CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

TENTATIVE TRACT MAP NO. 17930/ CONDITIONAL USE PERMIT NO. 15-030 (NEWLAND CONDOMINIUMS)

November 10, 2015

SUMMARY

- **Location:** 17541 & 17561 Newland Street, 92647 (west side of Newland Street, approximately 220 feet south of Slater Avenue)

- **Proposed Project:** The Olson Company proposes consolidation of two parcels for a one-lot subdivision on an approximately 0.829 net acre site and to construct a development of 13 for-sale townhome condominium units along with associated open space and infrastructure. The project includes a request for a density bonus for one additional unit and one incentive for reduction in development standards in exchange for affordable housing as allowed by State Law and the HBZSO. As part of the request for a density bonus and associated incentive, Olson Company proposes an Affordable Housing Agreement with the City that establishes two of the 13 units as affordable units for persons and families of moderate income.

  The project consists of the following entitlement requests:
  - Tentative Tract Map 17930 and Conditional Use Permit (CUP) No. 15-030 represent requests to consolidate two parcels into one lot for condominium purposes in order to develop an approximately 0.829 acre site consisting of:
    a) 13 for-sale townhome units and associated open space and infrastructure;
    b) A density bonus with one incentive;
    c) A multiple family development that abuts an arterial highway;
    d) A multiple family development that includes dwelling units more than 150 feet from a public street; and
    e) A multiple family development that includes buildings exceeding 25 feet in height.

  The project site consists of two parcels, one of which is developed with a single family home and a daycare facility. The other lot contains a play area and storage for the daycare facility. The single family home and daycare facility previously served the adjacent church to the south. Surrounding and immediately adjacent to the site are multi-family residential uses to the north and west, a church to the south and single family residential uses to the east (across Newland Street within the City of Fountain Valley). The project is proposing one driveway from Newland Street to provide egress and ingress into the site. Three detached two-story buildings are proposed throughout the property and are composed of a mixture of two to four attached residential units. Open space is provided in a central common area courtyard and private open spaces for each unit consist of a private rear yard, balcony or deck.

  The RM General Plan Land Use and zoning designations allow 12 units on the 0.829 acre site. According to the City's affordable housing requirements, a minimum of 10% of the units are required as affordable housing. The applicant is also requesting a density bonus and one incentive in accordance with State Law and the HBSZO to construct one additional unit above the allowed

density (for a total of 13 units where only 12 would be allowed) and apply a lower parking standard per unit, which would result in the project containing 2 parking spaces less than what code would require (39 spaces required; 37 proposed). The applicant is proposing two affordable for-sale units on site, which exceeds the City's affordable housing requirements for 10% of the total units (total of 15.38% of affordable units).

- **Density Bonus Provisions Background:** In March 2007, the City Council adopted a density bonus ordinance (Zoning Code Section 230.14) to conform to requirements of Government Code Section 65915. Based on the updated density bonus ordinance, when a developer of a residential property which is zoned and general planned to allow five or more dwelling units proposes to provide affordable housing, he or she may request a density bonus and incentives/concessions through a Conditional Use Permit, if the project provides for construction of one of the following:

  a) Ten percent (10%) of the total units for lower income households; or
  b) Five percent (5%) of the total units for very low income households; or
  c) A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons; or
  d) Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

  The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established above, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the percentage of affordable units and level of targeted income. According to State Law, available incentives including reduction in site development standards must be offered by the City to reduce development/construction costs. Consequently, concessions resulting in lower construction costs are intended to increase affordable housing opportunities.

  In addition, at the request of the developer, the City must permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for four or more bedrooms.

  It is important to note that a density bonus request pursuant to the provisions contained within the code cannot be denied unless the project is denied in its entirety.

- **CEQA:**
  The project is categorically exempt pursuant to Section 15332, Class 32 of the California Environmental Quality Act, which exempts from environmental review projects characterized as in-fill development meeting the conditions described below:
  a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
  c) The project site has no value as habitat for endangered, rare or threatened species.
  d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  e) The site can be adequately served by all required utilities and public services.

- **Planning Issues**
  - Land use compatibility of the proposed 13-unit multi-family residential project with the surrounding properties;
  - Compliance of the proposed 13-unit project with provisions of the HBZSO and Subdivision Map Act;
  - Density bonus and parking reduction concession; and
  - Architectural design and site layout.

- **The Planning Commission public hearing is tentatively scheduled for December 8, 2015.**

- **Attachments:**

  1. Vicinity map
  2. Project Narrative received and dated July 22, 2015
  3. Site plans, floor plans, and elevations dated and received November 02, 2015
  4. Code Requirements Letter (for informational purposes only), dated October 19, 2015

VICINITY MAP

TENTATIVE TRACT MAP NO. 17930/ CONDITIONAL USE PERMIT NO. 15-030
(NEWLAND CONDOMINIUMS– 17541 & 17561 NEWLAND STREET)

America's Builder of the Year

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Huntington Beach – 17541-17561 Newland Street Preliminary Application Submittal - Project Narrative

The Olson Company proposes to transform an underutilized .83 acre lot comprised of vacant land and two residential structures used as a preschool, into a new community of 13 two-story townhomes. These for-sale units will offer approximately 1,500 to 2,000 square feet of living space per unit. There will be a total of three floor plans which will include three bedrooms and two and one half to three bathrooms, as well as an attached two-car garage. One of the plans will feature two second story balconies and a small private yard, the other two plan types will feature larger rear yards.

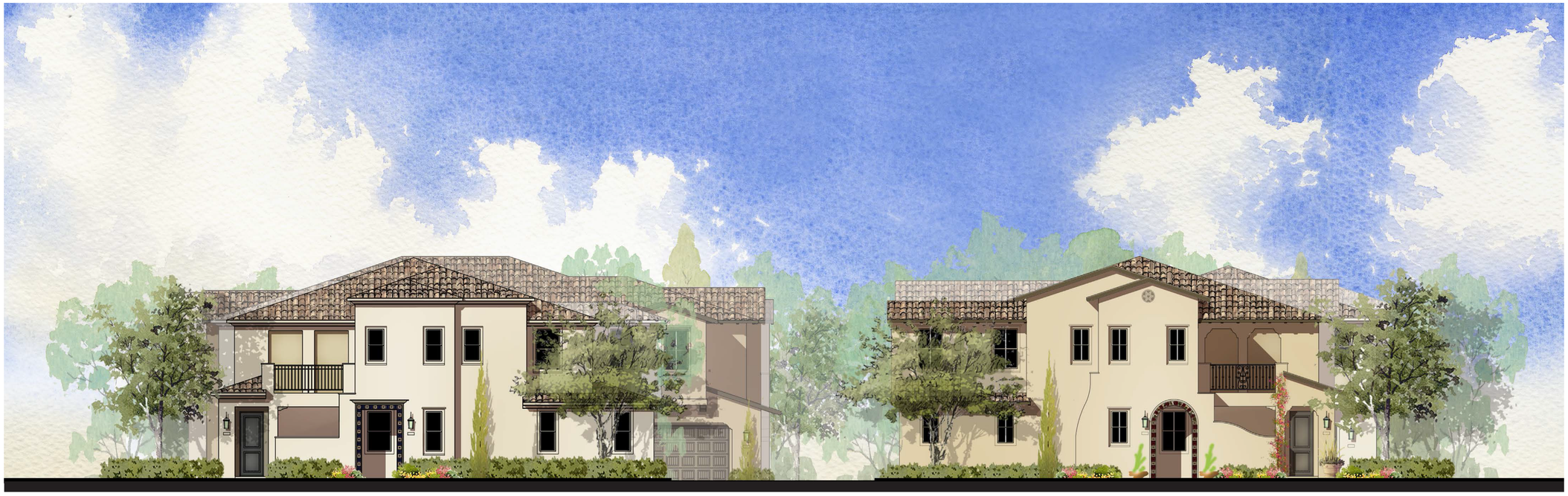
Olson has submitted plans to develop on the Property a 13 unit residential community, which is comprised of 12 base units (consisting of 10 market rate units and 2 units affordable to moderate income buyers) and one density bonus unit to be subdivided as a condominium development on the property. Pursuant to California Law (Government Code Sections 65915-65918, the "State Density Bonus Law"), owners of projects that include specified levels of affordable housing are entitled to apply for and receive certain density bonuses and additional incentives in order to facilitate the economic feasibility of those projects. Accordingly, The Olson Company is requesting a 2-space reduction in required guest parking. Olson will also request a CUP for residential use and a CUP for a 3' grade difference across the property. The existing zoning is RM.

The architectural design of the community will be Spanish Colonial themed and will feature modulated massing to avoid the appearance of long, contiguous volumes. Building elevations will be articulated such that this new community will be a composition of visually cohesive but unique homes. All setbacks meet or exceed code requirements, and the common area open space will consist of a pocket park with outdoor seating. The site plan and architecture have been designed to create an attractive community that is sensitive to the surrounding neighborhood and will enhance the view along Newland Street.

Located south of the intersection of Newland Street and Slater Avenue, this property is well-suited as an infill site for a new residential community. Immediately north of the site is an existing townhome community similar in size and scale to Olson's proposal, consisting of several clusters of two story units. Just south of the site is the Pacific Coast Community Church, which presently owns the subject property. Adjacent to the Church is an apartment complex, and further south is a large condominium development consisting of 160 two story units. To the west of the site is a small community of single story duplex units that is a mix of renter and owner occupied. To the east are single family detached homes (the City of Fountain Valley).

The Olson Company has held one community meeting to date and will continue to hold meetings and perform community outreach to try to ensure any concerns raised by the community are addressed.

3010 OLD RANCH PARKWAY, SUITE 100, SEAL BEACH, CA 90740 / (562) 596-4770 / FAX (562) 430-5626
www.olsonhomes.com



BUILDING 301

BUILDING 200
(BEYOND)

BUILDING 300

BUILDING 100
(BEYOND)

CONCEPTUAL STREET SCENE

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Huntington Beach Site: Newland and Slater

Huntington Beach, CA

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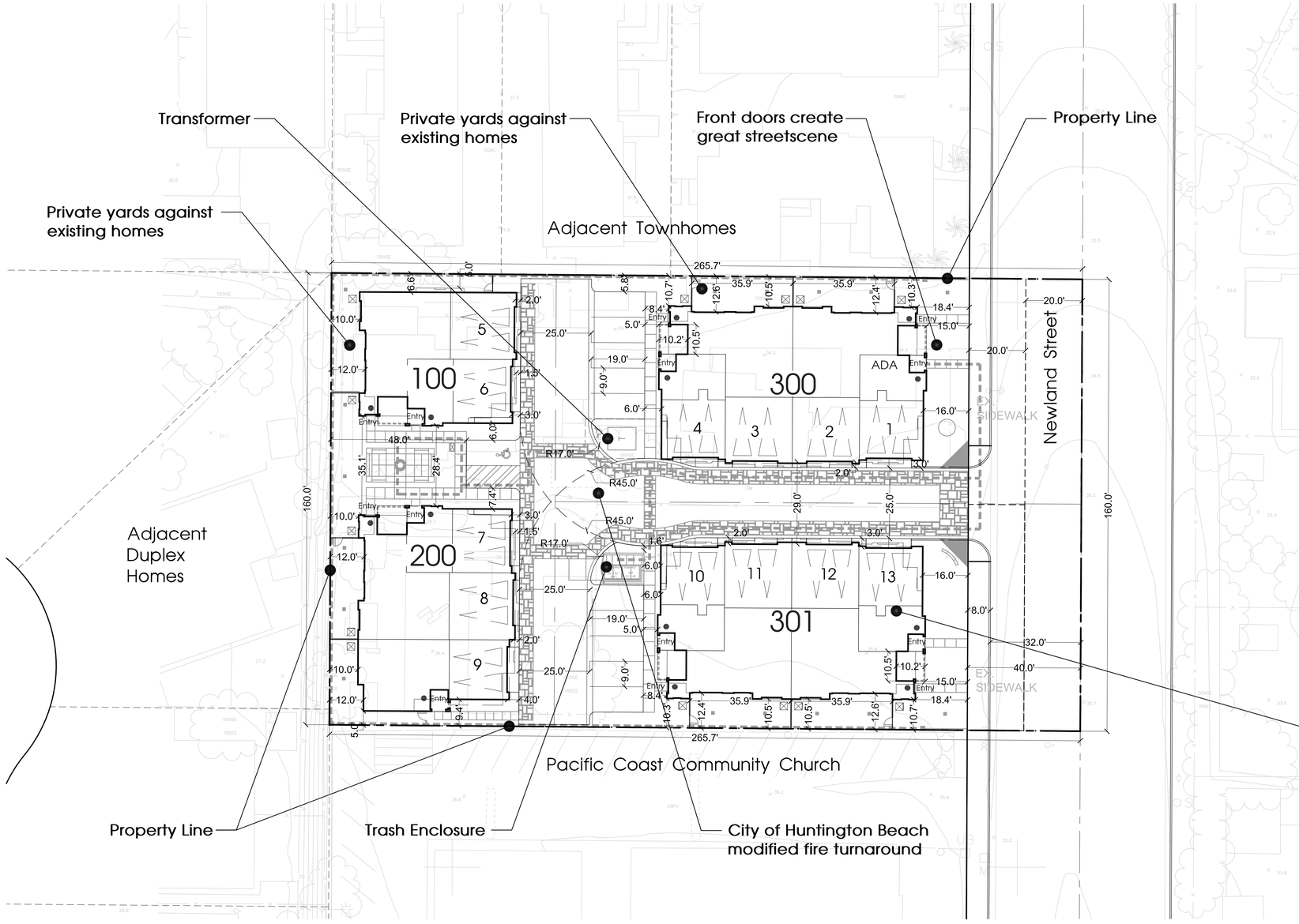
SS

October 28, 2015



Project Summary

Gross Area: ± 0.97 Acres (± 42,511 S.F.)
Net Area: ± 0.83 Acres (± 36,111 S.F.)

Total Units: 13 Homes
- (6) Plan 1: ± 1,512 S.F., 3 Bed, 3 Bath
- (6) Plan 2: ± 1,833 S.F., 3 Bed, 3 Bath, Loft
- (1) Plan 3: ± 1,914 S.F. 3 Bed, 2.5 Bath, Loft

Net Density: 15.66 Homes per Acre

Parking:
Required: 39 Spaces (3.00 per home)
- (13) 3 Bedroom (2.5 sp/home): 32.5 Spaces
- Guest (0.5 sp/home): 6.5 Space

Provided: 37 Spaces (2.84 per home)
- Garage: 26 Spaces
- Head In: 11 Spaces (9' x 19')

Open Space:
Required: ± 5,600 S.F (25% of residential floor area)
- Private O.S.: 3,900 S.F. Min. (300 S.F. per home)

Provided: ± 7,328 S.F. (± 563 S.F. per home)
- Common: ± 2,523 S.F. (10' min. dimension)
- Private: ± 4,805 S.F.
  - 1st Floor: ± 3,523 S.F. (10' min. dimension)
  - 2nd Floor: ± 1,282 S.F. (6' min. dimension)

Lot Coverage: + 16,317 S.F. or 45.2% of net site (50% max allowed)

TTM Number: 17930

Typical
Two-Story Side-Entry Townhomes
- ± 1,512 - 1,914 S.F.
- 3 Bedrooms
- Private rear yards
- 2 car side-by-side garage

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

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CONCEPTUAL 13 UNIT SITE PLAN
(12 Units + 1 Density Bonus Unit)

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SP.2

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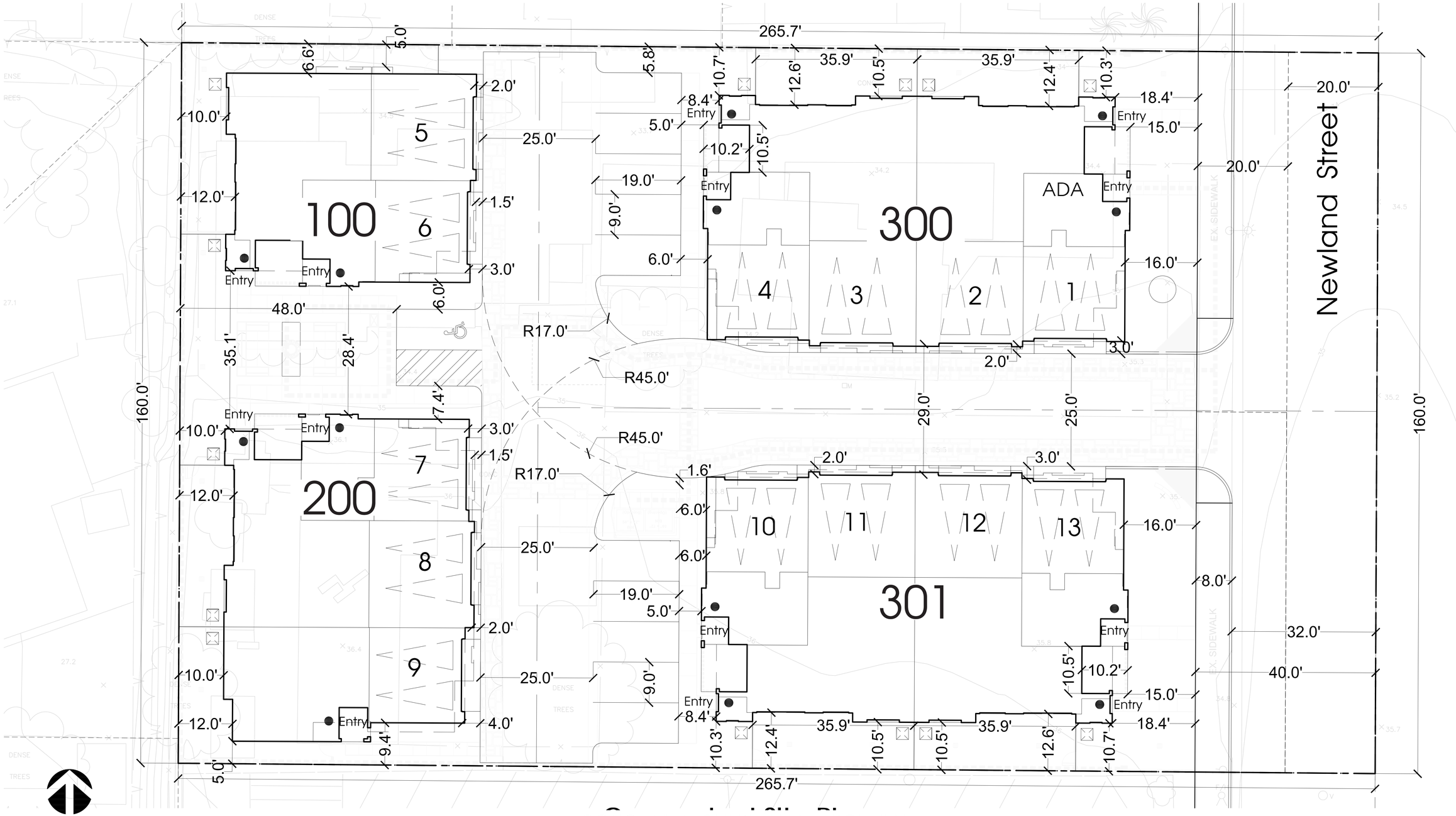

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CONCEPTUAL SITE PLAN ENLARGEMENT

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0 5 10 20

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SP.3

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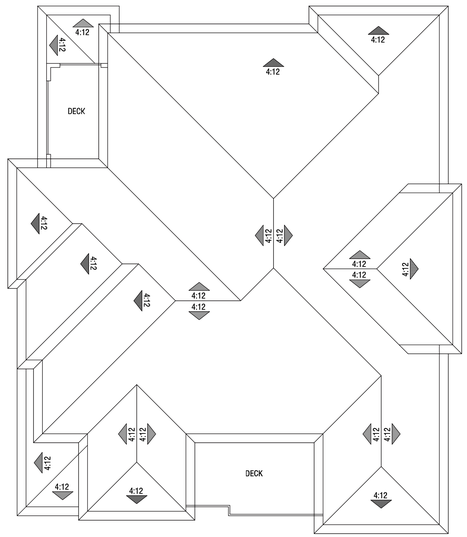
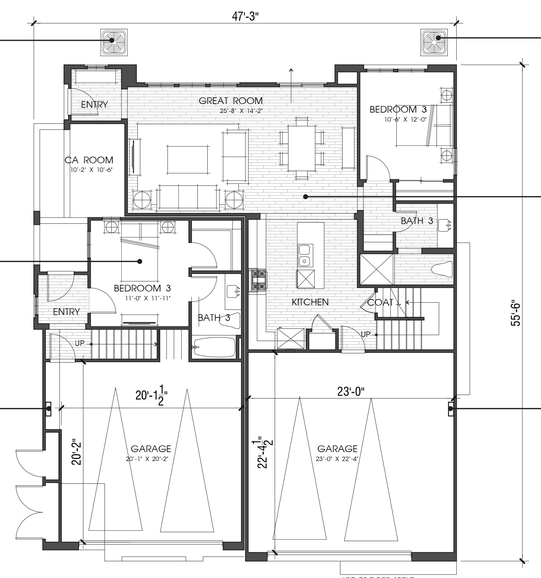


ROOF PLAN

PLAN 1

PLAN 2

UPPER LEVEL



PLAN 1
AC UNIT

PLAN 2
AC UNIT

PLAN 2
1833 SQ FT
3 BDRM/3 BA/LOFT
2-CAR GARAGE

PLAN 1
1512 SQ FT
3 BDRM/3 BA
2-CAR GARAGE

TANKLESS WATER HEATER LOCATION
(FINAL LOCATION TBD AT CD STAGE)

TANKLESS WATER HEATER LOCATION
(FINAL LOCATION TBD AT CD STAGE)

LOWER LEVEL

(4-PLEX) FLOOR PLANS
BUILDING 100

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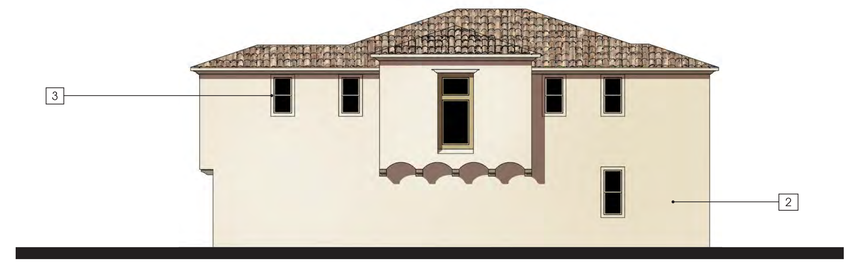
Note: Direction of Elevation Varies, Refer to Site Plan for Specific Locations/Orientation

Plan 2

LEFT



Plan 1 Plan 2

REAR

MATERIALS:

1. ROOF: CONCRETE 'S' TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO COATED FOAM TRIM
4. VINYL WINDOW - SEE DETAILS 1/D1.0 AND 2/D1.0
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP - SEE DETAIL 12/D1.0
6. METAL RAILING - SEE DETAIL 8/D1.1
7. ENTRY DOOR - SEE DETAILS 3/D1.0 AND 6/D1.0
8. UTILITY CABINET
9. DECORATIVE LIGHT FIXTURE - SEE DETAIL 15/D1.1
10. DECORATIVE STUCCO RECESS - SEE DETAIL 5/D1.0
11. DECORATIVE TRIM AT ENTRY
12. DECORATIVE STUCCO SILL
13. ADDRESS PLATE - SEE DETAIL 14/D1.1
14. DECORATIVE WROUGHT IRON - SEE DETAIL 13/D1.1
15. DECORATIVE TILE SURROUND - SEE DETAIL 15/D1.0

(NOTE: SEE GRADING PLAN FOR ACTUAL F.F. TO GRADE DIMENSION)

Plan 1 Plan 2

RIGHT

BUILDING FINISH FLOOR (F.F.) TO TOP CURB (T.C.) ON NEWLAND STREET
BUILDING 100= 2.89'
BUILDING 200= 2.49'
BUILDING 300= 1.76'
BUILDING 301= 1.32'

Plan 2 Plan 1

FRONT
FROM OPEN SPACE

(DUPLEX) EXTERIOR ELEVATIONS
BUILDING 100

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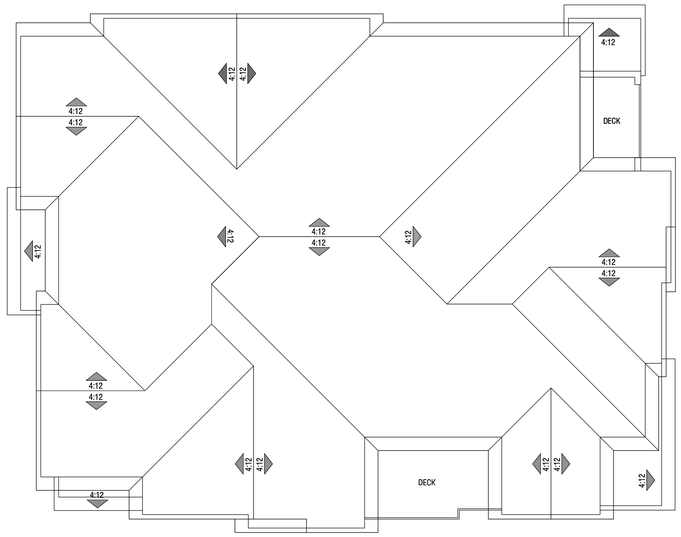


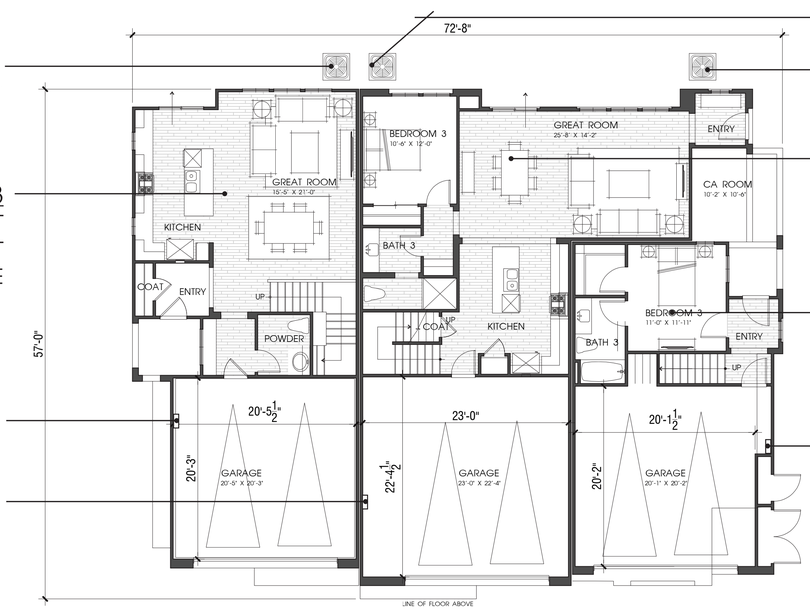
ROOF PLAN

PLAN 3

PLAN 2

PLAN 1

UPPER LEVEL



PLAN 3
AC UNIT

PLAN 2
AC UNIT

PLAN 1
AC UNIT

PLAN 3
1914 SQ FT
3 BDRM/2.5 BA/LOFT
2-CAR GARAGE

PLAN 2
1833 SQ FT
3 BDRM/3 BA/LOFT
2-CAR GARAGE

PLAN 1
1512 SQ FT
3 BDRM/3 BA
2-CAR GARAGE

TANKLESS WATER HEATER LOCATION
(FINAL LOCATION TBD AT CD STAGE)

TANKLESS WATER HEATER LOCATION
(FINAL LOCATION TBD AT CD STAGE)

TANKLESS WATER HEATER LOCATION
(FINAL LOCATION TBD AT CD STAGE)

LOWER LEVEL

(4-PLEX) FLOOR PLANS
BUILDING 200

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A2.0

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Note: Direction of Elevation Varies, Refer to Site Plan for Specific Locations/Orientation

Plan 1 Plan 3

RIGHT

Plan 3

REAR

MATERIALS:

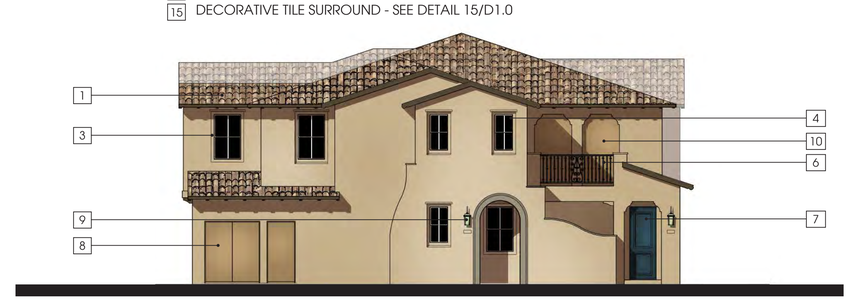
1. ROOF: CONCRETE 'S' TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO COATED FOAM TRIM
4. VINYL WINDOW - SEE DETAILS 1/D1.0 AND 2/D1.0
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP - SEE DETAIL 12/D1.0
6. METAL RAILING - SEE DETAIL 8/D1.1
7. ENTRY DOOR - SEE DETAILS 3/D1.0 AND 6/D1.0
8. UTILITY CABINET
9. DECORATIVE LIGHT FIXTURE - SEE DETAIL 15/D1.1
10. DECORATIVE STUCCO RECESS - SEE DETAIL 5/D1.0
11. DECORATIVE TRIM AT ENTRY
12. DECORATIVE STUCCO SILL
13. ADDRESS PLATE - SEE DETAIL 14/D1.1
14. DECORATIVE WROUGHT IRON - SEE DETAIL 13/D1.1
15. DECORATIVE TILE SURROUND - SEE DETAIL 15/D1.0

(NOTE: SEE GRADING PLAN FOR ACTUAL F.F. TO GRADE DIMENSION)

Plan 3 Plan 1 Plan 2

LEFT

BUILDING FINISH FLOOR (F.F.) TO TOP CURB (T.C.) ON NEWLAND STREET
BUILDING 100= 2.89'
BUILDING 200= 2.49'
BUILDING 300= 1.76'
BUILDING 301= 1.32'



Plan 2 Plan 1

FRONT
FROM OPEN SPACE

(TRIPLEX) EXTERIOR ELEVATIONS
BUILDING 200

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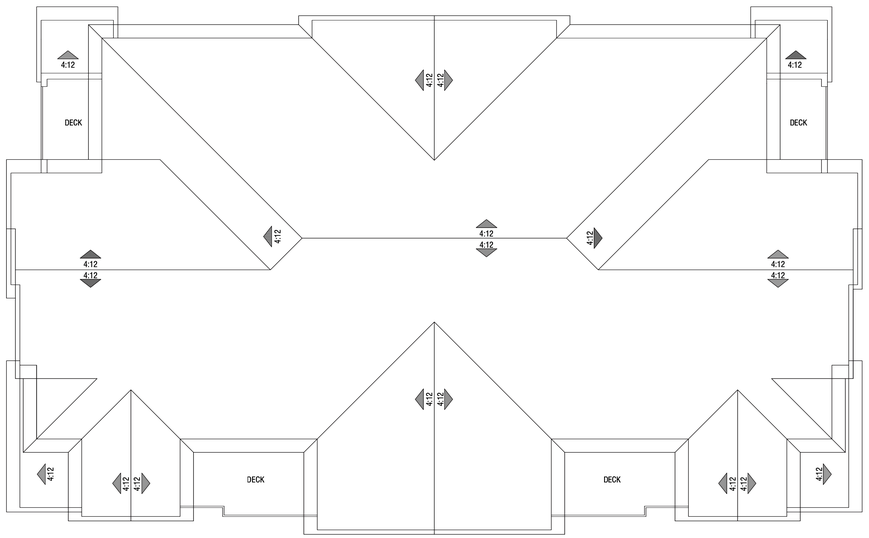
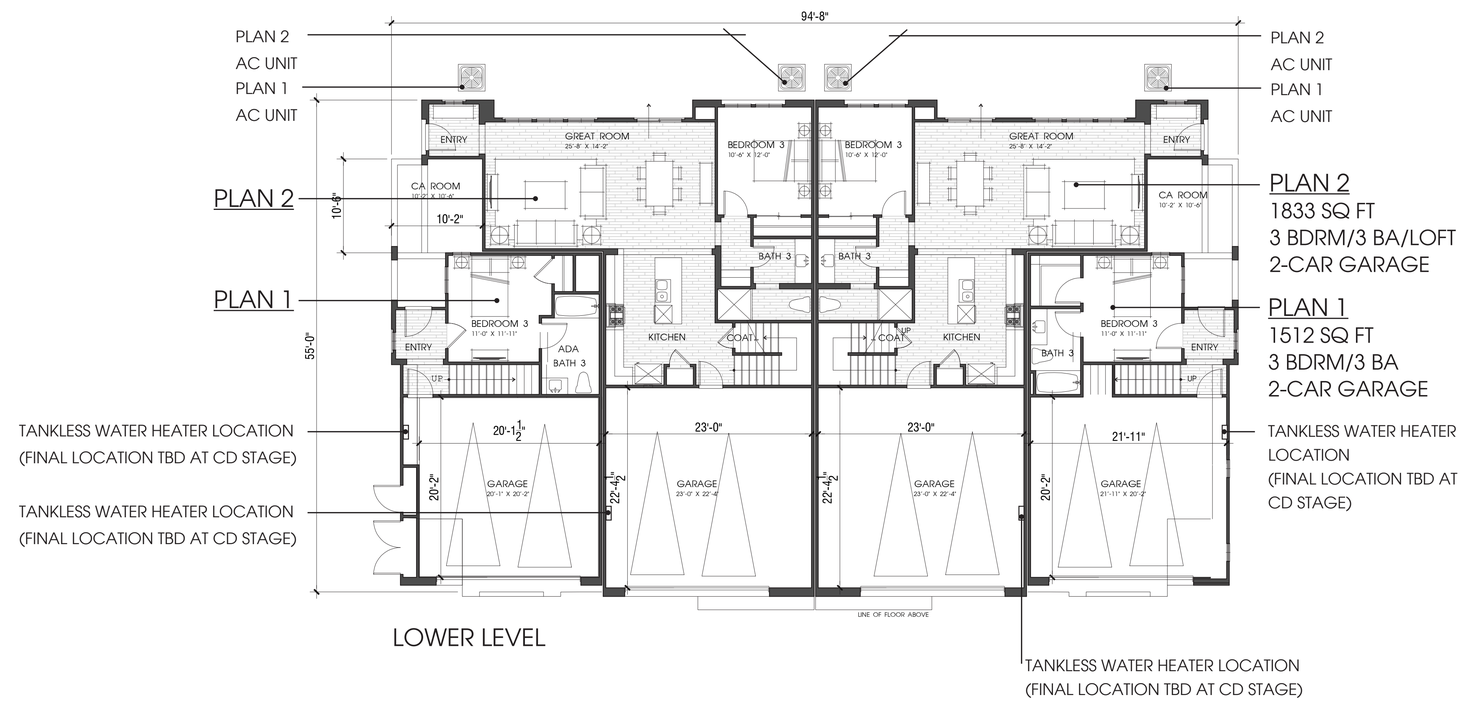


ROOF PLAN

UPPER LEVEL



LOWER LEVEL

(4-PLEX) FLOOR PLANS
BUILDING 300

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A3.0

October 28, 2015

Note: Direction of Elevation Varies, Refer to Site Plan for Specific Locations/Orientation

Plan 2 Plan 2

RIGHT

Plan 2 Plan 1

REAR

MATERIALS:

1. ROOF: CONCRETE 'S' TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO COATED FOAM TRIM
4. VINYL WINDOW - SEE DETAILS 1/D1.0 AND 2/D1.0
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP - SEE DETAIL 12/D1.0
6. METAL RAILING - SEE DETAIL 8/D1.1
7. ENTRY DOOR - SEE DETAILS 3/D1.0 AND 6/D1.0
8. UTILITY CABINET
9. DECORATIVE LIGHT FIXTURE - SEE DETAIL 15/D1.1
10. DECORATIVE STUCCO RECESS - SEE DETAIL 5/D1.0
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12. DECORATIVE STUCCO SILL
13. ADDRESS PLATE - SEE DETAIL 14/D1.1
14. DECORATIVE WROUGHT IRON - SEE DETAIL 13/D1.1
15. DECORATIVE TILE SURROUND - SEE DETAIL 15/D1.0

(NOTE: SEE GRADING PLAN FOR ACTUAL F.F. TO GRADE DIMENSION)

Plan 1 Plan 2 Plan 2 Plan 1

LEFT

BUILDING FINISH FLOOR (F.F.) TO TOP CURB (T.C.) ON NEWLAND STREET
BUILDING 100= 2.89'
BUILDING 200= 2.49'
BUILDING 300= 1.76'
BUILDING 301= 1.32'

Plan 1 Plan 2

FRONT
FROM NEWLAND STREET

(4-PLEX) EXTERIOR ELEVATIONS
BUILDING 300

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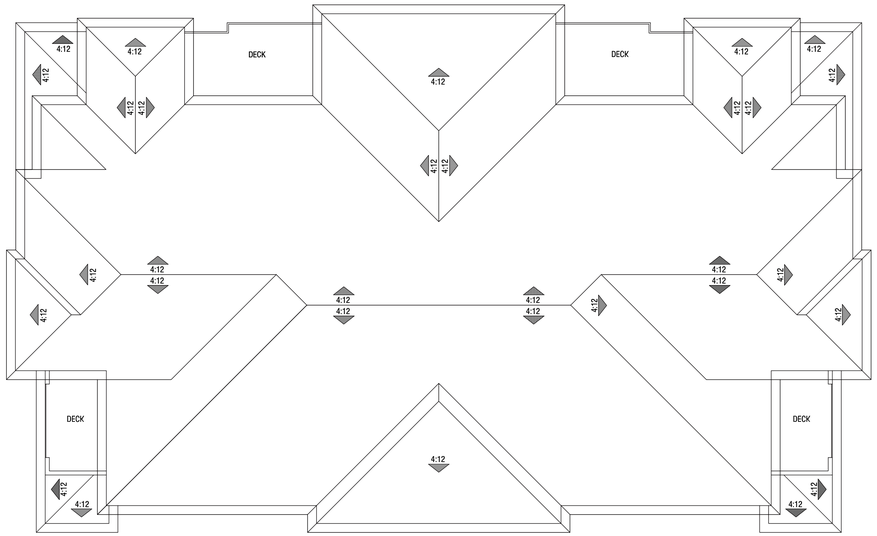
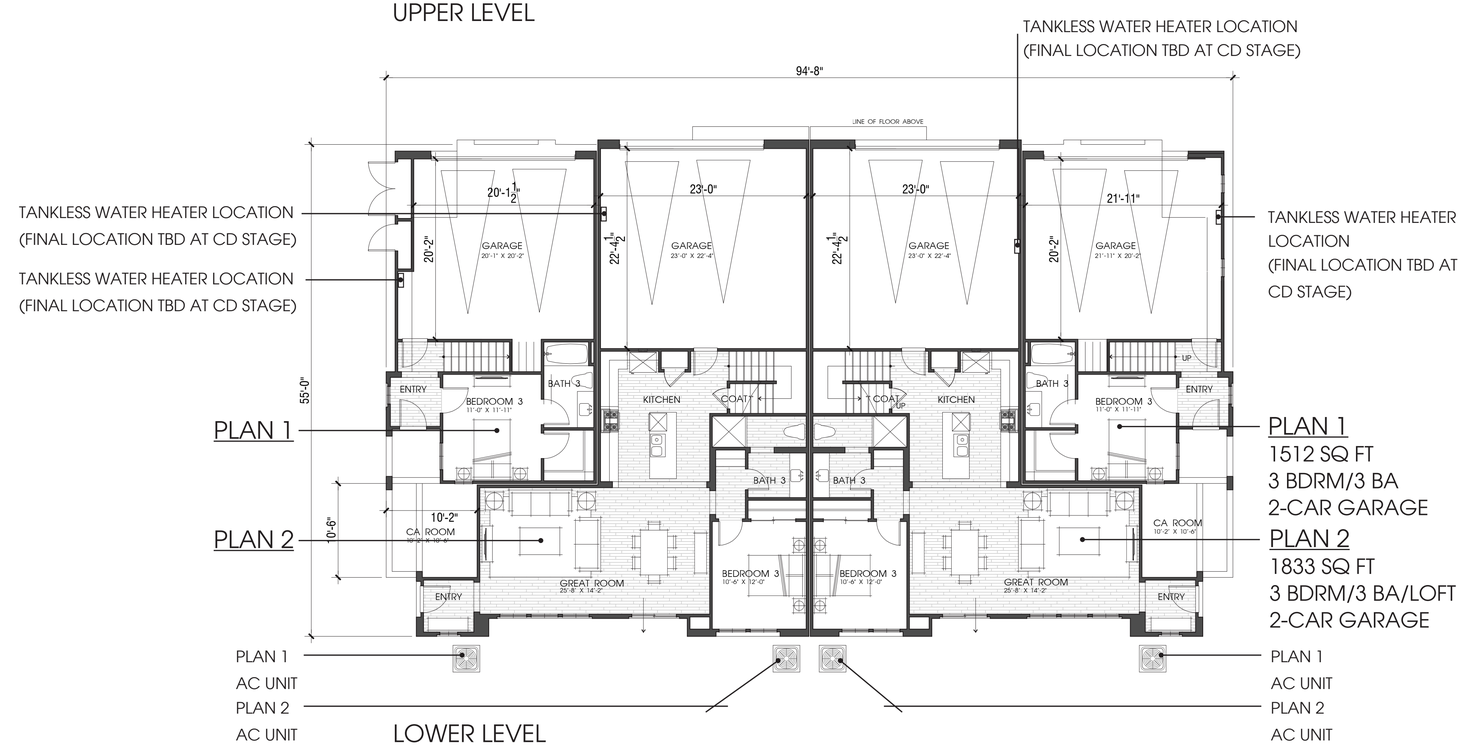


ROOF PLAN

UPPER LEVEL



LOWER LEVEL

(4-PLEX) FLOOR PLANS
BUILDING 301

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A4.0

October 28, 2015

Note: Direction of Elevation Varies, Refer to Site Plan for Specific Locations/Orientation

Plan 1 Plan 2 Plan 2 Plan 1

RIGHT

Plan 1 Plan 2

REAR

MATERIALS:

1. ROOF: CONCRETE 'S' TILE
2. STUCCO: 16/20 SAND FINISH
3. TRIM: STUCCO COATED FOAM TRIM
4. VINYL WINDOW - SEE DETAILS 1/D1.0 AND 2/D1.0
5. GARAGE DOOR: METAL SECTIONAL ROLL-UP - SEE DETAIL 12/D1.0
6. METAL RAILING - SEE DETAIL 8/D1.1
7. ENTRY DOOR - SEE DETAILS 3/D1.0 AND 6/D1.0
8. UTILITY CABINET
9. DECORATIVE LIGHT FIXTURE - SEE DETAIL 15/D1.1
10. DECORATIVE STUCCO RECESS - SEE DETAIL 5/D1.0
11. DECORATIVE TRIM AT ENTRY
12. DECORATIVE STUCCO SILL
13. ADDRESS PLATE - SEE DETAIL 14/D1.1
14. DECORATIVE WROUGHT IRON - SEE DETAIL 13/D1.1
15. DECORATIVE TILE SURROUND - SEE DETAIL 15/D1.0

(NOTE: SEE GRADING PLAN FOR ACTUAL F.F. TO GRADE DIMENSION)

Plan 2 Plan 2

LEFT

BUILDING FINISH FLOOR (F.F.) TO TOP CURB (T.C.) ON NEWLAND STREET
BUILDING 100= 2.89'
BUILDING 200= 2.49'
BUILDING 300= 1.76'
BUILDING 301= 1.32'

Plan 2 Plan 1

FRONT
FROM NEWLAND STREET

(4-PLEX) EXTERIOR ELEVATIONS
BUILDING 301

© 2015 William Hezmalhalch Architects, Inc.

THE OLSON COMPANY

0 8 16 24

Huntington Beach Site: Newland and Slater

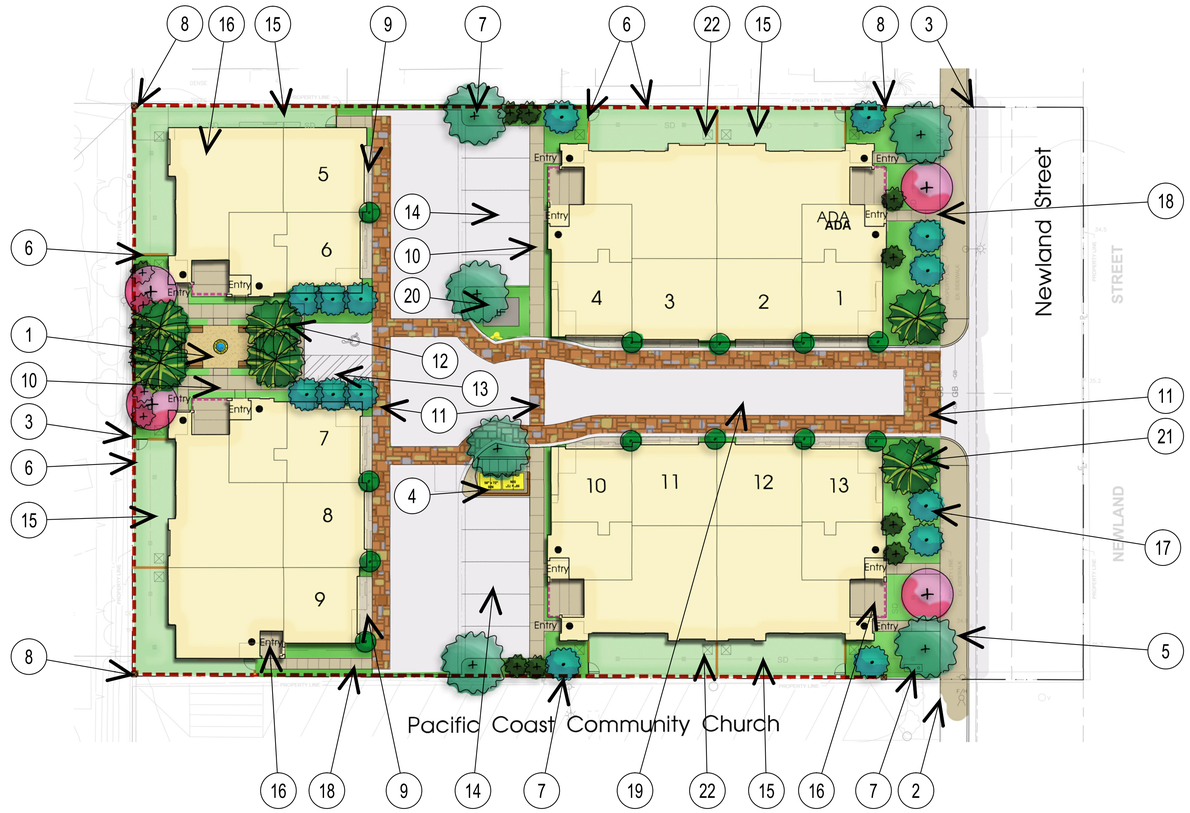
Huntington Beach, CA

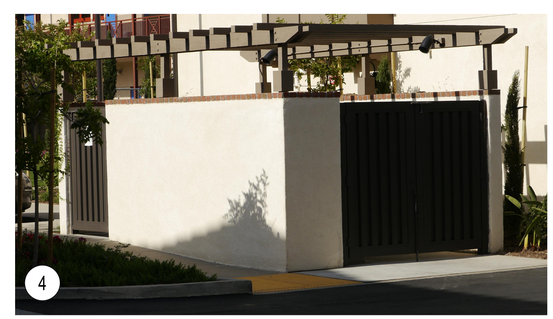
WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

2014159

A4.1

October 28, 2015





LANDSCAPE CONCEPT STATEMENT:

The overall landscape concept for the project is to provide this new residential community and adjacent existing communities with an attractive walking experience while adding visual interest, social functionality and minimal strain on local resources.

The Design Objective:
A central, enhanced entry lane, for both pedestrian and vehicles connects the community to the public realm - Newland St. - as well as the proposed attractive central pocket park with seating area and built-in bench seating.

The use of low maintenance and water wise plants will be incorporated and designed to be attractive, using dramatic and unique succulents and grasses in mass groupings with a mix of contrasting DG and groundcovers. The overall landscape will be compliant with the City of Huntington Beach's Landscape Water Conservation Ordinance and local California water regulations (AB1881).

LEGEND

1. Community pocket park with 5' high pilasters and built-in bench seating between them, as well as DG paving, Olive trees, and a urn fountain as a focal point.
2. R.O.W. per Civil Engineer.
3. Property line.
4. Trash enclosure, stucco walls with wood trellis overhead structure.
5. Existing concrete sidewalk, to remain.
6. Proposed wall / fence / gate (per Wall & Fence Plan).
7. Proposed tree (per Planting Plan).
8. Proposed pilaster (per Wall & Fence Plan).
9. Natural colored concrete driveway, light top-cast finish and trowel joints.
10. 4' Wide community natural colored concrete sidewalk with light top-cast finish and saw-cut joints.
11. Enhanced concrete paver banding and woonerf walkway.
12. Mailboxes (CBU, per local USPS specifications).
13. Guest Disabled Parking stall.
14. Visitor parking stall.
15. Private yard (SFD), homeowner installed and maintained.
16. Private patio with natural colored concrete paving (Townhome), builder installed and HOA maintained.
17. Common landscape, builder installed and HOA maintained.
18. 3' Wide natural colored concrete unit entry walk with light top-cast finish and saw-cut joints.
19. Drive lane, per Civil Engineer.
20. Proposed transformer, to be screened with landscape. Final location to be determined by Dry Utility specialist.
21. Proposed project monumentation / sign wall, located outside of driveway sight-line distance triangle, per L-2.
22. AC units, per Architect's plans.

0 10' 20' 40'
Scale: 1" = 20'

Schematic Overall Landscape Plan

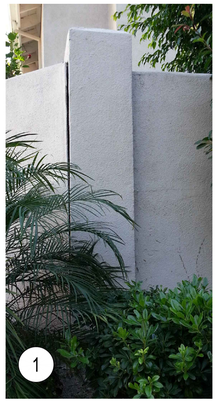
The Olson Company

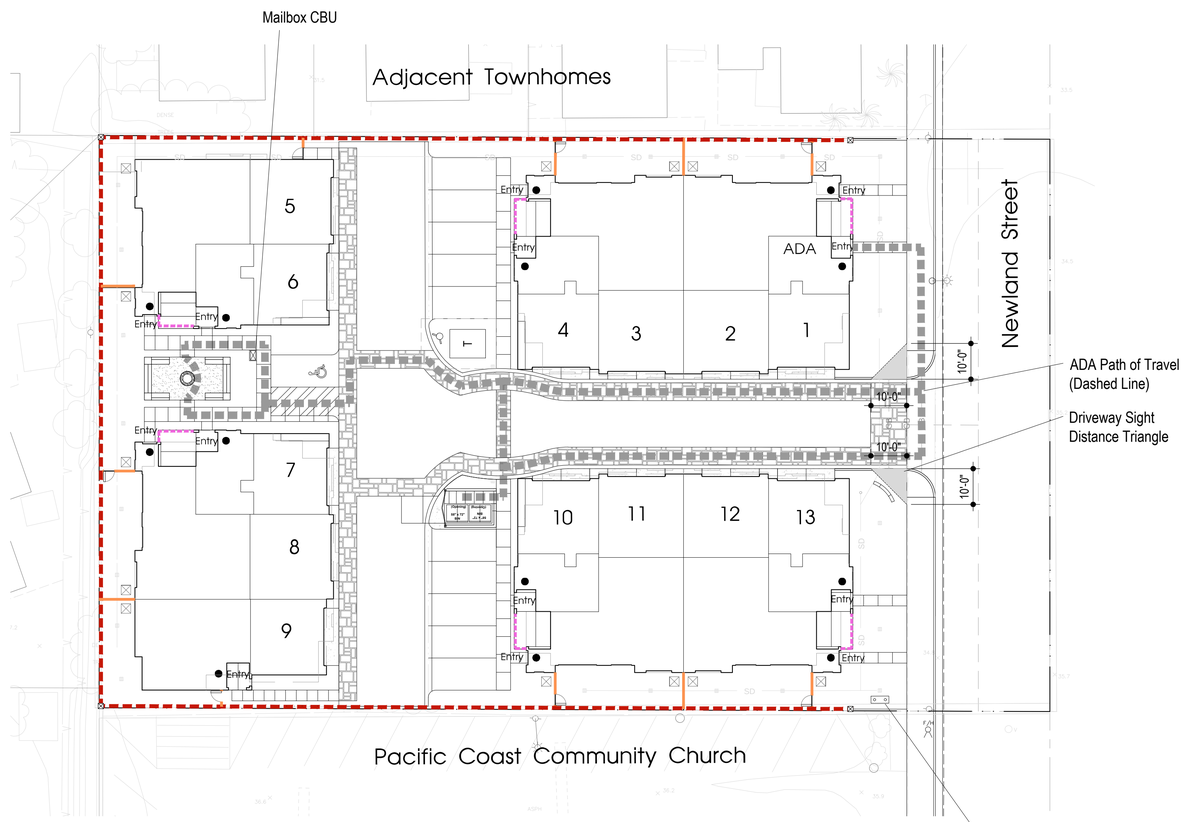
3rd City Submittal | Project No.: TOC29
Date: Oct. 29, 2015

L-1

Newland & Slater - Huntington Beach, CA

studio PAD
Landscape Architecture
92 Argonaut (Ste 270)
Aliso Viejo, CA 92656
(www.studio-PAD.com)

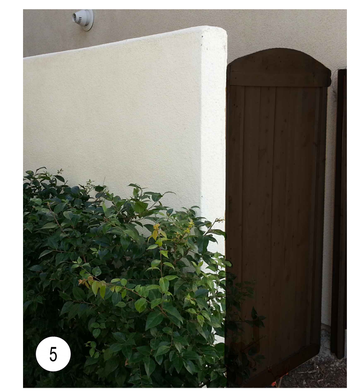


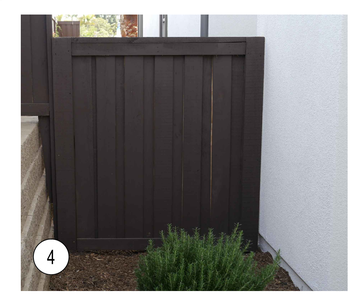


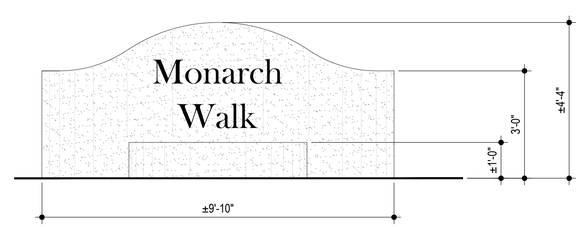
Backflow device, per Civil. To be screened with evergreen hegdes and plants from public view, per City of Huntington Beach's standards.

WALL LEGEND

1. 6'-6" High stucco pilaster with rolled stucco cap
2. 6'-0" High stucco wall with rolled stucco cap
3. 4'-0" High stucco wall with rolled stucco cap
4. 5'-6" Wood fence, dark brown stain color
5. 5'-6" High wood sideyard gate, dark brown stain color
6. 5'-0" High curved stucco wall - project monumentation with metal lettering







6 Project Monumentation / Sign Wall
(Scale: 1/2"=1'-0")

0 10' 20' 40'
Scale: 1" = 20'

Schematic Wall & Fence Plan

The Olson Company

3rd City Submittal | Project No.: TOC29
Date: Oct. 29, 2015

L-2

Newland & Slater - Huntington Beach, CA

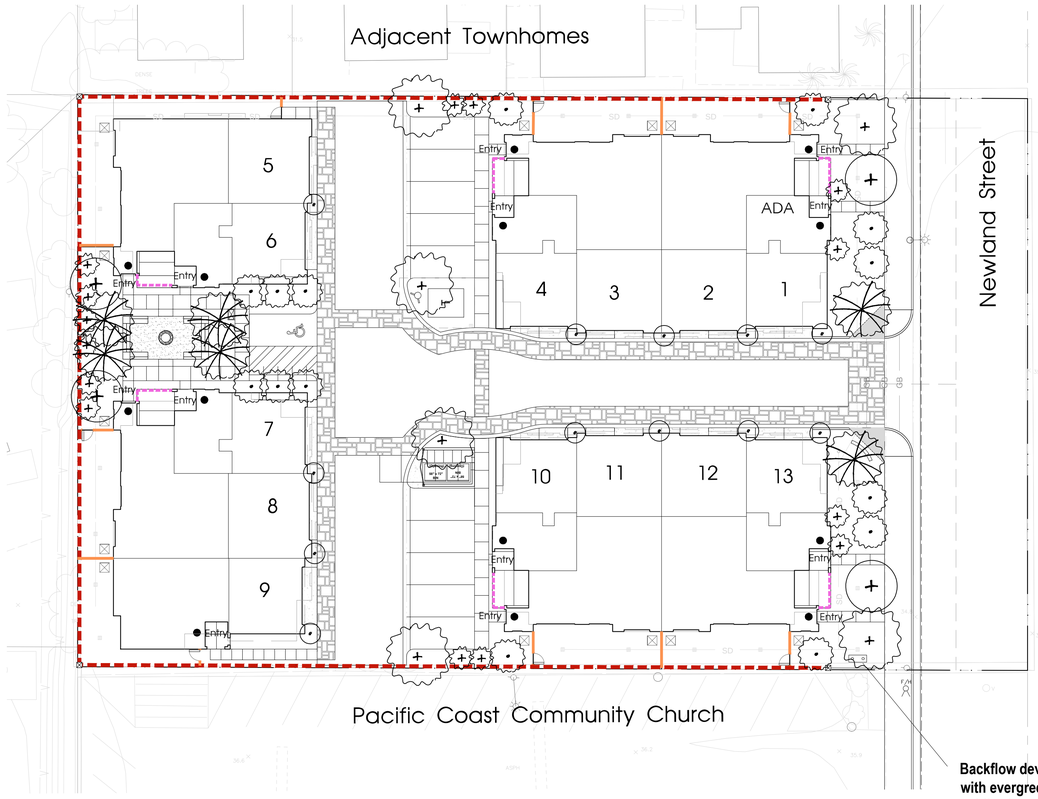
studio PAD Landscape Architecture
92 Argonaut (Ste 270)
Aliso Viejo, CA 92656 (www.studio-PAD.com)

SHRUBS and GROUND COVER

Aeonium sp.	Aeonium
Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Baccharis pilularis	Coyote Brush
Berberis thunbergii 'Atropurpurpea'	Redleaf Japanese Barberry
Bougainvillea sp.	Bougainvillea Groundcover
Bougainvillea La Jolla	La Jolla Bougainvillea
Buddleja 'Purple Haze'	Lo & Behold® Purple Haze Summer Lilac
Carex divulsa	Berkeley Sedge
Ceanothus spp.	California Lilacs
Cercis occidentalis	Western Redbud
Cordyline australis `Baueri`	Baueri Dracaena
Dasylirion longissimum	Mexican Grass Tree
Dianella spp.	Flax Lily
Dudleya spp.	Butterfly Bush
Dymondia margaretae	Silver Carpet
Echeveria sp.	Echeveria
Heteromeles arbutifolia	Toyon
Juncus patens	Juncus
Juniperus horizontalis plumosa `Youngstown`	Creeping Juniper
Lavandula stoechas	Spanish Lavender
Ligustrum japonicum `Texanum`	Wax Leaf Privet
Nassella pulchra	Purple Needlegrass
Nassella tenuissima	Mexican Feather Grass
Muhlenbergia rigens	Deer Grass
Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary
Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Salvia spp.	Sage
Senecio mandraliscae 'Blue Chalk Sticks'	No Common Name
Tecoma stans	Yellow Bells
Trachelospermum jasminoides	Star Jasmine
Westringia fruticosa	Coast Rosemary
Yucca Bright Star	Bright Star Yucca

VINES & ESPALIERS

Bougainvillea 'Red, Pink & White'	Bougainvillea
Pandorea jasminoides 'Lady Di'	White Bower Vine
Macfadyena unguis-cati	Cat's Claw Vine
Trachelospermum jasminoides	Star Jasmine



Backflow device, per Civil. To be screened with evergreen hegdes and plants from public view, per City of Huntington Beach's standards.

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	(Region 3) WUCOLS	Qty.
	TREES	Botanical Name (Common Name)				
	Specimen	Olea europaea 'Wilsonii' (Wilson Olive)	Single	36" Box	Low	6
	Flowering	Arbutus unedo (Strawberry Tree) Lagerstroemia i. 'Watermelon Red' (Crape Myrtle)	Single	36" Box	Low	4
	Street	Magnolia g. 'Samuel Sommers' (S.S. Magnolia) Magnolia g. 'Little Gem' (L.G. Magnolia)	Single	36" Box	Med	6
	Fruiting	Citrus x (Lemon or Orange) Geijera parviflora (Australian Willow) Prunus serrulata 'Amanogawa' (Japanese Flowering Tree)	Single	15 Gallon	Low Med	14
	Vertical Evergreen	Podocarpus macrophyllus (Yew Pine) Pittosporum t. 'Silver Sheen' (Silver Sheen)	Single	15 Gallon	Med	12
	Columnar	Cupressus sempervirens (Italian Cypress)	Single	15 Gallon	Low	14

NOTES:

1. All new landscaping shall have a fully automatic irrigation system. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. All trees within 8' of hardscape to be installed with deep root barriers.
5. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.

PROJECT SECURITY THROUGH PLANTING & LIGHTING:

1. Public safety will be considered when finalizing Construction Documents - planting and site lighting.
2. Final planting plans to incorporate low planting and open tree canopies at common open space area entries to keep areas clear better visibility and improved public safety.
3. Final lighting plans to be coordinated with Electrical Engineer to further improve public safety through proper use of site lighting to keep open space areas well lit during evening hours.

0 10' 20' 40'
Scale: 1" = 20'

Schematic Planting Plan

The Olson Company

3rd City Submittal | Project No.: TOC29
Date: Oct. 29, 2015

L-3

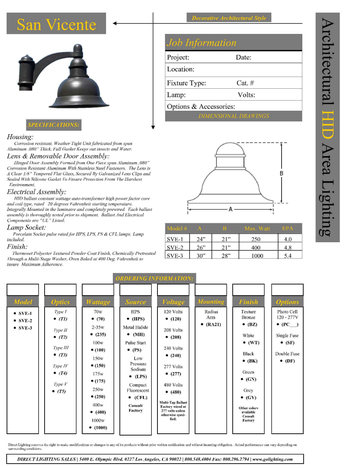
Newland & Slater - Huntington Beach, CA

studio PAD Landscape Architecture

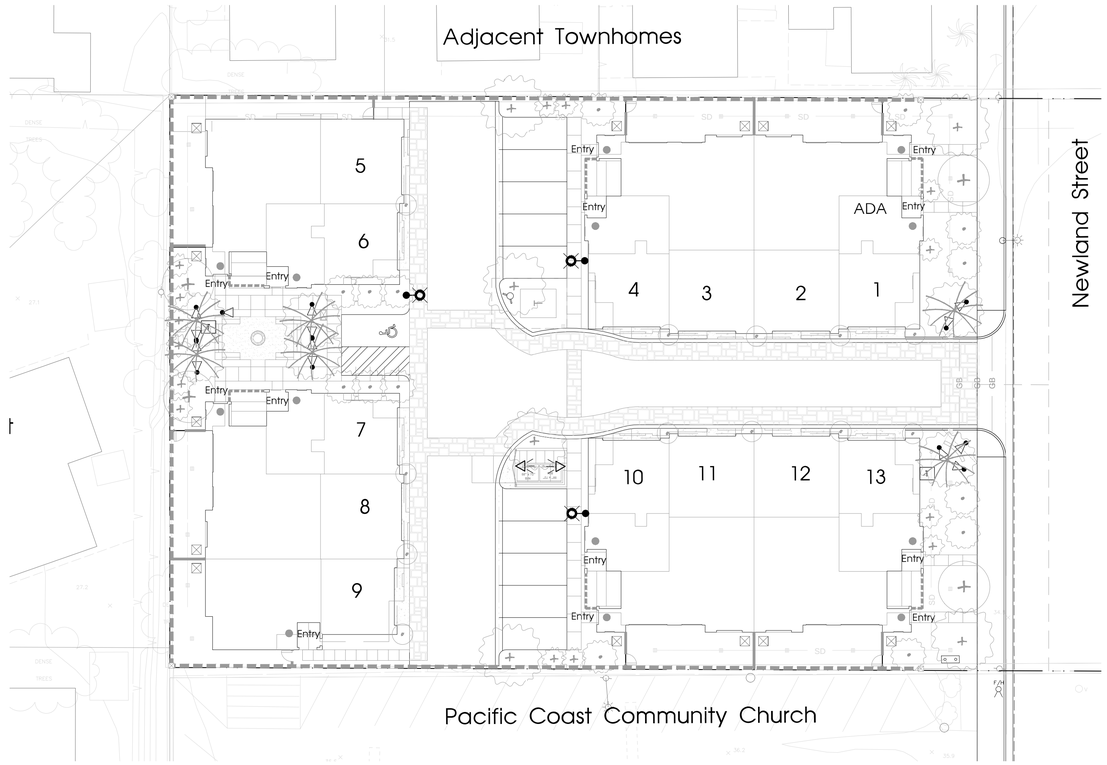
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens	Ballast	Optics/Glare	Mounting	Options
	Kichler, model # 16006AZT27. Tree uplight, staked.	14		Cast aluminum	Textured Architectural Bronze	12V	LED	6.5	2700K Warm White			Radiax Optic	Staked	
	Kichler, model #16005AZT30, Trellis down light.	2		Cast Aluminum	Textured Architectural Bronze	12V	LED	4	3000K Warm White	60 degree beam spread			Mounting Flange	Model # 15607AZT
T	Kichler, model # 15PR300 SS. Low-voltage transformer.	2		Cast Aluminum	Textured Architectural Bronze			75					Wall	Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K).
	Decorative Pole Light, Model: San Vicente; 120V	3		Cast Aluminum	Powdercoat	120V	Per Elec. Eng.	Per Elec. Eng.	Per Elec. Eng.	Per Elec. Eng.	N/A	Per Elec. Eng.	Pole	Location per Electrical Engineer`s dwgs.

T | Kichler, model # 15PR300 SS. Low-voltage transformer.



Decorative Pole Light, Model: San Vicente; 120V



Kichler, model # 16006AZT27. Tree uplight, staked.

Kichler, model #16005AZT30, Trellis down light.

PROJECT SECURITY THROUGH PLANTING & LIGHTING:

1. Public safety will be considered when finalizing Construction Documents - planting and site lighting.
2. Final planting plans to incorporate low planting and open tree canopies at common open space area entries to keep areas clear better visibility and improved public safety.
3. Final lighting plans to be coordinated with Electrical Engineer to further improve public safety through proper use of site lighting to keep open space areas well lit during evening hours.

0 10' 20' 40'
Scale: 1" = 20'

Schematic Lighting Plan

The Olson Company

3rd City Submittal | Project No.: TOC29
Date: Oct. 29, 2015

L-4

Newland & Slater - Huntington Beach, CA

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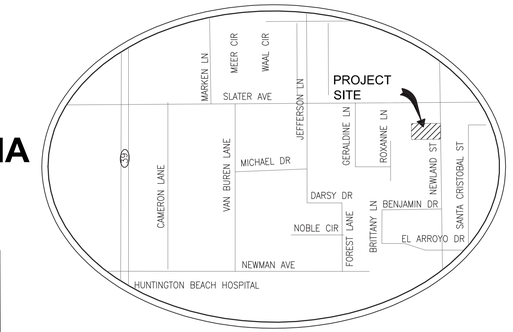
Landscape Architecture
92 Argonaut (Ste 270)
Aliso Viejo CA 92656 (www.studio-PAD.com)

TENTATIVE TRACT NO. 17930

SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

CITY OF HUNTINGTON BEACH , COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP

NTS

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE LAND REFEREED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, IN TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF, RECORDED IN BOOK 51, PAGE 13 OF THE MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, DISTANT THEREON 180 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE SOUTHERLY ALONG SAID EASTERLY LINE, 80 FEET; THENCE WESTERLY 511.56 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 260 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTHERLY 80 FEET TO A POINT BEING 511.5 FEET WESTERLY MEASURED ALONG SAID PARALLEL LINE OF THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID PARALLEL LINE, 511.5 FEET TO THE **POINT OF BEGINNING.**

EXPECTING THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINES:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE WEST QUARTER OF SAID SECTION 25, DISTANT THEREON SOUTH 89 DEGREES 27 MINUTES 14 SECONDS WEST 289.86 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NO THE WEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 45 MINUTES 25 SECONDS WEST 83.00 FEET THENCE
NORTH 89 DEGREES 27 MINUTES 14 SECONDS EAST 24 FEET TO THE **TRUE POINT OF BEGINNING** THENCE NORTH 0 DEGREES 45 MINUTES 25 SECONDS WEST, 397.37 FEET TO THE POINT OF ENDING.

EXCEPT ALL OIL, GAS, MINERAL AND HYDROCARBONS, AS RESERVED IN DEED FROM ROSA WATERS RECORDED FEBRUARY 28, 1964 IN BOOK 6938, PAGE 101 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, IN THE TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, DISTANT THEREON 260 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 80 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 511.62 FEET; THENCE NORTHERLY 80 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT 260 FEET SOUTHERLY FROM THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT BEING 511.56 FEET WESTERLY, MEASURED ALONG SAID PARALLEL LINE FROM THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY 511.56 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: **BEGINNING** AT A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, DISTANT THEREON SOUTH 89 DEGREES 27 MINUTES 14 SECONDS WEST 289.86 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER, THENCE NORTH 0 MA DEGREES 56 MINUTES 25 SECONDS WEST 83.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 14 SECONDS EAST 24.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0 DEGREES 45 MINUTES 25 SECONDS WEST 397.37 FEET TO THE POINT OF ENDING.

APN: 167-492-06 AND 167-492-05

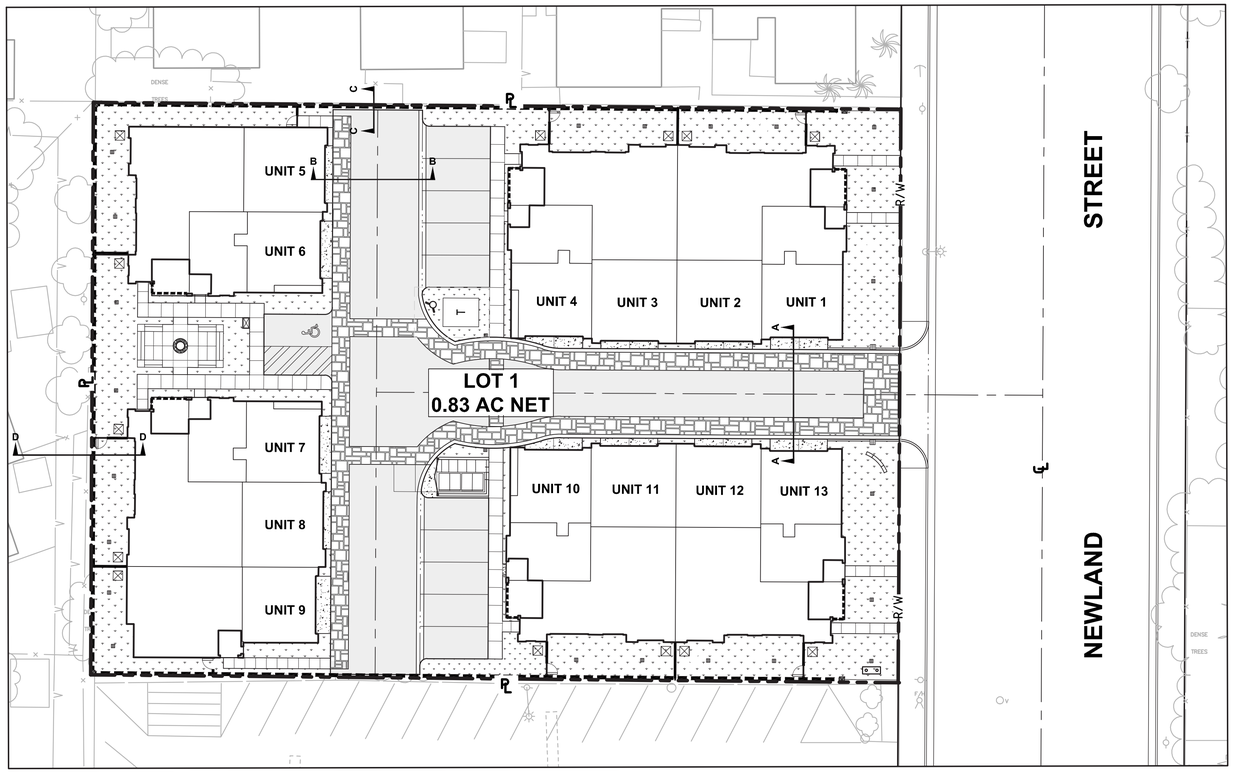
EASEMENT NOTES

(A) A RESERVATION OF THE EASTERLY 20 FEET FOR PUBLIC ROAD PURPOSES IN THE GRANT DEED FROM A.A. STUART, ET. RECORDED NOVEMBER 12, 1941 IN BOOK 1116, PAGE 354, OFFICIAL RECORDS.

(B) AN EASEMENT FOR PUBLIC STREET AN PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1988 AS INSTRUMENT NO. 88-479742 OF OFFICIAL RECORDS IN FAVOR OF CITY OF HUNTINGTON BEACH.

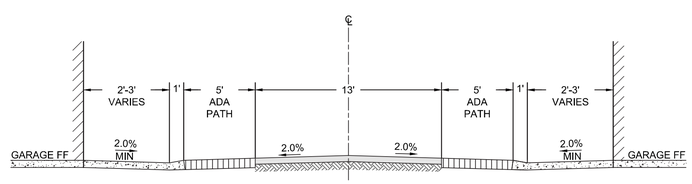
(C) A PROPOSED EASEMENT FOR PUBLIC UTILITIES OFFERED TO THE CITY OF HUNTINGTON BEACH

(D) A PROPOSED EASEMENT FOR PUBLIC STREET PURPOSES OFFERED TO THE CITY OF HUNTINGTON BEACH



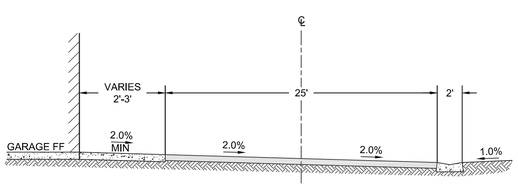
SITE PLAN

SCALE:1"=20"



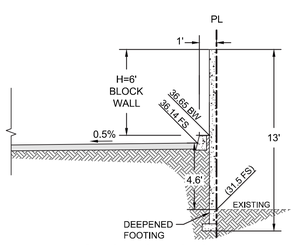
SECTION A-A

NTS



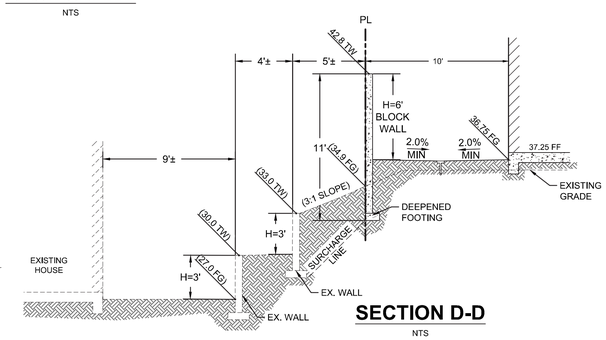
SECTION B-B

NTS



SECTION C-C

NTS



SECTION D-D

NTS

LEGEND:

PROPERTY LINE
RIGHT OF WAY
EASEMENT
CENTER LINE
RIDGE LINE
GRADEBREAK
FLOW LINE
PROPOSED FENCE
PROPOSED WALL
PROPOSED STORM DRAIN
PROPOSED SANITARY SEWER
PROPOSED WATER
EXISTING GAS
EXISTING 8" SEWER
EXISTING 8" WATER
EXISTING CONTOUR

CONCRETE
STONE
LANDSCAPE
ASPHALT
FIRE HYDRANT
WATER METER
DRAIN
BACKFLOW PREVENTOR

SHEET INDEX

C1.0 TITLE SHEET
C2.0 TENTATIVE TRACT MAP
C3.0 CONCEPTUAL GRADING
C4.0 CONCEPTUAL UTILITY

GENERAL INFORMATION:

1. GROSS ACREAGE: 0.97 AC
2. EXISTING ZONING: RM
3. PROPOSED ZONING: RESIDENTIAL
4. EXISTING USE:
5. CONTOUR INTERVAL: 1 FOOT
6. ALL DIMENSIONS ARE APPROXIMATE
7. ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER
8. SANITARY SEWER SYSTEM SHALL BE PRIVATE
9. ON-SITE WATER SYSTEM SHALL BE PUBLIC, UNLESS NOTED ON PLAN. SEPARATE METERS TO BE PROVIDED FOR EACH INDIVIDUAL
10. SOURCE OF WATER SUPPLY SHALL BE CITY OF HUNTINGTON WATER
11. ON-SITE STREETS SHALL BE PRIVATE

PROPOSED SUBDIVISION

1. **1 LOT TRACT MAP**
2. **12 HOMES + 1 HOME (DENSITY BONUS)= 13 HOMES TOTAL**
3. **NET AREA: 0.83 AC**
4. **DENSITY: 12 HOMES/0.83 AC= 14.46 HOMES/AC**

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5070 AND STATION GPS NO. 5085 BEING N00°16'07"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK

DESCRIBED BY OCS 2004 - FOUND 3 ¾" OCS ALUMINUM BENCHMARK STAMPED "HB-203-71", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT BY 7 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BEACH BOULEVARD AND SLATER AVENUE, 62 FT. WESTERLY OF THE CENTERLINE OF BEACH BOULEVARD AND 132 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BM#= HB-203-71 ELEV= 28.622 (NAVD88)

ABBREVIATION:

CL	CENTERLINE
EG	EDGE OF GUTTER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADEBREAK
GFF	GARAGE FINISH FLOOR
INV	INVERT
MIN	MINIMUM
PL	PROPERTY LINE
RL	RIDGE LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

NO.	DATE	REVISION DESCRIPTION

OWNER/DEVELOPER:
THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ENGINEER:
IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

REGISTERED PROFESSIONAL ENGINEER — PAUL M. SABINO — C 55577 — Exp. 12/31/16 — CIVIL — STATE OF CALIFORNIA

DATE:

PROJECT:
NEWLAND AND SLATER
HUNTINGTON BEACH, CA

TITLE SHEET

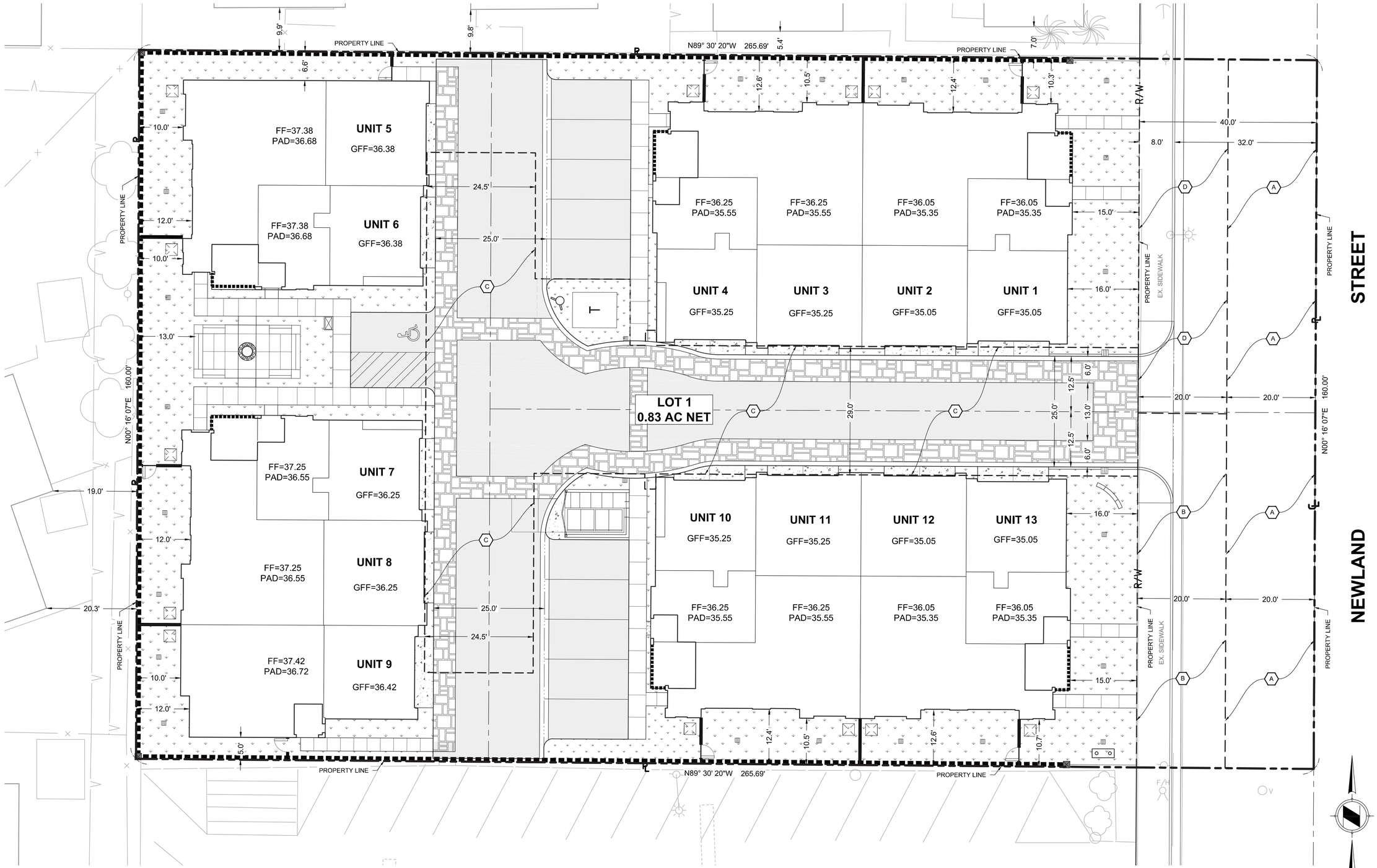
JOB NO. 15C001.02
DRAWN BY: PS
CHECKED BY: PG
DATE: 09/23/2015

C1.0
SHEET 1 OF 4

S:\PROJECTS\2015\Civil\15C001.02 Huntington Beach Subdivision\04 CAD\02 CD (Construction Documents)\15C001.01- C1.0TS.dwg Sep 30, 2015 - 12:51pm

PRELIMINARY-NOT FOR CONSTRUCTION

TENTATIVE TRACT NO. 17930



EASEMENT NOTES

(A) A RESERVATION OF THE EASTERLY 20 FEET FOR PUBLIC ROAD PURPOSES IN THE GRANT DEED FROM A.A. STUART, ET. RECORDED NOVEMBER 12, 1941 IN BOOK 1116, PAGE 354, OFFICIAL RECORDS.

(B) AN EASEMENT FOR PUBLIC STREET AN PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1988 AS INSTRUMENT NO. 88-479742 OF OFFICIAL RECORDS IN FAVOR OF CITY OF HUNTINGTON BEACH.

(C) A PROPOSED EASEMENT FOR PUBLIC UTILITIES OFFERED TO THE CITY OF HUNTINGTON BEACH

(D) A PROPOSED EASEMENT FOR PUBLIC STREET PURPOSES OFFERED TO THE CITY OF HUNTINGTON BEACH

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION DESCRIPTION

OWNER/DEVELOPER:
THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ENGINEER:
IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

REGISTERED PROFESSIONAL ENGINEER
PIETRO M. CAMBINO
C 55577
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DATE:

PROJECT:
NEWLAND AND SLATER
HUNTINGTON BEACH, CA

TENTATIVE TRACT MAP

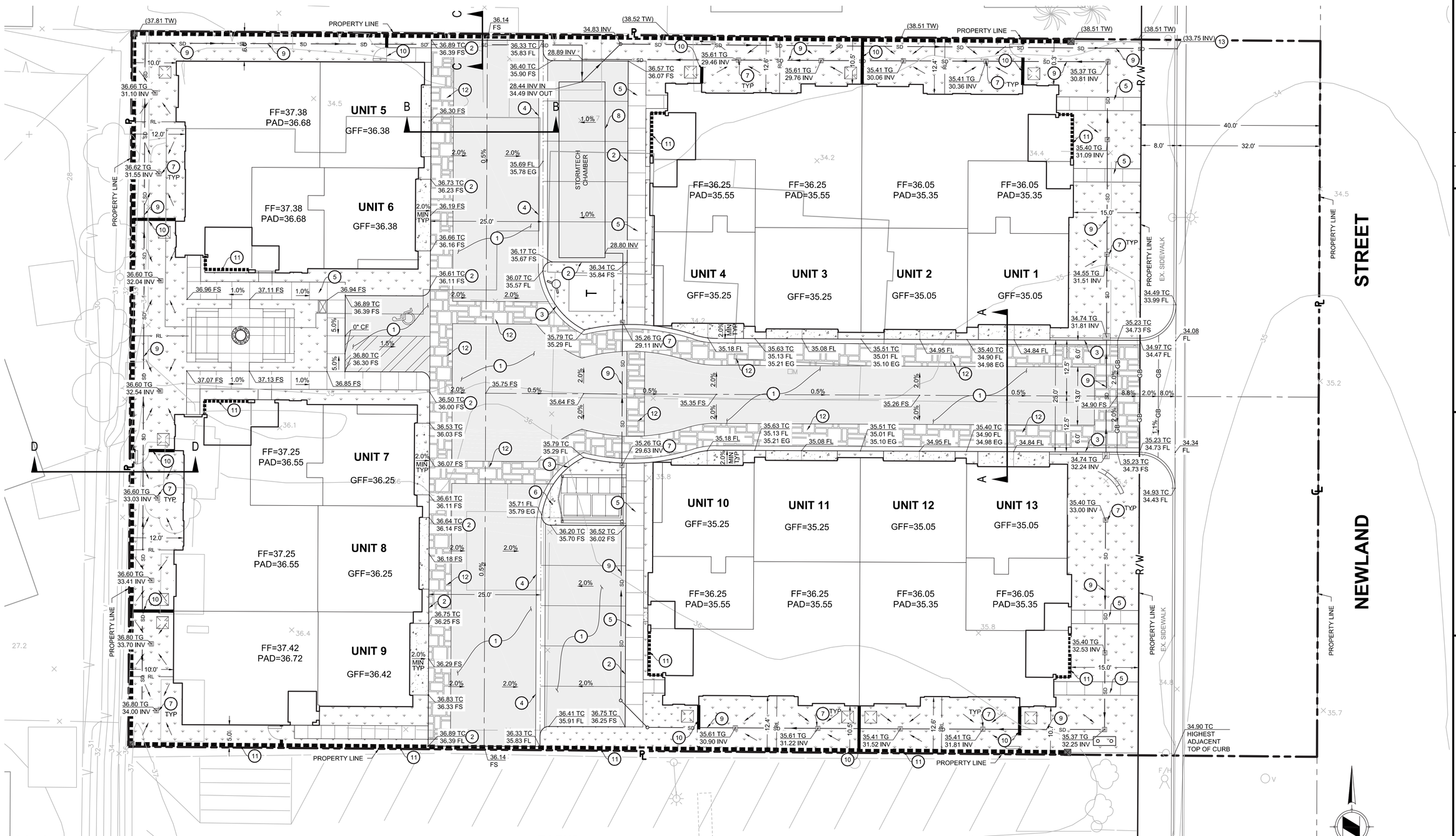
JOB NO.	15C001.02
DRAWN BY:	PS
CHECKED BY:	PG
DATE:	09/23/2015

C2.0
SHEET 2 OF 4

S:\PROJECTS\2015\Civil\15C001.02 Huntington Beach Subdivision\04 CAD\02 CD (Construction Documents)\15C001.02- C2.0TTM.dwg Sep 30, 2015 - 12:51pm

PRELIMINARY-NOT FOR CONSTRUCTION

TENTATIVE TRACT NO. 17930



CONSTRUCTION NOTES:

1. 3" ASPHALT ON 9" CAB
2. 6" CONCRETE CURB
3. 6" CONCRETE CURB AND 1' GUTTER
4. 2' CONCRETE GUTTER
5. 4" CONCRETE SIDEWALK (ADA COMPLIANT)
6. CONCRETE APRON
7. DRAIN INLET
8. STORM WATER INFILTRATION CHAMBER
9. 12" PVC STORM DRAIN PIPE
10. FENCE PER LANDSCAPE PLANS
11. WALL PER LANDSCAPE PLANS
12. STONE HARDSCAPE PER LANDSCAPE PLANS
13. PARKWAY CULVERT FOR OVERFLOW

LEGEND

PROPERTY LINE
RIGHT OF WAY
EASEMENT
CENTER LINE
RIDGE LINE
EXISTING CONTOUR
GRADEBREAK
FLOW LINE
PROPOSED FENCE
PROPOSED WALL
PROPOSED STORM DRAIN
CONCRETE
STONE
LANDSCAPE
ASPHALT
FIRE HYDRANT
DRAIN
BACKFLOW PREVENTOR

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION DESCRIPTION

OWNER/DEVELOPER:
THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ENGINEER:
IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

REGISTERED PROFESSIONAL ENGINEER — PAUL M. GABBERT — C 55577 — Exp. 12/31/16 — CIVIL — STATE OF CALIFORNIA

DATE:

PROJECT:
NEWLAND AND SLATER
HUNTINGTON BEACH, CA

CONCEPTUAL GRADING

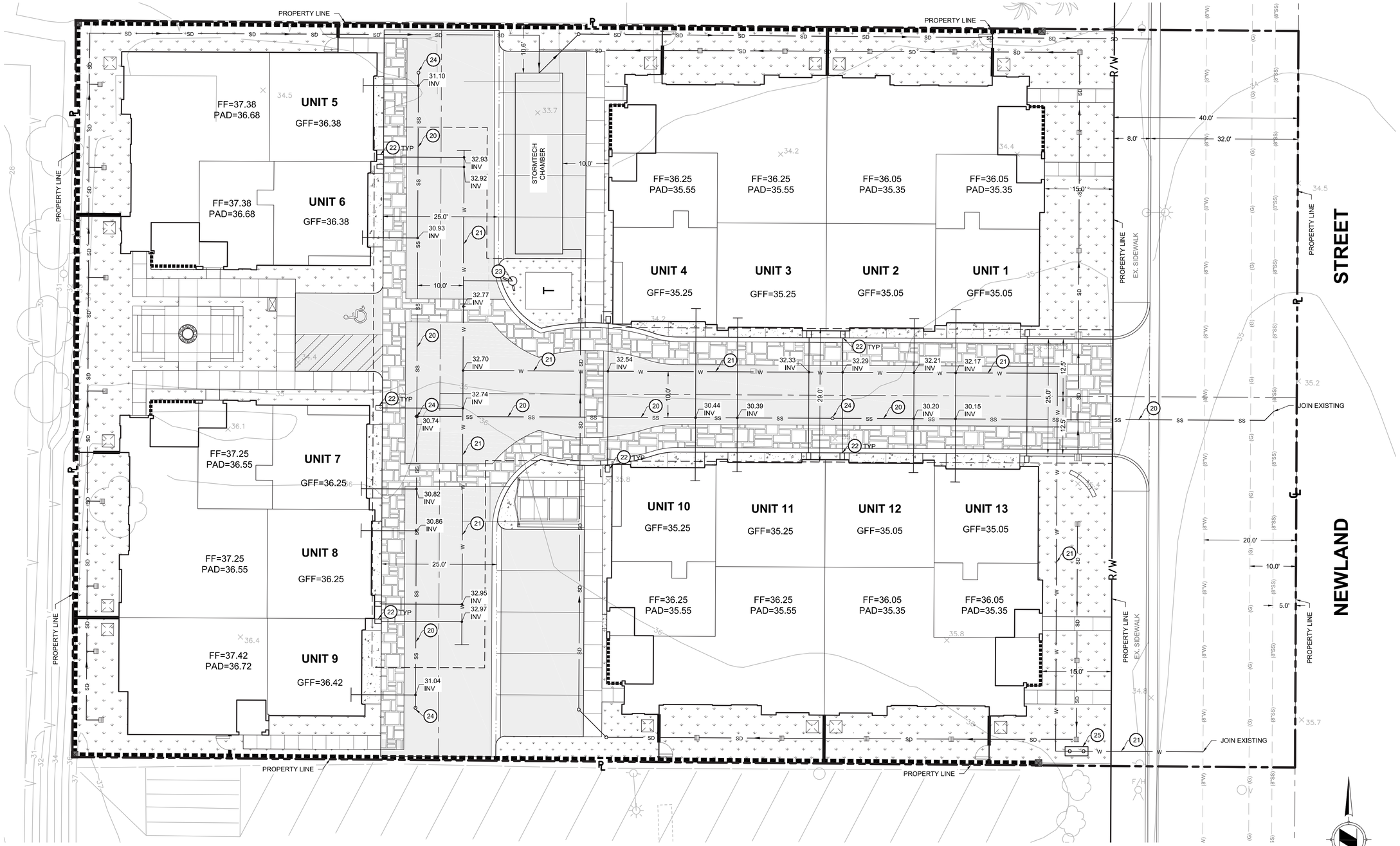
JOB NO. 15C001.02
DRAWN BY: PS
CHECKED BY: PG
DATE: 09/23/2015

C3.0
SHEET 2 OF 4

S:\PROJECTS\2015\Civil\15C001.02 Huntington Beach Subdivision\04 CAD\02 CD (Construction Documents)\15C001.02- C3.0GR.dwg -Sep 30, 2015 - 12:51pm

PRELIMINARY-NOT FOR CONSTRUCTION

TENTATIVE TRACT NO. 17930



CONSTRUCTION NOTES:

- (20) 6" SDR35 SEWER PIPE
- (21) 8" AWWA C900 CLASS 150 (DR18) PVC WATER PIPE
- (22) WATER METER
- (23) FIRE HYDRANT
- (24) SEWER CLEANOUT
- (25) 8" BACKFLOW PREVENTOR

LEGEND

	PROPERTY LINE		PROPOSED FENCE	(G)	EXISTING GAS		CONCRETE
	RIGHT OF WAY		PROPOSED WALL	(8"SS)	EXISTING 8" SEWER		STONE
	EASEMENT	SD	PROPOSED STORM DRAIN	(8"W)	EXISTING 8" WATER		LANDSCAPE
	CENTER LINE	SS	PROPOSED SANITARY SEWER		FIRE HYDRANT		ASPHALT
	FLOW LINE	W	PROPOSED WATER		WATER METER		
36	EXISTING CONTOUR		BACKFLOW PREVENTOR		DRAIN		

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

NO.	DATE	REVISION DESCRIPTION

OWNER/DEVELOPER:
THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

ENGINEER:
IDS Group
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

REGISTERED PROFESSIONAL ENGINEER
PIETRO M. GAMBINO
C 55577
Exp. 12/31/16
CIVIL
STATE OF CALIFORNIA

DATE:

PROJECT:
NEWLAND AND SLATER
HUNTINGTON BEACH, CA

CONCEPTUAL UTILITY

JOB NO. 15C001.02
DRAWN BY: PS
CHECKED BY: PG
DATE: 09/23/2015

C4.0
SHEET 4 OF 4

S:\PROJECTS\2015\Civil\15C001.02 Huntington Beach Subdivision\04 CAD\02 CD (Construction Documents)\15C001.02- C4.0UT.dwg Sep 30, 2015 - 12:52pm

PRELIMINARY-NOT FOR CONSTRUCTION

City of Huntington Beach

2000 MAIN STREET CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division
714.536.5271

Building Division
714.536.5241

October 19, 2015

Aaron Orenstein
The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

SUBJECT: CONDITIONAL USE PERMIT NO. 15-030; ENVIRONMENTAL ASSESSMENT NO. 15-005; TENTATIVE TRACT MAP NO. 17930 -- DEVELOPMENT AND USE REQUIREMENTS

Dear Mr. Orenstein,

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 preliminary 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 changes or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1684 and/or the respective source department (abbreviation in parenthesis at end of each condition – contact person below).

Sincerely,

JM

John P. Ramirez
Contract Planner

Enclosure

cc: Mark Carnahan, Building and Safety Department – 714-374-1792
Steve Eros, Fire Department – 714-536-5531
Josh McDonald, Public Works – 714-536-5509
Jane James, Planning Manager
Jason Kelley, Planning Department
Pastor Richard Winter, Coast Community Church, 16061 Burgess Circle, Westminster CA 92683
Project File

HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	OCTOBER 19, 2015
PROJECT NAME:	NEWLAND SUBDIVISION
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 2015-150
ENTITLEMENTS:	TENTATIVE TRACT MAP NO. 17930; CONDITIONAL USE PERMIT NO. 2015- 030
DATE OF PLANS:	SEPTEMBER 15, 2015
PROJECT LOCATION:	17541 AND 17561 NEWLAND STREET (WEST SIDE OF NEWLAND ST. APPROXIMATELY 220FT SOUTH OF SLATER
PLAN REVIEWER:	JOHN P. RAMIREZ
TELEPHONE/E-MAIL:	(714) 374-1684 / john.ramirez@surfcity-hb.org

PROJECT DESCRIPTION: **TTM:** To consolidate two existing parcels and subdivide resultant parcel into a 13 unit airspace subdivision. **CUP:** To permit the construction of 13 dwelling units on a 0.829 net acre site; to establish multi-family residential abutting an arterial highway with buildings exceeding 25 feet in height; and to include a density bonus provision (for one additional unit) and reduction in parking of two spaces, within the development.

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

---

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

   a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**

   b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

   c. Final parcel tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(HBZSO Section 254.16)**

d. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution.**(Ordinance No. 3562, Resolution Nos. 2002-56 and 2002-57)**

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

   a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**

3. The following conditions shall be completed prior to issuance of a grading permit:

   a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**

4. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

   b. Any existing street trees shall be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**

5. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**

6. Tentative Tract Map No. 17930 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**

7. Tentative Tract Map No. 17930 and Conditional Use Permit No. 15-030 shall become null and void unless exercised within two (2) years of the date of final approval which is November 18, 2017. An extension of time may be granted by the Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

8. The development shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**

9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

10. The applicant shall submit a check in the amount of $50 for the posting of a Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 15-030:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design (with the following modifications).

   a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**

   b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**

   c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

   d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**

   e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**

   f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking.* **(HBZSO Section 231.20)**

2. Prior to issuance of demolition permits, the following shall be completed:

   a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**

   b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**

   c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**

   d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**

   e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**

   f. The applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**

3. Prior to issuance of grading permits, the following shall be completed:

   a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**

   b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**

   c. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval. **(HBZSO Section 232.04)**

   d. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**

   e. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**

   f. Standard landscape code requirements apply. **(HBZSO Chapter 232)**

   g. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**

h. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

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

   a. The applicant shall enter into an agreement to reserve a minimum of 15 percent (two) of the approved units for moderate income families, as a result of the density bonus, as stipulated in Section 65915 of the Government Code. The applicant's compliance with Section 65915 of the Government Code in terms of type and location of affordable units shall be subject to the review and approval of the Director of Planning and Building. This agreement shall be reviewed and approved as to form and content by the City Attorney. **(HBZSO Section 230.14)**

5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit and issuance of a Certificate of Occupancy until the following has been completed:

   a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**

   b. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**

   c. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**

   d. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

9. The Development Services Departments (Community Development, Fire and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

10. Conditional Use Permit No. 15-030 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

11. Conditional Use Permit No. 15-030 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**

12. The Planning Commission reserves the right to revoke Conditional Use Permit No. 15-030 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**

13. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**

14. The applicant shall submit a check in the amount of $50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**

15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**

RECEIVED
SEP 29 2015
Dept. of Planning & Building

HUNTINGTON BEACH

HUNTINGTON BEACH FIRE DEPARTMENT

DEVELOPMENT REVIEW REQUIREMENTS

DATE:	September 28, 2015
PROJECT NAME:	Newland Townhomes
PETITIONS:	Planning Application No. 15-150
ENTITILEMENTS:	Conditional Use Permit NO. 2015-030
DATE OF PLANS:	September 15, 2015
PROJECT LOCATION:	17541 & 17561 Newland St. 92647(West side of Newland approximately 220 ft south of Slater)
PLANNER:	John Ramirez, Contract Planner
PLAN REVIEWER-FIRE:	Steve Eros, Fire Protection Analyst
TELEPHONE/E-MAIL:	(714) 536-5531/ Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION:	**EA:** To analyze the environmental impacts associated to the development of a 13-unit attached condominium project. **CUP:** To permit the construction 13 dwelling units on a .829 net acre site; to establish multi-family residential abutting an arterial highway with building exceeding 25 feet in height; to allow construction on a property with a grade differential of more than 3 feet; and to include a density bonus provision (for one additional unit) and reduction in parking of two spaces, within the development. **TTM:** To consolidate two existing parcels and subdivide resultant parcel into a 13 unit airspace subdivision.

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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer, Steve Eros / Fire Protection Analyst.

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

Fire Master Plan

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

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

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

Environmental

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards.* An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate

sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

Fire Apparatus Access

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

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

NOTE: The proposed hammer head turn around does not comply with the HBFD's approved turn around details. The hammerhead lane proposed is only 25 feet wide and the specification requires a 28 foot width. The developer is working with the HBFD to provide an AM&M to enhance access in lieu of providing the 3 extra feet for the access lane.

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

Hose Pull Lengths – The fire apparatus access road shall comply with the requirements of Section 503.1.1 of the Huntington Beach Fire Code. All access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Suppression Systems

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

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424.* The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Fire Alarm System is required. The development will require a dedicated function fire alarm system. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval by a licensed C10 fire alarm contractor. The plans must reference and demonstrate compliance with CFC Chap. 9 and NFPA 72. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Automatic Fire Sprinklers are required. NFPA 13R Automatic fire sprinkler systems are required per the California Fire Code for new buildings of multi-family construction.

> Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.
>
> Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.
>
> For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.
>
> **NOTE:** When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

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

On-Site Fire Service Piping (FSP) Application for permit from the HBFD shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps.

Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

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

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

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

> **Note: The proposed plans on all Plan 1 type unit currently does not show an emergency escape window that complies with Section 1029 of the CFC.**

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Addressing and Street Names

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

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

Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

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

GIS Mapping Information

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

a. ***GIS Mapping Information*** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

   - Site plot plan showing the building footprint.
   - Specify the type of use for the building
   - Location of electrical, gas, water, sprinkler system shut-offs.
   - Fire Sprinkler Connections (FDC) if any.
   - Knox Access locations for doors, gates, and vehicle access.
   - Street name and address.

   Final site plot plan shall be submitted in the following digital format and shall include the following:

   - Submittal media shall be via CD rom to the Fire Department.
   - Shall be in accordance with County of Orange Ordinance 3809.

- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
  In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing.*

  For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

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

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**

OTHER:

a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

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

HUNTINGTON BEACH
BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	SEPTEMBER 25, 2015
PROJECT NAME:	**NEWLAND CONDOS**
PLANNING APPLICATION NO.	PLANNING APPLICATION NO. 2015-150
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 2015- 030
DATE OF PLANS:	SEPTEMBER 15, 2015
PROJECT LOCATION:	17541 AND 17561 NEWLAND STREET
PROJECT PLANNER:	JOHN P. RAMIREZ
PLAN REVIEWER:	KHOA DUONG, P.E
TELEPHONE/E-MAIL:	(714) 872-6123 / khoa@csgengr.com

PROJECT DESCRIPTION: **EA:** To analyze the environmental impacts associated to the development of a 13-unit attached condominium project. **CUP:** To permit the construction of 13 dwelling units on a 0.829 net acre site; to establish multi-family residential abutting an arterial highway with buildings exceeding 25 feet in height; to allow construction on a property with a grade differential of more than 3 feet; and to include a density bonus provision (for one additional unit) and reduction in parking of two spaces, within the development. **TTM:** To consolidate two existing parcels and subdivide resultant parcel into a 13 unit airspace subdivision.

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

I. **REQUIREMENT:**
Development Impact Fees will be required for new construction.

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

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements per Chapter 5 of the 2013 CBC.
3. Exterior walls and openings in exterior wall must comply with Chapter 6 and 7 of 2013 CBC.
4. Provide Project Data showing:
   - Type of building construction
   - Occupancy group(s)
   - Building/Floor areas
   - Fire sprinkler system
5. Provide complete Site plan showing:
   - The accessible paths of travel from public sidewalk to the building entrances along with maximum slope of 5% and cross slope of 2%.
   - Location of all curb ramps/truncated domes within the accessible paths of travel.
6. Provide compliance to disabled accessibility requirements of Chapter 11A of the 2013 CBC.
   - At least one Plan 2 must be accessible to disabled persons.
   - ADA units, please provide detail floor plans and notes to show how they comply with Chapter 11A.
7. Check the required light, ventilation and egress window.
8. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
9. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
10. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permitee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
11. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.

3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.

HUNTINGTON BEACH
BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

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PLAN REVIEWER:	DAVID C DOMINGUEZ, FACILITIES, DEVELOPMENT & CONCESSIONS MGR., COMMUNITY SERVICES DEPT.
TELEPHONE/E-MAIL:	(714) 536-5309, DDOMINGUEZ@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **EA:** To analyze the environmental impacts associated to the development of a 13-unit attached condominium project. **CUP:** To permit the construction of 13 dwelling units on a 0.829 net acre site; to establish multi-family residential abutting an arterial highway with buildings exceeding 25 feet in height; to allow construction on a property with a grade differential of more than 3 feet; and to include a density bonus provision (for one additional unit) and reduction in parking of two spaces, within the development. **TTM:** To consolidate two existing parcels and subdivide resultant parcel into a 13 unit airspace subdivision.

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Please submit your concerns and recommended changes or conditions in writing on or before **September 29, 2015**

COMMENTS: (Use attachments or back side of sheet if necessary)

APPLICANT HAS UPDATED PLANS PER CITY COMMENTS, INCLUDING CHANGES TO SITE PLAN (RELOCATION OF THE MINIPARK) AS WELL AS OTHER COMMENTS. SEE UPDATED PLANS AND RESPONSE TO COMMENTS.

COMMENTS: Appropriate park fees per Section 17.76 of the Municipal code shall be applied to the project.