

**CITY OF HUNTINGTON BEACH  
PLANNING COMMISSION STUDY SESSION**

**DRAFT MITIGATED NEGATIVE DECLARATION NO. 08-13,  
GENERAL PLAN AMENDMENT NO. 08-05, ZONING MAP  
AMENDMENT NO. 08-05, TENTATIVE TRACT MAP NO. 17238,  
CONDITIONAL USE PERMIT NO. 08-26  
(LAMB RESIDENTIAL SUBDIVISION)**

**September 11, 2012**

**SUMMARY**

- **Location:** 10251 Yorktown Avenue, 92646 (north side of Yorktown Avenue, east of Brookhurst Street)

**Proposed Project:** The project proposes to subdivide and develop the 11.65-acre former Lamb School site to accommodate 81 lots for new detached single-family homes. All existing school buildings and onsite improvements are proposed to be demolished in conjunction with the project.

The project consists of the following entitlement requests:

- **Mitigated Negative Declaration:** to analyze the potential environmental impacts associated with the project;
- **General Plan Amendment (GPA):** to amend the existing Land Use Element designation from Public with an underlying designation of Residential Low Density (P(RL)) to Residential Low Density (RL-7), which allows a maximum density of seven dwelling units per acre;
- **Zoning Map Amendment (ZMA):** to amend the existing zoning designation from Public-Semipublic (PS) to Residential Low Density (RL);
- **Tentative Tract Map:** to subdivide 11.65 acres of the subject property to accommodate 81 numbered lots for new detached single-family homes and eight lettered lots A-H for streets and landscaping; and
- **Conditional Use Permit:** to permit the development of an 81 unit single-family residential subdivision proposed as a Planned Unit Development (PUD) with varying lot sizes that average approximately 3,600 square feet (45 feet wide by 80 feet deep) and associated infrastructure and site improvements, including fencing, offsite sewer, water and storm drain improvements.

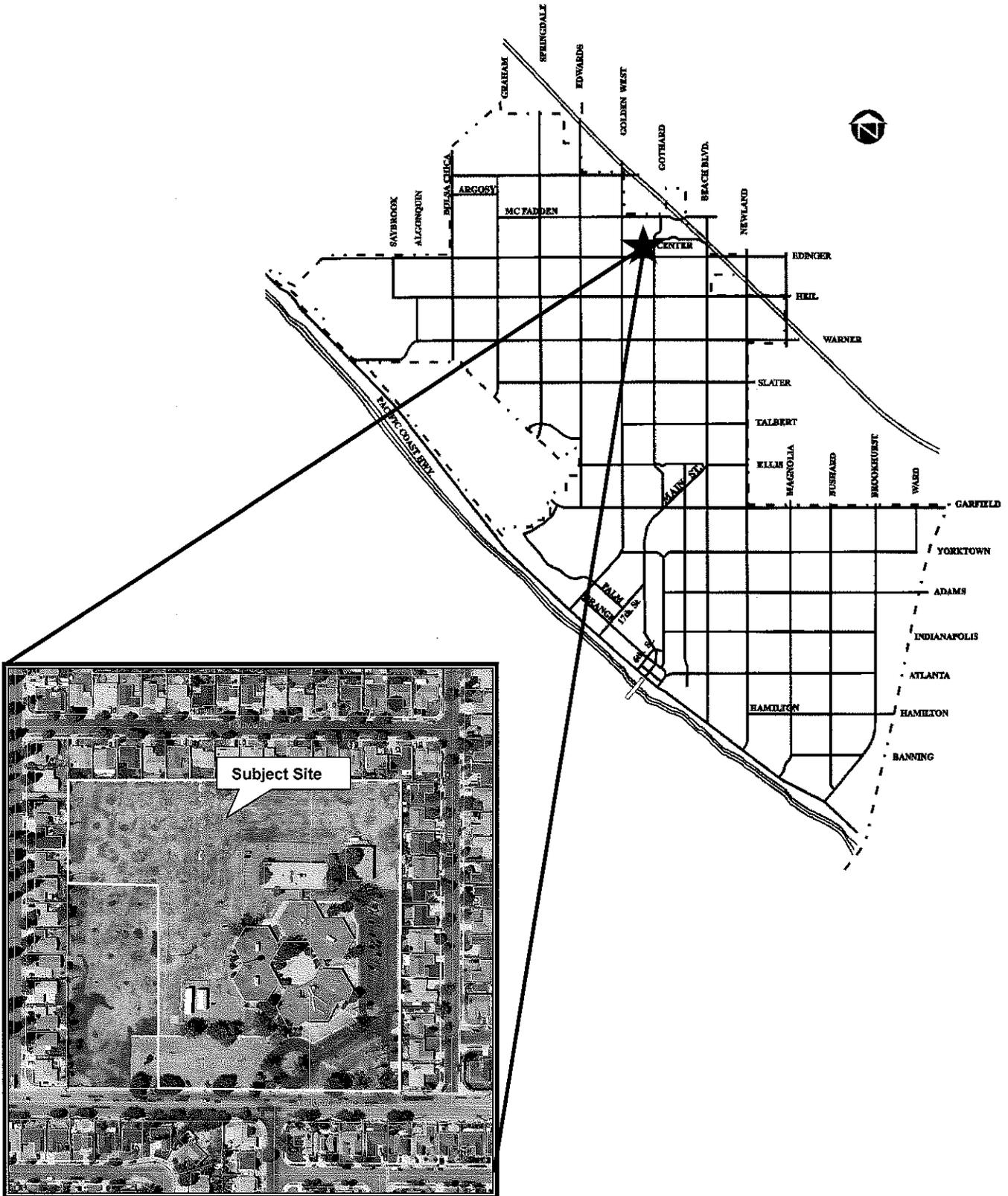
The project will be developed as a PUD because it proposes residential lot sizes that do not comply with the RL zoning standards. In accordance with Section 210.12 – *Planned Unit Development Supplemental Standards and Provisions* of the Huntington Beach Zoning Subdivision Ordinance (HBZSO), the project shall provide a mutual benefit for the residents of the project as well as the general public. The mutual benefits proposed by the project include proposing to improve the adjacent 2.6-acre park with 150 feet across by 240 feet long multi-use practice field, two 60-square foot tot lot areas, field lighting, picnic area and a minimum 31-space parking lot. Additional public benefits consist of allowing park users to park on the tract's private streets, providing cross walk access from the neighborhood on the south side of Yorktown Avenue to the 2.6-acre park with striping improvements for vehicle ingress/egress, water quality and storm drain improvements including construction of approximately 2,080 linear feet of storm drain (See Attachment No. 2). These proposed improvements exceed standard City requirements.

□ **Background:**

- The Lamb School site, totaling 14.25 acres, was owned by Fountain Valley Unified School District. The school was designated as a closed school site, and in 2005, the School District decided to sell the site. In November 2005, the City acquired 2.6 acres of the school site to be maintained as open space. The remaining 11.65 acres were acquired by the project proponent and are the subject of the proposed project.

- Several community meetings have been held by the applicant with respect to the proposed project.
- The Subdivision Committee reviewed and conditionally approved the proposed tentative tract map for the project on July 11, 2012.
- **CEAQ Analysis/Review:**
  - On August 14, 2012, the Environmental Assessment Committee (EAC) approved the processing of a mitigated negative declaration (MND) for the project. The draft MND indicates that the project would not have significant environmental impacts with incorporation of recommended mitigation measures that pertain to biological resources, geology/soils, hydrology/water quality, hazards and hazardous materials, cultural resources, and mandatory findings of significance.
  - Draft MND No. 08-13 has been made available for a 20-day public review period from August 23, 2012 to September 12, 2012 (available at [http://www.surfcity-hb.org/Government/Departments/Planning/ Environmentalreports.cfm](http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm)).
- **Planning Issues:**
  - Land use compatibility of the proposed GPA, ZMA, and 81-unit single-family residential project with the surrounding properties;
  - Compliance of the proposed 81-unit project with provisions of the HBZSO and Subdivision Map Act; and
  - The proposed public benefits as required in accordance with Section 210.12 – *PUD Supplemental Standards and Provisions* regarding PUD developments.
- **Planning Commission public hearing tentatively scheduled for October 9, 2012**
- **Attachment:**
  1. Vicinity Map
  2. Project Narrative and community benefits summary dated & received May 15, 2012
  3. Project plans dated & received May 15, 2012 and July 9, 2012
  4. Code Requirements Letter (for informational purposes only), dated July 23, 2012

SH:RR:AG:jd



**VICINITY MAP**  
**GENERAL PLAN AMENDMENT NO. 08-05, ZONING MAP AMENDMENT NO. 08-05,**  
**TENTATIVE TRACT MAP NO. 17238, CONDITIONAL USE PERMIT NO. 08-26, DRAFT**  
**MITIGATED NEGATIVE DECLARATION NO. 08-13**  
**(LAMB RESIDENTIAL SUBDIVISION – 10251 Yorktown Avenue)**

REVISED  
NARRATIVE  
05/15/2012

LAMB SCHOOL SITE  
(Lamb Residential Subdivision)  
General plan Amendment (No. 2008-005)  
Zoning Map Amendment (No. 2008-005)  
Environmental Assessment (No. 2008-013)  
Tentative Tract Map (No. 17238)  
Conditional Use Permit (No. 2008-026)

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Location: 10251 Yorktown Avenue (Former Lamb School Site)

Project Description: The proposed project will be a Planned Unit Development; created by subdividing the 11.65 acre site to accommodate 81 lots for new single family homes. The proposed lots will feature varying lot sizes with a 3,600 sq. ft. minimum (45'x 80'). The lots backing up to adjacent single family tracts are proposed at 93' in depth to allow for an increased building rear setback. A proposed list of lot sizes is attached to this submittal.

All streets, landscaping, storm drains and sewers facilities will be privately maintained by the Homeowners Association. The streets will be sized consistent with City public street standards, including parkways and on-street public parking (36' curb to curb, with a 4' sidewalk and 6' parkway on each side).

All units will be designed and plotted to reflect the greatest sensitivity to surrounding developments. The units have been individually designed to create a more interesting streetscape. Each unit will be provided with a two car enclosed garage and two car driveway apron. All units will have a minimum yard area of 400 square feet.

All existing school buildings and site improvements are proposed to be demolished with the project.

The project is adjacent to the City's 2.6 acre park site. A conceptual plan for park improvements has been included with this submittal. The extent proposed park improvements will be subject to further discussion and negotiations with the City.

Request:

Ex. - GENERAL PLAN: P(RL)  
Public with an underlying designation of Residential Low Density  
Request – GENERAL PLAN AMENDMENT to RL – Residential  
Low Density (Remove the “P”)  
Ex. – ZONING: PS – Public-Semi Public  
REQUEST – Zone Change to: RL Residential Low Density with a  
PUD (Planned Unit Development) Standards Sec.210.12.  
The PUD overlay will be necessary to address the unique mix of  
public and private improvements and the variety of residential lot  
sizes.

Surrounding Uses: North-Single Family Residential  
East- Single Family Residential  
South- Single Family Residential  
West- Single Family Residential

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

The project will incorporate sustainable and green building practices to the maximum extent feasible. The proposed sustainable building practices will meet the California Green Building Code. A comprehensive Green Building Program has been developed for this project including:

- Building massing and orientation shall maximize south-facing vertical facades.
- Window orientation and opening size shall be partially determined by a desire to balance summer cooling and winter heating.
- Building and roof forms, shading devices and façade designs shall be oriented to direct airflow that facilitates natural building ventilation.
- Locally produced and recycled building materials shall be used whenever possible. Building materials shall be incorporated that obtain the maximum sustainability and achieve the best Green rating to the greatest extent feasible

Land Use

Compatibility: The property is compatible with existing Single Family housing in the area. The proposed activity will not generate any unusual noise or traffic; or unusual demands on the City's infrastructure or public services. The proposed homes will be designed with greater rear yard setbacks and offset rear elevations to have a greater compatibility with adjacent residential. The roof designs and upper story window placement has also been proposed with consideration to the neighborhood. Overall the project has been designed for total compatibility with the neighborhood and the City's Design Guidelines for new single family developments

**Former Lamb School Site  
TRI Pointe Homes, LLC  
Planned Unit Development Proposal  
Community Benefits Summary  
May 15, 2012**

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The residential neighborhood development proposal by TRI Pointe Homes, LLC ("TPH") for the Former Lamb School Site property ("Project") has several added overall community benefits that it will provide the City of Huntington Beach ("City") that are significantly above and beyond those that would be provided by or could be required of a standard subdivision.

**Private Streets and Utilities Will Not be Maintained by City Funds**

- Streets within a standard subdivision are dedicated to the City as public streets. The City is responsible for the cost of maintaining those streets in perpetuity.
- As a public benefit of developing the Project as proposed, the streets within TPH's proposed Project for the Former Lamb School will be private and maintained by a homeowners association. This will alleviate the City from having to maintain the streets and not have to be paid for out of the City's budget.
- Underground utilities consisting of stormdrain and sewer facilities within the Project will be private and maintained by a homeowners association and thus will not have to be maintained by the City and paid for out of the City's budget.
- Landscape maintenance in the parkways will be maintained by the homeowners association as well and not funded by the City.

**Construct Certain Storm Drain Component of City Master Plan of Drainage**

- A stormdrain shown on the City's Master Plan of Drainage along Yorktown Avenue and Brookhurst Street is planned for future construction by the City as a capital improvement project utilizing a significant amount of City funds.
- TPH proposes to construct the Master Plan of Drainage stormdrain as a major community benefit to developing the Project as proposed by making it a part of the Project.
- The stormdrain line is based upon the existing needs in the area based upon recent hydrology analysis.

- The stormdrain will consist of a 33 inch reinforced concrete pipe will run a length of approximately 2,080 linear feet beginning from the Project's entry street and going west on Yorktown Avenue and north on Brookhurst Street to Kamuela Drive.
- Using the City's typical cost estimation calculation, the construction of this stormdrain would cost the City approximately \$550,000 for design and installation. The Project would receive a credit for its drainage fees to build the stormdrain. The property's drainage fees are currently calculated to be \$13,880 per acre for 12.4 acres for a total of \$172,112. The net result will be to save the City over \$377,800 to have the Project construct this master plan stormdrain instead of the City building it as a capital improvement project.

### **Construct the City's Planned Improvements to the 2.6 Acre Park Site**

- The City purchased a 2.6 acre parcel located on the southwest corner of the Former Lamb School property from the Fountain Valley School District. This parcel is designated on the Project's tract map as "Not A Part".
- As a major community benefit to developing the Project as proposed TPH is offering to construct the City's future planned improvements to the 2.6 acre park.
- To the extent that the City will allow, the scope of the improvements to the park that TPH will construct include the design elements depicted on a conceptual drawing given to TPH by the City staff from the Community Services department on June 2, 2011.
- The facilities designated on the City's park plan include a "Multi-Use Practice Field" measuring 150 across by 240 feet long, field lighting, one four foot square picnic table, shade structure, bike rack, two 60 foot square "Tot Play Areas", two benches, at least 31 onsite parking spaces, irrigation and landscaping, and sidewalks in and around the areas of the parking lot and tot play areas.

### **Install a Crosswalk Across Yorktown Avenue**

- There has been a request presented by certain residents living in the area of the Former Lamb School Property that it would be desirable to have a crosswalk across Yorktown Avenue at Canberra Lane.
- To the extent the City will allow this accommodation to provide crosswalk access from the neighborhoods on the south side of Yorktown Avenue to the 2.6 acre park that is proposed to be improved by the Project, TPH will install the crosswalk as an additional community benefit.

## Green Building Program

- The City of Huntington Beach requires that all new homes built meet all mandatory measures of the State of California Housing and Community Development's 2010 California Green Building Code. Not only will all homes in the Project satisfy all the mandatory measures, as a major part of providing additional community benefits, the homes will also have many additional green features and measures included.
- A comprehensive "Draft Green Building Program - Former Lamb & Wardlow School Sites" is being submitted with the Project's full tract submittal package. It outlines which specific State, City, local and building industry green building programs the Project contemplated, reviewed and from which specific green building components, methods and practices were selected for implementation, verification and certification. Some of these are highlighted in the following.
- Energy Efficiency PLUS 30%: The homes in the Project will be designed and built to achieve higher energy efficiency than required by the City and State. At minimum the homes will achieve energy efficiency 30% greater than the current 2008 California Energy Commission Title 24 code standards.
- Renewable Energy – Solar PV Standard: The Project will be committed to provide solar electric photovoltaic (PV) systems with every home as a standard feature.
- Green Point Rated Homes: The Project will utilize the GreenPoint Rated program operated by Build It Green for independent third party green home certifications.
- Certain direction and features from the "Steps Toward a Sustainable Huntington Beach" and the Surfrider Foundation's "Ocean Friendly Gardens" have been considered and incorporated into the Project's green building program.
- Alternative Transportation: The Project will provide homes that are "EV Ready" with 120V/240V electrical plugs designed and built into every garage.
- Water efficiency will be designed and built to conserve water indoors and outdoors.
- Naturalized landscaping and a weather based irrigation system will be featured in the homeowners association maintained areas to minimize irrigation water consumption.
- The Project will implement an Enhanced Construction Waste Management Program that will exceed recycling 65% of its construction waste to achieve CALGreen Tier 1 standards in this area.

## Planned Unit Development (PUD)

- The use of a PUD designation and developing a Project as a Planned Unit Development initially may not be seen as a community benefit. However, utilizing this type of subdivision when examined more closely does in fact have significant community benefits when compared to a standard subdivision in a true infill location surrounded substantially by existing residential uses.
- The greatest community benefit with doing a PUD is to provide certainty to the development of the Project as proposed and presented by the developer and approved by the City. This includes not only site planning and engineering design, but architecture and landscape architecture.
- A standard subdivision may be approved showing conceptual building architecture and landscape architecture but once it is approved there is no guarantee that the product represented during the entitlement and public review process is the product that will be what is actually built. In most cases, another architectural product can be substituted for what was originally presented when the subdivision was approved as long as the new architecture meets the minimum standards of the City's RL zone and the City's general design guidelines. The process for changing the architectural product for a standard subdivision is neither not nearly as rigorous nor as transparent and subject to public review as it is for a PUD.
- A PUD on the other hand is subject to a great deal of scrutiny from its onset through its completion of construction. Not only is the engineered technical site plan, tract map and grading plan thoroughly vetted during the City approval process, but so too is the proposed building architecture and landscape architecture. Once the Project is approved all the design plans and elements represented are specifically conditions and tied to the implementation plan of the site. To propose a substantial change in building architecture, for example, could require the same level of design scrutiny and public review and hearing process.
- For an infill site where surrounding property owners and residents are essentially promised what will be built next to them for all intents and purposes.
- Beyond a tract map approval, the Former Lamb School site's PUD's building architecture is clearly defined and conditioned in terms of styles, articulation along building planes, setbacks to first and second floors, window placement, perimeter edge treatments, etc.
- The Project's PUD also has the advantage of being a privately maintained community as noted above and because of that can be designed more creatively from an engineering standpoint since a homeowners association and not the City will be responsible for funding the ongoing maintenance of certain improvements, facilities and landscaping.

- One of the main aspects of the Former Lamb School property's PUD with its streets and certain utilities privately maintained by a homeowners association is that it specifically enabled the civil engineering team to utilize more creative solutions to aid in reducing pad elevations along perimeter lots adjacent to the existing residential neighborhood.
- The Project's building pad elevations were able to be lowered so that the differential to the adjacent existing residential neighborhoods range were minimized to a range from a minimum of one foot five inches ( - 1' 5" ) below the existing adjacent residential neighborhood pads to a maximum of one foot ten inches ( 1' 10" ) above the existing adjacent residential neighborhood pads.
- To underscore the level of focus and attention that TPH's design team has place on the pad differentials between the Project and the existing adjacent neighboring lots, the Project's lots will achieve having an average differential of only one inch ( 1" ) and a median differential of only two inches ( 2" ) higher than the adjacent existing neighboring lots.
- A standard subdivision would have to adhere to a different set of engineering requirements. Those would require lots to be drained individually out to the street rather than being able to combine the drainage of a group of lots into a single drain pipe that would run through common area and then connect directly to the stormdrain underneath the private streets.
- (See the attached spreadsheet which further illustrates the Project's individual pad elevation differentials to existing adjacent neighbor pad elevations.)

### **Public Parking on Private Streets**

- Due to the location of the Former Lamb School property in relation to the future 2.6 acre park facilities, parking is a concern for the surrounding neighborhoods. One of the concerns of the neighboring community expressed several times was that if the Project was a private community with a homeowners association the streets within will only be available for the Project's residents and that the Project, even with its close proximity to the park, will not have to share in the same parking impacts as the existing neighbors.
- Although the Former Lamb School site development is proposed as a PUD with private streets, governed by CC&Rs and a homeowners association board of directors, language can be placed in the CC&Rs specifically allowing and guaranteeing the ongoing ability of the general public to park on and use the private streets within the Project.

- A statement in the CC&Rs to the effect of something like the following will ensure this: “notwithstanding anything in this declaration to the contrary, the private streets in the community shall remain open to public use, including parking, pursuant to the conditions of approval for the community. No amendment or other modification of this requirement shall be made by declarant or the association without the prior written consent of the City of Huntington Beach.”

### **Affordable Housing**

- The City requires that a new residential housing developments provide 10% of the homes built be deemed “affordable” under the requirements outlined in the City’s Zoning Code.
- The community benefit that the Project provides in the way of affordable housing is an addition of approximately two more homes that will be provided to families in need and who otherwise could not afford a home over that which a standard subdivision on the Former Lamb School Property could provide.



**TENTATIVE  
TRACT NO. 17238**  
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE,  
STATE OF CALIFORNIA  
A.P. NOS: 155-125-19, 155-283-14 & 15  
AREA: 12.40 ACRES  
MAY 2012

**LEGAL DESCRIPTION:**  
TRACT 17238, BEING A PORTION OF THE TRACT OF 12.40 ACRES, MORE OR LESS, THE SOUTHWEST CORNER OF THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 17238, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, ON MAY 15, 2012.

**PREPARED BY:**  
WALDEN & ASSOCIATES  
10251 YORKTOWN AVENUE  
HUNTINGTON BEACH, CA 92646  
TEL: 714.841.1111  
WWW.WALDENASSOCIATES.COM

**APPROVED:**  
CITY OF HUNTINGTON BEACH  
CITY CLERK  
MAY 15 2012

**REMARKS:**  
1. THIS MAP IS SUBJECT TO THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ORDINANCES AND RESOLUTIONS, AND TO THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ZONING ORDINANCES AND RESOLUTIONS, AND TO THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PLANNING AND ZONING COMMISSION'S DECISIONS AND RESOLUTIONS.

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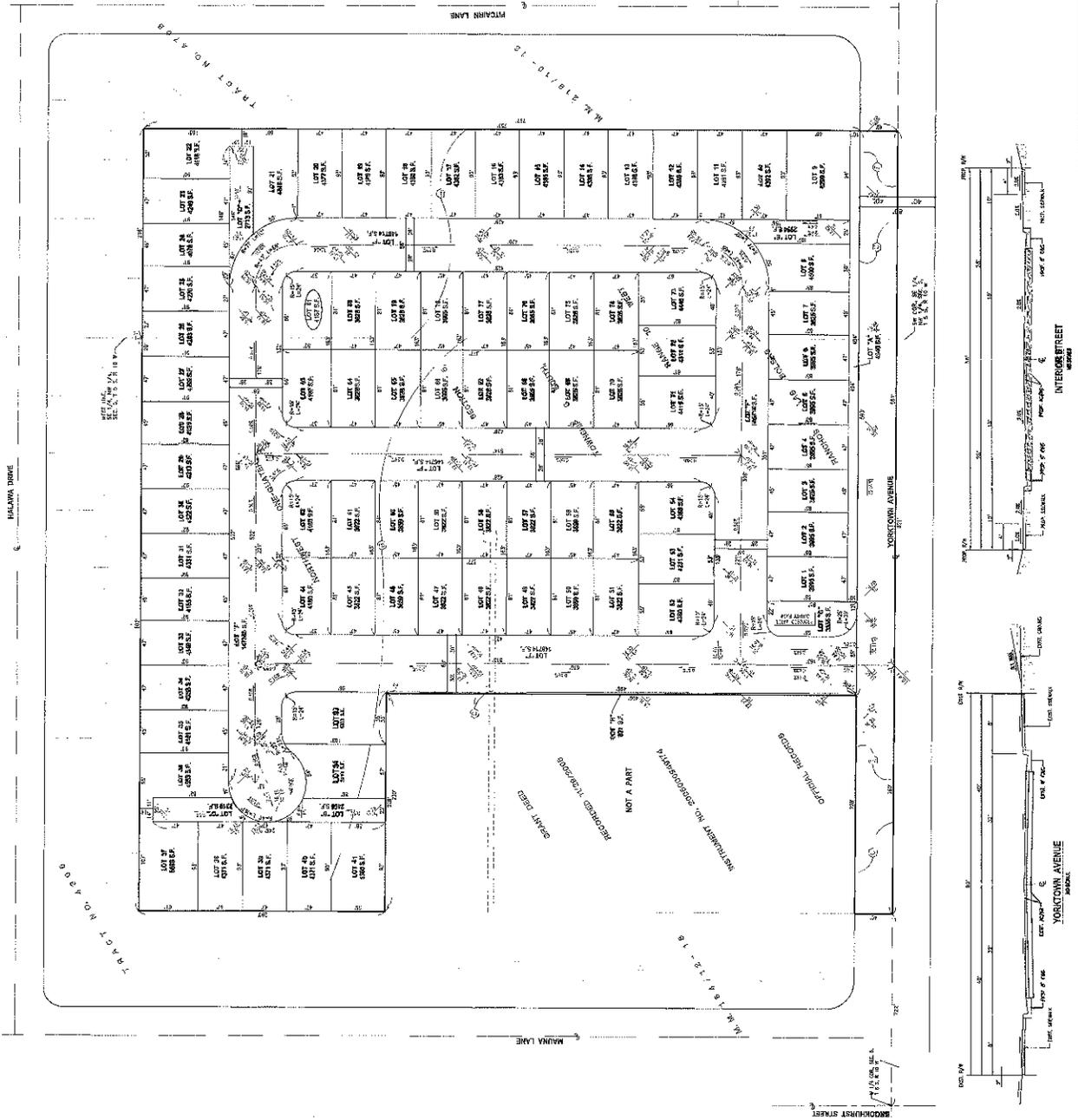
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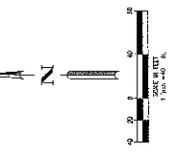
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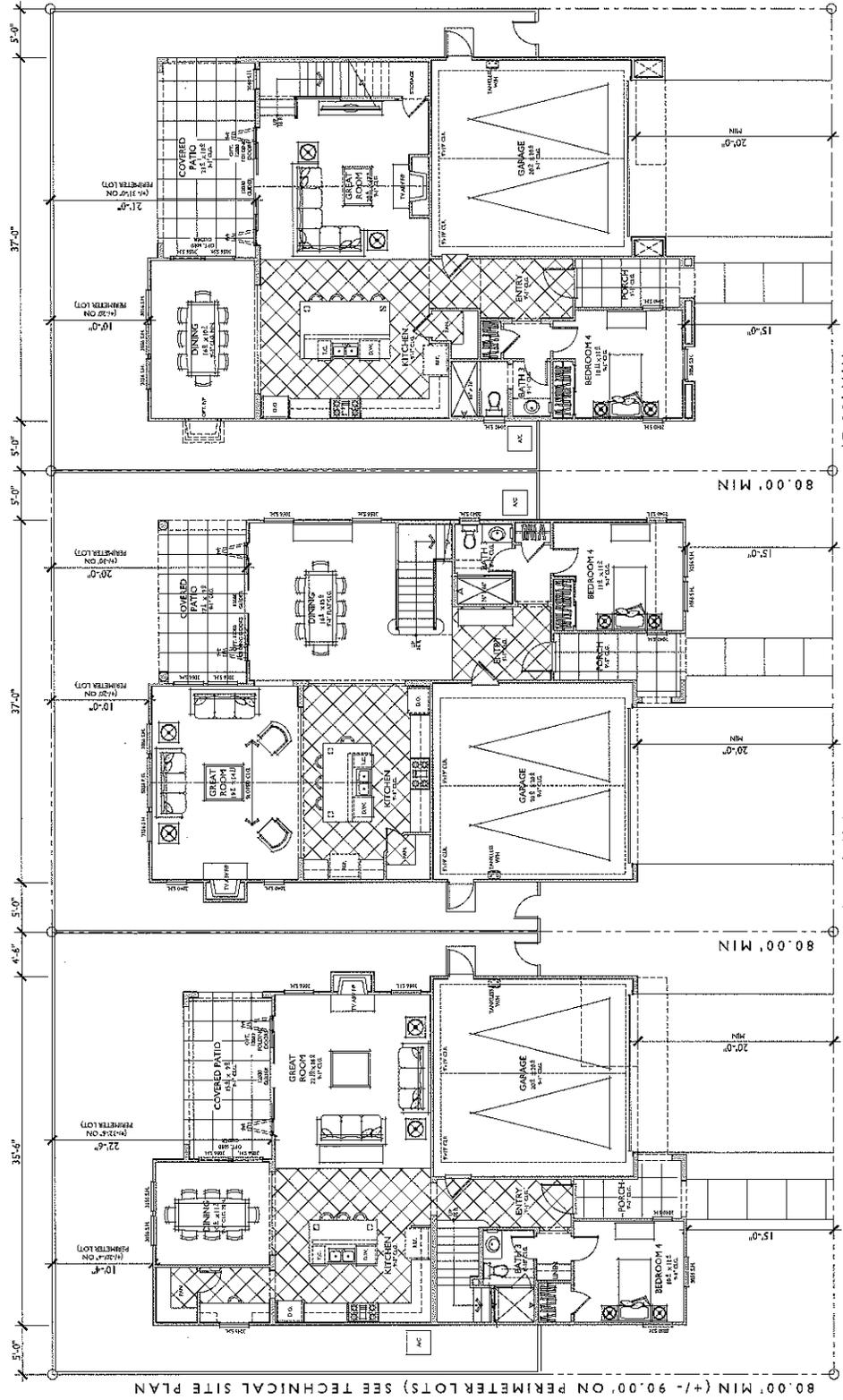
**TENTATIVE TRACT MAP NO. 17238**  
10251 YORKTOWN AVENUE  
HUNTINGTON BEACH, CALIFORNIA

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HUNTINGTON BEACH, CA 92646  
TEL: 714.841.1111  
WWW.WALDENASSOCIATES.COM

DATE: 5/15/2012  
DRAWN BY: J. WALDEN  
CHECKED BY: J. WALDEN  
SCALE: 1" = 100'



**LEGEND:**  
 1. LOT AREA  
 2. LOT AREA  
 3. LOT AREA  
 4. LOT AREA  
 5. LOT AREA  
 6. LOT AREA  
 7. LOT AREA  
 8. LOT AREA  
 9. LOT AREA  
 10. LOT AREA  
 11. LOT AREA  
 12. LOT AREA  
 13. LOT AREA  
 14. LOT AREA  
 15. LOT AREA  
 16. LOT AREA  
 17. LOT AREA  
 18. LOT AREA  
 19. LOT AREA  
 20. LOT AREA



80.00' MIN (+/- 90.00' ON PERIMETER LOTS) SEE TECHNICAL SITE PLAN

**PLAN 1C**  
2,379 S.F.  
TARGET: 2,345 S.F.

1ST FLR: 1,113 S.F.  
2ND FLR: 1,266 S.F.  
GARAGE: 428 S.F.  
COVERED PATIO: 152 S.F.

**PLAN 2RB**  
2,574 S.F.  
TARGET: 2,463 S.F.

1ST FLR: 1,262 S.F.  
2ND FLR: 1,312 S.F.  
GARAGE: 438 S.F.  
COVERED PATIO: 156 S.F.

**PLAN 3A**  
2,834 S.F.  
TARGET: 2,635 S.F.

1ST FLR: 1,225 S.F.  
2ND FLR: 1,609 S.F.  
GARAGE: 457 S.F.  
COVERED PATIO: 204 S.F.



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

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS  
667.120.16

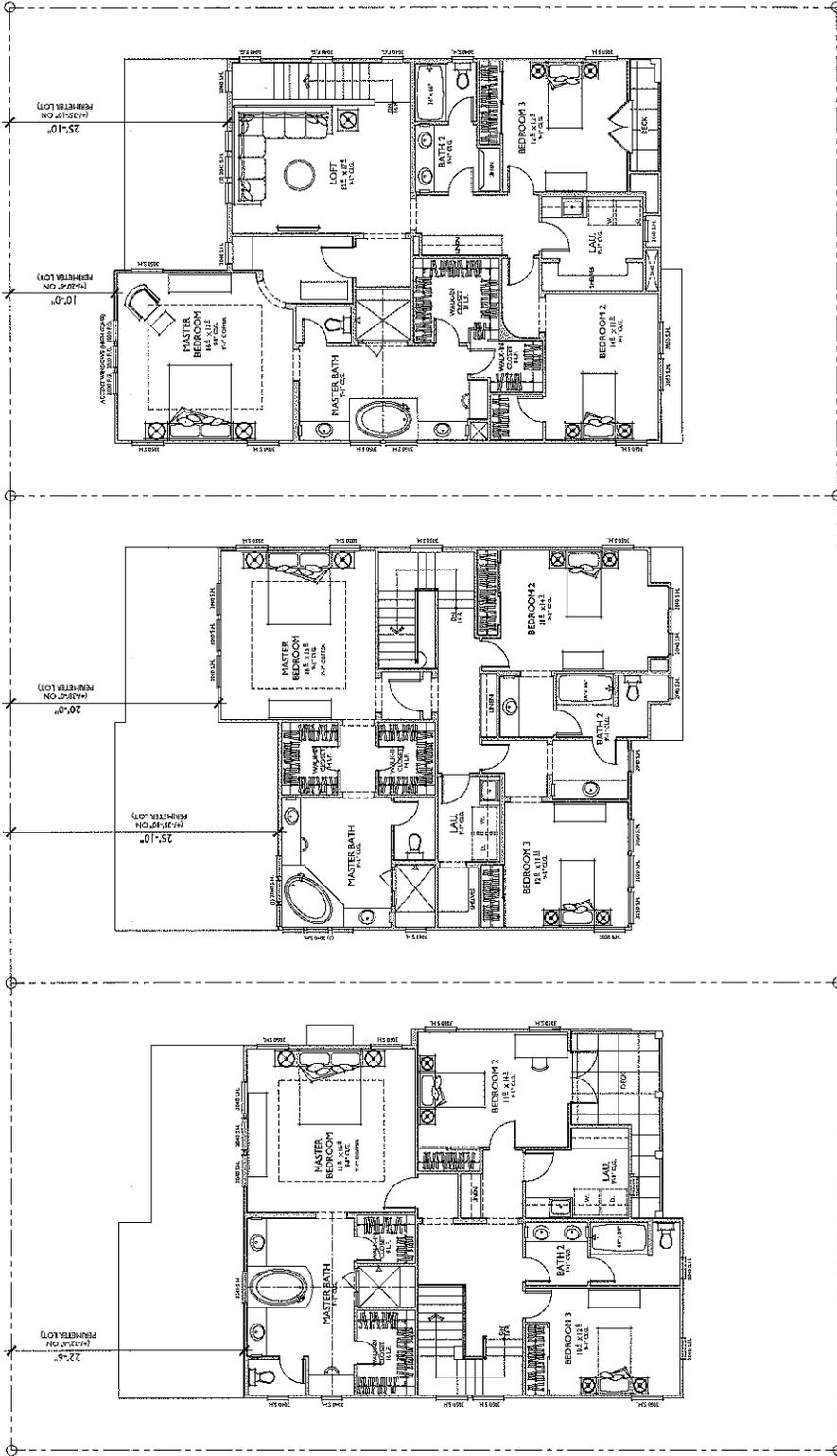
**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

**A.I.**



07.09.12

**FLOOR PLANS**  
**PLANS 1 - 3**  
FIRST FLOOR



PLAN 3A

PLAN 2RB

PLAN 1C

FLOOR PLANS  
PLANS 1 - 3  
SECOND FLOOR

05.15.12

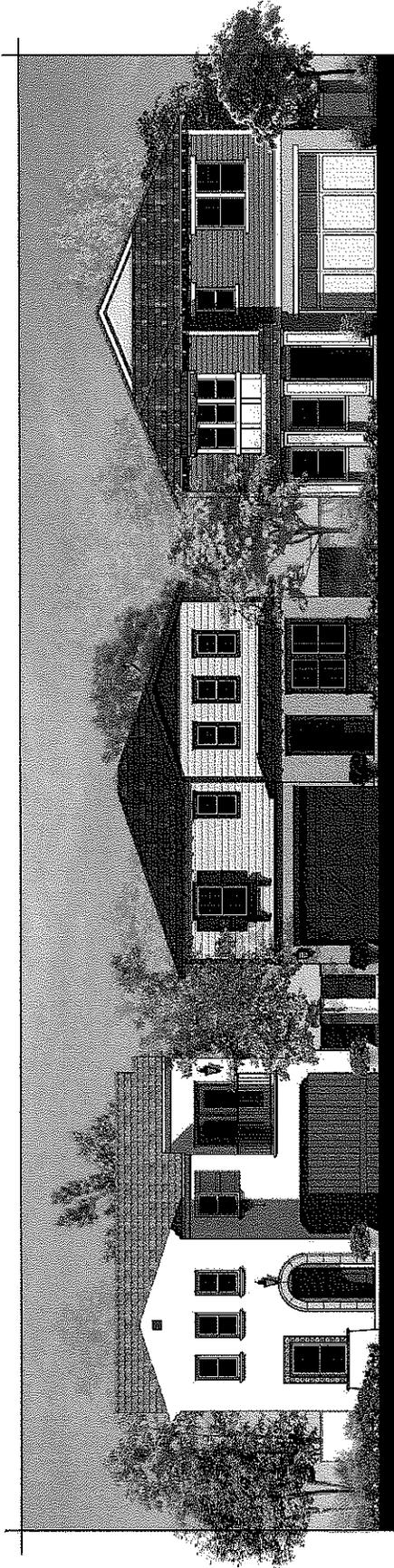


A.2

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA



**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS  
667.12015



PLAN 1A  
SPANISH

PLAN 2C  
MONTEREY

PLAN 3B  
BEACH COTTAGE

STREET SCENE I

Scale 1/4" = 1'-0"

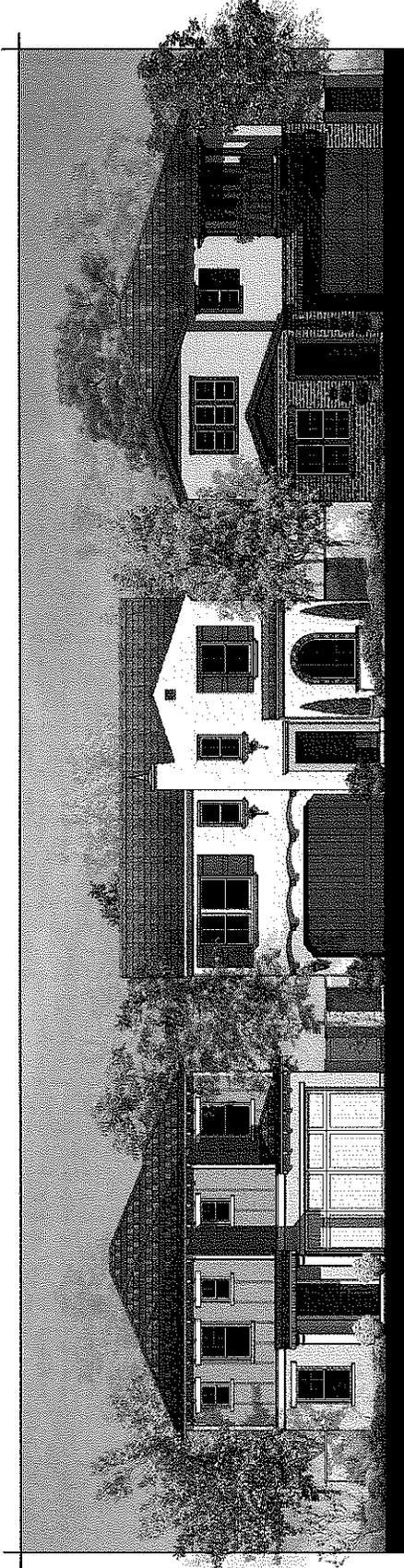
**Bassenian | Lagoni**  
ARCHITECTURE - PLANNING - INTERIORS  
652.130.13

05.15.12

**Pointe**  
COLLEGE  
1000 UNIVERSITY  
AVENUE  
HUNTINGTON BEACH  
CA 92648

A.3

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA



**PLAN 1B**  
BEACH COTTAGE

**PLAN 2A**  
SPANISH

**PLAN 3C**  
MONTEREY

**STREET SCENE 2**

SCALE: 1/4" = 1'-0"

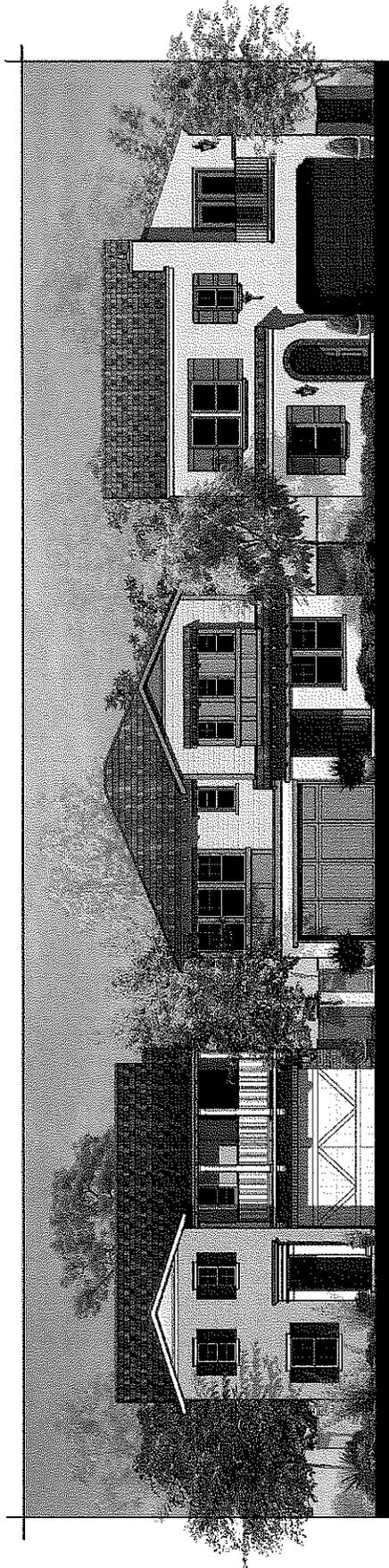
05.15.12

**Bassenian | Lagoni**  
ARCHITECTURE • PLUMBING • INTERIORS  
667.128.14

**IRI Pointe**  
CONSTRUCTION  
1000 W. 10TH AVE.  
DENVER, CO 80202

**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

**A.4**



PLAN 1C  
MONTEREY

PLAN 2B  
BEACH COTTAGE

PLAN 3A  
SPANISH

STREET SCENE 3



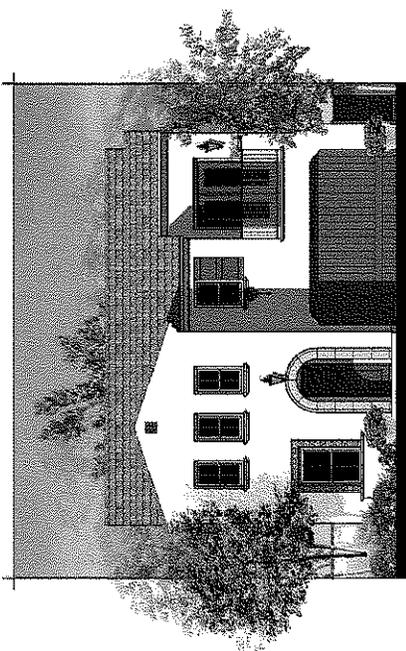
05.15.12

**Bassenian | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS  
 667.11016



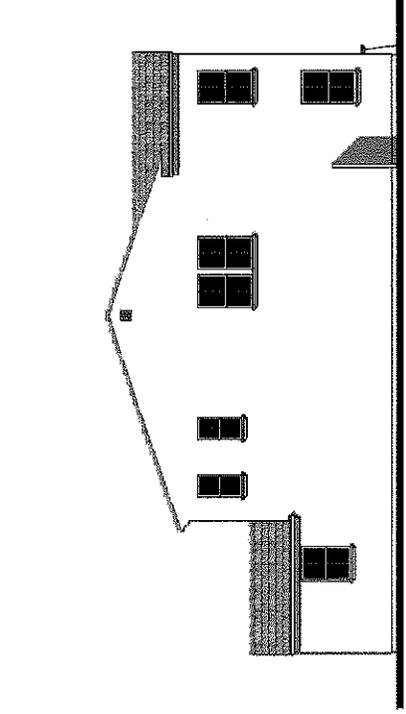
FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA

A.5

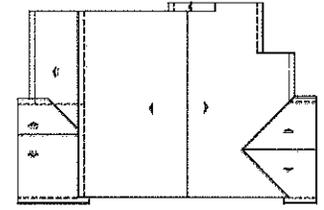


FRONT

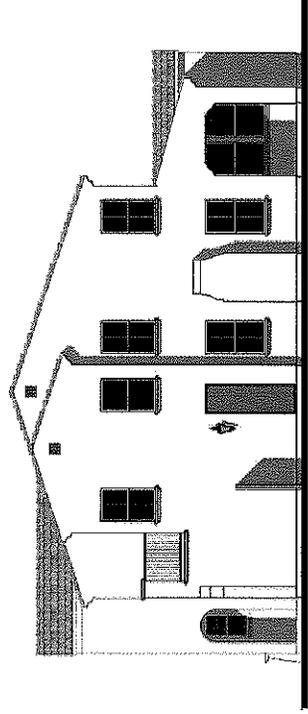
- MATERIALS LEGEND**
- STUCCO BASE
  - SMOOTH STUCCO FINISH
  - STUCCO DETAILS
  - DECORATIVE TILE
  - ACCENT SHUTTERS
  - ROOF
  - WROUGHT IRON POT SHELF



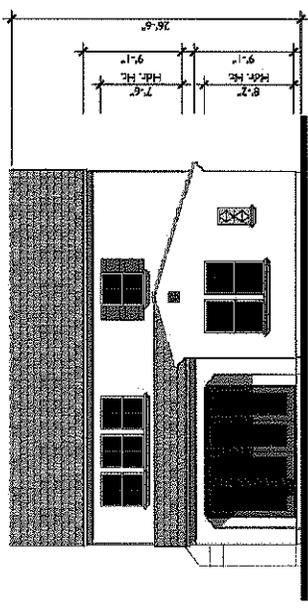
LEFT



**ROOF PLAN**  
 FINISH: 1/2" ASPHALT/FLY ASH  
 ROOF MATERIAL: COPPER SLATE



RIGHT



REAR

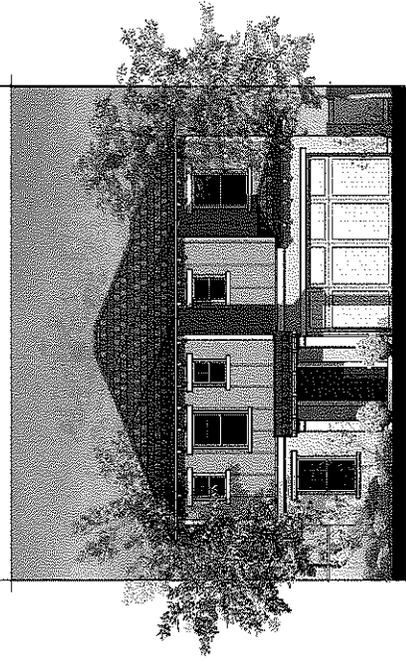
**ELEVATIONS  
 PLAN I A  
 SPANISH**

03.15.12

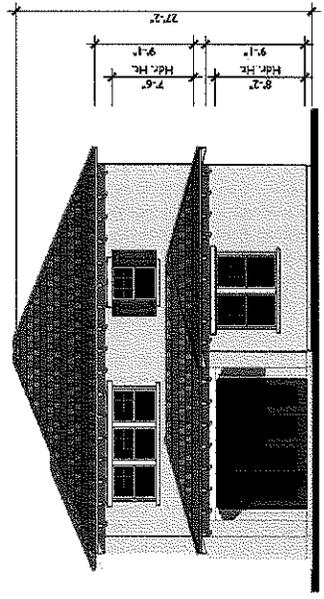
**Bassenian | Lagoni**  
 ARCHITECTS - PLANNERS - INTERIORS  
 662.132015

**A.6**  
**Pointe**  
 ARCHITECTS  
 4000 W. 10TH AVE.  
 SUITE 100  
 DENVER, CO 80202

**FORMER LAMB SCHOOL SITE**  
 HUNTINGTON BEACH, CALIFORNIA

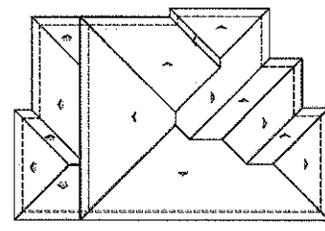


FRONT



REAR

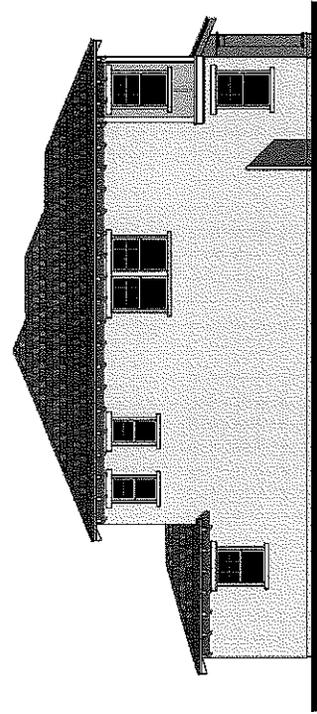
- MATERIALS LEGEND**
- 4x6 RAFTER TAILS
  - SMOOTH STUCCO FINISH
  - STUCCO DETAILS
  - CERAMITIC SIDING
  - WOOD TRIM AT SIDING
  - FLAT CONCRETE TILE ROOF
  - WOOD COLUMNS



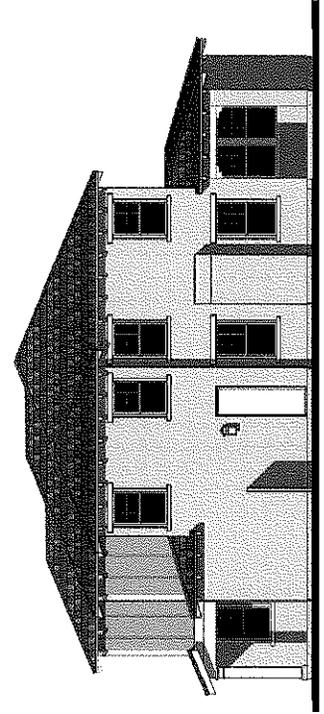
**ROOF PLAN** B

ACROSS  
SIDE  
SIDE  
SIDE

ROOF MATERIAL: FLAT CONCRETE TILE



LEFT



RIGHT

**ELEVATIONS  
PLAN I B  
BEACH COTTAGE**

05.15.12

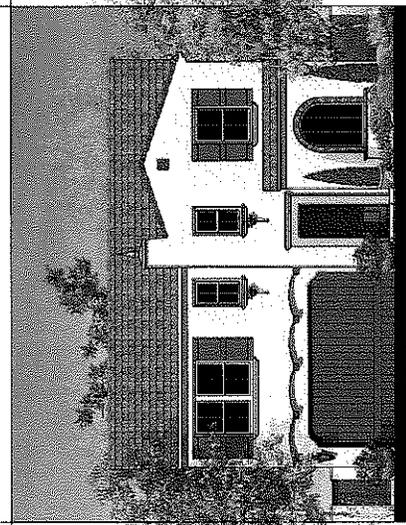
**A.7** **Pointe**  
ARCHITECTURE  
1100 UNIVERSITY BLVD  
SUITE 100  
HUNTINGTON BEACH, CA 92648

**FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA**



**Bassenian | Lagoni**  
ARCHITECTURE - PLANNING - DESIGN  
667.12616

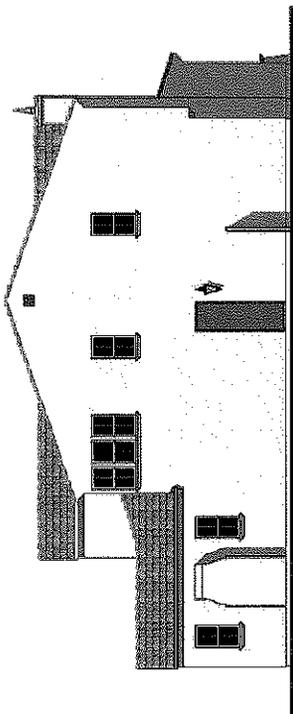




FRONT

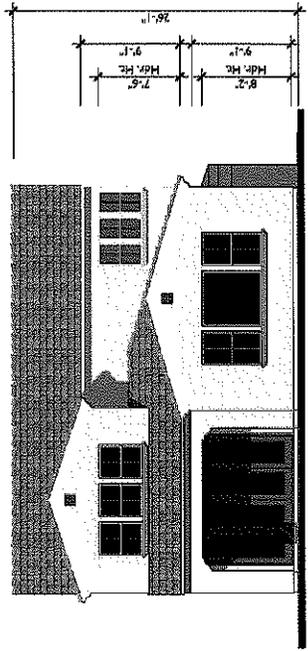
**MATERIALS LEGEND**

- SMOOTH STUCCO FINISH
- STUCCO DETAILS
- STUCCO SAYS
- DECORATIVE TILE
- SPANISH TILE ROOF
- CONCRETE TILES
- DECORATIVE WROUGHT IRON POT SHELF

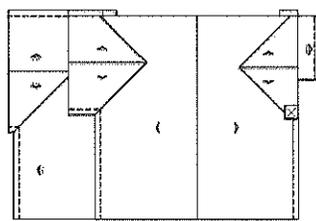
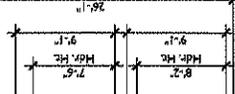


LEFT

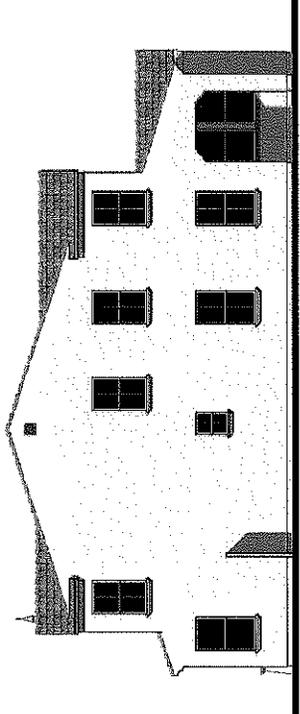
APPROXIMATE FENCE LOCATION



REAR



**ROOF PLAN**  
 1/8" = 1'-0"  
 MAKE UP OF  
 ROOF MATERIAL: CONCRETE/TILE



RIGHT

APPROXIMATE FENCE LOCATION

**ELEVATIONS  
 PLAN 2A  
 SPANISH**

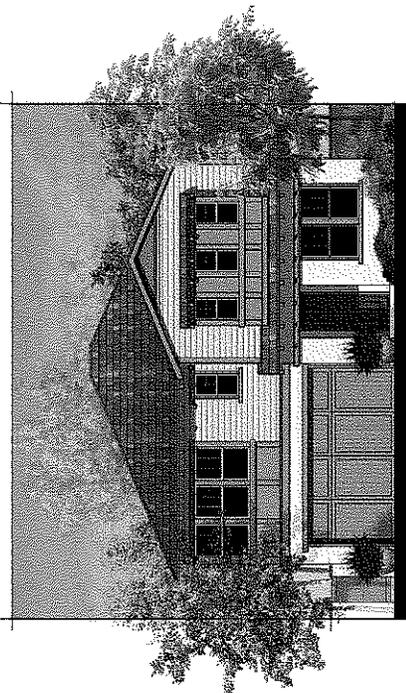
05.15.12



**Bassenian | Lagoni**  
 ARCHITECTURE - PLANNING - INTERIORS  
 667.12616

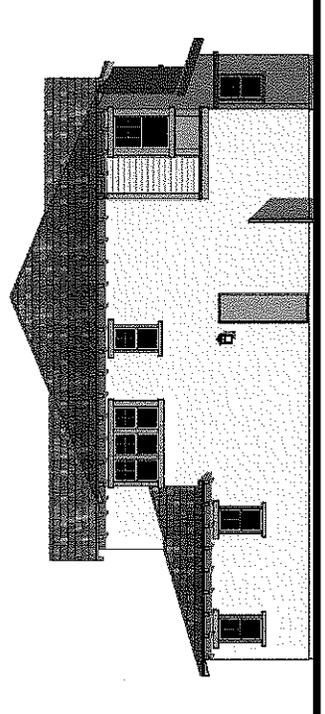
**A.9**  
**Pointe PROPERTIES**  
 1100 AVENUE 10  
 SUITE 100  
 HOUSTON, TEXAS 77055

**FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA**



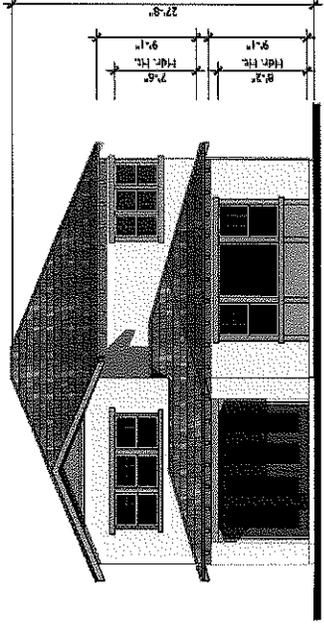
FRONT

- MATERIALS LEGEND**
- 4x6 RAFTER TAILS
  - SMOOTH STUCCO FINISH
  - STUCCO DETAILS
  - CORNER TITANIUM SIDING
  - WOOD SHAKES SIDING
  - WOOD BOX BAY
  - FLAT CONCRETE TILE ROOF

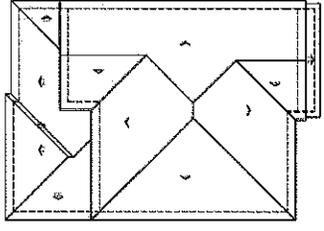
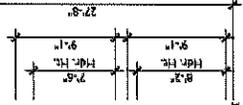


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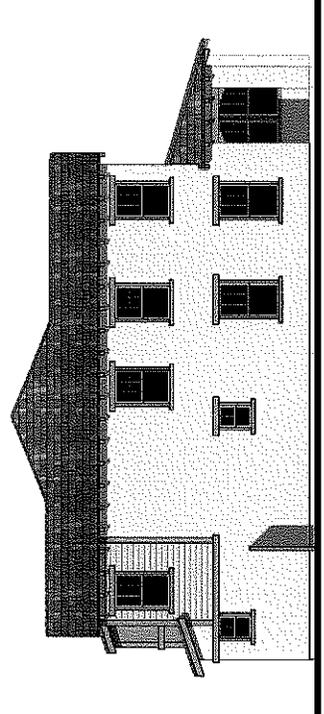
APPROXIMATE FENCE LOCATION



REAR



**ROOF PLAN**  
 1/8" = 1'-0" (HORIZ.)  
 1/8" = 1'-0" (VERT.)  
 1/8" = 1'-0" (DIAG.)  
 1/8" = 1'-0" (RADIUS)



RIGHT

APPROXIMATE FENCE LOCATION

**ELEVATIONS  
 PLAN 2B  
 BEACH COTTAGE**

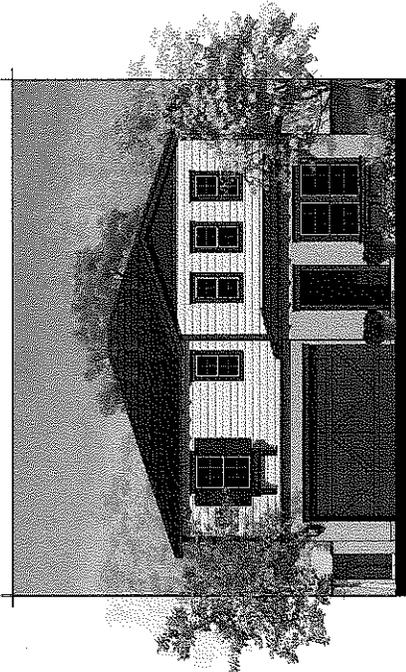
05.15.12



**FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA**

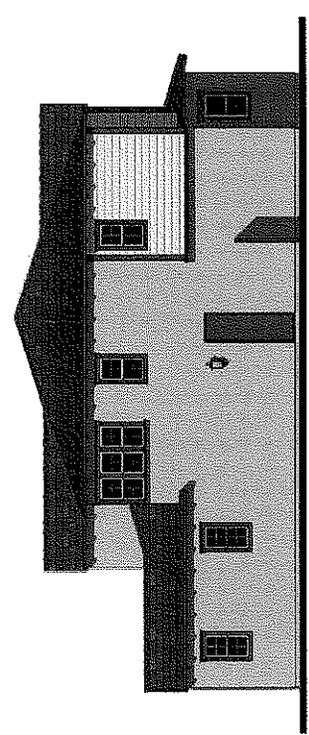


**Bassettian | Lagori**  
 ARCHITECTURE - PLUMBING - INTERIORS  
 667.12816



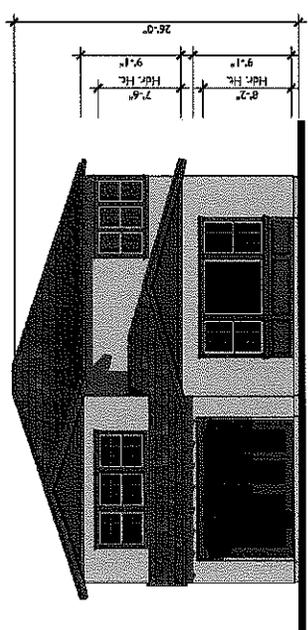
FRONT

**MATERIALS LEGEND**  
 SMOOTH STUCCO FINISH  
 STUCCO DETAILS  
 CHARACTERISTIC WOOD SIDING  
 WOOD TRIM AT SIDING  
 ACCENT BRITERS  
 GABLE ROOF  
 DECORATIVE POT SHELF

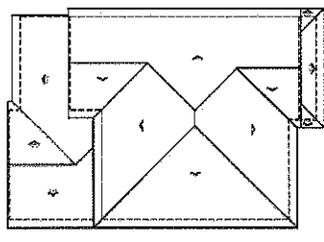
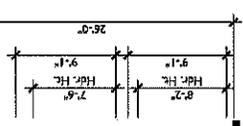


LEFT

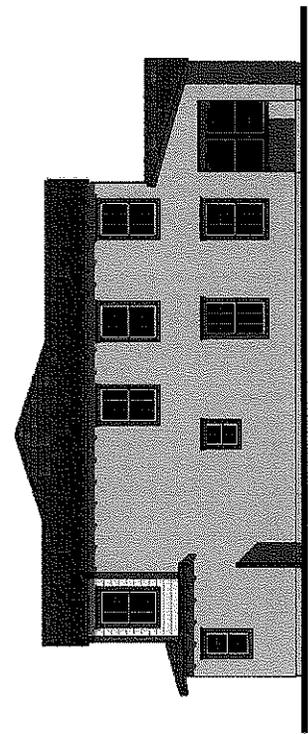
APPROXIMATE FENCE LOCATION



REAR



**ROOF PLAN**  
 1/2" = 1'-0" UNITS  
 1/8" = 1" UNITS  
 ROOF MATERIAL: BAY CONCRETE TILE



RIGHT

APPROXIMATE FENCE LOCATION

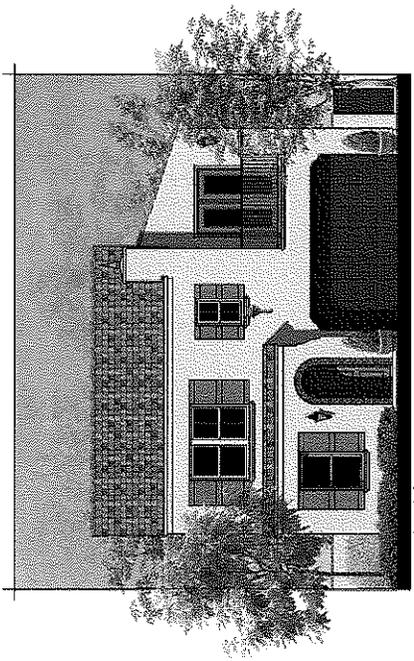
**ELEVATIONS  
 PLAN 2C  
 MONTEREY**

05.15.12

**Bassenian | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS  
 657.13018

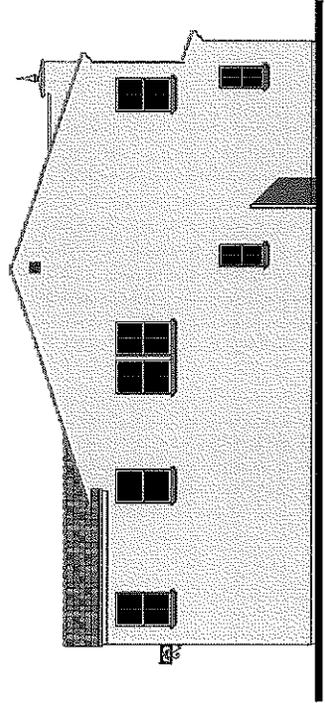
**A.I.I**  
**Pointe**  
 CONSULTANTS  
 1000 W. BROADWAY  
 SUITE 100  
 MONTEREY, CA 94034

**FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA**



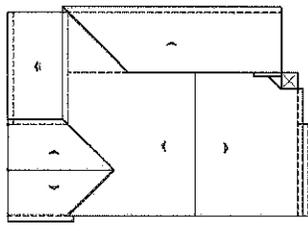
FRONT

**MATERIALS LEGEND**  
 SMOOTH-STUCCO FINISH  
 STUCCO DETAILS  
 STUCCO BAYE  
 DECORATIVE TILE  
 ACCENT SHUTTERS  
 SPANISH TILE ROOF  
 DECORATIVE WROUGHT IRON POT SHELF

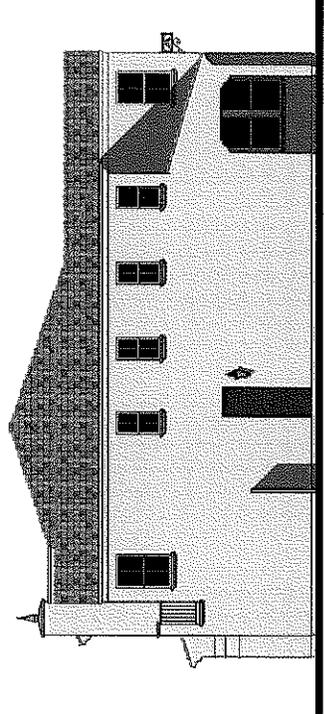


LEFT

APPROPRIATE FENCE LOCATION

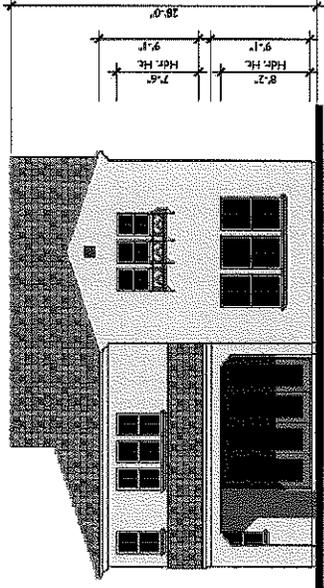


**ROOF PLAN**  
 12/12 GABLE  
 24/12 GABLE  
 SPANISH TILE  
 CONCRETE TILE

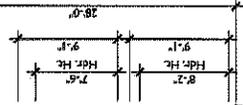


RIGHT

APPROPRIATE FENCE LOCATION



REAR



**ELEVATIONS**  
**PLAN 3A**  
 SPANISH

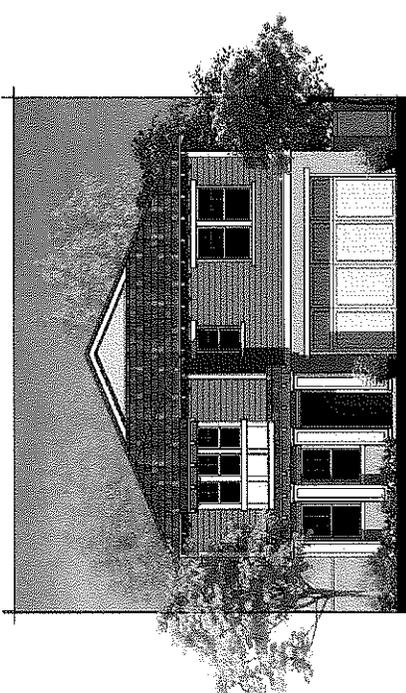
05.15.12

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

**Bassenian | Lagoni**  
 ARCHITECTURE • PLANNING • INTERIORS  
 667.1261.6

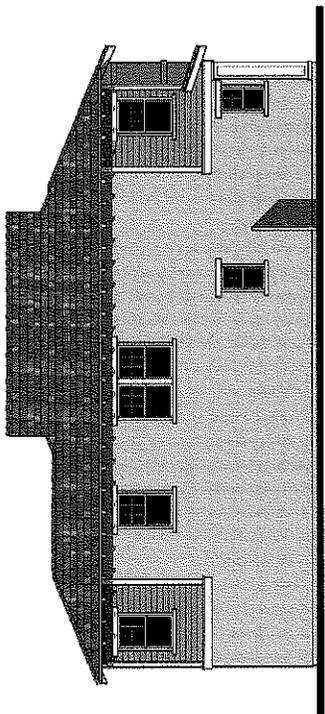
**FORMER LAMB SCHOOL SITE**  
 HUNTINGTON BEACH, CALIFORNIA

**A.12** **Pointe**  
 ARCHITECTURE  
 1000 S. GARDEN  
 ANAHEIM, CA 92805  
 714.771.1100



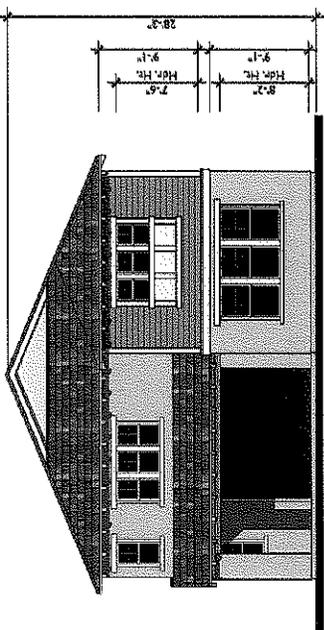
FRONT

- MATERIALS LEGEND**
- 4X6 BAFFER TAILS
  - SMOOTH STUCCO FINISH
  - STUCCO DETAILS
  - CERAMITIC SIDING
  - WOOD TRIM AT SIDING
  - WOOD BOX BAY
  - WOOD TRIM AT PORCH
  - FLAT CONCRETE TILE ROOF

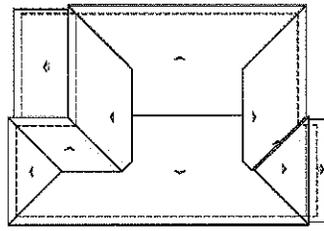


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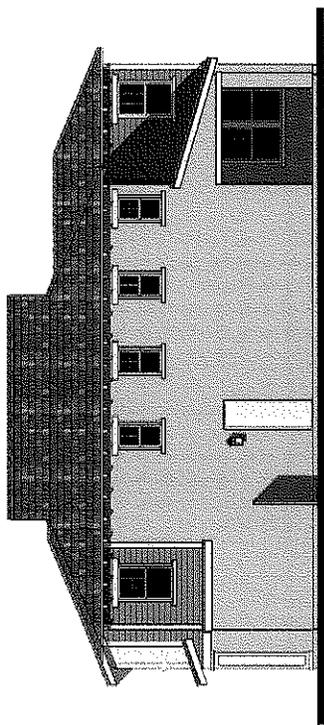
APPROPRIATE FENCE LOCATION



REAR



**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH  
 ROOF MATERIAL: FLAT CONCRETE TILE



RIGHT

APPROPRIATE FENCE LOCATION

**ELEVATIONS**  
**PLAN 3B**  
 BEACH COTTAGE

05.15.13

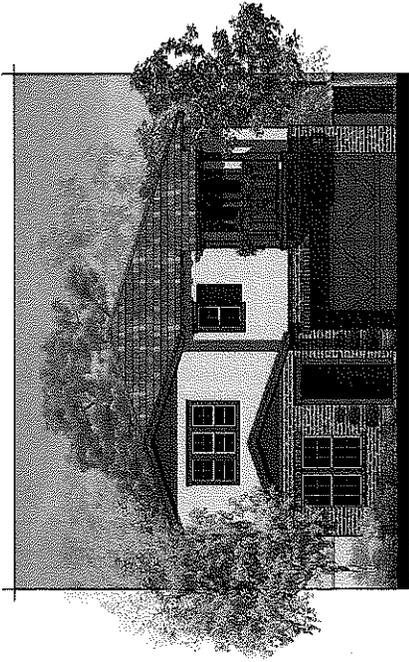


**A.13**

**FORMER LAMB SCHOOL SITE**  
 HUNTINGTON BEACH, CALIFORNIA

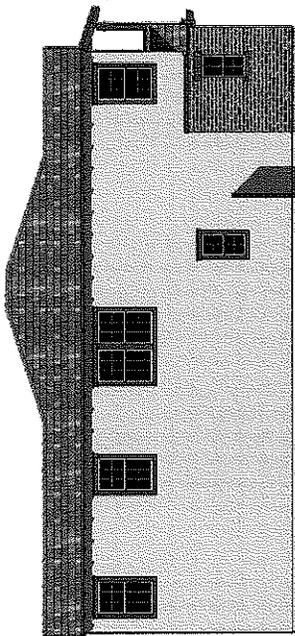


**Bassenian | Lagoni**  
 ARCHITECTURE • PLUMBING • INTERIORS  
 562.732.014



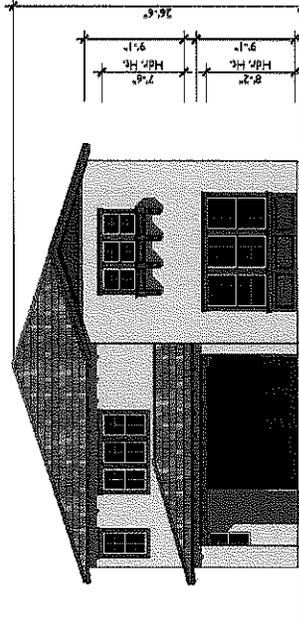
FRONT

- MATERIALS LEGEND**
- SMOOTH STUCCO FINISH
  - STUCCO DETAILS
  - BRICK VENEER
  - CEMENTITIOUS WOOD SIDING
  - WOOD TRIM AT SIDING
  - ACCENT SHUTTERS
  - FLAT CONCRETE TILE ROOF
  - WOOD AND METAL DOORS
  - DECORATIVE POT SHELF

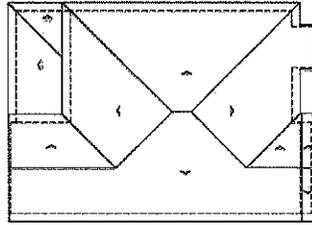


LEFT

APPROPRIATE FENCE LOCATION

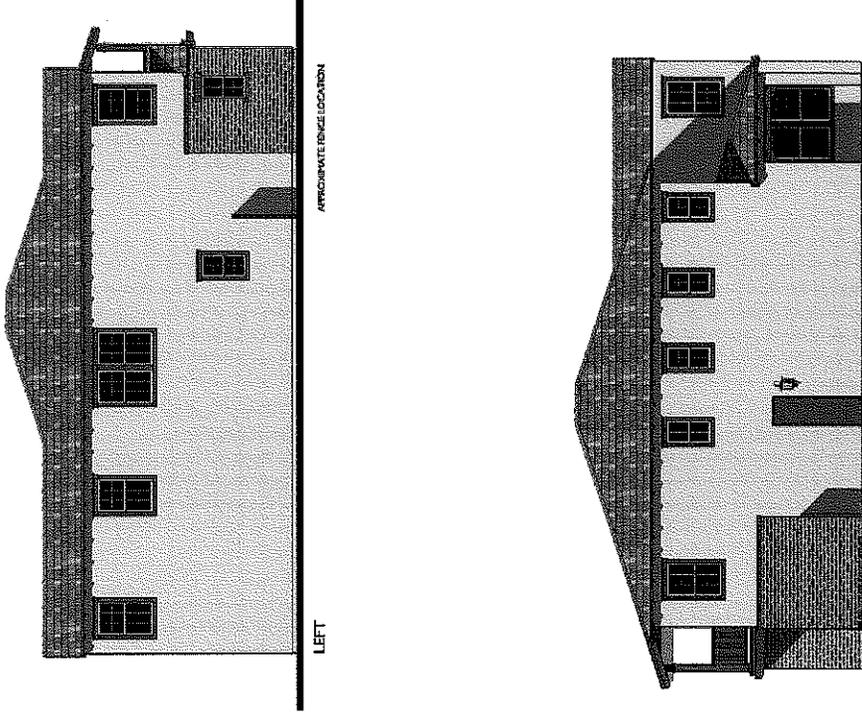


REAR



**ROOF PLAN**  
 FINISH: FLAT CONCRETE  
 SLOPE: 12/12  
 EDGE MATERIAL: FLAT CONCRETE

C



RIGHT

APPROPRIATE FENCE LOCATION

**ELEVATIONS  
 PLAN 3C  
 MONTEREY**

05.15.12



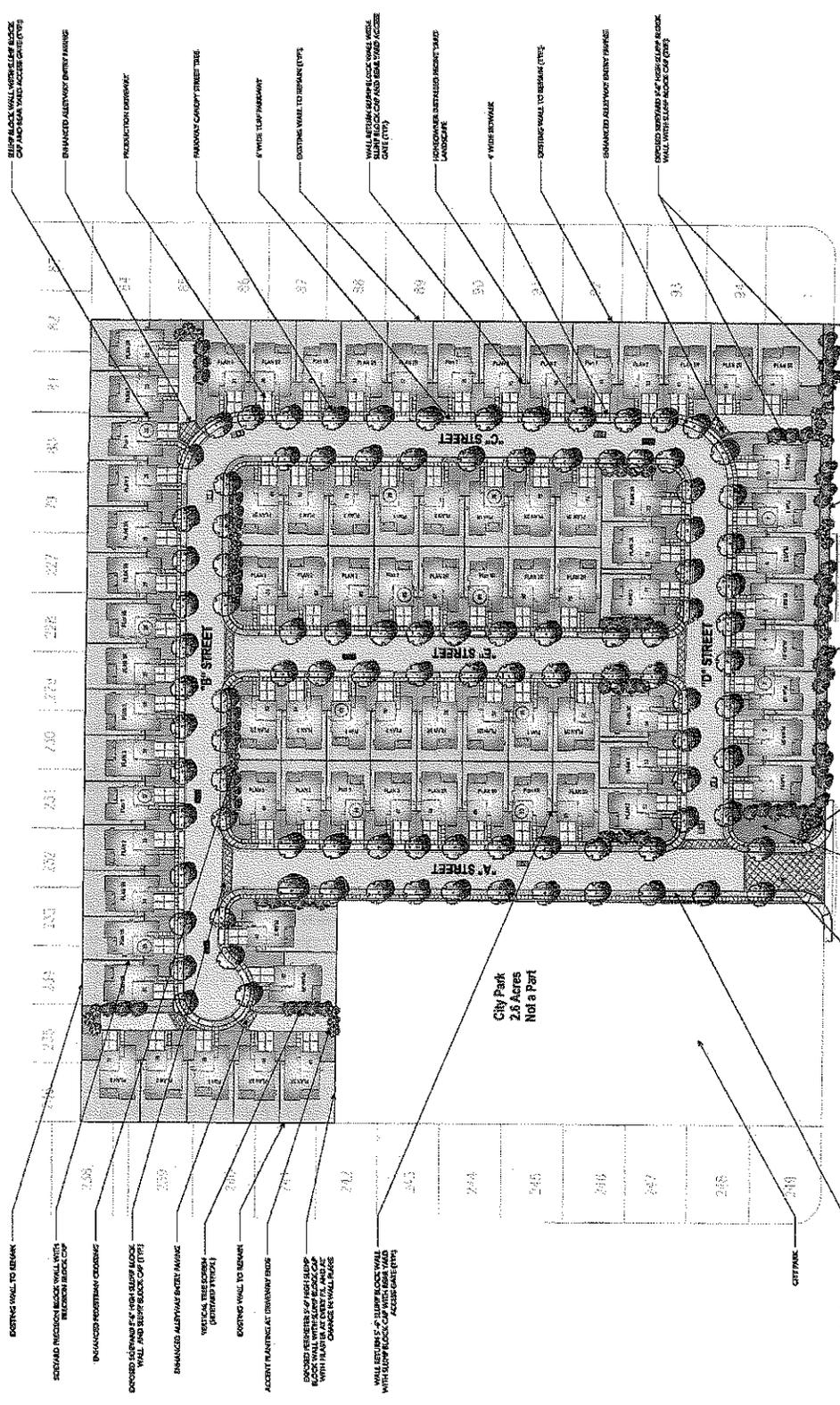
**A.14**

**FORMER LAMB SCHOOL SITE**  
 HUNTINGTON BEACH, CALIFORNIA



SCALE: 1/4" = 1'-0"

**Bassettian | Lagoni**  
 ARCHITECTURE - PLUMBING - INTERIORS  
 667.120.16



# CONCEPTUAL LANDSCAPE PLAN

07.09.13

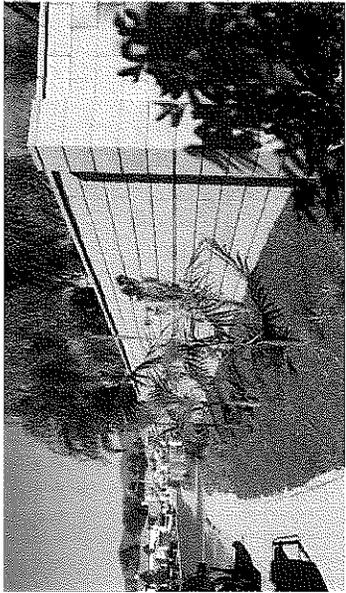


**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

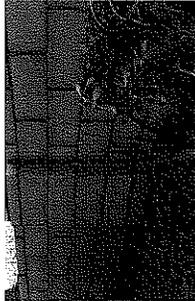
**NOTE**  
Refer to Sheet C-2 for Pole Signs, Lighting, and Signage.  
Refer to Sheet C-3 for Wall Signs.



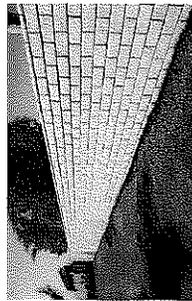
2019.004



PRECISION BLOCK WALL WITH PRECISION BLOCK CAP



SLUMP BLOCK PILASTER



SLUMP BLOCK WALL WITH SLUMP BLOCK CAP



SLUMP BLOCK WALL

# NEIGHBORHOOD WALL ELEVATIONS

07.09.12



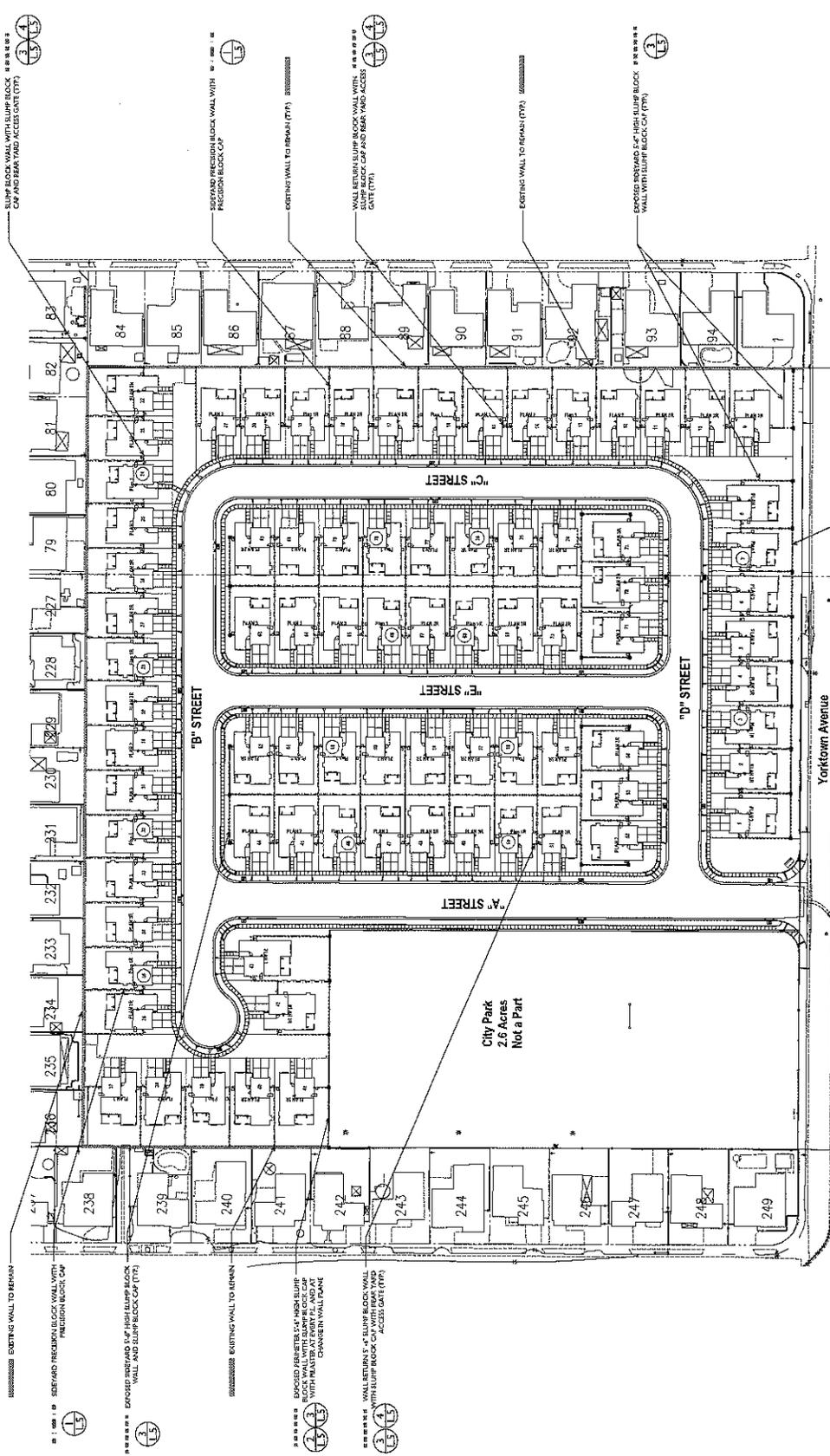
2019.084



L.3

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

TRIPROJECT ARCHITECTS  
ARCHITECTS  
1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202



**CONCEPTUAL WALL AND FENCE PLAN**

07.09.12

**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

**L.4**

**ICRAM**

2019.004

NOTE: Refer to Sheet L.4 for Fence Details, Signage and Lighting Items. Refer to Sheet L.4 for Wall Details.

SCALE: 1" = 40' NORTH

**ICRAM**

2019.004

**ICRAM**

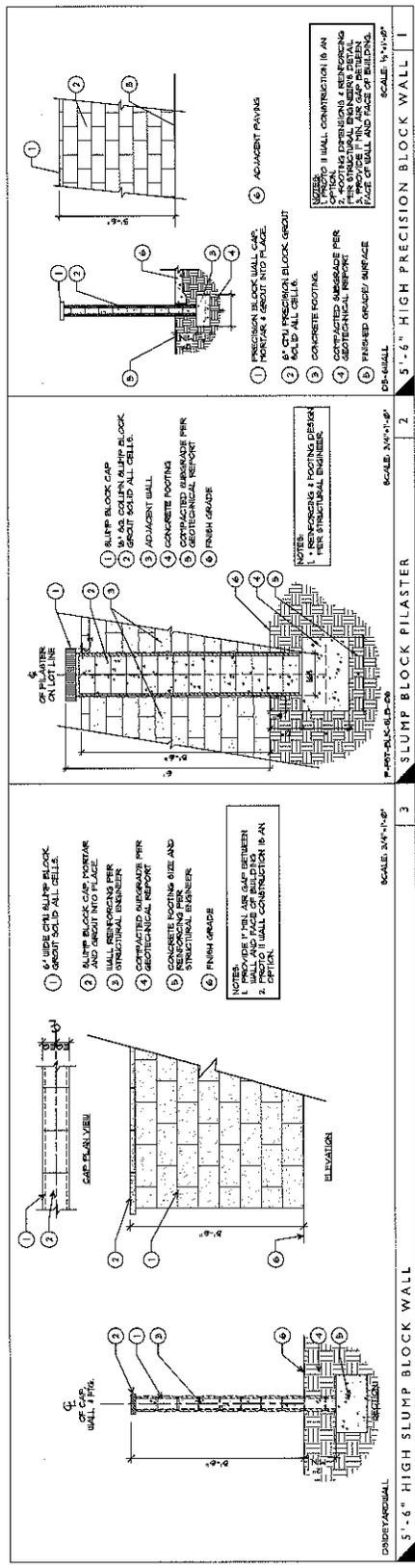
2019.004

07.09.12

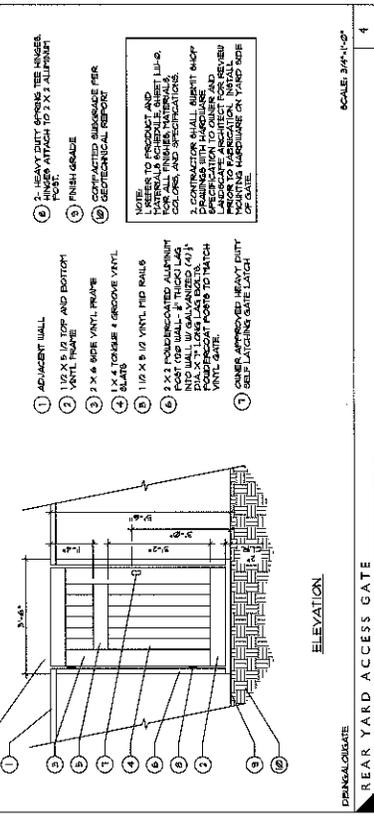
**ICRAM**

2019.004

07.09.12



DB-401 WALL 3 5'-6" HIGH SLUMP BLOCK WALL SCALE: 3/4"=1'-0"  
 DB-402 WALL 2 5'-6" HIGH PRECISION BLOCK WALL SCALE: 1/2"=1'-0"  
 DB-403 WALL 1 5'-6" HIGH PRECISION BLOCK WALL SCALE: 1/2"=1'-0"



DB-404 WALL 4 5'-6" HIGH PRECISION BLOCK WALL SCALE: 1/2"=1'-0"  
 DB-405 WALL 3 5'-6" HIGH PRECISION BLOCK WALL SCALE: 1/2"=1'-0"  
 DB-406 WALL 2 5'-6" HIGH PRECISION BLOCK WALL SCALE: 1/2"=1'-0"

NOTE:  
 Refer to Sheet L3 for Plans, Profiles, Implications and Lighting  
 notes, Refer to Sheet L3 for Wall Schedule.

CONCEPTUAL  
 WALL AND FENCE DETAILS

07.09.12



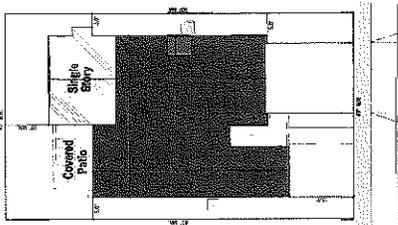
L5

FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA

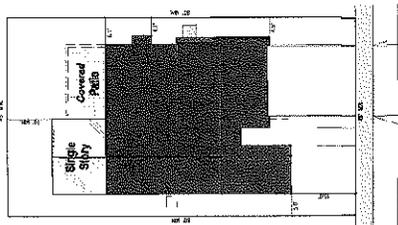


2019.004

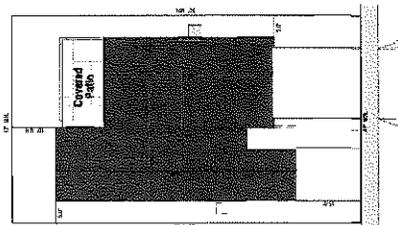
TYPICAL MINIMUM LOT SETBACKS



PLAN TYPE 2  
SCALE 1" = 10'

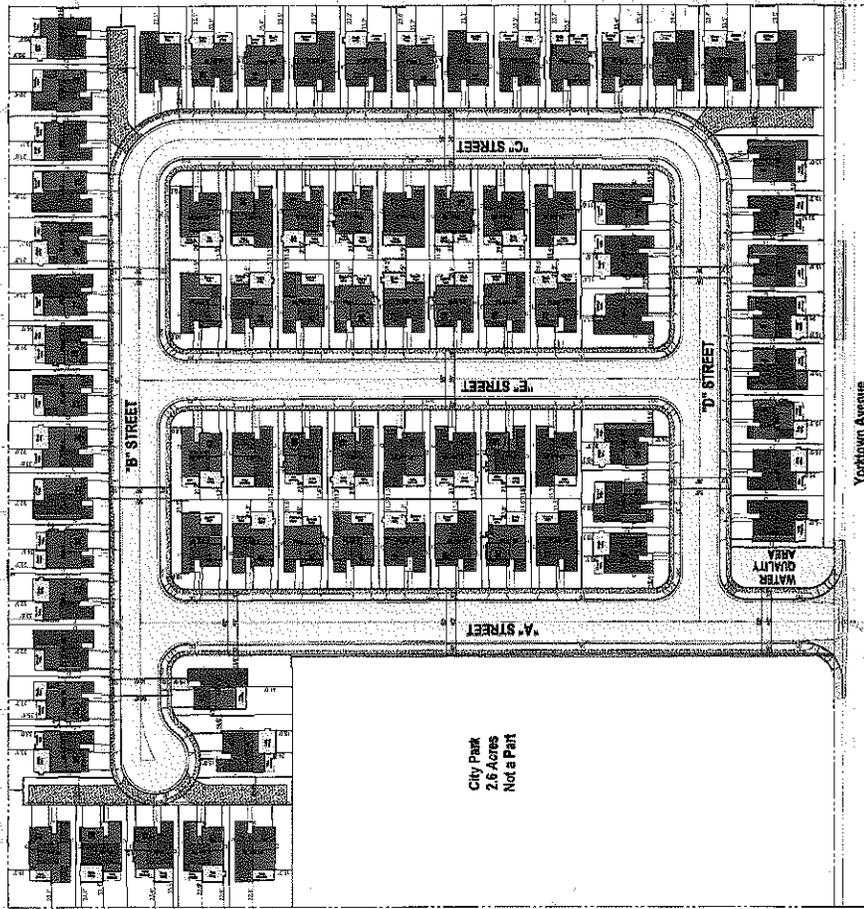
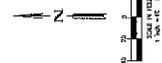


PLAN TYPE 1  
SCALE 1" = 10'



PLAN TYPE 3  
SCALE 1" = 10'

**Site Summary**  
 Minimum Lot Size : 45'x80' = 14 (3,600 s.f.)  
 Minimum Lot Size : 47'x80' = 67 (3,760 s.f.)  
 Total Homes = 81  
 Site Area : 11.65 Acres  
 Density : 16.85 Homes/Acre



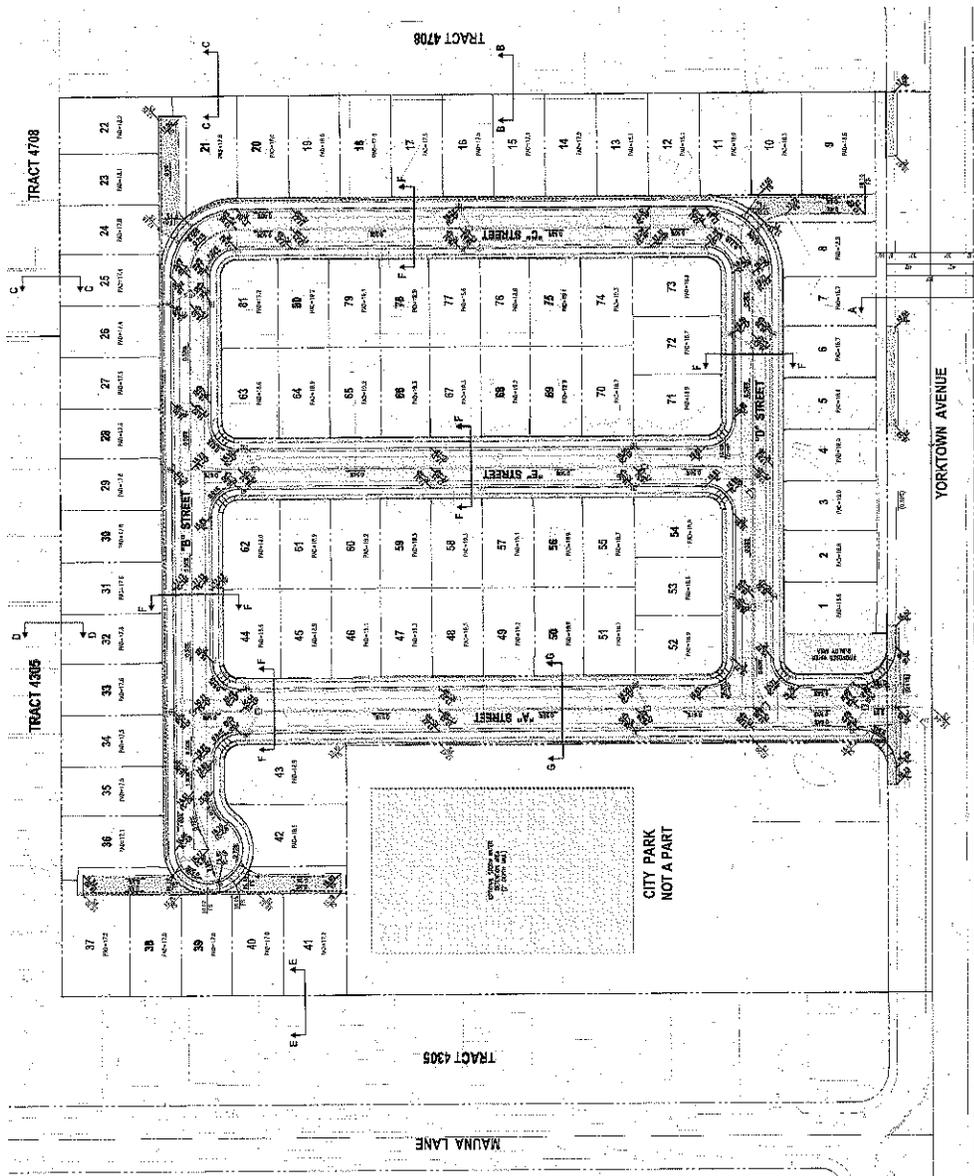
TECHNICAL SITE PLAN  
07.09.12



C.1

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

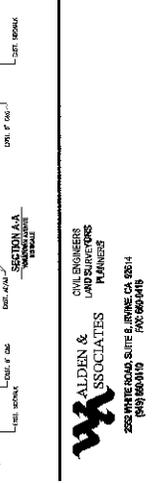
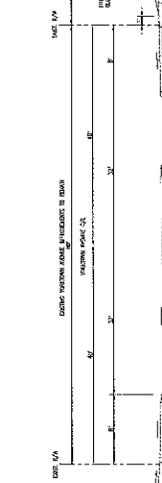
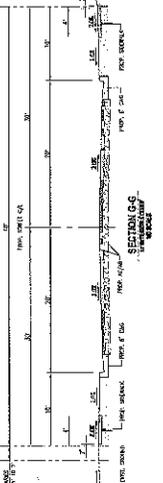
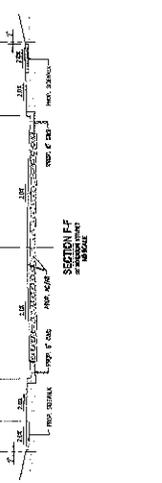
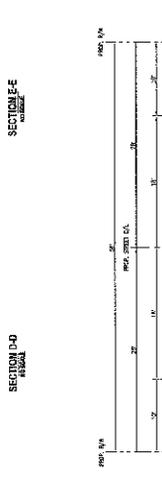
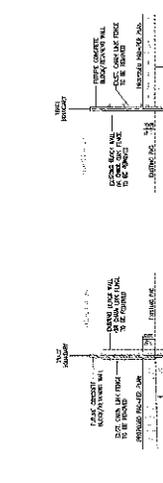
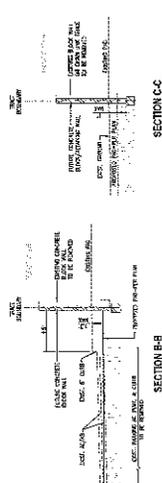
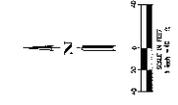
**WALDEN & ASSOCIATES**  
 CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS  
 PLANNERS  
 2522 WHITE OAK, SUITE B, IRVINE, CA 92614  
 (949) 660-0110 FAX: 949-448-4488



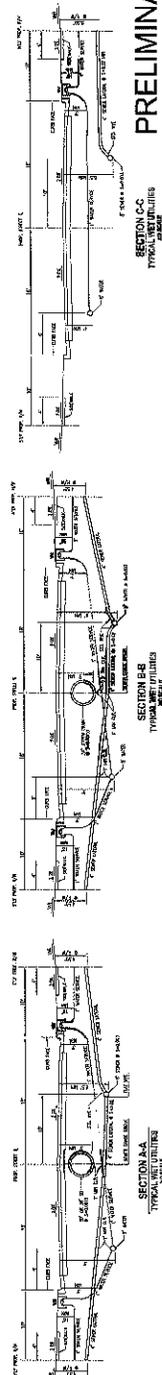
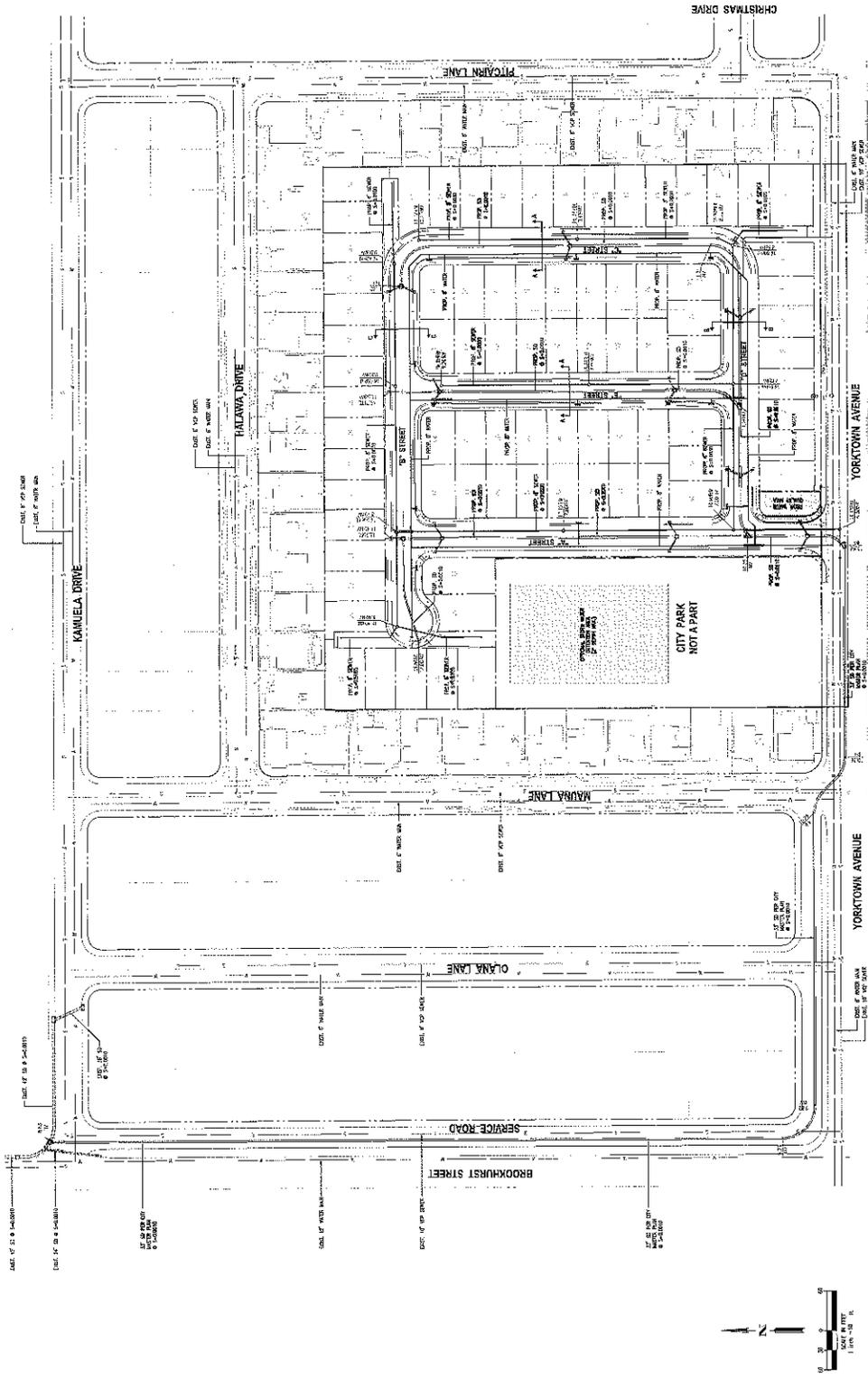
PRELIMINARY GRADING PLAN  
07.09.12



FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA



**WALDEN & ASSOCIATES**  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
PLANNERS  
2525 WHITE ROAD, SUITE 8, IRVINE, CA 92614  
(949) 960-9110 FAX: 949-960-9415



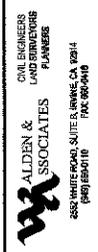
ATTACHMENT NO. 3.23

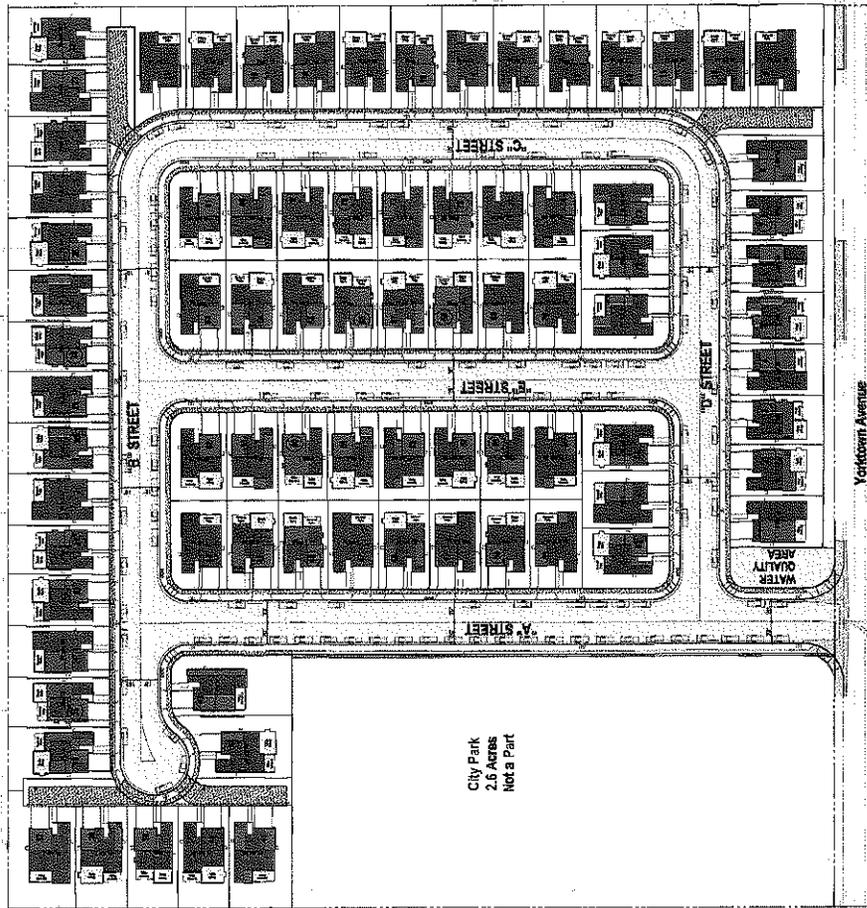
PRELIMINARY WET UTILITY PLAN  
07.09.12



C.3

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA





Canberra Lane

PARKING CALCULATION = 93 SPACES  
 ON-STREET RESIDENT PARKING = 20 SPACES  
 ON-STREET CITY PARK PARKING

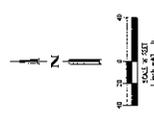


DETAIL "A"  
 TYPICAL PARALLEL PARKING DETAIL  
 SCALE: 1/4" = 1'-0"

PRELIMINARY PARKING PLAN  
 07.09.12



C.4  
 FORMER LAMB SCHOOL SITE  
 HUNTINGTON BEACH, CALIFORNIA



CIVIL ENGINEERS  
 LAND SURVEYORS  
 PLANNERS  
**W**  
 ALDEN &  
 ASSOCIATES  
 2550 WASHINGTON, SUITE 5, IRVINE, CA 92614  
 (949) 899-0110 FAX: 949-418-1418

**FIRE MASTER PLAN NOTES**

1. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
2. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
3. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
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17. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
18. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
19. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.
20. THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.

**ALTERNATIVE MATERIALS AND METHODS**

- FIRE RESISTANT MATERIALS - APPROVED BY FIRE DEPARTMENT.
- FIRE RESISTANT MATERIALS - APPROVED BY FIRE DEPARTMENT.
- FIRE RESISTANT MATERIALS - APPROVED BY FIRE DEPARTMENT.
- FIRE RESISTANT MATERIALS - APPROVED BY FIRE DEPARTMENT.
- FIRE RESISTANT MATERIALS - APPROVED BY FIRE DEPARTMENT.

**INDIVIDUAL BUILDING INFORMATION**

- BUILDING #
- BUILDING NAME
- BUILDING TYPE
- BUILDING ADDRESS

**LEGEND**

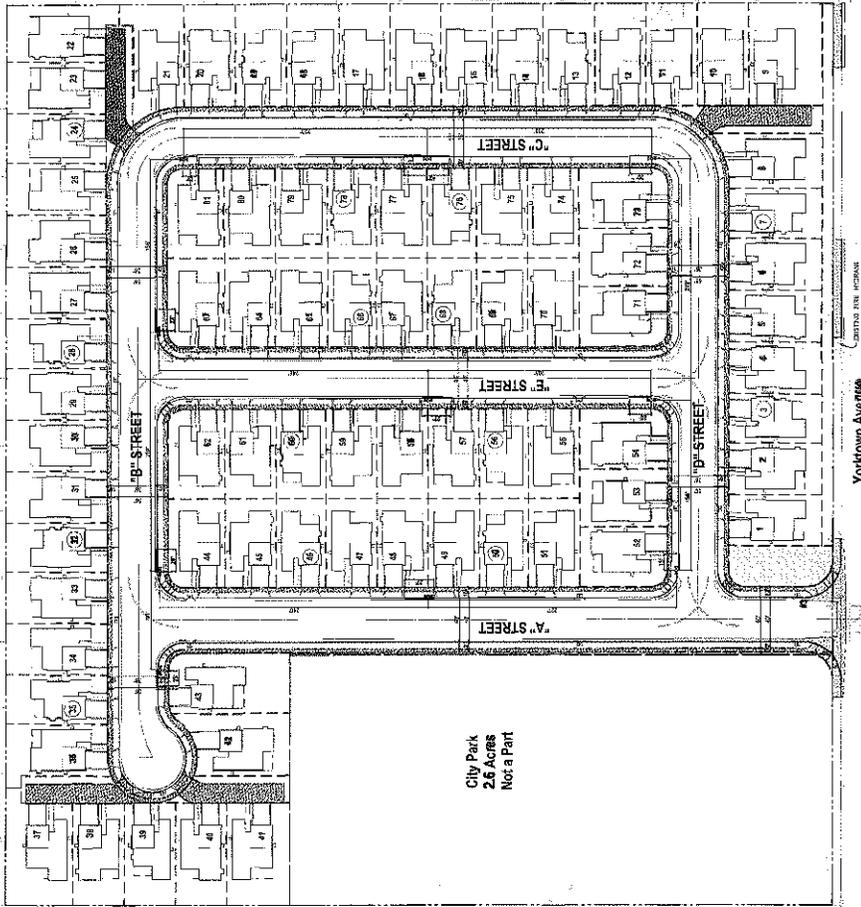
- 1. FIRE DEPARTMENT SIGN #3
- 2. FIRE DEPARTMENT SIGN #3
- 3. FIRE DEPARTMENT SIGN #3
- 4. FIRE DEPARTMENT SIGN #3



ENTRANCE SIGN

ENTRANCE SIGN

NOTE: THE FIRE DEPARTMENT SHALL BE ADVISED OF ANY CHANGES TO THE FIRE MASTER PLAN.



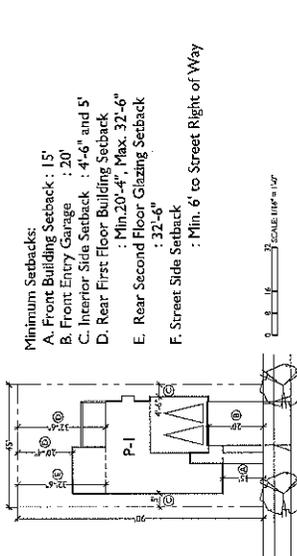
**FIRE MASTER PLAN**  
07.09.12



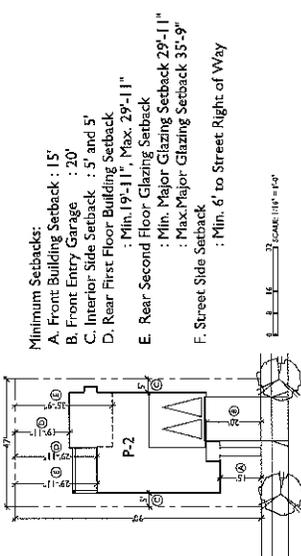
C.5

**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

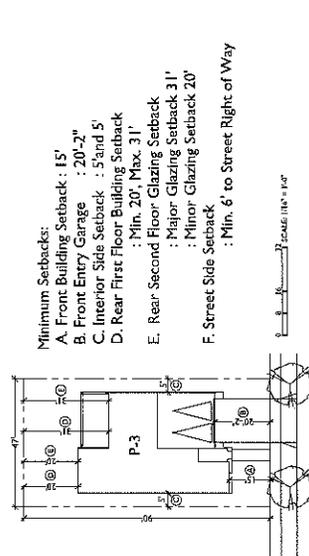
**WALDEN & ASSOCIATES**  
CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
1555 HUNTINGTON BEACH BLVD. SUITE 100  
HUNTINGTON BEACH, CA 92648  
PH: 714.835.8000



- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'
  - C. Interior Side Setback : 4'-6" and 5'
  - D. Rear First Floor Building Setback : Min. 20'-4", Max. 32'-6"
  - E. Rear Second Floor Glazing Setback : 32'-6"
  - F. Street Side Setback : Min. 6' to Street Right of Way



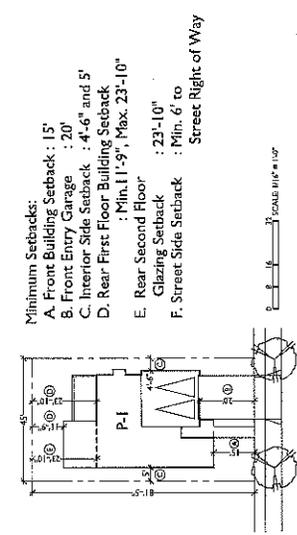
- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'
  - C. Interior Side Setback : 5' and 5'
  - D. Rear First Floor Building Setback : Min. 19'-11", Max. 29'-11"
  - E. Rear Second Floor Glazing Setback : Min. Major Glazing Setback 29'-11"
  - F. Street Side Setback : Max. Major Glazing Setback 35'-9"



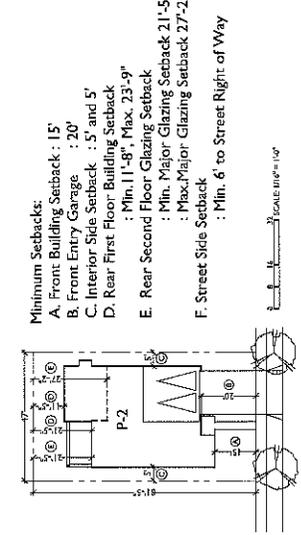
- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'-2"
  - C. Interior Side Setback : 5' and 5'
  - D. Rear First Floor Building Setback : Min. 20', Max. 31'
  - E. Rear Second Floor Glazing Setback : Major Glazing Setback 31'
  - F. Street Side Setback : Minor Glazing Setback 20'

**PROPOSED BUILDING SETBACKS**

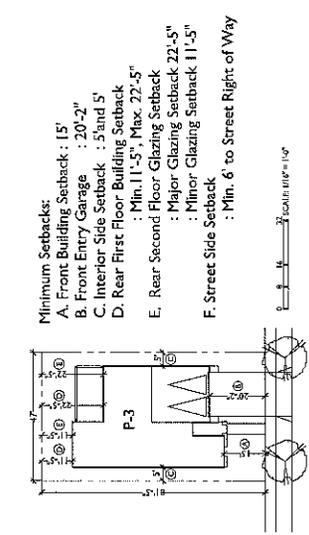
**Proposed Minimum Development Standards: Perimeter lots adjacent to existing homes**



- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'
  - C. Interior Side Setback : 4'-6" and 5'
  - D. Rear First Floor Building Setback : Min. 11'-9", Max. 23'-10"
  - E. Rear Second Floor Glazing Setback : 23'-10"
  - F. Street Side Setback : Min. 6' to Street Right of Way

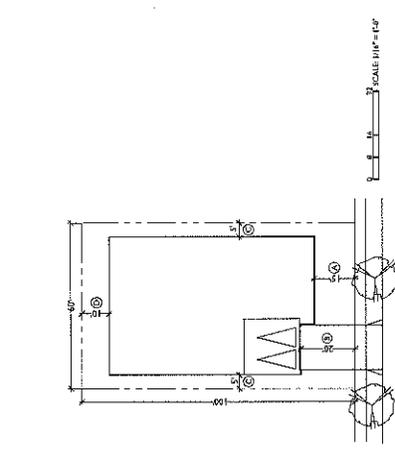


- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'
  - C. Interior Side Setback : 5' and 5'
  - D. Rear First Floor Building Setback : Min. 11'-8", Max. 23'-9"
  - E. Rear Second Floor Glazing Setback : Min. Major Glazing Setback 21'-5"
  - F. Street Side Setback : Max. Major Glazing Setback 27'-2"



- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'-2"
  - C. Interior Side Setback : 5' and 5'
  - D. Rear First Floor Building Setback : Min. 11'-5", Max. 22'-5"
  - E. Rear Second Floor Glazing Setback : Major Glazing Setback 22'-5"
  - F. Street Side Setback : Minor Glazing Setback 11'-5"

**Proposed Minimum Development Standards: Interior lots and Perimeter lots not adjacent to existing homes**



- Minimum Setbacks:
- A. Front Building Setback : 15'
  - B. Front Entry Garage : 20'
  - C. Interior Side Setback : Minimum 10% of Lot width, but not less than 3' and need not exceed 5' except lots >50' wide shall use minimum 10% of the lot width.
  - D. Rear Building Setback : 10'
  - E. Rear Second Floor Building Setback : Not Provided
  - F. Street Side Setback : Min. 6', Max. 10'

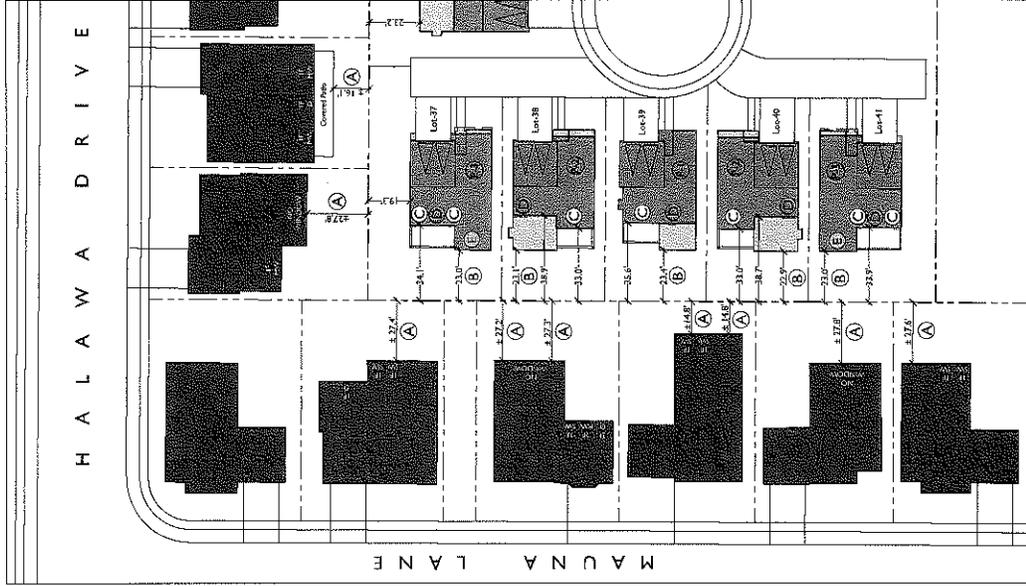
**RL District Property Development Standards Code Section : 210.06**



SP.1

**FORMER LAMB SCHOOL SITE**  
HUNTINGTON BEACH, CALIFORNIA

**Bassonian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS  
647.12017



ADJACENT PROPERTY  
WINDOW LOCATIONS -  
EXISTING TO PROPOSED

07.09.12



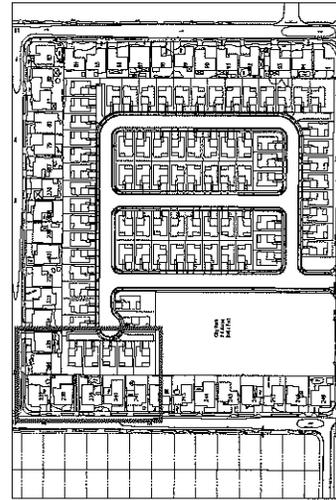
SP.2.1

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

Bassenian | Lagomi  
ARCHITECTURE • PLUMBING • INTERIORS  
657.12.017

- (A) Approximate Minimum Rear Building Setback from property line for existing homes
- (B) Minimum Rear Building Setback from property line
- (C) Second Story Primary Windows (Operable Windows)
- (D) Accessible viewing (i.e. Master Bedroom Window) (Minimal/Obstructed Viewing)
- (E) Second Story Secondary Windows (High Glass) (Non-view window (i.e. High Glass Clerestory Window for daylight))

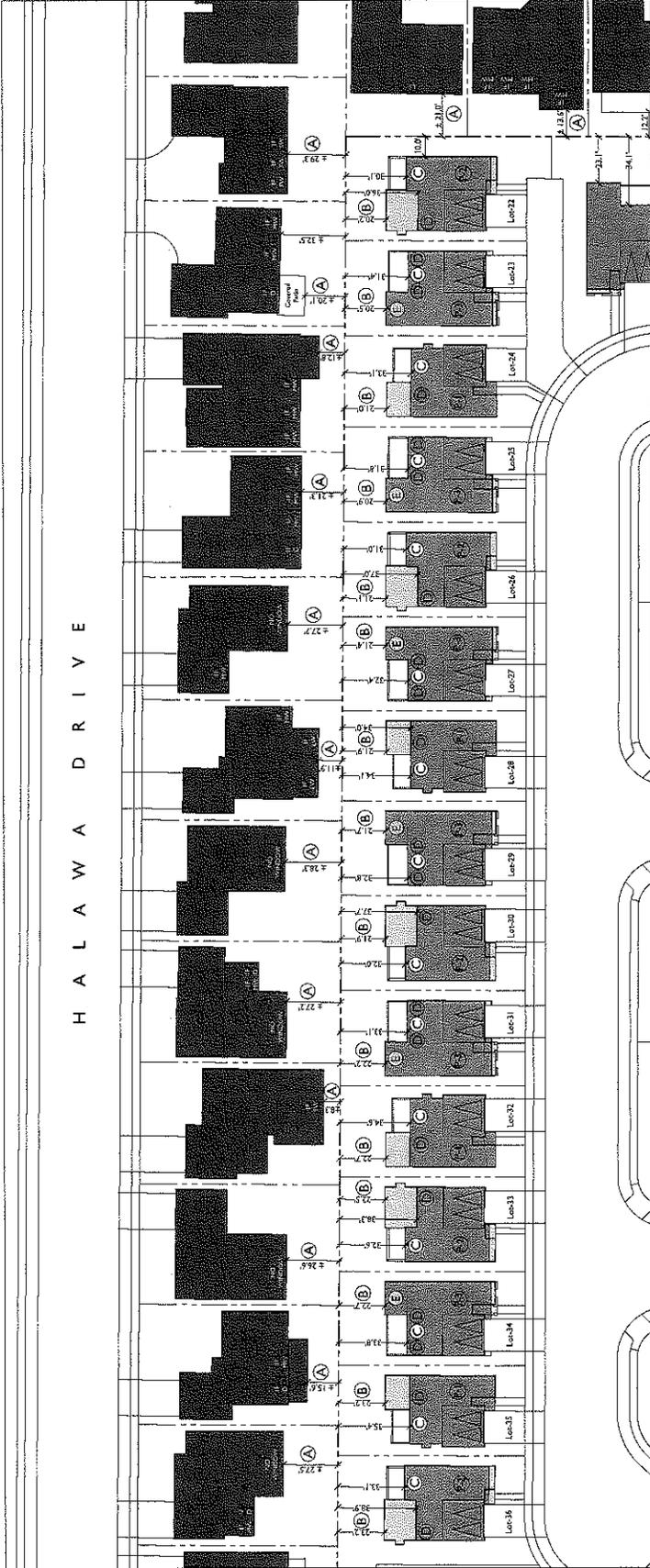
1F : First Floor      MW : Medium Window  
2F : Second Floor    LG : Large Window  
SW : Small Window    D : Door



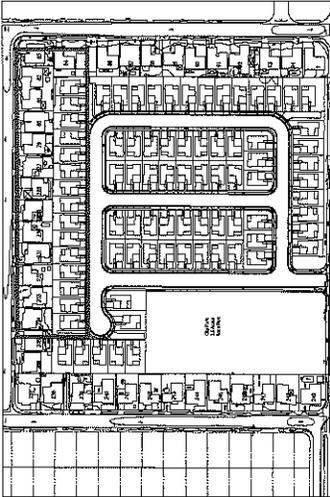
Key Site Map  
Not to Scale

Lot 37- Lot 41

H A L L A W A D R I V E



Lot 22- Lot 36



Key Site Map  
Not to Scale

- (A) Approximate Minimum Rear Building Setback from property line for existing homes
- (B) Minimum Rear Building Setback from property line
- (C) Second Story Primary Windows (Operable Windows)
- (D) Accessible viewing (i.e. Master Bedroom Window)
- (E) Second Story Secondary Windows (Minimal/Obstructed Viewing)
  - : Not easily accessible (i.e. Master Bath Window)
  - : Second Story Tertiary Windows (High Glass)
  - : Non-view window (i.e. High Glass Clerestory Window for daylight)

- IF : First Floor
- 2F : Second Floor
- SW : Small Window
- MW : Medium Window
- LG : Large Window
- D : Door
- LS : Dense Landscaping Windows not Visible

ADJACENT PROPERTY WINDOW LOCATIONS - EXISTING TO PROPOSED

07.09.12



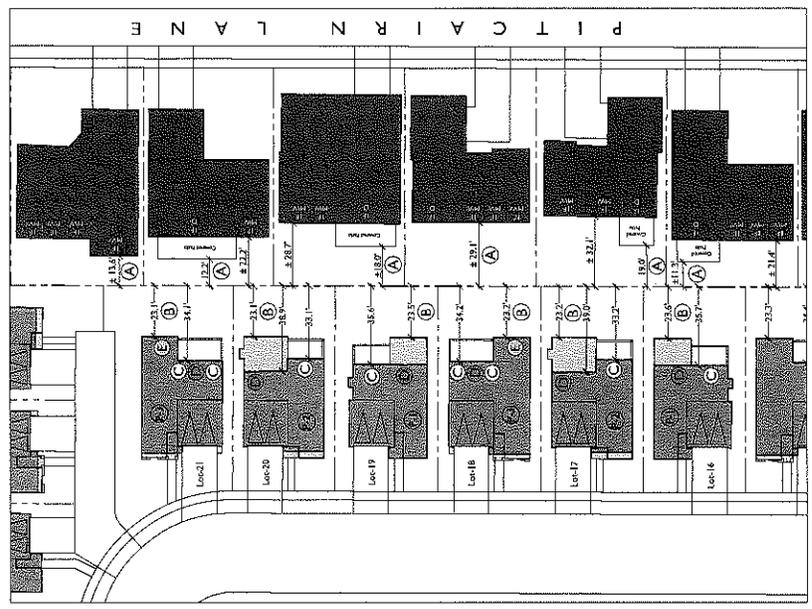
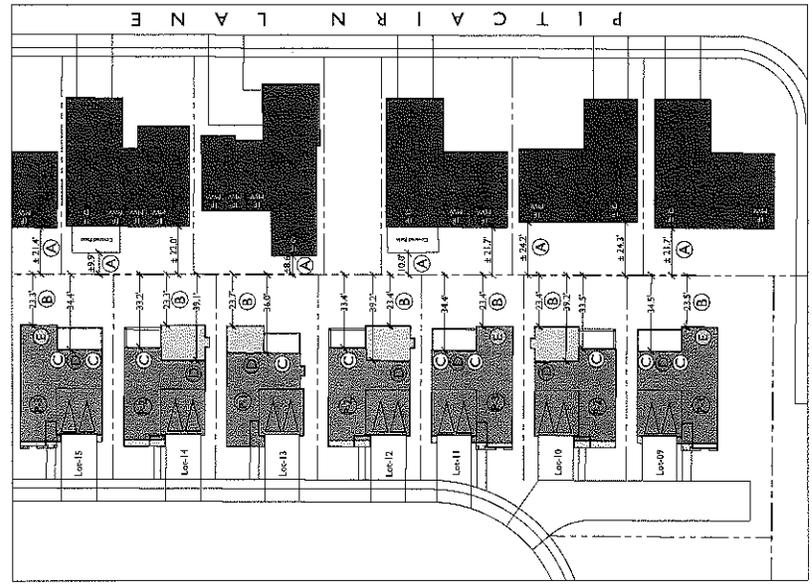
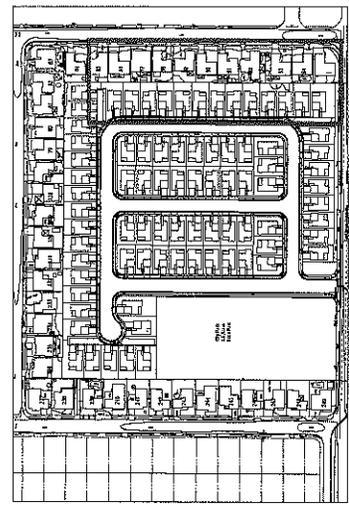
SP.2.2

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

Bassenian | Lagoni  
ARCHITECTURE - PLANNING - INTERIORS  
667.13017

- (A) Approximate Minimum Rear Building Setback from property line for existing homes
- (B) Minimum Rear Building Setback from property line
- (C) Second Story Primary Windows (Operable Windows)
  - : Accessible viewing (i.e. Master Bedroom Window)
- (D) Second Story Secondary Windows (Minimal/Obstructed Viewing)
  - : Not easily accessible (i.e. Master Bath Window)
- (E) Second Story Tertiary Windows (High Glass)
  - : Non-view window (i.e. High Glass Clerestory Window for daylight)

- IF : First Floor
- 2F : Second Floor
- SW : Small Window
- MW : Medium Window
- LG : Large Window
- D : Door



ADJACENT PROPERTY WINDOW LOCATIONS - EXISTING TO PROPOSED

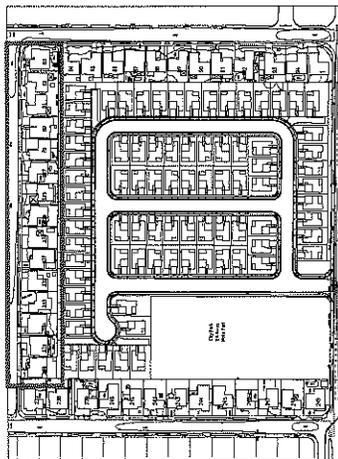
07.09.12



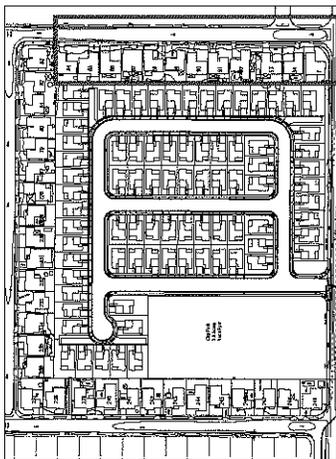
SP.2.3

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

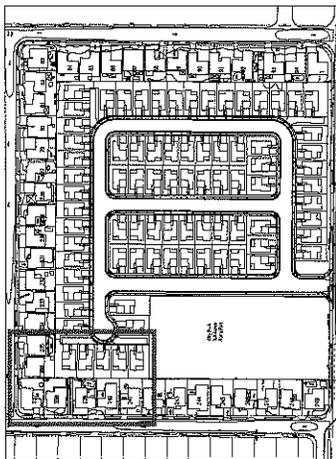
Bassenian Lagoni  
ARCHITECTURE • PLANNING • INTERIORS  
667.13.017



Key Site Map  
Not to Scale



Key Site Map  
Not to Scale



Key Site Map  
Not to Scale



SITE EDGE - ADJACENT  
EXISTING HOMES

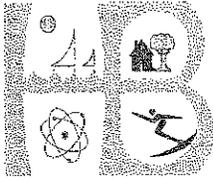
07.09.12



SP.3

FORMER LAMB SCHOOL SITE  
HUNTINGTON BEACH, CALIFORNIA

**Bassenian | Lagoni**  
ARCHITECTURE - PLUMBING - INTERIORS  
667.13.017



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

July 23, 2012

Michael C. Adams Associates  
P.O. Box 382  
Huntington Beach, CA 92648

**SUBJECT: GENERAL PLAN AMENDMENT NO. 08-05/ ZONING MAP AMENDMENT NO. 08-05/ ENVIRONMENTAL ASSESSMENT NO. 08-13/ CONDITIONAL USE PERMIT NO. 08-26/ TENTATIVE TRACT MAP 17238 (LAMB RESIDENTIAL SUBDIVISION)  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Adams,

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 site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [AGonzales@surfcity-hb.org](mailto:AGonzales@surfcity-hb.org) or (714) 374-1547 and/or the respective source department (contact person below).

Sincerely,

Andrew Gonzales  
Associate Planner

Enclosures: Fire Department requirements dated December 27, 2011  
Community Services Department dated January 3, 2012  
Public Works Department dated January 9, 2012  
Planning Division requirements dated July 23, 2012

ATTACHMENT NO. 4.1

Cc: Herb Fauland, Planning Manager  
Jason Kelley, Senior Planner  
Mark Carnahan, Building Division  
Debbie Debow, Public Works  
Jim Brown, Fire Department  
Joe Morelli, Fire Department  
Luis Gomez, Economic Development  
Tom Grable, Tri Pointe Homes, LLC, 20201 SW Birch Street, Ste. No. 100, Newport  
Beach, CA 92660  
Fountain Valley School District, 10055 Slater Avenue, Fountain Valley, CA 92708  
Project File



## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 27, 2011

**PROJECT NAME:** LAMB RESIDENTIAL SUBDIVISION

**ENTITLEMENTS:** PLANNING APPLICATION NO. 08-124

**PROJECT LOCATION:** 10251 YORKTOWN AVENUE, 92646 (NORTHSIDE OF YORKTOWN AVENUE, EAST OF BROOKHURST STREET), HUNTINGTON BEACH, CA

**PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

**PLAN REVIEWER-FIRE:** DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

**TELEPHONE/E-MAIL:** (714) 536-5531/ DMARESH@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** TO REVIEW DEVELOPMENT CONCEPT PLANS FOR THE SUBDIVISION AND DEVELOPMENT OF AN APPROXIMATELY 11.65 ACRE SITE (FORMERLY LAMB SCHOOL) FOR THE PURPOSES OF CREATING 81 NEW RESIDENTIAL LOTS WITH NEW SINGLE-FAMILY RESIDENCES. THE PROPOSED PROJECT WILL BE DESIGNED AS A PLANNED UNIT DEVELOPMENT UTILIZING TWO VARYING LOT SIZES WITH 18 LOTS AT 3,600 SQ. FT. (45 FT. X 80 FT.) AND 63 LOTS 3,760 SQ. FT. (47 FT. X 80 FT.). THE PROPOSAL IS TO MAINTAIN THE PARK SITE AS IS AND PROVIDE A PARK LAYOUT FOR CITY CONSIDERATION. PRIVATE STREETS, STORM DRAIN AND SEWER SYSTEM AREA PROPOSED, WITH PUBLIC WATER FACILITIES.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated December 7, 2011. 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- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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

#### **Fire Apparatus Access**

**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)

## **Fire Hydrants and Water Systems**

**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. 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)

## **Fire Suppression Systems**

### **Fire Sprinklers**

**Residential (NFPA 13D) Automatic Fire Sprinklers** are required. NFPA 13D automatic fire sprinkler systems are required per Huntington Beach Fire Code for new residential one and two family dwellings.

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

Automatic fire sprinkler systems must be maintained operational at all times.

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)

### **Addressing and Street Names**

**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 (1/2") 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)

**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)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

**OTHER:**

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648

or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

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

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ATTACHMENT NO. 4.6



**CITY OF HUNTINGTON BEACH  
COMMUNITY SERVICES DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JANUARY 3, 2012

**PROJECT NAME:** LAMB RESIDENTIAL SUBDIVISION

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 08-124

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 08-005; ZONING MAP AMENDMENT NO. 08-005; ENVIRONMENTAL ASSESSMENT NO. 08-013; TENTATIVE TRACT MAP NO. 17238; CONDITIONAL USE PERMIT NO. 08-026

**PROJECT LOCATION:** 10251 YORKTOWN AVENUE, 92646 (NORTHSIDE OF YORKTOWN AVENUE, EAST OF BROOKHURST STREET)

**PROJECT PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER

**PLAN REVIEWER:** DAVE DOMINGUEZ, FACILITIES AND DEVELOPMENT DIVISION

**TELEPHONE/E-MAIL:** (714) 374-5309/ [DDOMINGUEZ@SURFCITY-HB.ORG](mailto:DDOMINGUEZ@SURFCITY-HB.ORG)

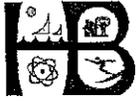
**PROJECT DESCRIPTION:** TO REVIEW DEVELOPMENT CONCEPT PLANS FOR THE SUBDIVISION AND DEVELOPMENT OF AN APPROXIMATELY 11.65 ACRE SITE (FORMERLY LAMB SCHOOL) FOR THE PURPOSES OF CREATING 81 NEW RESIDENTIAL LOTS WITH NEW SINGLE-FAMILY RESIDENCES. THE PROPOSED PROJECT WILL BE DESIGNED AS A PLANNED UNIT DEVELOPMENT UTILIZING VARYING LOT SIZES AT APPROXIMATELY 3,600 SQ. FT. MINIMUM (45 FT. X 80 FT.). ALL STREETS, LANDSCAPING, STORM DRAINS, AND SEWER FACILITIES WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STREETS WILL BE SIZED CONSISTENT WITH CITY PUBLIC STREET STANDARDS, INCLUDING PARKWAYS AND ON-STREET PUBLIC PARKING (36 FT. CURB-TO-CURB INTERIOR STREETS, 4 FT. SIDEWALK, AND 6 FT. PARKWAY ON EACH SIDE). THE PROPOSAL IS TO MAINTAIN THE PARK SITE AS IS AND PROVIDE A PARK LAYOUT FOR CITY CONSIDERATION.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 6, 2011. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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Applicable park and recreation fees defined under Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Chapters 230 – *Site Standards* and 254 – *Dedications and Reservations* shall be applied to the project based upon the proposed development of 81 residential units.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JANUARY 9, 2012  
**PROJECT NAME:** LAMB RESIDENTIAL SUBDIVISION  
**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 2008-005; ZONING MAP AMENDMENT NO. 2008-005; ENVIRONMENTAL ASSESSMENT NO. 2008-013; TENTATIVE TRACT MAP NO. 17238; AND CONDITIONAL USE PERMIT NO. 2008-026  
**PLNG APPLICATION NO.** 2008-0124  
**DATE OF PLANS:** NOVEMBER 6, 2011  
**PROJECT LOCATION:** 10251 YORKTOWN AVENUE (NORTH SIDE OF YORKTOWN AVE. EAST OF BROOKHURST ST.)  
**PROJECT PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1547 / [AGONZALES@SURFCITY-HB.ORG](mailto:AGONZALES@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** BOB MILANI, SENIOR CIVIL ENGINEER *BSM*  
**TELEPHONE/E-MAIL:** 714-375-1735 / [BOB.MILANI@SURFCITY-HB.ORG](mailto:BOB.MILANI@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO REVIEW DEVELOPMENT CONCEPT PLANS FOR THE SUBDIVISION AND DEVELOPMENT OF AN APPROXIMATELY 11.65 ACRE SITE (FORMERLY LAMB SCHOOL) FOR THE PURPOSES OF CREATING 81 NEW RESIDENTIAL LOTS WITH NEW SINGLE-FAMILY RESIDENCES. THE PROPOSED PROJECT WILL BE DESIGNED AS A PLANNED UNIT DEVELOPMENT UTILIZING TWO VARYING LOT SIZES WITH 18 LOTS AT 3,600 SQ. FT. (45 FT. X 80 FT.) AND 63 LOTS 3,760 SQ. FT. (47 FT. X 80 FT.). THE PROPOSAL IS TO MAINTAIN THE PARK SITE AS IS AND PROVIDE A PARK LAYOUT FOR CITY CONSIDERATION. PRIVATE STREETS, STORM DRAIN AND SEWER SYSTEM AREA PROPOSED, WITH PUBLIC WATER FACILITIES.

THE FOLLOWING IS A LIST OF CODE REQUIREMENTS DEEMED APPLICABLE TO THE PROPOSED PROJECT BASED ON THE CONCEPTUAL SITE PLAN RECEIVED FROM TRIPOINT HOMES ON SEPTEMBER 6, 2011.

IT SHALL BE NOTED THAT SINCE THE SUBMITTAL WAS INCOMPLETE AND DID NOT INCLUDE THE FOLLOWING ITEMS, THESE CODE REQUIREMENTS ARE NOT FINAL AND ARE SUBJECT TO CHANGE UPON RECEIPT OF SAID DOCUMENTS:

- PRELIMINARY HYDROLOGY/HYDRAULIC STUDY
- PRELIMINARY WQMP
- PRELIMINARY SEWER STUDY
- PRELIMINARY UTILITY PLAN (SEWER, WATER, STORM DRAIN)
- TENTATIVE TRACT MAP
- TRAFFIC STUDY

**TENTATIVE TRACT MAP NO. 17238**

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

1. The following shall be shown as a dedication to the City of Huntington Beach on the final tract map. (ZSO 230.084A & 253.10K)
  - a. The water system and appurtenances for the entire project shall be a public system.
  - b. The sewer system shall be a public system.
  - c. A blanket easement over the private streets and access ways for Police and Fire Department access purposes.
  - d. A blanket easement over the private streets and access ways for water utility and maintenance purposes per City Standard Plan No. 600.
  - e. A blanket easement over the private streets and access ways for sewer utility and maintenance purposes per City Standard Plan No. 500.
  - f. A Public Utility Easement per City Standard Plan No. 104.
  - g. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10-ft clear (5 ft either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Standards. Where access is restricted or impacted by structures, walls, curbs, etc, the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc. shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. Utilities Division personnel shall have access to public water facilities and appurtenances at all times. (ZSO 255.04)
2. The storm drain system located within private streets shall be private and maintained by the Homeowner's Association.
3. A final hydrology and hydraulic study for the runoff from this project and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval. This project shall be responsible for mitigating the increased storm water runoff from this property based on the net difference between the existing site condition and the proposed developed condition for 10, 25 and 100-year storms under current County and City criteria. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements per the 2005 Master Plan of Drainage. The study and the proposed drainage improvements shall include on-site, privately maintained clarifiers and/or other devices 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 255.04)
4. A sewer study shall be submitted for review and approval. (ZSO 255.04)

5. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach, Public Works Department.
6. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling in areas not previously investigated and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
7. A Traffic Impact Analysis, prepared by a Licensed Traffic Engineer, shall be submitted to Public Works for review and approval. (GP I-CE 4)
8. The grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
9. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
  - a. On-site sewer and drainage systems
  - b. Best Management Practices (BMP's) as per the approved Water Quality Management Plan (WQMP)
  - c. Onsite landscaping and irrigation improvements

The aforementioned items shall be addressed in the development's CC&R's.

10. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
11. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements, construction employee parking, utility relocation, material location, and fire access. (ZSO 253.12L)
12. All improvement securities (Faithful Performance, Labor & Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney. (ZSO 255.16)
13. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)
14. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)

**CONDITIONAL USE PERMIT NO. 2008-026**

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

15. 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).

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

16. The Final Tract Map shall be recorded with the County of Orange.
17. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. Final grades and elevations on the grading plans shall not vary by more than 1-foot from the grades and elevations on the approved tentative tract map and site plan, unless otherwise required by these development requirements and/or conditions of approval, and as directed by the Department of Public Works. (MC 17.05/ZSO 255.04)
18. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04) The following improvements shall be shown on the plan:
  - a. New curb, gutter, sidewalk and new pavement to the centerline of Yorktown Avenue per City Standard Plan Nos. 102, 202 and 207, along the Yorktown Avenue frontage within a 50-foot half-street right-of-way. (ZSO 255.04)
  - b. Thirty-five foot radius curb returns, with the appropriate right-of-way dedication, shall be constructed at all Yorktown Avenue intersections. (ZSO 255.04)
  - c. Curb ramps compliant with current ADA requirements shall be installed at all intersection curb returns. (ADA)
  - d. All driveways on Yorktown Avenue shall be removed and replaced with curb, gutter and sidewalk constructed per City Standard Plans 202 and 207. (ZSO 230.84)
  - e. The City Park parking lot driveway shall be constructed per Public Works Standard Plan No. 211. (ZSO 255.04)
  - f. All onsite cul-de-sacs and street knuckles shall be designed and constructed per City Standard Plan Nos. 105 and 106. (ZSO 255.04)
  - g. A 25-foot sight triangle shall be provided at all the intersections of this project. (ZSO 230.88)
  - h. The sewer facilities shall be designed per the final approved sewer study and City Standards.
  - i. All drainage facilities shall be designed per the final approved hydrology and hydraulics study and current County and City Standards. Note that once the storm water from the

- proposed development is treated per the project WQMP, it shall be contained in an acceptable storm drain pipeline. (ZSO 255.04)
- j. A public on-site looped water system with two connections to the City's public water system along Yorktown Avenue shall be constructed per Water Standards. The water main shall be a minimum of 8-inches in size. (ZSO 255.04)
  - k. Each dwelling unit shall have a separate domestic water service and meter, installed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 1-inch in size. (ZSO 255.044)
  - l. Each separate landscaping area (i.e., Homeowner's Association (HOA) property, public common landscaping area(s), proposed City Park, etc.) shall have a separate irrigation meter(s) and service(s). The irrigation water service(s) shall be a minimum of 1-inch in size. (ZSO 232)
  - m. Separate backflow protection devices shall be installed per Water Standards for all irrigation water services. (Resolution 5921 and Title 17)
  - n. The existing domestic water services and meters shall be abandoned per Water Standards. (ZSO 255.04)
  - o. Due to the current State mandate to conserve water, the applicant shall implement water conservation measures and water efficient fixtures in the building and landscaping design to minimize adverse impacts to the City's current water supply. The landscaping design and plant material proposed for the City Park shall be drought tolerant and water efficient. (MC 14.18)
- 19. Street lighting levels shall be adequately provided on Yorktown Avenue along the project frontage. Submit a photometric study, with calculations, showing the lighting levels for the roadway and pedestrian areas on Yorktown Avenue. If new street lights are required based on the photometric study, the street lighting plans shall be prepared by a Licensed Civil or Electrical Engineer and submitted to the Public Works Department for review and approval. Lighting standards shall be per the City of Huntington Beach guidelines. (ZSO 230.84)
  - 20. A privately maintained street lighting system, consistent with City standards, shall be constructed along the private streets and access ways in this subdivision. A photometric analysis shall be provided which demonstrates that such lighting will not negatively impact the existing residences to the north. (ZSO 255)
  - 21. A signing and striping plan for this project 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 be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
  - 22. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)
  - 23. 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)
24. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
25. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
26. 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)
27. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
28. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues and shall include the following:
- a. Low Impact Development.
  - b. Discusses regional or watershed programs (if applicable).
  - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
  - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
  - e. Incorporates Treatment Control BMPs as defined in the DAMP.
  - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

- g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
- h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
- i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
- j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
  - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
  - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
- k. The applicant shall return one CD media to Public Works for the project record file.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:**

- 29. 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). Contractor shall ensure that a Qualified SWPPP Practitioner (QSP) is continually implementing the project SWPPP.
- 30. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

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

- 31. A Precise Grading Permit shall be issued.

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

- 32. Complete all improvements as shown on the approved grading, and landscape and improvement plans. (MC 17.05)
- 33. 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).

34. 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)
35. 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.
36. Prior to the first occupancy of Phase 1 (excluding model homes), all associated onsite and offsite improvements, including the public park, as shown on the approved grading, landscape and improvement plans shall be completed. Prior to the first occupancy of each succeeding phase, all associated onsite improvements as shown on the approved grading, landscape and improvement plans shall be completed. (MC 17.05)
37. 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:
  - c. 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.
  - d. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - e. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - f. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
38. All landscape, irrigation and hardscape improvements for the public park shall be completed. The park shall be temporarily fenced for a period of 15 months following the completion of park improvements to allow for a 90-day plant establishment and one-year maintenance period to be completed by the applicant. All potential buyers of the new residential units and all property owners and occupants within a 1000-foot radius of the subject property shall receive written notification of the delayed opening of the public park. Evidence of the written notification shall be submitted to the Department of Public Works. (Resolution 4545)
39. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit Issuance. This project will be assessed a traffic impact fee based on the projected additional trips calculated by City staff or the approved Traffic Impact Analysis. (MC 17.65)
40. All existing overhead utilities along the project's frontage shall be undergrounded. (ZSO 255.04G)
41. All new utilities shall be undergrounded. (MC 17.64)
42. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
43. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



**CITY OF HUNTINGTON BEACH  
PLANNING AND BUILDING DEPARTMENT  
PLANNING DIVISION**

**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JULY 23, 2012

**PROJECT NAME:** LAMB RESIDENTIAL SUBDIVISION

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 08-124

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 08-005; ZONING MAP AMENDMENT NO. 08-005; ENVIRONMENTAL ASSESSMENT NO. 08-013; TENTATIVE TRACT MAP NO. 17238; CONDITIONAL USE PERMIT NO. 08-026

**DATE OF PLANS:** MAY 18, 2012

**PROJECT LOCATION:** 10251 YORKTOWN AVENUE, 92646 (NORTH SIDE OF YORKTOWN AVENUE, EAST OF BROOKHURST STREET)

**PLAN REVIEWER:** ANDREW GONZALES, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** TO REVIEW DEVELOPMENT CONCEPT PLANS FOR THE SUBDIVISION AND DEVELOPMENT OF AN APPROXIMATELY 11.65 ACRE SITE (FORMERLY LAMB SCHOOL) FOR THE PURPOSES OF CREATING 81 NEW RESIDENTIAL LOTS WITH NEW SINGLE-FAMILY RESIDENCES. THE PROPOSED PROJECT WILL BE DESIGNED AS A PLANNED UNIT DEVELOPMENT UTILIZING VARYING LOT SIZES AT APPROXIMATELY 3,600 SQ. FT. MINIMUM (45 FT. X 80 FT.). ALL STREETS, LANDSCAPING, STORM DRAINS, AND SEWER FACILITIES WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STREETS WILL BE SIZED CONSISTENT WITH CITY PUBLIC STREET STANDARDS, INCLUDING PARKWAYS AND ON-STREET PUBLIC PARKING (36 FT. CURB-TO-CURB INTERIOR STREETS, 4 FT. SIDEWALK, AND 6 FT. PARKWAY ON EACH SIDE). THE PROPOSAL IS TO MAINTAIN THE PARK SITE AS IS AND PROVIDE A PARK LAYOUT FOR CITY CONSIDERATION.

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

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**TENTATIVE TRACT MAP NO. 17238:**

1. Prior to submittal of the final tract to the Public Works Department for processing and approval, the following shall be required:
  - a. An Affordable Housing Agreement in accord with Section 230.26 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). **(HBZSO Section 230.26)**
  - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
  - c. Final parcel tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Section 254.16)**
  - d. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(Ordinance No. 3562, Resolution Nos. 2002-56 and 2002-57)**
2. Prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department. The application shall be submitted a minimum of 14 days prior to permit submittal. **(City Specification No. 409)**
3. Prior to issuance of a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
4. Prior to issuance of Building Permits, a Mitigation Monitoring Fee for a Mitigated Negative Declaration shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning and Building Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, all requirements of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code including the Noise Ordinance shall be adhered to. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday – Saturday, 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning and Building Director and Public Works Director shall be notified in writing if any changes to the tract map are proposed during the plan check process. Permits shall not be issued until the Planning and Building Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**

7. Tentative Tract No. 17238 shall not become effective until the ten (10) calendar day appeal period has elapsed from Planning Commission action. **(HBZSO Section 251.12)**
8. Tentative Tract No. 17238, General Plan Amendment No. 08-05, Zoning Map Amendment No. 08-05, and Conditional Use Permit No. 08-26 shall become null and void unless exercised within two (2) years of the date of final approval, which is September 25, 2012. An extension of time may be granted by the Director of Planning and Building pursuant to a written request submitted to the Planning and Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
9. The subdivision shall comply with all applicable requirements of the Municipal Code, Building Division, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

**CONDITIONAL USE PERMIT NO. 08-26:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

- d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
  - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**
  - f. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum. **(HBZSO Section 222.10.F)**
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. **(AQMD Rule 1403)**
  - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
  - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
  - 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. **(AQMD Rule 1403)**
  - e. All asbestos shall be removed from all existing buildings prior to demolition of any portion of any onsite building. **(AQMD Rule 1403)**
  - f. 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). **(CEQA Categorical Exemption Section 15304)**
3. Prior to issuance of grading permits, the following shall be completed:
- a. Prior to submittal of a landscape plan, the 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 No. 4545)**
  - b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)** *(For private properties)*

- c. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval. **(HBZSO Section 232.04)** *(For public properties)*
  - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - e. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - h. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
4. Prior to submittal for building permits, the following shall be completed:
- a. The Planning and Building Department shall review and approve the following:
    - 1) Special architectural treatment provided on all building walls.
    - 2) Revised site plan and elevations as modified pursuant to Condition No. 1.
    - 3) Proposed structures and/or building additions for architectural compatibility with existing structures. **(HBZSO Section 244.06)**
  - b. Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s). **(General Plan Policy N 1.2.1)**
5. Prior to issuance of building permits, the following shall be completed:
- a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
  - b. A Mitigation Monitoring Fee for mitigated negative declarations shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning and Building Department Fee Schedule)**
6. During demolition, grading, site development, and/or construction, all Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
  - a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - b. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - c. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the Planning and Building Department. **(HBZSO Section 232.04.D)**
  - d. An onsite 36" box tree or the palm equivalent shall be provided in the front yard, and a 24" box tree shall be provided in the parkway to meet the Huntington Beach; Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
  - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
8. The Development Services Departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building 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. **(HBZSO Section 241.18)**
9. Conditional Use Permit No. 08-26 shall not become effective until Zoning Map Amendment No. 08-05 has been approved by the City Council and is in effect. **(HBZSO Section 247.16)**
10. Conditional Use Permit No. 08-26 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 and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
11. Conditional Use Permit No. 08-26 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
12. The Planning Commission reserves the right to revoke Conditional Use Permit No. 08-26 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
13. 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. **(City Charter, Article V)**

14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
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 Building and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**