CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

MITIGATED NEGATIVE DECLARATION NO. 14-004/ CONDITIONAL USE PERMIT NO. 12-011/ COASTAL DEVELOPMENT PERMIT NO. 12-007 (OCEANSIDE PROPERTIES MIXED USE BUILDING)

November 25, 2014

SUMMARY

- **Location:** 122-124 Main Street, 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue)

- **Proposed Project:** The applicant proposes to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site.

  The project consists of the following entitlement requests:
  - Mitigated Negative Declaration (MND): to analyze the potential environmental impacts associated with the project;
  - Conditional Use Permit (CUP): to partially demolish existing historical buildings, rehabilitate and relocate historic storefront facades, construct a three-story mixed use building, and participate in the parking in-lieu fee program to offset the commercial parking spaces not provided onsite;
  - Coastal Development Permit (CDP): to develop a three-story mixed use building and associated infrastructure in the coastal zone and to participate in the parking in-lieu fee program.

  The new mixed use building will consist of approximately 2,660 square feet of retail space on the first floor, 4,500 square feet of office space on the second floor, and three residential dwelling units on the third floor. A total of 24 parking spaces are required for all uses based on commercial square footage and bedroom count per residential unit; however only seven parking spaces are proposed onsite to serve the residential uses. Each dwelling unit will have two enclosed parking spaces in tandem configuration. One guest parking space will also be provided. In order to satisfy the remaining requirement of 17 commercial parking spaces, the applicant is proposing to pay parking in-lieu fees in conjunction with the project request.

  The applicant would be required to comply with the City's inclusionary housing requirements. The DTSP requires all residential projects with three or more residential units to provide 10% of the units as affordable.

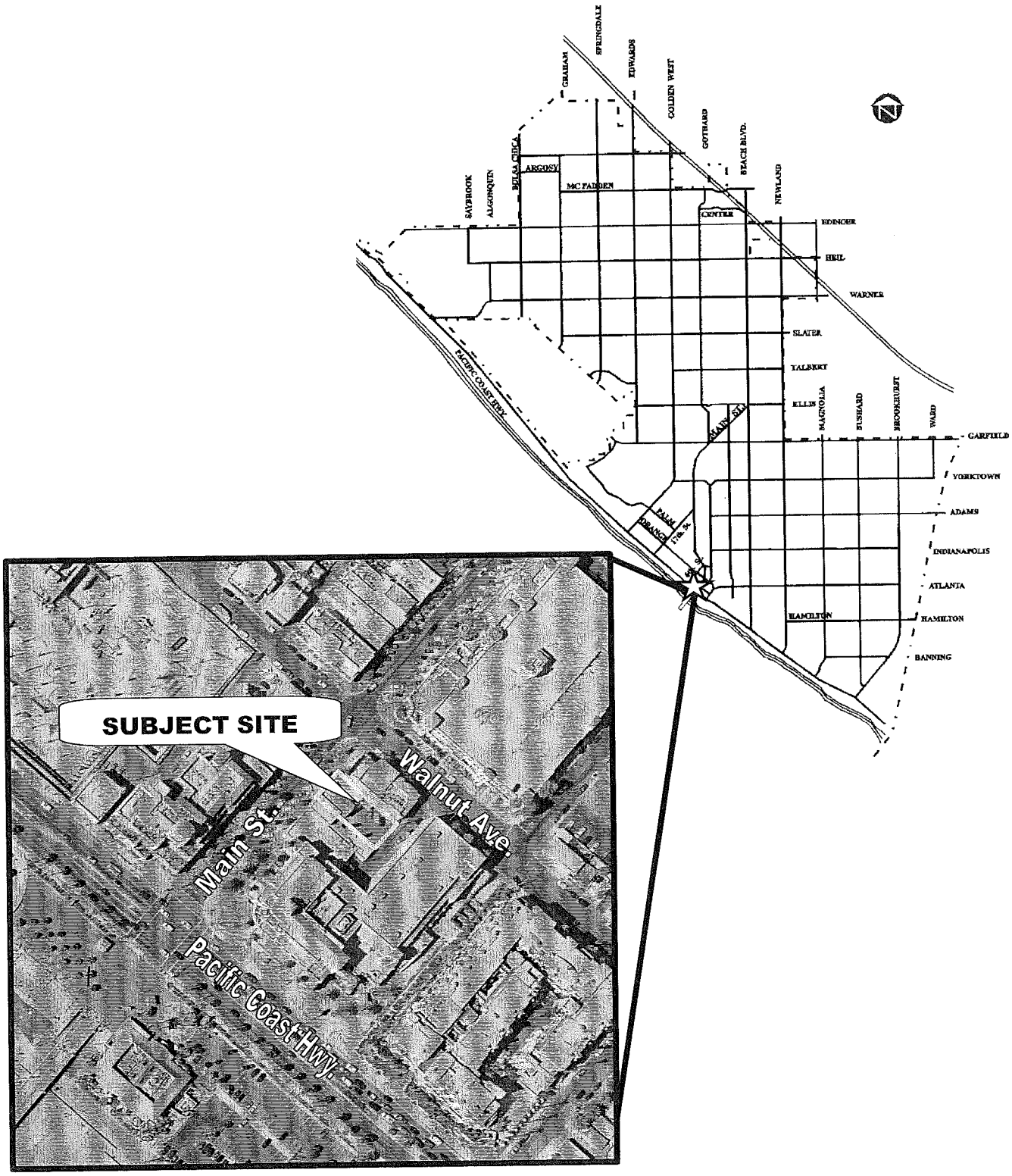
- **CEQA:**
  On October 28, 2014, the Environmental Assessment Committee (EAC) approved the processing of a mitigated negative declaration (MND) for the project. The draft MND indicates that the project would have less than significant environmental impacts with mitigation measures incorporated. Draft MND No. 14-004 has been made available for a public review period from November 6, 2014 to December 2, 2014 (available at http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm).

- **Planning Issues**
  - Compliance of the project with provisions of the General Plan and HBZSO;
  - Land use compatibility of the proposed three-story mixed use development with the surrounding properties;
  - The environmental impacts associated with the proposed project as analyzed in MND No. 14-004;
  - Participation in the parking in-lieu fee program; and
  - Preservation and relocation of the historic facades.

- **The Planning Commission public hearing is tentatively scheduled for December 9, 2014.**

- **Attachments:**

  1. Vicinity map
  2. Project Narrative received and dated November 17, 2014
  3. Project plans dated and received May 27, 2014
  4. Draft MND No. 14-004



VICINITY MAP

MND 14-004/ CUP 12-011/ CDP 12-007
MORNING JADE MIXED USE BUILDING
122-124 Main Street

ATTACHMENT NO. 1.1

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Mixed-Use
122-124 Main Street
Huntington Beach, CA

Revised - 11/11//2014

Narrative

1. Proposal is to preserve the existing "Western False Front" facade and demolish existing buildings and build new 3-story Mixed-Use project including:
   a. Retail at grade (2,600 S.F.) + (3) tandem garages, and (1) guest space for residential units. Retail open 7:00 am to 12:00 pm.
   b. Parking (17) In-lieu spaces.
   c. Office at 2nd level (5,000 S.F.)
   d. (3) Residential Units at 3rd level (2,200 S.F.) with communal roof deck.

2. C.U.P. is being applied for as required by D.T.S.P. new building under 100' of frontage.

3. All surrounding uses are commercial.

4. The proposed retail on the first floor will be Visitor Serving.

5. The project is proposed to be parked to code by a combination of on-site and in-lieu spaces.

6. Affordable Housing requirements to be paid in-lieu.

ATTACHMENT NO. 2.1

MIXED-USE
RETAIL / OFFICE / RESIDENTIAL
122-124 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA

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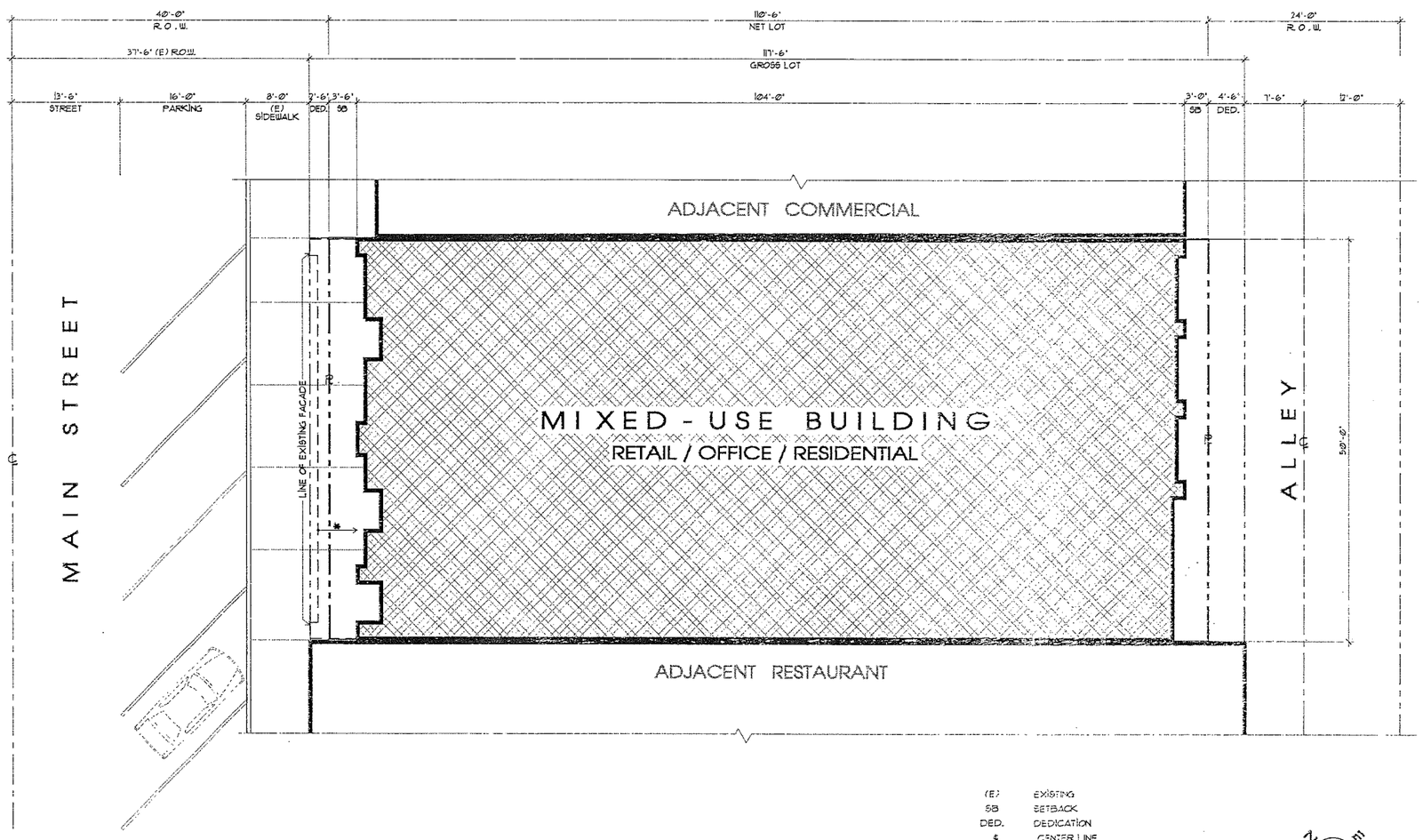
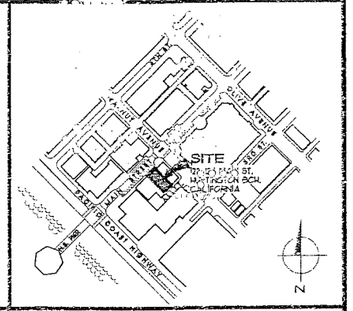


SITE PLAN

ZONING MATRIX

ITEM	CODE SECTION	REQUIRED	PROPOSED
PARKING	D. T. S. P.	26 SPACES	26 SPACES
DENSITY	-	30 DU / ACRE	3 UNITS
SETBACK SIDE	3. 3. 1. 11	0'	0'
SETBACK REAR	3. 3. 1. 13	3'	3'
SET-TOO FRONT	3. 3. 1. 10	0'-5'	0'
HEIGHT	3. 3. 1. 8	35 FT.	35 FT.
OPEN SPACE	3. 3. 1. 15	3% - 5%	3%

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0	SITE PLAN, VICINITY MAP, STATISTICS
A1	FIRST LEVEL FLOOR PLAN
A2	SECOND LEVEL FLOOR PLAN
A3	THIRD LEVEL FLOOR PLAN
A4	ROOF DECK PLAN
A5	BUILDING SECTION
A6	ELEVATION
A7	ELEVATION
A8	ELEVATION
A9	ELEVATION

STATISTICS

APN : 024 - 154 - 02
LEGAL : HB TRACT, BLOCK 103, LOTS 22 & 24
NET LOT AREA : 5, 550 S.F. = .13 ARCE
ZONING : D. T. S. P. DISTRICT #1
OCCUPANCY : M, B, U-1, R-3
CONSTRUCTION : TYPE V, N., FULLY FIRE SPRK.

HEIGHT : 35' / 3-STORY

BUILDING AREA :

1st LEVEL RETAIL :	2, 330 S.F.
2nd LEVEL OFFICE :	5, 000 S.F.
3rd LEVEL RESIDENTIAL :	2, 200 S.F.
TOTAL	9, 530 S.F.

PARKING :
RETAIL : 2,660 / 333 = 8
OFFICE : 4,500 / 500 = 9
REQUIRED COMMERCIAL = 17 SPACES *

RESIDENTIAL :
3 UNITS X 2 = 6 TANDEM
GUEST 3 X .25 = 1 SPACE

* PROPOSED IN-LIEU FEE SPACES

OWNER / DEVELOPER :
MORNING JADE CORP.
2855 PULLMAN ST.
SANTA ANA, CA 92705

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DATE: 4/02/14
SCALE: 1/16"=1'-0"
C/O FILE : MSHB-A0

JEFF BERGOMA
ARCHITECT

MIXED-USE BUILDING
122-124 MAIN ST.
HUNTINGTON BEACH
CALIFORNIA

TEAM
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714 536 5883
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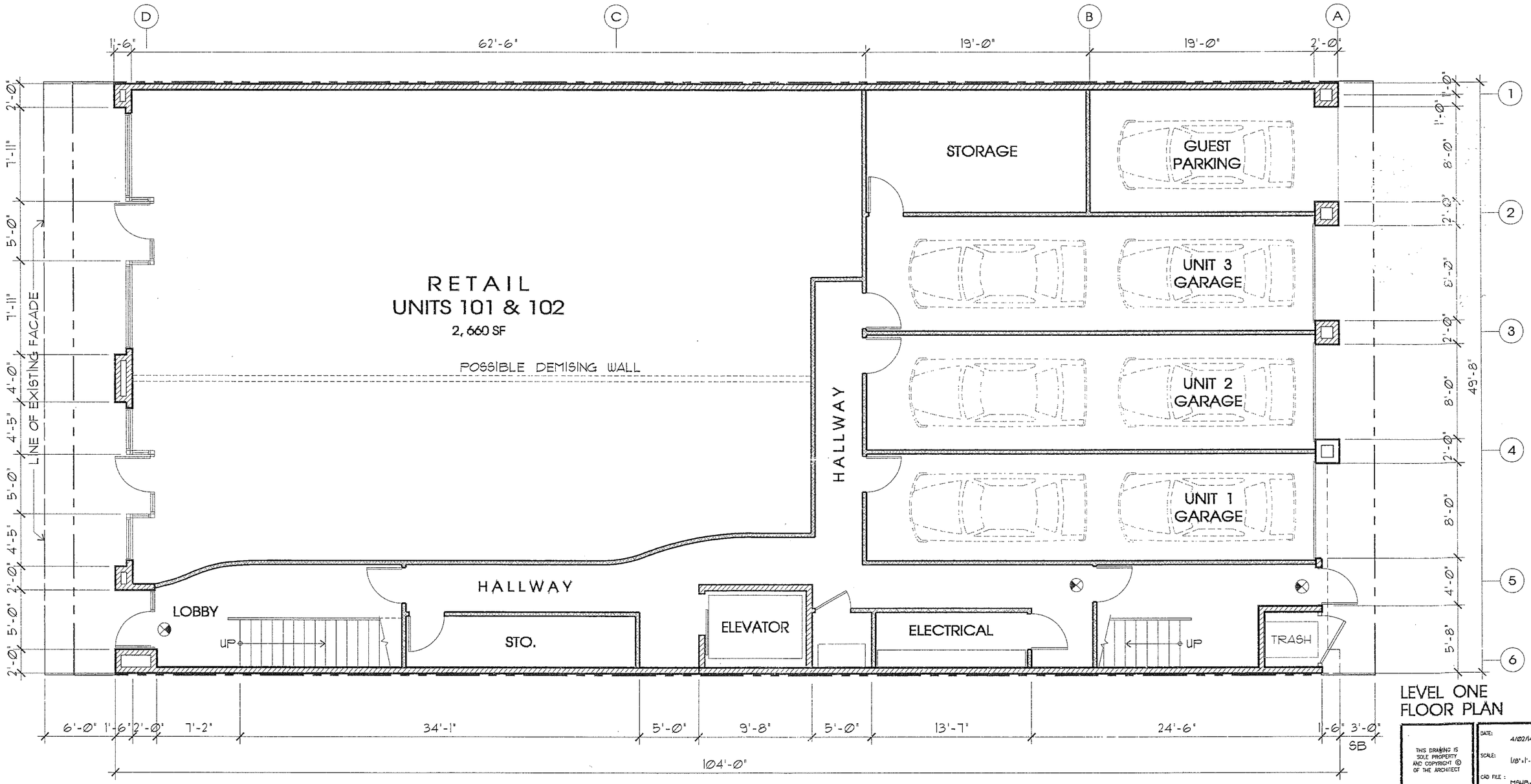
HUNTINGTON BEACH, CA. 92648
FAX 714 536 5889

A0

ATTACHMENT NO. 3-1



LEVEL ONE FLOOR PLAN

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MIXED-USE BUILDING

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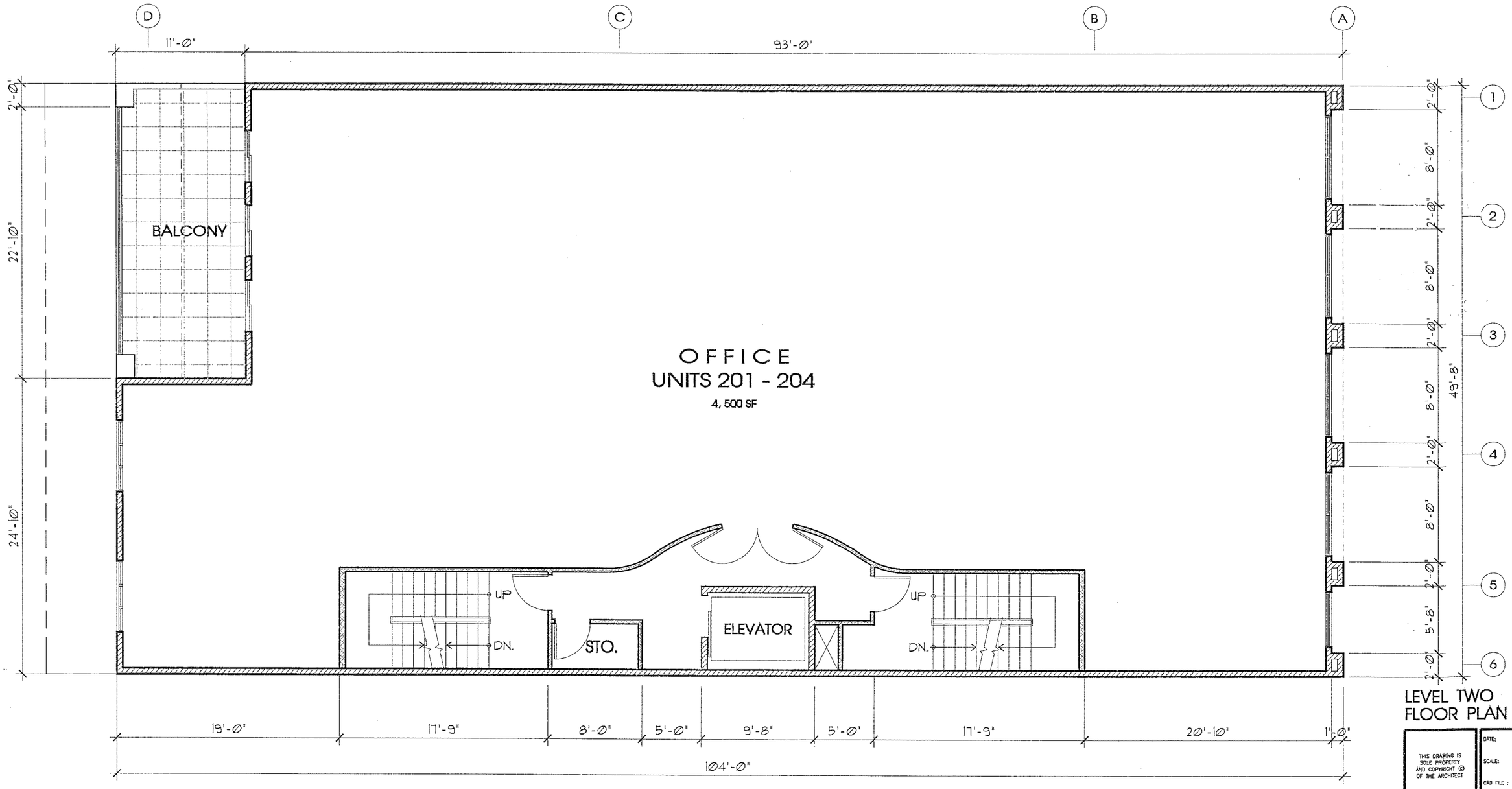
A1

ATTACHMENT NO. 3.2



LEVEL TWO
FLOOR PLAN

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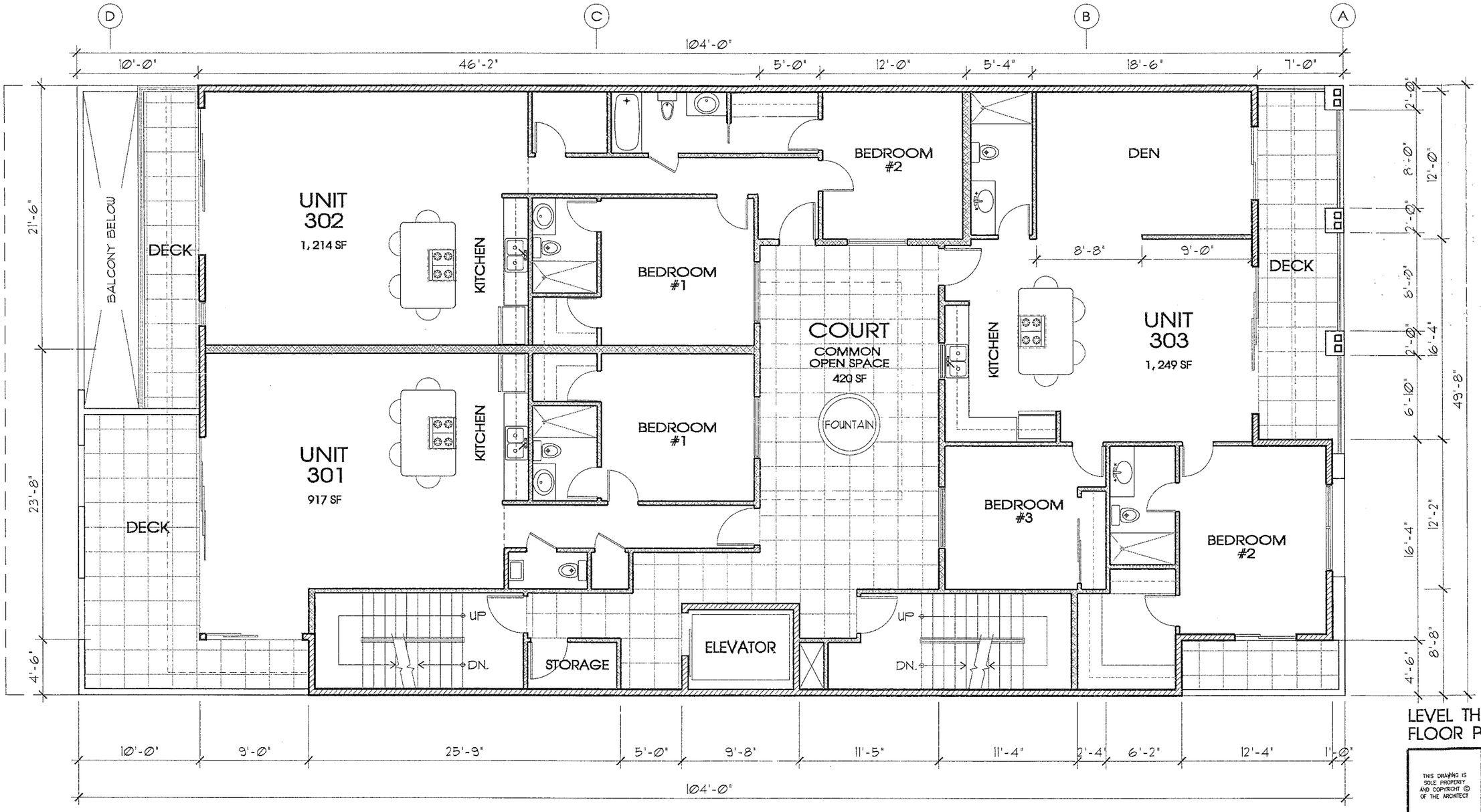
ATTACHMENT NO. 3.3



LEVEL THREE FLOOR PLAN

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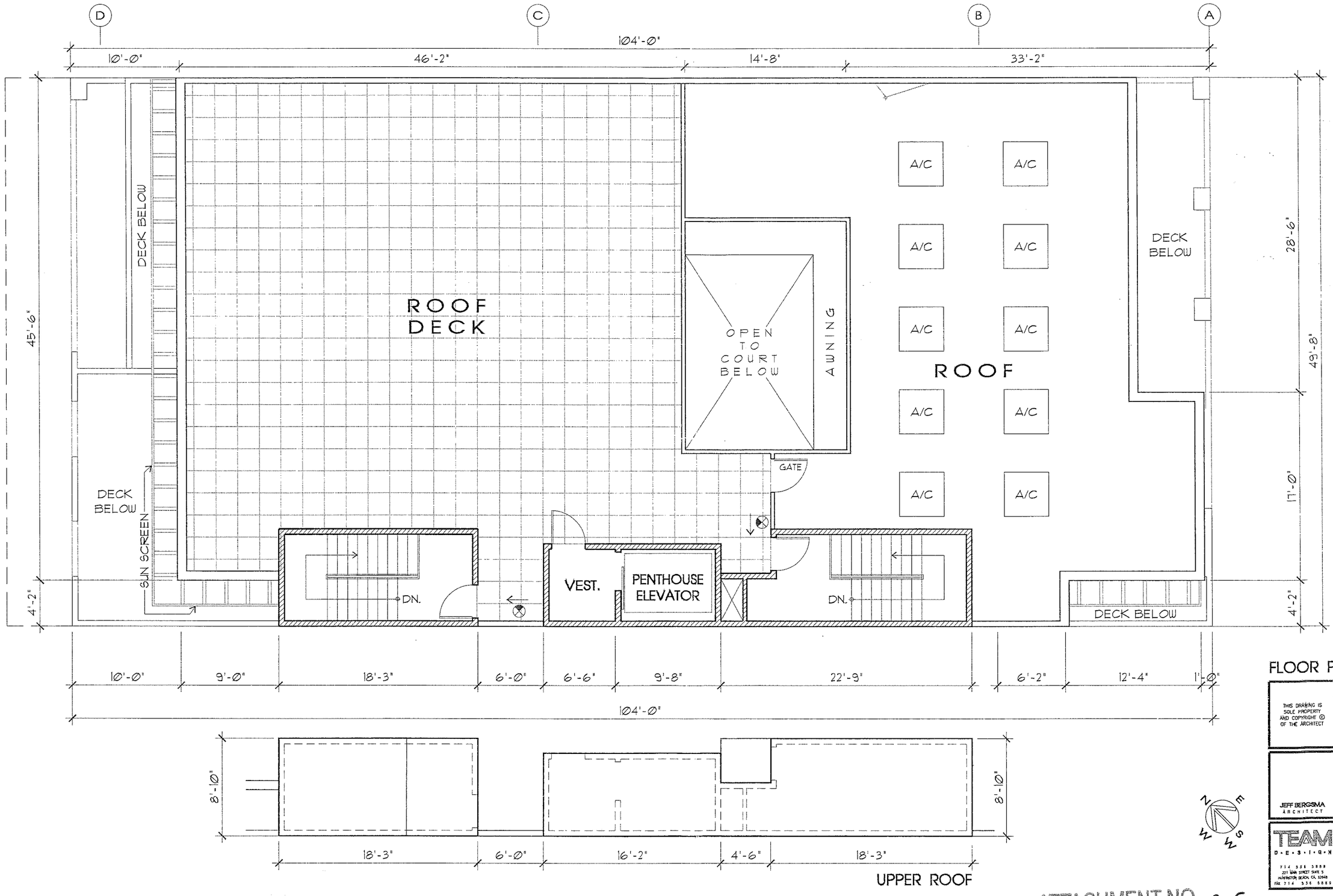
N E S W

ATTACHMENT NO. 3.4



FLOOR PLAN

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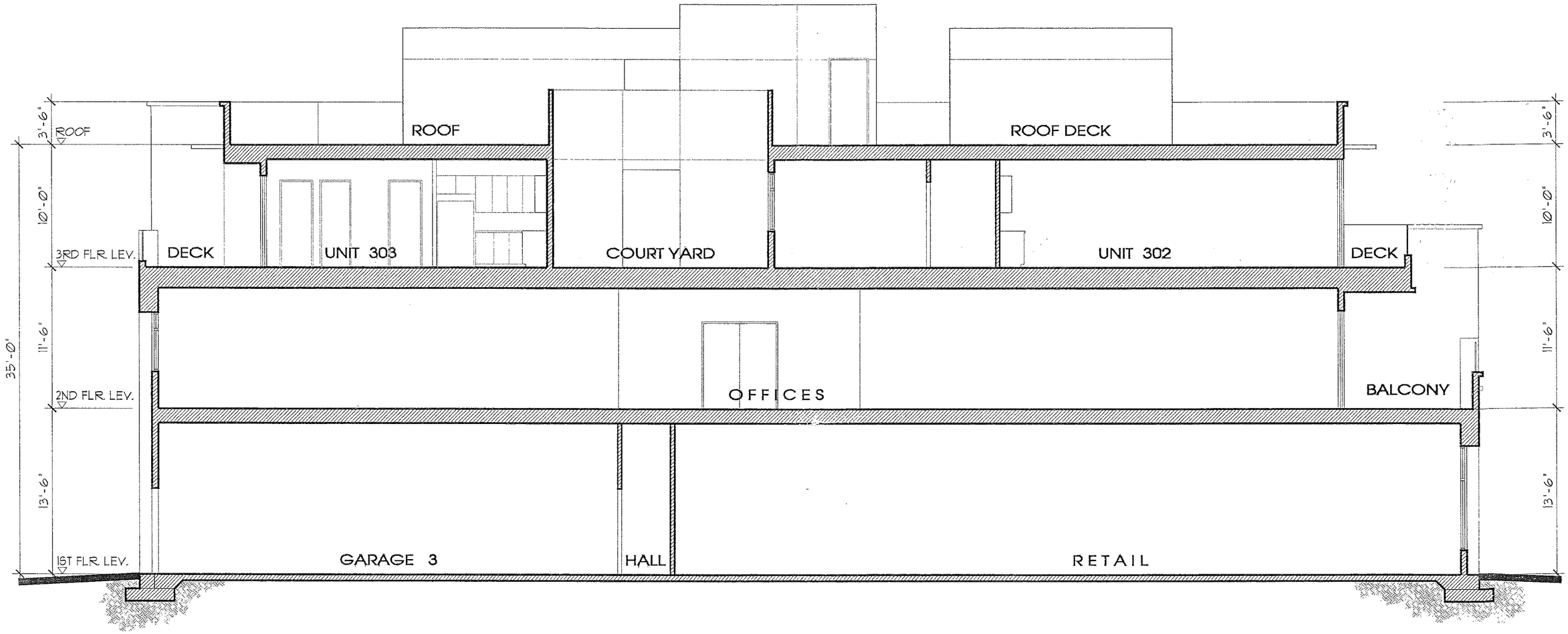
A4

ATTACHMENT NO. 3.5



BUILDING SECTION

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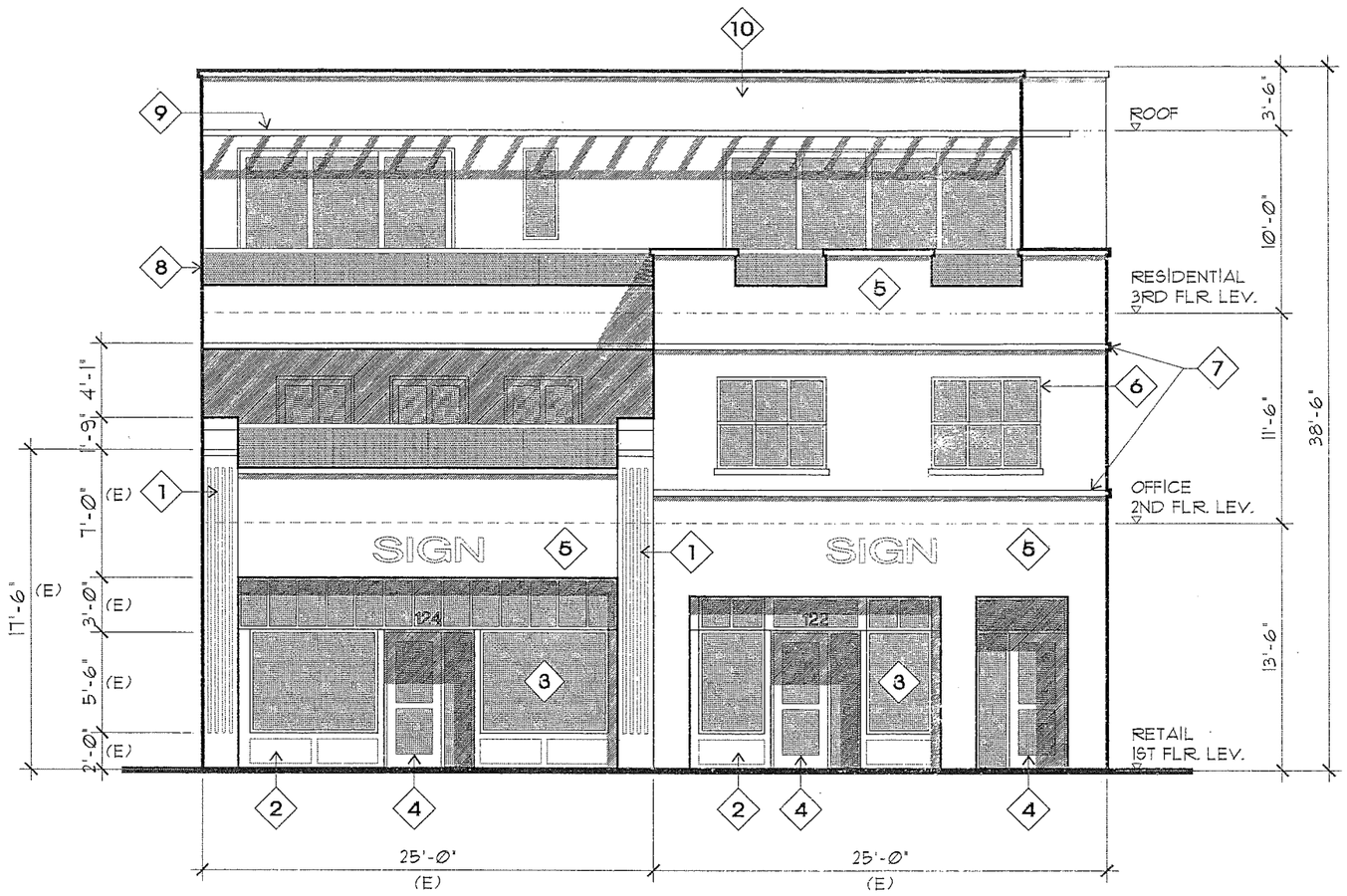
ATTACHMENT NO. 3.6



NORTH ELEVATION

MAIN STREET FACADE

KEYNOTES - EXISTING HISTORIC FACADE

1. PRESERVE (E) FLUTED CONC. PILASTERS
2. REPLACE CAST PLASTER STOREFRONT BASE
3. REPLACE HISTORIC GLASS STOREFRONT
4. REPLACE HISTORIC WOOD & GLASS DOORS (ENTRY ADA COMPLIANT)
5. RENOVATE OR REPLACE SMOOTH PLASTER
6. REPLACE HUNG WOOD WINDOWS TO MATCH ORIGINAL
7. REPLACE PLASTER BANDING
8. GLASS GUARDRAIL
9. SUN SCREEN - WOOD
10. NEW SMOOTH PLASTER

NORTH ELEVATION

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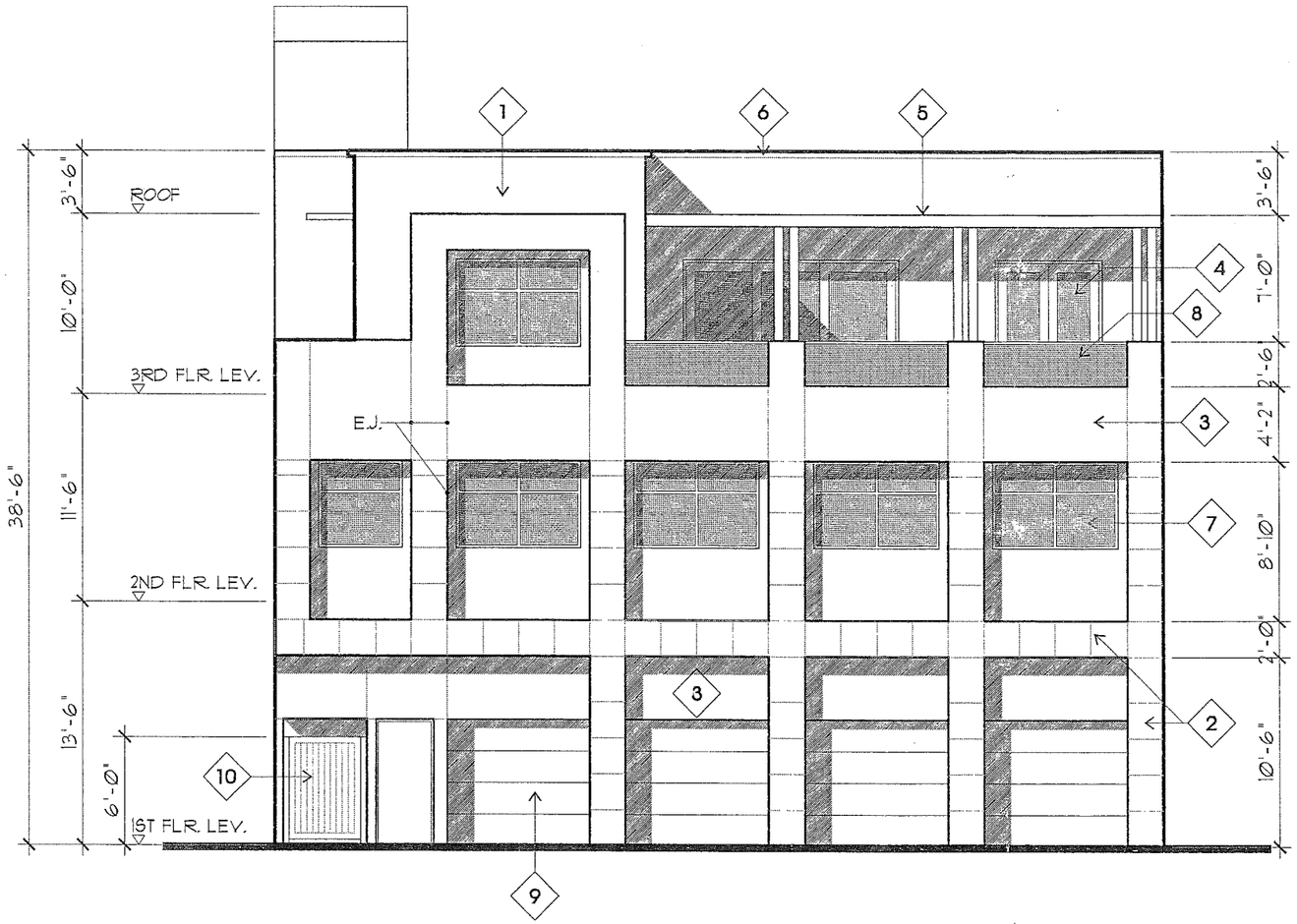
ATTACHMENT NO. 3.7



SOUTH ELEVATION
ALLEY

KEYNOTES

NEW MATERIAL	COLOR
1 SMOOTH STUCCO	SAND
2 STONE 2' X 2'	MARBLE
3 ACCENT PANEL	MED. GREY
4 STOREFRONT GLASS / ALUM.	CLEAR / GREY
5 SUNSHADE	DARK GREY
6 SHT. MTL. COPING	ZINC GREY
7 WINDOW / DOOR	TINTED GLASS
8 GUARD RAIL W/ ALUM. RAIL	TINTED GLASS
9 PANEL DOOR	GREY
10 TRASH GATE	GREY

SOUTH ELEVATION

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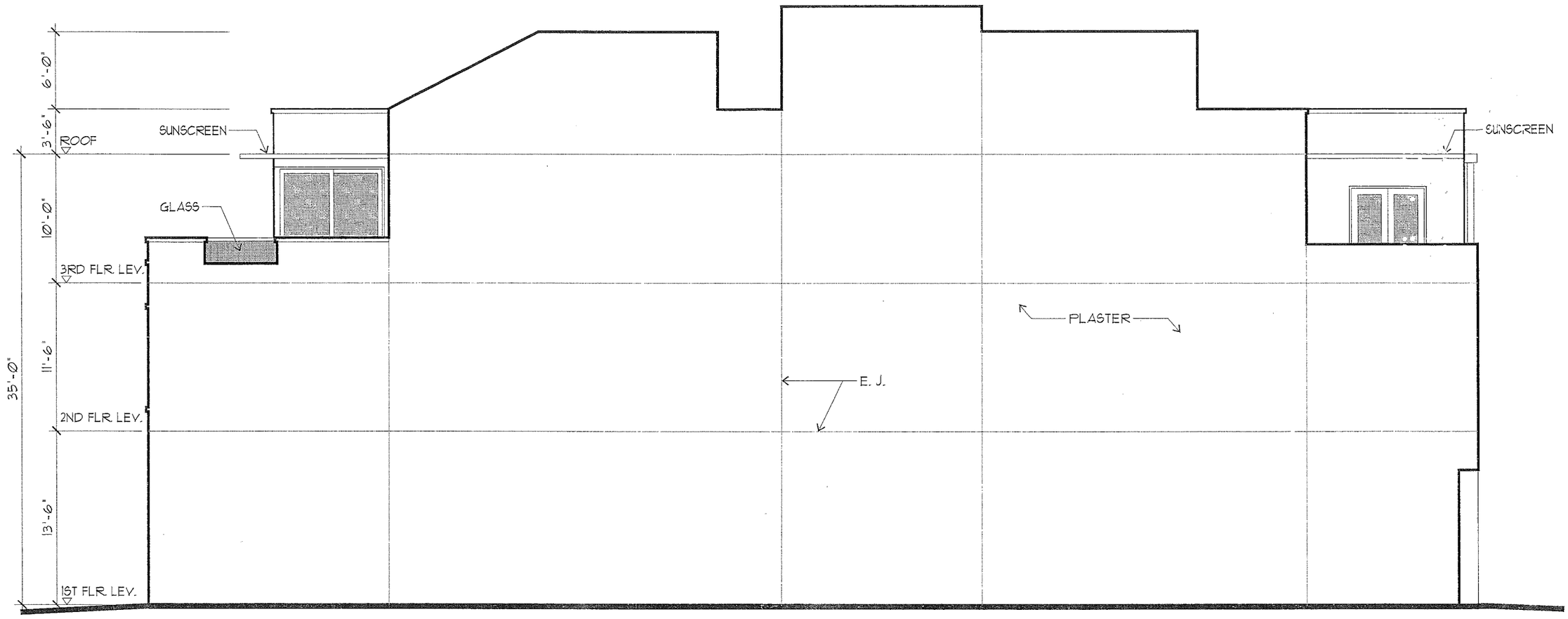
ATTACHMENT NO. 3.8



WEST ELEVATION

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CAD FILE : M9HB-A8

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ARCHITECT

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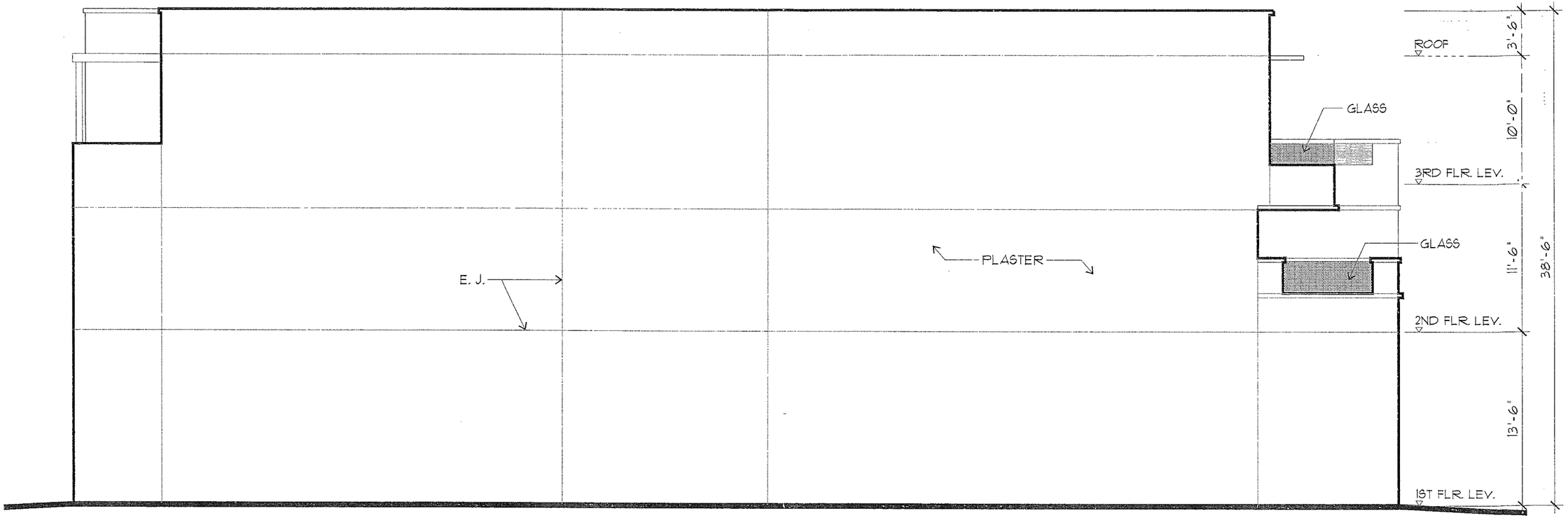
ATTACHMENT NO. 3.9



EAST ELEVATION

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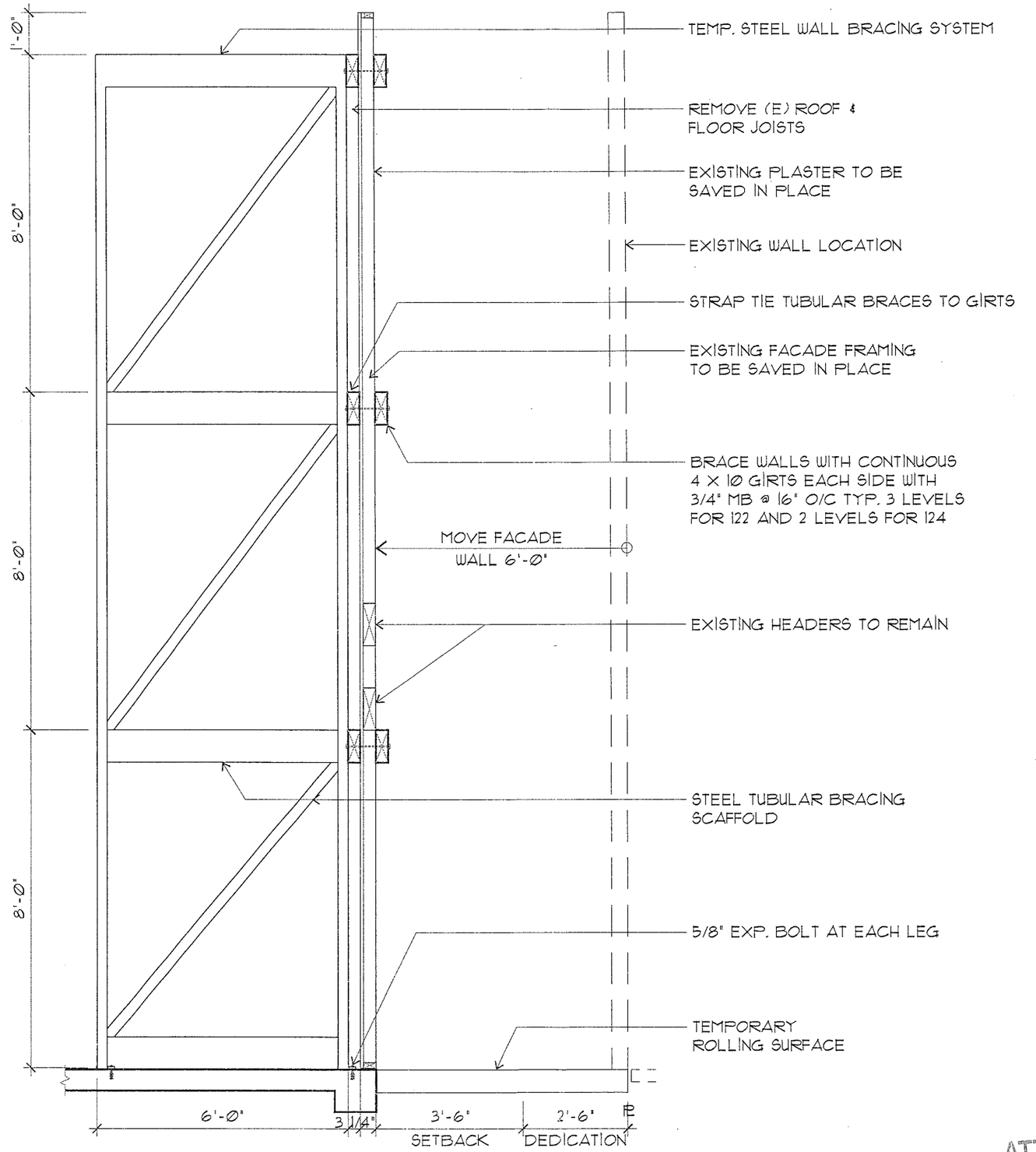
ATTACHMENT NO. 3.10



FACADE BRACING

FACADE WALL FOR RELOCATION

122 - 124 MAIN STREET
HUNTINGTON BEACH

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ATTACHMENT NO. 3.11

CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION NO. 14-004

1. PROJECT TITLE:	**Morning Jade Mixed Use Building**
Concurrent Entitlements:	**Conditional Use Permit No. 12-011; Coastal Development Permit No. 12-007; Design Review No. 12-007**
2. LEAD AGENCY:	City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648
Contact: **Phone/Email:**	Jill Arabe, Associate Planner (714) 536-5271/jarabe@surfcity-hb.org.
3. PROJECT LOCATION:	122-124 Main Street, Huntington Beach CA, 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue) – refer to Figure 1
4. PROJECT PROPONENT:	Team Design 221 Main Street, Suite 'S' Huntington Beach, CA 92648
Contact Person: **Phone:**	Jeff Bergsma 714-536-5888
5. GENERAL PLAN DESIGNATION:	Mixed Use > 30 dwelling units per acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay (M>30-d-sp-pd)
6. ZONING:	Downtown Specific Plan – Coastal Zone Overlay (SP5-CZ)

7. **PROJECT DESCRIPTION** (Describe the whole action involved,including, but not limited to, later phases of the project, and secondary support, or off-site features necessary for implementation):

The project request is to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historic and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line.

The new mixed use building will consist of approximately 2,660 square feet of retail space on the first floor, 4,500 square feet of office space on the second floor, and three residential dwelling units on the third floor. A total of 24 parking spaces are required for all uses based on commercial square footage

ATTACHMENT NO. 4.1

and bedroom count per residential unit, however only seven parking spaces are proposed onsite to serve the residential uses. Each dwelling unit will have two enclosed parking spaces in tandem configuration. One guest parking space will also be provided. In order to satisfy the remaining requirement of 17 commercial parking spaces, the applicant is proposing to pay parking in-lieu fees in conjunction with the project request.

The applicant would be required to comply with the City's affordable housing requirements, which is to provide one affordable unit onsite.

Construction Scenario

The proposed project will be accomplished in one phase including grading and construction. The project site was previously graded and is relatively flat. Demolition, grading and construction will take approximately nine months.

Project Entitlements

The proposed project requires the following entitlement requests:

- Conditional Use Permit: to partially demolish existing historical buildings, rehabilitate and relocate historic storefront facades, construct a three-story mixed use building, and participate in the parking in-lieu fee program to offset the commercial parking spaces not provided onsite;
- Coastal Development Permit: to develop a three-story mixed use building and associated infrastructure in the coastal zone and to participate in the parking in-lieu fee program;
- Design Review: to review the design, colors, and materials of a three-story mixed use building with relocated historic storefront facades.
- Lot Line Adjustment: to consolidate the two lots into one parcel for construction of a new three-story mixed use building.

8. SURROUNDING LAND USES AND SETTING:

North:		East:	
General Plan:	Mixed Use > 30 du/acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay (M>30-d-sp-pd)	General Plan:	M>30-d-sp-pd
Zoning:	Downtown Specific Plan – Coastal Zone (SP5-CZ)	Zoning:	SP5-CZ
Uses:	Commercial	Uses:	Commercial
South:		**West:**	
General Plan:	M>30-d-sp-pd	General Plan:	M>30-d-sp-pd
Zoning:	SP5-CZ	Zoning:	SP5-CZ
Uses:	Commercial	Uses:	Commercial

The project is located within the downtown core area, which is comprised of mostly visitor-serving commercial developments with ground floor retail and restaurant uses mixed with upper-story office, commercial, and residential uses.

ATTACHMENT NO. 4.2

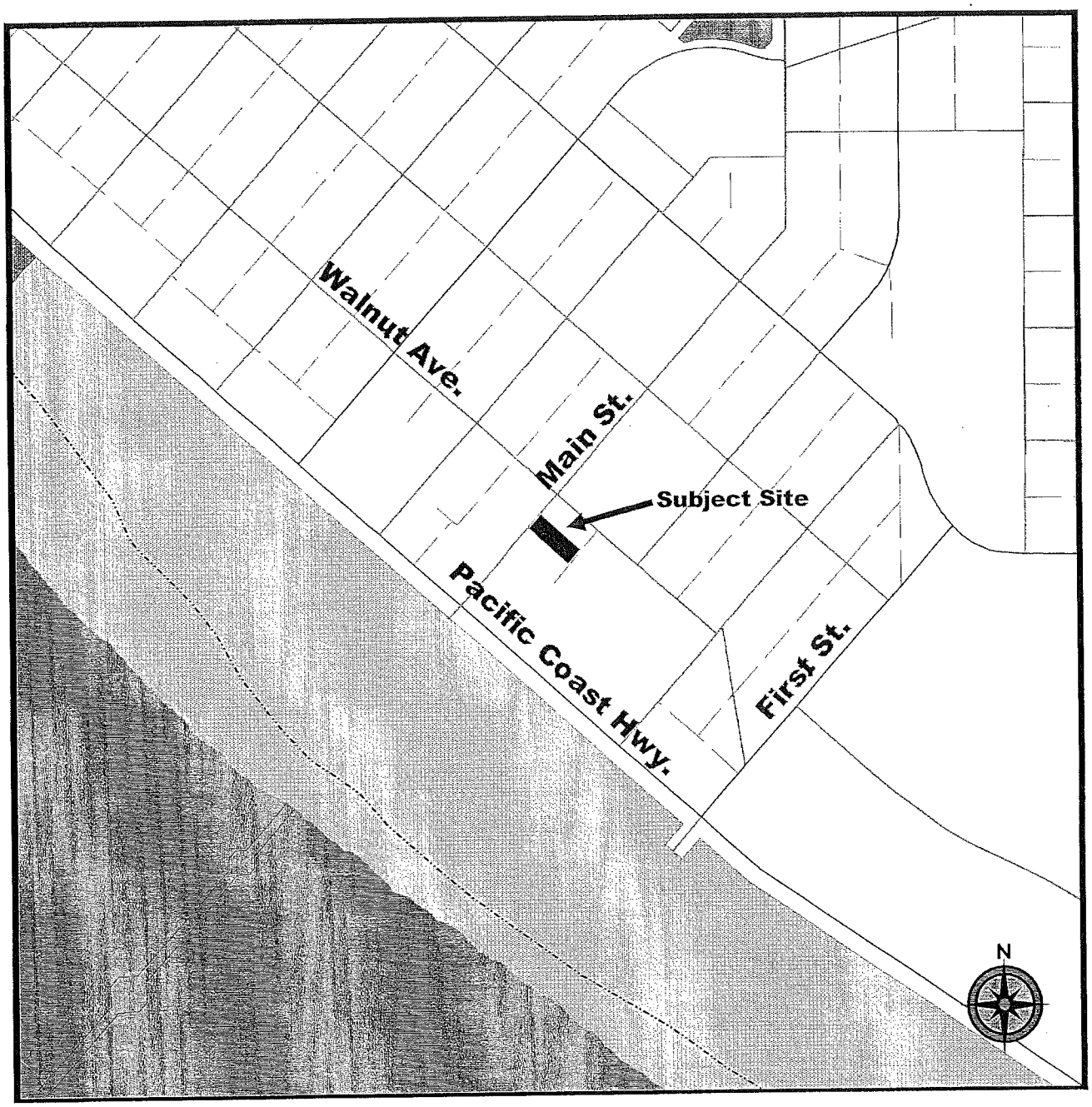
The project site is developed with two existing buildings of approximately 1,050 square feet and 1,150 square feet and paved with a parking lot at the rear of the site. A chain link fence is built along the rear property line separating the site from the alley with an opening for access into the parking lot.

8. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:**
   - Downtown Specific Plan Program Environmental Impact Report No. 08-001

10. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): None

ATTACHMENT NO. 4.3

Figure 1 – Project Location



ATTACHMENT NO. 4.4

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☐ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☐ Biological Resources	☐ Utilities / Service Systems
☐ Geology / Soils	☐ Mineral Resources	☐ Aesthetics
☐ Hydrology / Water Quality	☐ Hazards and Hazardous Materials	☒ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agriculture Resources	☐ Greenhouse Gas Emissions	☐ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

Signature: Jill Arabe

Printed Name: Jill Arabe

Date: November 4, 2014

Title: Associate Planner

ATTACHMENT NO. 4.5

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Code Requirements - The City imposes standard code requirements on projects which are considered to be components of or modifications to the project, some of these standard requirements also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard code requirements identified in the discussions has been provided as Attachment No. 2.)

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒
Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).				

ATTACHMENT NO. 4.6

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the project:				
a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources:1,2,3,4)	☐	☐	☒	☐

Discussion: The project request is to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historical and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line. The relocation of the facades is required as a result of dedication requirements for street improvements in accordance with the Downtown Specific Plan (DTSP) and Huntington Beach Zoning and Subdivision Ordinance. The mixed use building will consist of 2,660 square feet of retail, 4,500 square feet of commercial office, and three residential units.

The project site is located within the Downtown Specific Plan and the coastal zone. The proposed development is consistent with the following goals and policies of the General Plan Land Use, Coastal, and Historical and Cultural Resources Elements:

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

Policy LU 11.1.1: Accommodate the development of structures and sites that integrate housing units with retail and office commercial uses in areas designated for "mixed use" on the Land Use Plan Map in accordance with Policy LU 7.1.1.

Policy C 5.1.6: Reinforce downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district.

Goal HCR 1: To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

Policy HCR 1.2.1: Utilize the Secretary of Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity.

The new mixed use development is proposed in an urban downtown area consisting of existing commercial and residential uses. The new residential units are proposed on the third floor, above the new retail and office uses. The historical facades are incorporated with the design of the new building, thus preserving the visual and historical relationship of the storefronts along Main Street. The facades will be rehabilitated in accordance with the Secretary of Interior Standards. In addition, the development of the site will require a Lot Line Adjustment to merge the two existing lots and remove the dividing property line in accordance with Title 25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the Subdivision Map Act. The project also complies with other applicable requirements of the HBZSO subject to review and approval of a

ATTACHMENT NO. 4.7

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Conditional Use Permit and Coastal Development Permit. As discussed throughout this document, construction of this project would not result in significant environmental impacts and proposed mitigation measures would ensure impacts to Cultural Resources (refer to Section XIV Cultural Resources) would be minimized.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1)	☐	☐	☐	☒

Discussion: The project would not conflict with any habitat conservation plan or natural community conservation plan as none are adopted for the City of Huntington Beach. In addition, as discussed in Section VII. Biological Resources, the project site lacks suitable habitat conditions. No impact would occur.

c) Physically divide an established community? (Sources:17)	☐	☐	☐	☒

Discussion: The proposed project will not disrupt or physically divide an established community. The site is currently developed with commercial buildings and is located within the downtown core of the DTSP. The partial demolition of the existing commercial buildings and infill development of the new three-story mixed use building would not physically divide the community. No impact would occur, and no further analysis is required.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses)or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources:1,3)	☐	☐	☒	☐

Discussion: The existing General Plan land use and zoning designations allow for the development of up to three residential dwelling units on the subject property with a net lot size of 0.13 acre. Based on the average household size of 2.6 persons per household in Huntington Beach, the proposed project would potentially add seven residents to the City's population. This represents less than 0.1 percent of the City of Huntington Beach population (2010 Census), which would not be considered substantial. In the context of cumulative growth, the City has not attained growth anticipated by the 1996 General Plan, which is at the end of its life cycle and currently being updated. The project would not induce substantial population growth either on its own or cumulatively in the context of General Plan buildout. Therefore, a less than significant impact would occur.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1,3,17)	☐	☐	☐	☒

Discussion: See discussion under item c.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:1,3,17)	☐	☐	☐	☒

ATTACHMENT NO. 4.8

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion b&c: The project involves the partial demolition of two existing commercial buildings and development of a mixed use building including three residential dwelling units on a net lot size of 0.13 acre. Since the existing condition consists of commercial uses, the project would not displace people or housing and no impact would occur.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources:1,12,17)	☐	☐	☒	☐
Discussion: See discussion under item a.iv.				
ii) Strong seismic ground shaking? (Sources:1,12,19)	☐	☐	☒	☐
Discussion: See discussion under item a.iv.				
iii) Seismic-related ground failure, including liquefaction? (Sources:1,12,19)	☐	☐	☒	☐
Discussion: See discussion under item a.iv.				
iv) Landslides? (Sources:1,12,14,17)	☐	☐	☒	☐

Discussion i - iv: The site is not located within the Alquist-Priolo Earthquake Fault Zone and no known or potentially active faults cross the site. The nearest active fault is the Newport-Inglewood fault located approximately 1.5 miles northeast of the project site. Since the project site is located in a seismically active region of Southern California, it could be subjected to strong ground shaking in the event of an earthquake. The site is not located within a Seismic Hazard Zone for earthquake induced slope instability or liquefaction. The proposed development would be required to comply with the California Building Code (CBC) which includes regulations for projects to be designed to withstand seismic forces.

Soil studies done for adjacent properties indicate sandy silt type soils and groundwater levels at 32 feet below the ground surface. The proposed development will involve foundation footings at 24 inches deep, therefore the potential for liquefaction is anticipated to be low. Adherence to the seismic design and construction parameters of the CBC, the City's Municipal Code and recommendations outlined in a soils report would ensure protection of future tenants and residents of the project from impacts associated with seismic activity. Less than significant impacts would occur.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from	☐	☐	☒	☐

ATTACHMENT NO. 4.9

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

excavation, grading, or fill? (Sources:1,14,17)

Discussion: The proposed project would not result in a change in topography or unstable soil conditions from grading and ground disturbing activities. The site has been previously graded and is currently developed. Grading activities associated with construction would be temporary with the grading phase lasting approximately one month. The State Water Resources Control Board and the City's Municipal Code require erosion and sediment controls for construction projects with land disturbance. The requirements include preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. As such, the impact would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources:1,14,17)	☐	☐	☒	☐

Discussion: Refer to response under items a. & b. for discussion of liquefaction and landslides.

The site is relatively flat and has no potential for slope instability. The project site is currently developed and has been previously graded. The onsite soils would be suitable for recompaction and support the planned improvements. As such, impact of fill soil is not anticipated. Adherence to the City's Municipal Code, Downtown Specific Plan Environmental Impact Report No. 08-001 Mitigation Measure MM 4.4-1 and Code Requirement CR 4.4-1, which require a grading plan and detailed soils and geotechnical analysis, and recommendations within a design/construction phase geotechnical investigation on the property would ensure that less than significant impacts would occur.

Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. Withdrawal of groundwater, oil, or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. Less than significant impacts are anticipated.

Lateral spreading occurs when the underlying soil layer is saturated and generally occurs when the liquefiable soils occur deeper in the subsurface. The project site is in an area with a shallow layer (less than a half foot deep) of liquefiable soils and therefore, impacts due to lateral spreading are anticipated to be less than significant.

The City of Huntington Beach has a relatively high water table. Soil studies done for adjacent properties indicate sandy silt type soils and groundwater levels at 32 feet below the ground surface. Construction of the project will not require deep excavation work or reach depths where groundwater could occur. Implementation of existing requirements for the preparation of a site-specific soils and geotechnical analysis including soil sampling and laboratory testing with design recommendations would ensure that the project's design accounts for potential impacts due to soil collapse. Less than significant impacts would occur.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating	☐	☐	☒	☐

ATTACHMENT NO. 4.10

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial risks to life or property? (Sources:1,14,17)				

Discussion: According to DTSP Program EIR No. 08-001, the site and surrounding DTSP area has a low to moderate potential for expansive soils. No import of fill is proposed. Project grading would consist of recompaction of approximately 2,000 cubic yards of soil to ensure that the final project would achieve an acceptable level of stability. The final project would also incorporate recommendations of a soils and geotechnical analysis. Additionally, installation of foundations in conformance with the City's Municipal Code, Title 17 Excavation and Grading Code, Downtown Specific Plan EIR No. 08-001 Mitigation Measure MM 4.4-1 and Code Requirement CR 4.4-1 will reduce potential risks to life and property associated with expansive soils to less than significant levels.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources:4,14)	☐	☐	☐	☒

Discussion: The project site is served by a sewer system and therefore would not require an alternative wastewater disposal system, such as a septic tank. No impact would occur.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion: See discussion under p.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion: See discussion under p.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion: See discussion under p.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the	☐	☐	☒	☐

ATTACHMENT NO. 4.11

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources:1,4,14,17)				
Discussion: See discussion under p.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources:1,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under p.				
f) Otherwise substantially degrade water quality? (Sources:1,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under p.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:7)	☐	☐	☐	☒
Discussion: See discussion under j.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources:7)	☐	☐	☐	☒
Discussion: See discussion under j.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources:1)	☐	☐	☐	☒
Discussion: See discussion under j.				
j) Inundation by seiche, tsunami, or mudflow? (Sources:1)	☐	☐	☐	☒

Discussion g-j: The project involves the development of a three story mixed use building consisting of residential, retail, and office uses and associated onsite improvements. The project site is located in FEMA flood zone X and would not place housing or structures within a 100-year flood hazard area. The project site is not mapped as a tsunami run-up area in the Enviornmental Hazards Element of the General Plan. No impacts would occur.

k) Potentially impact stormwater runoff from construction activities? (Sources:1,4,14,17)	☐	☐	☒	☐

ATTACHMENT NO. 4.12

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: See discussion under p.				
l) Potentially impact stormwater runoff from post-construction activities? (Sources:1,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under p.				
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources:3,4,14)	☐	☐	☒	☐

Discussion: The project does not include new uses that would involve vehicle or equipment fueling or maintenance, waste handling, storage, delivery areas or loading docks and outdoor work areas. Although project construction may include vehicle and equipment maintenance, material storage and outdoor work areas, the project is required to follow existing requirements for construction to ensure that impacts to water quality during construction would be less than significant. Also see discussion under p.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources:1,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under p.				
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:1,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under p.				
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion a-f, k-p: The approximately 0.13 acre project site is currently developed. The nearest body of water to the project site is the Pacific Ocean. The project does not propose to alter the course of an existing stream or river. After construction, the project site would consist of approximately 2% landscaped area and 98% impervious area (building and paved area). The existing site is relatively flat and sheet flows south towards a catch basin in the alley. The site is surrounded by buildings to the north and south and there are no existing off-site contributing flows. Due to the relatively small project size, the potential to substantially deplete groundwater supplies is minimal. Since the site is currently and will continue to be developed with impervious areas, the project will not increase runoff rate and volume during construction and post-construction and it would not interfere with groundwater recharge. Less than significant impacts would occur.

Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works.

The NPDES permit system requires that all discharges to surface waters within the City be subject to specific discharge requirements. Implementation of the proposed project would result in the discharge of wastewater to the project's sewer system, which would ultimately be treated at one or more of the OCSD wastewater treatment plants. The OCSD wastewater treatment plants are permitted for and required to comply with their associated waste discharge requirements (WDRs). WDRs set the levels of pollutants allowable in water discharged from a facility. Compliance with all applicable WDRs, as monitored and enforced by the OCSD, would ensure that development under the proposed project would not exceed the allowable wastewater treatment requirements of the SARWQCB with respect to discharges to the sewer system. This would result in a less than significant impact.

Construction Runoff and Erosion

The State Water Resources Control Board and the City's Municipal Code require erosion and sediment controls for construction projects with land disturbance. The requirements include preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of sediment and erosion control measures, maintenance responsibilities, and non-stormwater management controls. Implementation of a SWPPP and applicable City and SWRCB requirements would ensure that runoff from construction of the project will not result in substantial erosion or flooding on- and off-site and impacts would be less than significant.

Post-construction Runoff and Erosion

The proposed post-development drainage design will utilize on-site drywells to capture storm water runoff. Runoff will be conveyed from the roof and deck drains into subsurface sand filters before draining into the drywells. Overflows will be directed to Main Street and to the alley via curb and gutter. The subsurface infiltration system would be sized to accommodate the required site Design Capture Volume and will act as the primary BMP and for pre- and post-development flow mitigation. In addition, the project is required to submit a Water Quality Management Plan (WQMP) for post-construction compliance with water quality standards and water discharge requirements subject to review and approval by the Department of Public Works. Any runoff created by a peak storm event greater than the two-year storm event would overflow into the right-of-way per historic drainage patterns.

Although the project does have the potential to contribute additional runoff, which may create other impacts such as flooding, erosion and increased demand on the existing storm drain system, the project's proposed storm drain system would limit the amount of post-construction runoff to ensure that impacts would be less than significant. As such, the project, as designed and with implementation of a WQMP, would not result in substantial increases in the rate and volume of post construction runoff, which could impact the beneficial use of downstream waters. A less than significant impact would occur.

The project's design as well as required SWPPP, WQMP and hydrology and hydraulic studies, to be submitted in accordance with City of Huntington Beach standard development requirements, will identify project design features and BMPs for ensuring no significant impacts associated with polluted runoff and erosion would occur. Impacts to water quality would be less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. AIR QUALITY. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:				
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources:8,15,17)	☐	☐	☒	☐
Discussion: See discussion under e.				
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources:8,17)	☐	☐	☒	☐
Discussion: See discussion under e.				
c) Create objectionable odors affecting a substantial number of people? (Sources:4,8,15,17)	☐	☐	☒	☐

Discussion: Objectionable odors from the project may result during construction from equipment exhaust and construction activities. However, construction odors would be temporary and intermittent during the nine month duration. In addition, odor emissions would disperse rapidly from the site and would not cause significant effects affecting a substantial number of people. Odors from vehicle exhaust emissions after completion of the project would not be significant as the project would not generate a substantial amount of vehicle trips and traffic on the existing circulation system. Less than significant impacts would occur.

d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources:8,15,17)	☐	☐	☒	☐

Discussion: For a project to be consistent with the Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the population, housing, and employment assumptions that were used in the development of the AQMP. The most recent AQMP is the 2012 AQMP. The Final 2012 AQMP was adopted by the SCAQMD Governing Board on December 7, 2012, and approved by Air Resources Board (ARB) on January 25, 2013.

The proposed project involves the development of a three-story mixed use building. As shown in Tables 1 and 2, the project would not generate any emissions that exceed the SCAQMD's thresholds. Therefore, the proposed project is consistent with the regional AQMP and the impact would be less than significant.

e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone	☐	☐	☒	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

precursors)? (Sources:8,15,17)

Discussion a,b,e: The City of Huntington Beach is located within the South Coast Air Basin, which is regulated by the South Coast Air Quality Management District (SCAQMD). The entire Basin is designated as a national- and State-level nonattainment area for Ozone and fine particulate matter ($PM_{2.5}$) and State-level nonattainment for respirable particulate matter (PM_{10}). Population groups such as children, the elderly, and acutely and chronically ill persons, especially those with cardio-respiratory diseases, are considered more sensitive to air pollution than others. The closest sensitive receptors in the vicinity of the proposed project are residences in Pier Colony, located approximately 180 feet east of the subject site. Tables 1 and 2 provide the proposed project's construction and operational emissions and compare them to the regional and localized significance thresholds of the SCAQMD. Emissions were derived using CalEEMod modeling software.

Construction-Related Regional Impacts

The construction of the project may result in short-term pollutant emissions from the following activities: the commute of workers to and from the project site, grading activities, delivery and hauling of construction materials and supplies to and from the project site, fuel combustion by on-site construction equipment, and dust generating activities from soil disturbance. Emissions during construction were calculated using CalEEMod program (version 2013.2.2). In addition, the emissions estimate assumes that the appropriate dust control measures would be implemented during each phase as required by SCAQMD Rule 403 – *Fugitive Dust* and that all other appropriate mitigation such as, but not limited to, routine equipment maintenance, frequent watering of the site, and use of low VOC coatings has been used.

The CalEEMod model calculates total emissions, on-site and offsite, resulting from each construction activity which are compared to the SCAQMD Regional Thresholds. A comparison of the project's total emissions with the regional thresholds is provided below. A project with daily construction emission rates below these thresholds is considered to have a less than significant effect on regional air quality.

Table 1: Short-Term Construction Emissions

Construction Phase	Total Regional Pollutant Emissions, lbs/day						
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$	CO_2e
Demolition	1.41	11.9	8.8	.012	1.11	.84	1,205
Site Preparation	1.42	14.3	7.4	.009	1.11	.84	990
Grading	1.41	11.9	8.8	.012	1.21	1.0	1,205
Building Construction	1.45	14.3	8.2	.01	.99	.92	1,199
Architectural Coating	47	2.6	1.9	.002	.22	.22	282
Paving	1.21	11.5	7.36	.01	.72	.67	1,099
Peak Daily Emissions	**47.14**	**38.3**	**26.8**	**.03**	**3.48**	**2.76**	**3,710**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**	**No Threshold**
Significant Emissions?	**No**	**No**	**No**	**No**	**No**	**No**	
LST Threshold	**N/A**	**197**	**1,711**	**N/A**	**14**	**9**	
Significant?		**No**	**No**		**No**	**No**	

Based on the aforementioned table construction of the project would not exceed the regional emissions thresholds nor would it expose sensitive receptors to substantial pollutant concentrations. Additionally, the project will be required to comply with construction activity mitigation measures as identified in DTSP Program EIR, MM 4.2-1 through 4.2-7. Therefore, a less than significant impact is anticipated.

ATTACHMENT NO. 4.16

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Long-term: Post-construction emissions were also calculated using the CalEEMod program version (2013.2.2.). The program was set to calculate emissions for the proposed mixed use development. The default CalEEMod variables were used for the calculations.

Table 2: Long-Term Operational Emissions

Category	Pollutant Emissions, lbs/day					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area	1.09	.023	1.76	.0024	.23	.23
Energy	.002	.02	.015	.00013	.0016	.0016
Mobile	.69	1.6	6.8	.015	1.03	.29
Total Project Emissions	**1.77**	**1.74**	**8.6**	**.017**	**1.26**	**.52**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
LST Threshold	**N/A**	**197**	**1,711**	**N/A**	**4**	**2**
Significant?		**No**	**No**		**No**	**No**

Based on the aforementioned table operational emissions from the proposed project would not exceed the regional thresholds nor would it expose sensitive receptors to substantial pollutant concentrations. Further, the project will be required to comply with DTSP Program EIR, MM 4.2-10 through 4.2-12 to address operational air quality impacts. Therefore, a less a than significant impact is anticipated.

In addition, the project does not come close to exceeding established thresholds for any pollutant including the identified nonattainment pollutants (Ozone, CO, PM_{10} and $PM_{2.5}$) and ozone precursors (NOx and VOC) both for construction and post-construction and therefore, would not contribute a cumulatively considerable increase in these pollutants.

VI. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:1,4,10,17)	☐	☐	☒	☐

Discussion: The proposed project is a three-story mixed use development. No street changes are proposed with exception of required dedication along the front and rear property lines, which would widen existing sidewalks and alleys, respectively. Existing intersections near the project site include Pacific Coast Highway and Main Street, Pacific Coast Highway and First Street, Pacific Coast Highway and 6th Street, Orange Avenue and 6th Street, Lake Street and Orange Avenue, and Orange Avenue and First Street. All intersections are currently operating at better than acceptable levels of service (LOS) in the AM and PM peak hour. According to the Department of Public Works – Transportation Division, the proposed development will generate an average of 95 new daily vehicle trips, of which 13 will occur in the AM peak hour and 11 in the PM peak hour. The increases are negligible. After the trips are distributed throughout the street network, the LOS values at the

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

intersections in the vicinity of the project would remain unchanged, therefore less than significant impacts are anticipated.

During construction, there may be some vehicle delay during various stages of the project. In addition, construction traffic from truck haul trips and workers entering and exiting the project site would add to the existing traffic conditions. However, project construction would be temporary lasting up to nine months and be required to implement a traffic control plan, subject to review and approval by the Department of Public Works, during construction to minimize disruption to motorists within the project area. The project would not require soil import and export and, therefore, haul trips would be minimal. Daily worker trips would range from five to 18 depending on the construction phase. Additionally, haul trips, vendor trips and worker trips would be considered in the required traffic control plan. Because project construction would be temporary and the anticipated number of trips for workers, vendors and hauling materials would be minimal, traffic impacts during construction would be less than significant.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources:1,17)	☐	☐	☒	☐

Discussion: The project site is not adjacent to a CMP intersection. The nearest CMP intersection to the project site is Beach Boulevard at Pacific Coast Highway. Per the 2013 General Plan Circulation Element, there are no deficiency plans underway for any of the CMP elements within the City. The project's traffic, as described under item a., would not contribute to or cause a deficiency at the Beach Boulevard at Pacific Coast Highway intersection or any other CMP intersection. The impact would be less than significant.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources:4,11,17)	☐	☐	☐	☒

Discussion: The nearest airports are the Joint Forces Training Base in Los Alamitos and the John Wayne Airport and the proposed project site is not located within any of the Airport Impact Zones. In addition, the project proposes and would result in a maximum allowable height of three stories and would not involve or allow for any structures that would extend into airspace or be tall enough to result in a change in air traffic patterns or a change in location. Therefore, the proposed project would not result in a change in air traffic patterns or otherwise result in a safety risk, and no impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources:3,4,17)	☐	☐	☒	☐

Discussion: The project will involve dedications for street and alley widening but the improvements will not directly alter the existing circulation pattern on Main Street. The dedication along the front property line will allow for the expansion of the sidewalk in front of the project, which will match the existing sidewalk width of the adjacent northerly property. Vehicular access to the project site will remain from the alley at the rear of the property, but used primarily by the residential uses. Proposed improvements will not involve hazardous design features that would affect visitors or residents to the site. Additionally, as discussed in Section I. Land Use and Planning, the project would not result in incompatible uses that would cause hazardous or unsafe conditions. A

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
less than significant impact would occur.				
e) Result in inadequate emergency access? (Sources:3,4,17)	☐	☐	☒	☐

Discussion: The Huntington Beach Fire Department has reviewed the proposed project plans and has indicated the alley behind the project shall be maintained clear for fire access with applicable signage and that stair access to the roof will be required. The project does not propose any building improvements to encroach within the alley and access to the roof will be provided, therefore a less than significant impact would occur.

f) Result in inadequate parking capacity? (Sources:3,16)	☐	☐	☒	☐

Discussion: The project requires a total of 24 parking spaces based on commercial square footage and bedroom count per residential unit. The project will provide seven onsite parking spaces to serve the residential units. Each unit will have an enclosed garage that allows for two cars in tandem configuration. One unenclosed guest parking space will also be provided. In addition, the applicant proposes to participate in the parking in-lieu fee program for the remaining 17 required parking spaces. The parking in-lieu fee program is subject to a conditional use permit with findings. The findings for the CUP and CDP require that the project would not result in detrimental impacts or impede coastal access, which includes the provision of adequate parking. Additional parking opportunities are created by the parking in-lieu fee program, including but not limited to, programs such as valet, re-striping, shuttle trolley, and other similar programs resulting in the provision of additional parking or construction of surface or structured parking and associated design costs in District 1 of the Downtown Specific Plan. These parking opportunities would serve the project and add to the parking supply for the downtown area. If the CUP is not approved, the applicant would have to provide parking onsite. Furthermore, the project site is located within the downtown core (District 1), which is an urban, pedestrian oriented, shared parking environment. On-street parking and parking facilities serve multiple uses in the vicinity. Angled metered parking stalls are located in front of the subject site and a public parking structure is located across the street from the development. Also, visitors to the downtown area will usually park once and patronize multiple establishments and locations in one trip. With the provision of residential parking onsite and participation in the in-lieu fee program, the project will not result in inadequate parking capacity. Less than significant impacts are anticipated.

g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources:1,4,16,17)	☐	☐	☐	☒

Discussion: The project would not conflict with existing City policies or plans such as the Circulation Element of the General Plan or Bicycle Master Plan. The project is required to provide bicycle parking in accordance with the requirements of the Downtown Specific Plan. No impact would occur.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources:1,17)	☐	☐	☐	☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion: The site is currently developed with one and two-story commercial buildings and a parking lot. No vegetation is located onsite to support any unique, sensitive, or endangered species. It is not within the vicinity of any sensitive habitat. No impacts to any habitat or wildlife area are anticipated through the redevelopment of the site with a mixed-use building.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources:1,17)	☐	☐	☐	☒

Discussion: The site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. It is currently developed with one and two-story commercial buildings and a parking lot. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources:1,17)	☐	☐	☐	☒

Discussion: The site is currently developed with two commercial buildings and a parking lot. It does not contain or is not located within the vicinity of any wetlands; therefore no impacts will occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources:1,17)	☐	☐	☐	☒

Discussion: The site is not part of a major or local wildlife corridor/travel route, as it does not serve to connect two significant habitats. It is located within an urbanized area surrounded by existing commercial uses, residential uses and roadways. It lacks trees or vegetation that would support any fish or wildlife species. The redevelopment of the site with a mixed-use building will not impact or interfere with any native or migratory wildlife species.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources:1,17)	☐	☐	☐	☒

Discussion: The site does not contain any trees protected by a preservation policy or ordinance. No impact would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation	☐	☐	☐	☒

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1,17)				

Discussion: There is no Habitat Conservation Plan or Natural Community Conservation Plan adopted for the City of Huntington Beach. The site is not located within a Conservation Overlay. No impact would occur.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources:1)	☐	☐	☐	☒

Discussion: See discussion under item b.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources:1)	☐	☐	☐	☒

Discussion: The site is not designated as a mineral recovery site in the General Plan or any other land use plan. No current onsite oil drilling or extraction operations presently exist or are proposed for the project. Development will not have any impact on any other mineral resources. No impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion: See discussion under c.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion: See discussion under c.

c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources:1,4,14,17)	☐	☐	☒	☐

Discussion a – c: The nearest school, Ethel Dwyer Middle School, is approximately 0.75-mile from the project site. The project proposes a mixed-use development of retail, office, and residential uses, which generally do not involve the routine transport, use or disposal of hazardous materials. The project does not

ATTACHMENT NO. 4.21

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

provide on-site fuel dispensing, underground, or outdoor storage of hazardous materials. Hazardous or flammable substances that would be used during the construction phase include vehicle fuels and oils in the operation of heavy equipment for onsite excavation and construction. Construction vehicles may require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid or other materials. However, the proposed construction operation would be required to comply with all State and local regulations to minimize risks associated with accident conditions involving the release of hazardous materials. Less than significant impacts would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources:13,17)	☐	☐	☐	☒

Discussion: The project site is not listed on the State's Hazardous Waste and Substance Site List. No impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources:3,11)	☐	☐	☐	☒

Discussion: See discussion under item f.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources:1,3,11)	☐	☐	☐	☒

Discussion e & f: The project area is not within the vicinity of a private airstrip. Although the City is located within the Planning Area for the Joint Force Training Center, Los Alamitos, the project site is not located within the height restricted boundaries identified in the Airport Environs Land Use Plan or within two miles of any known public or private airstrip. In addition, the project does not propose any new structures with heights that would interfere with existing airspace or flight patterns. No impacts would occur.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources:1,17)	☐	☐	☒	☐

Discussion: The proposed project will not impede emergency access to the surrounding area both during construction and after the project is complete. During construction, Main Street will remain open. To minimize impacts during construction, a traffic control plan is required to be implemented during construction. In addition, the project would not impair implementation of or physically interfere with any adopted emergency response plan or evacuation plan. A less than significant impact would occur.

h) Expose people or structures to a significant risk of loss,

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources:1,17)	☐	☐	☐	☒

Discussion: The project site is located within a developed area and is surrounded by existing residential and commercial development. There are no wildlands within or surrounding the project area. No impact would occur.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:1,2,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under d.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources:2,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under d.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:2,4,14,17)	☐	☐	☒	☐
Discussion: See discussion under d.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:2,4,14,17)	☐	☐	☒	☐

Discussion a – d: Existing sources of noise and groundborne vibration in the area include motor vehicle traffic on the surrounding roads (Main Street and Pacific Coast Highway) as well as existing commercial uses. Applicable City regulations include the General Plan Noise Element, which identifies goals, policies and objectives to ensure that new development does not create an unacceptable noise environment through siting, design and land use compatibility, and the City's Noise Ordinance, which regulates noise produced by uses, equipment, construction and people.

The project will generate short-term noise impacts during construction, including noise generated by earth-moving equipment, haul trucks and power tools. However, the project will be subject to compliance with Chapter 8.40 – Noise, of the Huntington Beach Municipal Code which restricts all construction activities to the hours between 7:00 AM and 8:00 p.m. Monday - Saturday. Construction activities are prohibited Sundays and Federal holidays. Construction noise and vibration would be temporary (lasting up to 9 months) and intermittent depending on the type of equipment being used and the stage of construction. Accordingly, construction related noise impacts would be less than significant. Noise and vibration generated by the proposed uses would not be significantly different than existing conditions in the area. The additional office

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

and residential uses to the site are unlikely to generate significant noise levels. As such, the proposed project will not result in exposure of persons to excessive temporary or permanent noise levels or groundborne vibration exceeding existing levels or as established by the General Plan Noise Element and the City's Noise Ordinance. Less than significant impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources:2,4,11,17)	☐	☐	☐	☒

Discussion: See discussion under f.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources:2,4,11,17)	☐	☐	☐	☒

Discussion e & f: The project is not within the vicinity of a public airport or a private airstrip. Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project will not result in the development of new structures or buildings that would expose people residing or working in the area to excessive noise levels. No impacts would occur.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Sources:1,2,3,17)	☐	☐	☒	☐

Discussion: See discussion under item e.

b) Police Protection? (Sources:1,2,3,17)	☐	☐	☒	☐

Discussion: See discussion under item e.

c) Schools? (Sources:1,2,3,17)	☐	☐	☒	☐

Discussion: See discussion under item e.

d) Parks? (Sources:1,2,3,17)	☐	☐	☒	☐

Discussion: See discussion under item e.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other public facilities or governmental services? (Sources:1,2,3,17)	☐	☐	☒	☐

Discussion a – e: The project site is currently developed. The nearest police station is the Downtown Substation within 300 feet of the subject property at 204 5th Street. The nearest Fire Station is Station No. 5 located at 530 Lake Street (northeast corner of Frankfort Avenue and Lake Street). The project site is located within the Huntington Beach City School District (grades K-8) and the Huntington Beach Union High School District. The project site is located within the boundary area for Agnes Smith Elementary School and Ethel Dwyer Middle School. Five City parks and the City beach are all located within one mile of the project site.

The Fire and Police departments have reviewed the proposed development and have not indicated that the project would impact acceptable service levels. The Huntington Beach City School District (HBCSD), which would serve the project, is currently experiencing a declining enrollment. The proposed project would not significantly increase the District's student population. Existing code requirements require the collection of fees under the authority of SB 50 (considered full mitigation under CEQA) to offset any increase in educational demand at the elementary and middle schools serving the project site. While the proposed project would not create a substantial increase in demand for public services, the project would be required to pay development impact fees for law enforcement, fire suppression, libraries, schools and park fees to offset any additional increase in demand for services. Less than significant impacts would occur.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources:1,3,4,14)	☐	☐	☒	☐

Discussion: Operational discharges by the project will be diverted to the sewer system, which would ultimately be treated at one or more of the OCSD wastewater treatment plants. The Orange County Sanitation District (OCSD) wastewater treatment plants are required to comply with their associated Waste Discharge Requirements (WDRs). WDRs set the levels of pollutants allowable in water discharged from a facility. Compliance with any applicable WDRs, as monitored and enforced by the OCSD, would ensure that the proposed project would not exceed the applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) with respect to discharges to the sewer system. This would result in a less than significant impact.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:1,3,4,14)	☐	☐	☒	☐

Discussion: The DTSP EIR concluded that the buildout of the uses within the DTSP would result in an increase of 369 acre-feet per year (afy) to 331,154 gallons per day (gpd). Based on the generation rates used in the DTSP EIR, the proposed project would result in a water demand of 1,655 gallons per day (gpd). The existing pipes throughout the project site would provide some of the infrastructure necessary to provide water service to the proposed project. New on-site and off-site improvements could be required to provide adequate service for water demand during the construction phase. The preparation of a hydraulic water analyses is required to ensure that fire service connection from the point of connection to the City water main to the

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

backflow protection device satisfies the City of Huntington Beach Water Division standard requirements. If new infrastructure and other improvements are determined to be necessary, development would adhere to existing laws and regulations, and the water conveyance infrastructure will be appropriately sized for the proposed project, which includes potable water, domestic irrigation and fire flow demands. Less than significant impacts would occur.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources:3,4,14)	☐	☐	☒	☐

Discussion: The site is currently and will continue to be primarily composed of impervious areas. As discussed in Section IV. Hydrology and Water Quality, the proposed drainage design will utilize roof and deck drains to collect storm water runoff and low flows into drywells onsite. Runoff will be conveyed towards Main Street and the alley. Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. Heavier storm flows will drain south towards a catch basin in the alley per historic drainage patterns. Less than significant impacts are anticipated.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:4)	☐	☐	☒	☐

Discussion: The Public Works Department has reviewed the project plans and did not identify any concerns regarding impacts to water supplies. The project would not result in an increase in water consumption such that it would present a significant impact to water supplies. In addition, the project is subject to compliance with the City's Water Conservation Ordinance, including the Water Efficient Landscape Requirements, as well as Title 24 conservation measures such as low flow fixtures, which ensure water consumption is minimized. The water demand for the proposed project can be accommodated by the City's water service capacity and less than significant impacts would occur.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources:1,4)	☐	☐	☒	☐

Discussion a,b,e: The Orange County Sanitation District (OCSD) provides regional wastewater collection, treatment and disposal services for the City of Huntington Beach. OCSD has two operating facilities that treat wastewater from residential, commercial, and industrial sources in central and northwest Orange County. No existing capacity issues have been identified in the OCSD system, and OCSD has developed plans and commenced plant improvements anticipated to meet area demands to the year 2050.

All connections to existing wastewater infrastructure will be designed and constructed in accordance with the requirements and standards of the City of Huntington Beach and the OCSD. Compliance with applicable Waste Discharge Requirements, as monitored and enforced by the OCSD, would ensure that the proposed project would not exceed applicable wastewater treatment requirements of the Santa Ana Regional Water

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Quality Control Board (SARWQCB) with respect to discharges to the sewer system. Less than significant impacts would occur.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources:1,14)	☐	☐	☒	☐
Discussion: See discussion under item g.				
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:1,14)	☐	☐	☒	☐

Discussion f & g: Rainbow Environmental is the exclusive hauler of all solid waste for the City of Huntington Beach. Rainbow operates a Transfer Station, located at 17121 Nichols Street within the City of Huntington Beach, and two Materials Recovery Facilities (MRFs) through which all solid waste is processed. Rainbow Transfer Station has a design capacity of 2,800 tons per day, and current utilization ranges between 53 and 71 percent. In addition, the two MRFs sort and separate all waste and recycle appropriate materials further reducing the waste generation going to the landfills.

Prior to 2008, Assembly Bill (AB) 939 required a 50 percent diversion of solid waste by the year 2000. Based on 2006 data, the City of Huntington Beach maintained a 71 percent diversion rate from the Orange County landfills, which exceeded the AB 939 requirement. In 2008, California enacted Senate Bill (SB) 1016, which established a per capita disposal rate target of 10.4 pounds per person per day (PPD). According to the City's annual reports to CalRecycle, the City's PPD rate was 4.7 in 2011, demonstrating compliance with SB 1016.

The Orange County Integrated Waste Management Department (IWMD) currently owns and operates three active landfills that serve the Orange County region, including: Frank R. Bowerman Landfill in Irvine; Olinda Alpha Landfill in Brea; and Prima Deshecha Landfill in San Juan Capistrano. All three landfills are permitted as Class III landfills and have a combined design capacity of 20,500 tons per day. Solid waste from the project site would be sent to the Frank R. Bowerman Landfill in Irvine. Permitted capacity for the landfill is limited to 8,500 tons per day. However, if the per day capacity is reached at the Bowerman Landfill, trucks are diverted to one of the other two landfills: Olinda Alpha in Brea (capacity 8,000 tons/day) and Prima Deshecha in San Juan Capistrano (capacity 4,000 tons/day) in the county.

The solid waste contribution to any of the three landfills that serve the project site would be minimal when compared to their allowed daily capacity. With Rainbow Disposal able to accept all construction waste from the project site and with sufficient current and future landfill capacity, the solid waste impacts resulting from the proposed project would be less than significant.

h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:4,17)	☐	☐	☒	☐

Discussion: Refer to item XII.c. above. The Water Quality Management Plan (WQMP) for this project is required to identify Best Management Practices (BMPs) to reduce impacts to water quality. The proposed drywell infiltration system and identified BMPs are not anticipated to create additional environmental impacts as discussed in Section IV. Hydrology and Water Quality. Less than significant impacts would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources:1,3,4)	☐	☐	☒	☐

Discussion: The site is located along a landscape corridor and secondary image/path corridor as depicted in the City of Huntington Beach Urban Design Element. Specific elements along this corridor reinforce the design continuity of the area including an emphasis on a pedestrian oriented environment by allowing minimum and maximum setbacks of zero to five feet from property lines along Main Street. Existing views of the project site along Main Street are minimally impacted because the majority of the downtown commercial buildings line the sidewalks at zero setbacks. The project site is interior to the first block of Main Street and views from the site are primarily limited by surrounding commercial development of various heights. With the required street dedication and increased setback of the new building, the project would not impact existing views of the Huntington Beach pier or beach from Main Street. The site will temporarily contain unsightly views of construction fencing and equipment during demolition and construction phases, but those impacts are short term. After construction, the development will not interfere with public views. Less than significant impacts would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources:1,3,4)	☐	☐	☒	☐

Discussion: Pacific Coast Highway is a designated scenic highway, located south of the subject site. Views from Pacific Coast Highway of this property are limited and will not interfere with the scenic views (of coastal resources). Although the site contains historic buildings, the site is not located within the scenic state highway. Less than significant impacts to the scenic resources would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:1,3,4)	☐	☐	☒	☐

Discussion: The project request is to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historical and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line. The storefronts contain architectural features relevant to the history of the City of Huntington Beach. As proposed, the project will retain the historic facades and the applicant will rehabilitate specific elements on the facades consistent with the *Secretary of Interior Standards*. Behind the facades, a third story element will be visible above the relocated facades and will be constructed consistent with the DTSP Design Guidelines, including stepping back the upper level from the lower levels and adding visual interest along the façade with the use of balconies and variation in wall planes. Furthermore, the proposed height of the building will comply with the height requirements of the Downtown Specific Plan. The Downtown Specific Plan EIR did not find significant impacts associated with height standards in District 1 on Main Street or view corridors from any streets in the Downtown Specific Plan area with respect to views of the beach, the pier, and Pacific Coast Highway. Additionally, the visual character of the site will be retained because the historical storefronts will be relocated outside of the street dedicated areas. The surroundings will

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

be altered to allow for wider pedestrian access in front of the project site and the public open space component for the project will be provided within the setback area along Main Street. The site will temporarily contain unsightly views of construction fencing and equipment during demolition and construction phases, but those impacts are short term. Less than significant would occur.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:1,3,4)	☐	☐	☒	☐

Discussion: Since the project site is currently developed with two commercial buildings, the project would not introduce a new source of light and glare in the area. The project will include residential uses in an area that is primarily developed with commercial uses and light sources from the project would be similar to existing light sources in the area. Existing residential uses (Pier Colony) are located east of the site and buffered from any source of light or glare proposed on the project by the Pierside Pavilion commercial building. Less than significant impacts would occur.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources:1,5,17)	☐	☒	☐	☐

Discussion:

The project request is to partially demolish two existing commercial buildings of approximately 1,050 square feet and 1,150 square feet in size and construct a new approximately 9,500 square feet three-story mixed use building on the subject site. Because the two existing commercial buildings are listed as historical resources in the Historical and Cultural Resources Element of the City of Huntington Beach General Plan, the applicant is requesting to retain, rehabilitate, and relocate the storefront facades approximately six feet back from their existing locations at the front property line.

Architectural Historians for PCR Services conducted a historical resources evaluation of the subject property in July 2012 pursuant to Downtown Specific Plan EIR Mitigation Measure MM 4.3-1, which requires a report from a qualified architectural historian regarding the significance of a site/structure when development is proposed on a site listed or eligible for listing on any national or state historic register and/or listed in the General Plan Historic and Cultural Resources Element. The National Register and California Register evaluation criteria for assessing the significance of a property are summarized as: 1) associated with events that have made a significant contribution to the broad patterns of history; 2) associated with the lives of persons significant in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) yields or may likely yield information important in prehistory or history. At a local level, the significance of a structure or place is based upon its overall contribution to the community by either its historical age, cultural, social, or visual function(s). The community's historical resources have been identified as significant structures and places by one of four sources, the Historic Resources Board (HRB), a Historic Place by the National Register, Potential Historic Districts by the Downtown Survey, and/or a Local Landmark by the City of Huntington Beach City Council.

In their evaluation, PCR Services identified that both buildings are historical resources. The two-story Western False Front style commercial building at 122 Main St. is considered a rare example of the style, type and method of construction and appears individually eligible for listing in the National Register and the California

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Register and as a Huntington Beach Historical Landmark. The Western False Front style is representative of Huntington Beach's early architectural heritage. In addition, the building has enough integrity to convey its historical association with Pacific City and the possible site of City Hall. The 122 Main St. building and the one-story Streamline Moderne commercial building at 124 Main St. (and other buildings in the 100 block of Main Street) appear eligible for listing as contributors to a potential National Register district which are associated with the Early Settlement and Growth of Huntington Beach and the Oil Boom and Interwar Transformation. The building at 124 Main St. does not appear to be individually eligible as a historical resource due to its renovations in the 1930s from the rare Western False Front style to a Streamline Moderne commercial building. However, as stated above it may contribute to a potential National Register district when combined with other historic buildings within the 100 block of Main Street.

The project involves the removal of the non-contributing interiors and contributing exterior secondary side and rear elevations behind the storefronts and replacing them with new construction. Although the historic storefront facades will be retained and rehabilitated in accordance with the Secretary of the Interior Standards, they will also be relocated approximately six feet east from the existing property line due to required right-of-way dedication for pedestrian access and public utilities. The distinctive and character-defining features that contribute to the significance of the historical resources are the two-story Western False front façade of 122 Main St. and the one-story Streamline Moderne façade of 124 Main St. As indicated by PCR in the Historical Resources Assessment, the side and rear elevations are secondary rather than primary character-defining features. The secondary elevations do not substantially contribute to the eligibility of the subject properties as historical resources and are not clearly visible from the public right of way. Furthermore, the visual and historical relationships with other historical resources in the surrounding setting will be preserved with the retention, rehabilitation and relocation of the storefront facades. In order to reduce the potentially adverse impacts resulting from the relocation of the storefronts and removal of the side and rear elevations, the project would be required to implement mitigation measure CULT-1 involving the recordation of the subject properties in a Historic American Buildings Survey (HABS) report, which will include the history and appearance of the subject properties prior to commencement of construction. Of the two buildings, only 122 Main St. would be required to implement mitigation measure CULT-2 which would ensure that a demolition monitoring and salvage program is performed to evaluate the portions of the structure to be removed for salvage, analysis and interpretation in a report. In addition, mitigation measure CULT-3 would require a permanent metal plaque to be affixed to each storefront or a marker imbedded in the pavement in front, to briefly explain that the storefronts were relocated. Mitigation measure CULT-4 would ensure that the relocated storefronts will retain their structural integrity and not collapse in transport with the submittal of an engineered approved bracing plan. With implementation of mitigation measures CULT-1-4, impacts to historical resources would be mitigated to less than significant levels.

CULT-1 Prior to submittal of demolition permits for the 122 Main St. and 124 Main St. buildings, a Historic American Buildings Survey (HABS) Level III recordation document shall be prepared for the existing buildings; their property type, the Western False Front style, wood frame construction, and the Streamline Moderne style; and document other similar property types in downtown Huntington Beach; and its possible association with the City Hall of Pacific City and the economic and cultural development of the City of Huntington Beach. The HABS document shall be prepared by a qualified architectural historian or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for Architectural History pursuant to 36 CFR 61. This document shall include a historical narrative on the architectural and historical importance of the Western False Front, wood frame, and Streamline Moderne style commercial buildings in Huntington Beach, downtown Huntington Beach and Main Street, association with the City Hall of Pacific City, and record the existing appearance of the building in professional large format HABS photographs. The building exterior, representative interior spaces, character-defining features, as well as the property setting and contextual views shall be documented. All documentation components shall be completed

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). Original archivally-sound copies of the report shall be submitted to the HABS collection at the Library of Congress, and South Central Coastal Information Center, California State University, Fullerton, CA. Non-archival copies will be distributed to the City of Huntington Beach and Huntington Beach Public Library (Main Branch). In addition, any existing and available design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document. Results of the demolition monitoring and salvage investigations (see CULT-2) shall be incorporated into the final draft of the HABS report. The final draft of the HABS report shall be submitted prior to final inspections for the new building.

CULT-2 Prior to issuance of demolition permits for the 122 Main St. structure, the project applicant shall retain a qualified architectural historian to conduct construction monitoring during demolition. Any important historic fabric associated with the period of significance, ca. 1902, shall be fully recorded in photographic images and written manuscript notes. Significant material shall be inventoried and evaluated for potential salvage, analysis and interpretation. A qualified architectural historian or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for Architectural History, pursuant to 36 CFR 61, shall prepare the necessary written and illustrated documentation in a construction monitoring and salvage report. This document shall record the history of 122 Main Street and the wood-frame construction methods during the period of significance as well document its present physical condition through site plans; historic maps and photographs; sketch maps; 35mm photography; and written data and text. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and for Archaeological Documentation for above ground structures. The completed documentation shall be placed on file at the South Central Coastal Information Center, California State University, Fullerton, CA; and the City of Huntington Public Library. Findings shall be incorporated into the HABS report (see CULT-1).

CULT-3 Prior to issuance of certificate of occupancy for both buildings, a permanent metal plaque shall be affixed to the 122 Main St. and 124 Main St. storefronts or markers shall be embedded in the pavement in front, which will briefly explain the storefronts were relocated. The City of Huntington Beach shall verify the installation of the plaques/markers at the site.

CULT-4 Prior to submittal for building permits, the developer shall submit an engineered approved bracing plan demonstrating the ability to retain the structural integrity of the storefronts and relocate them approximately six feet back from the existing property line. The engineered approved bracing plan shall be approved by the City of Huntington Beach prior to issuance of demolition permits for the buildings behind the storefronts.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources:1,17)	☐	☐	☒	☐

Discussion: See discussion under item d.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1,17)	☐	☐	☒	☐

Discussion: See discussion under item d.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1,17)	☐	☐	☒	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion b – d: The project site is currently developed with two commercial buildings. It is not anticipated that the project would involve excavation of native soils. No unique geological features or paleontological resources have been identified or are present on the site. No archaeological sites have ever been recorded for the project site. If archaeological or paleontological resources are encountered during construction activities, Downtown Specific Plan EIR No. 08-001 mitigation measure 4.3-2 would require the retention of a qualified archaeologist or paleontologist and proper procedures of cultural resource finds.

If human remains are encountered during ground disturbing activities, Downtown Specific Plan EIR No. 08-001 mitigation measure MM4.3-3 and State Health and Safety Code Section 7050.5 would be required to be implemented and no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

With implementation of mitigation measures MM4.3-2 and MM 4.3-3 of the Downtown Specific Plain EIR No. 08-001 and standard requirements of the California Health and Safety Code, impacts to archaeological and paleontological resources would be less than significant.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:1,2,3,4)	☐	☐	☒	☐
Discussion: See discussion under item c.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources:1,3,4)	☐	☐	☒	☐
Discussion: See discussion under item c.				
c) Affect existing recreational opportunities? (Sources:1,3,4)	☐	☐	☒	☐

Discussion a – c: The project consists of the construction of a mixed use development including retail, office, and three residential units on a 0.13 net acre lot. Based on the number of proposed dwellings and average household size in the City, the project could add approximately eight people to the City's population (less than 0.1 percent of the City's population). There are five City parks located within one mile of the project site. Although additional residents would create increased demand and use of the City's parks and recreational services, the project would be required to pay impact fees to offset the increased demand and use created by the

ATTACHMENT NO. 4.32

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

project and ensure established General Plan park acreage standards are maintained. As such, impacts to recreation would be less than significant.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources:1,2,3)	☐	☐	☐	☒
Discussion: See discussion under item c.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources:1,2,3)	☐	☐	☐	☒
Discussion: See discussion under item c.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources:1,2,3)	☐	☐	☐	☒

Discussion a – c: The property is currently developed with two commercial buildings. The site is not shown on any map of the California Resources Agency as important, unique or prime farmland and it is not zoned for agricultural use. In addition, the proposed development would not result in the conversion of land zoned for agricultural uses or conflict with a Williamson Act contract. No impacts would occur.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources:8,15)	☐	☐	☒	☐
Discussion: See discussion under b.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources:8,15)	☐	☐	☒	☐

Discussion a & b: AB 32 codifies the state's goal to reduce its global warming by requiring that the state's greenhouse gas (GHG) emissions be reduced to 1990 levels by 2020. This reduction will be accomplished

through an enforceable statewide cap on greenhouse gas emissions that will be phased in starting in 2012. In order to effectively implement the cap, AB 32 directs the California Air Resources Board (CARB) to develop appropriate regulations and establish a mandatory reporting system to track and monitor greenhouse gas emissions levels.

The CEQA Guidelines state that, where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make determinations regarding air quality impacts. State CEQA Guidelines Section 15064.4 provides guidance to lead agencies for determining the significance of impacts from GHG emissions and states that a lead agency should make a good-faith effort, to the extent possible, based on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. When assessing the significance of impacts from GHG emissions, a lead agency should consider: (1) the extent to which the project may increase or reduce GHG emissions compared with existing conditions; (2) whether the project's GHG emissions exceed a threshold of significance that the lead agency determines applicable to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The SCAQMD has adopted a 10,000 metric tons (MT) significance threshold for industrial facilities where SCAQMD is the lead agency. However, this 10,000 MT significance threshold is not applicable to the proposed project because the project is not an industrial facility. The SCAQMD has also drafted a 3,000 MT significance threshold for commercial/residential projects. Other quantitative thresholds have been adopted or recommended by other public agencies, including other air districts, or recommended by experts throughout the state, such as the 900 MT CO_2e (approx. > 54 dwelling units) threshold contained within California Air Pollution Control Officers Association's (CAPCOA's) CEQA and Climate Change Report. CAPCOA's 900 MT threshold level is the lowest existing quantitative threshold within the state. The GHG emissions from the proposed project were quantified using CalEEMod and are shown in Table 3.

Table 3: Cumulative Greenhouse Gas Emissions

Category	Pollutant Emissions, MT/year					
	Bio- CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
Construction emissions amortized over 30 years	0	4.1	4.1	.0011	0	4.1
Operational emissions						
Area	0.32	0.66	0.98	.001	.00002	1.01
Energy	0	42	42	.0018	.00044	42
Mobile	0	181	181	.0076	0	181
Waste	1.79	0	1.79	0.11	0	4
Water	0.41	7.28	7.69	.042	.0011	8.89
Total Project Emissions	2.52	231	233	.16	.0015	237

According to CAPCOA, GHG emission impacts are exclusively cumulative impacts from a climate change perspective. Therefore, this analysis evaluates the cumulative contribution of project-related GHG emissions.

Construction activities associated with the project would result in GHG emissions from fuel combustion within construction equipment and vehicles traveling to and from the project site. Consistent with SCAQMD draft guidelines, construction emissions are summed and amortized over a 30-year project life and then added to operational emissions. As shown in Table 3, total GHG emissions are expected to be below the draft 3,000 MT

ATTACHMENT NO. 4.34

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

SCAQMD threshold as well as the more stringent CAPCOA threshold of 900 MT. In addition, DTSP Program EIR No. 08-001 mitigation measures MM 4.2-1 through 4.2-7 will further reduce impacts of GHG emissions. Therefore, the impact of GHG emissions from the project would be less than significant.

As discussed above, project emissions would be below the CAPCOA threshold of 900 MT and below SCAQMD's draft residential/commercial threshold, which were developed to help achieve the GHG emissions reduction goals of AB 32. As such, the proposed project would be consistent with the AB 32 goal of reducing statewide GHG emissions to 1990 levels by 2020. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases pursuant to AB 32. A less than significant impact would occur.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources:1-17)	☐	☒	☐	☐

Discussion: As discussed in Section XIV. Cultural Resources, the proposed project has the potential to adversely impact cultural resources, but with the implementation of mitigation measures CULT-1-4, the impacts would be reduced to less than significant. The rear and side elevations that would be demolished as part of this project are not distinctive primary contributing features and do not characterize the property. They are substantially-altered secondary features that contribute to but are not essential to the property's eligibility. With the retention and rehabilitation of the storefront facades consistent with the Secretary of the Interior Standards, the site will continue to be eligible as a historical resource.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources:1-17)	☐	☐	☒	☐

Discussion: As discussed in Sections I to XVI, the project is not anticipated to have significant cumulatively considerable impacts due to the relatively small scale and nature of the project as well as implementation of project design features, required DTSP Program EIR mitigation measures and standard City codes and policies that would further reduce impacts. The project does not represent a significant adverse impact to the environment or goals of the City. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1-17)	☐	☐	☒	☐

Discussion: As discussed in Sections I to XVI, all potential impacts that could have environmental effects on humans as a result of the project have been found to be less than significant due to the relatively small scale and nature of the project as well as implementation of project design features, applicable DTSP Program EIR mitigation measures and standard City codes as well as other applicable codes and policies. As such, impacts would be less than significant.

XIX. EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilitized in this analysis, as well as sources of information are as follows:

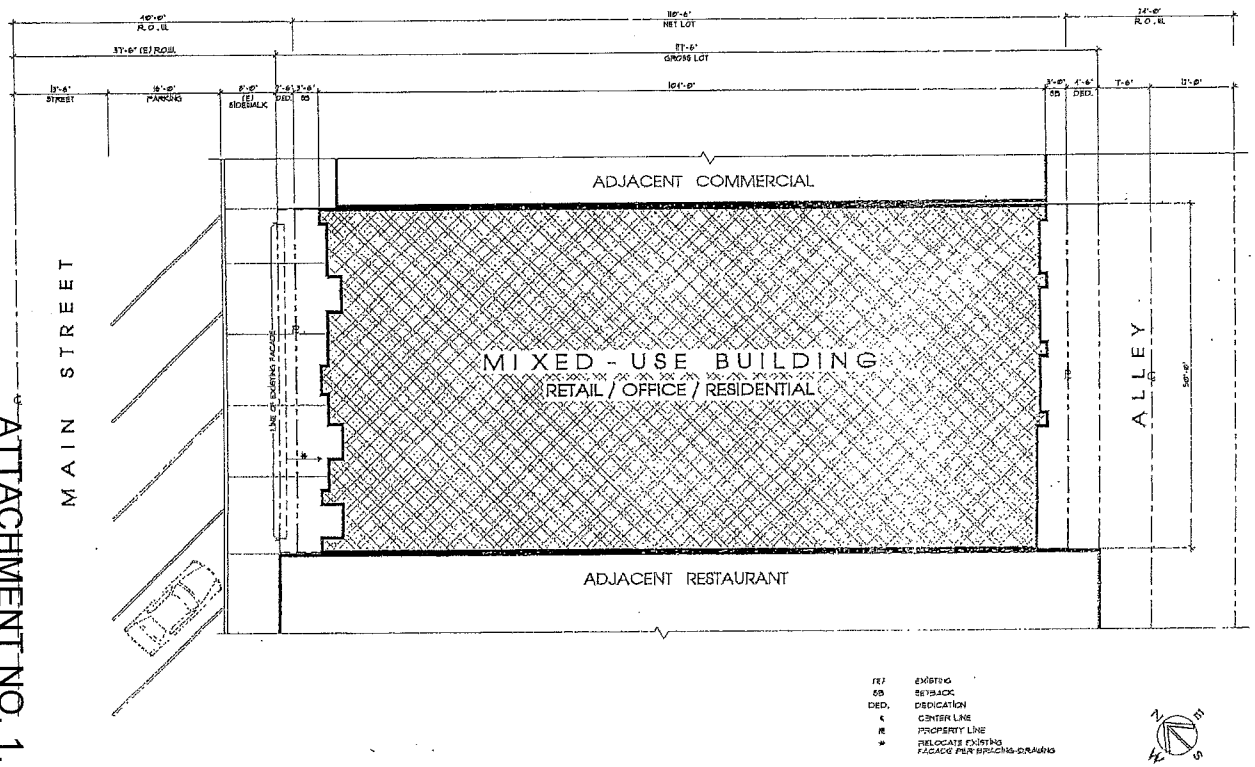
Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Builidng Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	Project Plans	Attachment No. 1
4	Code Requirements	Attachment No. 2
5	Historical Resources Assessment (PCR Services Corporation, Architectural Historian, October 2014)	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
6	City of Huntington Beach Geotechnical Inputs Report	"
7	FEMA Flood Insurance Rate Map (2009)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 9th Edition, Institute of Traffic Engineers (2012)	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	State Seismic Hazard Zones Map	"
13	Hazardous Waste and Substances Sites List	www.calepa.gov/sitecleanup/cortese
14	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/govern

ATTACHMENT NO. 4.37

ISSUES (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			ment/charter_codes/municipal_code.cfm		
15	CalEEMod Emissions Modeling (October 2014)		City of Huntington Beach Planning and Builidng Dept., 2000 Main St. Huntington Beach		
16	Downtown Specific Plan		City of Huntington Beach Planning and Builidng Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/files/users/planning/HB_DTSP_10_6_11_000.pdf		
17	Downtown Specific Plan EIR No. 08-001		" http://www.huntingtonbeachca.gov/government/departments/planning/major/DTSP_DEIR.cfm		
18	Applicable Downtown Specific Plan EIR Mitigation Measures		Attachment No. 3		
19	Project Mitigation Measures (CULT 1-4)		Attachment No. 4		

ATTACHMENT NO. 4.38

MIXED-USE
RETAIL / OFFICE / RESIDENTIAL
122-124 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA



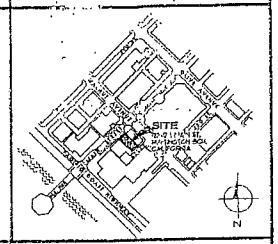
(E)	EXISTING
SB	SETBACK
DED.	DEDICATION
℄	CENTER LINE
PL	PROPERTY LINE
*	RELOCATE EXISTING FACADE PER BRACING DRAWING

SITE PLAN

ZONING MATRIX

ITEM	CODE SECTION	REQUIRED	PROPOSED
PARKING	D. T. S. P.	26 SPACES	26 SPACES
DENSITY	-	30 DU / ACRE	5 UNITS
SETBACK SIDE	3. 3. 1. 11	0'	0'
SETBACK REAR	3. 3. 1. 13	3'	3'
SET-TOO FRONT	3. 3. 1. 10	0'-5'	0'
HEIGHT	3. 3. 1. 8	35 FT.	35 FT.
OPEN SPACE	3. 3. 1. 15	0% - 5%	0%

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0	SITE PLAN, VICINITY MAP, STATISTICS
A1	FIRST LEVEL FLOOR PLAN
A2	SECOND LEVEL FLOOR PLAN
A3	THIRD LEVEL FLOOR PLAN
A4	ROOF DECK PLAN
A5	BUILDING SECTION
A6	ELEVATION
A7	ELEVATION
A8	ELEVATION
A9	ELEVATION

STATISTICS

APN : 024-184-02
LEGAL : HB TRACT, BLOCK 103, LOTS 22 & 24
NET LOT AREA : 5,550 S.F. = .13 ARCE
ZONING : D. T. S. P. DISTRICT #1
OCCUPANCY : M, B, U-1, R-3
CONSTRUCTION : TYPE V, N., FULLY FIRE SPRK.

HEIGHT : 35' / 3-STORY

BUILDING AREA :
1st LEVEL RETAIL : 2,330 S.F.
2nd LEVEL OFFICE : 5,000 S.F.
3rd LEVEL RESIDENTIAL : 2,200 S.F.
TOTAL 9,530 S.F.

PARKING :
RETAIL : 2,660 / 300 = 8
OFFICE : 4,500 / 500 = 9
REQUIRED COMMERCIAL = 17 SPACES *

RESIDENTIAL :
3 UNITS X 2 = 6 TANDEM
GUEST 3 X .25 = 1 SPACE

* PROPOSED IN-LIEU FEE SPACES

OWNER / DEVELOPER :
MORNING JADE CORP.
2855 PULLMAN ST.
SANTA ANA, CA 92705

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DATE: 4/07/14
SCALE: 1/16"=1'-0"
DWG FILE: H5-48-A0

JEFF BERGEMAN ARCHITECT

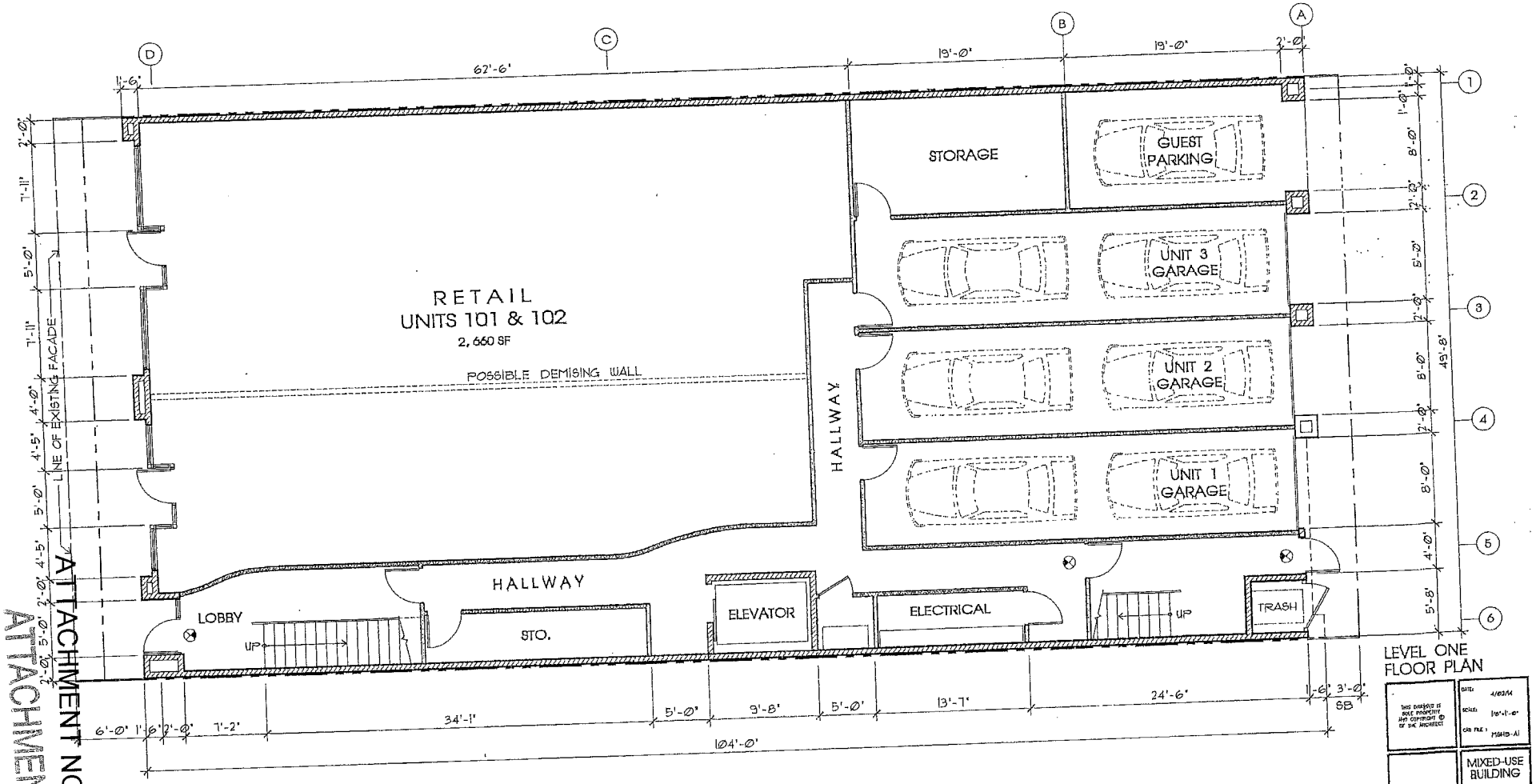
MIXED-USE BUILDING
122-124 MAIN ST.
HUNTINGTON BEACH
CALIFORNIA

TEAM

A0

ATTACHMENT NO. 1.1

ATTACHMENT NO. 4.39

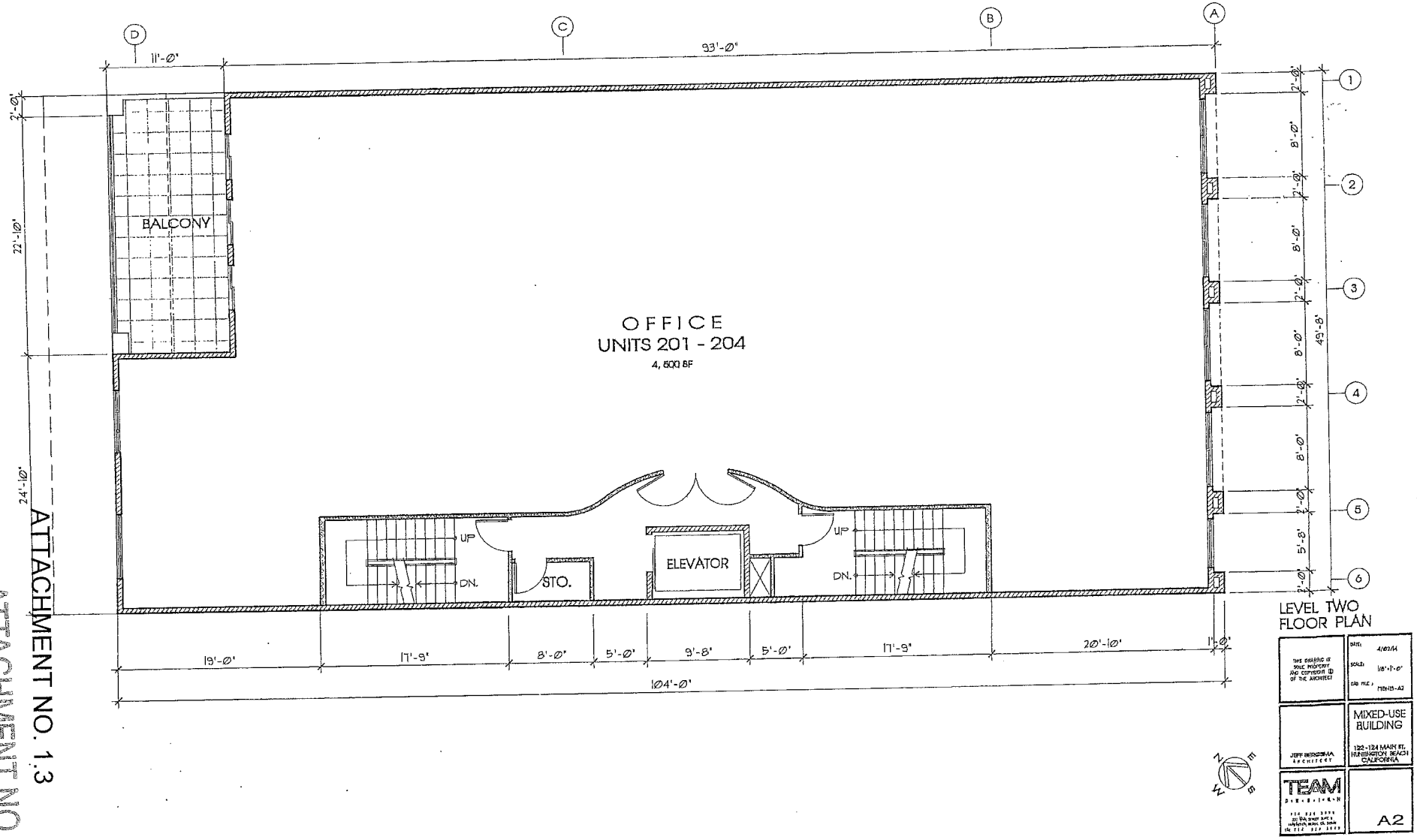


LEVEL ONE FLOOR PLAN

THIS DRAWING IS THE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 4/03/14 SCALE: 1/8"=1'-0" CAD FILE: MSHB-A1
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM PROPERTIES	A1

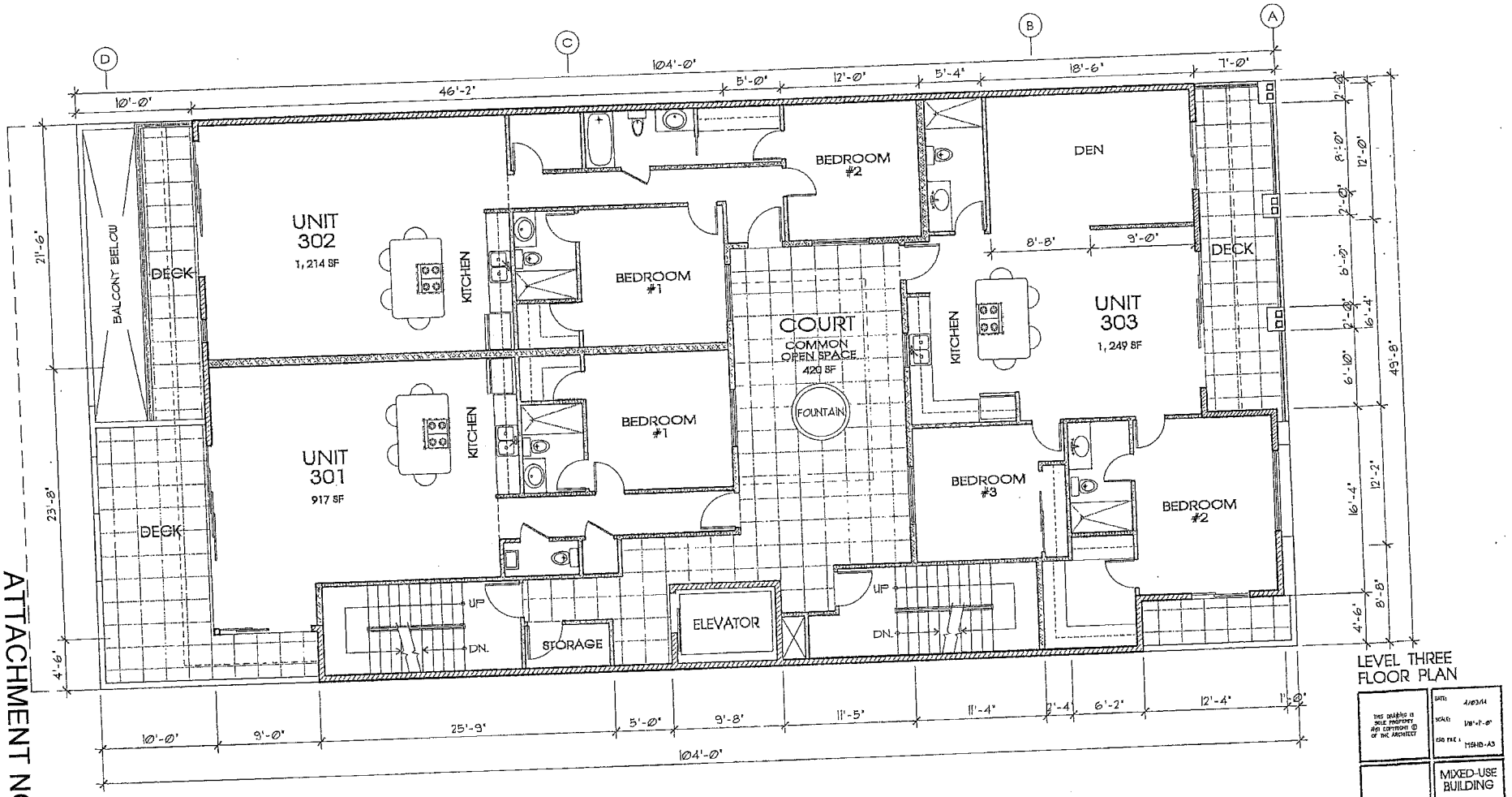
ATTACHMENT NO. 1.2

ATTACHMENT NO. 4.40



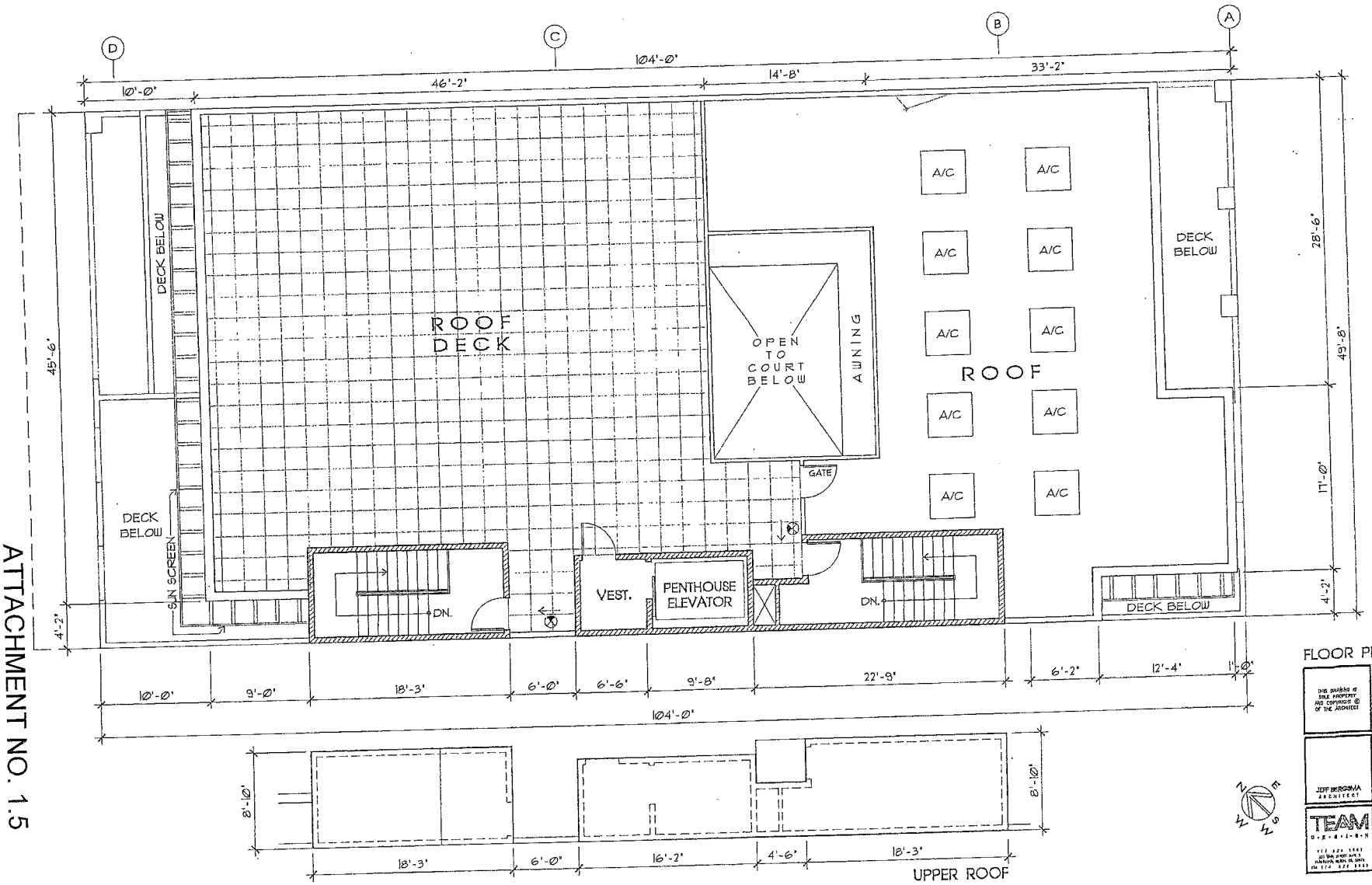
ATTACHMENT NO. 1.3

ATTACHMENT NO. 4.4



ATTACHMENT NO. 1.4

ATTACHMENT NO. 4.4

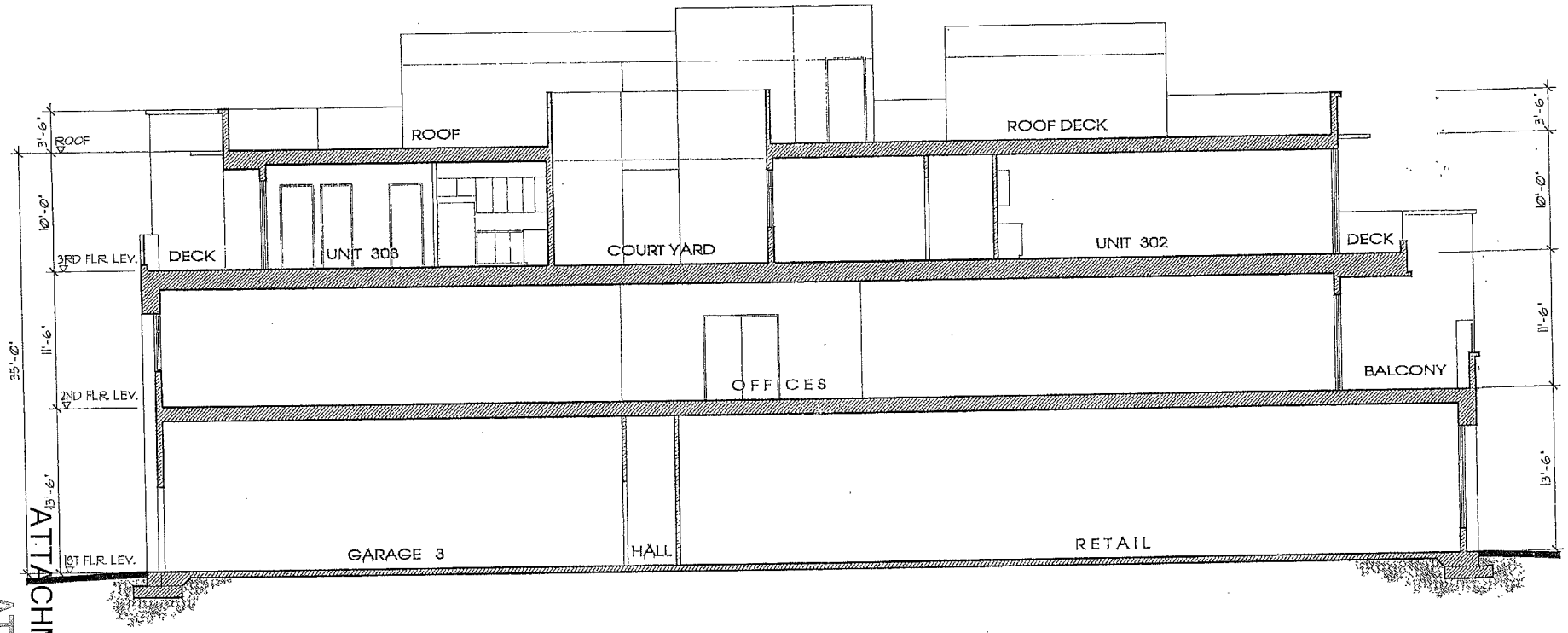


FLOOR PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 4/03/14 SCALE: 1/8"=1'-0" CAD FILE: MBHB-A4
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A4

ATTACHMENT NO. 1.5

ATTACHMENT NO. 4.4

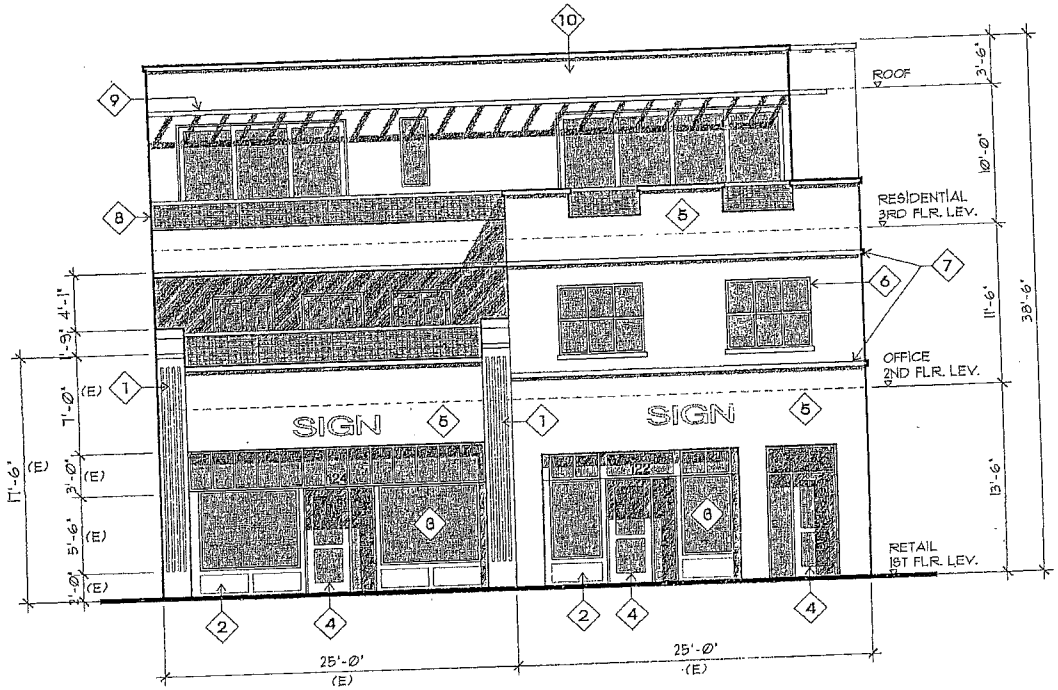


BUILDING SECTION

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 12/13/13 SCALE: 1/8"=1'-0" CAD FILE: MSH15-A5
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A5

ATTACHMENT NO. 1.6

ATTACHMENT NO. 4.44



NORTH ELEVATION
MAIN STREET FACADE

KEYNOTES - EXISTING HISTORIC FACADE

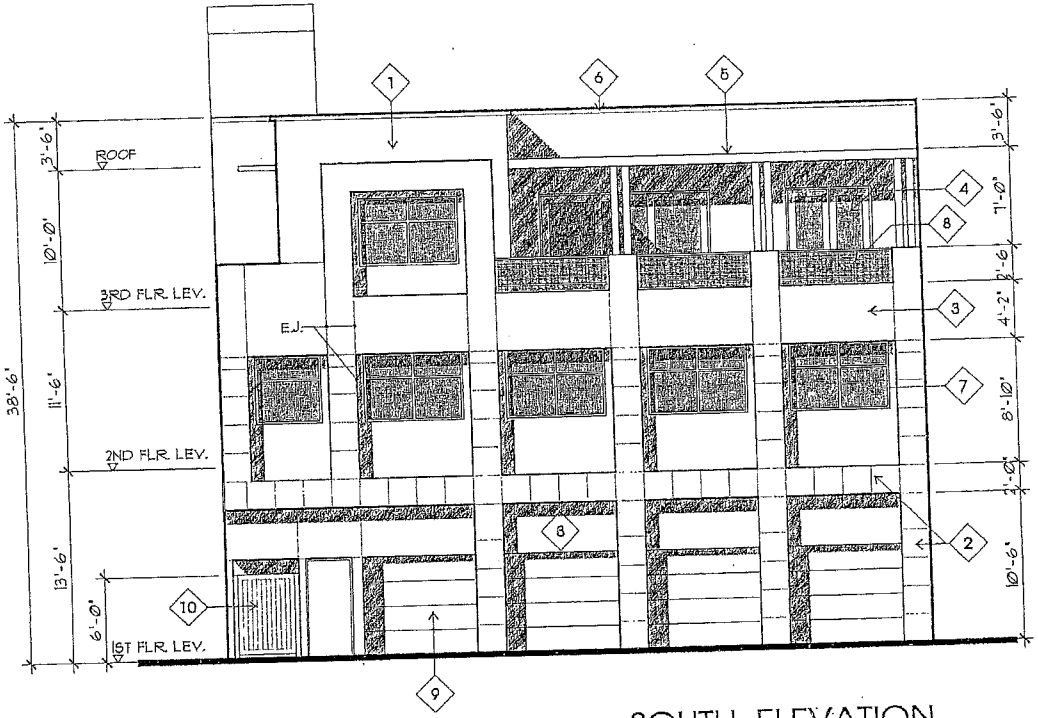
1. PRESERVE (E) FLUTED CONC. PILASTERS
2. REPLACE CAST PLASTER STOREFRONT BASE
3. REPLACE HISTORIC GLASS STOREFRONT
4. REPLACE HISTORIC WOOD & GLASS DOORS (ENTRY ADA COMPLIANT)
5. RENOVATE OR REPLACE SMOOTH PLASTER
6. REPLACE HUNG WOOD WINDOWS TO MATCH ORIGINAL
7. REPLACE PLASTER BANDING
8. GLASS GUARDRAIL
9. SUN SCREEN - WOOD
10. NEW SMOOTH PLASTER

NORTH ELEVATION

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 1/26/14 SCALE: N T S CAD FILE: HSHB-A6
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A6

ATTACHMENT NO. 1.7

ATTACHMENT NO. 4.



SOUTH ELEVATION
ALLEY

KEYNOTES

	NEW MATERIAL	COLOR
1	SMOOTH STUCCO	SAND
2	STONE 2' X 2'	MARBLE
3	ACCENT PANEL	MED. GREY
4	STOREFRONT GLASS / ALUM.	CLEAR / GREY
5	SUNSHADE	DARK GREY
6	SHT. MTL. COPING	ZINC GREY
7	WINDOW / DOOR	TINTED GLASS
8	GUARD RAIL W/ ALUM. RAIL	TINTED GLASS
9	PANEL DOOR	GREY
10	TRASH GATE	GREY

SOUTH ELEVATION

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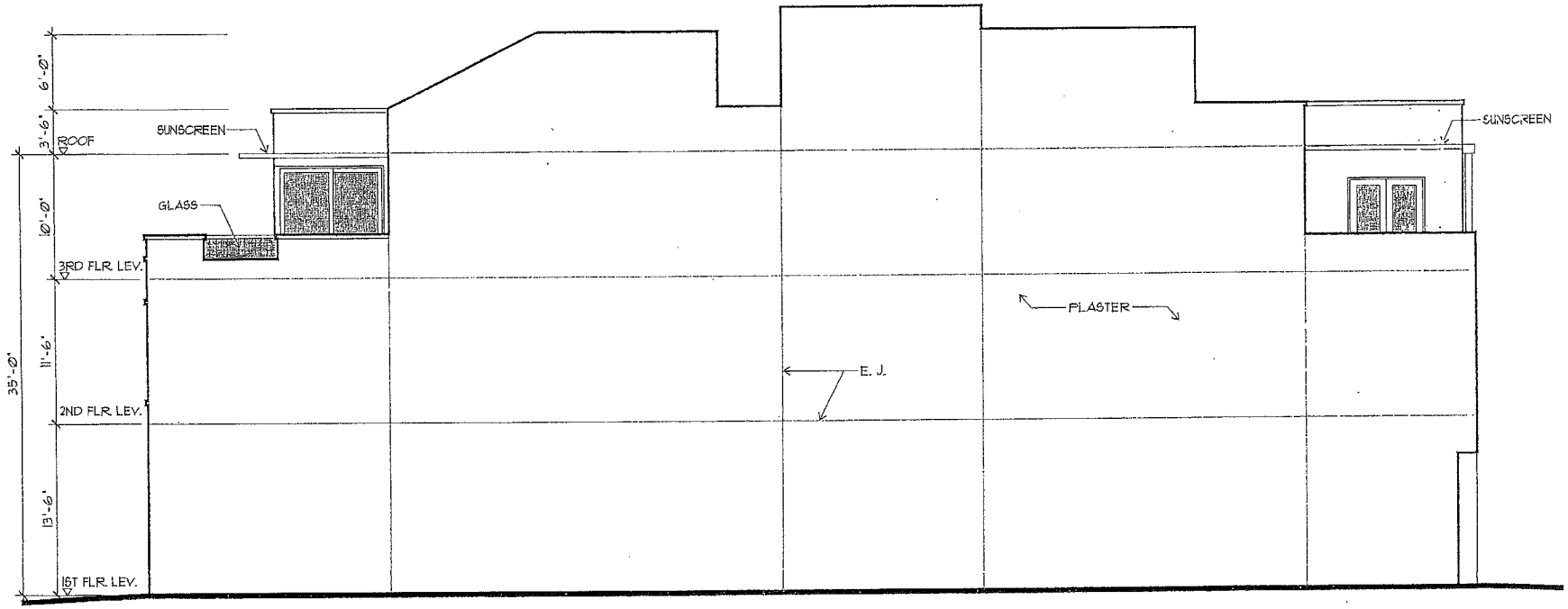
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A7

ATTACHMENT NO. 1.8
ATTACHMENT NO. 4



WEST ELEVATION

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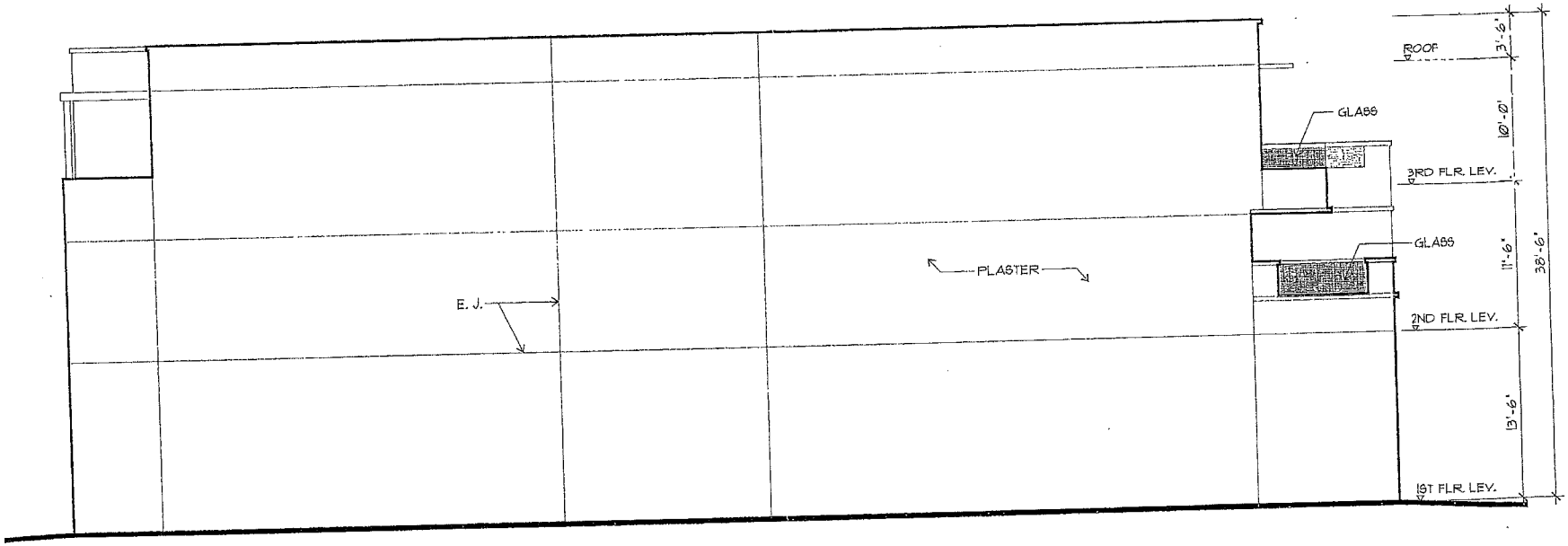
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A8

ATTACHMENT NO. 1.9

ATTACHMENT NO. 4.47



EAST ELEVATION

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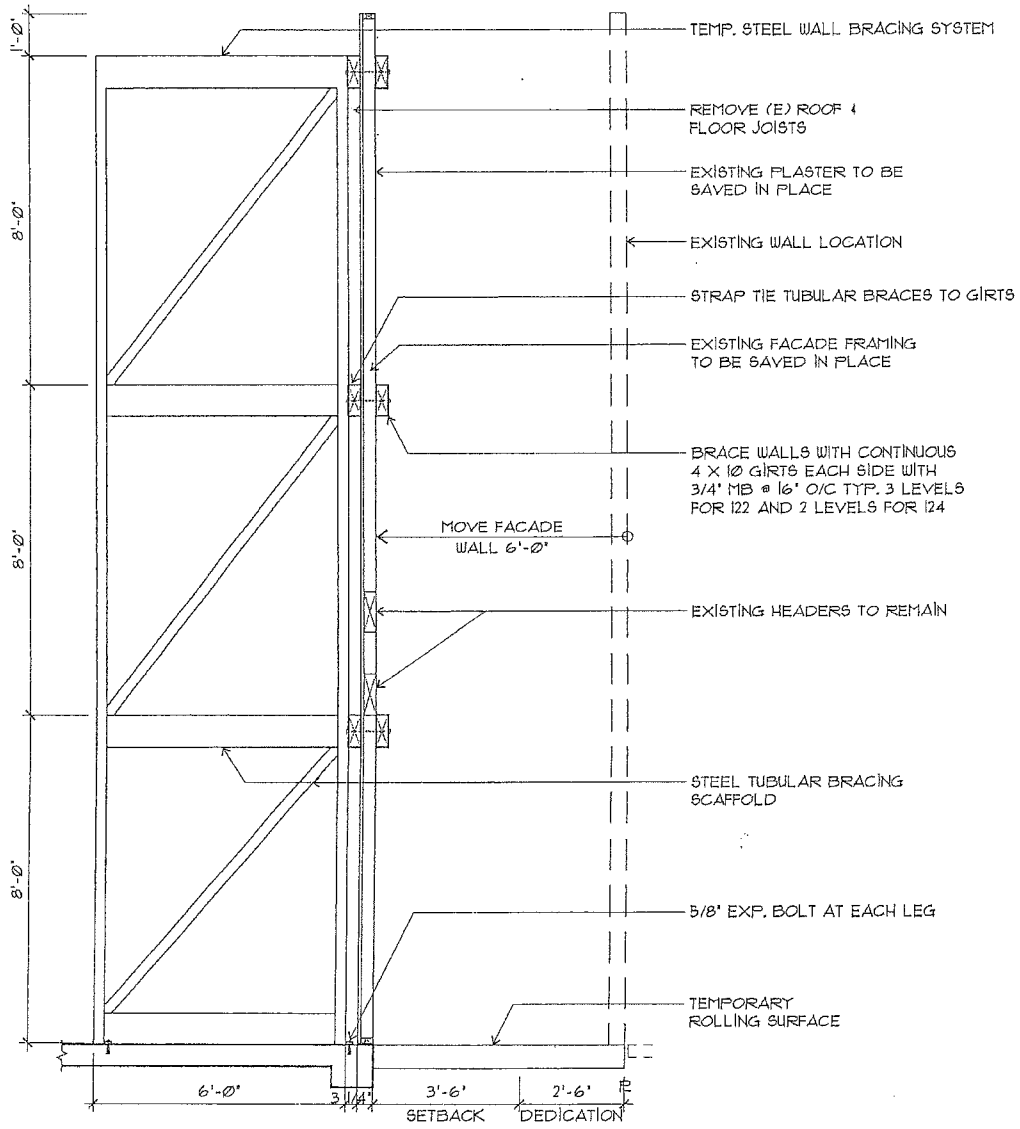
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A9

ATTACHMENT NO. 1.10

ATTACHMENT NO. 4.4



FACADE BRACING

FACADE WALL FOR RELOCATION

122 - 124 MAIN STREET
HUNTINGTON BEACH

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 4/02/14 SCALE: 3/8"=1'-0" CAD FILE: MSHB-A10
JEFF BERGSMA ARCHITECT	MIXED-USE BUILDING 122-124 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM DESIGN	A10

ATTACHMENT NO. 1.11

ATTACHMENT NO. 4.4

ATTACHMENT NO. 1.12

ATTACHMENT NO. 4.50

HUNTINGTON BEACH
BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	**June 16, 2014**
PROJECT NAME:	Morning Jade Mixed Use
ENTITLEMENTS:	Planning Application No. 12-83/Coastal Development #12-07/ Conditional Use Permit #12-11/Design Review #12-07
PROJECT LOCATION:	122-124 Main St., 92648 (east side of Main St., between Pacific Coast Highway and Walnut Ave.)
PROJECT PLANNER:	Jill Arabe, Associate Planner
PLAN REVIEWER:	Khoa Duong, P.E
TELEPHONE/E-MAIL:	(714) 872-6123 / khoa@csgengr.com
PROJECT DESCRIPTION:	To permit the partial demolition of two existing commercial buildings (designated as Historical Landmarks pursuant to the General Plan), preserve and relocate the historical facades 6 ft. east from the current property line, and construct a new 3-story mixed use project including on-grade residential parking garages, retail, office, and 3 residential units. The request includes in-lieu fees for parking.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated May 27, 2014. 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:**

Development Impact Fees will be required for new construction.

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 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2010 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of the 2013 CBC.

3. Provide Project Data to show:

ATTACHMENT NO. 4.51

- Type of building constructions(s)
- Occupancy groups
- Building with fire sprinkler system

4. For zero set back distance between building and property line –
   a. Please check the building for deflection.
   b. The openings are not allowed in exterior wall. The exterior wall at grid lines 1 and 6 shall extend to the edge of projections.

5. Please show location of all property lines on each level. Also, show the setback distances between exterior walls/projects and property line.

6. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2013 CBC.
   a. Provide complete Site plan showing the accessible paths of travel from public sidewalk(s) the building entrances along with maximum slope of 5%; and cross slope of 2%.
   b. All entrances on grade level must be accessible to disabled persons.
   c. Provide accessible parking stall(s) per Chapter 11B of CBC.
   d. All exterior exit doors, in direction of door swing, provide 24" clear space past the strike edge. Please show the required clear space on Floor plan.
   e. All stairways and elevator must be accessible to disabled persons. Provide details and notes to show how they comply with Chapter 11B.
   f. All residential units must be accessible to disabled persons. Provide details and notes to show how they comply with Chapter 11A.

7. Please provide egress plan – Chapter 10 of 2013 CBC
   a. Show the occupant load in each area/room/floor along with occupant load factors.
   b. Identify on floor plans location of all fire rated corridors, stairway shafts, and extension of fire rated shafts.
   c. Check the separation between required exits.
   d. Shaft enclosure shall extend to the exterior exit doors.
      - Elevator cannot open into the extension of stairway shaft.
   e. Two exits are required from Office area.
   f. All interior stairways shall be enclosed per Section 1022 of CBC.

8. For mixed use and occupancy, please comply with Section 508 of 2013 CBC.

9. Residential Unit –
   a. Please check the required light and ventilation for all rooms and areas.
   b. Provide emergency escape and rescue openings for all bedrooms per Section R310 of 2013 CRC. Also, please check the egress path of travel from interior court to the public way.
   c. Please review kitchen layout plans to comply with Section 1133A.
   d. Please review bathroom layout plans to comply with Section 1134A.

10. For parking garages please see Section 406 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.

11. For elevators please see Section 708.14 and Chapter 30 of CBC.
    a. Elevator enclosures shall comply with Section 708.
    b. Provide elevator lobby per Section 708.14.

12. Please specify on Roof plan the proposed use of roof deck.

13. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.

ATTACHMENT NO. 4.52

14. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permitee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

III. **COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.

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

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

CITY OF HUNTINGTON BEACH
HUNTINGTON BEACH FIRE DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	**June 30, 2014**
PROJECT NAME:	Morning Jade Mixed Use
ENTITLEMENTS:	Planning Application No. 12-83/Coastal Development #12-07/ Conditional Use Permit #12-11/Design Review #12-07
PROJECT LOCATION:	122-124 Main St., 92648 (east side of Main St., between Pacific Coast Highway and Walnut Ave.)
PROJECT PLANNER:	Jill Arabe, Associate Planner
PLAN REVIEWER:	Joe Morelli, Assistant Fire Marshal
TELEPHONE/E-MAIL:	714-536-5531 / Joe.Morelli@surfcity-hb.org
PROJECT DESCRIPTION:	To permit the demolition of two commercial structures designated as Historical Landmarks pursuant to the General Plan and the construction of a 3-story mixed use project including on-grade residential parking garages, 2,330 sf retail, 5,000 sf office, and 3 residential units. [also includes roof top deck]

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated May 27, 2014. 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.

Environmental

Prior to Building or Grading Plan approval, compliance to the following items is required:

1. ***Methane Mitigation District Requirements.*** The proposed construction is within the City of Huntington Beach Methane Mitigation District. Testing for the presence of methane gas is required. The results will be used to determine whether a methane mitigation system will be required.

2. ***City Specification # 431-92 Soil Quality 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.

ATTACHMENT NO. 4.54

Prior to the issuance of any grading or building permits, all soils at the site shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. Grading and building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

3. **Prior to the issuance of grading or Building Permits,** the following is required to demonstrate compliance with City Specifications 429 and 431-92:

   a. **Soil Sampling Work Plan:** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence.
   Note: Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification 431-92.

   b. **Soil Sampling Lab Results:** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and 431-92 testing shall be submitted to the H.B.F.D. for review.

   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.* **All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit.**

Fire Protection Systems and Fire Department Access

1. **Applicable Codes:** Plans shall show compliance with the Huntington Beach Municipal Code, City Specifications, and the California Fire and Building Codes (including the City of H.B. Amendments).

2. ***Automatic Fire Sprinklers*** complying with NFPA 13 and City Specification #420 are required. Separate plans (two sets) shall be submitted to the Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes.

   NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above.

ATTACHMENT NO. 4.55

3. **Class I Standpipe System** complying with NFPA 14, the California Fire Code, and Huntington Beach Municipal Code is required.

4. ***Fire Department Connections (FDC)*** to the automatic fire sprinkler system and standpipe system shall be provided in a location approved by the Huntington Beach Fire Department. Note: The location of the FDC must be acceptable to the HBFD and approximately within 25' of a hydrant meeting the requirements of City Specification 407 Fire Hydrant Installation Standards.

5. ***Fire Extinguishers*** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424.* Indicate Fire Extinguisher locations on the plans.

6. ***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.

7. ***Fire Hydrants*** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins in accordance with City Specification #407 in locations approved by the HBFD.

   Note: The installation of at least one additional hydrant (complying with City Specification 407 and the California Fire Code) will be required on the same side of the street as the project and in a location approved by the HBFD and Public Works.

8. ***Fire Alarm System*** – A Fire Alarm System is required in accordance with Section 907 of the CBC and CFC. For Fire Department approval, reference that a Fire Alarm System will be installed in accordance with NFPA 72 and Section 907 of the CBC and CFC.

9. ***Elevators*** shall be sized to accommodate an ambulance gurney in accordance with Chapter 30 of the CBC.

10. ***Emergency Escape and Rescue Openings*** are required per Section 1029 of the CBC and CFC. **The applicant shall demonstrate that these requirements are adhered to in accordance with the 2013 California Fire and Building Codes prior to architectural plan approval.**

11. **Fire Department Access** is required per CFC Chapter 5 and the Huntington Beach Municipal Code. Access to meet the maximum hose pull distances shall be provided in accordance with CFC Section 503 (as amended by the Huntington Beach Fire Department) and the Huntington Beach Municipal Code.

    The alley behind 116-128 Main St. is required to be maintained for Fire Department Access in accordance with City Specification #401 and #415. The architectural plans shall document these requirements and show the alley is maintained clear for F.D. Access with signage complying with City Specification #415 provided.

12. ***Building Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front 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 door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building.

13. **Stairway access to the roof is required.** Stairway access to the roof shall be in accordance with Section 1009.13. Such stairway shall be marked at the street and floor levels with a sign indicating that the stairway continues to the roof.

14. ***Enhanced Communication Systems*** are required for Fire Department and Police Department communications in Subterranean Parking Garages. Repeater type radio systems as specified by the Fire and Police Departments shall provide adequate communication inside the structure in accordance with Chapter 5 of the CFC.

15. ***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.*
    - Reference compliance with *GIS Mapping Information* in the building plan notes.

ATTACHMENT NO. 4.57

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

1. **Fire/Emergency Access** and Site Safety shall be maintained during project construction phases in compliance with the California Fire Code.
2. **Discovery of 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.
3. **Outside City Consultants.** The Fire Department review of this project and subsequent plans will 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.

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 at the following link:

http://www.huntingtonbeachca.gov/government/departments/fire/fire_prevention_code_enforcement/

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

ATTACHMENT NO. 4.58

CITY OF HUNTINGTON BEACH
OFFICE OF BUSINESS DEVELOPMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	**May 30, 2014**
PROJECT NAME:	Morning Jade Mixed Use
ENTITLEMENTS:	Planning Application No. 12-83/Coastal Development #12-07/ Conditional Use Permit #12-11/Design Review #12-07
PROJECT LOCATION:	122-124 Main St., 92648 (east side of Main St., between Pacific Coast Highway and Walnut Ave.)
PROJECT PLANNER:	Jill Arabe, Associate Planner
PLAN REVIEWER:	Simone Slifman, Economic Development Project Manager
TELEPHONE/E-MAIL:	(714) 375-5186 simone.slifman@surfcity-hb.org
PROJECT DESCRIPTION:	To permit the partial demolition of two existing commercial buildings (designated as Historical Landmarks pursuant to the General Plan), preserve and relocate the historical facades 6 ft. east from the current property line, and construct a new 3-story mixed use project including on-grade residential parking garages, retail, office, and 3 residential units. The request includes in-lieu fees for parking.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated May 27, 2014. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

The Office of Business Development has reviewed the submission and has the following comments:

Business Development supports the applicant's payment of the in-lieu parking fees to facilitate meeting parking requirements for this project. Business Development suggests ensuring that the retail and office space be designed to encourage the type of high quality tenants compatible with the style of retail and office uses desired for the downtown.

ATTACHMENT NO. 4.59

HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	July 7, 2014
PROJECT NAME:	Morning Jade Mixed Use Building
PLANNING APPLICATION NO.	2012-083
ENTITLEMENTS:	Conditional Use Permit No. 12-011/ Coastal Development Permit No. 12-007/ Design Review No. 12-007/ Environmental Assessment No. 14-001
DATE OF PLANS:	May 27, 2014
PROJECT LOCATION:	122-124 Main Street (east side of Main Street, between Pacific Coast Highway and Walnut Avenue)
PLAN REVIEWER:	Jill Arabe, Associate Planner
TELEPHONE/E-MAIL:	(714) 374-5357 / jarabe@surfcity-hb.org
PROJECT DESCRIPTION:	**CUP/CDP:** To permit the partial demolition of two commercial structures designated as Historical Landmarks pursuant to the General Plan and the construction of an approximately 9,530 square feet, three-story mixed use building with rooftop deck consisting of retail, office, and three residential units. The request includes parking in-lieu fees for the commercial parking spaces. **DR:** To review the design, colors, and materials of the proposed structure and rehabilitated storefront. **EA:** To review the potential environmental impacts of the proposed project.

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

CONDITIONAL USE PERMIT 12-011 / COASTAL DEVELOPMENT PERMIT NO. 12-007:

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

   a. A minimum of 3% of public open space shall be provided onsite. The plans shall indicate compliance with public open space requirements including a minimum of 30% of the public open space area containing landscaping, including shade trees, accent trees and other soft landscaping. Potted plants within the public open space area do not count towards this requirement. **(SP5-3.3.1.15)**

ATTACHMENT NO. 4.60

b. Interior dimensions of the required residential parking spaces shall be provided with a minimum of 9 ft. width and 19 ft. depth (per space). The man doors leading into the garages shall not depict encroachment within the required parking space dimensions. **(SP5-3.2.2.26.4 and 3.2.26.6)**

c. The elevator and enclosed stairways shall not exceed a maximum height of 10 feet above the maximum allowed building height of 35 feet and 3 stories. Additional structures above the rooftop deck shall be clearly labeled on the section drawings and depicted on the elevations. **(SP5-3.3.1.8)**

d. A minimum of 5 bicycle parking spaces shall be provided onsite. **(SP5-3.2.26.5)**

e. All guest parking shall be fully accessible. It shall not be enclosed within a garage or enclosed area. **(HBZSO Section 231.18D)**

f. All new development shall be consistent with the water quality requirements of the General Plan, Local Coastal Program, and the NPDES. **(SP5-3.2.29)**

g. Sufficient refuse and recycling collection areas shall be provided for all uses (residential, retail, and office). Please demonstrate compliance with requirements and provide a will-serve letter from Rainbow Disposal for the site. **(SP5-3.2.19)**

h. All residential development shall adhere to Section 230.26 of the HBZSO. **(SP5-3.2.20)**

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

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

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

l. The separation between the building wall and north and south property lines shall not exceed two (2) inches. Buildings located adjacent to property line(s) shall be designed for 2" maximum out of plane displacement resulting from prescribed lateral forces specified by the California Building Code. (A maintenance easement agreement shall be submitted by the applicant for review and approval by the Planning and Building Department. The approved agreement shall be recorded with the County Recorder.) **(HBZSO Section 210.06.J)**

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

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

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

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

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

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

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

   f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning and Building Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board. **(Policy Memo PP-71)**

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

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

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

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

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

g. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**

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

   a. The property owner shall submit an In-Lieu Parking Fee Participation Agreement to the Planning and Building Department. The agreement shall be reviewed and approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the Orange County Recorder. The recorded agreement shall remain in effect for the term specified, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. **(City Council Resolution Nos. 6720 and 6721)**

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

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

   b. The Downtown Specific Plan fee shall be paid. **(Resolution No. 5328)**

   c. A Mitigation Monitoring Fee for mitigated negative declarations and EIRs, shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(*City of Huntington Beach Planning and Building Department Fee Schedule*)**

   d. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(*City of Huntington Beach Planning and Building Department Fee Schedule*)**

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

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

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

   a. A copy of the recorded In-Lieu Parking Fee Participation Agreement and proof of full payment or first installment payment to the City Treasurer shall be submitted to the Planning and Building Department. **(Resolution Nos. 6720 and 6721)**

b. A Certificate of Occupancy must be approved by the Planning and Building Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**

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

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

e. 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)**

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

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

9. Conditional Use Permit No. 12-011 / Coastal Development Permit No. 12-007 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

10. Conditional Use Permit No. 12-011/ Coastal Development Permit No. 12-007 shall not become effective until the appeal period following the approval of the entitlements have elapsed. **((HBZSO Section 241.14)**

11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 12-011/ Coastal Development Permit No. 12-007 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**

12. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building 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)**

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

14. The applicant shall submit a check in the amount of $50.00 (plus the appropriate filing fee for the CEQA document) for the posting of the Notice of Determination at the County of Orange Clerk's

Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**

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

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

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	JUNE 19, 2014
PROJECT NAME:	MIXED USE DEVELOPMENT
ENTITLEMENTS:	CUP 12-11, CDP 12-07, DR 12-07
PLNG APPLICATION NO. :	2012-0083
DATE OF PLANS:	MAY 27, 2014
PROJECT LOCATION:	122-124 MAIN STREET
PROJECT PLANNER	JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL:	714-374-5357 / JARABE@SURFCITY-HB.ORG
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	TO PERMIT THE PARTIAL DEMOLITION OF TWO EXISTING COMMERCIAL BUILDINGS (DESIGNATED AS HISTORICAL LANDMARKS PURSUANT TO THE GENERAL PLAN), PRESERVE AND RELOCATE THE HISTORICAL FACADES 6 FT. EAST FROM THE CURRENT PROPERTY LINE, AND CONSTRUCT A NEW 3-STORY MIXED USE PROJECT INCLUDING ON-GRADE RESIDENTIAL PARKING GARAGES, 2,330 SF RETAIL, 5,000 SF OFFICE, AND 3 RESIDENTIAL UNITS. THE REQUEST INCLUDES IN-LIEU FEES FOR PARKING.

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.

ATTACHMENT NO. 4.66

2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)

   a. A 4.5 foot right-of-way alley dedication along the project frontage is required, per Public Works Standard Plan No. 107. The rear alley is designated with an ultimate width of 24 feet.

   b. A 2.5 foot right-of-way dedication for pedestrian access and public utilities along the Main Street frontage is required, for a 40 foot center line to property line width, 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. Curb, gutter and sidewalk along the Main Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. The sidewalk width shall be increased to 26 feet and constructed with a unique paving design consistent with the requirements specified in the Downtown Specific Plan Update. All parking (including valet) shall be removed along the project frontage's new sidewalk and be replaced in a one-to-one ratio within walking distance of the site. (ZSO 230.84, DTSP)

   b. A new sewer lateral shall be installed connecting to the main in the alley. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)

   c. A new domestic water service and meter or master meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 255.04) (MC 14.08.020)

   d. The irrigation water service may be combined with the domestic water service. (ZSO 230.84)

   e. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 254.04)

   f. Separate backflow protection devices shall be installed per Water Division Standards for domestic and fire water services, and shall be screened from View. (Resolution 5921 and State of California Administrative Code, Title 17)

   g. The existing domestic water services and meters, if not being used shall be abandoned per Water Division Standards. (ZSO 255.04)

   h. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)

4. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analyses to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.

5. 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.

6. 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.

7. 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 City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

8. 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)

9. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of

ATTACHMENT NO. 4.68

adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)

10. 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)

11. 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.

12. 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:

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

14. 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)

15. 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)

16. 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)

17. 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)

18. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

19. 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)

20. 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)

21. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)

22. Wind barriers shall be installed along the perimeter of the site. (DAMP)

23. 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:

24. A Precise Grading Permit shall be issued. (MC 17.05)
25. Traffic Impact Fees (TIF) for the development shall be paid at the rate applicable at the time of Building Permit issuance. The current TIF for the residential, office, and commercial use is $1,394.58/unit, $2,026.71/ksf, and $4,175.67/ksf, respectively. Credits are given for the existing use when calculating the fee. (MC 17.65)
26. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of $13,880 per gross acre is subject to periodic adjustments. This project consists of 0.186 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of $2589. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
27. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

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 plan. (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.

ADDITIONAL COMMENTS REGARDING THE CURRENT SITE PLAN AND WATER UTILITY APPERTENANCES:

It is suggested that the location of the backflow devices for the domestic water and fire services be designed for this project. The backflow devices shall not be located within the building structure but must be located outside of the building, within the subject property boundaries and not in the public right-of-way. Locations for said backflow devices shall be approved by Public Works and Planning Departments. The connections for the site's necessary water services will likely be to the existing 8-inch public water main within the alley. The rear of the proposed building does not provide much room with the garage door openings, trash enclosure and building access opening taking up much of the space. If the developer proposes a single domestic water meter to serve the entire building, a meter vault can be quite large depending on the size of the meter. New water meters shall not be located in the garage door or trash enclosure openings.

Attachment No. 3
Applicable Downtown Specific Plan EIR Mitigation Measures

Air Quality

MM 4.2-1: During construction, demolition and remodel activities, the following Best Available Control Measure shall be implemented where feasible:

- Dust Control
  - Apply soil stabilizers to inactive areas.
  - Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
  - Stabilize previously disturbed areas if subsequent construction is delayed.
  - Water exposed surfaces and haul roads 3 times per day.
  - Cover all stock piles with tarps.
  - Replace ground cover in disturbed areas as soon as feasible.
  - Reduce speeds on unpaved roads to less than 15 mph.
- Exhaust Emissions
  - Require 90-day low-NOR_XR tune-ups for off-road equipment.
  - Limit allowable idling to 5 minutes for trucks and heavy equipment.
  - Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
  - Utilize diesel particulate filter on heavy equipment where feasible.
  - Utilize low emission mobile construction equipment.
  - Utilize existing power sources when available, minimizing the use of higher polluting gas or diesel generators.
  - Configure construction parking to minimize traffic interference.
  - Plan construction to minimize lane closures on existing streets.
  - A full listing of construction emission controls is included in the Air Quality Assessment for Huntington Beach Downtown Specific Plan dated April 13, 2009 (Appendix B).
- Painting and Coatings

Use low VOC coatings and high pressure-low volume sprayers.

MM 4.2-2: The City shall require by contract specifications that all diesel-powered equipment used would be retrofitted with after-treatment products (e.g., engine catalysts and other technologies available at the time construction commences) to the extent that they are readily available and cost effective when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.2-3: The City shall require by contract specifications that alternative fuel construction equipment (e.g., compressed natural gas, liquid petroleum gas, and unleaded gasoline) would be utilized to the extent feasible at the time construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.2-4: The City shall require that developers within the project site use locally available building materials such as concrete, stucco, and interior finishes for construction of the project and associated infrastructure.

MM 4.2-5: The City shall require developers within the project site to establish a construction management plan with Rainbow Disposal to divert a target of 50% of construction, demolition, and site clearing waste.

MM 4.2-6: The City shall require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.2-7: The City shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than five minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.

MM 4.2-10: The City shall require that any new development within the project site provide a bulletin board or a kiosk in the lobby of each proposed structure that identifies the locations and schedules of nearby transit opportunities.

MM 4.2-11: The property owner/developer of individual projects within the DTSP will reduce operation-related emissions through implementation of practices identified in SCAQMD's CEQA Handbook and the URBEMIS v9.2.4, some of which overlap. Specific measures are delineated in the DTSP Air Quality Assessment (Volume II, Appendix B).

MM 4.2-12: The following measures, based on these sources, shall be implemented by the property applicant to reduce criteria pollutant emissions from projects associated with the DTSP Update. Additionally, support and compliance with the AQMP for the basin are the most important measures to achieve this goal. The AQMP includes improvement of mass transit facilities and implementation of vehicular usage reduction programs. Additionally, energy conservation measures are included.

- Transportation Demand Management (TDM) Measures

    1. Provide adequate ingress and egress at all entrances to public facilities to minimize vehicle idling at curbsides. Presumably, this measure would improve traffic flow into and out of the parking lot. The air quality benefits are incalculable because more specific data is required.

    2. Provide dedicated turn lanes as appropriate and provide roadway improvements at heavily congested roadways. Again, the areas where this measure would be applicable are the intersections in and near the project area. Presumably, these measures would improve traffic flow. Emissions would drop as a result of the higher traffic speeds, but to an unknown extent.

    3. Synchronize traffic signals. The areas where this measure would be applicable are roadway intersections within the project area. This measure would be more effective if the roadways beyond the project limits are synchronized as well. The air quality benefits are incalculable because more specific data is required

    4. Ensure that sidewalks and pedestrian paths are installed throughout the project area.

- Energy Efficient Measures
  1. Improve thermal integrity of the buildings and reduce thermal load with automated time clocks or occupant sensors. Reducing the need to heat or cool structures by improving thermal integrity will result in a reduced expenditure of energy and a reduction in pollutant emissions.
  2. Install energy efficient street lighting.
  3. Capture waste heat and reemploy it in nonresidential buildings. This measure is applicable to the commercial buildings in the project.
  4. Provide lighter color roofing and road materials and tree planning programs to comply with the AQMP Miscellaneous Sources MSC-01 measure. This measure reduces the need for cooling energy in the summer.
  5. Introduce window glazing, wall insulation, and efficient ventilation methods.
  6. Install low-emission water heaters, and use built-in, energy-efficient appliances.

Cultural Resources

MM 4.3-1: If changes are proposed to properties or buildings listed in the City of Huntington Beach General Plan Historic and Cultural Resources Element and/or on any state or national historic register, the City shall require preparation of a report from a qualified architectural historian regarding the significance of the site/structure. Based on the results of the report, further mitigation, such as preservation, restoration, or salvaging of materials, shall be identified and implemented as recommended by a qualified architectural historian.

MM 4.3-2: During construction activities, if archaeological and/or paleontological resources are encountered, the contractor shall be responsible for immediate notification and securing of the site area immediately. A qualified archaeologist and/or paleontologist approved by the City of Huntington Beach Planning Director shall be retained to establish procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of cultural resource finds. If major archaeological and/or paleontological resources are discovered that require long-term halting or redirecting of grading, a report shall be prepared identifying such findings to the City and the County of Orange. Discovered cultural resources shall be offered to the County of Orange or its designee on a first-refusal basis.

MM 4.3.-3: During construction activities, if human remains are discovered, work shall be halted and the contractor shall contact the City's designated representative on the project and the Orange County Coroner until a determination can be made as to the likelihood of additional human remains in the area. If the remains are thought to be Native American, the coroner shall notify the Native American Heritage Commission who will ensure that proper treatment and disposition of the remains occurs.

Geology and Soils

MM 4.4-1: Future development in the DTSP area shall prepare a grading plan, subject to review and approval by the City's development services departments, to contain the recommendations of the required final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soils stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan

review.

Hazardous Materials

MM 4.5-1: The City of Huntington Beach shall require a Phase One assessment on properties within the Downtown Specific Plan area, including properties utilized for oil production activities, proposed for development to assure that any hazardous materials/contaminated soils present on the property are identified and remediated in accordance with City specifications 422, 429 and 431-92. All native and imported soils associated with a project shall meet the standards outlined in City Specification No. 431-92 prior to approval of grading and building plans by the Huntington Beach Fire Department. Additionally, all work at a project site shall comply with the City's Public Works Department requirements (e.g., haul route permits).

MM 4.5-2: In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that 1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and 2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.

Hydrology and Water Quality

MM 4.6-1: Prior to issuance of any grading or building permits and/or prior to recordation of any subdivision maps, the applicant of any new development or significant redevelopment projects shall submit to the Department of Public Works a Water Quality Management Plan (WQMP) emphasizing implementation of LID principles and addressing hydrologic conditions of concern. WQMPs shall be in compliance with the current California Regional Water Quality Control Board (RWQCB) Santa Ana Region, Waste Discharge Requirements permit, and all Federal, State and local regulations.

MM 4.6-2: Prior to issuance of any grading or building permits, a hydrology and hydraulic analysis shall be submitted to the Department of Public Works for review and approval (10-, 25-, and 100-year storms and back-to-back storms shall be analyzed). In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate 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.

MM 4.6-4: Prior to the issuance of a building permit, the developer or applicant shall submit detailed Landscape Architectural plans by a State Licensed Landscape Architect that shall include a designed irrigation system that eliminates surface runoff and meets the City's Water Efficient Landscape Ordinance (MC-14.52) requirements and a detailed planting plan that specifies appropriate California

Native and other water conserving plants materials. In addition, there shall be a maintenance program submitted that addresses the use of fertilizers and pesticides to meet the requirements of the City Integrated Pest Management, Pesticide and Fertilizer Management Guidelines, the Water Quality Management Plan, and the County Drainage Area Master Plan. These plans shall be reviewed and approved by the City of Huntington Beach Public Works and Planning Departments. The landscaping shall be installed and maintained in conformance with the approved plan, the maintenance program and the City Zoning and Subdivision Ordinance requirements.

MM 4.6-5: Prior to the issuance of a building permit, the developer shall submit to the City Department of Planning for approval a plan outlining specific planning measures to be taken to minimize or reduce risks to property and human safety from tsunami during operation. Planning measures could include but would not be limited to the following:

- Provision of tsunami safety information to all project residents and businesses, in addition to posting in public locations on site;
- Identification of the method for transmission of tsunami watch and warnings to residents, business owners and people on site in the event a watch or warning is issued;

Identification of an evacuation site for persons on-site in the event of a tsunami warning.

Noise

MM 4.8-1: Noise attenuation devices shall be used on all construction equipment, and construction staging areas shall be located as far as possible from any residences or other noise sensitive receptors.

Public Services

MM 4.10-1: New construction within the Downtown Specific Plan Area shall be designed to provide for safety measures (e.g., alarm systems, security lighting, other on-site security measures and crime prevention through environmental design policies) and subject to the review and approval of the City Planning Department and Huntington Beach Police Department.

MM 4.10-2: Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.

Utilities and Service Systems

MM 4.13-1: To ensure that there are no adverse impacts associated with the future Downtown Specific Plan development projects during construction, Applicant/developer/ builder/contractor shall coordinate with utility and service organizations prior to the commencement of construction.

MM 4.13-2: Individual development projects within the Downtown Specific Plan Area will require connections to existing water, sewer, and utility lines in the City and may require construction of new water pipeline facilities. All connections to existing water and wastewater infrastructure will be designed and constructed per the requirements and standards of the City of Huntington Beach Public Works Department. Connections to any OCSD sewer line shall be designed to OCSD standards. Such installation shall be coordinated, reviewed, and approved by the appropriate City departments and applicable agencies.

MM 4.13-3: Each development project is required to implement separate water conservation measures that support major water conservation efforts. The following water saving technologies can be implemented on a project basis to comply with statewide water goals and water conservation measures that can further assist in meeting the 20% reduction goal.

- Waterless urinals should be specified in all public areas, including restaurants and commercial bathrooms.
- Low-flush toilets should be installed in all new residential units and encouraged through rebates or other incentives in existing homes.
- Low-flow shower heads and water faucets should be required in all new residential and commercial spaces and encouraged in existing developed properties.
- Water efficient kitchen and laundry room appliances should be encourage through rebates for both residential and commercial units.
- Landscaping should be completed with drought tolerant plants and native species.

Irrigation plans should use smart controllers and have separated irrigation meters.

MM 4.13-4: As individual development occurs within the Downtown Specific Plan area, additional hydraulic studies shall be performed to verify that water pipes will adequately support each specific project. A sewer study shall be prepared for Public Works Department review and approval. A fourteen (14) day or longer flow test data shall be included in the study. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department.

MM 4.13-5: As individual development occurs within the Downtown Specific Plan Area, each development shall be required to pay for the development's fair share of infrastructure improvements to electrical systems per Southern California Edison requirements.

Attachment No. 4
Summary of Mitigation Measures

Description of Impact	Mitigation Measure
Historic survey report	**CULT-1** Prior to submittal of demolition permits for the 122 Main St. and 124 Main St. buildings, a Historic American Buildings Survey (HABS) Level III recordation document shall be prepared for the existing buildings; their property type, the Western False Front style, wood frame construction, and the Streamline Moderne style; and document other similar property types in downtown Huntington Beach; and its possible association with the City Hall of Pacific City and the economic and cultural development of the City of Huntington Beach. The HABS document shall be prepared by a qualified architectural historian or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for Architectural History pursuant to 36 CFR 61. This document shall include a historical narrative on the architectural and historical importance of the Western False Front, wood frame, and Streamline Moderne style commercial buildings in Huntington Beach, downtown Huntington Beach and Main Street, association with the City Hall of Pacific City, and record the existing appearance of the building in professional large format HABS photographs. The building exterior, representative interior spaces, character-defining features, as well as the property setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). Original archivally-sound copies of the report shall be submitted to the HABS collection at the Library of Congress, and South Central Coastal Information Center, California State University, Fullerton, CA. Non-archival copies will be distributed to the City of Huntington Beach and Huntington Beach Public Library (Main Branch). In addition, any existing and available design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document. Results of the demolition monitoring and salvage investigations (see CULT-2) shall be incorporated into the final draft of the HABS report. The final draft of the HABS report shall be submitted prior to final inspections for the new building.
Monitoring during demolition	**CULT-2** Prior to issuance of demolition permits for the 122 Main St. structure, the project applicant shall retain a qualified architectural historian to conduct construction monitoring during demolition. Any important historic fabric associated with the period of significance, ca. 1902, shall be fully recorded in photographic images and written manuscript notes. Significant material shall be inventoried and evaluated for potential salvage, analysis and interpretation. A qualified architectural historian or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for Architectural History, pursuant to 36 CFR 61, shall prepare the

necessary written and illustrated documentation in a construction monitoring and salvage report. This document shall record the history of 122 Main Street and the wood-frame construction methods during the period of significance as well document its present physical condition through site plans; historic maps and photographs; sketch maps; 35mm photography; and written data and text. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and for Archaeological Documentation for above ground structures. The completed documentation shall be placed on file at the South Central Coastal Information Center, California State University, Fullerton, CA; and the City of Huntington Public Library. Findings shall be incorporated into the HABS report (see CULT-1).

Metal plaque/marker

CULT-3 Prior to issuance of certificate of occupancy for both buildings, a permanent metal plaque shall be affixed to the 122 Main St. and 124 Main St. storefronts or markers shall be embedded in the pavement in front, which will briefly explain the storefronts were relocated. The City of Huntington Beach shall verify the installation of the plaques/markers at the site.

Engineered bracing plan

CULT-4 Prior to submittal for building permits, the developer shall submit an engineered approved bracing plan demonstrating the ability to retain the structural integrity of the storefronts and relocate them approximately six feet back from the existing property line. The engineered approved bracing plan shall be approved by the City of Huntington Beach prior to issuance of demolition permits for the buildings behind the storefronts.