTON STREET
1/4" = 1'-0"



SECTION E: ENTRY DRIVE
1/4" = 1'-0"



SECTION F: GARDEN WALK
1/4" = 1'-0"



SECTION G: 'THE PASEO'
1/4" = 1'-0"

LANDSCAPE SITE SECTIONS

ATTACHMENT NO. 1.37

21002 HB, LLC
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Date 8-30-12
Scale 1/4" = 1'-0"
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Job HB
File
Sheet
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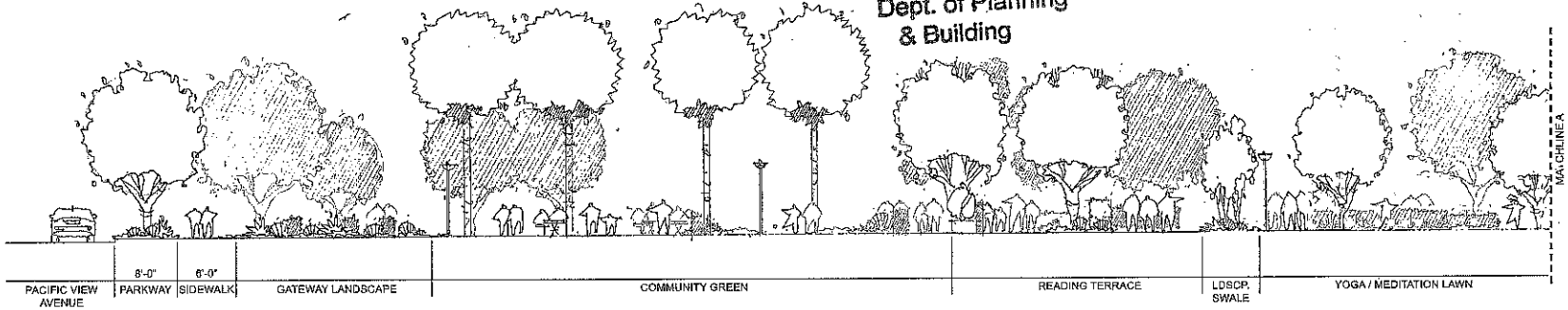

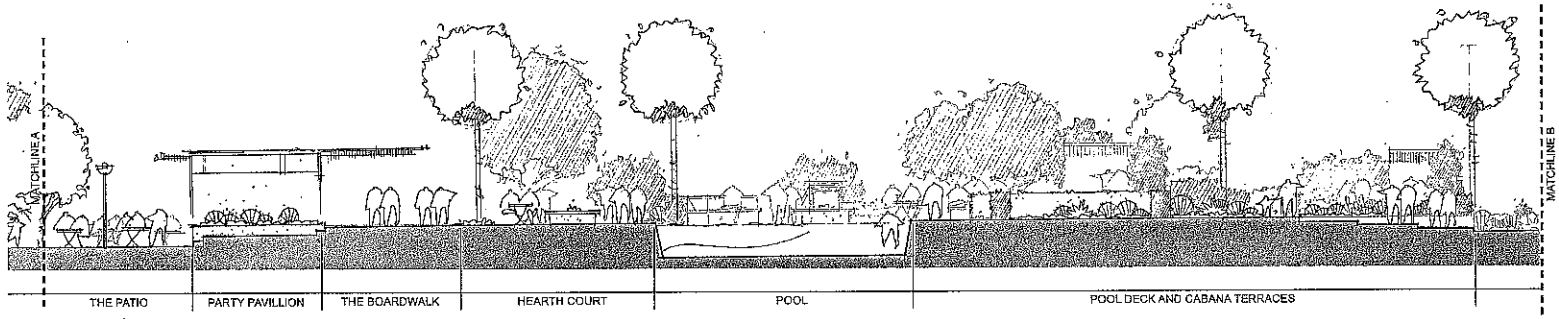

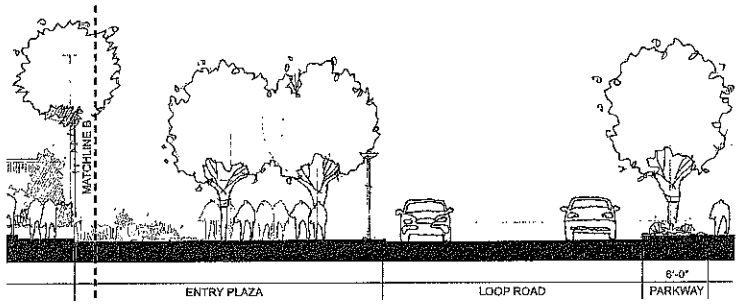

SECTION H: COMMUNITY GREEN

1/8" = 1'-0"

LANDSCAPE SITE SECTIONS

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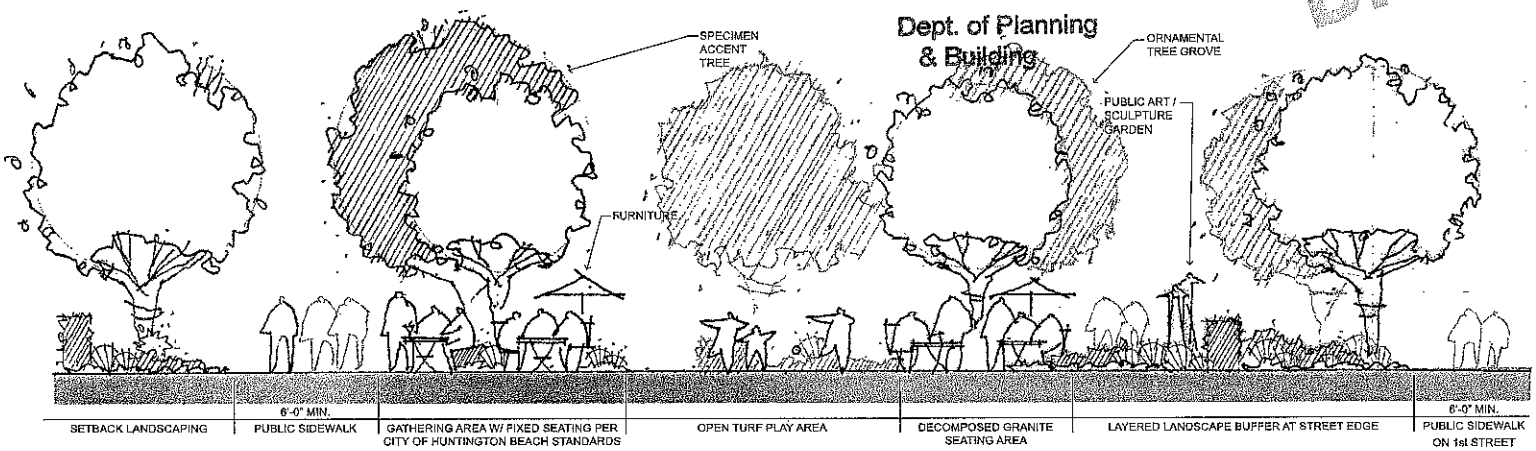
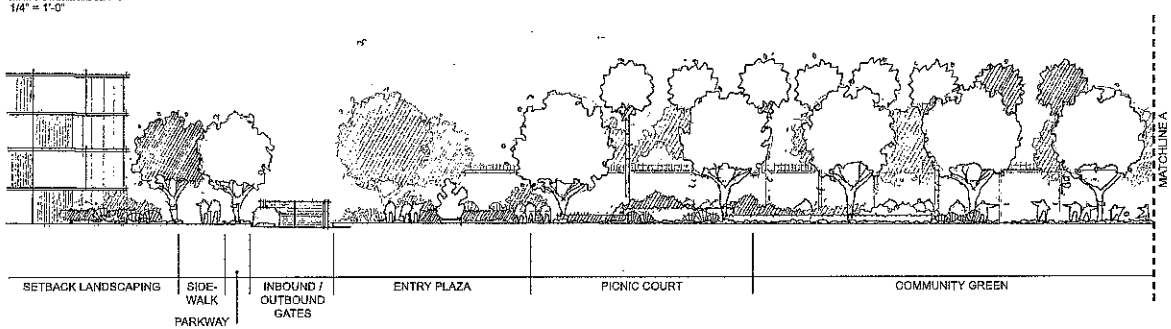
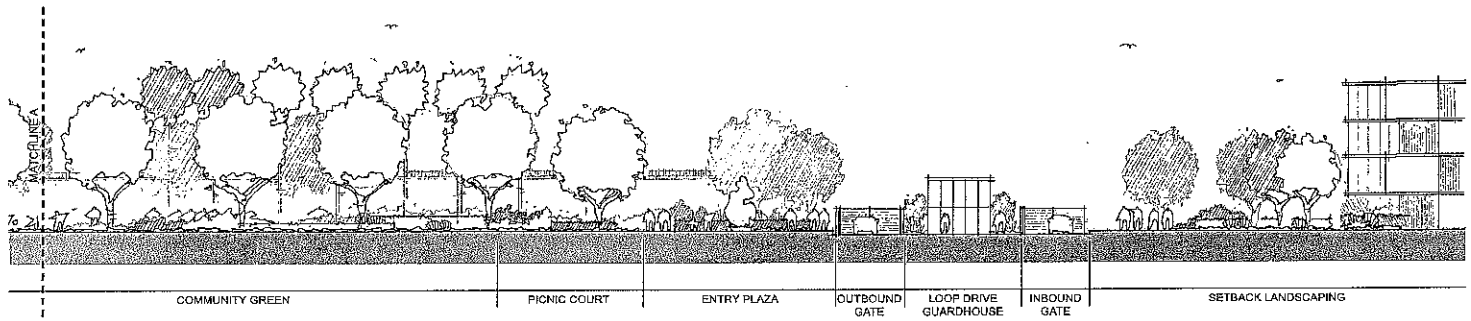


SECTION I: PUBLIC ACCESS PARK ON 1ST STREET
1/4" = 1'-0"





ELEVATION J: VIEW FROM PACIFIC VIEW ROAD
1/16" = 1'-0"

LANDSCAPE SITE SECTIONS AND ELEVATIONS

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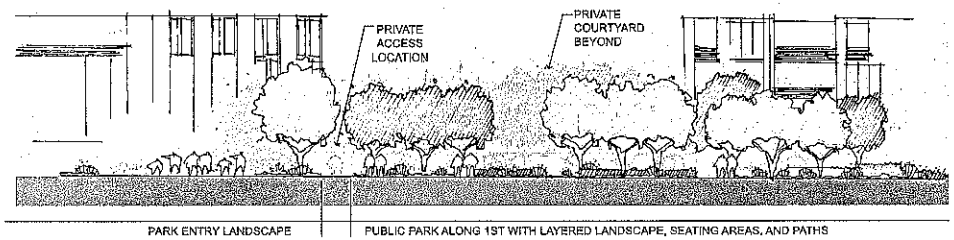
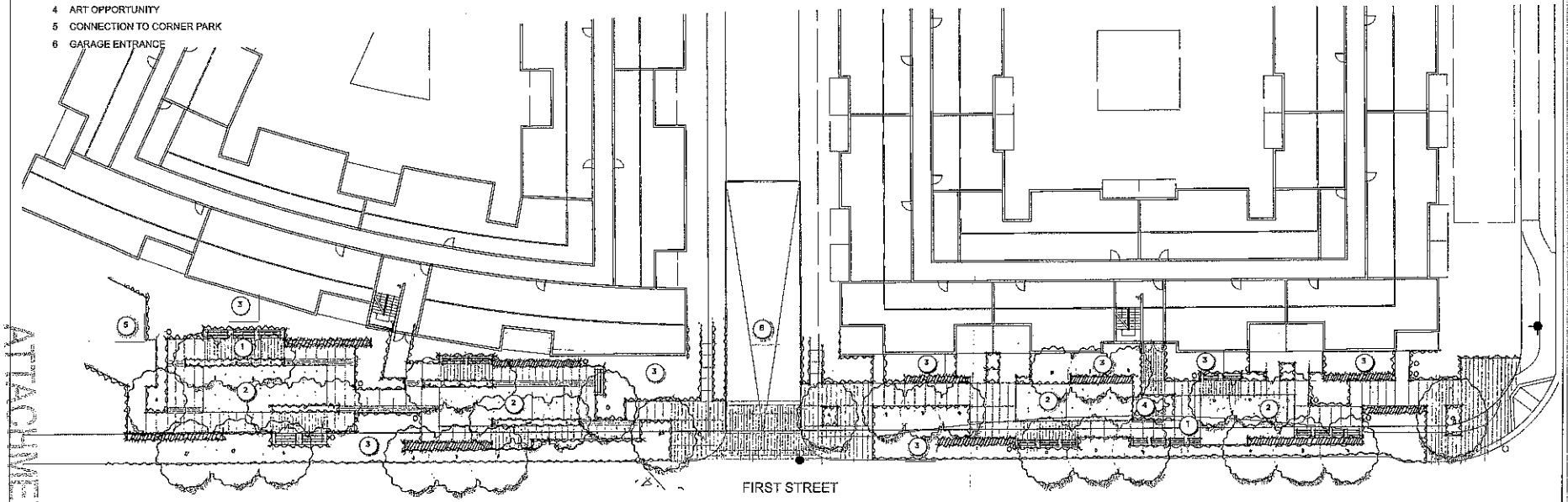


ELEVATION K: PUBLIC ACCESS PARK ON 1ST STREET
1/16" = 1'-0"

LEGEND
1 SEATING AREA, TYP.
2 LAWN
3 SCREENING PLANT MATERIAL
4 ART OPPORTUNITY
5 CONNECTION TO CORNER PARK
6 GARAGE ENTRANCE



ENLARGED PLAN: PUBLIC ACCESS PARK ON 1ST STREET
1/16" = 1'-0"

LANDSCAPE SITE ELEVATIONS AND ENLARGEMENTS

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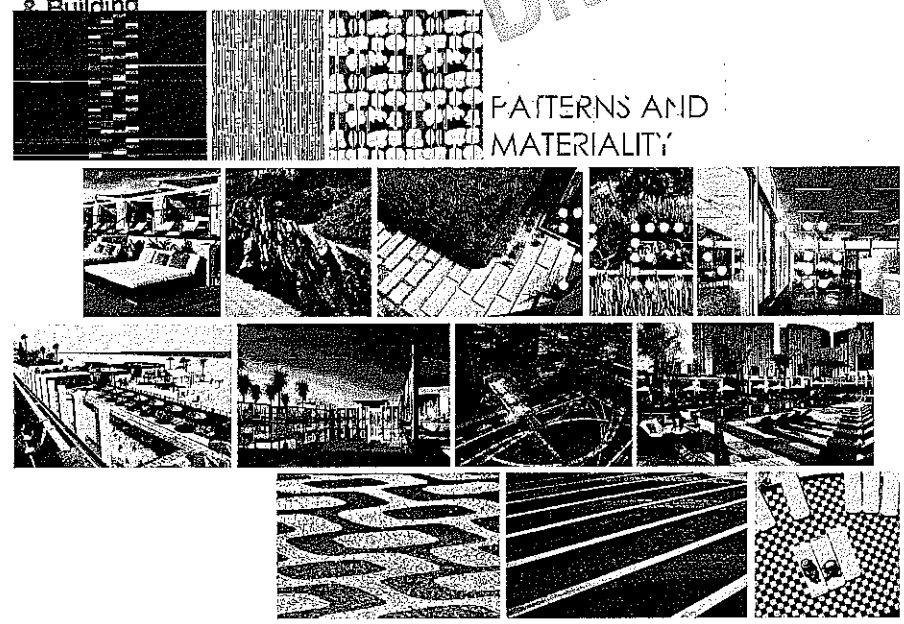
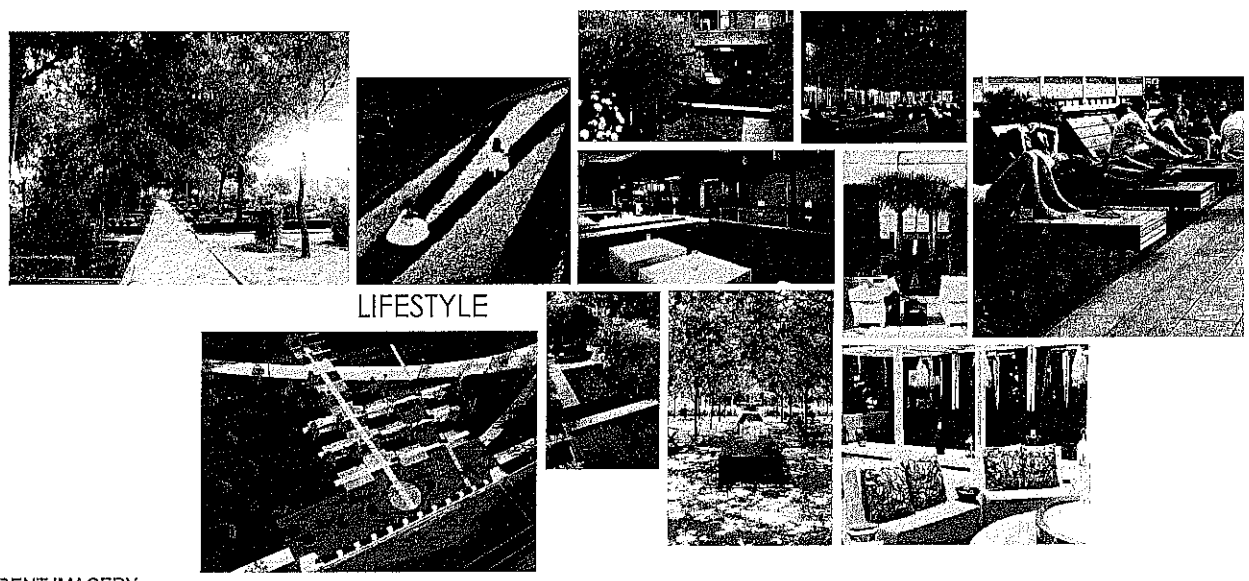
BEACH CULTURE


PATTERNS AND MATERIALITY


LIFESTYLE

CHARACTER / PRECEDENT IMAGERY

ATTACHMENT NO. 1.41

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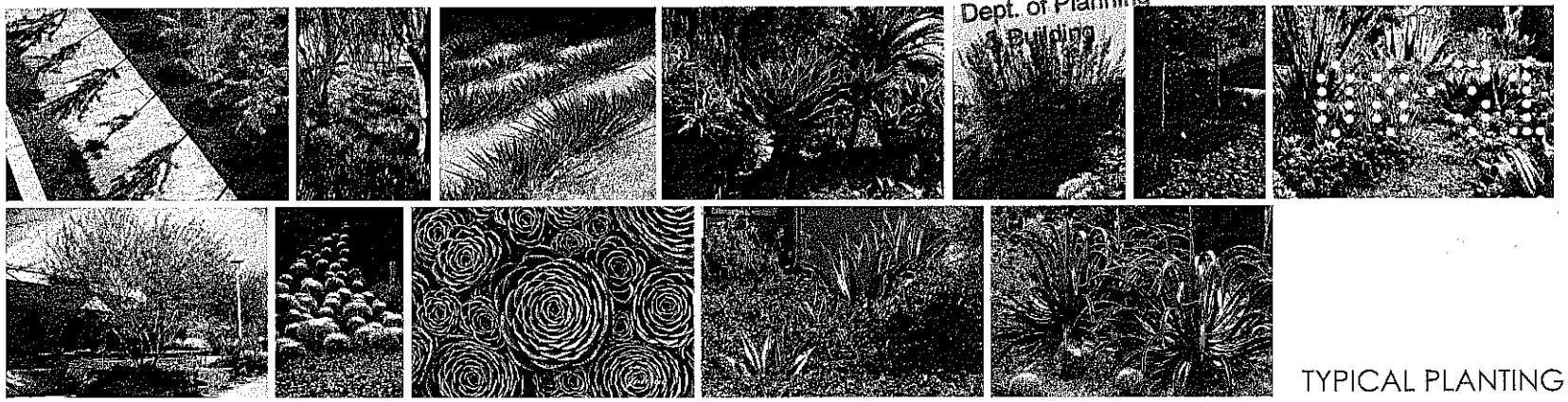
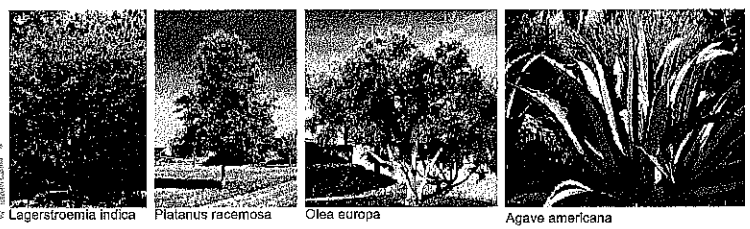


TYPICAL PLANTING IMAGERY

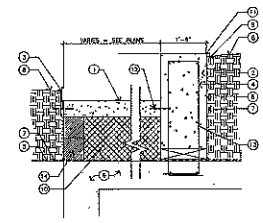
PRELIMINARY PLANT PALETTE

Arbutus 'Marina' | Muhlenbergia rigens | Mesembryanthemum crystallinum | Liriope muscari 'Silvery Sunproof' | Aloe arborescens | Anigozanthus



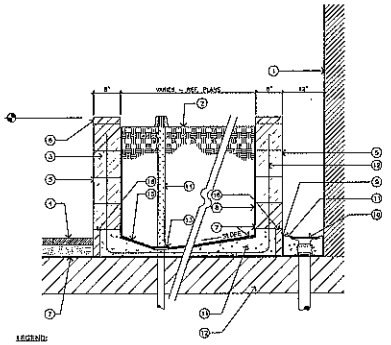
Lagerstroemia indica | Platanus racemosa | Olea europa | Agave americana

Helichrysum petiolare | Bambusa multiplex | Sedum pachyphyllum | Ceanothus 'Centennial'



LEGEND

1. FINISHED SURFACE – ARCH. CONC.
2. C.I.P. CONCRETE WALL.
3. 3/8" THICK CRIB-TEN STEEL HEADER – FASTEN TO CONC. SLAB.
4. #5 @ 14" C.F.
5. HOT WATERPROOF MEMB.
6. STRUCTURAL DECK.
7. DRAINAGE BOARD
8. FINISHED GRADE – LIGHT WEIGHT SOIL.
9. COUNTER FLASHING
10. STRUCT. FOAM
11. 1/4" EASED EDGES
12. SLIP DOWEL
13. 4"X4" WEEPHOLES
14. CMU STEM WALL.



LEGEND:

1. BLDG. WALL – SEE ARCH. DWGS.
2. C.I.P. – PLANTING SOIL MIX; SEE SPECS.
3. CMU BLOCK WALL – SEE STRUCT. DWGS. FOR REBAR & CONNECTIONS
4. F.S. – PAVERS, SEE PLANS & SCHEDULE
5. WALL FINISH – SEE PLAN & SCHED LS.00
6. CMU WALL CAP
7. WATERPROOFING MEMBRANE BY OTHERS; SEE ARCH. DWGS
8. DRAINAGE MAT. BY OTHERS; SEE ARCH. DWGS
9. EXPANSION JOINT AT C.I.P. CONC. FAIRING ONLY.
10. AREA DRAIN – SEE CIVIL / PLUMBING DWGS.
11. TOPPING SLAB – SEE STRUCTURAL
12. STRUCTURAL SLAB AND WALL REINFORCING, SEE STRUCT. DWGS.
13. PLANTER DRAINS WITH PERF. HOT RISER & ASTRUM CAP PER CIVIL ENGR.
14. WOOD PERFORATED RISER IN FILTER FABRIC FRAME BY CARLISLE OR APPROVED EQUAL.
15. ROOFBARRIER MEMBRANE ON BOTTOM OF PLANTER, OVER WATERPROOFING MEMBRANE.
16. CMU VENEER (PER PLAN/SCHEDULE) AT FACE OF CONCRETE PLANTER FOOTING

PRELIMINARY
ON-STRUCTURE DETAILS

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