

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

**SITE PLAN REVIEW NO. 12-003, CONDITIONAL USE PERMIT NO. 12-009, VARIANCE NO. 12-004
(SKATE PARK PROJECT)
November 13, 2012**

SUMMARY

- **Location:** 7461 Center Avenue, 92647 (north side of Center Avenue, approximately 500 ft. east of Gothard Street)
- **Proposed Project:** The project proposes to develop a public skate park on a vacant 2.7-acre site located within the Town Center Neighborhood segment of the Beach and Edinger Corridors Specific Plan.

The project consists of the following entitlement requests:

- **Site Plan Review (SPR):** to permit the development of a skate park consisting of a 14,500 sq. ft. skate plaza, an 11,800 sq. ft. skate bowl, a 3,500 sq. ft. skate shop, a 185 sq. ft. restroom structure, a 150 sq. ft. skate park entrance kiosk, and 26 parking spaces.
- **Conditional Use Permit (CUP):** to permit the on-site reduction of required parking and to permit off-site parking at the Huntington Beach Sports Complex during special events.
- **Variance (VAR):** to permit deviations in the distance of joint use parking during special events, driveway width, parking lot setbacks, parking lot landscaping screening, frontage street lighting, and frontage coverage as follows:
 - distance of joint use parking during special events: 2.8 miles in lieu of 250 ft. maximum distance between the use and the nearest point of the parking facility
 - driveway width: 26 ft. wide driveway in lieu of a maximum 24 ft. wide driveway allowed
 - driveway setback: two ft. setback for driveways in lieu five ft. required
 - parking area landscaping screening: zero landscaping screening in lieu of three ft. required
 - frontage street lighting: one light standard in lieu of two required light standards
 - frontage coverage: 47% frontage coverage in lieu of minimum 90% required

The applicant (VF Outdoor, Inc.) proposes to lease the vacant property from the City to develop, maintain, and operate a public skate park, including a skate plaza area, a skate bowl area, a skate shop, a restroom structure, and an entry kiosk. The skate park proposes to be open to the public and operate seven days a week from 10:00 AM to 10:00 PM and be supervised during these hours. The retail building, which is intended to be complementary to the skate park and cater to its users, includes areas for a pre-packaged concession stand (food service), skate rental space, offices, restrooms, and storage. The retail building would operate independently of the skate park and be open only during normal business hours (10:00 AM to 8:00 PM on weekdays and 10:00 AM to 6:00 PM on weekends).

The proposed 26-space main parking lot is accessed from Center Avenue and a secondary parking area, which is used only for special events, is accessed from McFadden Avenue. Under normal daily

operations, the project site would be accessed via the primary driveway on Center Avenue for drop-off and parking for skate park users/visitors and retail patrons. During special events intermittently throughout the year, the site's secondary access driveway on McFadden Avenue would be utilized for special event employees and event vendors.

The proposed skate park would host up to 15 special event days throughout the year, expected to draw between 300 to 2,500 spectators with overflow parking proposed to be located at the Huntington Beach Sports Complex. Twelve event days would be held on weekends and generally draw 300 to 500 spectators per event day. The remaining three event days would consist of one major event held annually expected to draw up to 2,500 spectators per event day, starting on a Friday and ending on a Sunday. During these events, visitors would be directed to park their vehicles at the Huntington Beach Sports Complex and be transported to and from the skate park via shuttle buses. To ensure adequate parking for special events, the schedule of major events would only occur on days where no events are planned at the Sports Complex. The hours of operation for special events would be 10:00 AM to 10:00 PM, consistent with normal skate park operations. The project includes a public address system to be used periodically during normal daily operations. However, during special events, amplified music and announcements from the PA system would continue through the duration of the event.

Since the project site is located east of the OCTA Transportation Center and west of the Union Pacific Railroad, the site could be a potential location for a pedestrian transit stop. The City, as part of the proposed project, is recommending as a suggested condition that the applicant set aside an area for the future installation of a transit platform. This area, referred to as the "Transit Reserve Area," would consist of a 20-foot wide by 300-foot long area at the southeast corner of the project site. The project applicant would not place permanent structures in the transit reserve area and would remove any landscaping or pavement within the transit reserve area if a transit platform were installed. The "transit reserve area" is depicted on the site plan.

□ **Background:**

- The General Plan Housing Element previously specified that the 2.7-acre site will be designated exclusively for residential uses and indicated that the City intends for the site to be developed with a minimum of 175 affordable units. In addition, the site was originally designated in the Beach and Edinger Corridors Specific Plan (Town Center – Neighborhood) as "Residential Required." In order to permit the development of the proposed skate park, an amendment to the General Plan Housing Element and a Zoning Text Amendment to the Beach and Edinger Corridors Specific Plan to remove the housing designation on the project site was approved by the City Council on May 7, 2012.

□ **CEQA Analysis/Review:**

- On March 27, 2012, the Planning Commission certified Environmental Impact Report (EIR) No. 10-009 for the proposed development of a public skate park and associated legislative amendments. EIR No. 10-009 determined that the majority of issue areas would have no impacts, less than significant impacts, or could be mitigated to less than significant level with incorporation of mitigation measures. However, impacts related to Land Use/Planning and Noise areas could not be mitigated. The Planning Commission certified EIR No. 10-009 as adequate and complete with mitigation measures, findings of fact, and a Statement of Overriding Considerations. The City Council also adopted a Statement of Overriding Considerations prior to action on the GPA and ZTA on May 7, 2012. Because implementation of the proposed project would create significant unavoidable impacts in the areas of Land

Use/Planning and Noise, a Statement of Overriding Considerations is required to be adopted prior to action on the proposed skate park project as well.

□ **Planning Issues:**

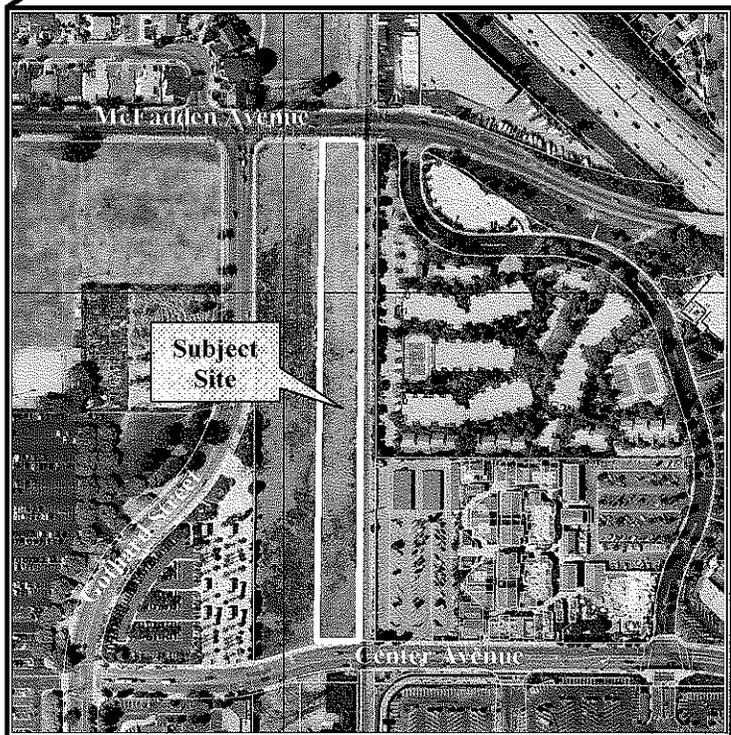
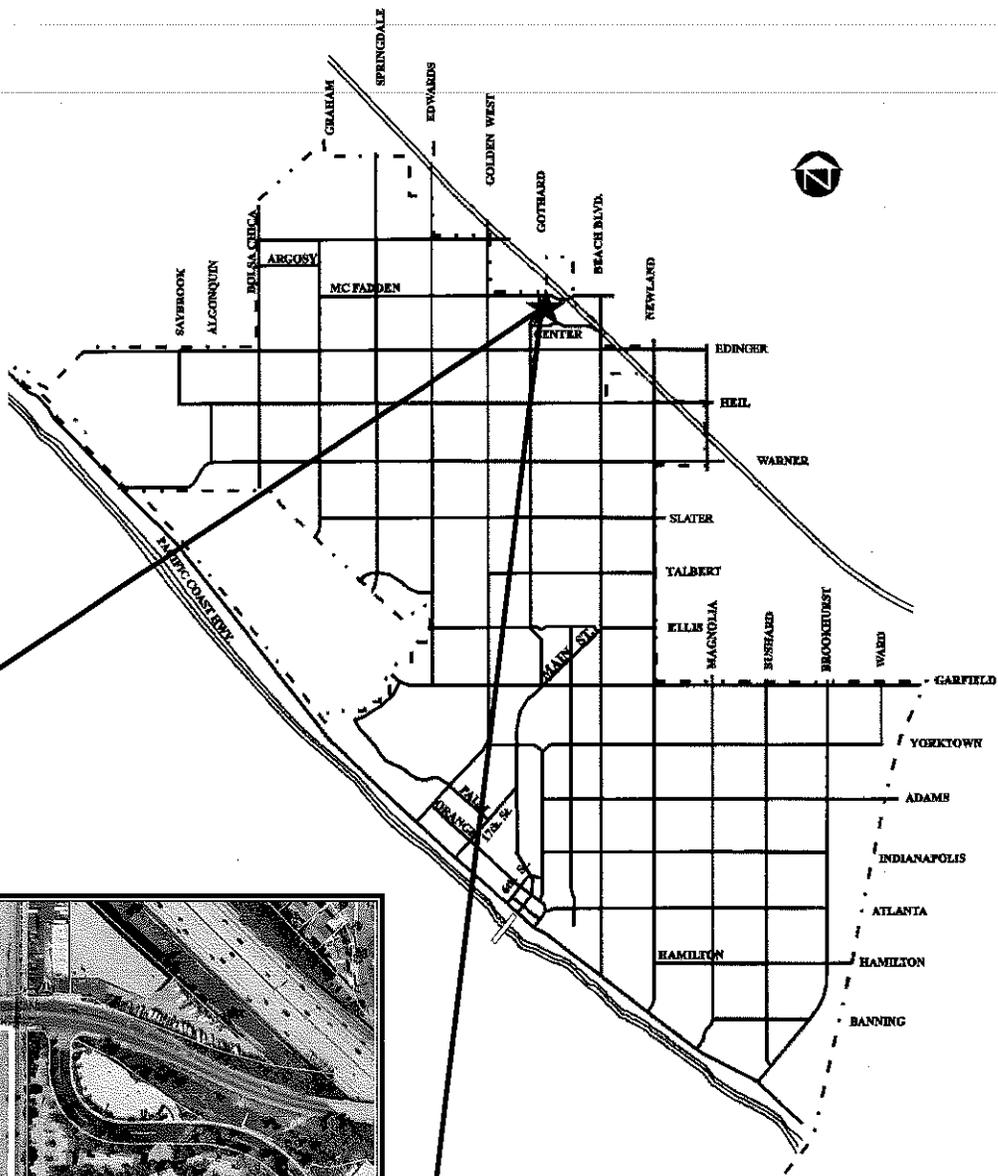
- Compliance with the applicable Beach and Edinger Corridors Specific Plan requirements.
- Land use compatibility of the proposed skate park with the surrounding properties.
- Adequacy of and reduction to off-street parking requirements at the project site based on a parking demand analysis.
- Adequacy of off-street parking requirements during special events at the Huntington Beach Sports Complex for joint use parking based on a parking demand analysis.
- Variance to permit deviations in the distance of joint use parking during special events, driveway width, driveway setback, parking area landscaping screening, frontage street lighting, frontage coverage, and associated findings.

□ **Planning Commission public hearing is tentatively scheduled for November 27, 2012**

□ **Attachment:**

1. Vicinity Map
2. Project Narrative dated and received September 27, 2012
3. Excerpts from project plans dated and received September 27, 2012
4. Code Requirements Letter (for informational purposes only), dated October 18, 2012

SH:HF:TN:kd



VICINITY MAP
SITE PLAN REVIEW NO. 12-003/CONDITIONAL USE PERMIT NO. 12-009/
VARIANCE NO. 12-004
(SKATE PARK PROJECT—7461 CENTER AVENUE)



PROJECT NARRATIVE

RECEIVED

SEP 27 2012

Dept. of Planning
& Building

CONDITIONAL USE PERMIT

VARIANCE

ATTACHMENT NO. 2.1



CENTER AVE SKATE PARK PROJECT NARRATIVE

Entitlement Request

The applicant requests a Site Plan Review, Conditional Use Permit (C.U.P.), & Variances for the development of a skate park, retail building & concession area (food service) on a 2.718 acre parcel identified as APN 142-073-03 located on the Beach and Edinger Corridor between Center Avenue and McFadden Avenue, east of Gothard Street.

Project Description:

VF Outdoor, Inc. (VANS) is leasing the currently vacant property from the City of Huntington Beach to design, develop, maintain and operate a public skate park. The project shall include a supervised facility containing 14,500 square foot skate park plaza area, 11,800 square feet of skate bowl area, 13,700 square feet of walkways and concrete entrances, 10,300 square feet of landscape area, and a 3,500 square foot operations building. The retail building will include but is not limited to pre-packaged concession stand (food service), skate rental space, employee office space, employee restrooms, and storage. Additional to the skate park & retail building there would be a secured 185 square foot 2 stall unisex restroom structure, a 150 square foot skate park entrance kiosk, the main parking lot near the primary site access perpendicular to Center Ave. frontage, containing 24 parking stalls and 2 Handicap stalls, and a gated staging area off McFadden Ave. to be used only for special event employees & event vendors. The project will also include ADA sidewalks / walkways, gathering areas, trash/recycling facilities, drinking fountains, bike racks, trash enclosure, drop off zone, parking area and skate park lighting, and all of which would be accessible to the public. In order to allow for potential future development of a transit stop, the proposed project includes the dedication of a "Future Railroad Platform". Additionally, the Center Avenue right-of-way will also be improved by the City of Huntington Beach Public Works as a capital project.

The Skate Park will be open to the public and operate from seven days a week from 10 am to 10 pm. The skate park will be supervised during business hours. The supervision will help to keep daily noise levels to a minimum. The skate park will also be a 100 percent fenced facility providing 24 hour security ensuring no additional noise after 10 pm.

The 3,500 square foot retail building will incorporate LEED design principals. The building will incorporate features such as skylights and large windows to maximize interior day lighting provided by the sun and reducing interior area lighting. It would also be constructed with recycled corrugated steel shipping containers to improve the sustainability of the project. The City of Huntington Beach, as part of the proposed skate park & retail building project, will reserve the right to install a transit platform on the property to implement a pedestrian transit stop in future. The transit reserve would consist of a 20 foot wide by 300 foot long area as illustrated on the Project Site Plan and will be clear of permanent building structures. The transit reservation will impact the parking and building placement, thus the parking lot may be redesigned to smaller standards further reducing storm water runoff and heat-island effect. This adjacent parking lot may create a shared use opportunity in the future with a potential city transit station.

The project will not be pursuing a LEED designation but will be designed using low-impact principles. California Skateparks will make every effort to balance soil on site avoiding trucking of material. The existing soils have high organic content which are not conducive for development of this type. California Skateparks will use sifting equipment on site to remove much of the organic content from the soil in order to reuse it and compacting it to the appropriate levels. The Staging Area at the north side by McFadden Avenue will be constructed with permeable gravel allowing storm water to promote clean infiltrate into the ground, then collected into underground pipes to avoid water runoff volume. The majority of impervious pavement will be the skate park areas and parking lot supporting the retail building. These areas will be planted with trees and shrubs to create shade that reduces the heat-island effect typical of urban development. Some plant beds and lawn areas may also function as a bio-swale to improve storm water quality. Site lighting will be designed with full cut-off fixtures and will eliminate light trespass to adjacent properties.



VANS will host up to 15 event days throughout the year, which would require the need for overflow parking and temporary seating areas for spectators. Twelve event days would be held on weekends and generally draw 300 to 500 spectators per event day, and event hours of operation would be 10 A.M. to 10 P.M., as under normal skate park operations. The remaining three event days would consist of one major event held annually expected to draw up to 2,500 spectators per event day, starting on a Friday and ending on a Sunday.

Temporary grandstand seating and portable restrooms will be placed to accommodate an audience of up to 2,500 people during and removed at the end of each event. The temporary grandstand seating for the events have been allocated within two options. Option 1 contains the bleachers set west of the VANS Leased property on Southern California Edison's property. Approximately 25'-0" wide by 446'-10" in length enclosed with a 6'-0" fence, CMU columns in between the fence lines, and all with a base of Decomposed Granite. All material will be grounded on SCE's property. Option 2 contains the bleachers set on the VANS Leased property on the North, Center, & South of the skate park location. No bleachers will be placed on the Southern California Edison or any type of improvements for Option 2.

During these events, visitors shall be directed to park their vehicles at the Huntington Beach Sports Complex (HBSC) located approximately 2.8 miles south of the project site, which has a total of 850 parking stalls. Guests would access this parking area via the HBSC's eastern entrance off Gothard Street at Talbert Avenue, and then would be transported to and from the skate park via shuttle buses; with up to six shuttle buses utilized to accommodate guest demand. Shuttle drivers would follow a specified shuttle route (i.e., Gothard Street between Center Avenue and Talbert Avenue). The shuttle buses would drop off / pick-up attendees at the drop off zone inside the Center Ave. turnaround driveway. Signage and/or parking attendants would be present to direct visitor vehicular traffic to the off-site parking area and direct pedestrians to the skate park area during such major events. Park visitors shall enter the park via the Center Avenue entrance and vendors shall enter the site through the McFadden Avenue entrance and station themselves in the north staging area. Prior to scheduling events, coordination with the City of Huntington Beach Community Services Department to allocate appropriate parking stall reserves at the HBSC. To ensure adequacy of parking, VANS would schedule major events on days where no events are planned at the HBSC.

The project will include a public address system used moderately during normal operation hours and no music will be played throughout the day. Amplified music and announcements will occur during special events and will continue through the duration of the events. A host will be on a loud speaker during this event.

ATTACHMENT NO. 2.3



Reduced Parking Accommodations - C.U.P.

Section 2.7.1-3 **Parking Regulation – Special Foods / Goods and Civic & Cultural** (Page 15) "Special Foods / Goods Spaces per 1,000 s.f. = 3 min / 4 max. & Civic & Cultural spaces per 1,000 s.f. = 3 min / 4 max."

C.U.P Requested: It is requested that a variance be granted to allow for 26 parking spaces within the property.

A C.U.P. is requested to allow for 26 parking spaces including 2 ADA stalls. 95 parking spaces are required. The property proposes only 26 parking spaces with the deficiency of 69 spaces. Because the BECSP does not specifically contain parking requirements for skate park land use, but the skate park is categorized as a civic and cultural use which does have the parking requirements. In order to deviate from the parking requirements of the civic and cultural use, a Variance & C.U.P. are required under the BECSP. The Huntington Beach Zoning Code does not state a parking requirement for skate park land use, but does specify that parking for park and recreation facilities would be as specified in this C.U.P. Because neither the BECSP nor the Zoning Code provides a parking requirement for skate park land use, the parking demand was determined through observations conducted at similar skate park facilities. The property is an approximately 2.7 acre with a unique configuration of 100' wide (92' excluding the Railroad Easement) by 1,190' long. This includes a skate park & retail building with a parking reduction of 26 parking spaces including 2 handicapped spaces. The parcel shape & size does not allow for 95 parking stalls with the additions of the skate park & retail building. The 27,000 skate park is proposed to be located in the center of the parcel to accommodate the water runoff requirements and precise grading & drainage purposes. One entry kiosk is also proposed by the skate park facing Center Avenue; therefore no main entrance will be on the McFadden Side. A 3,500 retail building is also located along Center Avenue with the 26 parking stalls serving in between the retail building & the skate park. With these and other site constraints such as setbacks & the railroad easement, there is no space to accommodate the BECSP civic and cultural parking requirements, therefore this request has been issued for the reduction of parking within the site. A study has been completed by a Licensed Traffic Engineer to determine that 26 stalls will suffice the demands of the typical days' parking count needs. Patrons of the skate park are expected to be youth who would typically utilize non-vehicular transportation such as transit, bikes and skateboards or be dropped off by others. Some patrons are expected to arrive by bus, as the project is located adjacent to the Golden West Transit Center. The Golden West Transit center is served by OCTA bus lines 29, 66, 70, 211 and 701. Additionally, the project proposes to set-aside a 20-foot-wide by 300-foot-long area for future installation of a transit platform, which will further facilitate non-vehicular travel to the site.

ATTACHMENT NO. 2.4



Joint Use Parking Accommodations & Distance of Joint Use Parking – VARIANCE / C.U.P.

VANS will host up to 15 event days throughout the year, which would require the need for overflow parking and temporary seating areas for spectators. Twelve event days would be held on weekends and generally draw 300 to 500 spectators per event day, and event hours of operation would be 10 A.M. to 10 P.M., as under normal skate park operations. The remaining three event days would consist of one major event held annually expected to draw up to 2,500 spectators per event day, starting on a Friday and ending on a Sunday. During these events, visitors would be directed to park their vehicles at the Huntington Beach Sports Complex (HBSC) which has a total of 850 parking spaces. Guests would access this parking area via the Sports Complex's eastern entrance off Gothard Street at Talbert Avenue.

Per Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 231.06 the maximum distance between the building or use and the nearest point of the parking's spaces or parking facility shall be 250 feet. The HBSC is located approximately 2.8 miles from the project site. In order to deviate from the distance requirements for event days, a request for Variance & C.U.P. are required. To accommodate event guests, there would be transportation provided from the HBSC to the skate park via shuttle buses; with up to six shuttle buses utilized to accommodate guest demand. Shuttle drivers would follow a specified shuttle route (i.e., Gothard Street between Center Avenue and Talbert Avenue).

Signage and/or parking event attendants would also be present to direct event visitor vehicular traffic to the HBSC and direct event pedestrians to the skate park area during such major events. Park visitors would enter the park through the Center Avenue entrance. Shuttle buses would also enter the park through the Center Avenue entrance and drop off / pick up event visitors at the drop off only zone. Vendors would enter the site through the McFadden Avenue entrance and stage themselves in the north staging area.

Per HBZSO Section 231.06, there shall be no conflict in the operating hours based on parking space requirements for the different uses on the parcel. Prior to scheduling events, the project applicant would coordinate with the City of Huntington Beach Community Services Department to allocate appropriate parking stall reserves at the HBSC. To ensure adequacy of parking stall reserves, the project applicant would schedule major events on days where no events are planned at the HBSC.

A study has been completed by a Licensed Traffic Engineer to ensure that there are enough parking spaces at the sports complex to accommodate these events. Based on the above analysis, it is anticipated that the parking available at the HBSC will be sufficient to meet the demands of the project during special events. It is recommended that the project operators coordinate with the HBSC prior to organizing special events so that both facilities do not organize special events on the same day, this conclusion is in reference to the Special Events Parking Demand Analysis for this specific project.

VARIANCE: Per the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 231.06 the maximum distance between the building or use and the nearest point of the parking's spaces or parking facility shall be 250 feet.

Variance Requested: It is requested that a variance be granted to allow for overflow parking at the HBSC approximately 2.8 miles from the project site.

ATTACHMENT NO. 2.5



Driveway Width – VARIANCE

Section 2.7.3-1b. **General Parking Requirements – Curb Cuts & Driveways** (Page 68) "The maximum width of driveways/curb cuts is twelve (12) feet for a one-lane and twenty-four (24) feet for a two-lane driveway."

Variance Requested: It is requested that a variance be granted to allow for a twenty-six (26) foot driveway at the Center Avenue entrance to comply with HBFD and deviate from the twenty-four (24) foot driveway requirement per the BECSP.

1. A variance is requested to allow for a twenty-six (26) foot entry & driveway at Center Avenue to comply with HBFD and deviate from the twenty-four (24) foot driveway requirement per the BECSP. A variance to increase the BECSP requirement of a twenty-four (24) foot driveway to a twenty-six (26) foot driveway does not constitute a special privilege but clarification between both contradictory city requirements and also a precaution & priority to have emergency vehicles access the site with ease for a prompt response and ensure the public's safety. A variance for the twenty-six (26) foot driveway maintains all design, setback, screening, and other requirements while providing additional space for emergency vehicle access and also for public vehicle access. This deviation remains consistent with the Zoning Code's intent while allowing functional use of the property.

2. The unique property configuration of 100' wide (88' excluding the Transit Easement) by 1,190' long with a retail building at the frontage allows us only for one (1) entry and exit driveway. This entry way will be the prime and only access on Center Avenue but not limited to the public's vehicles, emergency vehicles, special event shuttles, waste management vehicles, etc... With this amount of site traffic, we feel to place priority on emergency vehicle access and comply with the HBFD requirements vs. BECSP requirements. A requirement of a 24'-0" maximum driveway per the BECSP as specified in Section 2.7.3-b would deprive the emergency vehicles access the site with ease for a prompt response and ensure the public's safety.

3. As an emergency vehicle, it is imperative that pedestrians & public vehicle traffic visually identify and emergency vehicle coming in to the proposed 26'-0" driveways, through the site, around the turnaround, and back to the exit if desired. Enough space for emergency vehicles should be a priority. A requirements of a 24'-0" driveway per the BECSP requirements would not meet the HBFD driveways requirements and will make it difficult for emergency vehicles to enter & exit with ease. A variance for the entry driveway width increase of two (2) feet on Center Avenue will maintain a design consistent with the Zoning Code's intent while allowing a much more functional use of entry/exit driveway.

4. Granting of the driveway width increase variance will not be materially detrimental to the public welfare. The purpose of the variance is, in fact, to provide and entry that will be more accessible to emergency vehicles and also the public. Said variance will not be injurious to other properties as the property is attempting to achieve similar accessibility as other properties and has no negative impact on the use of other properties.

ATTACHMENT NO. 26



Parking Lot Setback – VARIANCE

Section 2.7.3-1b. **General Parking Requirements – Curb Cuts & Driveways** (Page 68) “Driveways shall be set back a minimum of five feet from adjoining properties, and a minimum of three feet from adjacent buildings.”

Variance Requested: It is requested that a variance be granted for a reduction of three (3) feet from the five (5) foot minimum setback requirements per the BECSP from the adjacent Edison property just west of the site.

1. The need for a reduction of three (3) feet from the five (5) foot minimum setback requirements per the BECSP from the adjacent Edison property just west of the site is crucial; due to the narrow lot configuration of an approximate 92' of buildable space for the site. A variance for the setback reduction does not constitute a special privilege as no other properties in the vicinity have similar constraints. A variance for the setback reduction is due to a site constraint and with the variance granted, we will be able to stay consistent with the Zoning Code's intent while allowing functional use of the property.

2. The unique property configuration of 100' wide by 1,175' long and its constraints requires setback deviation to be located within the site for proper function. We currently have a 100' wide property, which is one of a couple if not the only site with these dimensions and restrictions. The property is between a railroad and an Edison property that is to construct OCTA parking. From the railroad, we have a fifteen (15) foot railroad easement encroaching into the property approximately eight (8) feet leaving our only 92'-0" of use for the property. From that easement line, we have placed a turnaround that includes a drop off zone and also complies with requirements for emergency vehicle. Emergency vehicles such as the fire department required to have a forty-five (45) foot inner radius and a seventeen (17) foot outer radius at turns. With these minimum requirements, the design of the turnaround is created at ninety-one (90) feet across; from back of curb at the railroad side easement line to back of curb perpendicular towards the Edison property. This leaves the property with a setback from the Edison Property of only 2'-0". A requirement of 5'-0" setback from the adjacent Edison property as specified in Section 2.7.3-1b would deprive the subject property of having good traffic flow and ease of access for emergency vehicles by restricting the design of a turnaround for both visibility from pedestrians and traffic but also restricting ease of access for emergency vehicles such as the fire department; thereby diminishing the function and value of the property.

3. As a business and a public amenity, it is imperative that pedestrians, public & emergency traffic visually identify the site's activities, functions, traffic flow, and emergency vehicle access. Alternate option designs per the Fire Department were considered but not recommended. Alternate design options such as the "L" & "T" turn for the subject property would not allow to have proper traffic direction & flow, in and out traffic would be dangerous for pedestrians within the property, difficulty of vehicles parking as they would be in each other's way, there would be no drop off zone for daily use of the skate park available therefore hindering vehicles to illegally stage themselves in fire lanes. In addition, no good flow would be available for shuttle buses to come in and out of the site with ease during special events causing a disruption to vehicles parking, emergency vehicles, and pedestrians. Therefore a requirement of a 5'-0" setback in this unique and restricted property would severely restrict all the items mentioned in this paragraph and would therefore substantially hinder the use, enjoyment, and commerce of the property, restricting the Owners property rights. A variance for a 2'-0" setback by the adjacent Edison property at the subject's property turnaround maintains traffic flow, fire department minimum requirements and will be consistent with the Zoning Codes' intent while allowing a great function use of the property.

4. Granting of the reduced setback at the adjacent Edison property variance will not be materially detrimental to the public welfare. The purpose of the variance is, in fact, to provide a project that will be more accessible to the public. Said variance will not be injurious to other properties as the subject property is attempting to achieve similar accessibility as other properties and has no negative impact on the use of other properties.

ATTACHMENT NO. 2.7



Parking Lot Landscape Screening – VARIANCE

Section 2.7.3-2b. **General Parking Requirements – Parking Lots** (Page 68) "Parking lots shall be buffered from adjacent development with moderate screening (see section 2.6.8)" Section 2.6.8-4b. **Open Space Landscaping – Walls and Fences** (Page 61) "side yards, defined as the portion of side setback areas behind the front setback area – and rear yards may contain landscape features that protect the privacy of the property's occupants such as landscaping, trees and screening / wing walls.

Variance Requested: It is requested that a variance be granted to omit the landscape screening at the east side of the turnaround adjacent to the railroad easement.

1. The need to omit the landscape screening requirements per the BECSP from the adjacent railroad easement is due to the narrow lot configuration of an approximate 92' of buildable space for the site. A variance to omit the landscape screening does not constitute a special privilege as no other properties in the vicinity have similar constraints. A variance to omit the landscape screening is due to a site constraint and with the variance granted, we will be able to stay consistent with the Zoning Code's intent while allowing functional use of the property.
2. The unique property configuration of 100' wide by 1,175' long and its constraints requires setback deviation to be located within the site for proper function. We currently have a 100' wide property, which is one of a couple if not the only site with these dimensions and restrictions. The property is between a railroad and an Edison property that is to construct OCTA parking. From the railroad, we have a fifteen (15) foot railroad easement encroaching into the property approximately eight (8) feet leaving our only 92'-0" of use for the property. From that easement line, we have placed a turnaround that includes a drop off zone and also complies with requirements for emergency vehicle. Emergency vehicles such as the fire department required to have a forty-five (45) foot inner radius and a seventeen (17) foot outer radius at turns. With these minimum requirements, the design of the turnaround is created at ninety-one (90) feet across; from back of curb at the railroad side easement line to back of curb perpendicular towards the Edison property. This leaves the property with a setback from the Edison Property of only 2'-0". Since we propose to have a 2'-0" landscape buffer adjacent to the Edison property due to the fact that there is future development for OCTA parking, no space is available for a landscape buffer / screening on the opposite side of the site (adjacent to the Railroad) due to the fact that there is a 15'-0" Railroad Easement encroaching into the property. No development of any sort is allowed within the Rail road easement, not even landscaping. There currently is an existing fence that will remain at the railroad easement line within the property, this fence will abut the turnaround to comply with fire department requirements and provide good traffic flow within the site. All other areas will be screened, the area of about a 2'-0" to 3'-0" will not have landscape screening per the BECSP due to the property restrictions and it's unique shape. A requirement to have landscape screening from adjacent properties as specified in Section 2.7.3-2b would deprive the subject property of having a turnaround to create good traffic flow and ease of access for emergency vehicles by restricting the design of a turnaround for both visibility from pedestrians and traffic but also restricting ease of access for emergency vehicles such as the fire department; thereby diminishing the function and value of the property.
3. As a business and a public amenity, it is imperative that pedestrians, public & emergency traffic visually identify the site's activities, functions, traffic flow, and emergency vehicle access. Alternate design options such as the "L" & "T" turn for the subject property would allow for a landscape screening to adjacent properties but would be detrimental to proper traffic direction & flow, in and out traffic would be dangerous for pedestrians within the property, difficulty of vehicles parking as they would be in each other's way, there would be no drop off zone for daily use of the skate park available therefore hindering vehicles to illegally stage themselves in fire lanes. In addition, no good flow would be available for shuttle buses to come in and out of the site with ease during special events causing a disruption to vehicles parking, emergency vehicles, and pedestrians. Therefore a requirement of landscape screening to adjacent properties in this unique and restricted property would severely restrict all the items mentioned in this paragraph and would therefore substantially hinder the use, enjoyment, and commerce of the property, restricting the Owners property rights. A variance to omit the landscape screening only at the turnaround adjacent to the railroad easement at the subject's property turnaround maintains traffic flow, fire department minimum requirements and will be consistent with the Zoning Codes' intent while allowing a great function use of the property.

ATTACHMENT NO. 2.8



Parking Lot Landscape Screening – VARIANCE Continued...

4. Granting of the reduced setback at the adjacent Edison property variance will not be materially detrimental to the public welfare. The purpose of the variance is, in fact, to provide a project that will be more accessible to the public. Said variance will not be injurious to other properties as the subject property is attempting to achieve similar accessibility as other properties and has no negative impact on the use of other properties.

ATTACHMENT NO. 2.9



Frontage Street Lighting – VARIANCE

Section 2.5.1-7. **Improvements to Existing Streets – Neighborhood Streets** (Page 50) “Streets with five (5) lanes or more shall provide pedestrian-scale/ boulevard-scale decorative street lighting at a maximum spacing of ninety (90) feet on-center. Pedestrian-scale light source should be located twelve to fourteen (12-14) feet above finished grade and boulevard-scale light sources should be located eighteen to twenty-five (18-25) feet above finished grade.”

Variance Requested: It is requested that a variance be granted to omit a street light per due to the fact that a light already exists at the property's frontage.

1. The need for a street lighting variance is unique to this property due to the narrow lot configuration of 88' of buildable street frontage on Center Avenue. Due to the existing lighting in the public frontage, a variance to not install any new lighting along the Frontage of the property does not constitute a special privilege as no other properties in the vicinity have similar constraints. A variance for eliminating new lighting maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
2. The unique property configuration of 100' wide containing approximately 49' of frontage available for lighting (excluding the 20' future transit easement, 26' driveway and curbing entry, jogged sidewalk coming from the railroad side into the properties public frontage, and 5'-0" driveway setback from the adjacent Edison property) and existing street lighting along the property frontage, a street lighting variance is requested. This is a special circumstance applicable to this property as no other properties in the vicinity have similar constraints. A new proposed light would be only 40' from the existing light causing a "bright spot" on Center Ave. which would be detrimental to the uniform photometry along the roadway. The proposed light would also have a negative effect on the aesthetic appeal of the roadway by creating a non-uniform "cluster" of lights along the frontage. Currently, the existing street light spacing along Center Ave. is approximately 300'. The addition of a street light would be detrimental to the visibility of the proposed retail building frontage and also eliminate address identification to public and emergency vehicles. A variance for eliminating new lighting maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
3. The granting of the variance will preserve the enjoyment of substantial property rights. Adding an additional decorative street light in close proximity to the existing street light, proposed landscaping, and proposed water metering devices would cause an unappealing "clutter" along the frontage. This "clutter" could greatly reduce the visibility of the skate park and the retail building. As an emergency vehicle, address identification of all structures is priority for the safety of the public. A variance for eliminating new lighting maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
4. Granting the street lighting variance will not be materially detrimental to the public welfare since the existing street lighting will be maintained throughout the entire property frontage which is consistent with other properties in the area; as the property is attempting to achieve similar visibility as other properties and has no negative impact on the use of other properties.

ATTACHMENT NO. 2.10



FRONTAGE COVERAGE – VARIANCE

Section 2.4.7-2.a **Frontage Coverage – Regulation – General** (Page 43) "All developments shall include buildings located within the Frontage Coverage Zone as specified in Sec 2.1"

Variance Requested: The Frontage Coverage requirement of 90% is specified in Section 2.1. It is requested that a variance be granted to allow for a 50% Frontage Coverage based on the following rationale.

1. The need for a Frontage Coverage reduction variance is unique to this property due to the narrow lot configuration of 88' of buildable street frontage. A variance for 50% Frontage Coverage does not constitute a special privilege as no other properties in the vicinity have similar constraints. A variance for 50% Frontage Coverage maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
2. The unique property configuration of 100' wide (88' excluding the Transit Easement) by 1,175' long requires functions and improvements to be located a considerable distance from the street. On-site parking is located centrally on the site with a Fire Department required 26' wide access driveway. A requirement of 90% coverage as specified in Section 2.4.7-2.a would deprive the subject property of privileges enjoyed by other properties by restricting access both visually and physically to the property thereby diminishing the function and value of the property. This is a special circumstance applicable to this property as no other properties in the vicinity have similar constraints. A variance for 50% Frontage Coverage maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
3. As a business and a public amenity, it is imperative that pedestrians and vehicle traffic visually identify the site's activities and functions and physically have easy accessible access onto the site and into the on-site parking. A 90% Frontage Coverage would require a building length of 79' on an overall buildable frontage of 88', thus leaving only 9' open. A requirement of 90% coverage as specified in Section 2.4.7-2.a would severely restrict the visual and physical connections to the site and would therefor substantially hinder the use, enjoyment, and commerce of the property, restricting the Owner's property rights. A variance for 50% Frontage Coverage maintains a street façade consistent with the Zoning Code's intent while allowing functional use of the property.
4. Granting of the reduced Frontage Coverage variance will not be materially detrimental to the public welfare. The purpose of the variance is, in fact, to provide for a project that will be more accessible to the public. Said variance will not be injurious to other properties as the subject property is attempting to achieve similar accessibility as other properties and has no negative impact on the use of other properties.

ATTACHMENT NO. 2.11



Applicant/Owner

The project site is owned the by the City of Huntington Beach. Vans is leasing the site from the Agency and design, develop and plan operations at the proposed skate park.

Project Location

The proposed site is located on Center Avenue, approximately 500 feet east of Gothard Street. The project site is 2.718 acres in size and is identified as APN 142-073-03. A conceptual site plan is attached.

Planning Requirements

The Applicant is requesting approval of the following:

- Site Plan Review
- Conditional Use Permit
- Variance Application

Existing and Surrounding uses

The General Plan Map designates the parcel as Mix Use with both Specific Plan and Design Overlays (M-sp-d) and falls within the Beach and Edinger Corridors Specific Plan. The Specific Plan designates the site as Town Center – Neighborhood and requires residential.

The site is surrounded by following uses:

West – Golden West College
South – Commercial Strip Center/Bella Terra Phase II
East – Old World Village/Multi-Family Residential
North – Westminster Park/Industrial Use

Population Served

The skate park shall be open to the public and will serve local residents as well as city visitors. Generally speaking, the park shall be most frequented by youth, however, planned skate events are expected to attract visitors of all ages and from around the world.

ATTACHMENT NO. 2.12



Contacts

Applicant

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Vice President of Marketing
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City of Huntington Beach Economic Development

Luis Gomez
Project Manager
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luis.gomez@surfcity-hb.org

Architect / Designer

Joe Ciaglia
California Skateparks
273 N. Benson Avenue
Upland, CA 91786
Phone (909) 949-1601
Cell (909) 721-7642
joe@californiaskateparks.com

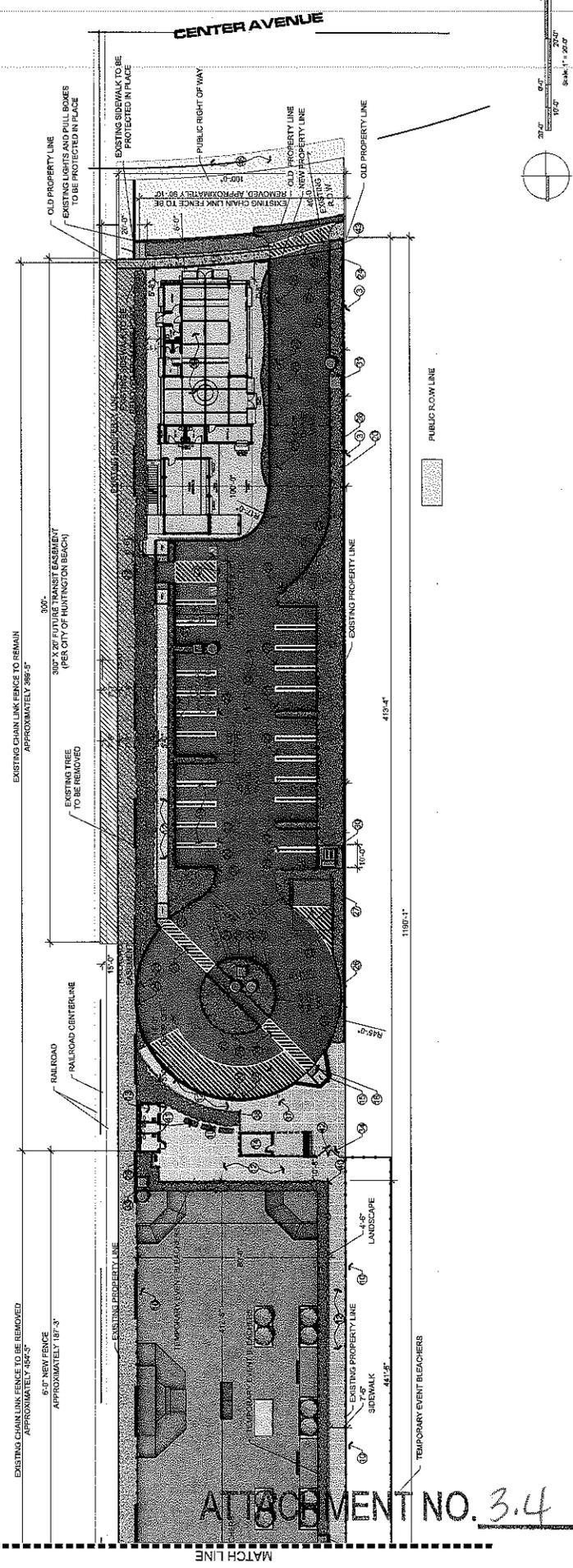
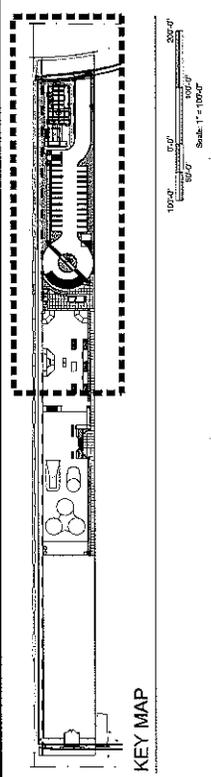
City of Huntington Beach Planning Department

Tess Nguyen
Planner
Phone (714) 374-1744
tnguyen@surfcity-hb.org

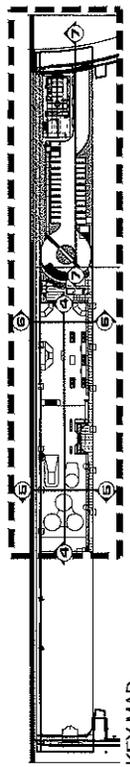
ATTACHMENT NO. 2.13

PROPOSED ITEMS

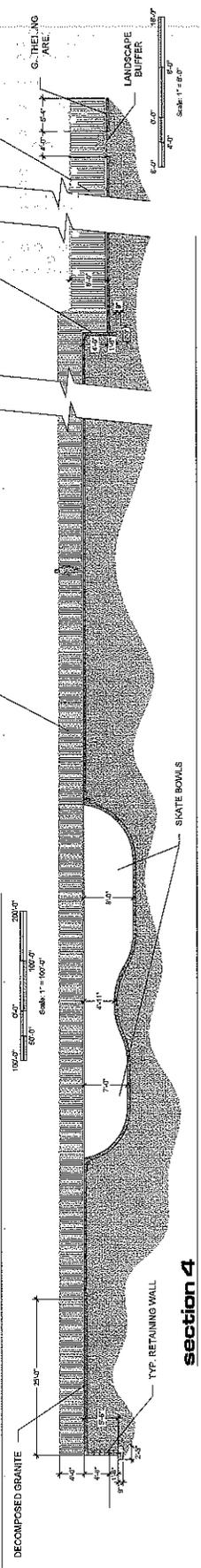
1. INSTALL STAGING AREA - REFER TO DETAIL 4 ON SHEET C-2
2. CONSTRUCT DRIVEWAY APPROACH PER CITY OF HUNTINGTON BEACH STD DWG 211 (R-6)
3. CONSTRUCT PROPOSED 6" EDGE CURB - REFER TO DETAIL 11 ON SHEET C-2
4. STABILIZED DECOMPOSED GRANITE (CALIFORNIA 605) BY GAIL MATERIALS
5. GATE COLUMN - REFER TO DETAIL #1 ON SHEET SP-1.0
6. DOUBLE GATE - REFER TO DETAIL #4 ON SHEET SP-1.0
7. RETAINING WALL - REFER TO DETAIL #4 ON SHEET SP-4.1
8. 2'-6" GUARD RAIL - REFER TO DETAIL #7 ON SHEET SP-1.0
9. 2'-6" NEW FENCE - REFER TO DETAIL #6 ON SHEET SP-1.0
10. 6'-0" NEW FENCE - REFER TO DETAIL #3 ON SHEET SP-1.0
11. STAIRS WITH HANDRAILS - REFER TO TYPICAL DETAIL #7 ON SHEET SP-1.1
12. SIDEWALK/WALKWAY - REFER TO DETAIL #8 ON SHEET SP-1.1
13. RESTROOMS - REFER TO SHEETS A-1, A-2, A-3
14. ENTRY KIOSK - REFER TO SHEETS A-1, A-2, A-3
15. INSTALL CURB RAMP CASE A-TYPE 1 - REFER TO SHEET SP 1.1 DETAIL #2, #5
16. INSTALL CURB RAMP CASE B-TYPE 1 - REFER TO SHEET SP 1.1 DETAIL #3, #6, #7
17. INSTALL TRUNCATED DOMES PER DETAIL 8 ON SHEET C-2
18. 24 PARKING STALLS A-2 HANDICAP ACCESSIBLE STALLS - REFER TO DETAIL #3, 13, 14, 15 ON SHEET C-2
19. INSTALL 6" CURB TYPE "B-2" - REFER TO SHEET SP 3.0 DETAIL #1
20. INSTALL ACCESSIBLE PARKING STRIPING PER DETAIL 13 & 14A PARKING SYMBOL ON SHEET C-2
21. INSTALL ACCESSIBLE PARKING SIGNAGE PER DETAIL 14 ON SHEET C-2
22. INSTALL 4" STRIPING PER DETAIL 15 ON SHEET C-2
23. INSTALL FREE LANE SIGNAGE PER DETAIL #5 ON SHEET SP-1.2
24. FREE LANE MARKINGS PER CITY OF HUNTINGTON BEACH CITY SPECIFICATION NO. 415, OPTION 2, REFER TO DETAIL 2 ON SHEET SP-1.2
25. FREE LANE CURB PAINTING REFER TO DETAIL #1 ON SHEET SP-1.2
26. TRASH ENCLOSURE - REFER TO DETAIL #1 ON SHEET SP-4.3
27. TRASH DRINKING FOUL TAIN - REFER TO DETAIL #2, #3 ON SHEET SP-4.3
28. INSTALL BIKE RACK (7 BAY CAPACITY) - REFER TO DETAIL #5 ON SHEET SP-4.1
29. PROPOSED TRANSFORMER - REFER TO SHEETS SE 2
30. PROPOSED LIGHTING (PARKING LIGHTS) - REFER TO DETAIL A ON SHEET SE 1
31. INSTALL PERMISSIBLE CYBER PARKING LOT SURFACE PER DETAIL 3 ON SHEET C-2
32. COURSED LIGHTING (MUSCO LIGHTS) - REFER TO SHEET ES 3
33. SHEET SP-1.5 PROVIDED KNOX BOX, A.C. NO. 3264, T-55 FIRE DET, ACCESS - REFER TO DETAIL #5 ON SHEET SP-1.2
34. INSTALL NO PARKING/NO STOPPING AND NO SIGNAGE PER DETAIL #4 ON SHEET SP-1.2
35. INSTALL PASSENGER LOADING SIGNAGE PER DETAIL #6 ON SHEET SP-1.2
36. ADD ALTERNATE - INSTALL SKATE PARK ENTRANCE SIGNAGE PER DETAIL #7 ON SHEET SP-1.2
37. RETAIL BUILDING PHASE II REFER TO DETAIL #1, #2 ON SHEET #A.1, DETAIL #1, #2 ON SHEET #A.2
38. TRASH CAN - REFER TO DETAIL #1 ON SHEET 3.3
39. SEATING BENCHES - REFER TO DETAIL #6 ON SHEET 3.1
40. EMERGENCY PUMP BARS - REFER TO DETAIL #2, #3, #4, #6 ON SHEET 3.3
41. STREET SUMP PUMPS - REFER TO DETAIL #4 & #5 ON SHEET 3.2
42. SKATE PARK SUMP PUMP - REFER TO TYPICAL DETAIL #9 ON SHEET 3.2
43. PROPOSED LANDSCAPE - REFER TO SHEETS LA.1 - LA.3
44. PUBLIC R.O.M TO BE REPLACED BY PUBLIC WORKS, SEE SECTION #10 & #11 ON SHEET SP-0.7



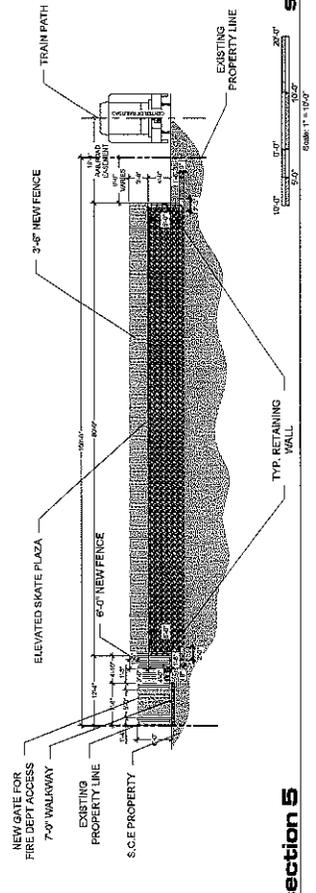
 CALIFORNIA STATE SEAL	PRIME CONSULTANT California 2772 Alameda Avenue, Suite 200 San Francisco, CA 94131 Phone: (415) 774-0200 Fax: (415) 774-0201 www.ces.com	LANDSCAPE DESIGNER CALIFORNIA 223 South Marine Avenue, Suite 4, California San Francisco, CA 94111 Phone: (415) 398-3333 Fax: (415) 398-3333	CIVIL ENGINEER RICK ENGINEERING COMPANY 1779 Howe Avenue, Suite 100 Sacramento, CA 95825 Phone: (916) 486-7877 Fax: (916) 486-7873	ELECTRICAL ENGINEER CEM Computer North 400 Redwood Ave. Redwood City, CA 94061 Phone: (650) 741-1334	RISK & RESTROOM ARCHITECT BIRB ARCHITECTS 255 S. Lake Street, Suite 202 San Francisco, CA 94107 Phone: (415) 398-1331 Fax: (415) 398-1335		REVISIONS NO. BY DATE	VANS HUNTINGTON BEACH SKATE PARK + RETAIL PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McRaiden Ave. east of Goldard St.	SHEET NUMBER SP-0.5 Site Plan 2 of 2
							ATTACHMENT NO. 3.4		



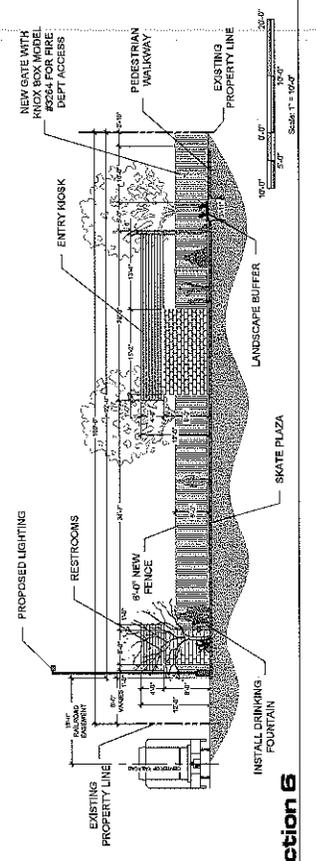
KEY MAP



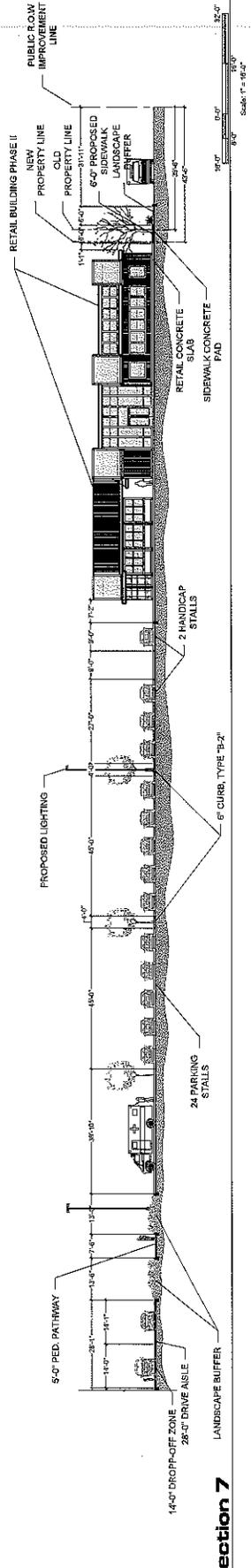
section 4



section 5



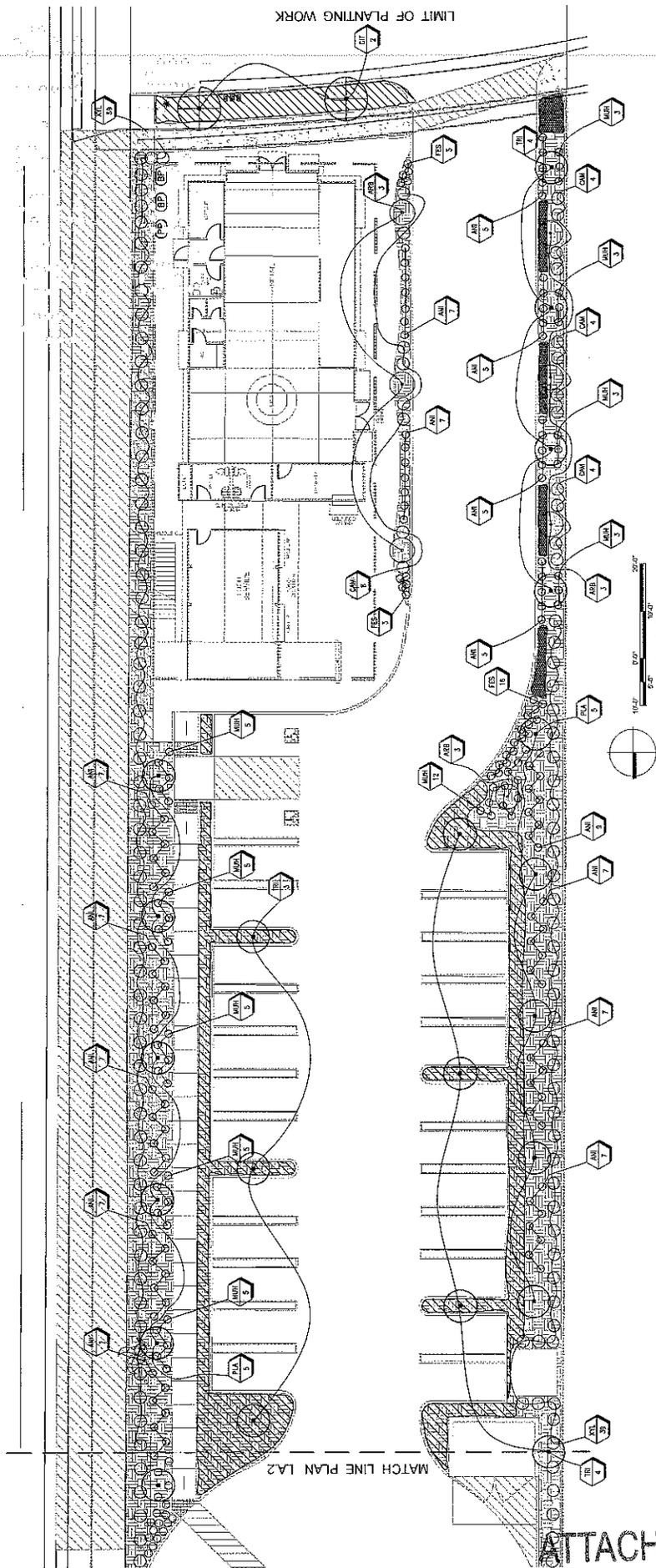
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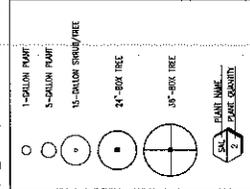
section 7

ATTACHMENT NO. 3.6

 CALIFORNIA STATE ENGINEER License No. 10000	SKATE PARKS SIP SKATE PARKS 877-735-7272 www.sipinc.com	LANDSCAPE DESIGNER CALIFORNIA LANDSCAPE ARCHITECT License No. 10000	ELECTRICAL ENGINEER BIRK ELECTRICAL ENGINEER License No. 10000	KOSK & RESTROOM ARCHITECT BIRK ARCHITECT License No. 10000	REVISIONS	DATE	BY
					NO.	DATE	BY
VANS HUNTINGTON BEACH SKATE PARK + RETAIL PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McFadden Ave. east of Gothard St.				Site Plan Submittal Section Profiles			
SP-0.7				SHEET NUMBER			



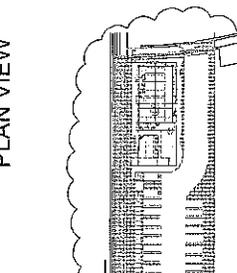
PLANT SYMBOLS



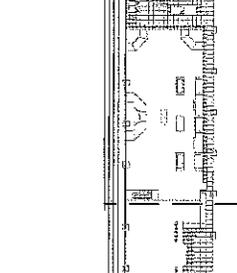
PLANT LIST

TREES	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
SHRUBS	WEST COAST REDWOOD / REDWOOD	36" BOX	STANDARD
SHRUBS	FLORIDA YACONIA / CALIFORNIA SPANISH	24" BOX	STANDARD
SHRUBS	WEST COAST REDWOOD / REDWOOD	15 GALLON	MULTI-TIERED
SHRUBS	WEST COAST REDWOOD / REDWOOD	5 GALLON	RED/PALE
SHRUBS	WEST COAST REDWOOD / REDWOOD	1 GALLON	YELLOW
SHRUBS	WEST COAST REDWOOD / REDWOOD	1 GALLON	BLUE
TREES	WEST COAST REDWOOD / REDWOOD	24" O.C.	24" O.C.
TREES	WEST COAST REDWOOD / REDWOOD	36" O.C.	36" O.C.

PLAN VIEW



SITE PLAN



SHEET NUMBER
LA.1

SITE PLAN SUBMITTAL
LANDSCAPE PLANTING
PLAN PART 1

VANS HUNTINGTON BEACH
SKATE PARK + RETAIL

PROJECT ADDRESS:
Located on the Corner Between
Center Ave. and McFadden Ave. east of Gothard St.



CALIFORNIA skateparkis
273 North Benson Avenue Upland, California 91786
Phone: 1.800.CA.SKATE | Fax: 909.949.1601

ATTACHMENT NO. 1

WALL TYPES:

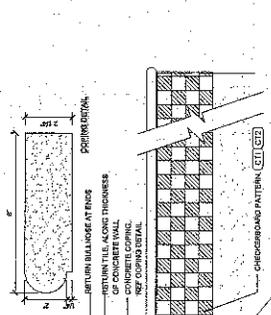
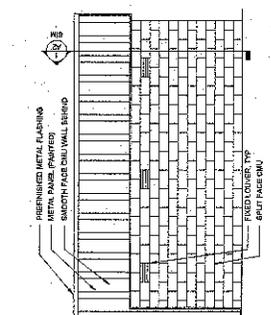
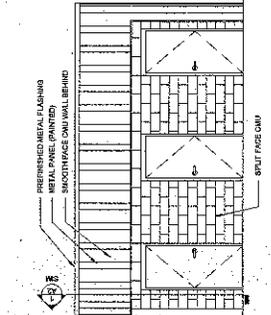
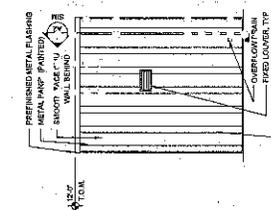
- TYPE "A" WALL - 2 SIDES
- TYPE "B" WALL - 1 SIDE
- TYPE "C" WALL - 0 SIDES

WALL SYMBOL:

- PARTITION TYPE LETTER
- STUD, FINISHING SIZE
- ART. END
- STUD, FINISHING SIZE

FLOOR PLAN LEGEND

- SECTION CUT REFERENCE
- LOCATION NUMBER
- DOOR SCHEDULE
- DOOR SCHEDULE
- DETAIL REFERENCE
- DETAIL NUMBER
- SHEET NUMBER

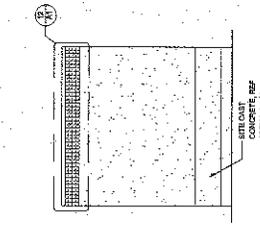
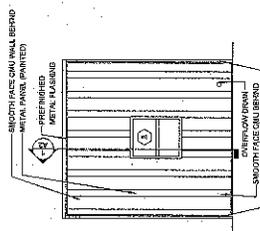
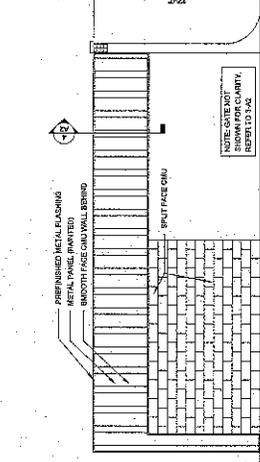


RESTROOM ELEVATION 9
SCALE: 1/4" = 1'-0"

RESTROOM ELEVATION 10
SCALE: 1/4" = 1'-0"

RESTROOM ELEVATION 11
SCALE: 1/4" = 1'-0"

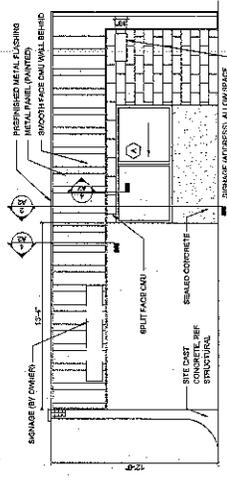
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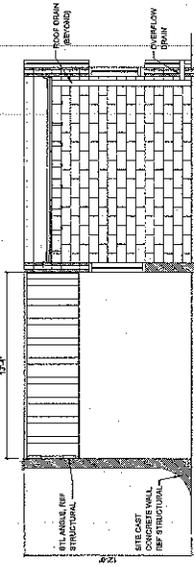
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KIOSK ELEVATION 7
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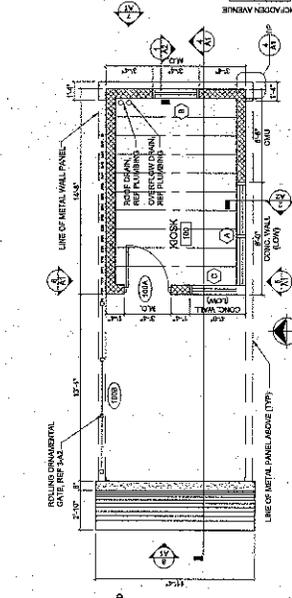
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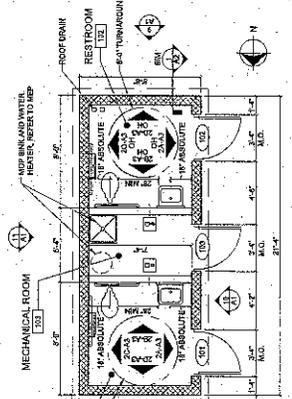
KIOSK ELEVATION 5
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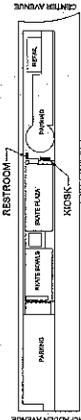
KIOSK BUILDING SECTION 4
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FLOOR PLAN - RETAIL 2
SCALE: 1/4" = 1'-0"



FLOOR PLAN - RESTROOMS 3
SCALE: 1/4" = 1'-0"



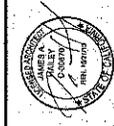
KEY PLAN 1
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PROPOSED USE:

ACCURACY	RESTROOM 101	RESTROOM 101	RESTROOM 101
SKATE PARK	RESTROOM 102	RESTROOM 102	RESTROOM 102
KIOSK	RESTROOM 103	RESTROOM 103	RESTROOM 103
MECHANICAL ROOM	RESTROOM 104	RESTROOM 104	RESTROOM 104
MECHANICAL ROOM	RESTROOM 105	RESTROOM 105	RESTROOM 105
MECHANICAL ROOM	RESTROOM 106	RESTROOM 106	RESTROOM 106
MECHANICAL ROOM	RESTROOM 107	RESTROOM 107	RESTROOM 107
MECHANICAL ROOM	RESTROOM 108	RESTROOM 108	RESTROOM 108
MECHANICAL ROOM	RESTROOM 109	RESTROOM 109	RESTROOM 109
MECHANICAL ROOM	RESTROOM 110	RESTROOM 110	RESTROOM 110

VANS HUNTINGTON BEACH SKATE PARK + RETAIL
 PROJECT ADDRESS:
 Located on the Edinger Corridor Between
 Center Ave. and McFadden Ave. east of Cobard St.

DATE	BY	DATE	BY



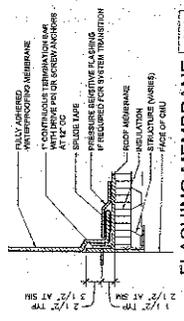
BIR
 BIR GROUP, INC.
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.1100 FAX: 714.944.1101

SITE
 DESIGN GROUP, INC.
 273 NORTH BERSON AVENUE UPLAND, CALIFORNIA 91786
 TEL: 909.949.1601 FAX: 909.949.1601

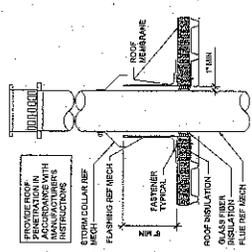
CALIFORNIA skateparks
 273 North Berson Avenue Upland, California 91786
 Phone: 1.800.CA.SKATE | Fax: 909.949.1601

SITE PLAN SUBMITTAL FLOOR PLAN AND ELEVATIONS A1.0

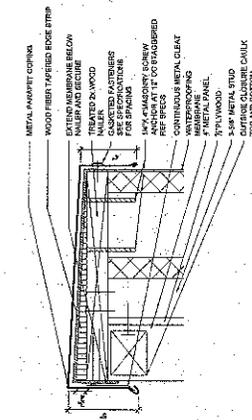
ATTACHMENT NO. 3.12



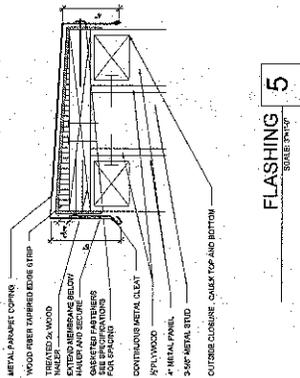
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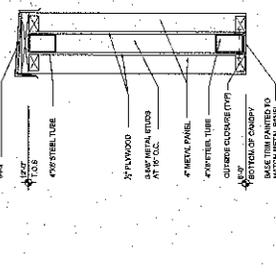
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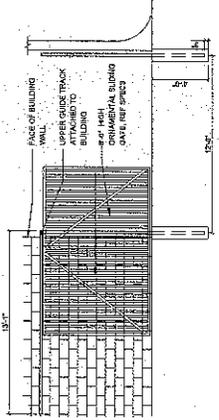
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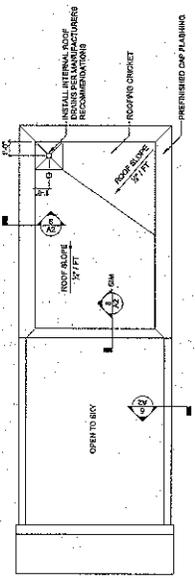
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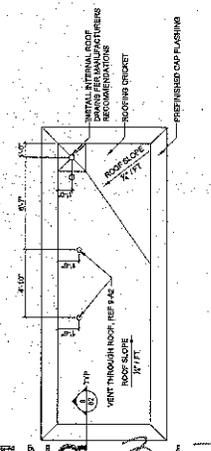
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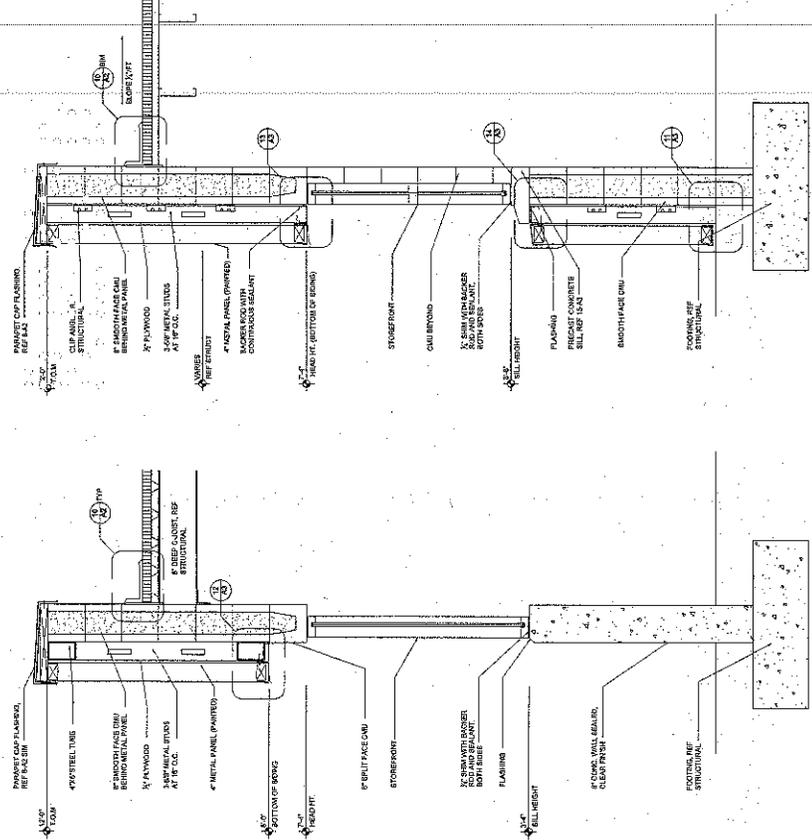
KIOSK GATE 3
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KIOSK ROOF PLAN 7
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RESTROOM ROOF PLAN 6
SCALE: 1/4"=1'-0"

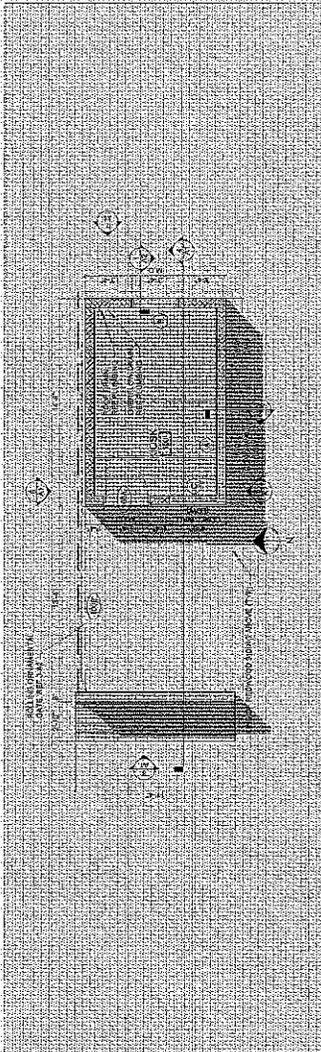


WALL SECTION 1
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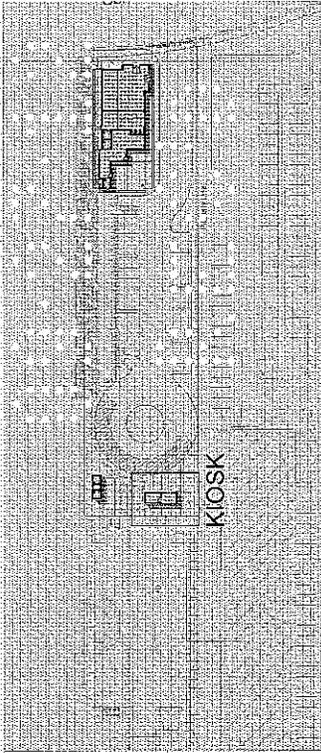
WALL SECTION 2
SCALE: 1/2"=1'-0"

	CALIFORNIA skatemarks 273 North Benson Avenue Upland, California 91786 Phone: 1-800-CA-SKATE Fax: 909-949-1601		DOCUMENT DATE: 09/26/12 BY: [Signature] DATE: [Blank] REVISIONS: [Blank]	PROJECT ADDRESS: Located on the Edinger Corridor between Center Ave. and McFadden Ave. east of Gothard St.	VANS HUNTINGTON BEACH SKATE PARK + RETAIL	SITE PLAN SUBMITTAL	SHEET NUMBER A2.0
	WALL SECTIONS AND ROOF PLANS						

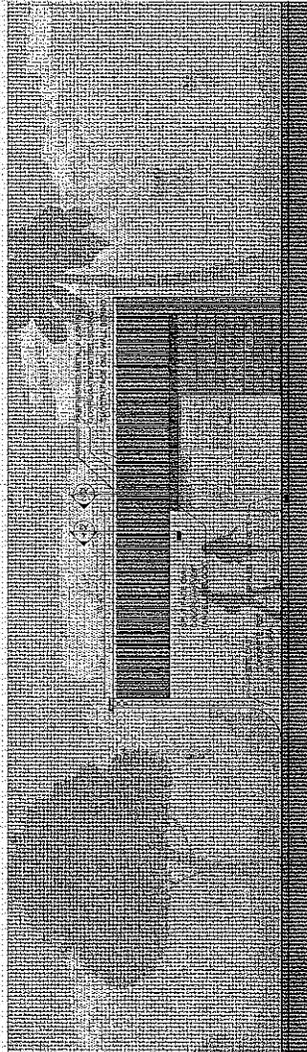
ATTACHMENT NO. 3.13



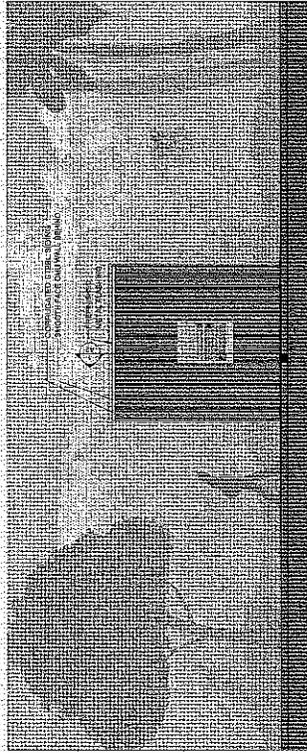
PLAN



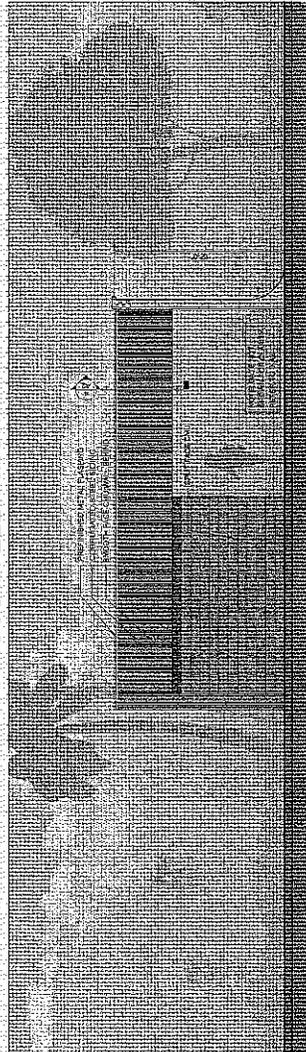
KEY PLAN - not to scale



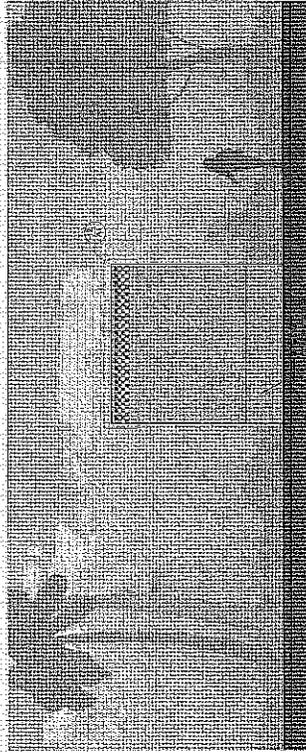
SOUTH ELEVATION



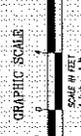
EAST ELEVATION



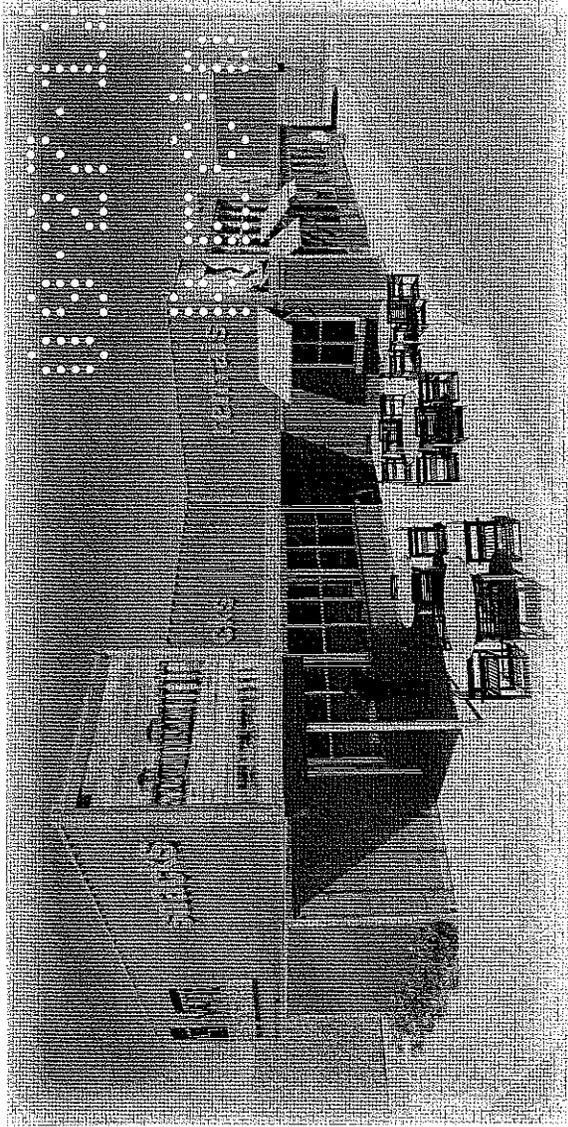
NORTH ELEVATION



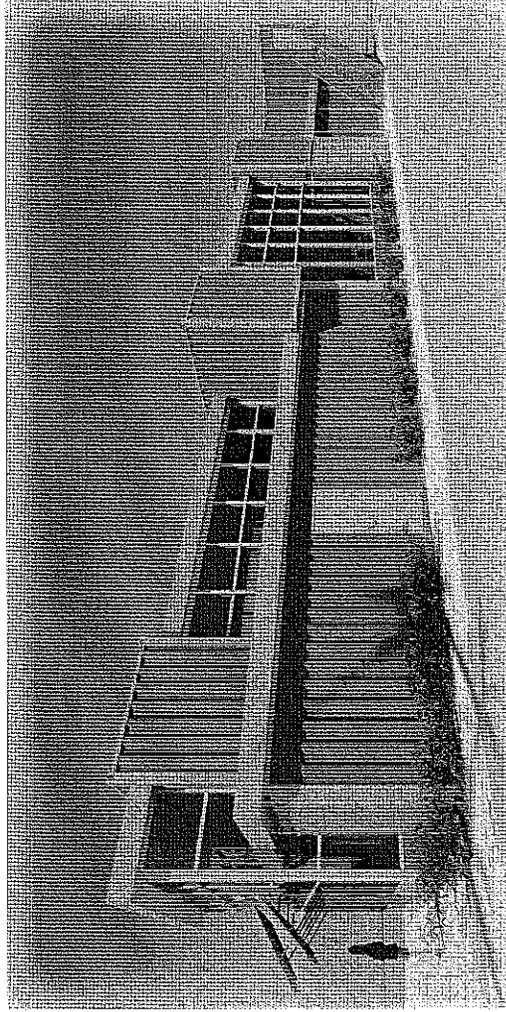
WEST ELEVATION



<p>CALIFORNIA ENGINEERING COMPANY, INC. 22111 North De Soto Avenue, Suite 100, California 91320 Phone: (818) 646-3441 Fax: (818) 646-3442 www.caleng.com</p>	<p>RICK ENGINEERING COMPANY 401 E. Street, Suite 200, San Diego, CA 92101 Phone: (619) 444-7400 Fax: (619) 444-7401</p>	<p>BIRK ARCHITECTS, INC. 1255 S. Harbor Street, Suite 200, San Diego, CA 92101 Phone: (619) 594-7400 Fax: (619) 594-7401</p>	REVISIONS NO. DATE BY	SHEET NUMBER A 4
			PROJECT ADDRESS: Located on the East of Center Between Center Ave. and McFadden Ave. east of Gohard St.	Site Plan Submittal Kiosk Renders

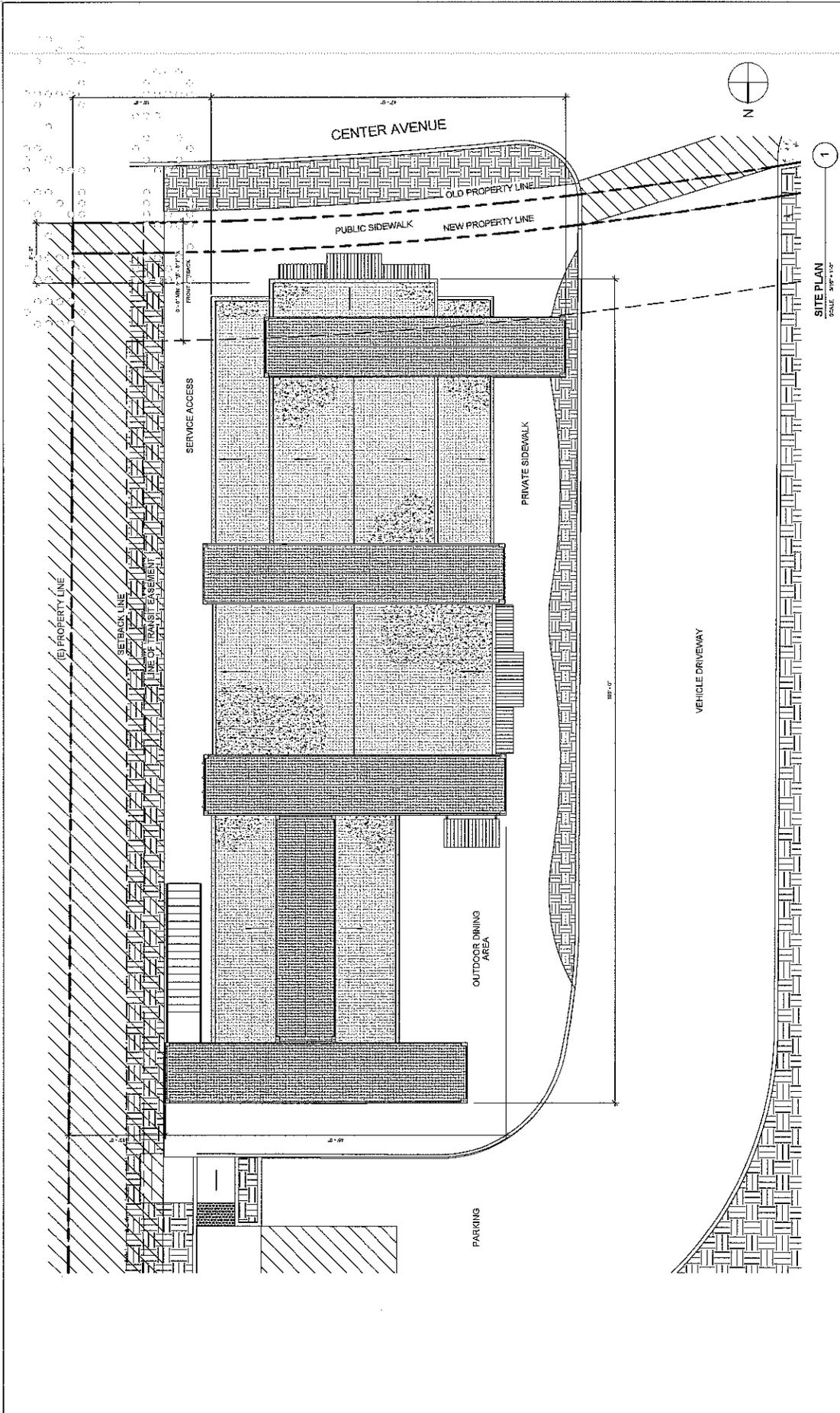


FRONT (FOOD SERVICE) PERSPECTIVE



REAR PERSPECTIVE

SHEET NUMBER		R1.2																																													
CUP SUBMITTAL		PERSPECTIVES																																													
<p>VANS HUNTINGTON BEACH SKATE PARK + RETAIL</p> <p>PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McFarland Ave. east of Gilford St.</p>		<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> <th>NO.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		BY	DATE	REVISIONS	NO.																																								
BY	DATE	REVISIONS	NO.																																												
		<p>TODD B. SPIEGEL ARCHITECTS</p> <p>31922 Village Center Road Whittier Village, CA 91811 818.978.6175 818.970.0338</p>																																													
		<p>CALIFORNIA skateparks</p> <p>273 North Benson Avenue, Lodi, California 91766 Phone: 1.800.CA.SKATE Fax: 909.949.1001</p>																																													



SHEET NUMBER
R2.1

CUP SUBMITTAL
SITE PLAN

VANS HUNTINGTON BEACH SKATE PARK + RETAIL
PROJECT ADDRESS:
Located on the Edinger Corridor between Center Ave. and McFadden Ave. east of Gothard St.

NO.	REVISIONS	BY	DATE

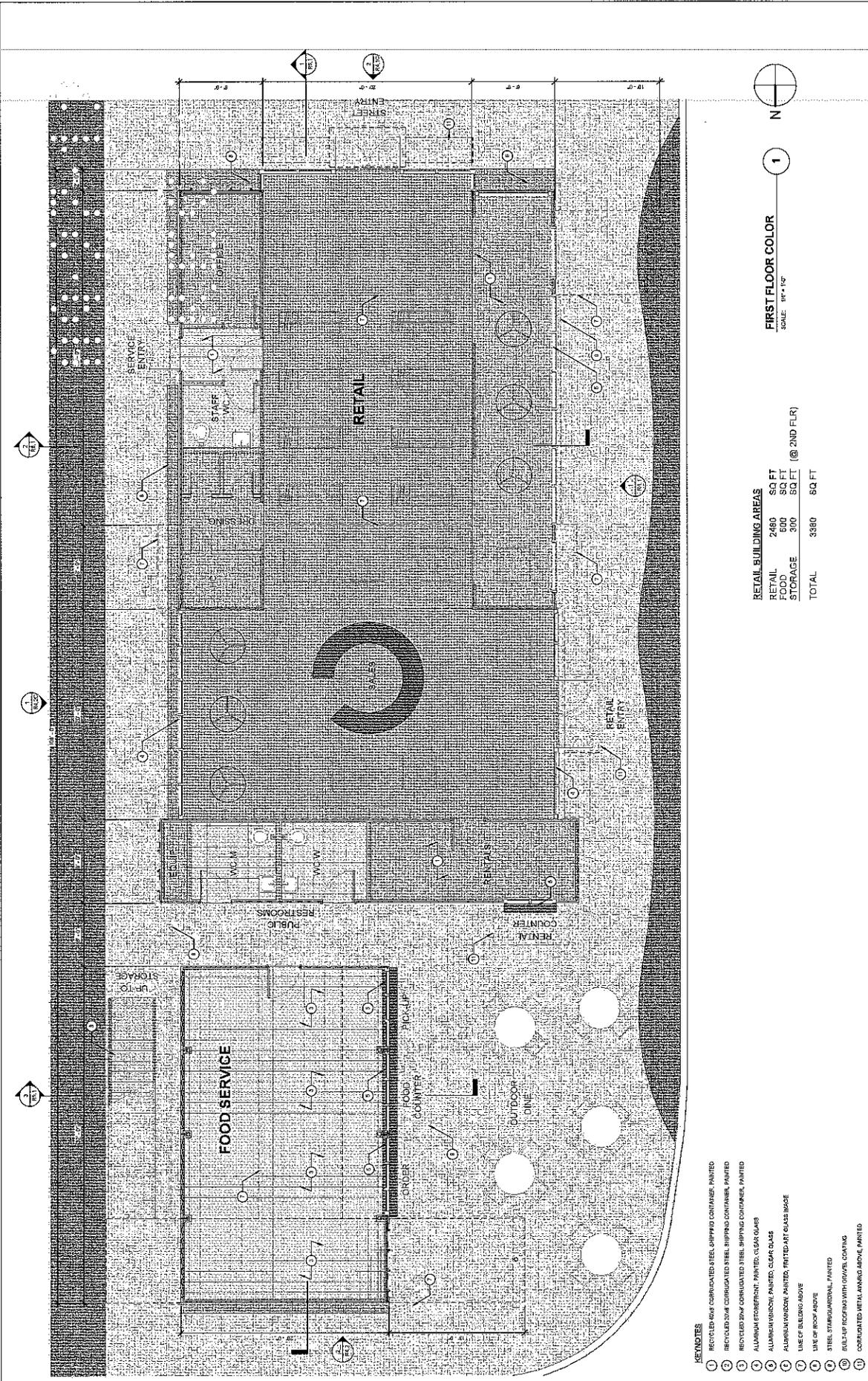
TODD B. SPIEGEL ARCHITECTS
1400 S. GARDEN ST. SUITE 100
MIDLAND VALLEY, CA 91761
P: 918.875.6175
F: 918.875.6176
WWW.TODDBSPIEGEL.COM

CALIFORNIA skateparks
273 North Eriason Avenue, Upland, California 91786
Phone: 1.800.CA.SKATE | Fax: 909.549.1601

SEAL
Professional Engineer
No. 10000
Exp. 12/31/2010
TODD B. SPIEGEL
1400 S. GARDEN ST. SUITE 100
MIDLAND VALLEY, CA 91761
P: 918.875.6175
F: 918.875.6176
WWW.TODDBSPIEGEL.COM

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

1



FIRST FLOOR COLOR
SCALE: 1/8" = 1'-0"

RETAIL BUILDING AREAS

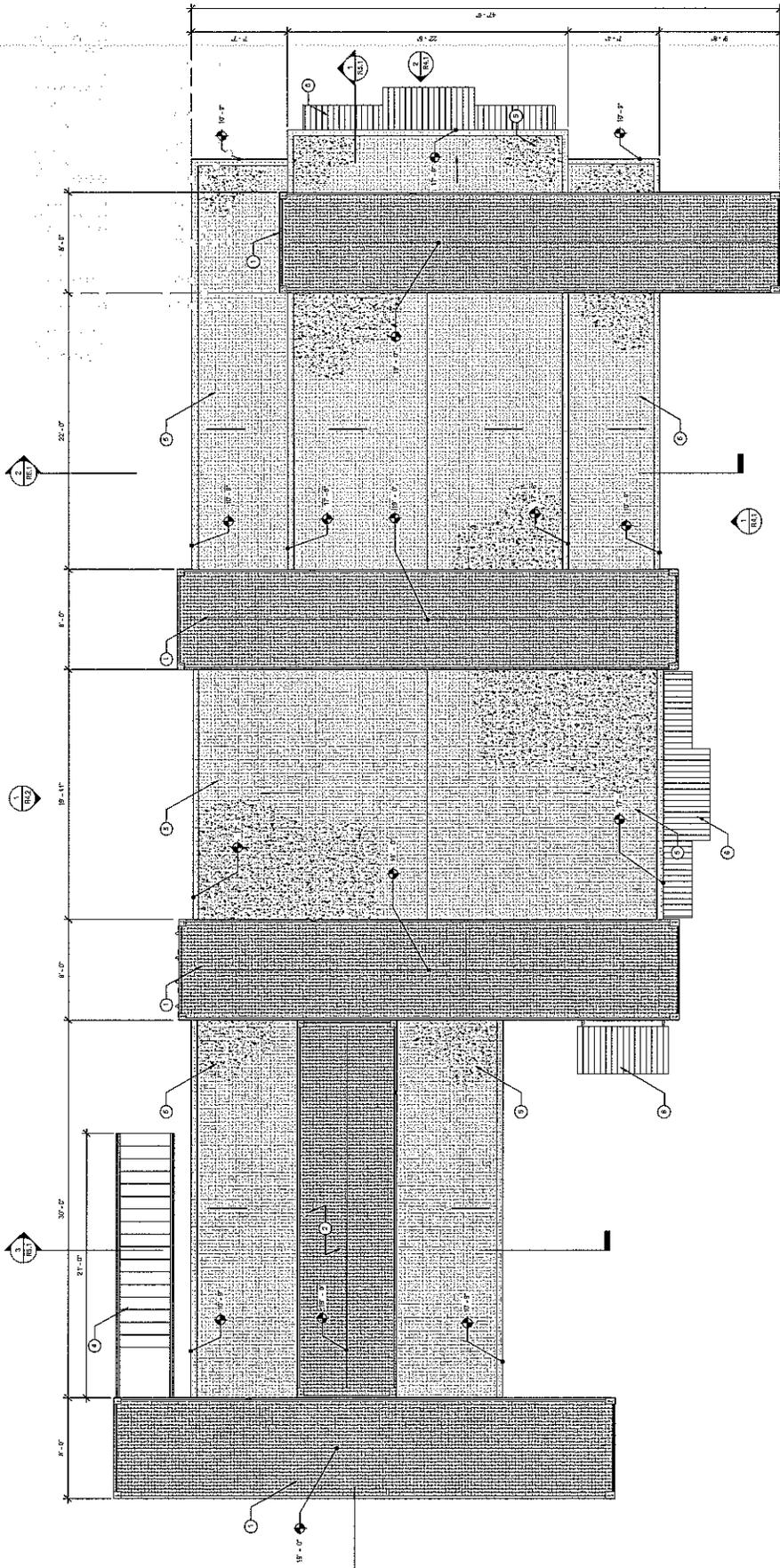
RETAIL	SQ FT
RETAIL	2480
FOOD	500
STORAGE	300
TOTAL	3280

⑥ 2ND FLR

REVISIONS

- 1 RECYCLED 100% CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
- 2 RECYCLED 50% CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
- 3 RECYCLED 20% CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
- 4 ALUMINUM FRAMEWORK, PAINTED, CLEAR GLASS
- 5 ALUMINUM WINDOW, PAINTED, CLEAR GLASS
- 6 ALUMINUM WINDOW, PAINTED, FRITTED ART GLASS IMAGE
- 7 LINE OF BUILDING ABOVE
- 8 LINE OF ROOF ABOVE
- 9 STEEL STRUCTURAL, PAINTED
- 10 BUILT-UP ROOFING WITH GRAVEL COATING
- 11 CORRUGATED METAL AWNING ABOVE, PAINTED

	<p>CALIFORNIA skatemarks</p> <p>273 North Benson Avenue Upland California 91786 Phone: 1.800.CA.SKATE Fax: 909.949.1601</p>	<p>TODD B. SPIEGEL ARCHITECTS</p> <p>21922 Village Center Road Weston Village, CA 91381 818.793.5175 918.793.5158</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>REVISIONS</th> <th>NO.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	BY	DATE	REVISIONS	NO.																					<p>CUP SUBMITTAL</p> <p>FIRST FLOOR PLAN</p>	<p>SHEET NUMBER</p> <p>R3.1C</p>
BY	DATE	REVISIONS	NO.																											

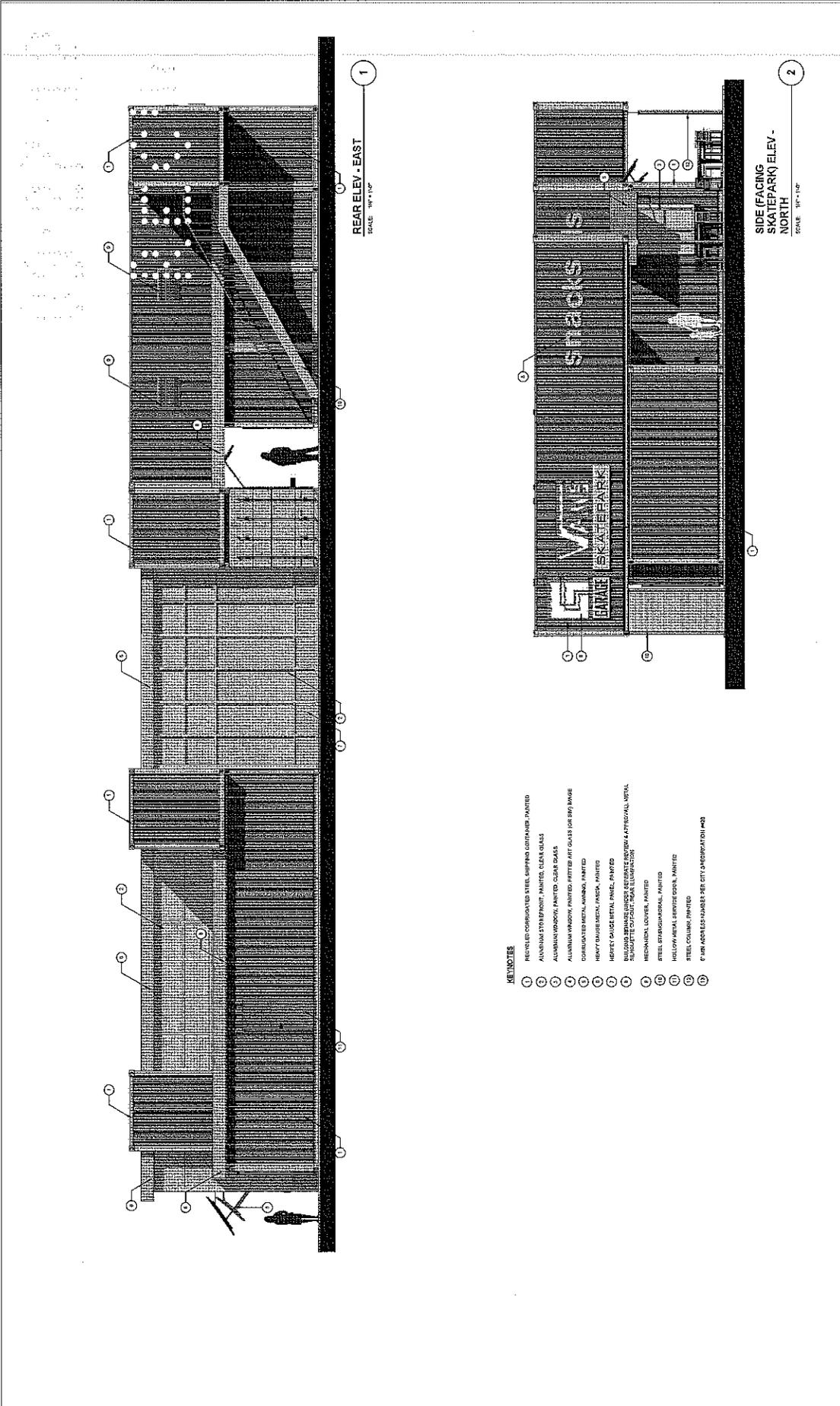


ROOF PLAN
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- 1 RECYCLED 40W CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
 - 2 RECYCLED 20W CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
 - 3 RECYCLED 30W CORRUGATED STEEL SHIPPING CONTAINER, PAINTED
 - 4 STEEL STRUCTURAL, PAINTED
 - 5 BUILDUP ROOFING WITH ORNATE COATING
 - 6 CORRUGATED METAL ANVING, PAINTED

ATTACHMENT NO. 3.21

	<p>TODD B. SPIEGEL ARCHITECTS 31822 Village Center Road Westlake Village, CA 91361 818.669.8715 918.669.8286</p>	<p>CALIFORNIA skateparks 273 North Berenson Avenue Upland California 91766 Phone: 1.800.CA.SKATE Fax: 909.949.1601</p>	<p>VANS HUNTINGTON BEACH SKATE PARK + RETAIL PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McFadden Ave. east of Goddard St.</p>	<p>CUP SUBMITTAL ROOF PLAN</p>	<p>SHEET NUMBER R3.3</p>
<p>BY</p>	<p>DATE</p>	<p>REVISIONS</p>	<p>NO.</p>	<p>1</p>	<p>N</p>

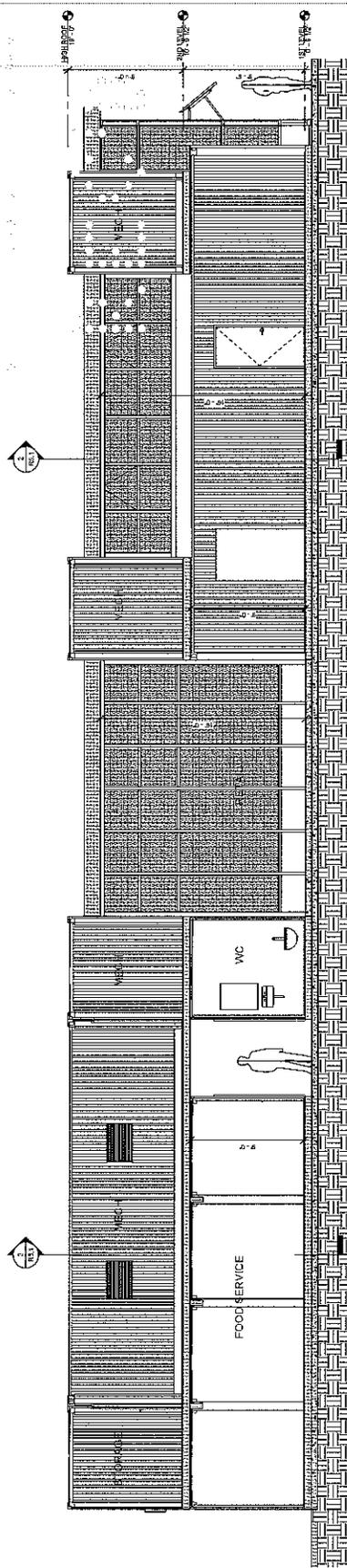


REAR ELEV - EAST
SCALE: 1/4" = 1'-0"

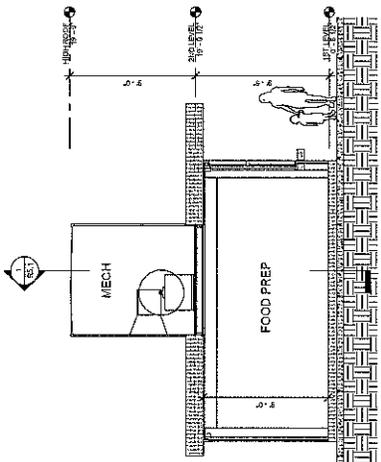
SIDE (FACING SKATEPARK) ELEV - NORTH
SCALE: 1/4" = 1'-0"

- REMARKS**
- 1 RECYCLED CORRUGATED STEEL SHEETING CONTAINER, PAINTED
 - 2 ALUMINUM STRIP, PAINTED, CLEAN GLASS
 - 3 ALUMINUM WINDOW, PAINTED, CLEAR GLASS
 - 4 ALUMINUM WINDOW, PAINTED, TINTED ART GLASS (OR 840 RANGE)
 - 5 CORRUGATED METAL, ANODIZED, PAINTED
 - 6 HEAVY INSULATION, ANODA, PAINTED
 - 7 HEAVY GAUGE METAL PANEL, PAINTED
 - 8 BUILDING SPANNE UNDER SKATE RAMP & APPROVAL, METAL
 - 9 CORRUGATED METAL, ANODIZED, PAINTED
 - 10 REINFORCED CONCRETE, PAINTED
 - 11 STEEL SPANNS, PAINTED
 - 12 HOLLOW METAL SERVICE DOOR, PAINTED
 - 13 STEEL COLUMN, PAINTED
 - 14 P. USE ADDRESS NUMBER PER CITY SPECIFICATION #403

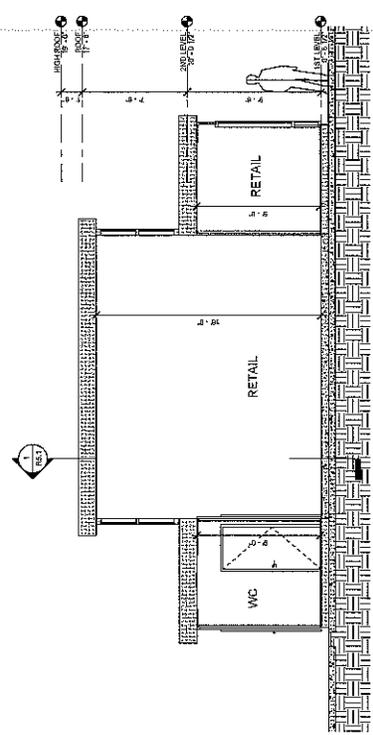
 CALIFORNIA skateparks 273 North B Street, Anaheim, CA 92701 Phone: 714.600.5454 Fax: 714.600.5455		 SPE 273 North B Street, Anaheim, CA 92701 Phone: 714.600.5454 Fax: 714.600.5455		 TODD B. SPIEGEL ARCHITECT 3185 Village Center Road Westminster, CA 92683 Phone: 714.600.5454 Fax: 714.600.5455		VANS HUNTINGTON BEACH SKATE PARK + RETAIL PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McFadden Ave. east of Gothard St.		CUP SUBMITTAL ELEVATIONS		SHEET NUMBER R4.2C	
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SECTION 1
SCALE: 1/8" = 1'-0"



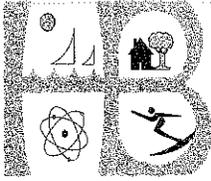
SECTION 3
SCALE: 1/8" = 1'-0"



SECTION 2
SCALE: 1/8" = 1'-0"

ATTACHMENT NO. 3.24

<p>273 North Benson Avenue Upland California 91798 Phone: 1.800.CA.SKATE Fax: 609.948.1601</p>	<p>SUNBELT TECHNOLOGIES, INC. 2000 N. 10th St Covina, CA 91724 Tel: 626.961.2200 www.SUNBELTTECH.COM</p>	<p>TODD B. SPIEGEL ARCHITECTS 31622 Village Center Road Whittier Village, CA 91391 Tel: 562.879.1515 Fax: 562.879.8335</p>	<p>BY: _____ DATE: _____</p>	<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>DATE</th><th>REVISIONS</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	DATE	REVISIONS										<p>VANS HUNTINGTON BEACH SKATE PARK + RETAIL</p> <p>PROJECT ADDRESS: Located on the Edinger Corridor Between Center Ave. and McFadden Ave. east of Colvard St.</p>	<p>CUP SUBMITTAL</p>	<p>SHEET NUMBER: R5.1</p>
			No.	DATE	REVISIONS														
<p>BUILDING SECTIONS</p>																			



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 18, 2012

Joe Ciaglia
California Skateparks
273 N. Benson Avenue
Upland CA 91786

**SUBJECT: SITE PLAN REVIEW NO. 2012-003, CONDITIONAL USE PERMIT NO. 2012-009, VARIANCE NO. 2012-004 (SKATE PARK PROJECT)—7641 CENTER AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Ciaglia:

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 Beach and Edinger Corridors Specific Plan (BECSP), City of Huntington Beach Zoning & Subdivision Ordinance (HBZSO) and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change.

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

Sincerely,

Tess Nguyen

TESS NGUYEN
Associate Planner

Enclosures

cc: Khoa Duong, Building & Safety – 714-872-6123
Dave Dominguez, Community Services – 714-374-5309
Jim Brown, Fire Department – 714-374-5344
Herb Fauland, Planning Manager

Steve Bogart, Public Works – 714-374-1692
Luis Gomez, Economic Development – 714-536-5544
Jason Kelly, Planning & Building Department
Project File

ATTACHMENT NO. 4.1



CITY OF HUNTINGTON BEACH
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 2, 2012

PROJECT NAME: SKATE PARK PROJECT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 12-067

ENTITLEMENTS: SITE PLAN REVIEW NO. 12-003
CONDITIONAL USE PERMIT NO. 12-009
VARIANCE NO. 12-004

DATE OF PLANS: SEPTEMBER 27, 2012

PROJECT LOCATION: 7461 CENTER AVENUE (APPROXIMATELY 500 FT. EAST OF
GOTHARD STREET—APN 142-073-03)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: TO ALLOW THE FOLLOWING:

- 1/ SITE PLAN REVIEW—DEVELOPMENT OF A SKATE PARK ON A
2.718-ACRE VACANT LOT, INCLUDING:
 - 14,500 SF SKATE PLAZA
 - 11,800 SF SKATE BOWL
 - 3,500 SF SKATE SHOP
 - 185 SF RESTROOM STRUCTURE
 - 150 SF SKATE PARK ENTRANCE KIOSK
 - 26 PARKING SPACES
- 2/ CONDITIONAL USE PERMIT
 - REDUCTION IN PARKING REQUIREMENTS
 - OFF-SITE PARKING AT THE SPORTS COMPLEX DURING
SPECIAL EVENTS
- 3/ VARIANCE—DEVIATIONS IN THE FOLLOWING DEVELOPMENT
STANDARDS:
 - DISTANCE OF JOINT USE PARKING DURING SPECIAL
EVENTS
 - DRIVEWAY WIDTH
 - PARKING LOT SETBACKS
 - PARKING LOT LANDSCAPING SCREENING
 - FRONTAGE STREET LIGHTING
 - FRONTAGE COVERAGE

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. 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, 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 structural calculations for framing support the buildings.
3. Provide structural calculations for concrete retaining walls.
4. Provide energy calculations for building envelope, lighting system, and HVCA system.
5. Provide soil report.
6. The project must comply with Chapter 5 of the California Green Building Standards.
7. Building Code Summary shown on sheet A1.0, please specify the occupancy group A-5.
8. Please contact me or our office to review preliminary code analyses to examine any possible building code issue 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.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 17, 2012

PROJECT NAME: SKATE PARK PROJECT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 12-067

ENTITLEMENTS: SITE PLAN REVIEW NO. 12-003
CONDITIONAL USE PERMIT NO. 12-009
VARIANCE NO. 12-004

DATE OF PLANS: SEPTEMBER 27, 2012

PROJECT LOCATION: 7461 CENTER AVENUE (APPROXIMATELY 500 FT. EAST OF
GOTHARD STREET—APN 142-073-03)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: David Dominguez

TELEPHONE/E-MAIL: (714) 374-5309/ ddominguez@surfcity-hb.org

PROJECT DESCRIPTION: TO ALLOW THE FOLLOWING:

- 1/ SITE PLAN REVIEW—DEVELOPMENT OF A SKATE PARK ON A 2.718-ACRE VACANT LOT, INCLUDING:
 - 14,500 SF SKATE PLAZA
 - 11,800 SF SKATE BOWL
 - 3,500 SF SKATE SHOP
 - 185 SF RESTROOM STRUCTURE
 - 150 SF SKATE PARK ENTRANCE KIOSK
 - 26 PARKING SPACES
- 2/ CONDITIONAL USE PERMIT
 - REDUCTION IN PARKING REQUIREMENTS
 - OFF-SITE PARKING AT THE SPORTS COMPLEX DURING SPECIAL EVENTS
- 3/ VARIANCE—DEVIATIONS IN THE FOLLOWING DEVELOPMENT STANDARDS:
 - DISTANCE OF JOINT USE PARKING DURING SPECIAL EVENTS
 - DRIVEWAY WIDTH
 - PARKING LOT SETBACKS
 - PARKING LOT LANDSCAPING SCREENING
 - FRONTAGE STREET LIGHTING
 - FRONTAGE COVERAGE

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.

Community Services has no code requirements for the proposed project.



CITY OF HUNTINGTON BEACH
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 4, 2012

PROJECT NAME: SKATE PARK PROJECT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 12-067

ENTITLEMENTS: SITE PLAN REVIEW NO. 12-003
CONDITIONAL USE PERMIT NO. 12-009
VARIANCE NO. 12-004

DATE OF PLANS: SEPTEMBER 27, 2012

PROJECT LOCATION: 7461 CENTER AVENUE (APPROXIMATELY 500 FT. EAST OF
GOTHARD STREET—APN 142-073-03)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: LUIS GOMEZ, ECONOMIC DEVELOPMENT

TELEPHONE/E-MAIL: (714) 536-5544/ luis.gomez@surfcity-hb.org

PROJECT DESCRIPTION: TO ALLOW THE FOLLOWING:

- 1/ SITE PLAN REVIEW—DEVELOPMENT OF A SKATE PARK ON A 2.718-ACRE VACANT LOT, INCLUDING:
 - 14,500 SF SKATE PLAZA
 - 11,800 SF SKATE BOWL
 - 3,500 SF SKATE SHOP
 - 185 SF RESTROOM STRUCTURE
 - 150 SF SKATE PARK ENTRANCE KIOSK
 - 26 PARKING SPACES
- 2/ CONDITIONAL USE PERMIT
 - REDUCTION IN PARKING REQUIREMENTS
 - OFF-SITE PARKING AT THE SPORTS COMPLEX DURING SPECIAL EVENTS
- 3/ VARIANCE—DEVIATIONS IN THE FOLLOWING DEVELOPMENT STANDARDS:
 - DISTANCE OF JOINT USE PARKING DURING SPECIAL EVENTS
 - DRIVEWAY WIDTH
 - PARKING LOT SETBACKS
 - PARKING LOT LANDSCAPING SCREENING
 - FRONTAGE STREET LIGHTING
 - FRONTAGE COVERAGE

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.

Economic Development has reviewed the Planning application for the Vans Skate Park and has the following comments:

1. The skate park shall maintain a 20' x 300' transit reserve area located on south side of the project site for future transit purposes.
2. The skate park shall remain free of charge and open to the public, with the exception of 15 event days per year.



HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

RECEIVED

OCT 03 2012

Dept. of Planning
& Building

DATE: OCTOBER 3, 2012
PROJECT NAME: SKATE PARK
ENTITLEMENTS: PLANNING APPLICATION NO. 12-067
PROJECT LOCATION: 7461 CENTER AVENUE
(NORTH SIDE OF CENTER AVENUE, EAST OF GOTHARD STREET)

ENTITLEMENTS: SITE PLAN REVIEW NO. 12-003
CONDITIONAL USE PERMIT NO. 12-009
VARIANCE NO. 12-004

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org

PROJECT DESCRIPTION: TO ALLOW THE FOLLOWING:

- 1/ SITE PLAN REVIEW—DEVELOPMENT OF A SKATE PARK ON A 2.718-ACRE VACANT LOT, INCLUDING:
 - 14,500 SF SKATE PLAZA
 - 11,800 SF SKATE BOWL
 - 3,500 SF SKATE SHOP
 - 185 SF RESTROOM STRUCTURE
 - 150 SF SKATE PARK ENTRANCE KIOSK
 - 26 PARKING SPACES
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 - OFF-SITE PARKING AT THE SPORTS COMPLEX DURING SPECIAL EVENTS
- 3/ VARIANCE—DEVIATIONS IN THE FOLLOWING DEVELOPMENT STANDARDS:
 - DISTANCE OF JOINT USE PARKING DURING SPECIAL EVENTS
 - DRIVEWAY WIDTH
 - PARKING LOT SETBACKS
 - PARKING LOT LANDSCAPING SCREENING
 - FRONTAGE STREET LIGHTING
 - FRONTAGE COVERAGE

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated SEPTEMBER 27, 2012. 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

ATTACHMENT NO. 4.8

regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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

Environmental

- a. ***City Specification # 431-92 Soil Clean-Up Standards testing is required.*** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on potentially impacted sites.

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

- b. **Environmental - Elevated levels of methane or other soil gases in the area. (No well)**

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to known elevated levels of methane or other soil gases in this area, a sub-slab methane barrier and vent system is required for this project.

NOTE: The Phase 1 ESA has indicated that there is a layer of peat in the soil. Peat typically produces elevated levels of methane. As such, there might be a requirement for a methane barrier under the buildings.

The following City Specification is applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. (FD)

- c. **"Remediation Action Plan"** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification #431-92, *Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. (FD)
- d. **Discovery of soil contamination/pipelines**, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. (FD)

Fire Master Plan

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.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, 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)

Fire Suppression Systems

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with California 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)

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Fire Apparatus Access

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per *City Specification # 401 Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with *City Specification # 401 Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes and Fire Access Roads shall be marked and signed as per the CFC, HBMC and *City Specification # 415, Fire Lanes Signage and Markings on Private, Residential, commercial and Industrial Properties*. For Fire Department approval, reference and demonstrate compliance on the plans. (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)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with *City Specification #428, Premise Identification*. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per *City Specification # 409 Street Naming and Address Assignment Process*. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with *City Specification #428 Premise Identification* in the plan notes and reflect the address location on the building. (FD)

GIS Mapping Information

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)**

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the 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 HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

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

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

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.



HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 18, 2012

PROJECT NAME: SKATE PARK PROJECT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 12-067

ENTITLEMENTS: SITE PLAN REVIEW NO. 12-003
CONDITIONAL USE PERMIT NO. 12-009
VARIANCE NO. 12-004

DATE OF PLANS: SEPTEMBER 27, 2012

PROJECT LOCATION: 7461 CENTER AVENUE (APPROXIMATELY 500 FT. EAST OF
GOTHARD STREET—APN 142-073-03)

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: SITE PLAN REVIEW—TO ALLOW THE DEVELOPMENT OF A SKATE PARK ON A 2.718-ACRE VACANT LOT, INCLUDING A 14,500 SF SKATE PLAZA, A 11,800 SF SKATE BOWL, A 3,500 SF SKATE SHOP, A 185 SF RESTROOM STRUCTURE, A 150 SF SKATE PARK ENTRANCE KIOSK, AND 26 PARKING SPACES
CONDITIONAL USE PERMIT—TO ALLOW THE REDUCTION IN PARKING REQUIREMENTS AND OFF-SITE PARKING AT THE SPORTS COMPLEX DURING SPECIAL EVENTS
VARIANCE—TO PERMIT DEVIATIONS IN THE FOLLOWING DEVELOPMENT STANDARDS: DISTANCE OF JOINT USE PARKING DURING SPECIAL EVENTS, DRIVEWAY WIDTH, PARKING LOT SETBACKS, PARKING LOT LANDSCAPING SCREENING, FRONTAGE STREET LIGHTING, FRONTAGE COVERAGE

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 27, 2012. 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.

SITE PLAN REVIEW NO. 12-003/CONDITIONAL USE PERMIT NO. 12-009/ VARIANCE NO. 12-004:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with modifications as specified below.
2. Prior to issuance of grading permits, the following shall be completed:
 - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - c. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - d. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - f. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. 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 Planning Department. **(City Specification No. 409)**
4. Prior to issuance of building permits, the following shall be completed:
 - a. Joint use parking shall require a Joint Use Parking Agreement between property owners to be recorded prior to issuance of permits or occupancy. The legal instrument shall be submitted to the Planning and Building Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning and Building Department. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. **(HBZSO Section 231.06)**
 - b. The Beach and Edinger Corridors Specific Plan fee shall be paid. The fee is \$0.30 per square foot of net new office and commercial development. **(Resolution No. 2010-80)**

- c. A General Plan Maintenance Fee shall be paid. The fee is \$1.85/\$1,000 valuation of new construction. **(City of Huntington Beach Planning Division Fee Schedule)**
- d. A Mitigation Monitoring Fee for the Environmental Impact Report shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning Division Fee Schedule)**
5. During demolition, grading, site development, and/or construction, all Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance shall be adhered to. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and commencement of use and issuance of a Certificate of Occupancy until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - d. 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)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
 - f. Plans for all signage shall be submitted to the Planning Division. Said signage shall be approved prior to the issuance of the first sign permit. **(BECSP Section 2.9 and HBZSO Section 233.04)**
7. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
8. Site Plan Review No. 12-003, Conditional Use Permit No. 12-009, and Variance No. 12-004 shall become null and void unless exercised within one year of the date of final approval or

such extension of time (maximum of two years) as may be granted by the Director pursuant to a written request submitted to the Planning and Building a minimum of 30 days prior to the expiration date. **(BECSP Section 2.0.5)**

9. Site Plan Review No. 12-003, Conditional Use Permit No. 12-009, and Variance No. 12-004 shall not become effective until the appeal period following the approval of the entitlements has elapsed. **(BECSP Section 2.0.5)**
10. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. **(California Code Section 15094 and Fish and Game Section 711.4)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
13. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO and BECSP. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Division. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(BECSP 2.9 Sign Regulations)**

BECSP ADDITIONAL CODE REQUIREMENTS AND PLAN COMPLIANCE

1. All code requirements are specified as development "standards" or "regulations" in the BECSP. Compliance with all standards and regulations is mandatory. Any deviations from the development standards must be requested to the Director and shall not deviate more than 10 percent from any single standard. Deviations greater than 10 percent shall require submittal of a variance application subject to approval from the Planning Commission. **(Section 2.0)**
2. The project shall comply with all applicable standards of the Town Center Neighborhood Segment. **(Section 2.1.4)**
3. The primary volume of the retail building shall be defined with a major façade offset, notch, and façade composition change. **(Section 2.3.5)**
4. The shopfront of the retail building shall contain a minimum of 70% of the storefront façade featuring clear-glass display windows framed within storefront pilasters and base. **(Section 2.4.2)**
5. A substantial horizontal articulation of the street façade of the retail building shall be applied at the top of the uppermost floor of the façade, to result in a termination of the façade that provides an attractive façade skyline and a completion of the upper façade composition. A

horizontal articulation of the street façade shall be applied within the first floor to form a horizontal "base" of the façade at the building scale. **(Section 2.8.1)**

6. Wall composition for street façade of the retail building shall contain a minimum of twenty (20) percent and a maximum of sixty (60) percent glazing (percentage does not include parapet height). **(Section 2.8.2)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 4, 2012

PROJECT NAME: VAN'S SKATE PARK

ENTITLEMENTS: CUP 12-09, SPR 12-03, VAR 12-04

PLNG APPLICATION NO: 2012-0067

DATE OF PLANS: SEPTEMBER 27, 2012

PROJECT LOCATION: 7461 CENTER AVENUE, APPROXIMATELY 500 FT. EAST OF
GOTHARD STREET (APN 142-073-03)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO ALLOW THE FOLLOWING:

- 1/ SITE PLAN REVIEW—DEVELOPMENT OF A SKATE PARK ON A
2.718-ACRE VACANT LOT, INCLUDING:
 - 14,500 SF SKATE PLAZA
 - 11,800 SF SKATE BOWL
 - 3,500 SF SKATE SHOP
 - 185 SF RESTROOM STRUCTURE
 - 150 SF SKATE PARK ENTRANCE KIOSK
 - 26 PARKING SPACES
- 2/ CONDITIONAL USE PERMIT
 - REDUCTION IN PARKING REQUIREMENTS
 - OFF-SITE PARKING AT THE SPORTS COMPLEX DURING
SPECIAL EVENTS
- 3/ VARIANCE—DEVIATIONS IN THE FOLLOWING DEVELOPMENT
STANDARDS:
 - DISTANCE OF JOINT USE PARKING DURING SPECIAL
EVENTS
 - DRIVEWAY WIDTH
 - PARKING LOT SETBACKS
 - PARKING LOT LANDSCAPING SCREENING
 - FRONTAGE STREET LIGHTING
 - FRONTAGE COVERAGE

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

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

1. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A four (4)-foot right-of-way dedication for pedestrian access and public utilities along the Center Avenue frontage is required, per Public Works Standard Plan Nos. 104 and 207.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The proposed driveway approach on Center Avenue shall be constructed per Public Works Standard Plan No. 211. The minimum width of the driveway approach shall be 26 feet per Standard Plan No. 211. (ZSO 230.84)
 - b. The proposed driveway approach on McFadden Avenue shall be constructed per Public Works Standard Plan No. 211. The minimum width of the driveway approach shall be 26 feet per Standard Plan No. 211. (ZSO 230.84)
 - c. The project's Center Avenue frontage (including but not limited to curb, gutter, sidewalk, parkway, street trees and street lights) shall be constructed per Public Works Standard Plan Nos. 202 and 207 and per the Neighborhood Street cross section (of the Town Center – Neighborhood segment) configuration of the Beach and Edinger Corridors Specific Plan (BECSP). This BECSP configuration provides six (6) feet of landscaped parkway at the back of curb and a six (6) foot-wide sidewalk. (ZSO 230.84, BECSP)
 - d. A new sewer lateral shall be constructed to serve the subject site. (ZSO 230.84)
 - e. A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 255.04, MC 14.08.020)
 - f. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)

- g. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services. (Resolution 5921 and State of California Administrative Code, Title 17)
4. Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate the impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
5. Prior to the issuance of any grading or building permits, 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. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
7. The project WQMP shall include the following:
- a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

- h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - k. The applicant shall return one CD media to Public Works for the project record file.
8. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the latest edition of the City of Huntington Beach Project Water Quality Management Plan Preparation Guidance Manual and shall be submitted with the first submittal of the project's Precise Grading Plan.
9. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
10. A soils report, prepared by a Licensed Engineer, shall be submitted for reference only. (MC 17.05.150)
11. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
12. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
13. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

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

14. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
15. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
16. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
17. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
18. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
21. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

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

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$172 per net new added daily trip is adjusted annually. This project is forecast to generate 416 new daily trips for a total traffic impact fee of \$71,552.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)
27. A fair share fee shall be paid for the improvements identified in the Beach/Edinger Corridor Specific Plan at the intersection of Beach Boulevard at Edinger Avenue (the addition of a third westbound through lane and a fourth northbound through lane) and at the intersection of Beach Boulevard at McFadden Avenue (the addition of a separate northbound right turn lane and a separate southbound right turn lane). (BECSP)

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

28. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

29. Complete all improvements as shown on the approved grading plans. (MC 17.05)
30. All new utilities shall be undergrounded. (MC 17.64)
31. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
32. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.