



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jane James, Senior Planner *JJ*  
**DATE:** October 23, 2012

**SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 2012-007 (PACIFIC CITY RESIDENTIAL)**

**APPLICANT/  
PROPERTY**

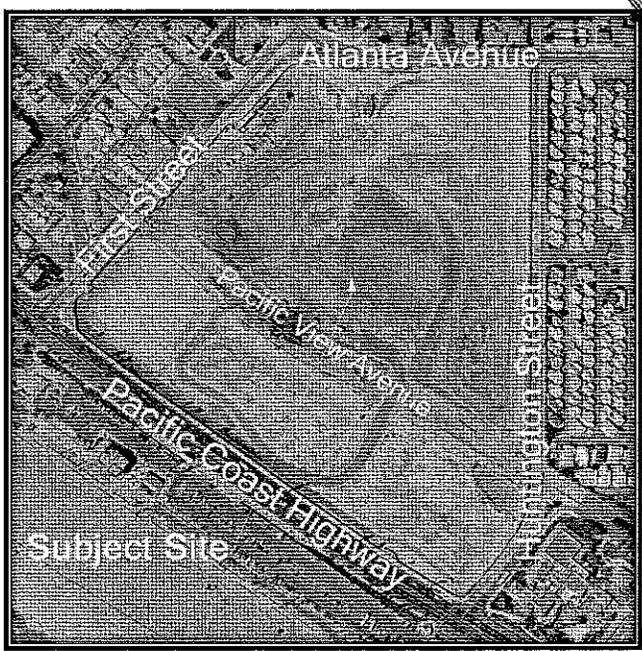
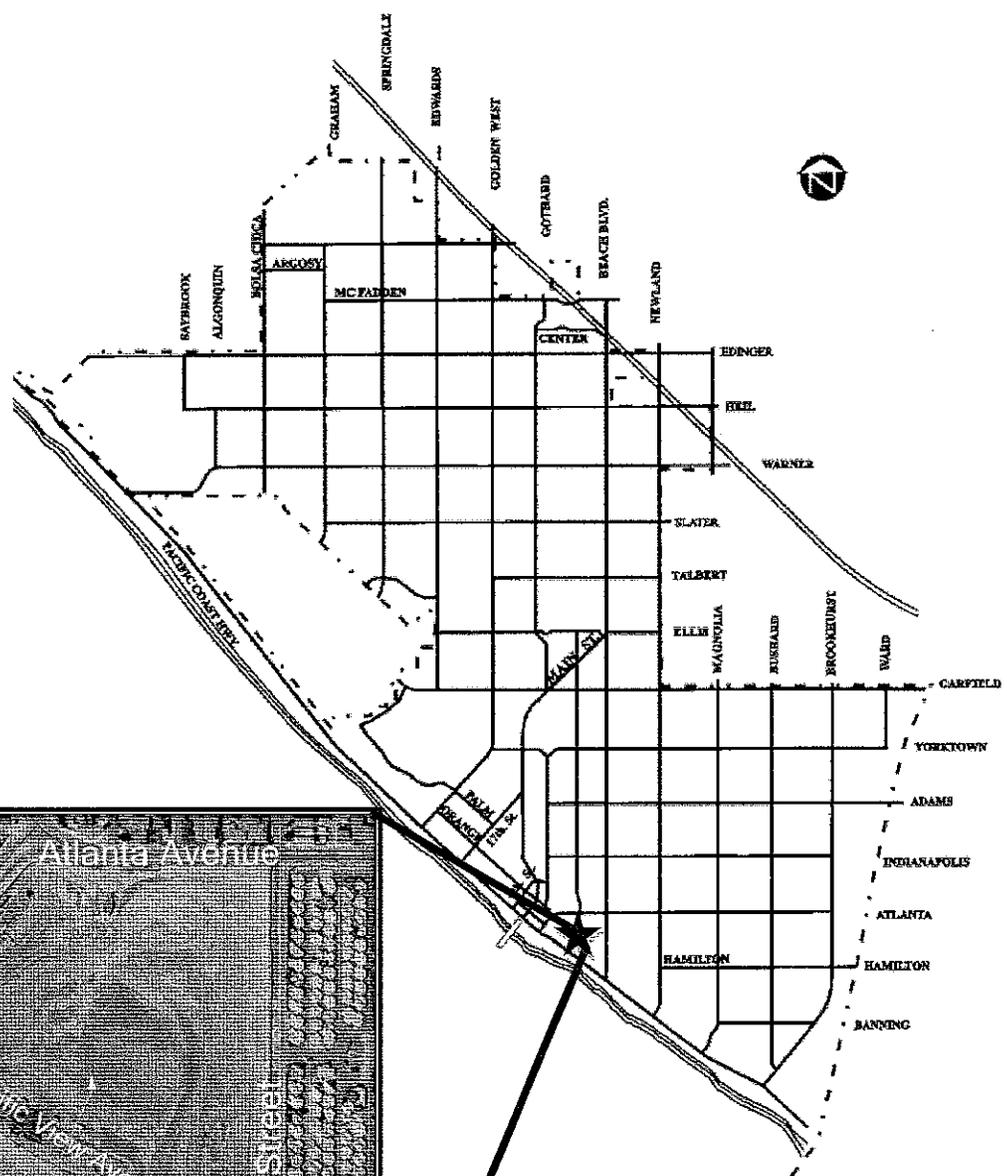
**OWNER:** Chaim Elkoby, 21002 HB, LLC, 2200 Biscayne Boulevard, Miami, FL 33137

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

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**STATEMENT OF ISSUE:**

- ◆ Entitlement Plan Amendment No. 2012-007 represents a request to amend the previously approved site plan, floor plans, and elevations for the residential portion of the Pacific City project.
  
- ◆ Staff recommends approval of Entitlement Plan Amendment No. 2012-007 based upon the following:
  - Consistency with applicable goals and policies of the General Plan;
  - Conforms to the provisions of the Downtown Specific Plan No. 5 and the Huntington Beach Zoning and Subdivision Ordinance;
  - Ensures development of the Pacific City project consistent with the conditions approved for Tentative Tract Map No. 16338, Conditional Use Permit No. 2002-20, Special Permit No. 2002-04, Coastal Development Permit No. 2002-12, Conceptual Master Plan, Entitlement Plan Amendment No. 2006-02, Entitlement Plan Amendment No. 2008-01, Entitlement Plan Amendment No. 2012-005, and applicable mitigation measures adopted for Environmental Impact Report No. 2002-01.



**VICINITY MAP**  
**ENTITLEMENT PLAN AMENDMENT NO. 2012-007**

**RECOMMENDATION:**

Motion to:

“Approve Entitlement Plan Amendment No. 2012-007 with findings and suggested conditions of approval (Attachment No. 1).”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Entitlement Plan Amendment No. 2012-007 with findings for denial.”
- B. “Continue Entitlement Plan Amendment No. 2012-007 and direct staff accordingly.”

**PROJECT PROPOSAL:**

Entitlement Plan Amendment No. 2012-007 represents a request to amend the previously approved site plans, floor plans, and elevations for the residential portion of the Pacific City project pursuant to Section 241.18, Changed Plans, of the Huntington Beach Zoning and Subdivision Ordinance (ZSO). The proposed modifications include redesigning the cluster building layout, relocating the public open space from the center of the project to the northern edge of Pacific View Avenue while maintaining the previous 2.03 acre size, relocating the pedestrian corridor from the middle to the perimeter, expanding the common recreational area within the project center, rearranging the layout of the two levels of subterranean parking, and complying with the previous Special Permit requests to allow encroachments of retaining walls and private patio walls in the required perimeter residential setback areas and to exceed maximum parking ramp slopes. Access points from the surrounding street system to the project and the subterranean parking structure are slightly shifted from the previous locations. The proposed project also includes amendments to the floor plans and elevations. Changes to the elevations, building colors and materials consist of amending the project design from traditional Mediterranean to a contemporary, modern aesthetic. Although the original project was approved as condominiums the applicant intends to lease the units as apartments at this time. Overall, the original count of 516 multi-family units remains the same.

A written narrative describing the proposed amendments from the applicant is included as Attachment No. 3.

**Background:**

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

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

On July 24, 2012 and August 20, 2012 the Planning Commission and City Council approved EPA No. 12-005 to amend existing conditions of approval and enter into Development Agreement No. 12-001 with the new property owner. The approved modifications to the conditions of approval were related to affordable housing, agreement with school districts, park land in-lieu fees, phasing of the project development, and type of amenities within the Village Green park area.

**Study Session:**

The Planning Commission held a study session for the project on September 11, 2012. Commissioner Bixby recused himself and left the room. The Planning Commission then asked questions regarding the revised architectural style and whether or not the unit sizes had increased. Staff described the changed architectural style as a result of bringing the project up to a more modern contemporary design. Staff also provided information that the unit sizes are essentially the same as the original approval but all the units are located around the periphery of the site and the common recreational and public open space areas are now located on the interior of the project area.

**ISSUES:**

**Subject Property Land Use, Zoning, and General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CV-F7-sp (Commercial Visitor - 3.0 floor area ratio - specific plan overlay) and RH-30-sp (High Density Residential - 30 du/gac - specific plan overlay)	Downtown Specific Plan (SP 5) – District 2 (Visitor Serving Mixed Use) and District 5 (Multi-Family Residential)	Partially completed subterranean parking structure/Vacant
North of Subject Property (across Atlanta Ave.):	RMH-25-d (Residential Medium High Density – 25 du/ac-design overlay)	RMH-A (Residential Medium High Density-Small Lot)	Multi-family units
East of Subject Property (across Huntington St.):	RM-15 (Residential Medium Density – 15 du/ac) and CV-F7-sp (Commercial Visitor - 3.0 floor area ratio - specific plan overlay)	RMP (Manufactured Home Park) and SP 5 – District 3 (Visitor-Serving Recreation)	Mobilehome park and Waterfront Hilton Hotel
South of Subject Property (across PCH):	OS-S (Open Space-Shore)	SP 5 – District 7 (Beach)	South Beach Parking Lot, Beach and Beach Improvements
West of Subject Property (across 1 <sup>st</sup> St.):	M->30-d-sp-pd (Mixed Use – 30 du/ac - design overlay – specific plan overlay – pedestrian overlay)	SP 5 – District 1 (Downtown Core Mixed Use)	Commercial, Oil-Related and Residential

### General Plan Conformance:

The entire project site is located within the Visitor Serving Mixed Use and Multi-Family Residential segments of the Downtown Specific Plan. The General Plan land use designations are Commercial Visitor - Specific Plan Overlay and Residential High Density – Specific Plan Overlay (CV-F7-sp and RH-30-sp). The entitlement plan amendment for the residential portion is consistent with the following General Plan goals, policies and objectives of the RH designation on the site:

#### A. Economic Element

Policy ED 2.4.2: Seek to capture the “new growth” businesses such entertainment-commercial developments.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

#### B. Coastal Element

Goal C 1: Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.

Objective C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

Policy C 1.1.1: With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individual or cumulative, on coastal resources.

Policy C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Policy C 1.1.7: Encourage cluster development in areas designated for residential use within the Coastal Zone.

Objective C 1.2: Provide a land use plan that balances location, type, and amount of land use with infrastructure needs.

Policy C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule, Table C-1.

Policy C 1.2.3: Prior to the issuance of a development entitlement, the City shall make the finding that adequate services (i.e., water, sewer, roads, etc.) can be provided to serve the proposed development, consistent with policies contained in the Coastal Element, at the time of occupancy.

Policy C 2.2.3: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

Objective C 3.2: Ensure that new development and uses provide a variety of recreational facilities for a range of income groups, including low-cost facilities and activities.

Objective C 4.1: Provide opportunities within the Coastal Zone for open space as a visual and aesthetic resource.

#### C. Housing Element

Goal H 2: Provide adequate housing sites to accommodate regional housing needs.

Goal H 3: Assist in development of affordable housing.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

#### D. Land Use Element

Objective LU 7.1: Accommodate the development of a balance of land uses that provides for commercial, employment, entertainment, and recreation needs of existing and future residents, and provides employment opportunities for residents of the City and the surrounding region and captures visitor and tourist activity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- a. Not applicable
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions, in form, scale, and density of development, and other elements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

*Objective LU 10.1:* Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources.

*Goal LU 11:* Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The entitlement plan amendment would ensure that the project is developed in accordance with current standards and regulations and the approved development plans, which provides a multi-family residential option within a master planned mixed use development site. The multi-family residential project provides an alternative for residents seeking to be within walking distance of work, services or commercial uses and reduce dependency on their automobile. The entitlement plan amendment affects only the site plan layout, floor plans, and architectural design of the residential units but maintains the overall approved density of 516 units along with a 2.03 acre publicly accessible but privately owned and maintained park. Affordable housing units are to be provided through the recently approved amendments to conditions of approval and development agreement, which specifies that the project provide 51 on-site affordable housing units for moderate income households and 26 off-site units for very low income households by the City's Housing Authority. The revised project was previously found in conformance with the General Plan and the revised plans maintain consistency with the General Plan.

**Zoning Compliance:**

The residential portion of the site is located in District No. 5, Multi-Family Residential, of Specific Plan No. 5 – Coastal Zone. District 5 is intended to allow high density residential uses with a population base to help support commercial and office uses in the downtown area. The Pacific City project, as approved pursuant to Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, Conceptual Master Plan and as amended by EPA 2012-007, is consistent with the development standards and regulations of the Downtown Specific Plan, except for the two special permits regarding side yard setbacks and maximum ramp slopes into the residential parking structure. A zoning conformance matrix depicting how the proposed project complies with all applicable sections of the SP5 is included on the conceptual plans received and dated September 14, 2012 (Attachment No. 2). In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4) and is included for informational purposes only.

**Urban Design Guidelines Conformance:**

The project is subject to the Downtown Specific Plan Design Guidelines which provide the minimum qualitative design expectations for the downtown. All development is required to comply with the spirit and intent of the design guidelines. Ground floor residential units around the perimeter of the site have private patio entries facing the street while access to the upper story units is from interior corridors. There are several small recreational areas, a 20 ft wide public access way around the project, as well as a 2.03 acre Village Green, that are connected by pedestrian walkways to link the residential neighborhoods

The previously approved architectural style for the residential portion of Pacific City was typical Mediterranean design with white stucco and red tile roofs and was common when the project was designed and approved between 2002 and 2004. The new property owner acquired the site late last year

and desires to bring the project up to a more modern contemporary aesthetic relating to coastal influences. The newly designed project consists of clusters of buildings made up of four different design styles while the colors, materials, and elevations consist of variations of white textures and materials and accent colors. Staff has determined that the proposed contemporary design complies with the Urban Design Guidelines because the project incorporates variations in roof elements, roofs at varying heights, vertical elements such as towers, projections and recesses in the wall design, wall undulations between units, varied colors, textures, and materials, a variety of materials on the wall planes, and corner cutoffs and increased setbacks at key corners and site entrances. Additionally, the preliminary landscape plan softens the proposed structures while adequately defining building and driveway entrances.

**Environmental Status:**

Entitlement Plan Amendment No. 2012-007 is covered under Environmental Impact Report (EIR) No. 2002-01, prepared by EIP Associates and certified by the City Council on June 7, 2004, pursuant to the provisions of the California Environmental Quality Act. In particular, no substantial changes are proposed to the project, as proposed to be modified by this entitlement plan amendment, which will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, no substantial changes have occurred with respect to the circumstances under which the project, as proposed to be modified by this entitlement plan amendment, is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows that more significant effects would occur or that new mitigation measures are feasible or necessary. Therefore, in accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent environmental impact report or supplement to the EIR need be prepared for this entitlement plan amendment and no further environmental review or documentation is required.

**Environmental Board:** Not Applicable.

**Coastal Status:**

The Pacific City project site is located in the non-appealable jurisdiction of the Coastal Zone and includes an entitlement plan amendment to Coastal Development Permit No. 02-12 approved by the City Council on June 7, 2004. The proposed amendments are consistent with the Coastal Element as the project density remains the same, the proposed buildings are located in a cluster design as encouraged by Coastal policies, adequate infrastructure can be provided to the development, the project is located in close proximity to other development, and the project includes open space as a visual and aesthetic resource.

**Redevelopment Status:** No Longer Applicable.

**Design Review Board:**

The Design Review Board reviewed the proposed colors, materials, elevations, architectural design, and preliminary landscaping plan at a Special Meeting on September 27, 2012. After a review and study of the proposed project and discussion regarding the style, shape, colors, and materials, the board unanimously recommended approval of the project, as proposed, to the Planning Commission.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

Entitlement Plan Amendment No. 2012-007 is consistent with conditions approved for Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 2002-04, Coastal Development Permit No. 2002-12, Conceptual Master Plan, and as amended by EPA 2012-005, and applicable mitigation measures adopted for Environmental Impact Report No. 2002-01, which was reviewed by the Building Division and Fire, Police, Public Works, Community Services and Economic Development Departments.

The Departments of Planning & Building, Economic Development, Community Services, Fire, Police, and Public Works have reviewed the application and identified comments and applicable code requirements (Attachment No. 4).

**Public Notification:**

Legal notice was published in the Huntington Beach Independent on October 11, 2012, and notices were sent to property owners of record and occupants within a 500 ft. radius of the project site, interested parties, and individuals/organizations that commented on the previous project approval. As of October 16, 2012 no communication on Entitlement Plan Amendment No. 2012-007 has been received.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**      **MANDATORY PROCESSING DATE(S):**

September 14, 2012

December 14, 2012

The application was filed on May 22, 2012 and deemed complete on September 14, 2012. The Study Session was held on September 11, 2012, the Design Review Board meeting was held on September 27, 2012, and this is the staff report for the October 23, 2012 public hearing.

**ANALYSIS:**

**Development Standards**

The proposed revisions to the residential portion of the Pacific City plans comply with development standards of the Downtown Specific Plan and HBZSO, including minimum parcel size, maximum site coverage, maximum density, maximum building height, upper story setback, front setbacks, corridor dedication, building separation, landscaping, parking, private open space, and common open space. The project was previously approved in 2004 with Special Permits to allow deviation from two code requirements to: 1) allow private open space with walls greater than 42 inches in height located within the setback areas along the project perimeter, and 2) allow three driveway ramps into the residential below grade parking structures at a slope of 15% in lieu of a maximum 10%.

There will be private patio walls, retaining walls, and landscaped planters along Pacific View Ave., First Street, Atlanta Ave., and Huntington Street separating the ground floor private patios from the public sidewalks around the perimeter of the residential project site that will exceed the maximum 42 inches

required by up to two ft., six inches (2' - 6"). This special permit is necessary due to the grade differences between the ground floor patios and adjacent public sidewalk grades, and that there is an EIR mitigation measure that requires walls and barriers around patio areas and open space areas be shielded by at least a five ft., six in. (5' 6") high block wall or Plexiglas sheets to minimize exterior noise levels to these areas.

The relocated pedestrian corridor, further discussed below, also presents a change in special permit request for setbacks along First Street. The revised corridor location results in an increased distance for the residential units and private patios from First Street (18 ft. in lieu of 12 ft). However, the setback is now measured from the inside edge of the relocated pedestrian corridor easement, meaning that the unit walls and patio walls are still located within the setback area at three feet from the easement line. Staff supports this special permit as the units and private patio areas will now enjoy approximately 18 feet setback area from First Street. The pedestrian corridor will be heavily landscaped to further buffer the residential units.

The increased ramp slope is an acceptable standard for driveways without parking on either side. The increased ramp slope allows for a more efficient use of land and more usable open space area resulting in a better project and was previously approved by Planning Commission and City Council.

The project has been evaluated for compatibility with the surrounding neighborhood and includes perimeter buildings that provide transition and scale to adjacent properties, provides more than code required residential open space, is designed on a pedestrian scale and character, provides the required parking to serve the uses on site, and meets the goals and policies of the General Plan. Staff supports the revised design and continuation of the special permit requests.

#### Relocation of Public Open Space and Pedestrian Corridor

The project is required to provide a minimum 20 foot wide pedestrian corridor from the intersection of Atlanta Avenue and First Street to Pacific Coast Highway. The original project design routed the pedestrian corridor from the northwest corner of the property through the residential units to a publicly accessible Village Green located in the center of the project site. The pedestrian corridor then traversed south across Pacific View Drive through the retail/commercial portion and ended at the sidewalk on Pacific Coast Highway. The 2.03 acre publicly accessible open space has now been relocated from the center of the project to a linear park along the Pacific View Drive frontage. The common recreational open space has now been redesigned at the former location of the public park. Accordingly, the pedestrian corridor has been relocated from the center of the site to periphery along the First Street frontage. At staff's suggestion, the applicant proposes to incorporate the existing 12 foot wide First Street right-of-way into the required pedestrian corridor so that only one sidewalk and increased landscaping is provided within the total 30 foot wide corridor. The property owner will be required to maintain the right-of-way area through a License and Maintenance Agreement with the City as was previously conditioned.

The required pedestrian corridor will then wrap around from First Street along the north side of Pacific View Avenue to the public open space. The pedestrian corridor in this location will also be a total of 20 feet in width and include the public right-of-way within the total area so that two sidewalks are not constructed. It is anticipated that the pedestrian corridor will continue to the commercial and hotel parcels from this point, mid-way along Pacific View Avenue.

The public sidewalk along Huntington Street is a heavily traveled path to the beach and an important link to coastal resources and the downtown area. Although approximately four feet in width along most of its length, the sidewalk does choke down around certain light posts and utility features. The applicant agrees to increase the sidewalk along Huntington Street by an additional two feet, as conditioned, and will enter into a License and Maintenance Agreement for the construction and maintenance of the public right-of-way area. Staff supports the relocated pedestrian corridor and the increased sidewalk along Huntington Street to further enhance pedestrian access around the site and provide a more comfortable walking and strolling experience. Staff also supports the location of the public open space because the original 2.03 acre size is maintained and the space is actually more open, inviting, and visible to the general public than its previous location within the interior of the residential units.

### Revised Architectural Design

When the project was approved in 2004 it included a Coastal Mediterranean design popular at the time. As described in the Urban Design Guidelines section above, the project has been redesigned with a more contemporary modern interpretation of Mediterranean design. Staff supports the contemporary, architecture because it is within the framework of articulation, variation in roof design, and reduction in building mass stipulated by the design guidelines. In this case, the design is consistent with the intent of the design guidelines because the four building designs have varied roofs, undulation in building walls, and variation in roof heights. Additionally, the design incorporates recesses and projections through the placement of balconies and separations in the building walls, the building clusters contain roofs located at different levels, combinations of units at different heights, and a stagger or jog of unit planes. The white building materials and varied textures along with accent colors provide relief in the overall building mass and accents on the building walls. Additionally, vertical elements such as towers or similar architectural features to accent the horizontal massing and provide visual interest have been incorporated. The design includes stepped back upper stories to reduce the scale of facades that face streets, courtyards, and open space areas. Finally, rooftop decks are integrated with the design and architecture of the building rather than creating a railing or faux parapet wall at the building line.

Staff finds that the revised residential design is consistent with the originally approved entitlements as well as the General Plan, Downtown Specific Plan No. 5, and the HBZSO and recommends approval of the revised project.

### SUMMARY:

Staff recommends approval of Entitlement Plan Amendment No. 2012-007 because it would:

- Conform with applicable goals and policies of the General Plan;
- Conform to the provisions of the Downtown Specific Plan No. 5 and the Huntington Beach Zoning and Subdivision Ordinance;
- Ensure development of the Pacific City project consistent with the conditions approved for Tentative Tract Map No. 16338, Conditional Use Permit No. 2002-20, Special Permit No. 2002-04, Coastal Development Permit No. 2002-12, Conceptual Master Plan, Entitlement Plan Amendment No. 2006-02, Entitlement Plan Amendment No. 2008-01, Entitlement Plan Amendment No. 2012-005, and applicable mitigation measures adopted for Environmental Impact Report No. 2002-01.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Entitlement Plan Amendment No. 2012-007
2. Site plans, floor plans, and elevations received and dated September 14, 2012, including the colors and materials boards received August 30, 2012 and colored renderings and elevations received and dated September 18, 2012
3. Applicant's narrative received and dated October 15, 2012
4. Code Requirements Letter dated October 15, 2012 (for informational purposes)
5. City Council approved Conditions of Approval dated June 14, 2004 and Development and Use Requirements letter dated June 9, 2004 – **Not Attached; Available at Planning Division, City Hall, City of Huntington Beach**

SH:HF:jj

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS AND CONDITIONS FOR APPROVAL

#### ENTITLEMENT PLAN AMENDMENT NO. 2012-007

#### SUGGESTED FINDINGS FOR CEQA:

The Planning Commission finds and determines all of the following, based on substantial evidence in light of the whole record:

- A. Pacific City Environmental Impact Report No. 02-01 (“EIR”) was certified by the City Council on June 7, 2004;
- B. No substantial changes are proposed to the project, as proposed to be modified by this entitlement plan amendment, which will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- C. No substantial changes have occurred with respect to the circumstances under which the project, as proposed to be modified by this entitlement plan amendment, is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- D. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:
  - (1) The project, as proposed to be modified by this entitlement plan amendment, will have one or more significant effects not discussed in the EIR; or
  - (2) Significant effects previously examined will be substantially more severe than shown in the EIR; or
  - (3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, as proposed to be modified by this entitlement plan amendment, but the project proponents decline to adopt the mitigation measures or alternative; or
  - (4) Mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative; and
- E. In accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent environmental impact report or supplement to the EIR need be prepared for this entitlement plan amendment and no further environmental review or documentation is required.

**SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 2012-007:**

1. Entitlement Plan Amendment No. 2012-007 is a request to permit modifications to the residential site plan, floor plans, and elevations originally approved under Tentative Tract Map No. 16338, Conditional Use Permit No. 2002-20, Special Permit No. 2002-04, Coastal Development Permit No. 2002-12, and Conceptual Master Plan for the Pacific City project. The proposed amendments will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project modifications will update the 2004 project entitlements for consistency with current standards regarding building layout and architectural design but will maintain compatibility with the surrounding area. The modifications to amend the site plans and elevations maintain compatibility with the surrounding area by abiding by the previously approved setbacks, access from surrounding streets, building height, and open space areas. The project relocates the pedestrian corridor and public open space to improve accessibility and visibility of these two project features. The modifications will not generate significant traffic, air quality, noise, odors, or other detrimental impacts onto surrounding properties.
2. The entitlement plan amendment will be compatible with surrounding uses because the modifications remain consistent with the previously approved plans and remain compatible with other residential, commercial, and beach open space uses in the surrounding area.
3. The proposed entitlement plan amendment will comply with the provisions of the base district and other applicable provisions in SP 5 (Downtown Specific Plan), Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, and any specific condition required for the proposed use in the district in which it is located with exception of the two previously approved special permits. The project modifications will update the 2004 project entitlements for consistency with current design aesthetics and site layout.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. The project is consistent with the Land Use Element designation of RH-30-sp (High Density Residential - 30 du/gac - specific plan overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Economic Element

Policy ED 2.4.2: Seek to capture the “new growth” businesses such entertainment-commercial developments.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

B. Coastal Element

Goal C 1: Develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs.

Objective C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

Policy C 1.1.1: With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individual or cumulative, on coastal resources.

Policy C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Policy C 1.1.7: Encourage cluster development in areas designated for residential use within the Coastal Zone.

Objective C 1.2: Provide a land use plan that balances location, type, and amount of land use with infrastructure needs.

Policy C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule, Table C-1.

Policy C 1.2.3: Prior to the issuance of a development entitlement, the City shall make the finding that adequate services (i.e., water, sewer, roads, etc.) can be provided to serve the proposed development, consistent with policies contained in the Coastal Element, at the time of occupancy.

Policy C 2.2.3: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

Objective C 3.2: Ensure that new development and uses provide a variety of recreational facilities for a range of income groups, including low-cost facilities and activities.

Objective C 4.1: Provide opportunities within the Coastal Zone for open space as a visual and aesthetic resource.

## C. Housing Element

Goal H 2: Provide adequate housing sites to accommodate regional housing needs.

Goal H 3: Assist in development of affordable housing.

Policy H 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

D. Land Use Element

Objective LU 7.1: Accommodate the development of a balance of land uses that provides for commercial, employment, entertainment, and recreation needs of existing and future residents, and provides employment opportunities for residents of the City and the surrounding region and captures visitor and tourist activity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:

- a. Not applicable
- b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.
- c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
- e. Intermix uses and densities in large-scale development projects.
- f. Site development to capitalize upon potential long-term transit improvements.
- g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions, in form, scale, and density of development, and other elements.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The entitlement plan amendment would ensure that the project is developed in accordance with current standards and regulations and the approved development plans, which provides a multi-family residential option within a master planned mixed use development site. The multi-family residential project provides an alternative for residents seeking to be within walking distance of work, services or commercial uses and reduce dependency on their automobile. The entitlement plan amendment affects only the site plan layout, floor plans, and architectural design of the residential units but maintains the overall approved density of 516 units along with a 2.03 acre publicly accessible but privately owned and maintained park. Affordable housing units are to be provided through the recently approved amendments to conditions of approval and development agreement, which specifies that the project provide 51 on-site affordable housing units for moderate income households and 26 off-site units for very low income households by the City's Housing Authority. The revised project was previously found in conformance with the General Plan and the revised plans maintain consistency with the General Plan.

**SUGGESTED CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 2012-007:**

1. Site plans, floor plans, and elevations received and dated September 14, 2012, including the colors and materials boards received August 30, 2012 and colored renderings and elevations received and dated September 18, 2012 with the following modifications:
  - a. The sidewalk width along Huntington Street shall be increased by two additional feet.
  - b. The floor plans shall be revised so that all dens have at least 50% of one wall open to the adjacent room or hallway or the den space shall be counted as a bedroom and code required parking shall be provided.
  - c. The final hardscape and landscape design of the relocated pedestrian corridor along First Street and Pacific View Avenue shall be subject review and approval by the Director of Planning and Building prior to the issuance of grading permits.
2. The following conditions are required to be completed prior to issuance of a building permit:
  - a. All project and entitlement related mitigation measures, code requirements, and conditions of approval of the original Pacific City project shall remain in effect (including but not limited to: street and frontage improvements, sewer, water and storm drain infrastructure improvements, traffic mitigation fair share contributions, traffic signals, signing and striping, completion of Pacific View Avenue, medians, traffic impact fees, decorative paving, street lighting, street dedications, pedestrian easements, et al.). (PW)
  - b. All existing Agreements between the City of Huntington Beach and the original Pacific City property owner shall be replaced with comparable agreement(s) to be approved by and executed with the City and the new property owner(s). These agreements include: the Subdivision Agreement, Special Utility Easement Agreement, License and Maintenance Agreement, Agreement Regarding Village Green Park, Agreement Regarding City Requirements. (The intent of this Condition of Approval is to capture and transfer certain responsibilities identified in the original agreements between the City and the original property owner, and execute new agreements between the City and the new property owner(s) in a manner consistent with the requirements of the original project approved Conditions of Approval. (PW)
  - c. The following items are conditions of approval of the previous project that are applicable to the current project and are repeated below since they may not be obvious from the original documents (PW):
    - i) Installation of an all-way stop at the intersection of Pacific View Avenue and Huntington Street.
    - ii) Relocation of the crosswalk at the intersection of Pacific Coast Highway/1st Street from the north leg to the south leg, and installation of enhanced paving at that intersection.
  - d. To address the proposed revisions to the recorded Final Tract Map No. 16338, the applicant shall comply with one of the following options (PW):

- i) The existing pedestrian access easements and the Village Green Park/open space easement shall be formally vacated by the City of Huntington Beach and new pedestrian access easement(s) and a Village Green Park/open space easement shall be dedicated to the City.
  - ii) A revised Tentative Tract Map and Final Tract Map shall be submitted/processed through and approved by the City of Huntington Beach and recorded with the County of Orange, showing the vacation(s) of the existing pedestrian access easements and the Village Green Park/open space easement and dedication (to the City) of new pedestrian access easement(s) and the Village Green Park/open space easement.
- e. Huntington Street shall be re-stripped near the proposed locations of the relocated driveways. A striping/signage plan shall be prepared by a registered Civil or Traffic Engineer and submitted for review and approval by the Public Works Department prior to re-stripping of Huntington Street. (PW)
3. Any proposed phasing of construction of the residential units, common recreational open space, and publicly accessible open space shall be submitted for review and approval by the Directors of Planning and Building, Public Works, and Community Services.
4. All conditions of approval and mitigation measure required under Environmental Impact Report No. 2002-01, Tentative Tract Map No. 16338, Conditional Use Permit No. 2002-20, Special Permit No. 2002-04, Coastal Development Permit No. 2002-12, Conceptual Master Plan, Entitlement Plan Amendment No. 2006-02, Entitlement Plan Amendment No. 2008-01, and Entitlement Plan Amendment No. 2012-005 for the Pacific City project shall remain valid, with exception of the conditions of approval identified in No. 1 above, as modified herein.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

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

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Dept. of Planning  
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# PACIFIC CITY

## Huntington Beach, California

Entitlement Plan Amendment 2012-007

ATTACHMENT NO. 2.1

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Dept of Planning & Building

PLANNING DIVISION  
MUNICIPAL SERVICES DIVISION

ADDRESS: 1000 S. GARDEN ST. #100  
LOS ANGELES, CA 90007  
PHONE: (213) 473-2000  
FAX: (213) 473-2000

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

PROJECT: PACIFIC CITY  
EPA 2012-007  
DATE: 08-15-12  
SCALE: NTC  
DRAWN: RSMH  
JOB: HB  
SHEET: AC.0

SHEET INDEX

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- A-000 COVER SHEET & PROJECT DATA
- A-001 ZONING CONFORMANCE MATRIX & PHASING
- A-002 ARCHITECTURAL PRECEDENTS
- A-0 PROJECT DIAGRAMS
- A-0.1 BASEGAM- LOT COVERAGE / BULK BUILDING HEIGHT
- A-0.2 BASEGAM- PRIVATE OPEN SPACE/COMMON OPEN SPACE
- A-0.3 DIAGRAM- BUILDING ENVELOPE COMPARISON
- A-0.4 DIAGRAM- SHADOW STUDY COMPARISON
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- C-1.0 CONCEPTUAL GRADING PLAN
- C-2.0 CONCEPTUAL GRADING PLAN
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- A-1 BUILDING & GARAGE PLANS
- A-1.1 PLANS - UPPER LEVEL GARAGE
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- A-3.1 ELEVATION- PACIFIC VIEW
- A-3.2 ELEVATION- ATLANTA AVENUE
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- A-3.4 ELEVATION- FIRST STREET
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- A-4.3 SITE SECTION
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- A-5.0 UNIT PLAN - SITE PLAN KEY
- A-5.1 UNIT PLAN - DESIGN TYPE A
- A-5.2 UNIT PLAN - DESIGN TYPE B
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- A-5.4 UNIT PLAN - DESIGN TYPE D
- A-5.5 SAMPLE FLOOR PLAN - BUILDING B

CONCEPTUAL LANDSCAPE PLANS AND SECTIONS

- LS-1.0 LANDSCAPE MASTERPLAN
- LS-1.1 WALLS AND FENCES PLAN
- LS-1.2 LANDSCAPE SITE SECTIONS
- LS-2.1 LANDSCAPE SITE SECTIONS
- LS-2.2 LANDSCAPE SITE SECTIONS
- LS-2.3 LANDSCAPE SITE SECTIONS
- LS-3.1 LANDSCAPE SITE ELEVATION AND ENLARGEMENT
- LS-3.2 LANDSCAPE SITE ELEVATION AND ENLARGEMENT
- LS-4.1 LANDSCAPE CHARACTER AND PRECEDENT IMAGERY
- LS-4.2 PLANT PALLETTE AND DETAIL

PROJECT DATA

DESIGN TYPE A

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	TOTAL AVERAGE SF	PARKING RATIO	PARKING REQUIRED	PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type A-FH1.1 (10A/1)	1 Bedroom	1300	10	10	10	10	40	40,000	40,000	2	80	72	2880
Type A-FH1.2 (10A/2)	2 Bedroom	1400	21	21	21	21	84	117,600	117,600	2	168	72	8016
Type A-FH1.3 (10A/3)	3 Bedroom	1600	8	8	8	8	32	51,200	51,200	2	64	144	2304
Type A-FH1.4 (10A/4)	4 Bedroom	1300	4	4	4	4	16	20,800	20,800	2	32	144	2304
Suitt										0.5	60	144	2304
<b>Total</b>							<b>372</b>	<b>249,600</b>	<b>249,600</b>		<b>352</b>		<b>11328</b>

DESIGN TYPE B

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	TOTAL AVERAGE SF	PARKING RATIO	PARKING REQUIRED	PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type B-FH1.1 (10B/1)	1 Bedroom	1200	6	6	6	6	24	28,800	28,800	2	48	144	2304
Type B-FH1.2 (10B/2)	2 Bedroom	1500	7	7	7	7	28	42,000	42,000	2	56	72	1956
Type B-FH1.3 (10B/3)	3 Bedroom	1800	2	2	2	2	8	14,400	14,400	2	32	144	2304
Type B-FH1.4 (10B/4)	4 Bedroom	1500	2	2	2	2	8	12,000	12,000	2	32	144	2304
Suitt										0.5	60	144	2304
<b>Total</b>							<b>124</b>	<b>107,200</b>	<b>107,200</b>		<b>302</b>		<b>15984</b>

DESIGN TYPE C

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	TOTAL AVERAGE SF	PARKING RATIO	PARKING REQUIRED	PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type C-FH1.1 (10C/1)	1 Bedroom	1100	4	4	4	4	16	15,400	15,400	2	32	144	2304
Type C-FH1.2 (10C/2)	2 Bedroom	1200	4	4	4	4	16	22,800	22,800	2	32	144	2304
Type C-FH1.3 (10C/3)	3 Bedroom	1600	18	18	18	18	72	33,600	33,600	2	36	96	7824
Type C-FH1.4 (10C/4)	4 Bedroom	2100	3	3	3	3	12	25,200	25,200	2.5	30	86	1344
Suitt										0.5	60	144	2304
<b>Total</b>							<b>118</b>	<b>107,000</b>	<b>107,000</b>		<b>337</b>		<b>12816</b>

DESIGN TYPE D

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL NET SF	TOTAL AVERAGE SF	PARKING RATIO	PARKING REQUIRED	PRIVATE OPEN SPACE PER UNIT	PRIVATE OPEN SPACE PROVIDED
Type D-FH1.1 (10D/1)	1 Bedroom	800	4	4	4	4	16	6,400	6,400	2	32	144	2304
Type D-FH1.2 (10D/2)	2 Bedroom	1200	4	4	4	4	16	14,400	14,400	2	32	144	2304
Type D-FH1.3 (10D/3)	3 Bedroom	1300	1	1	1	1	4	10,400	10,400	2	40	144	2304
Type D-FH1.4 (10D/4)	4 Bedroom	1700	5	5	5	5	20	28,000	28,000	2	40	144	2304
Type D-FH1.5 (10D/5)	5 Bedroom	2000	8	8	8	8	32	40,000	40,000	2.5	75	144	2304
Suitt										0.5	60	144	2304
<b>Total</b>							<b>88</b>	<b>147,200</b>	<b>147,200</b>		<b>324</b>		<b>12864</b>

TOTAL RESIDENTIAL TOTAL RESIDENTIAL 515 826,800 1602 1332

STORAGE 15,800 CAR ACCOMMODATION (5.65:1.00 ratio, 28,000 required) 132 PROVIDED (5.15:1.72 required)

NET LOT SIZE 750,000 SF (17.23 ACRES)

LOT COVERAGE 67.01% (5.9%)

OPEN SPACE 52,200 SF Provided (5.15 x 750,000 = 60,000 SF @ 20% required)

COMBINATION OF SPACE 130,000 SF Provided (5.15 x 250,000 = 127,500 SF @ 20% required)

150,000 SF Provided (5.15 x 290,000 = 149,775 SF @ 20% required)

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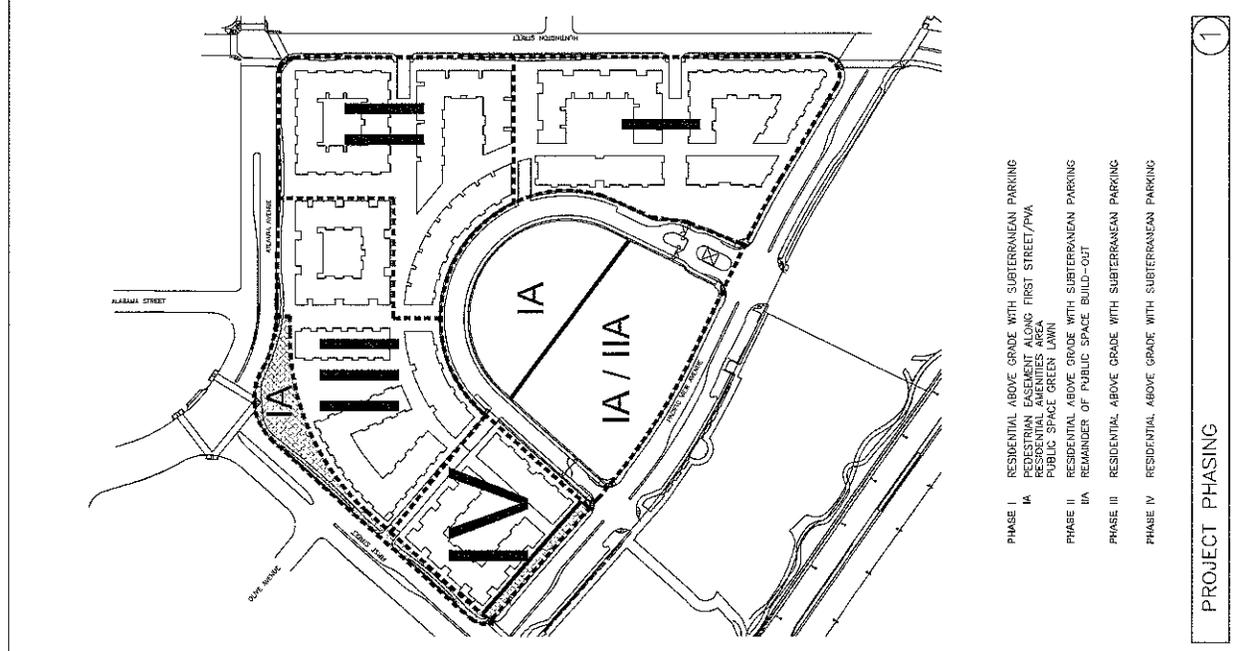
150,000 SF Provided (5.15 x 290,000 = 149,775 SF @ 20% required)

150,000 SF Provided (5.15 x 290,000 = 149,775 SF @ 20% required)

Dept. of Planning  
& Building

Item #	Item Description	Requirements	Notes
3.2.13	Storage and Utility	Storage shall be provided for all materials, equipment, and supplies used in the construction of the project. Storage shall be located in an area that is not visible from the street and shall be screened by a wall or fence. Utility lines shall be buried or placed in a trench that is not visible from the street.	
3.2.15	Signage	Signage shall be designed and installed in accordance with the City of Pacific City Signage Ordinance. All signs shall be clearly legible and shall not be an eyesore. Signs shall be located in an area that is not visible from the street and shall be screened by a wall or fence.	
3.2.16	Site Preparation	The site shall be prepared in accordance with the City of Pacific City Site Preparation Ordinance. The site shall be cleared of all vegetation and shall be graded to meet the requirements of the ordinance. The site shall be stabilized to prevent erosion and shall be planted with native vegetation.	
3.2.17	Site Access	Access to the site shall be provided in accordance with the City of Pacific City Site Access Ordinance. Access shall be provided to all areas of the site and shall be clearly marked. Access shall be maintained throughout the construction of the project.	
3.2.18	Site Security	The site shall be secured in accordance with the City of Pacific City Site Security Ordinance. The site shall be fenced and shall be guarded by a security guard. The site shall be monitored at all times.	
3.2.19	Site Safety	The site shall be safe in accordance with the City of Pacific City Site Safety Ordinance. The site shall be free of all hazards and shall be clearly marked. The site shall be maintained in a safe condition throughout the construction of the project.	
3.2.20	Site Maintenance	The site shall be maintained in accordance with the City of Pacific City Site Maintenance Ordinance. The site shall be kept clean and free of all debris. The site shall be watered and shall be mowed at all times.	
3.2.21	Site Restoration	The site shall be restored in accordance with the City of Pacific City Site Restoration Ordinance. The site shall be returned to its original condition or better. The site shall be planted with native vegetation and shall be stabilized to prevent erosion.	
3.2.22	Site Completion	The site shall be completed in accordance with the City of Pacific City Site Completion Ordinance. The site shall be ready for occupancy and shall be clearly marked. The site shall be maintained in a safe condition throughout the construction of the project.	

Item #	Item Description	Requirements	Notes
3.2.23	Site Access	Access to the site shall be provided in accordance with the City of Pacific City Site Access Ordinance. Access shall be provided to all areas of the site and shall be clearly marked. Access shall be maintained throughout the construction of the project.	
3.2.24	Site Security	The site shall be secured in accordance with the City of Pacific City Site Security Ordinance. The site shall be fenced and shall be guarded by a security guard. The site shall be monitored at all times.	
3.2.25	Site Safety	The site shall be safe in accordance with the City of Pacific City Site Safety Ordinance. The site shall be free of all hazards and shall be clearly marked. The site shall be maintained in a safe condition throughout the construction of the project.	
3.2.26	Site Maintenance	The site shall be maintained in accordance with the City of Pacific City Site Maintenance Ordinance. The site shall be kept clean and free of all debris. The site shall be watered and shall be mowed at all times.	
3.2.27	Site Restoration	The site shall be restored in accordance with the City of Pacific City Site Restoration Ordinance. The site shall be returned to its original condition or better. The site shall be planted with native vegetation and shall be stabilized to prevent erosion.	
3.2.28	Site Completion	The site shall be completed in accordance with the City of Pacific City Site Completion Ordinance. The site shall be ready for occupancy and shall be clearly marked. The site shall be maintained in a safe condition throughout the construction of the project.	



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HUNTINGTON BEACH, CA 92648  
TEL: 714.343.2000

MAKING ARCHITECTURE  
1000 W. HUNTINGTON BEACH BLVD.  
HUNTINGTON BEACH, CA 92648  
TEL: 714.343.2000

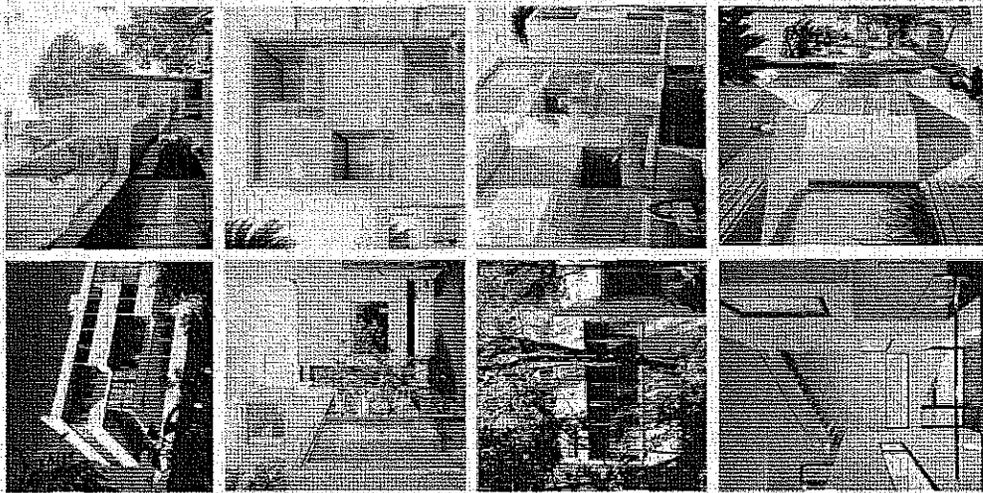
ARCHITECTURE  
1000 W. HUNTINGTON BEACH BLVD.  
HUNTINGTON BEACH, CA 92648  
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CONTRACTOR & ASSOC.  
1000 W. HUNTINGTON BEACH BLVD.  
HUNTINGTON BEACH, CA 92648  
TEL: 714.343.2000

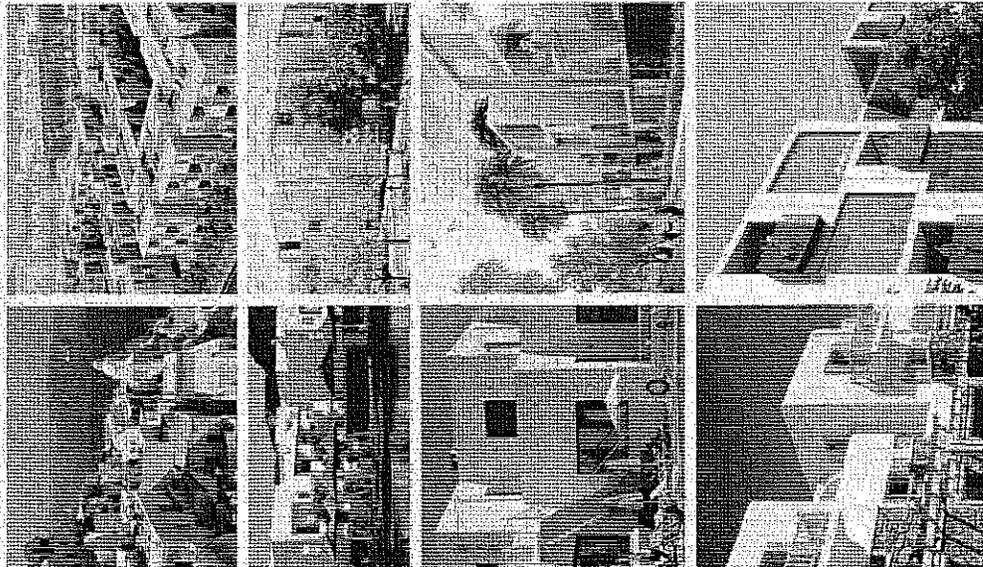
PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

PROJECT  
PACIFIC CITY  
ENV. 2012-007  
DATE 10-15-12  
SCALE AS SHOWN  
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JOB NO.

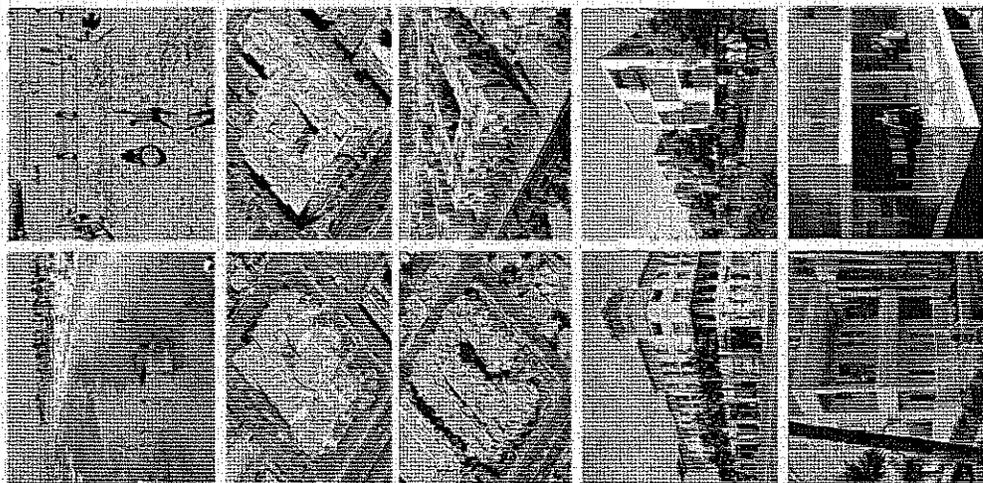
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CALIFORNIA MODERN ARCHITECTURE



MEDITERRANEAN ARCHITECTURE



HUNTINGTON BEACH COMPATIBILITY

1

ARCHITECTURAL PRECEDENT AND IMAGES



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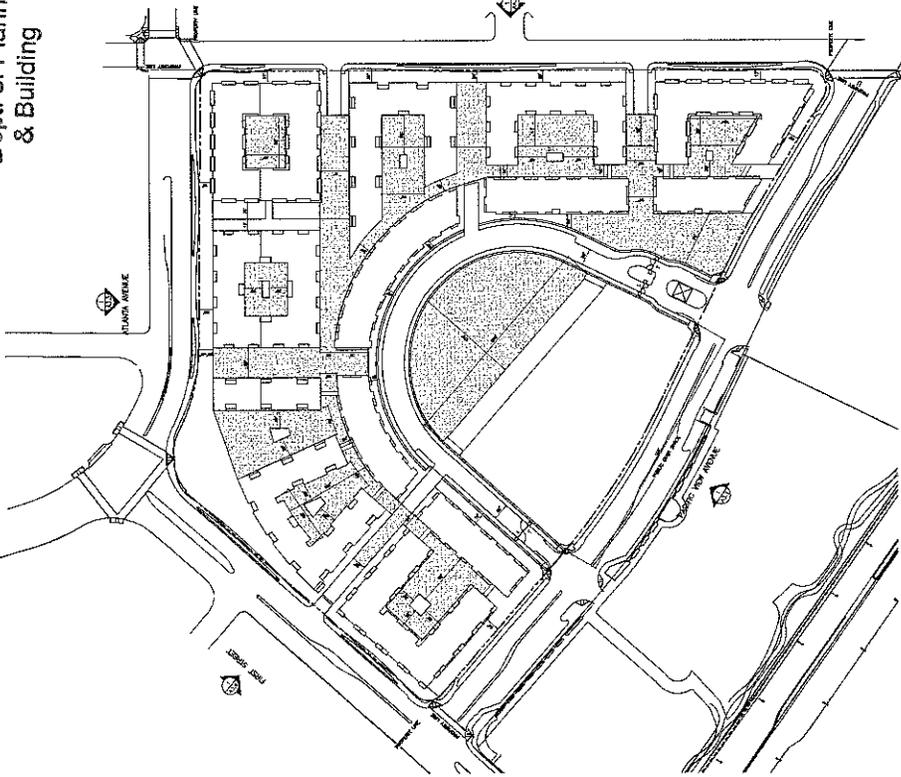
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Dept. of Planning  
& Building

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

<p>21002 HL, LLC 2700 West Pacific Blvd Huntington Beach, CA 92648 Tel: 714.221.2700</p>	<p>MARKUS &amp; PARTNERS ARCHITECTS INC. 1000 West Pacific Blvd, Suite 100 Huntington Beach, CA 92648 Tel: 714.221.2700</p>	<p>ALLENBREE PLANNING CONSULTANTS 1000 West Pacific Blvd, Suite 100 Huntington Beach, CA 92648 Tel: 714.221.2700</p>	<p>CONTRACTOR ASSOC. 1000 West Pacific Blvd, Suite 100 Huntington Beach, CA 92648 Tel: 714.221.2700</p>
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DATE: 10-15-12  
SCALE: N.T.S.  
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SHEET: AC.2

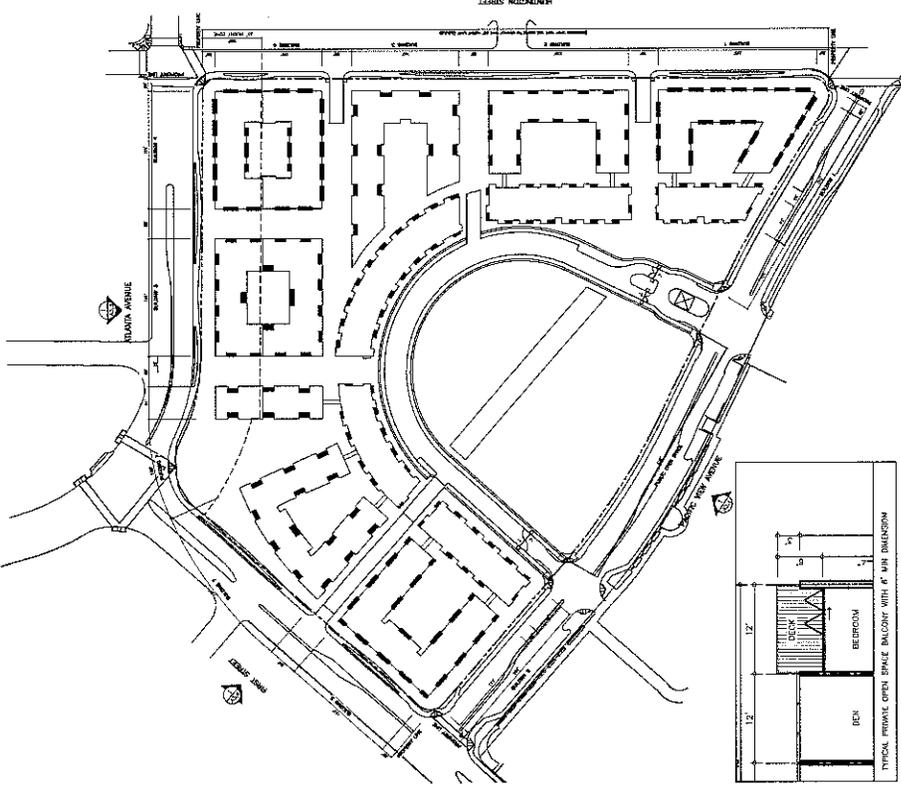


**KEY**

<p>CODE 3.2.1.6 3.2.1.6.2</p>	<p>PER 3.2.1.6, 150 SF MINIMUM PER RESIDUAL UNIT SHALL BE CONSOLIDATED TO PROVIDE OPEN SPACE AREA (PRIVATE AND COMMON). THEREFORE 216 UNITS x 150 SF = 32,400 SF OF TOTAL OPEN SPACE.</p>
<p>REQUIRED</p>	<p>TOTAL OPEN SPACE REQUIREMENT LESS PRIVATE OPEN SPACE PROVIDED: 71,625 SF - 39,225 SF = 32,400 SF</p>
<p>PROPOSED</p>	<p>TOTAL PROPOSED COMMON OPEN SPACE IN COMPLIANCE WITH ALL ASPECTS OF TDP 3.2.1.6.2 = 210,000 SF</p>

COMMON OPEN SPACE

2 COMMON OPEN SPACE



**KEY**

<p>CODE 3.2.1.6 3.2.1.6.1</p>	<p>PER 3.2.1.6, 150 SF MINIMUM PER RESIDUAL UNIT SHALL BE CONSOLIDATED TO PROVIDE OPEN SPACE AREA (PRIVATE AND COMMON). THEREFORE 216 UNITS x 150 SF = 32,400 SF OF TOTAL OPEN SPACE.</p>
<p>REQUIRED</p>	<p>PER 3.2.1.6.1, 80 SF MIN OF PRIVATE OPEN SPACE SHALL BE PROVIDED IN 25% OF THE UNITS. THEREFORE 216 UNITS x 80 SF = 17,280 SF OF PRIVATE OPEN SPACE REQUIRED.</p>
<p>PROPOSED</p>	<p>TOTAL PROPOSED PRIVATE OPEN SPACE IN COMPLIANCE WITH ALL ASPECTS OF 3.2.1.6.1 PROVIDED = 82,704 (SEE SHEET AC.1-6.4. FOR UNIT AREA AND DIMENSIONS)</p>

PRIVATE OPEN SPACE

1 PRIVATE OPEN SPACE

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& Building

2100E HWY. 140 PACIFIC CITY, CALIFORNIA 92550 (949) 441-1100 FAX (949) 441-1101	1000 AVENUE 10 PACIFIC CITY, CALIFORNIA 92550 (949) 441-1100 FAX (949) 441-1101	1000 AVENUE 10 PACIFIC CITY, CALIFORNIA 92550 (949) 441-1100 FAX (949) 441-1101	1000 AVENUE 10 PACIFIC CITY, CALIFORNIA 92550 (949) 441-1100 FAX (949) 441-1101	PACIFIC CITY DPW 2012-007 Date: 02-15-12 Scale: 1/12.5 Drawn: BSNW Job: RB ETC Sheet: A0.3	PACIFIC CITY HUNTINGTON BEACH, CALIFORNIA
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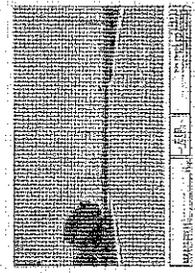
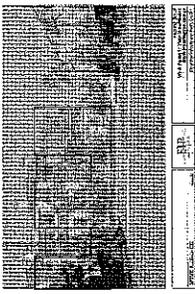
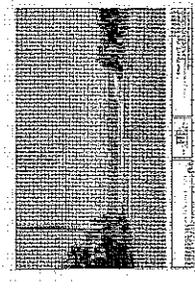
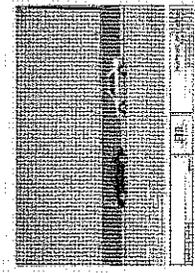
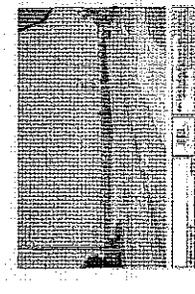
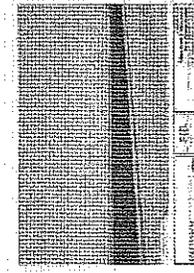
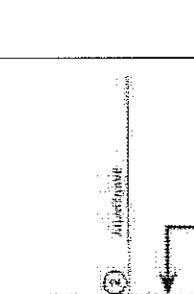
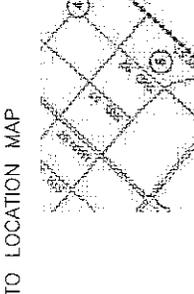
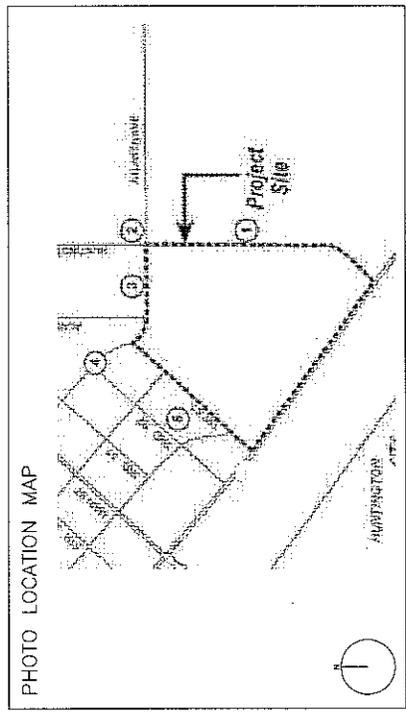
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PHOTO LOCATION MAP

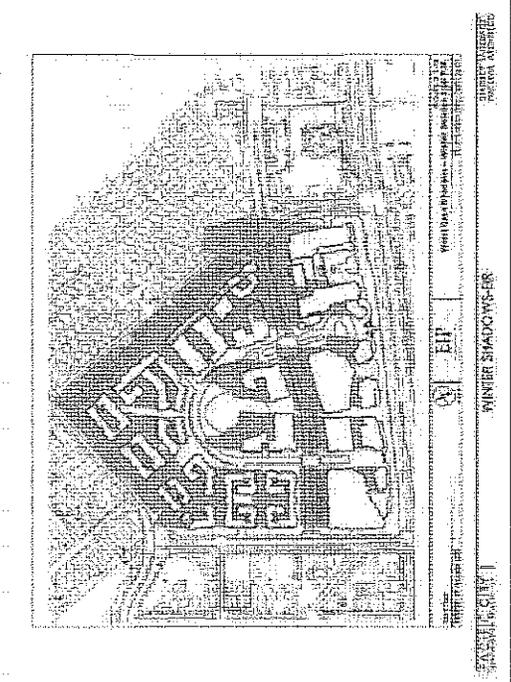
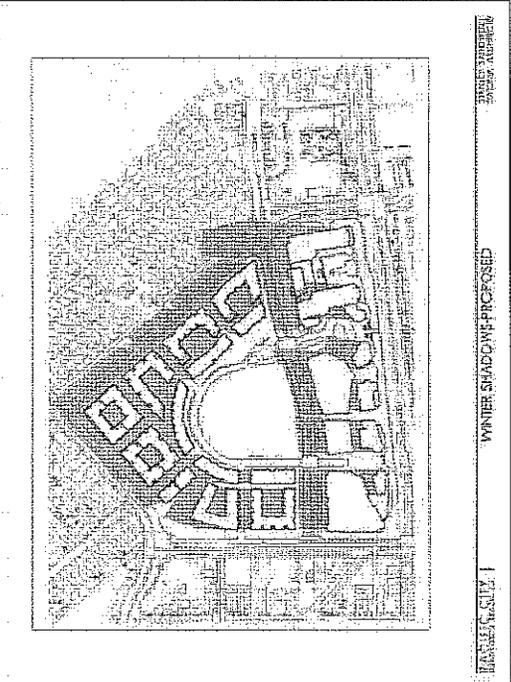
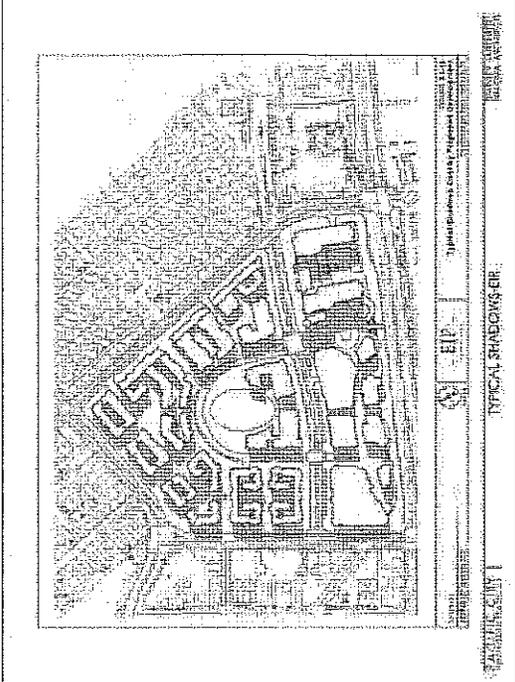
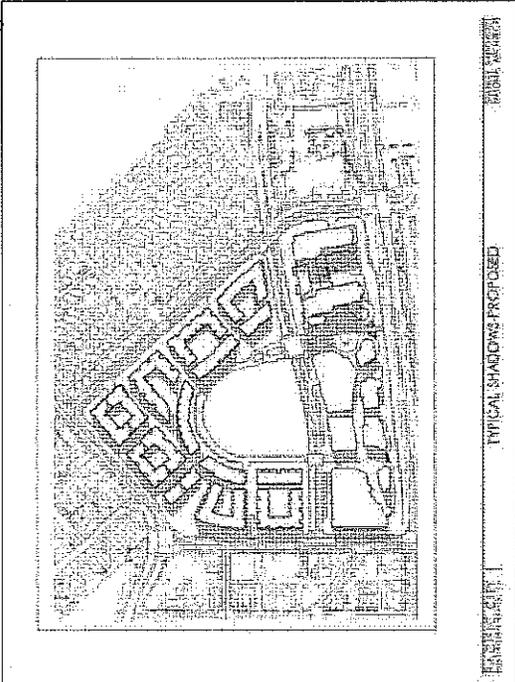


BUILDING ENVELOPE COMPARISON 1

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& Building

<p>21002 PA, LLC 21002 Pacific Ave Pacific Beach, CA 92025 Tel: 619.425.2272</p>	<p>MANLEY ARCHITECTS, Inc. 1520 Wilshire Blvd, Suite 400 Santa Monica, CA 90401 Tel: 310.310.0077 Fax: 310.310.0078 www.manleyarchitects.com</p>	<p>MEINHARDT 10000 Wilshire Blvd, Suite 200 Beverly Hills, CA 90210 Tel: 310.272.4800 Fax: 310.272.4801 www.meinhardt.com</p>	<p>SHRAGER ASSOC. 2200 Wilshire Blvd, Suite 1000 Santa Monica, CA 90401 Tel: 310.310.0077 Fax: 310.310.0078</p>	<p>HUNTINGTON BEACH, CALIFORNIA</p>
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1

BUILDING SHADOW STUDY COMPARISON

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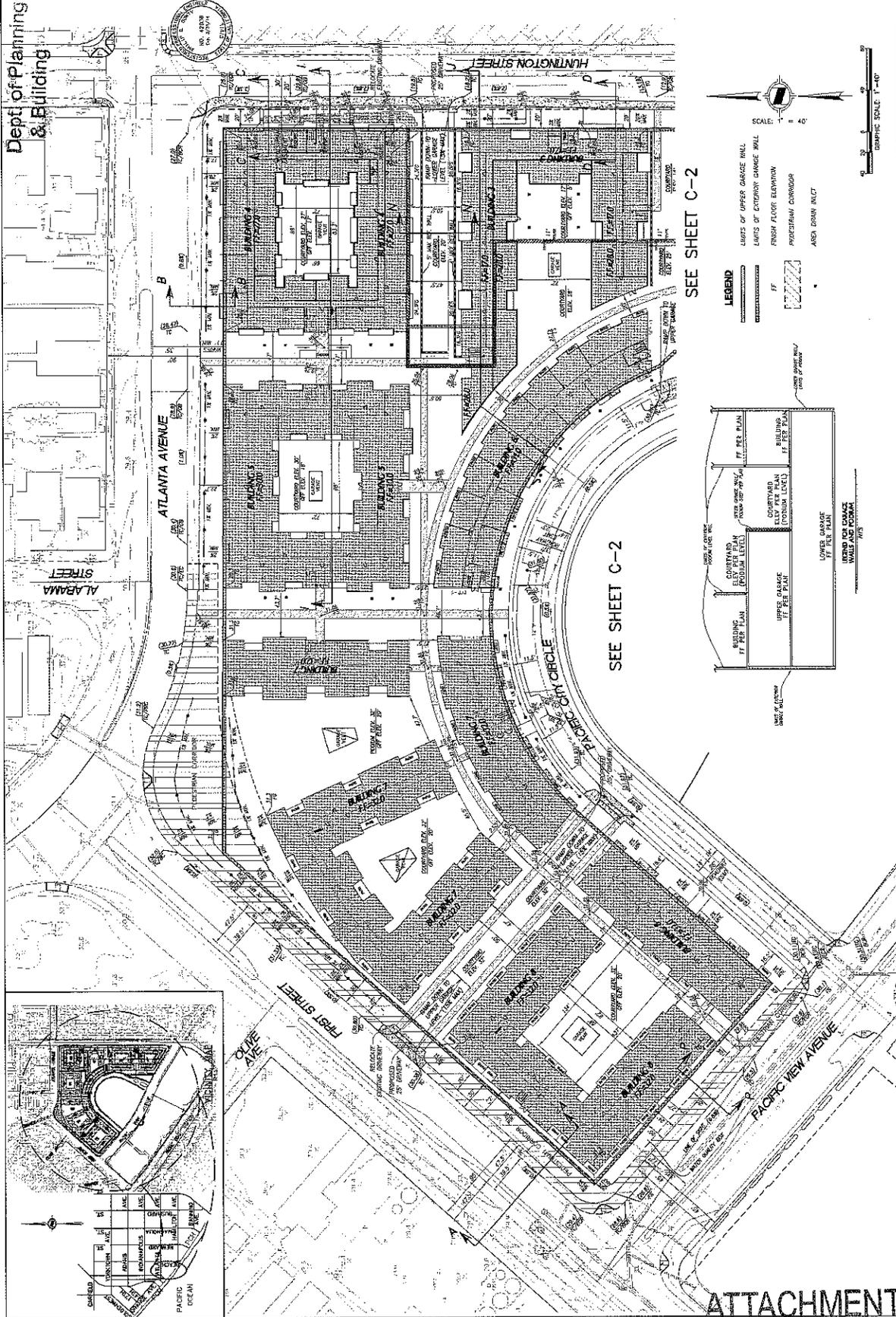
SEP 14 2012

Dept of Planning  
& Building

<b>OWNER, LLC</b> Huntington Beach Project # 12-001-000 1/10/2012-2012	<b>DESIGNER</b> STANLEY LANDWELL NEDRA ARCHITECTS INC. San Francisco, CA 94104 1/11/2012-2012	<b>REVISIONS</b> 1. 11/14/12 2. 11/14/12 3. 11/14/12
<b>MEASUREMENT</b> Vertical: Mean Sea Level Horizontal: Mean Sea Level Vertical Datum: NAVD83 Horizontal Datum: NAD83	<b>REGISTERED</b> Professional Engineer No. 44939 State of California 1/11/2012-2012	<b>CONSULTANT</b> HUNTER & ASSOC. Contractor Huntington Beach, CA 92648 1/11/2012-2012

# PACIFIC CITY HUNTINGTON BEACH, CALIFORNIA

TITLE	PACIFIC CITY ENR 2012-2801
Date	0-10-12
Scale	AS SHOWN
Drawn	TH
Job	HR
File	
Sheet	C-1



SHEET TITLE  
**CONCEPTUAL GRADING PLAN**

ATTACHMENT NO. 2.9

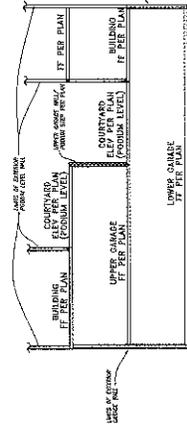
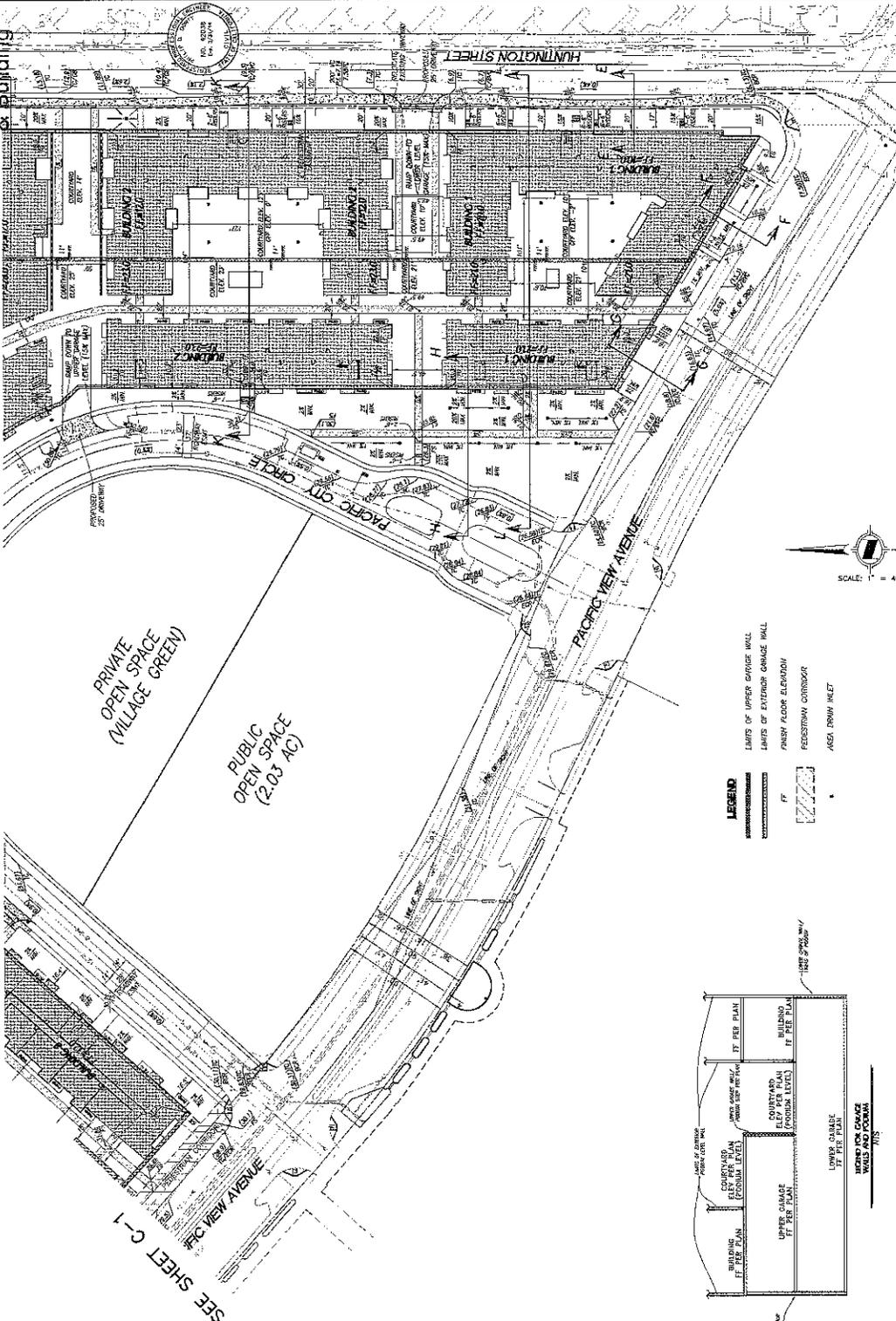
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& Building

SEE SHEET C-1



- LEGEND**
- LIMITS OF UPPER GARAGE WALL
  - LIMITS OF EXTERIOR GARAGE WALL
  - FINISH FLOOR ELEVATION
  - PEDESTRIAN CORRIDOR
  - ASPH. DRIVE INLET

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

FILE
PACIFIC CITY EM 2012-007
Date 10-19-12
Scale AS SHOWN
Drawn JH
chk HB
File
Sheet
<b>C-2</b>

SHEET TITLE **CONCEPTUAL GRADING PLAN**

PLOTTED BY: Tin Hopp DATE: Oct. 11, 2012 09:43:20 AM FILE: C:\P\050513\CA\_Consent\Height\Rebuild\0212\Conceptual Grading-C-2.dwg

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Dept. of Planning & Building

PLANNING & BUILDING DEPARTMENT  
1000 JEFFERSON ST., SUITE 100  
SAN FRANCISCO, CA 94109  
415.355.3200  
WWW.PACIFICCITYCA.GOV

STANLEY HARDWELL  
ARCHITECTURAL FIRM  
1000 JEFFERSON ST., SUITE 100  
SAN FRANCISCO, CA 94109  
415.355.3200  
WWW.PACIFICCITYCA.GOV

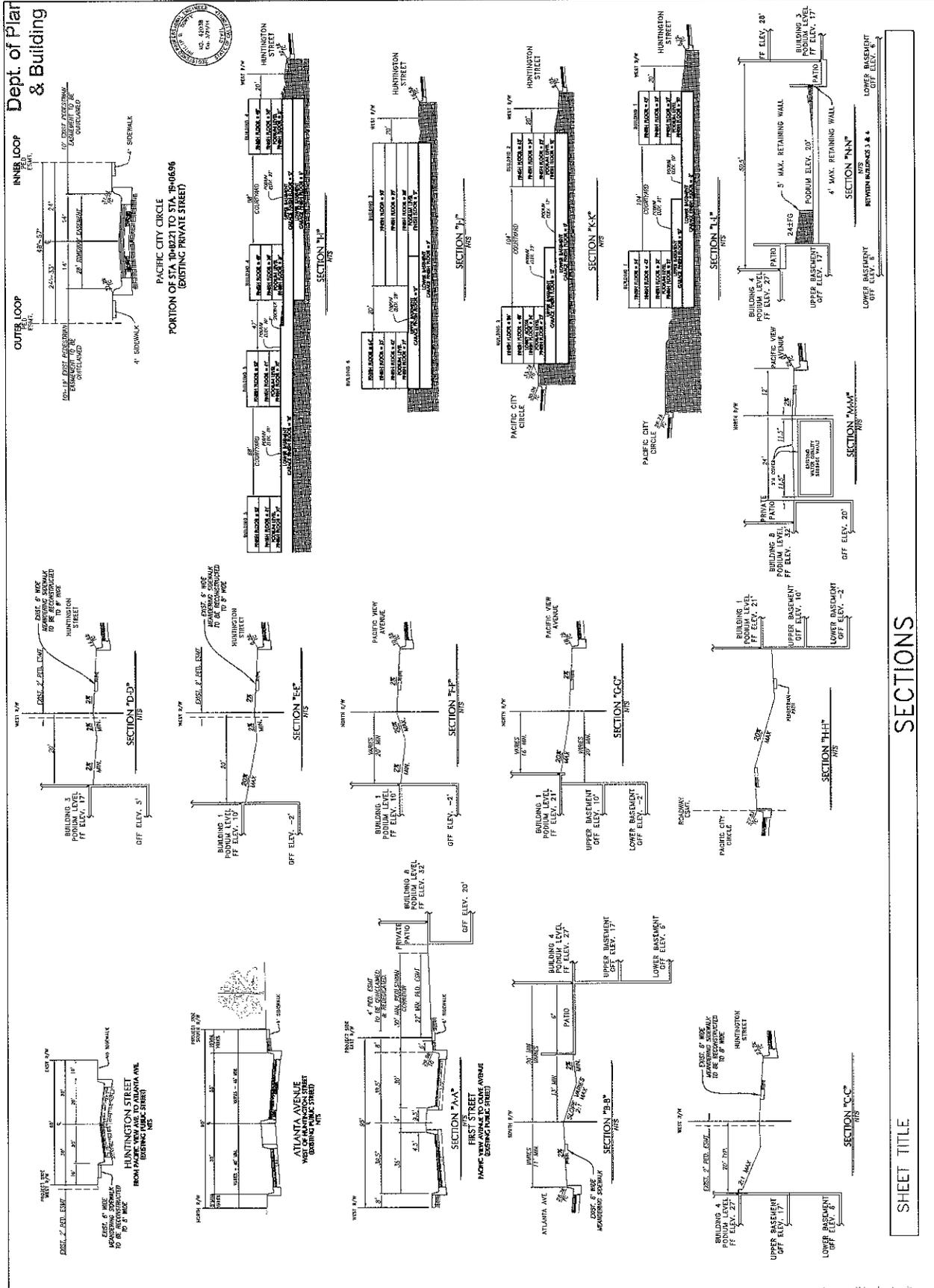
MELBORNE  
ARCHITECTURAL FIRM  
1000 JEFFERSON ST., SUITE 100  
SAN FRANCISCO, CA 94109  
415.355.3200  
WWW.PACIFICCITYCA.GOV

HUNLAKER & ASSOC.  
ARCHITECTS  
1000 JEFFERSON ST., SUITE 100  
SAN FRANCISCO, CA 94109  
415.355.3200  
WWW.PACIFICCITYCA.GOV

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

TITLE	
DRAWN BY	PAWEL CIPRIAN
DATE	10-10-12
SCALE	AS SHOWN
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	
DATE	

C-3



SECTIONS  
SHEET TITLE

ATTACHMENT NO. 2-11

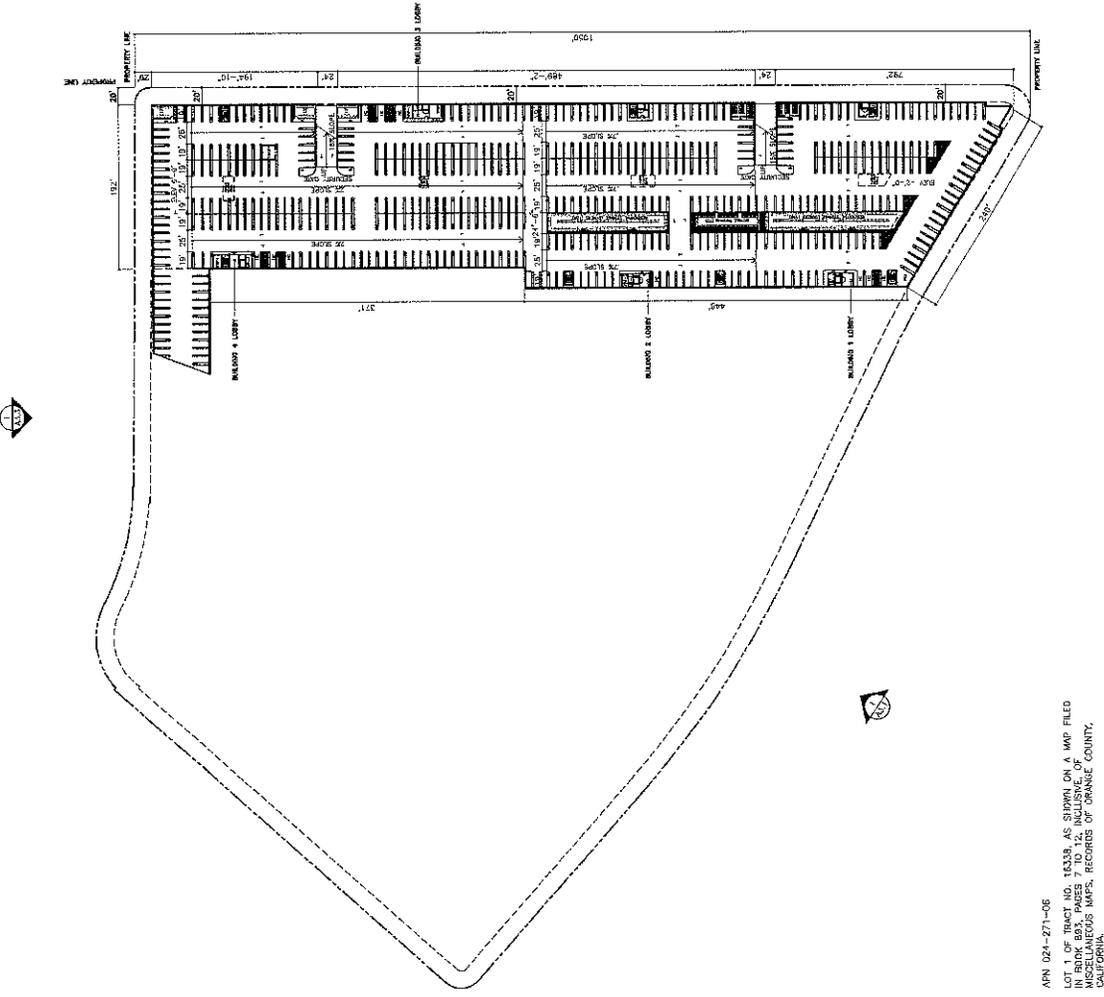
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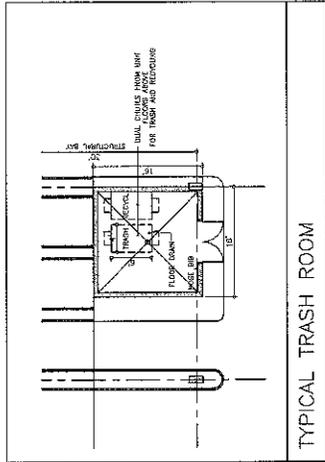
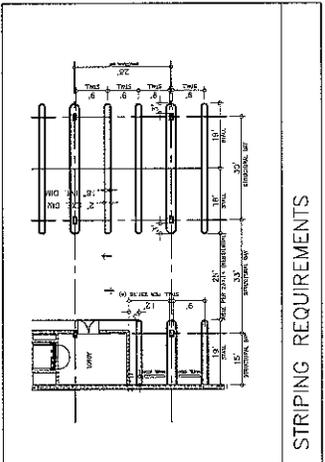
SEP 14 2012

Dept. of Planning  
& Building

<b>2121218, LLC</b> 2025 W. 17th St., Suite 100 Huntington Beach, CA 92648 Tel: 714.221.2121	<b>MAXIMA ARCHITECTURE, INC.</b> 1995 Newport Blvd., Suite 4 Huntington Beach, CA 92648 Tel: 714.221.2121	<b>RENDERER</b> Maxima Architecture, Inc. 1995 Newport Blvd., Suite 4 Huntington Beach, CA 92648 Tel: 714.221.2121	<b>OWNER &amp; ASSOC.</b> 2121218, LLC 2025 W. 17th St., Suite 100 Huntington Beach, CA 92648 Tel: 714.221.2121	<b>PACIFIC CITY</b> HUNTINGTON BEACH, CALIFORNIA	1/8" = 1'-0" Date: 10-10-12 Scale: 1/8" = 1'-0" Drawn: SHMU Job: MB File: Sheet: <b>A1.1</b>
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APN 024-271-06  
 LOT 1 OF TRACT NO. 14339, AS SHOWN ON A MAP FILED  
 IN BOOK 883, PAGES 7 TO 12, INCLUSIVE, OF  
 THE PUBLIC RECORDS MAPS, RECORDS OF ORANGE COUNTY,  
 CALIFORNIA.



LEVEL	STANDARD	HANDICAPPED	BIKE	TOTAL
UPPER GARAGE	27	2	136	165
LOWER GARAGE	27	2	136	165
TOTAL	54	4	272	330

**KEY**

PACIFIC VIEW

ATLANTA

18' x 10' VAN STALL, 5' x 10' VAN LOADING  
 12' x 13' VAN STALL, 9' x 10' VAN LOADING  
 5' x 10' BIKE STALL  
 BIKE-1: BIKE STORAGE ROOM, F = BUILDING #  
 BIKE-2: BIKE STORAGE ROOM FOR EMERGENCY  
 404.2.1.2.1.1: F = BUILDING #  
 F: FLOOR APPROXIMATE PER RECORDS PER ORD 912.5. F = BUILDING #  
 PVA: POLICE VEHICLE ACCESS EQUIPMENT

LOWER GARAGE LEVEL PLAN

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PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

PLAN

PACIFIC CITY  
EPA 3012-007

Date: 09-15-12  
Scale: 1/4" = 1'-0"

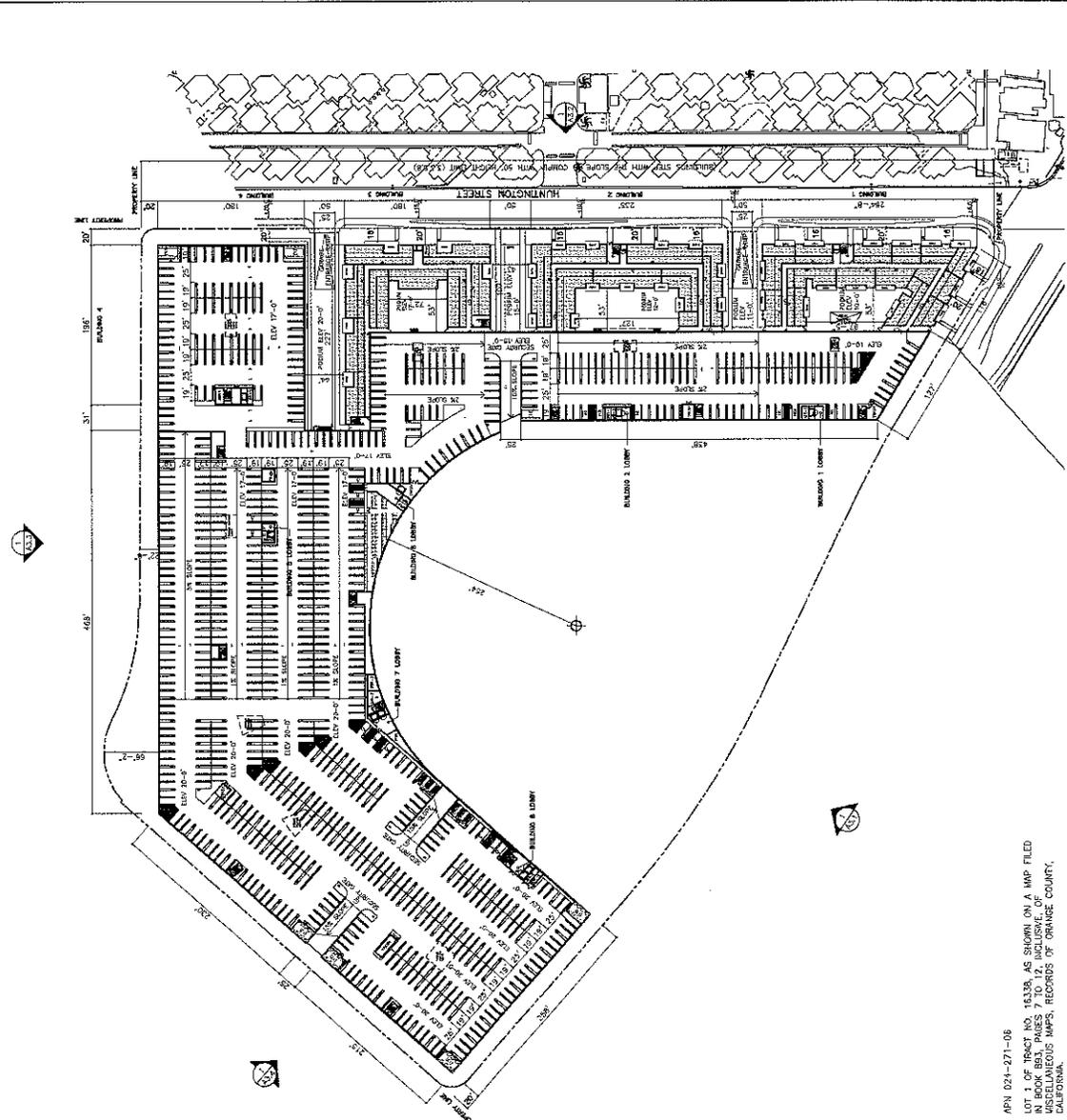
Drawn: SDAN  
Job: 111

File:  
Sheet: A1.2

2102218, LLC  
1702 Pacific City Way  
Huntington Beach, CA 92648  
P: 714.222.1200

PAUL & MARY  
NADAM ARCHITECTS, INC.  
1000 Highway 101, Suite 100  
Huntington Beach, CA 92648  
P: 714.222.1200

PRELIMINARY  
CONCEPTS & ASSOC.  
1000 Highway 101, Suite 100  
Huntington Beach, CA 92648  
P: 714.222.1200



APN 021-271-08  
LOT 1 OF TRACT NO. 16338, AS SHOWN ON A MAP FILED IN BOOK 8531, PAGES 10 TO 12, INCLUSIVE, OF ORANGE COUNTY, CALIFORNIA. ALSO SHOWN ON MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**RESIDENTIAL STORAGE LOCKERS**

PER ORP 22.18, NO DUCT SHALL BE PROVIDED FOR RESIDENTIAL UNIT. ALL LOCKERS INCLUDING EXTERIOR SHALL BE PROVIDED WITHIN THE GARAGE. SEE PLAN FOR LOCATION.

UPPER GARAGE	210	24,000 SQT.	TOTAL PROVIDED	516
LOWER GARAGE	305	24,000 SQT.	TOTAL REQUIRED	516 X 50 = 25,800 D.U.F.

**BICYCLE PARKING**

PER ORP TABLE A-1.6, 1 BICYCLE SPACE PER 4 SLEEPING UNITS IS REQUIRED.

UPPER GARAGE	717	136	837
LOWER GARAGE	532	120	652
TOTAL	1249	256	1,505
TOTAL PROVIDED	546	TOTAL REQUIRED	516 / 4 = 129

**STRUCTURED RESIDENTIAL PARKING**

LEVEL	STANDARD	HANDICAPPED	GUEST	TOTAL
UPPER GARAGE	717	17	136	837
LOWER GARAGE	532	12	120	652
TOTAL	1249	27	256	1,529

**KEY**

PACIFIC VIEW

ATLANTA

10' STALL 9' X 19' MIN SMALL 9' X 19' MIN LOADING  
15' MIN STALL 9' X 19' MIN SMALL 9' X 19' MIN LOADING  
ELEVATOR MACHINE ROOM, #1 BUILDING #  
BUILT-UP ROOF, 10' MIN MIN. OVERHANG, 6" MIN. OVERHANG  
604.4.10.2.1.1 # = BUILDING #  
800' FLOOR HEIGHT PER BUILDING PER ORD 912.5. # = BUILDING #  
PVA  
POLICE VEH. ACCESS EQUIPMENT

1

UPPER GARAGE LEVEL PLAN

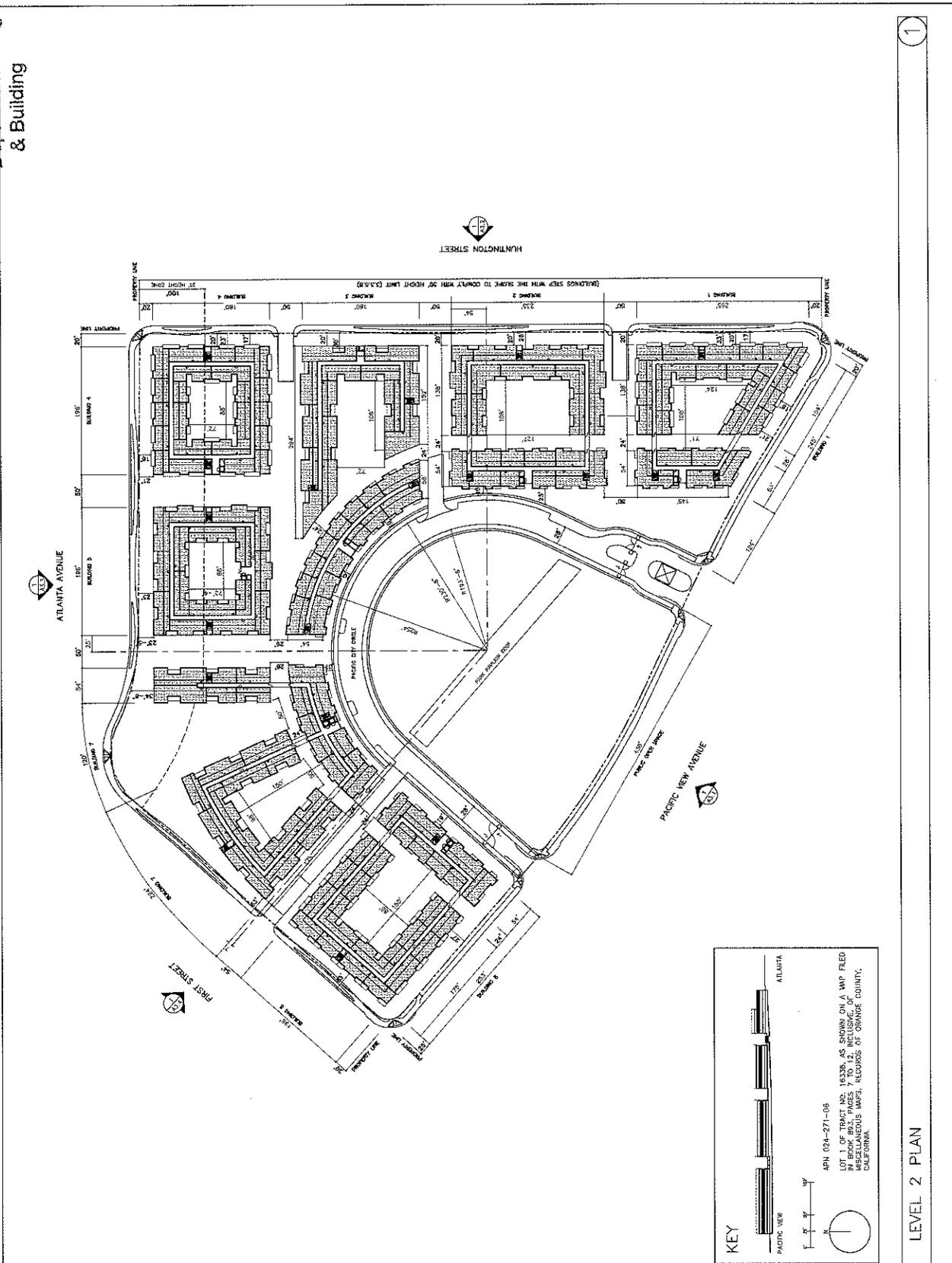
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**KEY**

PACIFIC VIEW

ATLANTA

4PN 024-271-06  
 CITY OF PACIFIC, BEACH, & CROWLEY, A MAP FILED  
 IN PUBLIC RECORDS, COUNTY OF ORANGE, CALIFORNIA.  
 MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY,  
 CALIFORNIA.

1" = 1' 0"

1" = 1' 0"

1" = 1' 0"

LEVEL 2 PLAN

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& Building

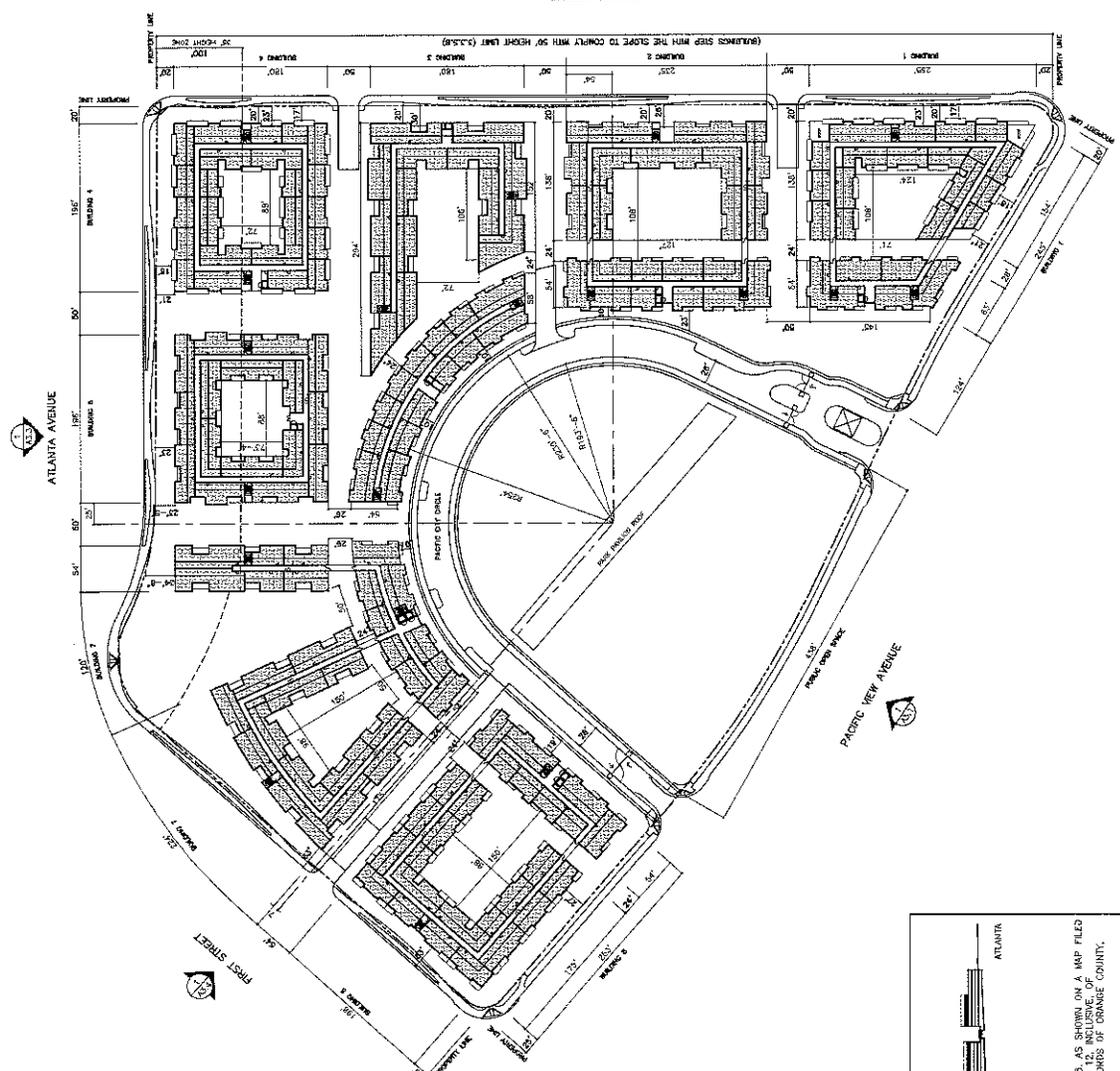
PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

PACIFIC CITY  
EPA 1012-007  
Date: 08-10-12  
Scale: 1/8"=1'-0"  
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Job: HR  
File:  
Sheet: A1.5

2100118, LLC  
1000 N. Pacific Coast Highway  
Huntington Beach, CA 92648  
Tel: 714.221.1000  
Fax: 714.221.1001  
www.2100118.com

NAOMI ARCHITECTS, INC.  
1000 N. Pacific Coast Highway  
Huntington Beach, CA 92648  
Tel: 714.221.1000  
Fax: 714.221.1001  
www.naomiarchitects.com

ENGINEERS & ARCHITECTS  
1000 N. Pacific Coast Highway  
Huntington Beach, CA 92648  
Tel: 714.221.1000  
Fax: 714.221.1001  
www.eaarchitects.com



**KEY**

PACIFIC VIEW

ATLANTA

APN 024-271-05  
LOT 1 OF TRACT NO. 16328 AS SHOWN ON A MAP FILED  
IN BOOK 813, PAGES 7 TO 12, INCLUSIVE, OF  
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CALIFORNIA.

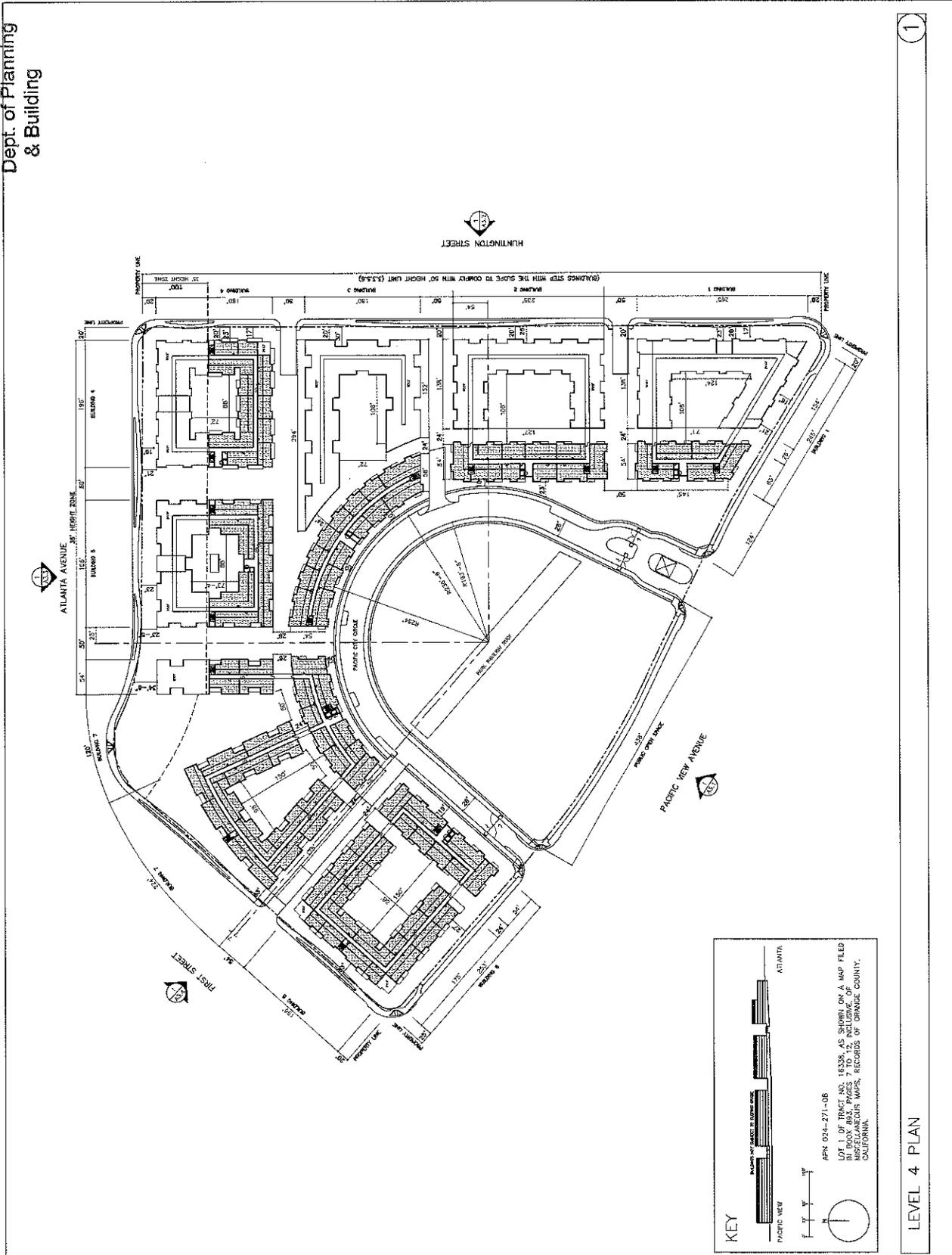
LEVEL 3 PLAN

1

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 & Building

2100 19, LLC 500 Pacific Avenue Huntington Beach, CA 92648 P: 949.233.3300	HUNTING BEACH ARCHITECTS HANCOCK ARCHITECTS HANCOCK ARCHITECTS (INC.) 500 Pacific Avenue Huntington Beach, CA 92648 P: 949.233.3300 F: 949.233.3300 L: hancockarchitects.com	HUNTING BEACH & ASSOC. CIVIL ENGINEERS 500 Pacific Avenue Huntington Beach, CA 92648 P: 949.233.3300 F: 949.233.3300 L: hba.com	PACIFIC CITY EPA 2012-007 Date: 09-13-12 Scale: 1/8"=1'-0" Drawn: SHN Job: HB File: Sheet: A1.6
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LEVEL 4 PLAN

ATTACHMENT NO. 2.17

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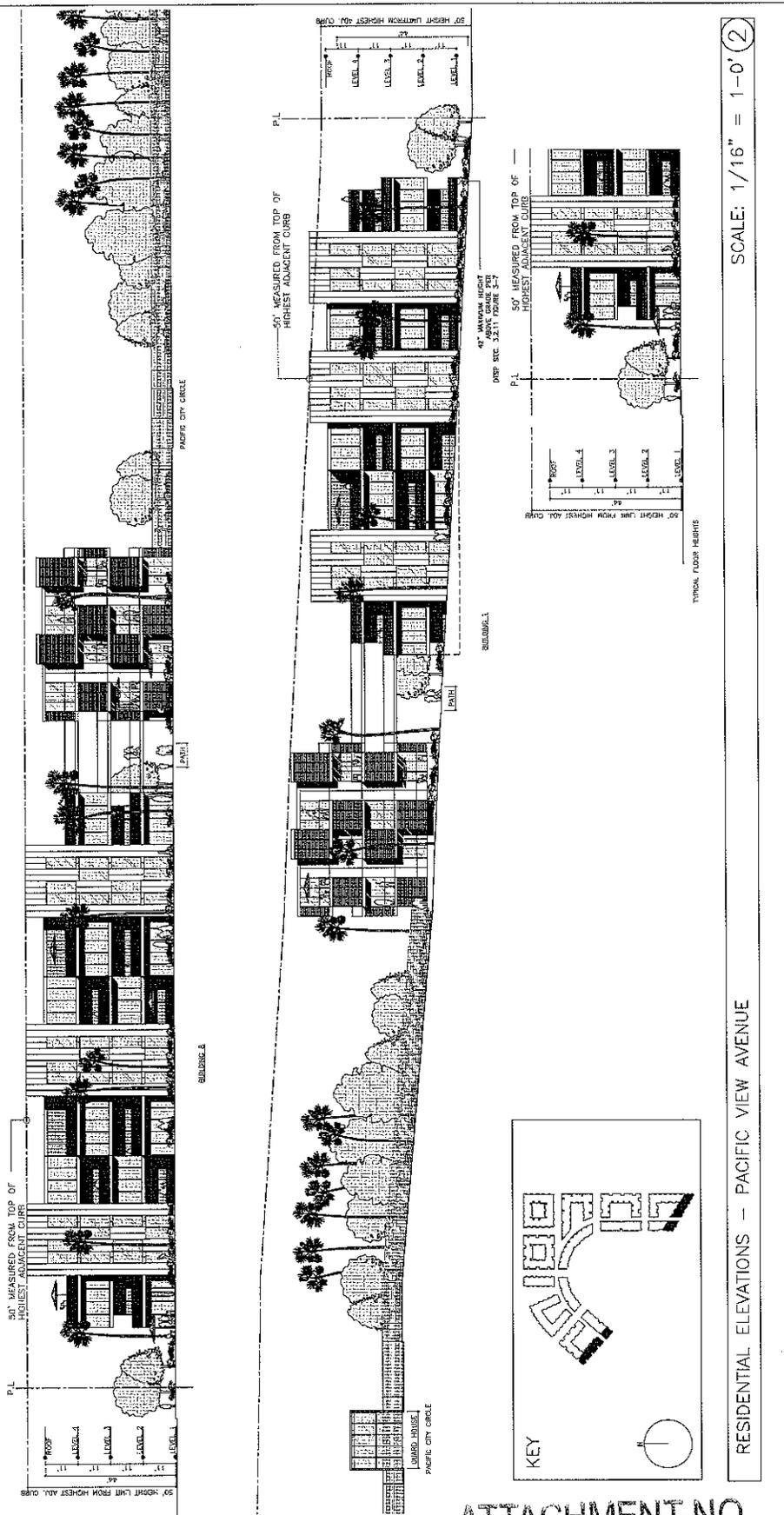
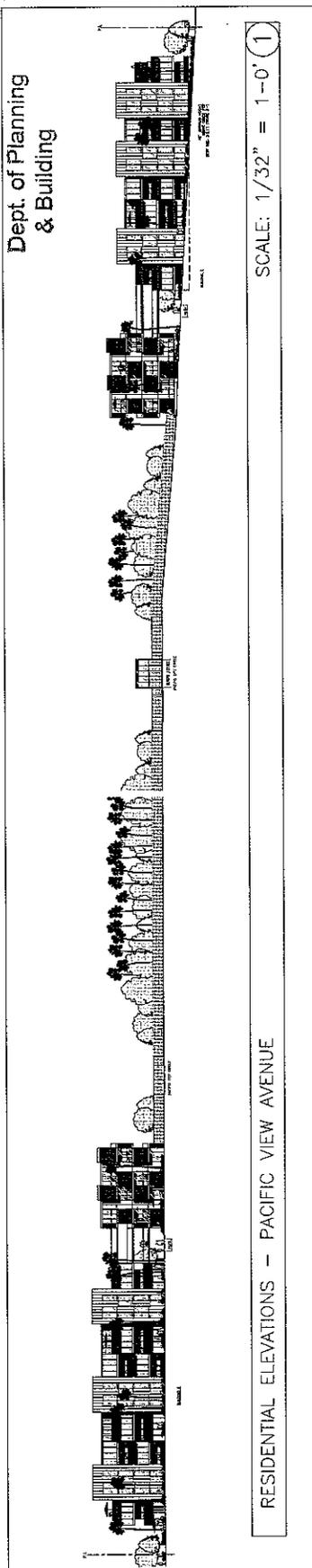
Dept. of Planning  
& Building

ZIMMERER, LLC 20000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101	HUNTINGTON BEACH ARCHITECTS, INC. 10000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101	HUNTINGTON BEACH ARCHITECTS, INC. 10000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101
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HUNTINGTON BEACH ARCHITECTS, INC. 10000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101	HUNTINGTON BEACH ARCHITECTS, INC. 10000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101	HUNTINGTON BEACH ARCHITECTS, INC. 10000 Wilshire Blvd Suite 100 Los Angeles, CA 90024 T: 310.205.1100 F: 310.205.1101
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PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

LOCATION PACIFIC CITY ERY 20 E-007 Date: 10-10-12 Scale: AS SHOWN Drawn: ISM/ML Job: HB File: Sheet: A3.1
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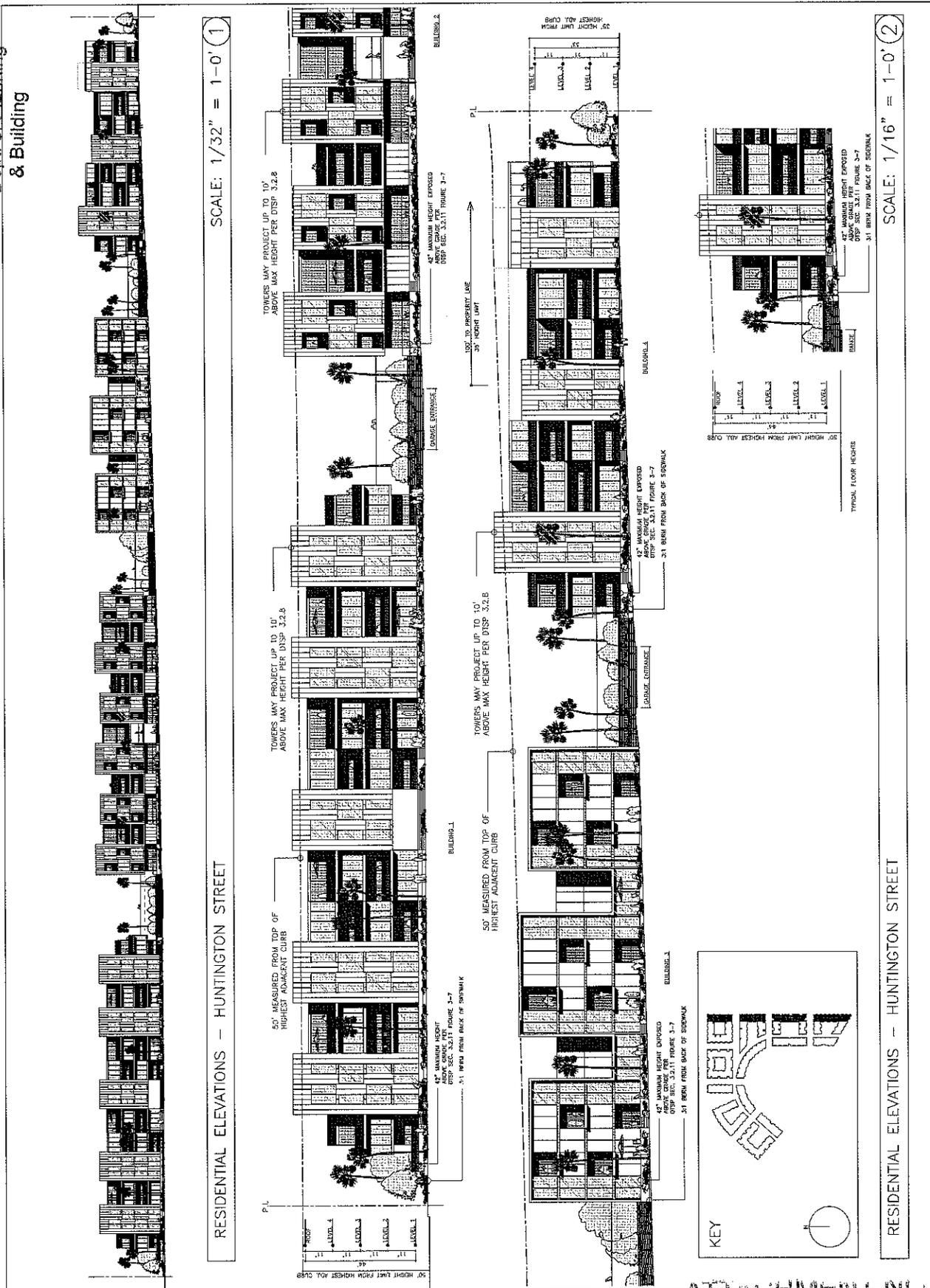


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ZIMMERER, LLC 10000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 310.206.1100 1 WILSHIRE	HUNTINGTON BEACH ARCHITECTS, INC. 20000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 310.206.1100 2 WILSHIRE	HUNTINGTON BEACH ASSOC. 20000 Wilshire Blvd, Suite 1000 Los Angeles, CA 90024 310.206.1100 2 WILSHIRE	PACIFIC CITY HUNTINGTON BEACH, CALIFORNIA	ELEVATION PACIFIC CITY EPA 2012-007 Date: 10-15-12 Scale: AS SHOWN Drawn: SDMM Job: HB File: Sheet: A3.2
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ATTACHMENT NO. 2.19

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& Building



RESIDENTIAL ELEVATIONS - ATLANTA AVENUE

SCALE: 1/32" = 1-0' (1)

TOWERS MAY PROJECT UP TO 10' ABOVE MAX HEIGHT PER DISP 3.2.8  
BUILDING EDGE BEYOND TO MATCH ARCHITECTURAL DETAIL OF BUILDING INCLUDING GLASS AND SOLID PANELS  
15' MEASURED FROM TOP OF HIGHEST ADJACENT CORNER

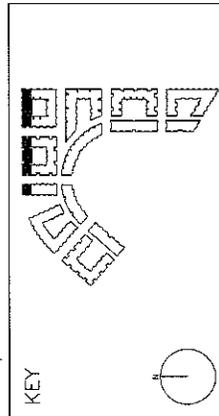
BUILDING EDGE BEYOND TO MATCH ARCHITECTURAL DETAIL OF BUILDING INCLUDING GLASS AND SOLID PANELS  
15' MEASURED FROM TOP OF HIGHEST ADJACENT CORNER



BUILDING 1

BUILDING 5

BUILDING 7



ATTACHMENT NO. 2.20

RESIDENTIAL ELEVATIONS - ATLANTA AVENUE

SCALE: 1/16" = 1-0' (2)



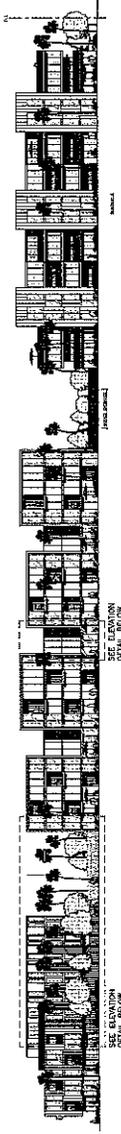
TYPICAL FLOOR HEIGHTS

BUILDING 5

21000 HR, LLC 21000 HR, LLC 21000 HR, LLC 1 21000 HR, LLC	HUNTER ASSOCIATES HUNTER ASSOCIATES INC. 10000 HUNTER ASSOCIATES INC. 1 10000 HUNTER ASSOCIATES INC. 1 10000 HUNTER ASSOCIATES INC. 1 10000 HUNTER ASSOCIATES INC.	HUNTER ASSOC. HUNTER ASSOC. HUNTER ASSOC. HUNTER ASSOC.	PACIFIC CITY PACIFIC CITY PACIFIC CITY PACIFIC CITY	HUNTINGTON BEACH, CALIFORNIA HUNTINGTON BEACH, CALIFORNIA HUNTINGTON BEACH, CALIFORNIA HUNTINGTON BEACH, CALIFORNIA
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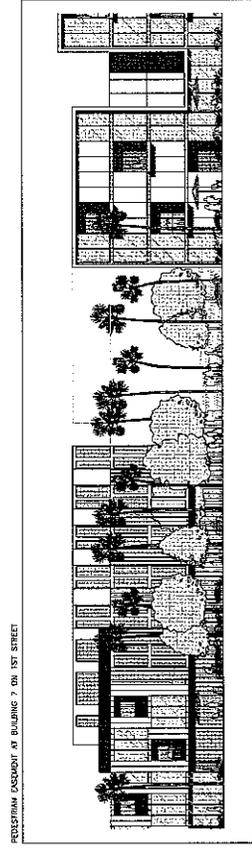
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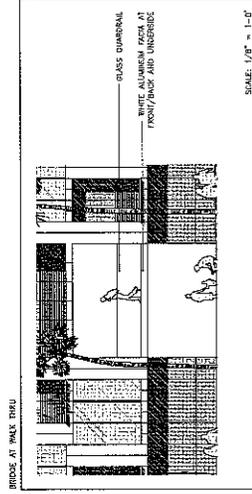


SEE ELEVATION  
ON 1ST STREET

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



PEDESTRIAN CASSETTE AT BUILDING 7 ON 1ST STREET

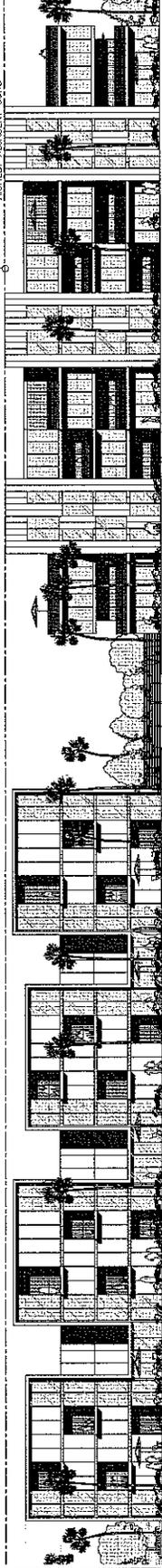


BRIDGE AT WALK THRU

GLASS QUARNAL  
WHITE ALUMINUM PANEL AT  
FRONT/DOOR AND UNDERCUTS

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

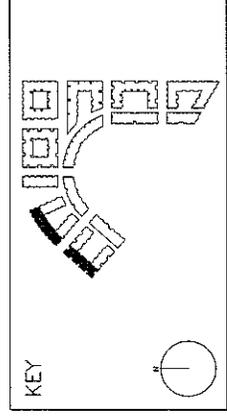
50' MEASURED FROM TOP OF  
HIGHEST ADJACENT CURB



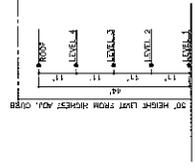
BUILDING 1

Garage Entrance

BUILDING 2



KEY



TYPICAL FLOOR HEIGHTS

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

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

PLUNDER, INC.  
2200 W. 17th Street  
Huntington Beach, CA 92648  
P: 714.271.5200

ARCHITECT: PLUNDER, INC.  
11000 W. 17th Street  
Huntington Beach, CA 92648  
P: 714.271.5200

ARCHITECT:  
11000 W. 17th Street  
Huntington Beach, CA 92648  
P: 714.271.5200

ENGINEER: K&B DCC  
2200 W. 17th Street  
Huntington Beach, CA 92648  
P: 714.271.5200

PLUNDER, INC.  
2200 W. 17th Street  
Huntington Beach, CA 92648  
P: 714.271.5200

DATE: 10-18-12  
SCALE: AS SHOWN  
DRAWN: SP/BA  
JOB: 110

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 2100E Huntington Beach Blvd  
 Huntington Beach, CA 92648  
 P: 714.222.2000

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 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 P: 310.207.0077  
 F: 310.207.0078  
 www.maisonarchitects.com

MEMBER OF:  
 Planning Collaborative  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 P: 310.207.2400  
 F: 310.207.2401

MARK AYER & ASSOC.  
 CIVIL ENGINEERS  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 P: 310.207.2400  
 F: 310.207.2401

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

ELEVATION

PROJECT NO.  
 EN: 2012-007

Date: 10-15-12

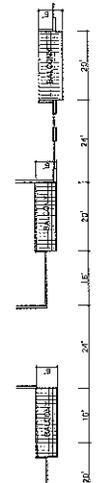
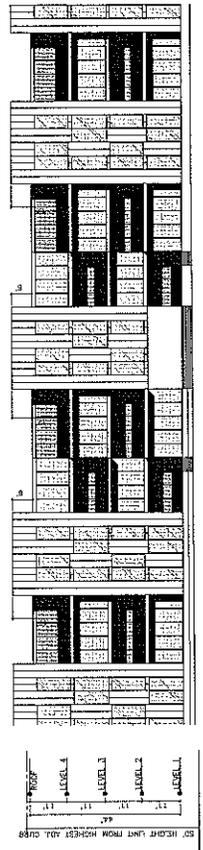
Drawn: NTS

Down: SHM

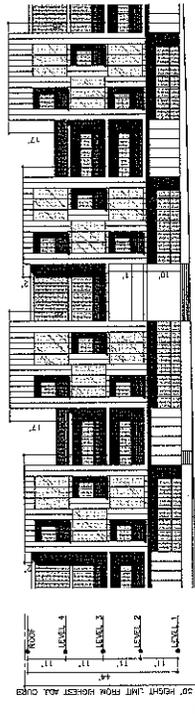
JOB: 08

FILE:

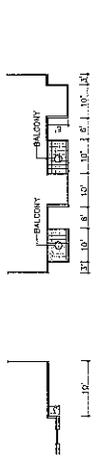
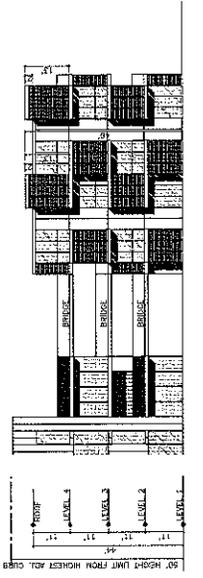
SHEET: A3.5



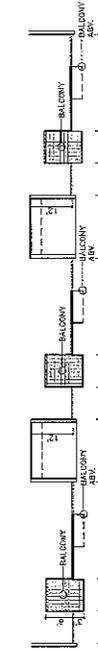
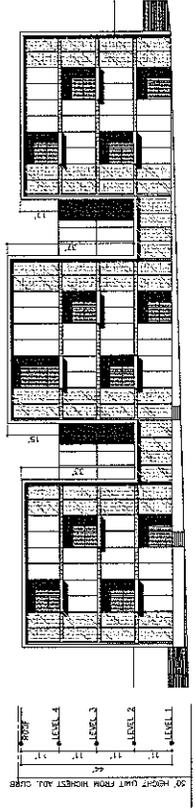
ELEVATION/PLAN ARTICULATION - TYPE B



ELEVATION/PLAN ARTICULATION - TYPE D



ELEVATION/PLAN ARTICULATION - TYPE A



ELEVATION/PLAN ARTICULATION - TYPE C

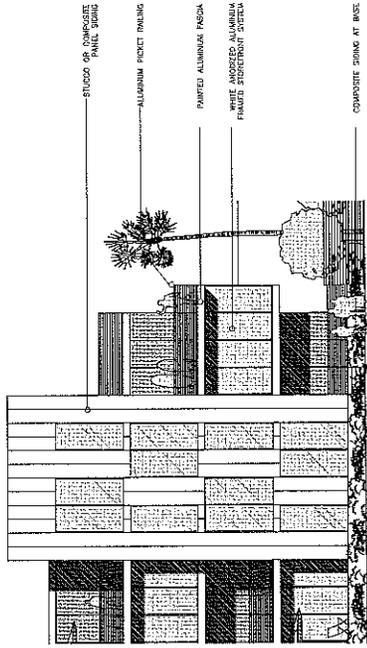
BUILDING ELEVATION AND PLAN ARTICULATION, ROOF VARIATION, AND WALL UNDULATION SCALE: 1/16" = 1'-0" (1)

RECEIVED

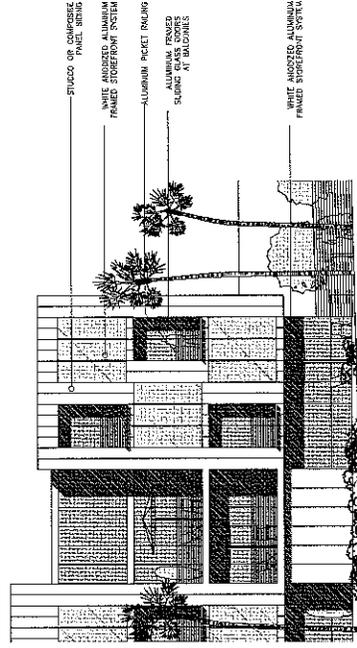
SEP 14 2012

Dept. of Planning & Building

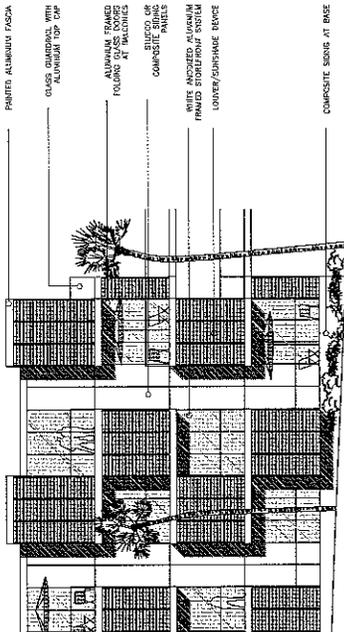
21002181, LLC 21002181, LLC 21002181, LLC 21002181, LLC	HUNTINGTON BEACH, CALIFORNIA <b>PACIFIC CITY</b> HUNTINGTON BEACH, CALIFORNIA	ELEVATION PACIFIC CITY DPW 2012-007 Date: 09-13-12 Scale: AS SHOWN Drawn: SMMW Job: 118 Fin: Sheet A3.6
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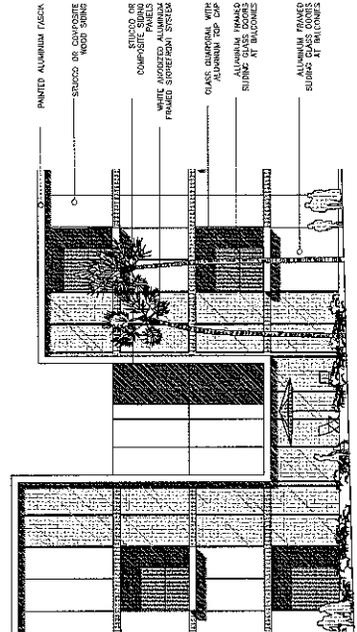
DESIGN TYPE B



DESIGN TYPE D



DESIGN TYPE A



DESIGN TYPE C

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



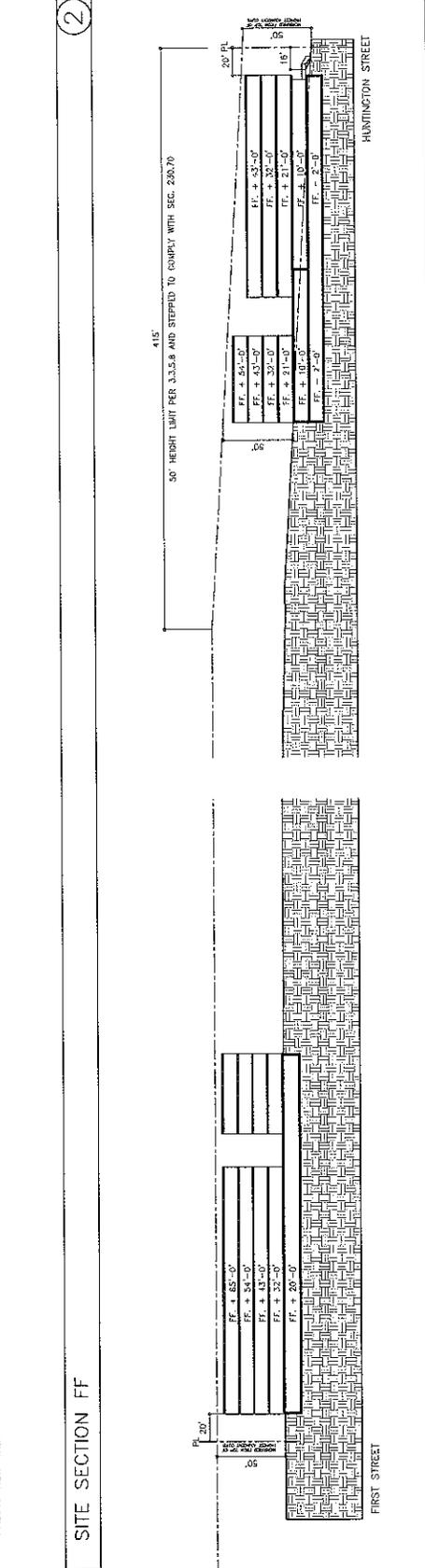
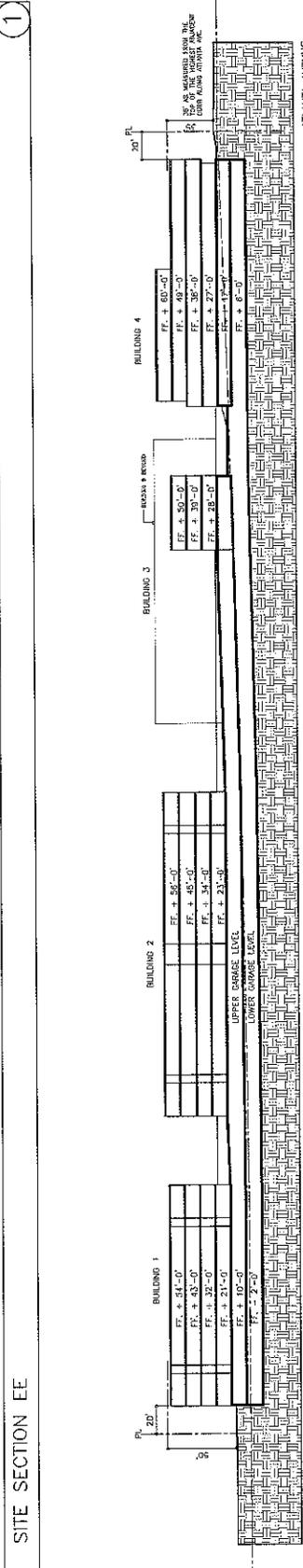
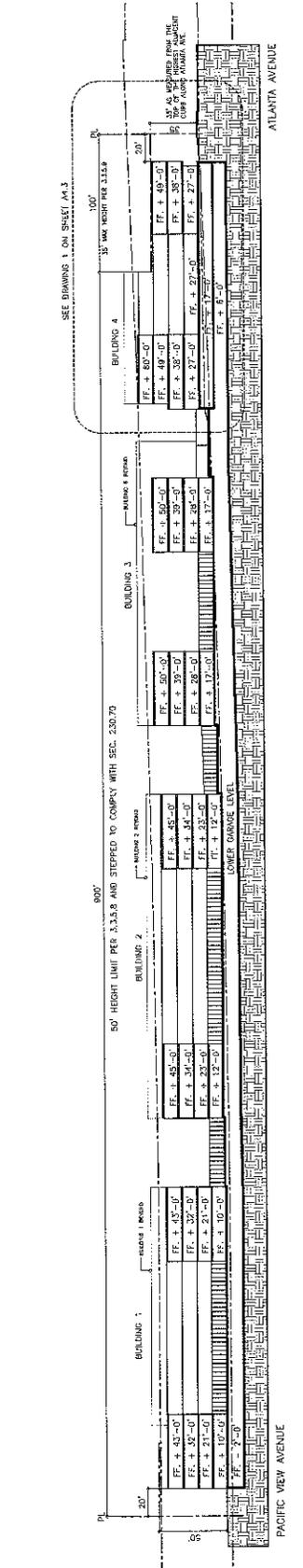
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ZIMMERS, LLC  
 10000 W. 10th Street, Suite 100  
 Los Angeles, CA 90024  
 310.441.1111  
 310.441.1112  
 310.441.1113  
 310.441.1114  
 310.441.1115  
 310.441.1116  
 310.441.1117  
 310.441.1118  
 310.441.1119  
 310.441.1120

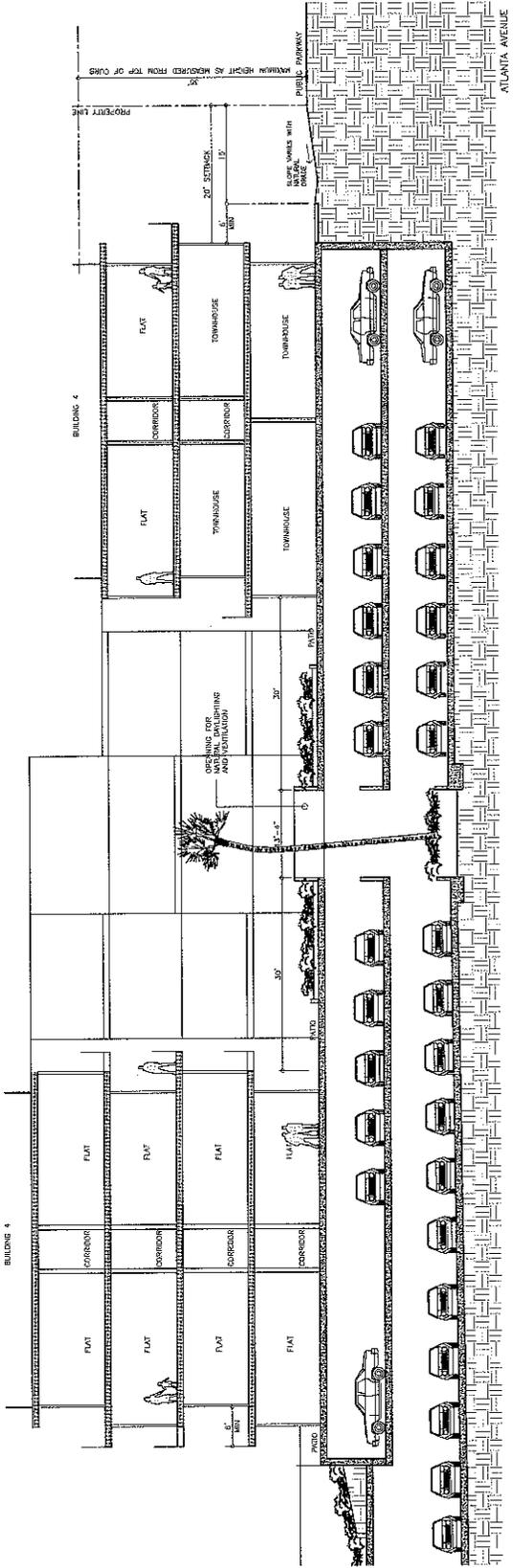
HUNTINGTON BEACH, CALIFORNIA  
 PACIFIC CITY  
 SITE 4012-007  
 Dwg. No. 10-10-12  
 Scale: N.T.S.  
 Drawn: GMM  
 Job: HB  
 Pkg.  
 Sheet: A4.2



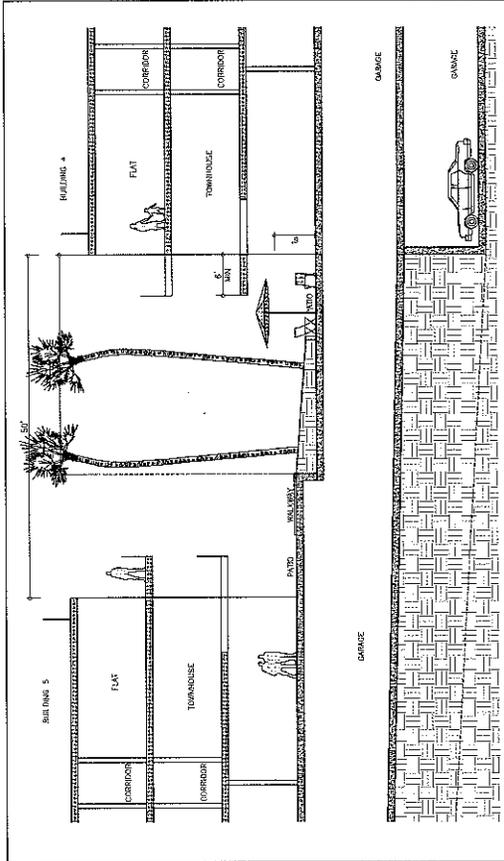
ATTACHMENT NO. 2.25

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 & Building

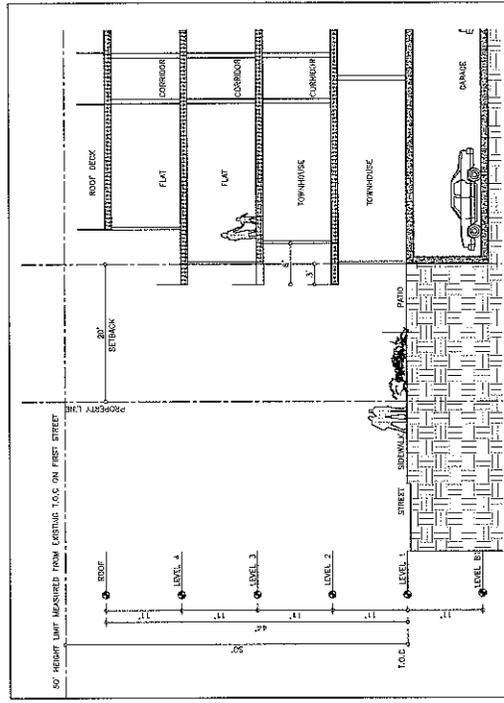
ZIEMEHL, LLC 1000 Peachtree Street, N.W. Atlanta, Georgia 30309 P: 404.525.1234 F: 404.525.1235 E: info@ziemehl.com	HUNTINGTON BEACH, CALIFORNIA PACIFIC CITY	SITE SECTIONS PACIFIC CITY EPM 2012-007 Date: 10-18-12 Scale: 1/8" = 1'-0" Drawn: SDMM P/A: HR	SHEET # A4.3 Sheet
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SECTION DETAIL: ATLANTA AVENUE AND GARAGE DAYLIGHTING



SECTION DETAIL: TERRACING BETWEEN BUILDING 4 AND 5



SECTION DETAIL: TYPICAL

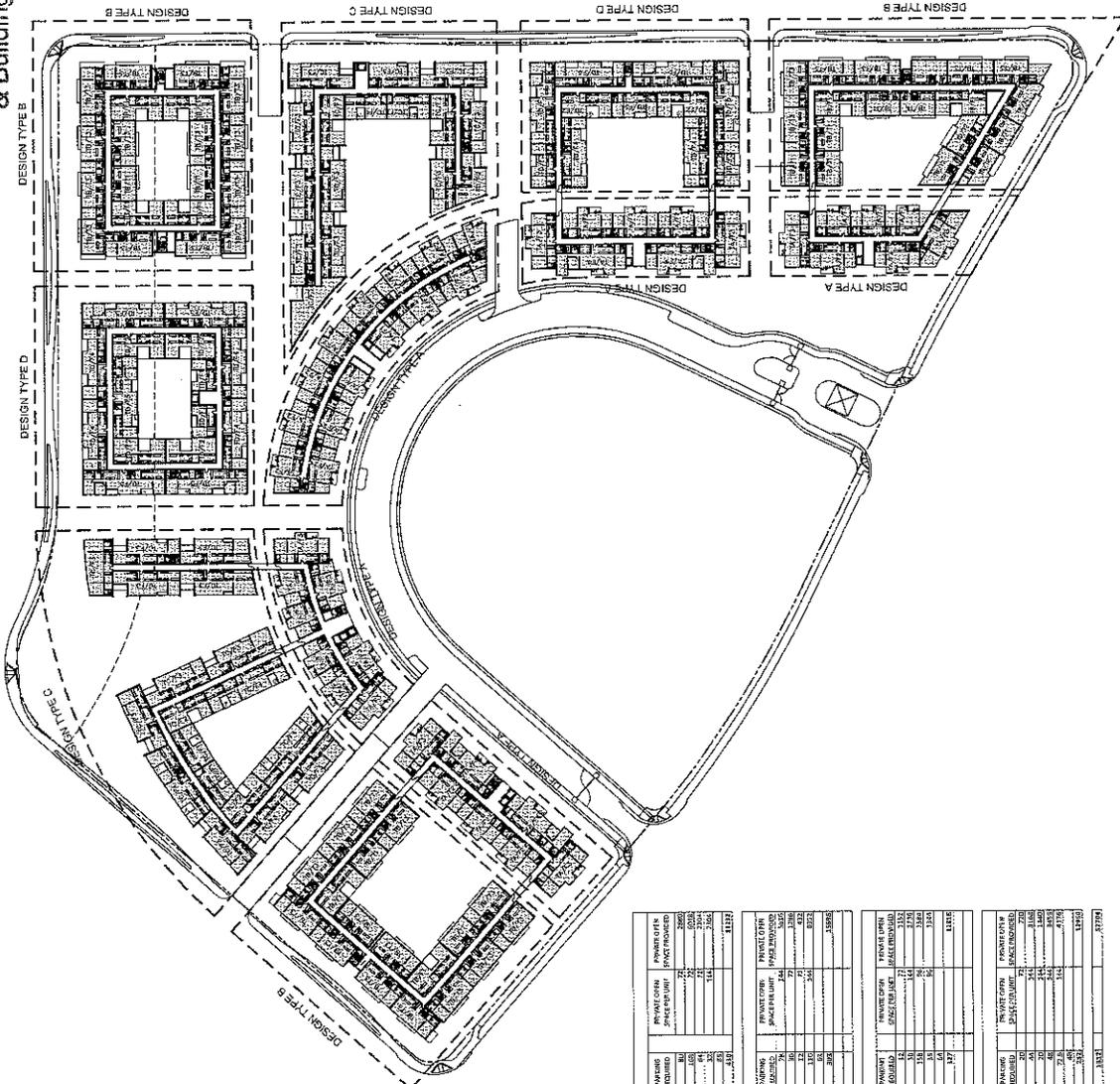
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& Building

**PACIFIC CITY**  
HUNTINGTON BEACH, CALIFORNIA

<p><b>PLANNING</b> PLANNING DIVISION 1000 N. STATE ST. HUNTINGTON BEACH, CA 92648 TEL: 714.343.3300</p>	<p><b>ARCHITECT</b> MASON L. ARCHITECT, INC. 1000 N. STATE ST., SUITE 200 HUNTINGTON BEACH, CA 92648 TEL: 714.343.3300</p>	<p><b>ENGINEER</b> MASON L. ARCHITECT, INC. 1000 N. STATE ST., SUITE 200 HUNTINGTON BEACH, CA 92648 TEL: 714.343.3300</p>	<p><b>LANDSCAPE ARCHITECT</b> MASON L. ARCHITECT, INC. 1000 N. STATE ST., SUITE 200 HUNTINGTON BEACH, CA 92648 TEL: 714.343.3300</p>
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DESIGN TYPE A											
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	AVG. HGT.	AVG. AREA	AVG. HGT. x AVG. AREA	PERCENT OF TOTAL
UNIT A1	1-BEDROOM	1,000	1	1	1	1	4	10	1,000	40	40,000
UNIT A2	2-BEDROOM	1,500	1	1	1	1	4	15	1,500	60	90,000
UNIT A3	3-BEDROOM	2,000	1	1	1	1	4	20	2,000	80	160,000
UNIT A4	4-BEDROOM	2,500	1	1	1	1	4	25	2,500	100	250,000
<b>TOTAL</b>		<b>7,000</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>15</b>	<b>7,000</b>	<b>160</b>	<b>1,050,000</b>

DESIGN TYPE B											
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	AVG. HGT.	AVG. AREA	AVG. HGT. x AVG. AREA	PERCENT OF TOTAL
UNIT B1	1-BEDROOM	1,000	1	1	1	1	4	10	1,000	40	40,000
UNIT B2	2-BEDROOM	1,500	1	1	1	1	4	15	1,500	60	90,000
UNIT B3	3-BEDROOM	2,000	1	1	1	1	4	20	2,000	80	160,000
UNIT B4	4-BEDROOM	2,500	1	1	1	1	4	25	2,500	100	250,000
<b>TOTAL</b>		<b>7,000</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>15</b>	<b>7,000</b>	<b>160</b>	<b>1,050,000</b>

DESIGN TYPE C											
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	AVG. HGT.	AVG. AREA	AVG. HGT. x AVG. AREA	PERCENT OF TOTAL
UNIT C1	1-BEDROOM	1,000	1	1	1	1	4	10	1,000	40	40,000
UNIT C2	2-BEDROOM	1,500	1	1	1	1	4	15	1,500	60	90,000
UNIT C3	3-BEDROOM	2,000	1	1	1	1	4	20	2,000	80	160,000
UNIT C4	4-BEDROOM	2,500	1	1	1	1	4	25	2,500	100	250,000
<b>TOTAL</b>		<b>7,000</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>15</b>	<b>7,000</b>	<b>160</b>	<b>1,050,000</b>

DESIGN TYPE D											
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	AVG. HGT.	AVG. AREA	AVG. HGT. x AVG. AREA	PERCENT OF TOTAL
UNIT D1	1-BEDROOM	1,000	1	1	1	1	4	10	1,000	40	40,000
UNIT D2	2-BEDROOM	1,500	1	1	1	1	4	15	1,500	60	90,000
UNIT D3	3-BEDROOM	2,000	1	1	1	1	4	20	2,000	80	160,000
UNIT D4	4-BEDROOM	2,500	1	1	1	1	4	25	2,500	100	250,000
<b>TOTAL</b>		<b>7,000</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>16</b>	<b>15</b>	<b>7,000</b>	<b>160</b>	<b>1,050,000</b>

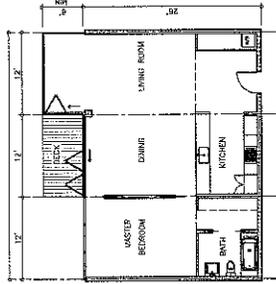
UNIT KEY PLAN - TYPICAL FLOOR

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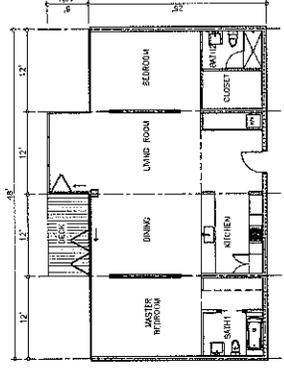
Dept. of Planning  
& Building

**PACIFIC CITY**  
HUNTINGTON BEACH, CALIFORNIA

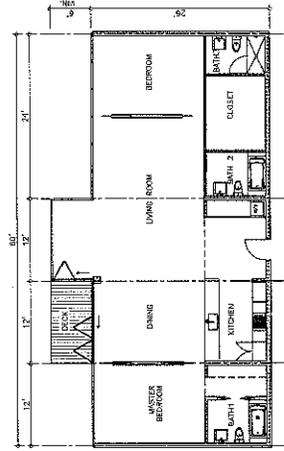
<b>21222101, LLC</b> 21222101, LLC 10000 Pacific City Blvd Huntington Beach, CA 92648	<b>MARK S. BARNETT, INC.</b> 10000 Pacific City Blvd Huntington Beach, CA 92648 P: 714.221.0101 F: 714.221.0101 E: info@marksbarnett.com	<b>ARCHITECTS</b> 10000 Pacific City Blvd Huntington Beach, CA 92648 P: 714.221.0101 F: 714.221.0101 E: info@marksbarnett.com	<b>DEVELOPER &amp; ASSOC.</b> 10000 Pacific City Blvd Huntington Beach, CA 92648 P: 714.221.0101 F: 714.221.0101 E: info@marksbarnett.com	UNIT TYPES PACIFIC CITY EPA 901.2-007 DATE: 10-15-13 SCALE: 1/8" = 1'-0" DRAWN: SSMM JOB: 10 FILE: SHEET: <b>A5.1</b>
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TYPICAL 1 BEDROOM UNIT (TYPE A FLAT 1) 1,200 SF (4)



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

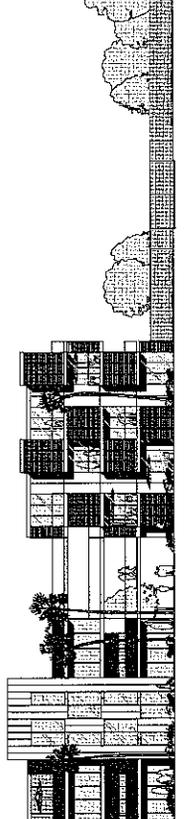


TYPICAL 2 BEDROOM UNIT (TYPE A FLAT 3) 1,600 SF (6)

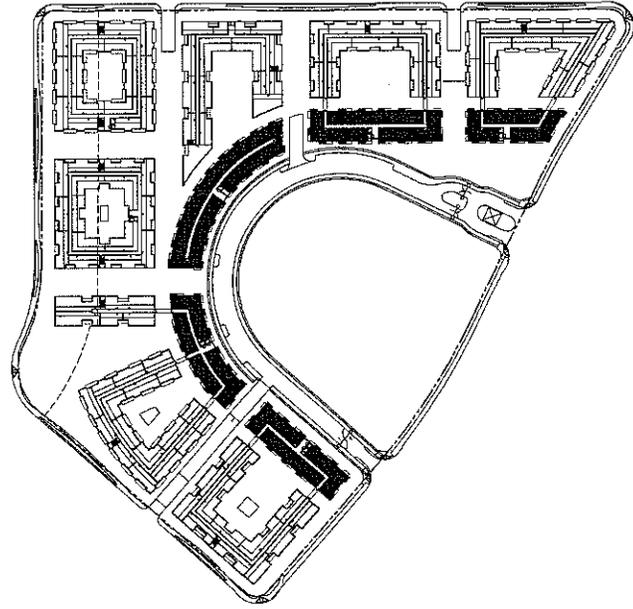
DESIGN TYPE A

UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROTA	TOTAL	AMOUNT	PARKING	PROVIDED	UNAVAILABLE
TYPE A FLAT 1 (FLAT 1)	1 Bedroom	1,200	10	10	10	10	10	40	12,000	10	10	10
TYPE A FLAT 2 (FLAT 2)	2 Bedrooms	1,400	21	21	21	21	21	84	11,200	21	21	21
TYPE A FLAT 3 (FLAT 3)	2 Bedrooms	1,600	8	8	8	8	8	32	51,200	8	8	8
TYPE A FLAT 4 (FLAT 4)	2 Bedrooms	2,000	5	5	5	5	5	20	20,000	5	5	5
TOTAL								112	222,400	44	44	44

DESIGN TYPE A DATA (1)



ELEVATION (2)



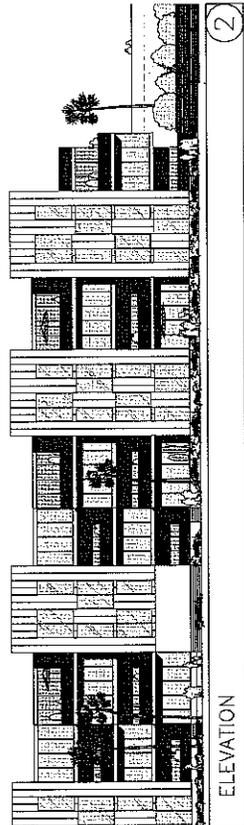
KEY PLAN (3)

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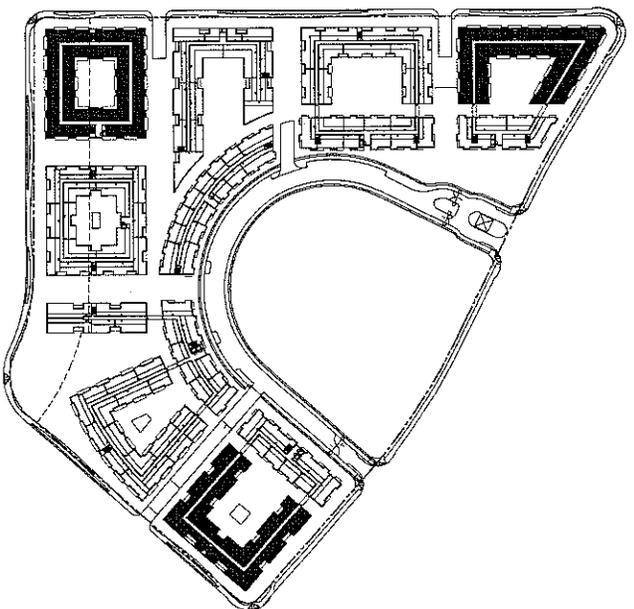
Dept. of Planning  
& Building

DESIGN TYPE B											
UNIT NAME	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	TOTAL	PERCENTAGE	PERCENTAGE	PERCENTAGE
TYPE A (Town 1, Town 2)	2 Bedroom	1,900	0	0	0	0	0	0	0	0	0
TYPE B (Town 3)	2 Bedroom	2,400	0	0	0	0	0	0	0	0	0
TYPE C (Town 4)	3 Bedroom	3,000	0	0	0	0	0	0	0	0	0
TYPE D (Town 5)	4 Bedroom	4,000	0	0	0	0	0	0	0	0	0
TOTAL											

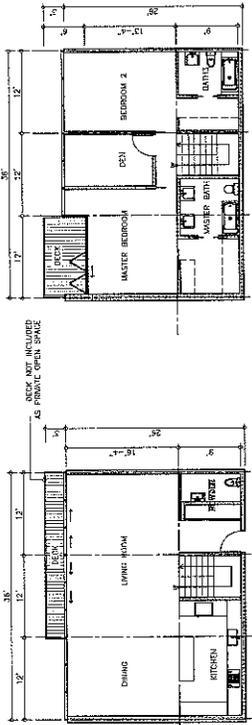
DESIGN TYPE B DATA



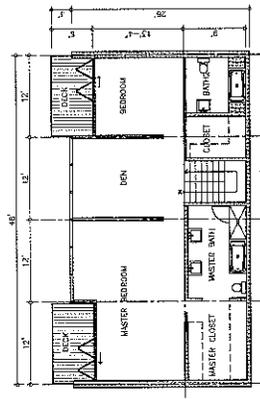
ELEVATION



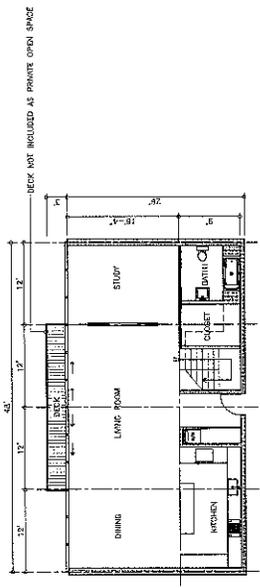
KEY PLAN



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



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



**21002 P/L LLC**  
21002 Pacific City  
Huntington Beach, CA 92648  
T: 949.233.2500

**WANDA MACHUGOSKI, INC.**  
10000 Pacific City Blvd  
Huntington Beach, CA 92648  
T: 415.242.7777  
F: 415.242.7777  
W: www.wanda.com

**ALLENBRETZ**  
10000 Pacific City Blvd  
Huntington Beach, CA 92648  
T: 949.233.2500  
F: 949.233.2500

**WAGNER & ASSOC.**  
10000 Pacific City Blvd  
Huntington Beach, CA 92648  
T: 949.233.2500  
F: 949.233.2500

**PACIFIC CITY**  
HUNTINGTON BEACH, CALIFORNIA

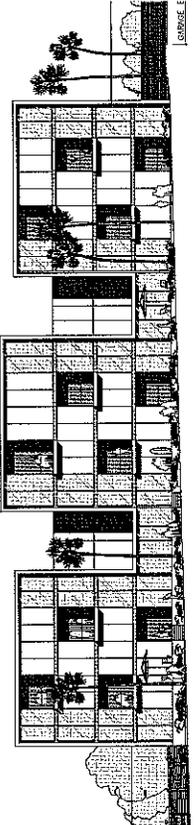
UNIT TYPES  
PACIFIC CITY  
EPA 2012-2009  
Date: 10-15-12  
Scale: NTS  
Drawn: SSMK  
Job: 110  
P/S  
Sheet: A5.2

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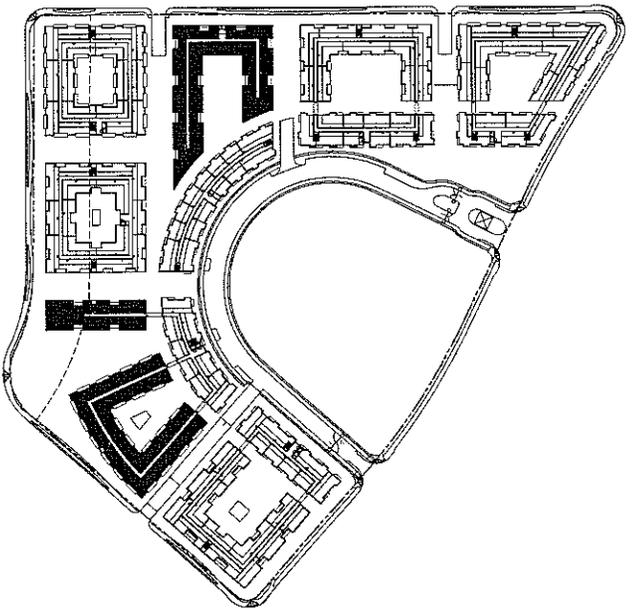
Dept. of Planning  
& Building

DESIGN TYPE C		TYPE		AREA		LEVEL		TOTAL		TOTAL		PRIVATE OPEN		PRIVATE OPEN	
UNIT NAME	TYPE	AREA	LEVEL	LEVEL	LEVEL	LEVEL									
TYPE C (FLAT 1) (150/21)	1 Bedroom	1,100	4	4	16	16	16	16	16	16	16	16	16	16	16
TYPE C (FLAT 2) (150/21)	2 Bedroom	1,650	17	17	29	29	29	29	29	29	29	29	29	29	29
TYPE C (FLAT 3) (150/21)	3 Bedroom	2,100	3	3	24	24	24	24	24	24	24	24	24	24	24
TOTAL			31	31	128	128	128	128	128	128	128	128	128	128	128

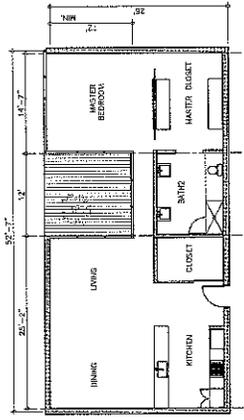
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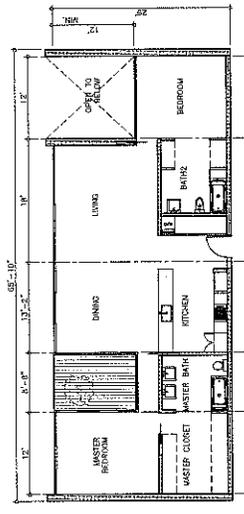
ELEVATION



KEY PLAN



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



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

PACIFIC CITY  
HUNTINGTON BEACH, CALIFORNIA

UNIT TYPES	
PACIFIC CITY EIN 2012-007	
Date: 10-16-12	
Scale: N.T.S.	
Drawn: BSM	
Job: HR	
File:	
Sheet:	A5.3

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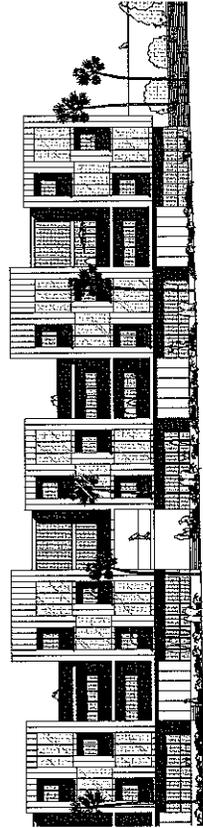
Dept. of Planning  
& Building

**PACIFIC CITY**  
HUNTINGTON BEACH, CALIFORNIA

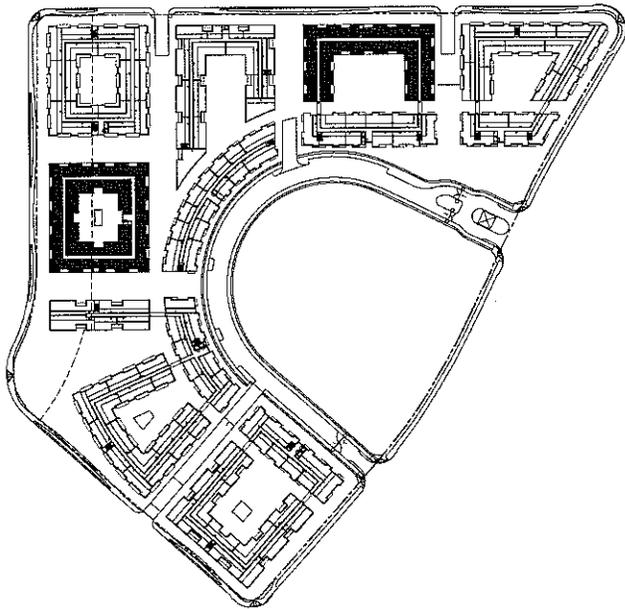
2100218, LLC 11111 Pacific City Blvd Huntington Beach, CA 92648 Tel: 714.343.9200	NIKOLA ARCHITECTS, INC. 4000 Westfield Ave, Suite 100 Huntington Beach, CA 92648 Tel: 714.343.9200	HALENBERG 11111 Pacific City Blvd Huntington Beach, CA 92648 Tel: 714.343.9200	KIMMEL & ASSOC. 4000 Westfield Ave, Suite 100 Huntington Beach, CA 92648 Tel: 714.343.9200	UNIT TYPES PACIFIC CITY ENV 2012-107 DATE 10-15-12 SCALE NCS DRAWN SKM JOB HR FILE SHEET <b>A5.4</b>
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DESIGN TYPE D	TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	NET AREA	AVG. AREA	PARKING	WORKING	SPACE REQUIRED	SPACE PROVIDED	SPACE DEFICIT
TYPE 1 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 2 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 3 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 4 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 5 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 6 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 7 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 8 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 9 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TYPE 10 (CONDO)	CONDO	1500	2	2	2	2	8	1500	187.5	2	2	2	2	0
TOTAL		15000	16	16	16	16	64	15000	187.5	16	16	16	16	0

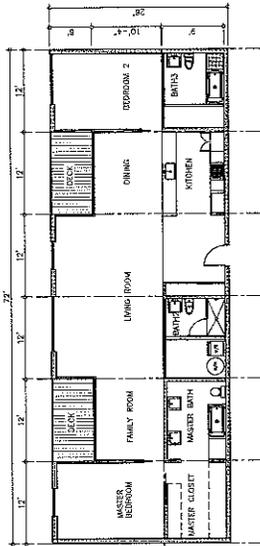
DESIGN TYPE D DATA



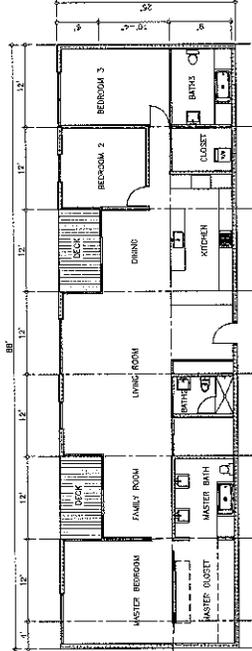
ELEVATION



KEY PLAN



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



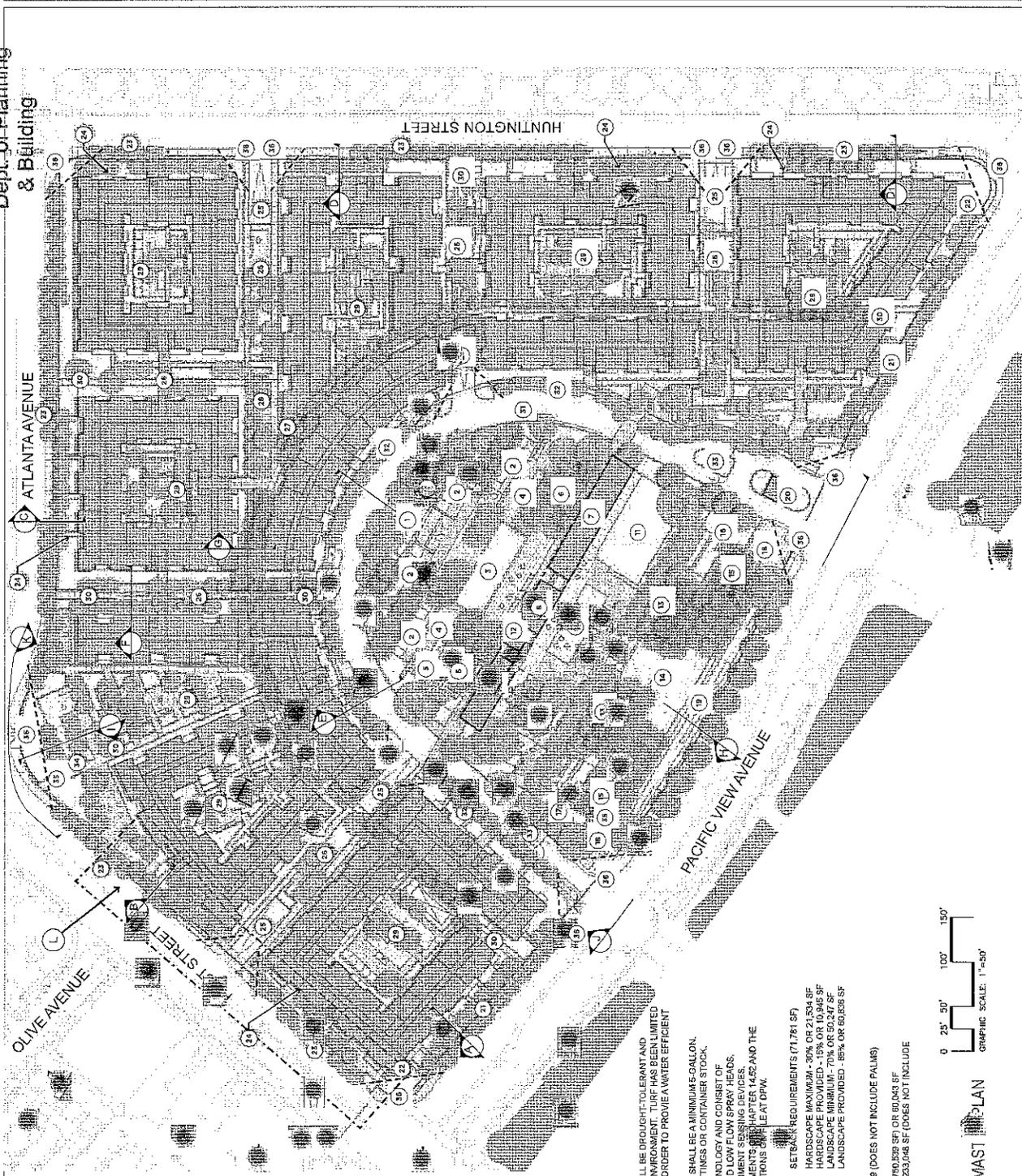
TYPICAL 3 BEDROOM (TYPE D FLAT 5) 2,000 SF (5)



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 SEP 14 2012

Dept. of Planning  
 & Building

2009 INC. 2000 Highway Blvd Suite 100 Pacific Beach, CA 92109	HUNTINGTON BEACH, CALIFORNIA PACIFIC CITY	TITLE PACIFIC CITY EPA 2012-207 Date: 10-18-12 Scale: 1"=50'-0" Drawn: M.L. Job: 18 File: Sheet: <b>LS-1.0</b>
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**LEGEND**

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

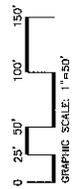
**LANDSCAPE NOTATIONS**

THE LANDSCAPE PALETTE FOR THIS PROJECT SHALL BE DROUGHT-TOLERANT AND APPROPRIATE FOR THE HUNTINGTON BEACH ENVIRONMENT. TURF HAS BEEN LIMITED TO KEY AREAS SUCH AS THE PUBLIC PARKS IN ORDER TO PROVIDE A WATER EFFICIENT DESIGN AND WILL BE PLANTED FROM SOD.  
 PER HB230, CHAPTER 222.06, 75% OF ALL SHRUBS SHALL BE A MINIMUM 6-GALLON. GROUND COVER SHALL BE PLANTED FROM CUTTINGS OR CONTAINER STOCK.  
 IRRIGATION WILL UTILIZE THE MOST RECENT TECHNOLOGY AND CONSIST OF HYDROZONES BASED ON PLANT TYPE, DRIP AND LOW FLOW SPRAY HEADS, WITH AUTOMATIC CONTROLLERS AND ENVIRONMENT SENSING DEVICES.  
 IRRIGATION SYSTEMS SHALL BE PER REQUIREMENTS OF CHAPTER 14.52 AND THE AGRICULTURAL STANDARDS AND SPECIFICATIONS OF CHAPTER 14.52 AND THE LANDSCAPE CALCULATIONS

**LANDSCAPE CALCULATIONS**

HB230 CHAPTER 222 REQUIREMENTS  
 8 SETBACK REQUIREMENTS (71,761 SF)  
 LINEAL FOOTAGE OF STREET FRONTAGE - 3,699 LF  
 HARDSCAPE MAXIMUM - 30% OR 21,534 SF  
 TREES PROVIDED (1 PER 45 LF) - 82  
 HARDSCAPE MINIMUM - 70% OR 50,247 SF  
 LANDSCAPE PROVIDED - 65% OR 60,656 SF  
 NUMBER OF GROUND COVER UNITS - 168  
 TREES REQUIRED (1 PER 80)  
 TREES PROVIDED (IN COMMON OPEN SPACES) - 219 (DOES NOT INCLUDE PALMS)

TOTAL LANDSCAPE AREA REQUIRED - 8% OF SITE (790,539 SF) OR 80,043 SF  
 TOTAL LF LANDSCAPE AREA PROVIDED - 30% OF 233,048 SF (DOES NOT INCLUDE PARKWAYS)



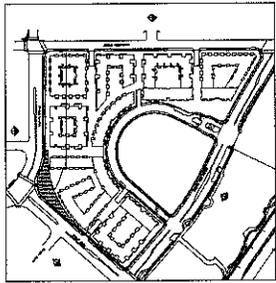
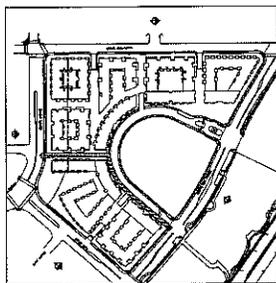
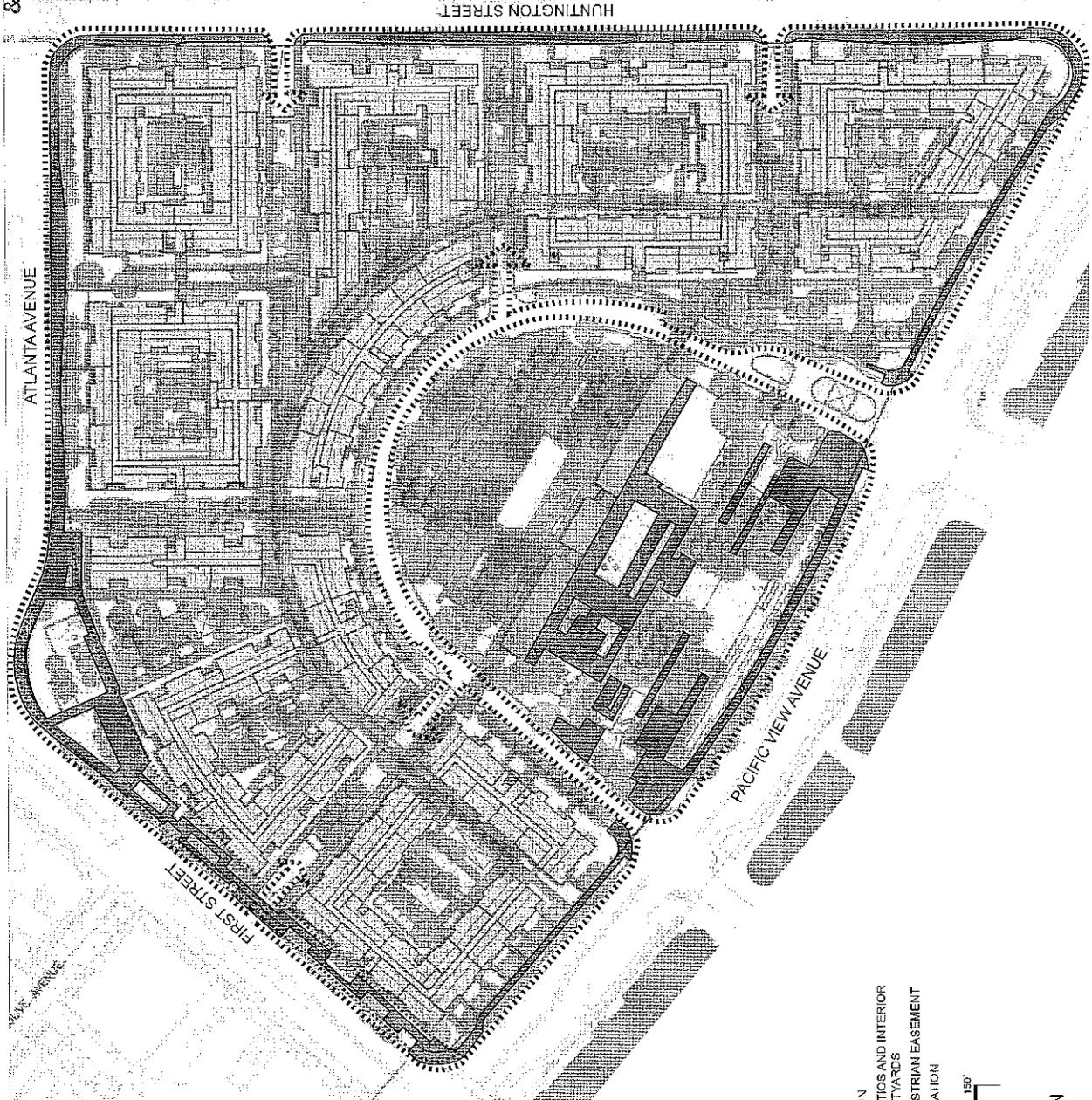
OVERALL LANDSCAPE MASTER PLAN

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Dept. of Planning & Building

2009 P.H. LLC 200 Pacific View Avenue Pacific Beach, CA 92025 T: 619.435.2009	CLAYTON CASPARI NATIONAL ARCHITECTURE INC. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 T: 310.206.1000 F: 310.206.1001 www.nationalarch.com	AUGUSTINE ARCHITECTURE INC. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 T: 310.206.1000 F: 310.206.1001 www.augustinearch.com	KUNJASEK & ASSOC. CIVIL ENGINEERS 20000 S. Sepulveda Blvd., Suite 100 Los Angeles, CA 90048 T: 310.351.4444 F: 310.351.4444 www.kunjasek.com	PACIFIC CITY EPA 2012-007 Date: 08-13-12 Scale: 1" = 50'-0" Drawn: MCL Job #: 10 File:	TITLE PACIFIC CITY HUNTINGTON BEACH, CALIFORNIA
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- PUBLIC CIRCULATION
  - PRIVATE WALKS, PATIOS AND INTERIOR
  - RESIDENTIAL COURTYARDS
  - 20'-WIDE MIN. PEDESTRIAN EASEMENT
  - VEHICULAR CIRCULATION
- 0 25' 50' 100' 150'
- GRAPHIC SCALE: 1"=50'

PEDESTRIAN ACCESS PLAN

ATTACHMENT NO. 2.34

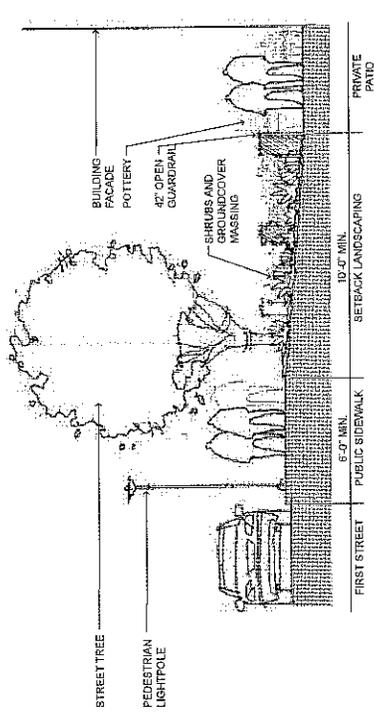


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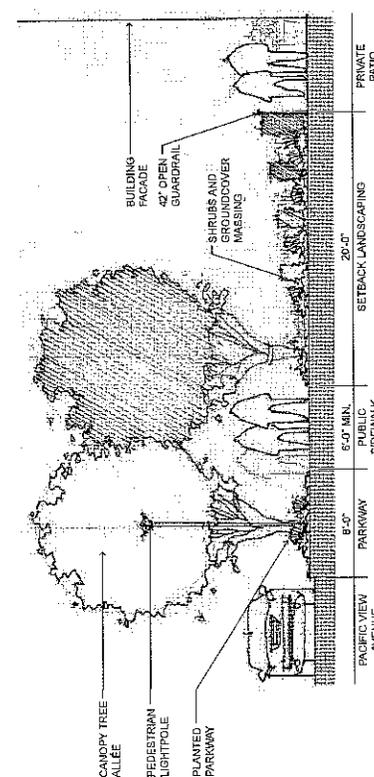
SEP 14 2012

Dept. of Planning & Building

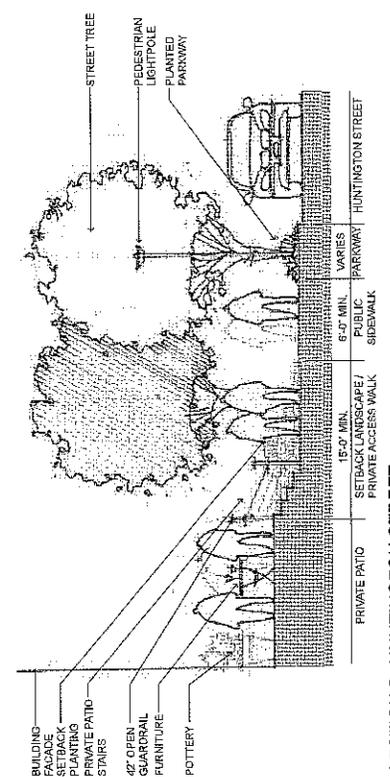
2000 Hwy. 100 Suite 100 Huntington Beach, CA 92648 Phone: 714.344.1100	PACIFIC CITY 2012-2017	TITLE
PLANET ARCHITECTURE INC. 1000 S. MAIN ST. #100 HUNTINGTON BEACH, CA 92648 PHONE: 714.344.1100 FAX: 714.344.1100	PACIFIC CITY 2012-2017	DATE: 10-13-12 SCALE: 1/4" = 1'-0" DRAWN: MCL JOB: HB FILE:
NIKERBY 1000 S. MAIN ST. #100 HUNTINGTON BEACH, CA 92648 PHONE: 714.344.1100 FAX: 714.344.1100	HUNTINGTON BEACH, CALIFORNIA	SHEET LS-2.1



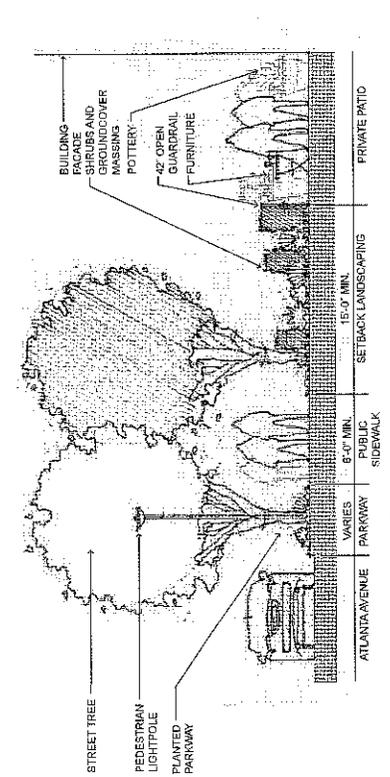
SECTION B: PACIFIC VIEW AVENUE  
1/4" = 1'-0"



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



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



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

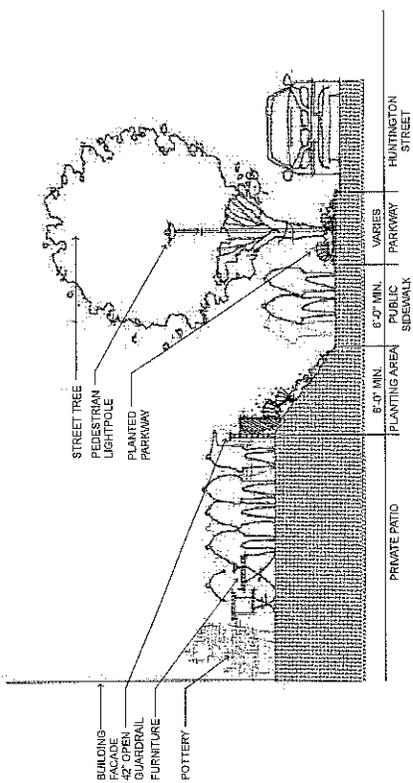
LANDSCAPE SITE SECTIONS

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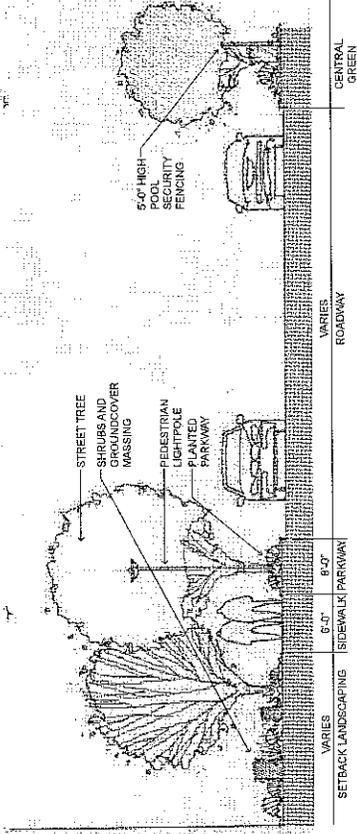
SEP 14 2012

Dept. of Planning & Building

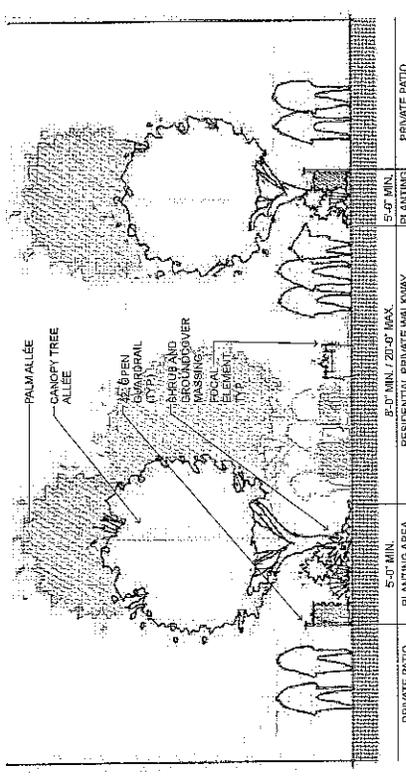
PACIFIC CITY 20000 Pacific Coast Highway Pacific City, CA 92024 Phone: (760) 738-1300 Fax: (760) 738-1301	STANLEY LANDOWITZ LANDSCAPE ARCHITECTURE INC. 10000 Pacific Coast Highway Suite 1000 Pacific City, CA 92024 Phone: (760) 738-1300 Fax: (760) 738-1301	HENRIKZ LANDSCAPE ARCHITECTURE 10000 Pacific Coast Highway Suite 1000 Pacific City, CA 92024 Phone: (760) 738-1300 Fax: (760) 738-1301	MURKIN & ASSOC. CONSULTANTS 10000 Pacific Coast Highway Suite 1000 Pacific City, CA 92024 Phone: (760) 738-1300 Fax: (760) 738-1301	HUNTINGTON BEACH, CALIFORNIA PACIFIC CITY	TITLE PACIFIC CITY PLAN 2012-007 Date 10-16-12 Scale 1/4" = 1'-0" Drawn MLL Job HB File Sheet LS-2.2
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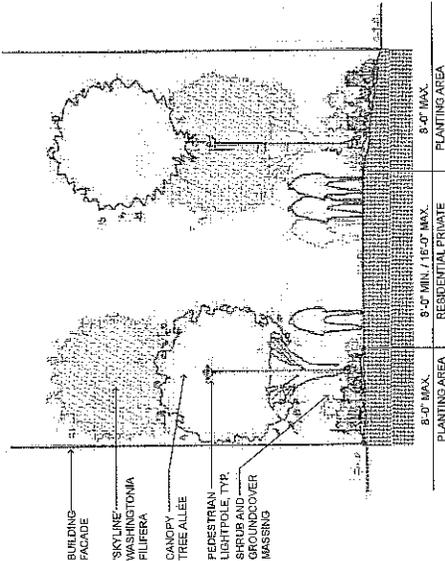
SECTION D: HUNTINGTON STREET  
1/4" = 1'-0"



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



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



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

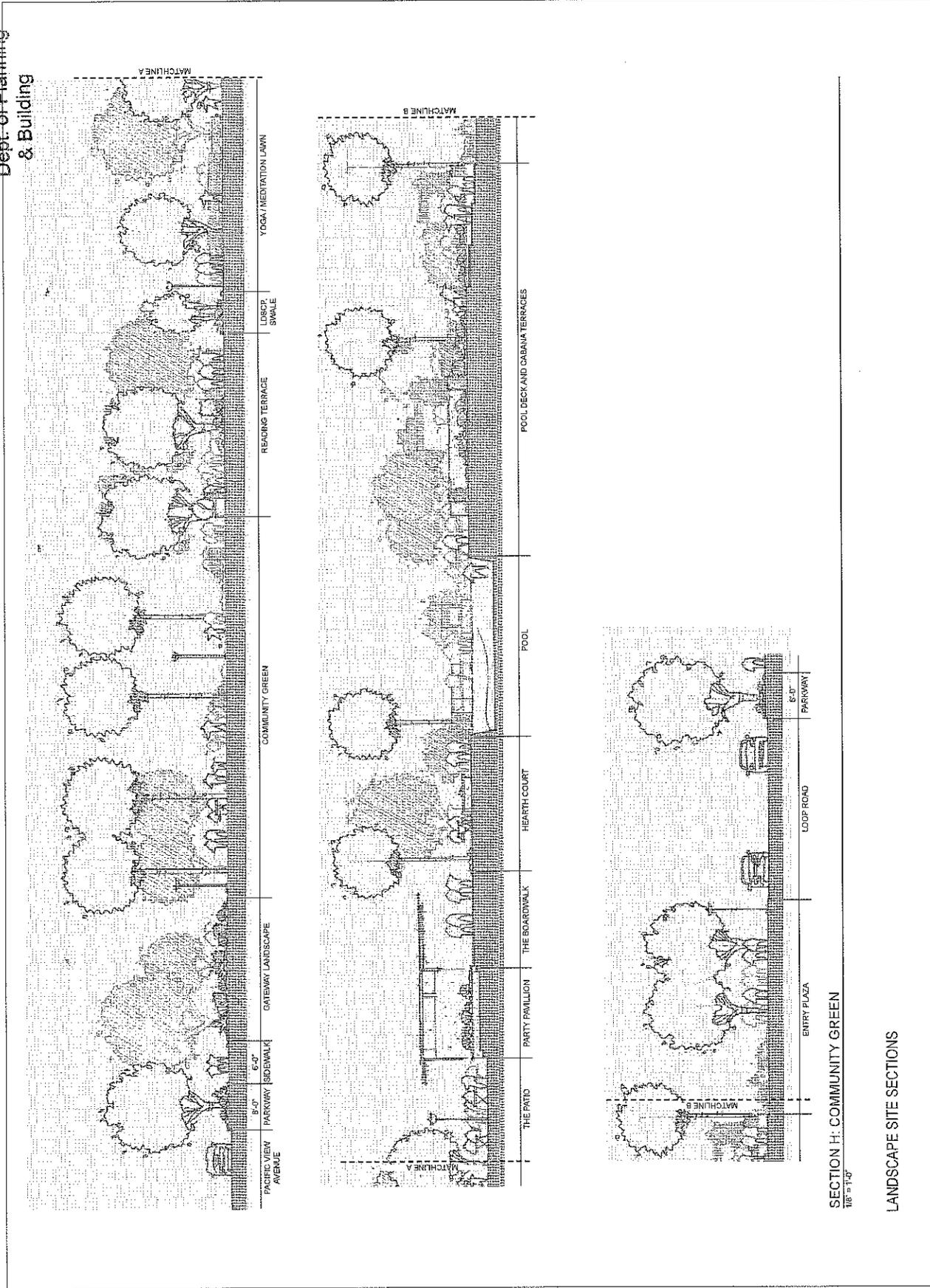
LANDSCAPE SITE SECTIONS

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& Building

ZUDER INC. LLC 2200 Pacific Avenue Huntington Beach, CA 92648 T: 949.774.2200	NADVA ARCHITECTS INC. 2001 West Street Huntington Beach, CA 92648 T: 949.774.2200 F: 949.774.2200 C: nadvaarchitects.com	HUNTINGTON BEACH, CALIFORNIA PACIFIC CITY	TITLE PACIFIC CITY BPA 2012-207 Date: 10-15-12 Scale: 1/8" = 1'-0" Drawn: ML Job: 181 File: Sheet: <b>LS-2.3</b>
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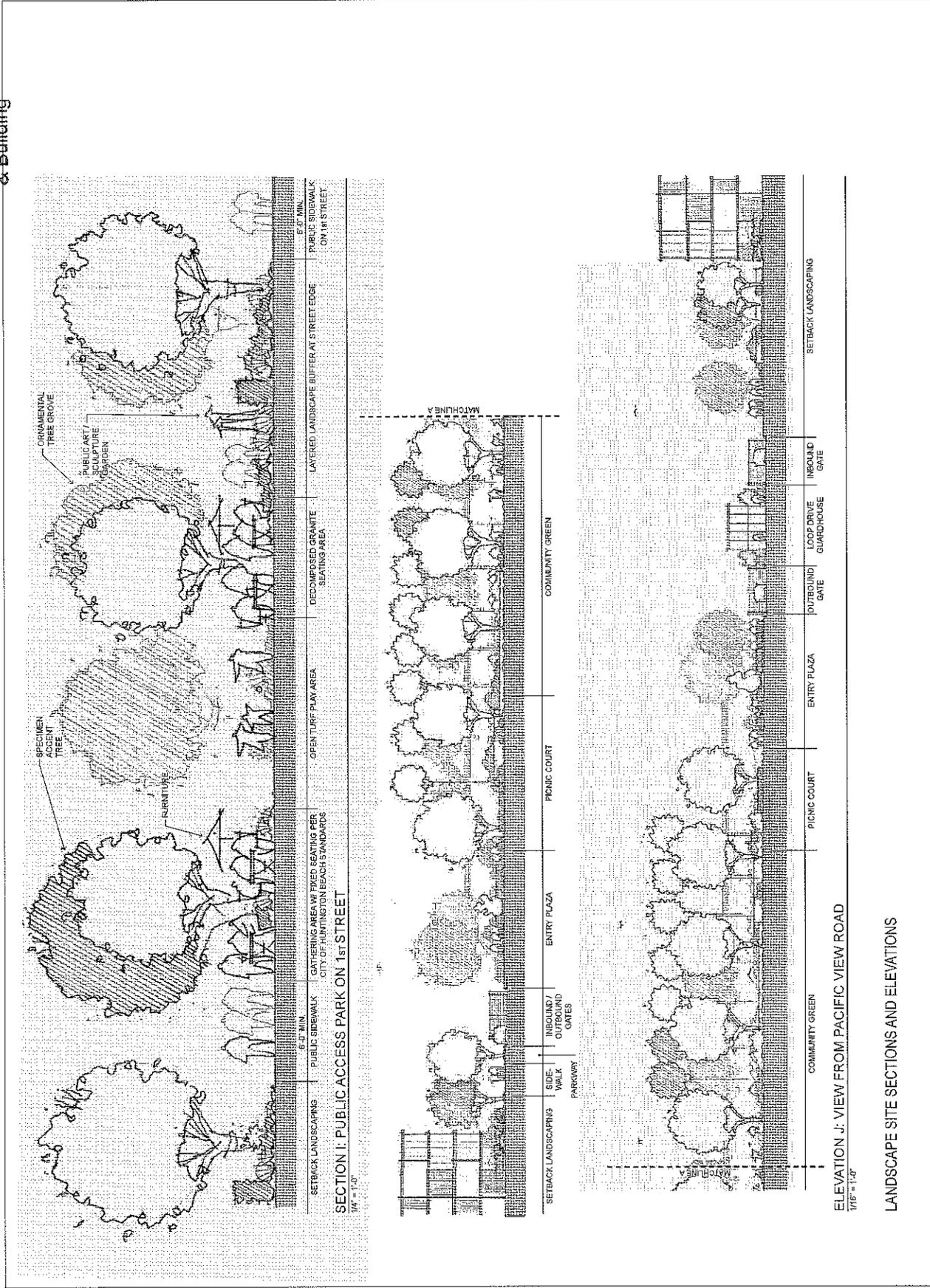


SECTION H: COMMUNITY GREEN  
1/8" = 1'-0"

LANDSCAPE SITE SECTIONS

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 Dept. of Planning  
 & Building

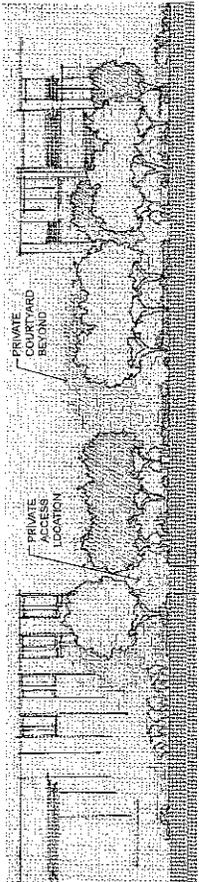
ZIGBO, INC. 2000 W. 10th Street Huntington Beach, CA 92648 P: 714.741.2200	MANLEY, GARY MANLEY ARCHITECTS INC. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 P: 310.206.1100	ASSOCIATE 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 P: 310.206.1100	SUGAR & ASSOC. 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 P: 310.206.1100	PACIFIC CITY EPA 2012-207 Date: 10-13-12 Scale: VARIOUS Drawn: MCL Job: HP File: Sheet: <b>LS-3.1</b>
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& Building



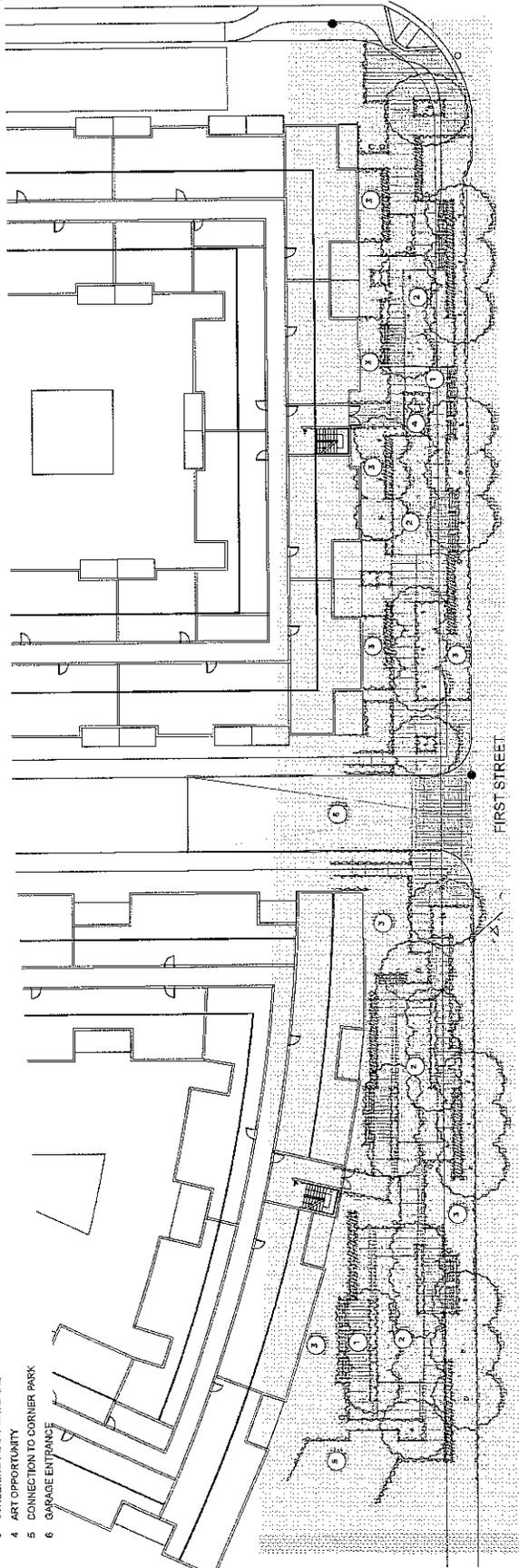
PUBLIC PARK ALONG 1ST WITH LAYERED LANDSCAPE, SEATING AREAS, AND PATHS

ELEVATION K: PUBLIC ACCESS PARK ON 1st STREET

1/16" = 1'-0"

**LEGEND**

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



ENLARGED PLAN: PUBLIC ACCESS PARK ON 1st STREET

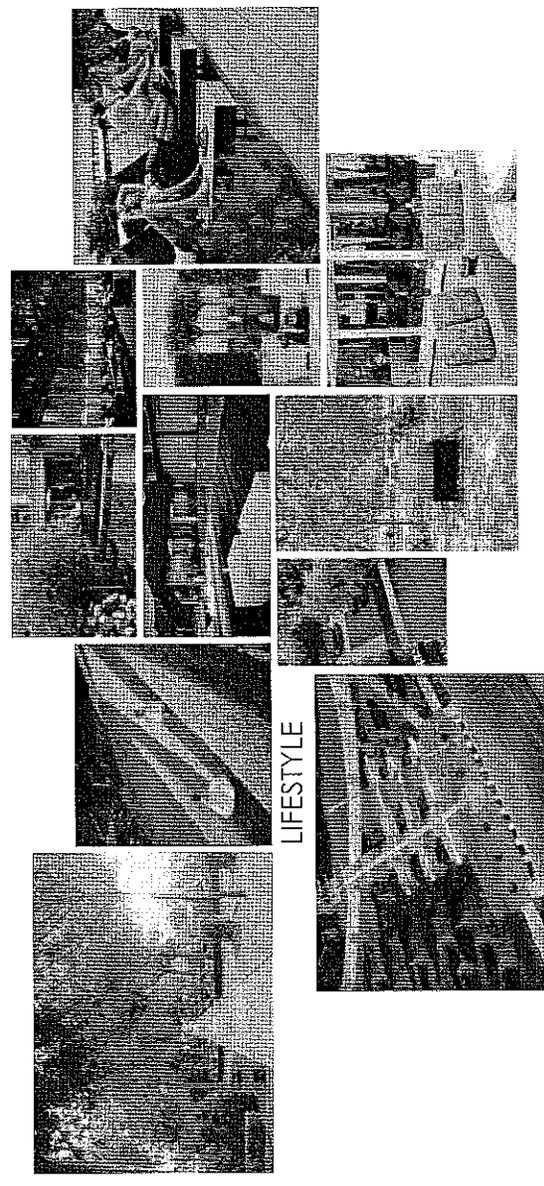
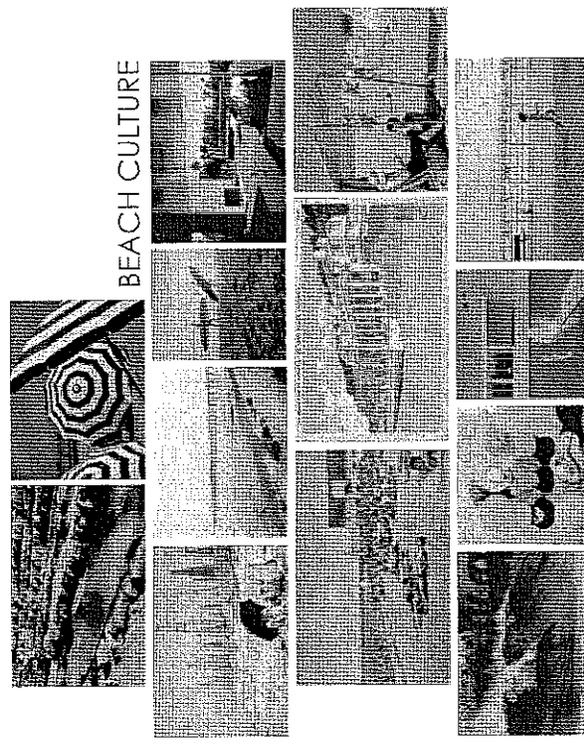
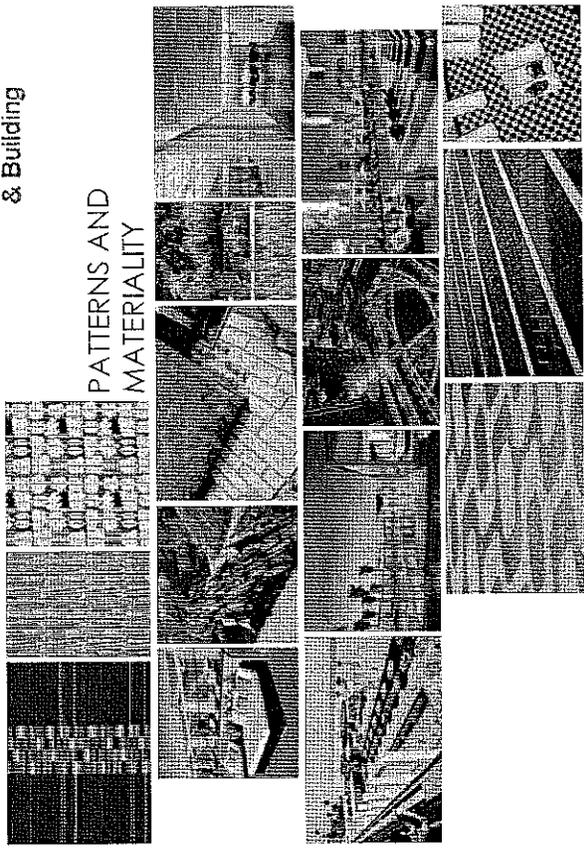
1/16" = 1'-0"

LANDSCAPE SITE ELEVATIONS AND ENLARGEMENTS

2100218, LLC 2000 Pacific City Way Huntington Beach, CA 92648 P: 714.741.8300	FRANKS & MARRIOTT ARCHITECTS INC. 10000 Pacific City Way Huntington Beach, CA 92648 P: 714.741.8300 F: 714.741.8300	PACIFIC CITY EPA 2012-007 DATE: 10-13-12 SHEET: VARIES DRAWN: MCL JOB: NB FILE:	HUNTINGTON BEACH, CALIFORNIA PACIFIC CITY
HUNSAKER & ASSOC. CIVIL ENGINEERS 10000 Pacific City Way Huntington Beach, CA 92648 P: 714.741.8300 F: 714.741.8300	HUNSAKER & ASSOC. CIVIL ENGINEERS 10000 Pacific City Way Huntington Beach, CA 92648 P: 714.741.8300 F: 714.741.8300	SHEET: LS-3.2	

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 & Building



CHARACTER / PRECEDENT IMAGERY

ZUMA LLC 10000 Wilshire Blvd Suite 1000 Los Angeles, CA 90024 P: 310 551 1000	TERRY HARTWELL NATIONAL ARCHITECTS INC. 1000 Wilshire Blvd Suite 1000 Los Angeles, CA 90024 P: 310 551 1000	MERRITT ARCHITECTURE 1000 Wilshire Blvd Suite 1000 Los Angeles, CA 90024 P: 310 551 1000	HUNTER & ASSOC. 1000 Wilshire Blvd Suite 1000 Los Angeles, CA 90024 P: 310 551 1000	PACIFIC CITY HUNTINGTON BEACH, CALIFORNIA	TITLE PACIFIC CITY EIR 2012-007 Date 10-10-12 Scale N/A Drawn: MCL Job: HB File Sheet LS-4.1
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Dept. of Planning  
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## PACIFIC CITY | HUNTINGTON BEACH, CALIFORNIA

STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.

### Overview

Pacific City is a 516 unit residential project located inland from PCH between First Street and Huntington Street. After approval in 2004, the project came under new ownership. With an understanding and adherence to the previously approved master plan, a modified site plan has been developed. Although no changes have been made to the fundamental requirements of the project (unit count, density, height, etc.), as specified in the Downtown Specific Plan and the Design Guidelines, a few positive improvements have been made to the site plan and architectural design.

### Improvements

- All residential buildings have been removed from the central area of the site by relocating them to the periphery. This leaves 3.7 acres of open green space, 2.03 of which will be accessible to the public in a highly visible location directly across from the retail to the south. The remaining 1.67 acres to the north will become private open space for the residents and will include amenities to support outdoor activities.
- All residential units are clustered around large courtyards. By using efficient double loaded corridor building layouts, more common open space is given at the ground level providing more exterior window surface for natural light and ventilation.
- A private internal paseo loops around the site, connecting each courtyard on a single path, offering a place for nighttime strolls or exercise.
- The new site plan is in accordance with the previously approved special permits with the exception of a reduction in building setback on First Street to accommodate a new 30 foot wide pedestrian corridor as described below.

### Pedestrian Corridor

Pursuant to Downtown Specific plan a 20 foot-wide pedestrian corridor must be dedicated between Atlanta Avenue and PCH for public access to beach resources. The previously designed corridor commenced at Atlanta avenue, moved south through the private residential area to the previously located public open space to the north and then along the loop road to the retail area.

The new project proposes the pedestrian corridor begin on Atlanta Street and instead of moving through the private residential area, continue along First Street in a 30' wide parkway towards the beach, turn down Pacific View Avenue to access the public open space and then continue through the retail to PCH.

This new location offers several benefits to both the pedestrians and the residents:

- The corridor along First Street will include improvements to the existing 12 feet pedestrian parkway plus 18 feet of additional area for benches, plantings, and activity nodes- creating a total of 30 feet of dedicated pedestrian parkway.
- A large pocket park will also be added to the corner of Atlanta and First Street offering a large open space for the project's neighbors to the north, and an attractive termination to Orange Ave.
- The corridor along Pacific View Avenue will include a total of 20 feet as measured from the existing curb and will include the existing parkway.
- Not only will the new corridor offer more direct access to the at-grade beach crosswalk along First and PCH it will also include over 12,000 sq. ft. more sidewalk improvements than the previous location.
- To further improve the quality of pedestrian experience and to address the heavy flow of pedestrian use along Huntington Street, the sidewalk from Atlanta Avenue to Pacific View Avenue along Huntington Street will be increased by 2 feet.

### **Architecture**

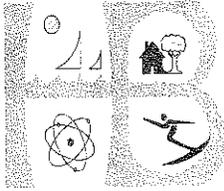
The new design is derived from the Mediterranean tradition. We have looked to the seaside Architecture of the Greek Islands and ports rather than the Tuscan Hillside for inspiration. This cubic white architecture, geometric and faceted patterns gleaming against the brilliant blue waters, is our starting point. From these cool white cubes, balconies lean out into the sunshine and sky. These beautiful white villages express the warmth and openness of the Mediterranean Sea and light. They are also the inspiration for modernism. Here we are proposing a contemporary Mediterranean settlement with an architecture which combines both traditions – the ease and freedom of mid century modernism of Southern California, and the dense white villages of the Mediterranean; combined to give this beach village its personality.

Rectangular in plan, every home is arranged around outdoor space, either a private garden, or a large balcony; inside flows out. Combined with the white walls are generous areas of glass, filling the interiors with light and air, and accent colors in shades of greens and blues. Houses are arranged in blocks around

courtyards. Each house is a miniature of the village. The courtyard blocks in turn form a crescent surrounding the large green, a public courtyard at the scale of the village.

**LEED**

The project is being designed to the standards for LEED Certification.



# 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  
October 15, 2012

### Building Division

714.536.5241

Chaim Elkoby  
Crescent Heights  
2200 Biscayne Blvd.  
Miami, FL 33137

**SUBJECT: ENTITLEMENT NO. 2012-007 (PACIFIC CITY RESIDENTIAL PLAN REVISIONS) – 21002 PACIFIC COAST HIGHWAY PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Elkoby,

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 [jjames@surfcity-hb.org](mailto:jjames@surfcity-hb.org) or 714-536-5596 and/or the respective source department (contact person below).

Sincerely,

A handwritten signature in cursive script that reads "Jane James".

Jane James  
Senior Planner

Enclosure

cc: Mark Carnahan, Building and Safety Department – 714-374-1575  
Joe Morelli, Fire Department – 714-536-5564  
Debbie DeBow, Public Works – 714-536-5580  
Herb Fauland, Planning Manager  
Jason Kelley, Planning Department  
Project File



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** October 8, 2012

**PROJECT NAME:** PACIFIC CITY

**PLANNING APPLICATION NO.** 2012-087

**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 2012-007 (PACIFIC CITY – AMEND EXISTING SITE PLAN, FLOOR PLANS, AND ELEVATIONS FOR THE RESIDENTIAL PORTION OF THE MIXED USE PROJECT)

**DATE OF PLANS:** September 14, 2012

**PROJECT LOCATION:** 21002 PACIFIC COAST HIGHWAY (BOUNDED BY PCH, FIRST STREET, ATLANTA AVENUE, AND HUNTINGTON STREET)

**PLAN REVIEWER:** Jane James, Senior Planner

**TELEPHONE/E-MAIL:** 714-536-5596 / jjames@surfcity-hb.org

**PROJECT DESCRIPTION:** To amend the site plan, floor plan, and elevations for the residential portion of the Pacific City project approved under CUP No. 02-20, Special Permit No. 02-04, CDP No. 02-12, and TTM No. 16338 for Pacific City.

---

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

---

1. All previous code requirements identified in the Department of Planning Development and Use Requirements letter dated June 9, 2004 shall remain in effect.
2. Entitlement Plan Amendment No. 12-007 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
3. Entitlement Plan Amendment No. 12-007 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
4. 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

ATTACHMENT NO. 4.2

Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**

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Dept. of Planning  
& Building



## HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 8, 2012  
**PROJECT NAME:** PACIFIC CITY  
**ENTITLEMENTS:** EPA 12-07, CUP 02-20, SP 02-04, CDP 02-12, TTM 16338, EPA 06-02  
**PLNG APPLICATION NO:** 2012-087  
**DATE OF PLANS:** SEPTEMBER 14, 2012  
**PROJECT LOCATION:** 21002 PACIFIC COAST HIGHWAY (BOUNDED BY PCH, FIRST STREET, ATLANTA AVENUE, AND HUNTINGTON STREET)  
**PROJECT PLANNER:** JANE JAMES, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** 714-536-5596 / [JJAMES@SURFCITY-HB.ORG](mailto:JJAMES@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*  
**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** REQUEST TO MODIFY THE RESIDENTIAL PORTION OF THE PACIFIC CITY PROJECT ORIGINALLY APPROVED VIA CUP 02-20; CDP 02-12; DRB 02-24; EIR 02-05, ETC. REVISED PLANS PURSUANT TO NOTICE OF FILING STATUS LETTER DATED JUNE 15, 2012 AND DESIGN ISSUES LETTER DATED AUGUST 16, 2012.

---

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

---

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

1. A Precise Grading Plan (for the residential portion of the project), prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. The existing driveway approaches (that are proposed to be relocated), on the project's Huntington Street and First Street frontages, shall be removed and replaced with curb, gutter and sidewalk per City Standard Plans Nos. 202 and 207.
  - b. The proposed relocated driveway approaches, on the project's Huntington Street and First Street frontages, shall be constructed per modified City Standard Plan No. 211, at a width of 25 feet.
  - c. New domestic water services and meters or Master meters shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 255.04) (MC 14.08.020)
  - d. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
  - e. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
  - f. Any existing domestic and irrigation water services and meters not being used shall be abandoned per Water Division Standards. (ZSO 255.04)
  - g. The fire sprinkler systems that are required by the Fire Department for the proposed development, shall have a separate dedicated fire service lines installed per Water Division Standards. (ZSO 230.84)
2. The Property Owner shall request of the Public Works Department to vacate any existing water line easements, previously dedicated to the City of Huntington Beach on Tract Mao no. 16338, that will no longer be needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be vacated. (ZSO 230.84)
  3. New water utility easements shall be dedicated to and accepted by the City of Huntington Beach, covering any public water facilities and appurtenances located within the project site for the domestic and irrigation water services and water meters that are proposed. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division 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 area. 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. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
  4. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the new public water pipeline easements, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) 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 water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
  5. 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)

6. Any revisions to the originally approved project storm water quality BMPs (from the project's approved Water Quality Management Plan (WQMP), dated September 17, 2007) shall be prepared as an amendment to the original WQMP, by a Licensed Civil Engineer, and shall be submitted to the Department of Public Works for review and acceptance.
7. An updated detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering; settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)

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**PLANNING DEPARTMENT  
DEVELOPMENT REVIEW REQUEST**

TO: **Debbie DeBow, Public Works**      **Joe Morelli, Fire**  
**Mark Carnahan, Building**      **Luis Gomez, Economic Development**  
**Mike Vigliotta, City Attorney**      **Kellee Fritzel, Economic Development**  
**Chief Ken Small, Police**      **David Dominguez, Community Services**

FROM: Jane James    Ext: 5596    DATE: SEPTEMBER 25, 2012

PC                       ZA                       DRB                       STAFF

PETITION(S):      **Entitlement Plan Amendment No. 2012-007 (Pacific City Residential – see attached)**

REQUEST(S):      See attached

LOCATION:            21002 Pacific Coast Highway (bounded by PCH, First St., Atlanta Ave., and Huntington St.)

ZONE:                Specific Plan No. 5

GENERAL PLAN:    CV-F7-sp (PCH frontage) and RH-30-sp (Residential portion)

EXISTING USE:      Vacant, rough grading and partially constructed subterranean parking structure

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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 upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**FIRE DEPARTMENT COMMENTS:**

**Code Requirements**

The Site and Building Code Analysis (that were included in the 05-14-12 plan submittal) are not included in the plan submitted on 9-14-12. Please include the Site and Building Code Analysis in future submittals.

Compliance with the following is required:

- 2011 Huntington Beach Fire Code and Building Code
- Huntington Beach Fire Department City Specifications 401, 403, 407, 408, 415, 420, 422, 423, 424, 428, 429, 431-92, and 434.

ATTACHMENT NO. 4.7

- Huntington Beach Municipal Code – Particularly Title 15 "Oil," and Title 17 Buildings and Construction.
- 2010 California Fire Code and referenced standards (i.e. NFPA 13, NFPA 24 and NFPA 72 [currently adopted editions], etc.)
- 2010 California Building Code and referenced standards

### **Conceptual Plans and existing conditions of approval**

The revised plans dated 09-14-12 do not address all of the approved conditions of approval, code requirements, and mitigation measures pertinent to the Fire Department. Particularly, the submitted plans do not address the previous requirements pertaining to the onsite oil wells, soil sampling and cleanup, methane mitigation, and other environmental concerns.

The existing widths of Pacific City Circle and Pacific Way Ave. (as identified on the plans) are required to be maintained, and compliance with the Fire Department's City Specification 401 "Fire Apparatus Access" is required for the site.

### **Environmental requirements**

The Huntington Beach Fire Department has been in communication with the developer's team regarding their desire to obtain closures from the Huntington Beach Fire Department. To assist the Huntington Beach Fire Department in providing the required closures, the following is needed from the applicant:

1. A written request for the specific closures that the applicant is seeking with justification given.
2. An updated "Status of EIR Mitigation Measures & Closure Request / Environmental Summary" document for Pacific City that includes the items below.
  - EIR Mitigation Measures – status of compliance with all EIR mitigation measures (those believed to be already satisfied and those still pending). For example, see mitigation measure describing a risk assessment – project proponent to evaluate need for human health risk assessment, and would need to be updated and/or based on most recent redevelopment plans (which have changed compared to those previously submitted).
  - Activity since 2008 – Phase I Environmental Site Assessments and/or other related due diligence documents not within HBFD files should be listed and forwarded to the HBFD.
  - Soil (to be current for all work conducted up to and including 2012):
    - Statistical arsenic testing (status i.e., work plans or existing reports)
    - Lead-impacted soil (closure status, locations of impacts left in place, and ongoing responsibility)
    - Petroleum-impacted soil (closure status, locations of impacts left in place, and ongoing responsibility)
    - Import soils (volumes, placement locations [mapped], analytical testing summary, need for additional on-site testing)
    - Any changes in the project development that have the potential to impact soil
  - Water (to be current for all work conducted up to and including 2012):

- Summary of RWQCB-required investigation
- Summary of dewatering matter
- On-going/future sump water discharge management procedures
- Any changes in the project development that have the potential to impact groundwater or surface water
- Gas (to be current for all work conducted up to and including 2012):
  - Methane control systems / procedures for repair-connection with exposed membrane sections
  - Any changes in the project development that have the potential to impact gas control
- Physical/Other:
  - Oil Wells – abandonment status (DOGGR and HBFD)
  - Utilities – trenching required for current development, plans for encountering impacted materials

**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)

The direct link to the F.D. City Specifications is  
[http://www.huntingtonbeachca.gov/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm)

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

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## HUNTINGTON BEACH BUILDING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 2, 2012

**PROJECT NAME:** PACIFIC CITY

**PLANNING APPLICATION NO.** 2012-087

**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 2012-007 (PACIFIC CITY – AMEND EXISTING SITE PLAN, FLOOR PLANS, AND ELEVATIONS FOR THE RESIDENTIAL PORTION OF THE MIXED USE PROJECT)

**DATE OF PLANS:** 9/14/2012

**PROJECT LOCATION:** 21002 PACIFIC COAST HIGHWAY (BOUNDED BY PCH, FIRST STREET, ATLANTA AVENUE, AND HUNTINGTON STREET)

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 872-6123/KHOA@CSGENGR.COM

**PROJECT DESCRIPTION:** To amend the site plan, floor plan, and elevations for the residential portion of the Pacific City project approved under CUP No. 02-20, Special Permit No. 02-04, CDP No. 02-12, and TTM No. 16338 for Pacific City. Please evaluate these revised plans to determine if the revisions are consistent with the approved conditions of approval, code requirements, or mitigation measures. Also, indicate whether any new code requirements are now effective since the original approval or whether any additional conditions of approval are recommended. The approved conditions, code requirements, and mitigation measures were forwarded to you via email on May 8, 2012.

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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 upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**I. SPECIAL CONDITIONS:**

1. None

**II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Residential Code, 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code,

ATTACHMENT NO. 4.10

2010 California Green Building Standards and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements per the CBC.
  - a. Please submit building analyses to ascertain building sizes, construction types, set back, and frontage issues to be used in justifying building areas. All submittals to date do not have this information which is critical for project of this magnitude.
3. Site Development – All entrances and exterior ground floor exits must be accessible to disable persons. Please identify on Site plan the accessible paths of travel from exits doors to public way.
4. Provide egress plans to comply with Chapter 10 of 2010 CBC.
5. Parking Garage –
  - a. Accessible parking space shall be located so a person with a disability is not compelled to wheel or walk behind parking spaces other than that person's own accessible parking space. Section 1129B.3 of 2010 CBC.
  - b. Please see section 406 for specific code parameters in addition to those applicable sections found elsewhere in the code.
6. Multifamily Residential – Provide compliance to disabled accessibility requirements of Chapter 11A of the 2010 CBC.
7. For mixed use and occupancy, please see section 508 and 509 for specific code parameters in addition to those applicable sections found elsewhere in the code.
8. Building 7 – The required exit doors must be swung in the direction of travel.
  - a. Double doors are required at the bridge connecting between buildings.
9. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2010 CBC.
10. All stairways must comply with Section 1133B.4 of 2010 CBC.
11. All elevators must comply with 1116B of 2010 CBC and Chapter 30 of 2010 CBC.
12. Provide safeguards during construction to comply with Chapter 33 of 2010 CBC.
13. Please contact me or our office for a preliminary review of code analysis to examine any possible building code issues that may arise.

### III. COMMENTS:

1. Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings.
2. In addition to all of the code requirements of the 2010 California Green Building Standards Code, specifically provide a Construction Waste Management Plan per Sections 4.408.2 and 5.408.1.1.