CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION

APPEAL OF ZONING ADMINISTRATOR'S ACTION ON SITE PLAN REVIEW NO. 13-002, VARIANCE NO. 13-006, TENTATIVE PARCEL MAP NO. 13-113 (MARRIOTT SPRINGHILL SUITES HOTEL)
February 11, 2014

SUMMARY

- **Co-Applicants:**
  1) Martin Campbell, KPHL, LLC, 2050 Santa Cruz Street, Suite #2000, Anaheim, CA 92805
  2) Kellee Fritzal, Deputy Director, Office of Business Development, 2000 Main Street, Huntington Beach CA 92648

- **Property Owner:** City of Huntington Beach Successor Agency, 2000 Main Street, Huntington Beach, CA 92648

- **City Contact:** Tess Nguyen, Associate Planner

- **Location:** 7872 Edinger Avenue (southeast corner of Edinger Avenue and Parkside Lane)

- **Proposed Project:** The project proposes to develop a 126-room hotel on a 1.89 acre site located within the Town Center Boulevard segment of the Beach and Edinger Corridors Specific Plan (BECSP).

  The project consists of the following entitlement requests:
  - Site Plan Review (SPR): to permit the development of a four-story 126-room hotel pursuant to the Town Center Boulevard Segment of the BECSP.
  - Variance (VAR): to allow:
    (a) 5% frontage coverage in lieu of the required 50% for Parkside Lane and 0% frontage coverage in lieu of the required 50% for Aldrich Drive;
    (b) building not within the build-to-corner zone in lieu of the required build-to-corner for the intersection of Parkside Lane and Aldrich Drive;
    (c) exposed surface parking lot type in lieu of the other permitted parking lot types;
    (d) 26 ft. wide driveways in lieu of the maximum 24 ft. wide driveways;
    (e) one tree per 10 parking spaces in continuous parking rows in lieu of one tree per 5 parking spaces;
    (f) 12 ft. long step-off area adjacent to landscape planter in lieu of 17 ft. long; and
    (g) 8% glazing on the Aldrich Drive facade in lieu of the required minimum 20% glazing.
  - Tentative Parcel Map (TPM): to consolidate ten lots into one lot.

  The project site is approximately 1.89 acres and consists of 10 lots with one existing building, the former Big-O Tires. The existing building will be demolished in order to construct the new 72,478 sq. ft. four-story hotel with 126 rooms, meeting room, fitness center, pool, and spa. Surrounding uses are primarily commercial and residential. South of the site, across Aldrich Drive, are multi-family residential uses. The hotel will be open 24 hours with a hot breakfast served daily. The hotel also

includes social gathering areas for guests, and ancillary alcohol service in these areas until 12:00 AM daily.

- **Background:**
  - The proposed project site is currently owned by the City of Huntington Beach Successor Agency (Successor Agency). As part of a planned City economic development project, the parcels are currently in escrow for transfer to the applicant. The subject site was assembled by the former Redevelopment Agency of the City of Huntington Beach (Agency) over a twenty year period.
  - In 2009, upon completing the site assemblage, the Agency sought to enter into a Public/Private Joint Venture with OTO Development to construct a hotel project. Due to the downturn in the economy, however, a partnership agreement was not finalized. On October 2, 2009, the Agency issued a Request for Proposals (RFP) seeking qualified hotel developers to acquire and develop a high quality, select brand hotel on the site. On June 2010, the Agency entered into an Exclusive Negotiating Agreement (ENA) with Ayres Holdings, LLP (Ayres) to develop the site. However, the ENA period came to an end and the City and Ayres were unable formalize a Purchase and Sale Agreement.
  - After several attempts with various other hotel developers, the Agency entered into a Purchase and Sale Agreement with Campbell Lodging on January 27, 2012, just days prior to the dissolution of the Redevelopment Agency. In October 2012, Campbell Lodging transferred its contract interest to KPHL, LLC., the current developer.
  - As part of the 2011 Budget Act, the Legislature adopted ABx1 26 causing the dissolution of the state's 400 plus redevelopment agencies. After failed litigation, all redevelopment agencies were officially dissolved on February 1, 2012. In response to the dissolution, the Agency assets, including the Edinger Hotel project site, were transferred to the newly formed Successor Agency. The Successor Agency has been put in place for the purpose of "winding-down" activities of the former Agency, which includes disposing of all real property interests.
  - This project is a City-initiated economic development project and the completion of the entitlements was included in the City's Strategic Planning list of Objectives for 2013/14. The estimated benefit to be derived from the development of a hotel is approximately $500,000 in additional annual tax revenues consisting of property tax, transient occupancy tax and sales tax. In working to develop the site as a hotel, the City initiated discussions with potential developers prior to the enactment of the Beach and Edinger Corridors Specific Plan. The Office of Business Development states that while the proposed developer has taken great effort to achieve the vision set forth within the Specific Plan, it was understood that certain development characteristics for the specified type of hotel were required in order to achieve this Strategic Planning Objective. Accordingly, the requested variances will effectuate the desired economic development goal of the City to develop a hotel at the site.

- **Zoning Administrator Actions:**
  - A public hearing before the Zoning Administrator was held on December 18, 2013. The applicant and applicant's representative spoke in support of the project, citing the desired site layout due to safety and privacy concerns as well as compatibility with surrounding uses on a site with three street frontages. The Zoning Administrator, in reviewing the project, stated support for requests related to Aldrich Drive but expressed concerns with making the necessary findings to grant the deviation requests adjacent to Parkside Lane based on the same reasons. The applicant's representative requested a continuance to draft additional findings.
  - The public hearing for the project was continued to the January 15, 2014 Zoning Administrator meeting. Staff and the applicant explained that the requested design deviations were based on

three unique circumstances: 1) the site is surrounded by streets on three sides; 2) access from Edinger Avenue, the primary arterial, is prohibited while access from Aldrich Avenue, a residential street, is not compatible; and 3) the applicant is setting aside land along Edinger Avenue frontage for future street improvements even though they are not required now. With the revised findings for the project, the Zoning Administrator still had concerns with the necessary findings to grant deviation requests along Parkside Lane. The Zoning Administrator approved Tentative Parcel Map No. 13-112 and Variance No. 13-006 for some deviations (a (Aldrich Drive only), b, c (Aldrich Drive only), d, e, f, and g above) with modified findings and modified conditions of approval. Variance No. 13-006 for Parkside Lane frontage coverage and location of front surface parking lot was denied with findings. Site Plan Review No. 13-002 was not acted on because without the approval of some variance requests the proposed site layout warranted a redesign.

- **Appeal:**
  - The Zoning Administrator's action on Site Plan Review No. 13-002, Variance No. 13-006, and Tentative Parcel Map No. 13-112 were appealed to the Planning Commission by the Office of Business Development of the City Huntington Beach for reasons stated in a memo received and dated January 17, 2014 (Attachment No. 5).

- **CEQA Analysis/Review:**
  - On December 8, 2009, the Planning Commission certified Program Environmental Impact Report (EIR) No. 08-008 for the proposed Beach and Edinger Corridors Specific Plan. EIR No. 08-008 concluded that potential impacts can be mitigated to less than significant levels with the exception of impacts to air quality, cultural resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems, which would remain significant and unavoidable. The Planning Commission certified EIR No. 08-008 as adequate and complete with modified mitigation measures, findings of fact, and a Statement of Overriding Considerations. The City Council also adopted a Statement of Overriding Considerations prior to action on the GPA, ZMA, and ZTA on March 1, 2010.
  - The EIR anticipates development of 150 hotel rooms on Edinger Avenue. The 126 rooms contemplated by the project are within the total new hotel rooms permitted on Edinger Avenue under the approved EIR. Compliance with all applicable mitigation measures adopted with the Specific Plan will be required as a condition of approval of the project. Accordingly, no changes requiring revision of the previously certified Program EIR are proposed as part of the project, nor have any circumstances changed requiring revision of the previously certified Program EIR. In addition, no new information identifies that implementation of the BECSP, including the project, will have significant effects that were not discussed in the previously certified Program EIR or that the significant effects identified in the certified BECSP Program EIR will be substantially more severe than determined in the Program EIR.

- **Planning Issues:**
  - Compliance with the applicable Beach and Edinger Corridors Specific Plan requirements.
  - Compatibility with surrounding land uses.
  - Variances to permit deviations in frontage coverage, build-to-corner, parking lot type, driveway width, parking lot trees, step-off area, and glazing for street facades.

- **Planning Commission public hearing is tentatively scheduled for February 25, 2014**

- **Attachments:**
    1. Vicinity Map
    2. Site plans, floor plans, and elevations received and dated November 1, 2013
    3. Tentative Parcel Map No. 13-113 received and dated March 29, 2013
    4. Project Narrative received and dated November 1, 2013
    5. Appeal Memo received and dated January 17, 2014

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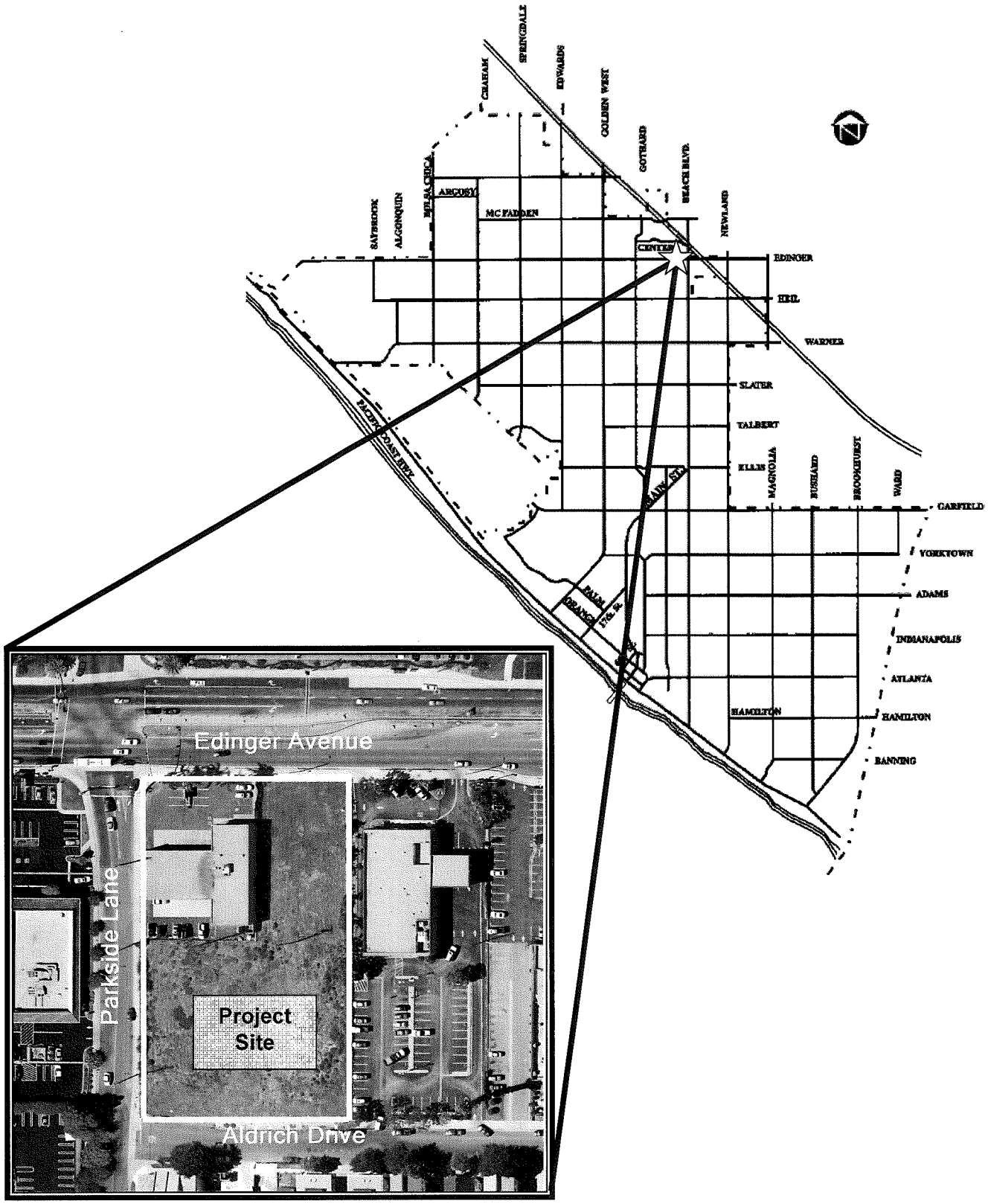

VICINITY MAP
SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006/
TENTATIVE PARCEL MAP NO. 13-113
(MARRIOTT SPRINGHILL SUITES HOTEL—7872 EDINGER AVENUE)

ATTACHMENT NO. 1.1

RECEIVED

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Dept. of Planning & Building

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SEC EDINGER AVENUE AND PARKSIDE LANE,
HUNTINGTON BEACH, CA

KPHL, LLC.
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ANAHEIM, CA 92805

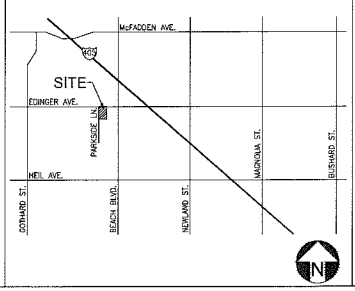
ZONING CONFORMANCE MATRIX

NOTE: CODE SECTIONS FROM CITY OF HUNTINGTON BEACH, CA BEACH AND EDINGER CORRIDORS SPECIFIC PLAN ADOPTED MARCH 2010

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
BLDG. HEIGHT	2.3.1	5 STORIES MAX.	4 STORIES
BLDG. LENGTH	2.3.3	300 FT. MAX.	297'-8"
BLDG. MASSING	2.3.5	PROPORTIONS – EDINGER 3L:2H TO 5L:2H	SEE MASSING ANALYSIS FOR EDINGER AVE ON SHEET 201A
SETBACKS:			
FRONT YARD	2.4.3	EDINGER – 0 FT. MIN. / 15 FT. MAX.	0 FT. NORTH
SIDE YARD	2.4.4	W/ OUT LIVING SPACE WINDOWS 5 FT. MIN.	5 FT. EAST 5 FT. WEST
REAR YARD	2.4.5	10 FT. MIN.	10 FT. SOUTH
FRONTAGE COVERAGE	2.4.7	EDINGER – 50% MIN.	(1629"/2581")x100 =63%
BLOCK SIZE	2.5.3	3000 FT. MAX. BLOCK SIZE 1000 FT. MAX. EDINGER BLOCK FACE	380'-2" BLK SIZE 225'-1" BLK FACE
OPEN SPACE	2.6.1	LODGING: 30 S.F. / ROOM (OS) 126 ROOMS = 3,780 S.F.	3,784 S.F.
PARKING	2.7.1	LODGING: 1SPACE/ GUEST ROOM MIN. 126 GUEST ROOMS = 126 SPACES	126 SPACES

VICINITY MAP

NTS



LEGAL DESCRIPTION

BUILDING LOCATION: SOUTHEAST CORNER OF EDINGER AVENUE & PARKSIDE LANE, HUNTINGTON BEACH, CA 92647

PROJECT STATISTICS

ADDRESS: SOUTHEAST CORNER OF EDINGER AVENUE & PARKSIDE LANE, HUNTINGTON BEACH, CA 92647

OWNER: KPHL, LLC. a Nevada Limited Corporation

TOTAL SITE AREA 82,323 SF (1.89 AC)
LANDSCAPE AREA 13,067 SF = 15.9%

4-STORY HOTEL
GROSS FLOOR AREA SUMMARY:
FIRST LEVEL 20,088 SF
SECOND LEVEL 17,590 SF (EXCLUDING OPEN SPACE OVER PORTE COCHERE)
THIRD LEVEL 17,400 SF
FOURTH LEVEL 17,400 SF
TOTAL NEW HOTEL AREA 72478 SF

OPEN SPACE OVER PORTE COCHERE:
OPEN SPACE REQUIRED:
30 SQ. FT. X 126 ROOMS = 3780 SQ. FT.
OPEN SPACE PROVIDED: 3784 SQ. FT.

HOTEL UNITS COUNT
LEVEL 1 21 UNITS
LEVEL 2 35 UNITS
LEVEL 3 35 UNITS
LEVEL 4 35 UNITS
TOTAL 126 UNITS

PARKING SUMMARY

NUMBER OF PARKING REQUIRED = 126 STALL
NUMBER OF PARKING PROVIDED = 126 STALL
NUMBER OF ACCESSIBLE PARKING PROVIDED = 5 STALLS
NUMBER OF VAN ACCESSIBLE PARKING PROVIDED = 1 STALL

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE CITY OF HUNTINGTON BEACH, CA CODES & ORDINANCES.

2. DO NOT SCALE THE DRAWINGS. LARGER SCALE PLANS TAKE PRECEDENCE OVER SMALLER SCALE PLANS. SHOULD DRAWING CONFLICTS ARISE, NOTIFY THE ARCHITECT OR ENGINEER AT ONCE.

3. THESE DRAWINGS ARE THE SOLE PROPERTY OF ACS ARCHITECTURAL CONSTRUCTION SERVICES, INC. NO UNAUTHORIZED DUPLICATION WILL BE ALLOWED.

PROJECT TEAM

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CONTACT: MARTIN CAMPBELL
Campbell Lodging, Inc.
2050 Santa Cruz St., #2000
Anaheim, CA 92805
(714) 256-2070

ARCHITECT: ACS ARCHITECTURAL CONSTRUCTION SERVICES, INC.
1122 BRISTOL ST.
COSTA MESA, CA 92626
CONTACT: CYRIL CHOK
(714) 436-9000

CIVIL ENGINEER: TAIT ENGINEERING
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
CONTACT: GREGORY STEWART
(714) 241-0606

LANDSCAPE DESIGN: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVE.
SANTA ANA, CA 92705
CONTACT: CHARLES TROWBRIDGE
(714) 532-3663

INDEX TO DRAWINGS

SHT.	DESCRIPTION	03-28-2013	09-19-2013	11-01-2013
GENERAL				
001	COVER SHEET	■		■
CIVIL DRAWINGS				
1of2	TENTATIVE PARCEL MAP – EXISTING CONDITIONS	■		
2of2	TENTATIVE PARCEL MAP – PROPOSED CONDITIONS	■		
1of1	CONCEPTUAL GRADING & DRAINAGE PLAN	■		
ARCHITECTURAL DRAWINGS				
050	SITE AND LANDSCAPE PLAN	■	■	■
101	FIRST FLOOR PLAN	■		■
102	SECOND FLOOR PLAN	■	■	■
103	THIRD–FOURTH FLOOR PLAN	■	■	■
110	ROOF PLAN	■		■
200	EXTERIOR ELEVATIONS	■	■	■
200A	BUILDING MASSING ELEMENTS		■	■
201	EXTERIOR ELEVATIONS	■	■	■
201A	BUILDING MASSING ELEMENTS		■	■
204	CORNER DIAGRAM & ENLARGED PLANS		■	■
300	BUILDING SECTIONS	■		■
LANDSCAPE DRAWINGS				
	LANDSCAPE PLAN	■		

ISSUANCES

DESCRIPTION:	DATE:
ENTITLEMENT SET	03-28-2013
ENTITLEMENT SET 2ND SUBMITTAL	09-19-2013
ENTITLEMENT SET 3RD SUBMITTAL	11-01-2013

MARK	DESCRIPTION	DATE
1	ENTITLEMENT SET 3RD SUBMITTAL	11/01/13
2	ENTITLEMENT SET 2ND SUBMITTAL	09/19/13
3	ENTITLEMENT SET	03/28/13

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COVER SHEET

PROJECT No.:	WC010003.00
DATE:	10/21/2013
SCALE:	AS NOTED
PROJECT MANAGER:	
DRAWN BY:	JI
CHECKED BY:	CC

SHEET No.: 001

ATTACHMENT NO. 2.1

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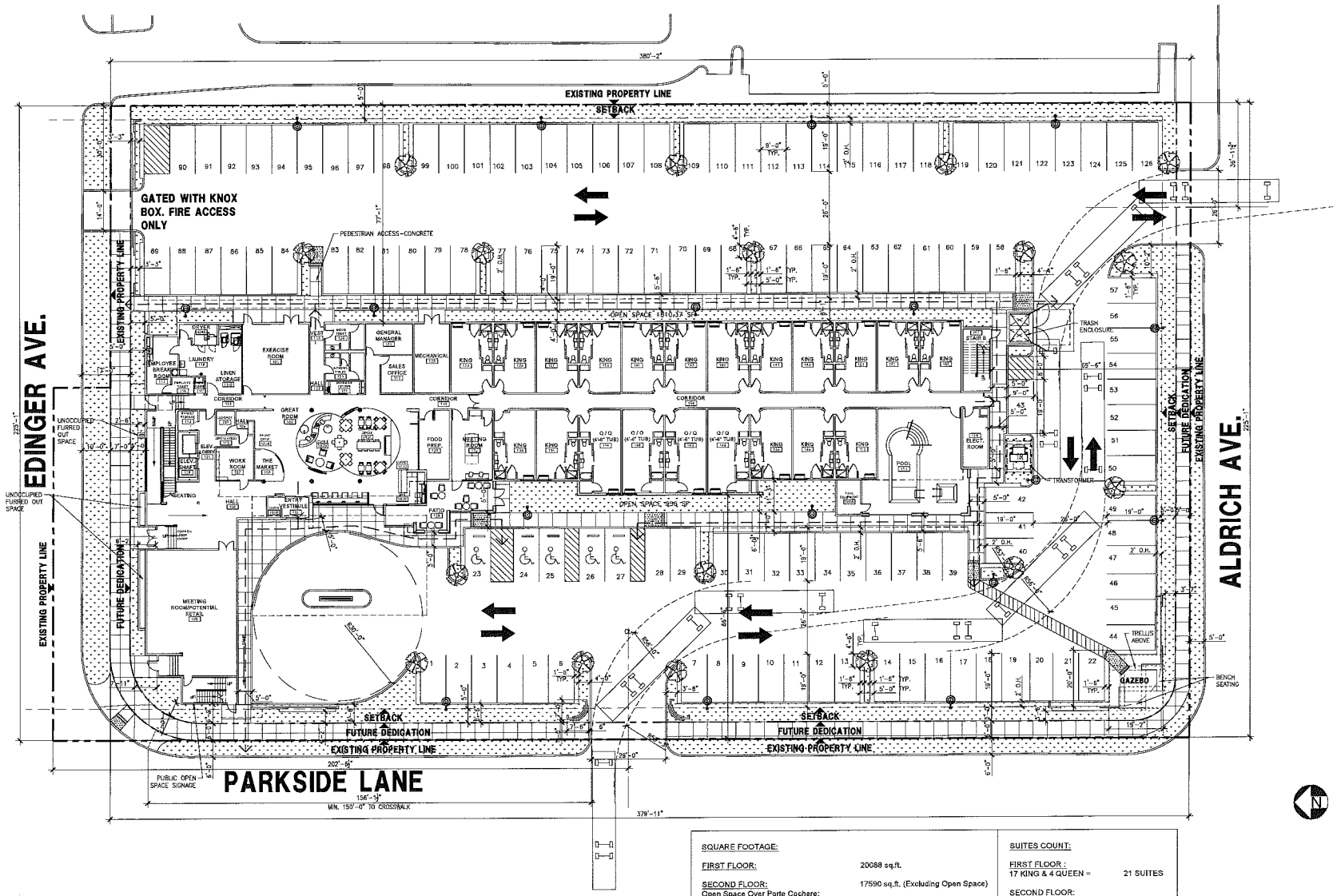

SQUARE FOOTAGE:		SUITES COUNT:	
FIRST FLOOR:	20088 sq.ft.	FIRST FLOOR : 17 KING & 4 QUEEN =	21 SUITES
SECOND FLOOR: Open Space Over Porte Cochere: Open Space Required: 30 sq. ft. X 126 ROOMS = 3780 sq. ft. Open Space Provided: 3784 sq. ft.	17590 sq.ft. (Excluding Open Space)	SECOND FLOOR: 23 KING & 12 QUEEN =	35 SUITES
THIRD FLOOR:	17400 sq. ft.	THIRD FLOOR: 23 KING & 12 QUEEN =	35 SUITES
FOURTH FLOOR:	17400 sq. ft.	FOURTH FLOOR: 23 KING & 12 QUEEN =	35 SUITES
TOTAL:	72478 sq. ft.	TOTAL :	126 SUITES

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SITE PLAN

PROJECT No.:	WC010003.00
DATE:	10/21/2013
SCALE:	1/16" = 1'-0"
PROJECT MANAGER:	
DRAWN BY:	SR
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SHEET No.: 050

ATTACHMENT NO. 2

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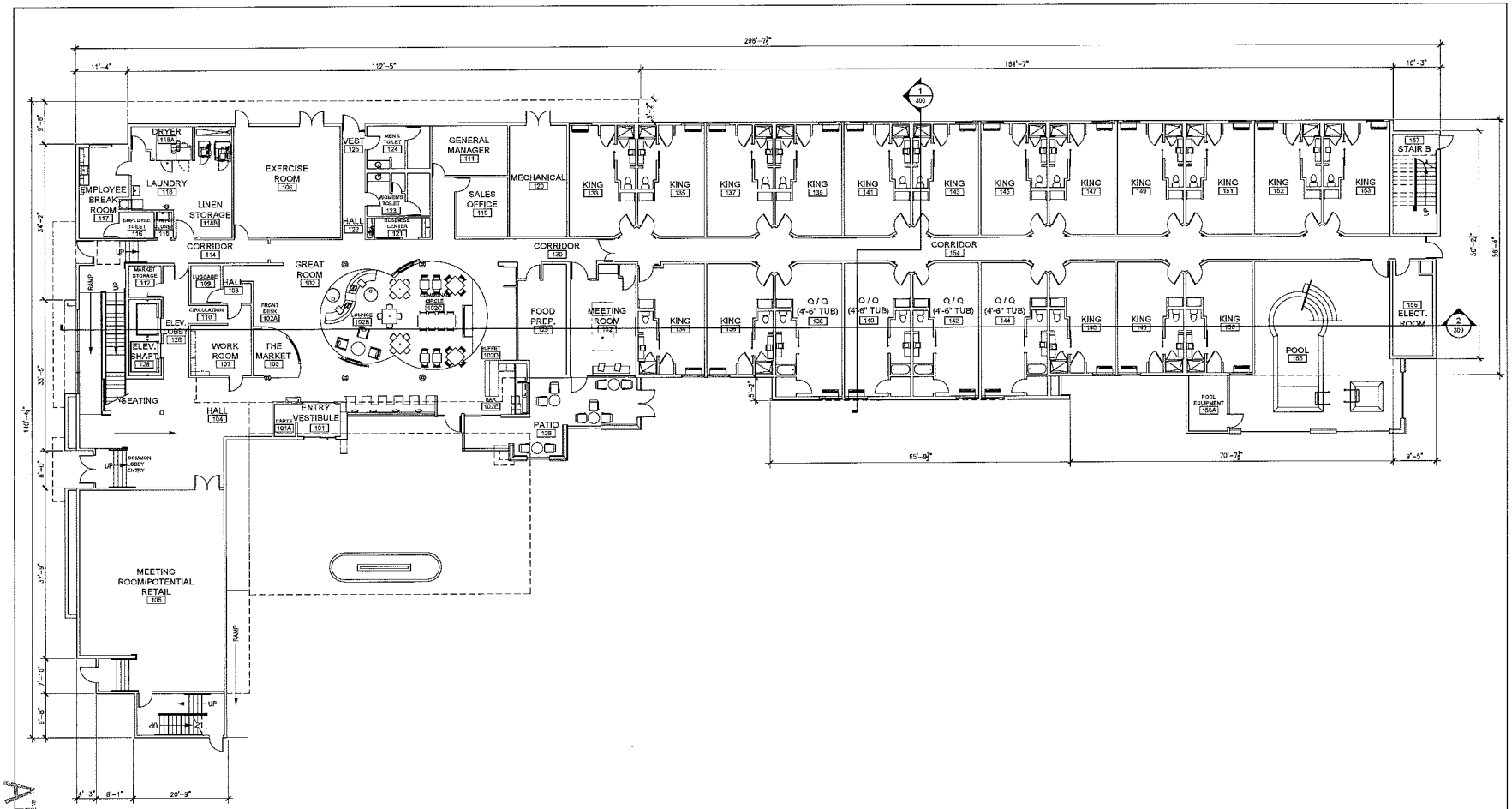

FIRST FLOOR PLAN 1
3/32" = 1'-0"

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FIRST FLOOR PLAN

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DATE:	10/21/2013
SCALE:	3/32" = 1'-0"
PROJECT MANAGER:	
DRAWN BY:	SR
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SHEET No.:

ATTACHMENT NO. 2.3

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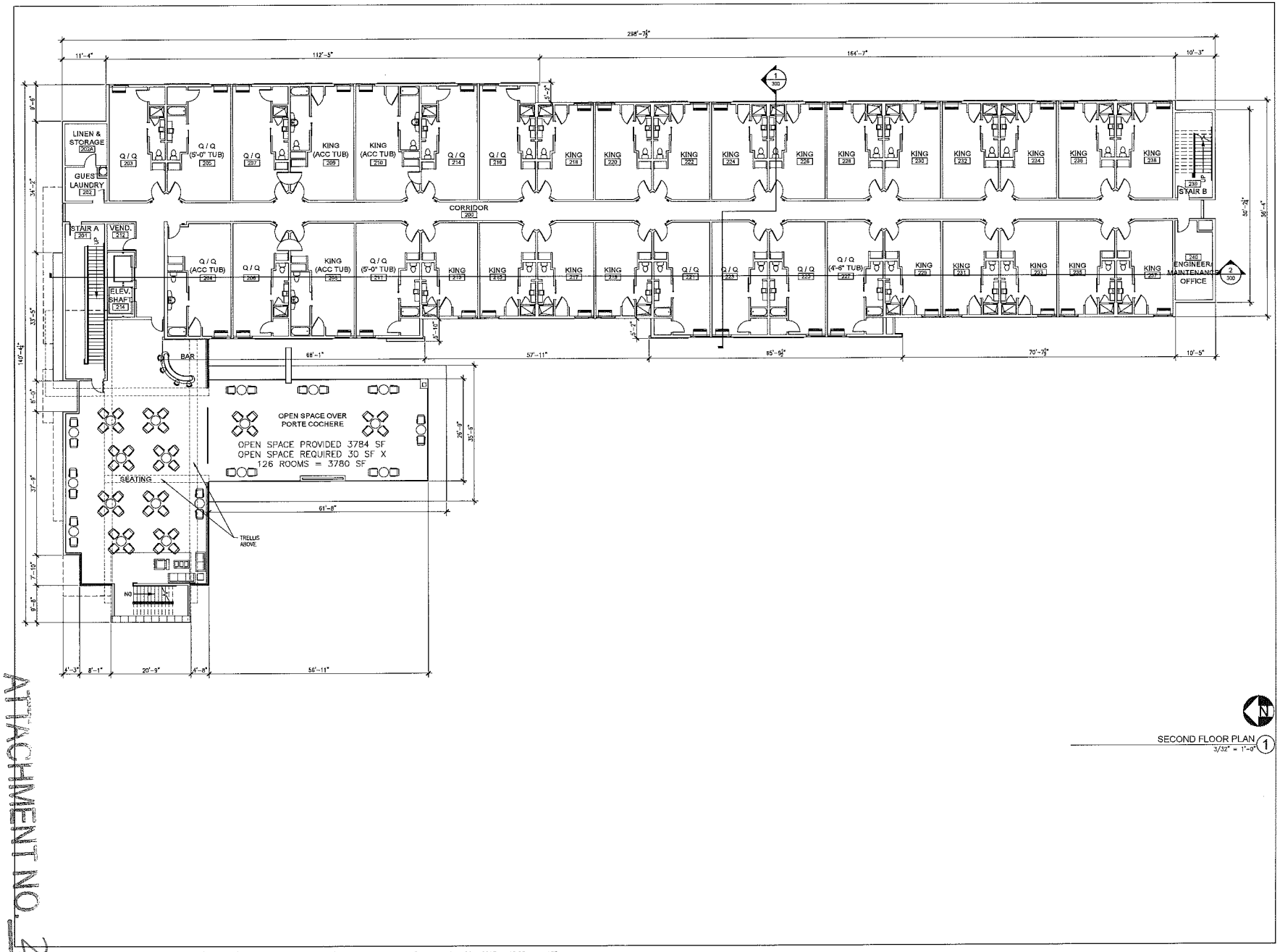

SECOND FLOOR PLAN (1)
3/32" = 1'-0"

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	ENTITLEMENT SET	05/26/13

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SHEET TITLE:

SECOND FLOOR PLAN

PROJECT No.: VMC010003.00	SHEET No.:
DATE: 10/21/2013	102
SCALE: 3/32" = 1'-0"	
PROJECT MANAGER:	
DRAWN BY: SR	
CHECKED BY: CC	SHEET No.:

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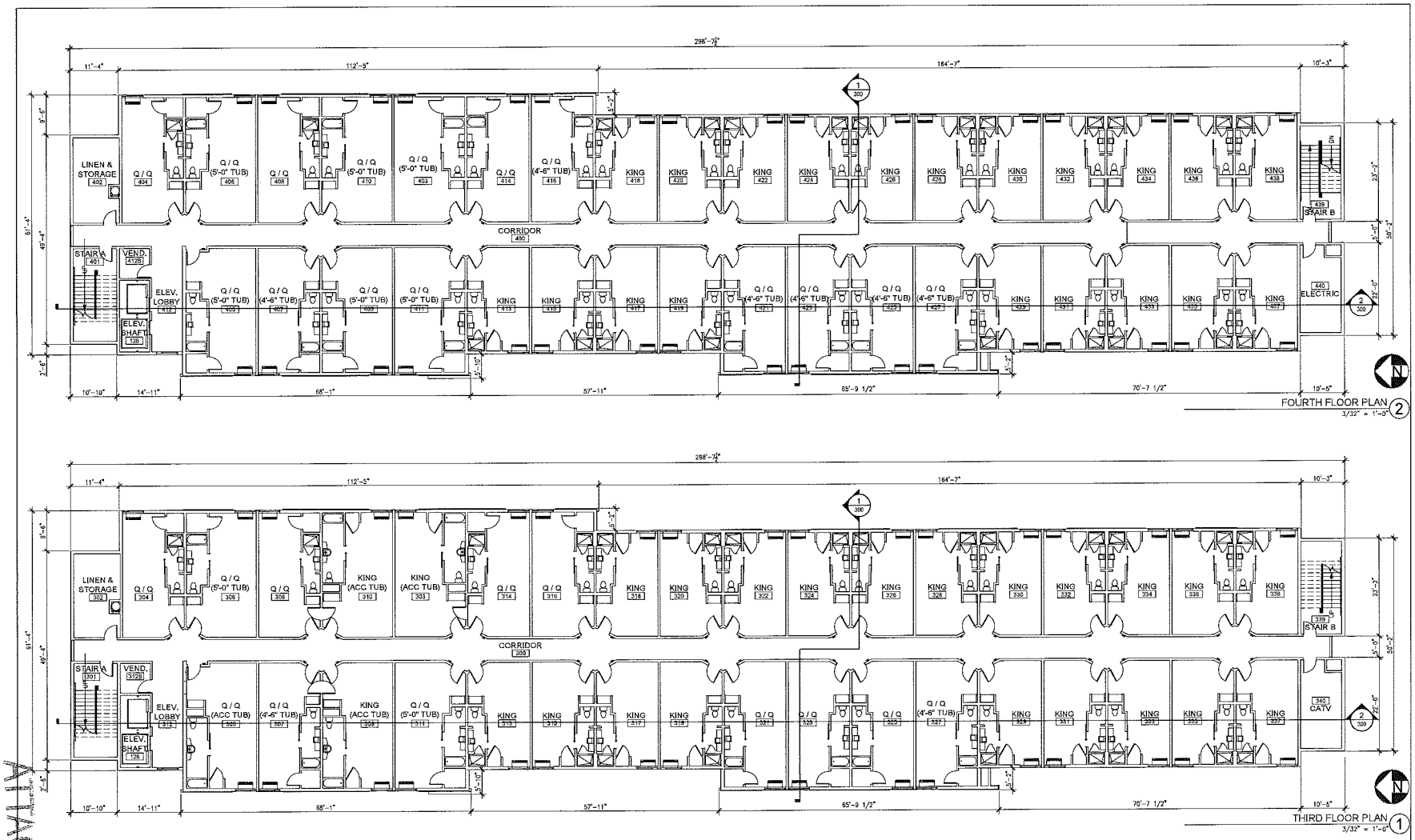

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THIRD - FOURTH FLOOR PLAN

PROJECT No.: WC010003.00	SHEET No.:
DATE: 10/24/2013	103
SCALE: 3/32" = 1'-0"	
PROJECT MANAGER:	
DRAWN BY: SR	
CHECKED BY: CC	SHEET No.:

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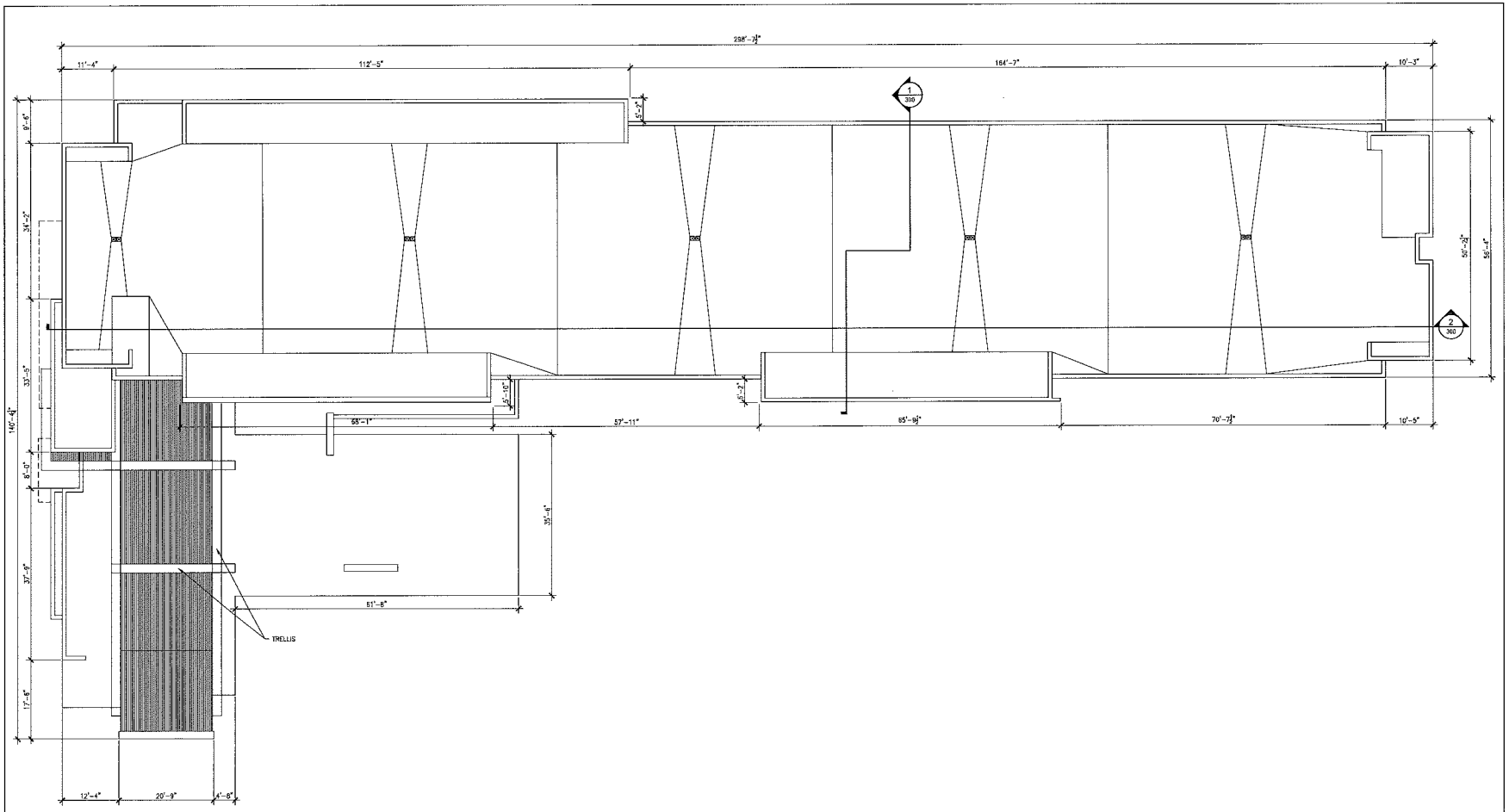
ATTACHMENT NO. 2.5



ROOF PLAN 1
3/32" = 1'-0"

ATTACHMENT NO. 2.6

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MARK	DESCRIPTION	DATE
	ENTITLEMENT SET 3RD SUBMITTAL	11/01/13
	ENTITLEMENT SET 2ND SUBMITTAL	08/16/13
	ENTITLEMENT SET	03/28/13

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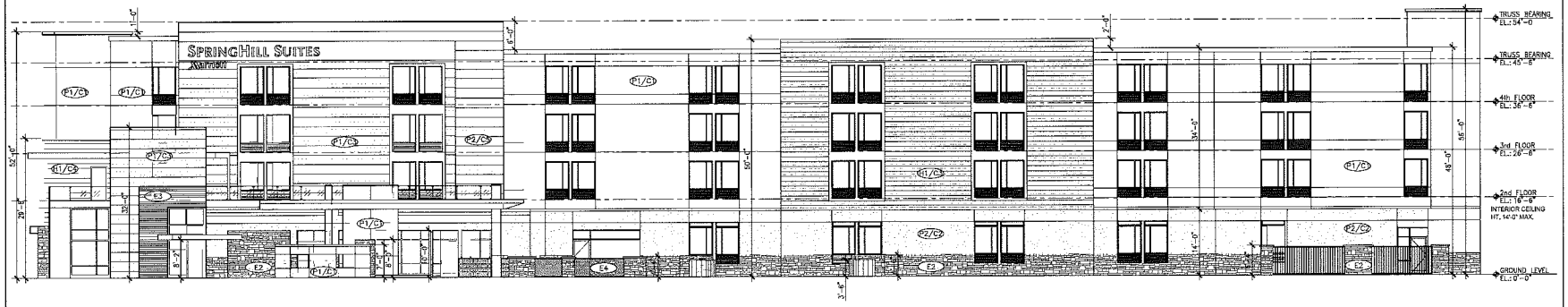
SHEET TITLE:

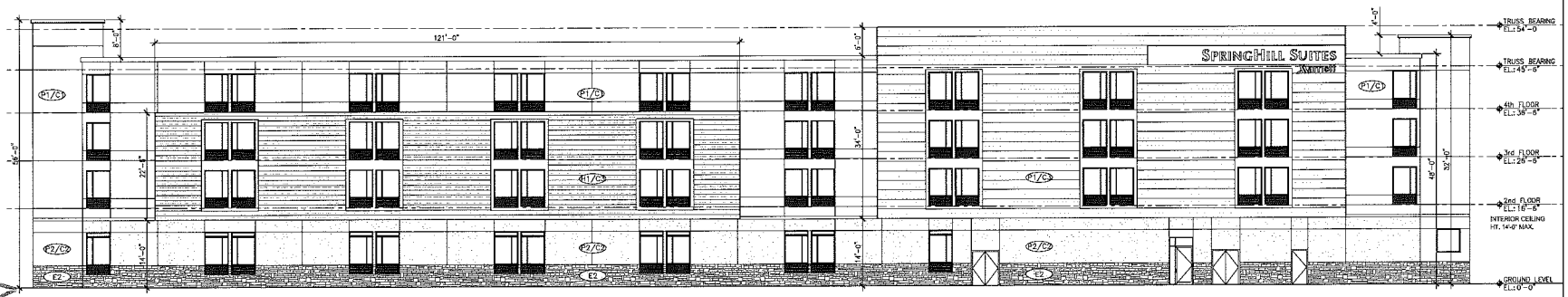
ROOF PLAN

PROJECT No.: VMC010003.00	SHEET No.:
DATE: 10/21/2013	110
SCALE: 3/32" = 1'-0"	
PROJECT MANAGER:	
DRAWN BY: JI	
CHECKED BY: CC	SHEET No.:

\\CMSRV1\CurrentProj\Campbell_Lodging\HuntingtonBeach_CA\07 Design\2013-03_CityPlanningSubmittal\003_01-110-S-Roof Plan.dwg- Nov 01, 2013 - 10:04am - ACS



WEST ELEVATION 1
3/32" = 1'-0"



EAST ELEVATION 2
3/32" = 1'-0"

FINISH LEGEND

P1/C1	P1 - Smooth Plaster Texture C1 - "SW 7028 Incredible White"
P2/C2	P2 - Medium Plaster Texture C2 - "SW 7507 Stone Lion"
P1/C3	P1 - Smooth Plaster Texture C3 - "SW 6080 Java"
P2/C5	P2 - Medium Plaster Texture C5 - "SW 602 Indigo Batik"
H1/C4	H1 - Hardieplank Texture C4 - "SW 7032 Warm Stone"
H1/C3	H1 - Hardieplank Texture C3 - "SW 6080 Java"
E1	Metal Paint Kynar Finish For Trim & Frames
E2	Cultured Stone - Bomi Stone Products
E3	Aluminum Store Front System With Louvers
E4	Patio Screen Walls

NOTE: ALL PAINT COLORS BY SHERWIN WILLIAMS

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MARK	DESCRIPTION	DATE
	ENTITLEMENT SET 3RD SUBMITTAL	11/01/13
	ENTITLEMENT SET 2ND SUBMITTAL	09/18/13
	ENTITLEMENT SET	03/25/13

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SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT No.:	WC010003.00	SHEET No.: 200
DATE:	10/21/2013	
SCALE:	3/32" = 1'-0"	
PROJECT MANAGER:		
DRAWN BY:	SR	
CHECKED BY:	CC	SHEET No.:

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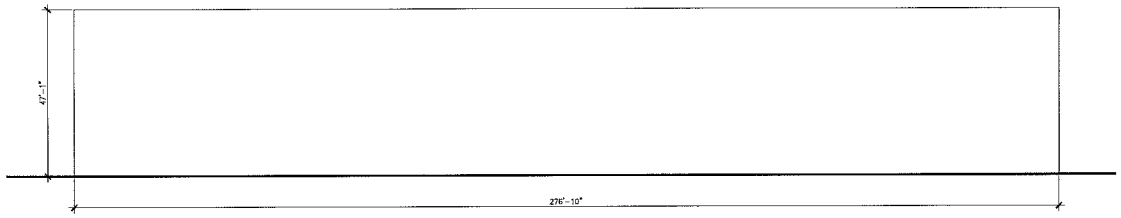
ATTACHMENT NO. 2.7

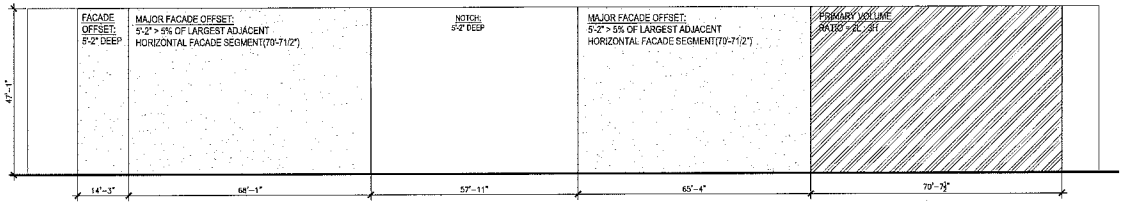
WEST ELEVATION
MASSING ON PARKSIDE LANE



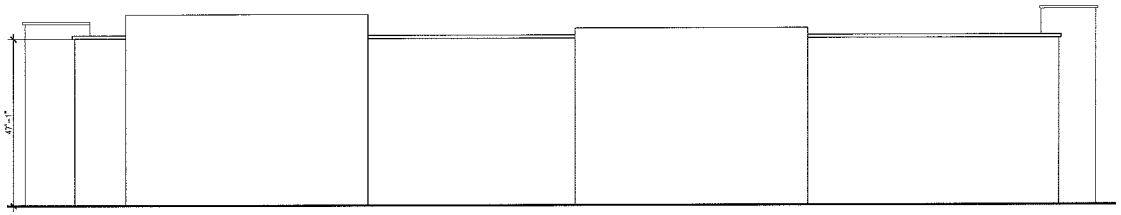
STEP 1 : BUILDING ENVELOPE

BECSP 2.3.5 - BUILDING MASSING - PRIMARY VOLUME PROPORTIONS:

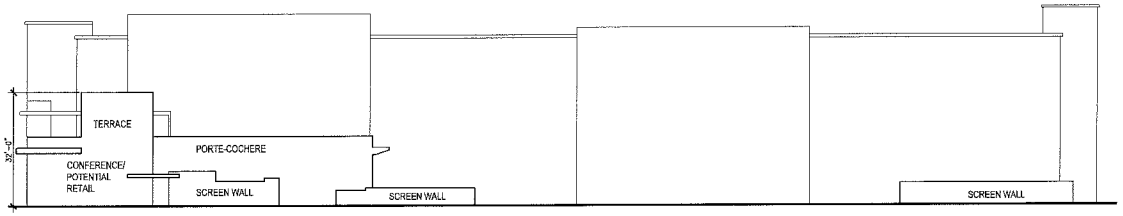
ON PARKSIDE LANE:
REQUIRED:
2L : 3H TO 5L : 2H
i.e. L/H = 0.4 TO 1.5
PROVIDED:
L/H : 70'-7 1/2"/47'-1" = 1.5
2L : (1.5)(2)H
i.e. 2L : 3H
AT LEAST ONE PRIMARY VOLUME CONFORMS TO BUILDING MASSING REGULATIONS.



STEP 2 : PRIMARY VOLUMES



STEP 3 : INTRODUCE ROOFS



STEP 4 : INTRODUCE PORCHES AND OTHER SUB VOLUMES

NOTE: GLAZING FACADE COMPOSITION : 19.4%

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SHEET TITLE:

BUILDING MASSING ELEMENTS

PROJECT No.: WK010003.00	SHEET No.:
DATE: 10/21/2013	200A
SCALE: 1/16" = 1'-0"	
PROJECT MANAGER:	
DRAWN BY: SR	
CHECKED BY: CC	SHEET No.:

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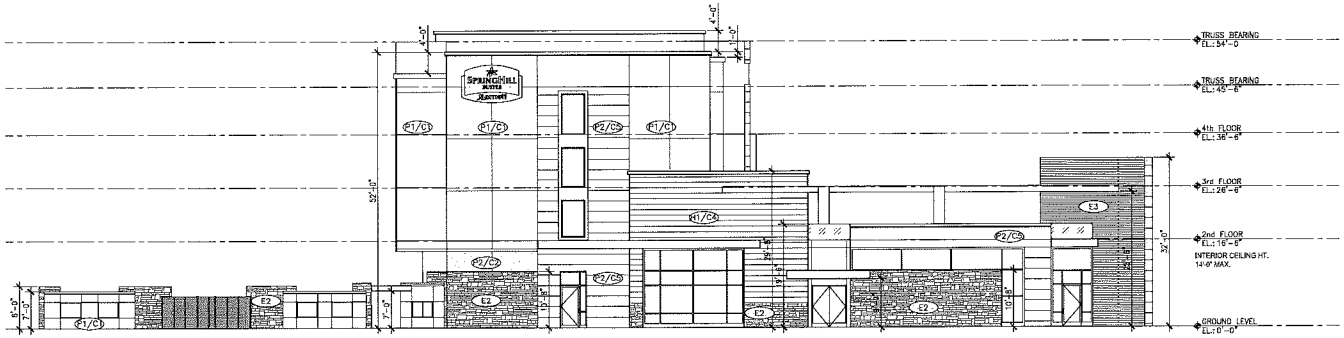
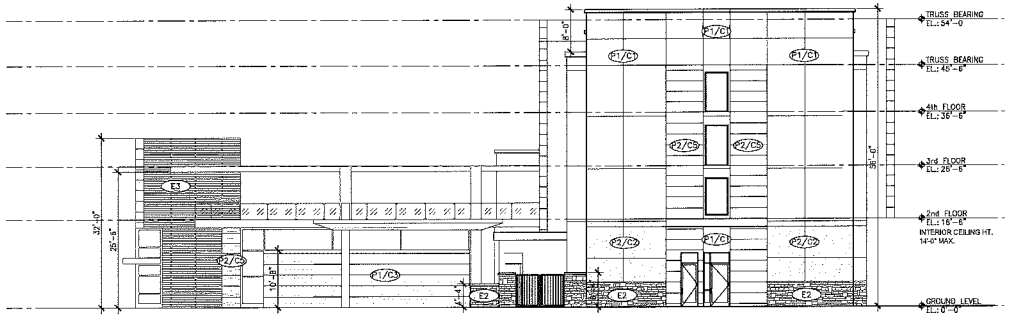
ATTACHMENT NO. 2.8



NORTH ELEVATION (2)
3/32" = 1'-0"



SOUTH ELEVATION (1)
3/32" = 1'-0"

FINISH LEGEND

P1 - Smooth Plaster Texture
C1 - "SW 7028 Incredible White"

P2 - Medium Plaster Texture
C2 - "SW 7067 Stone Lion"

P1 - Smooth Plaster Texture
C3 - "SW 6380 Java"

P2 - Medium Plaster Texture
C3 - "SW 802 Indigo Batik"

H1 - Hardiplank Texture
C4 - "SW 7032 Warm Stone"

H1 - Hardiplank Texture
C3 - "SW 6380 Java"

E1
Metal Paint
Kynar Finish For Trim & Frames

E2
Cultured Stone -
Boral Stone Products

E3
Aluminum Store Front
System With Louvers

E3
Patio Screen
Walls

NOTE: ALL PAINT COLORS BY SHERWIN WILLIAMS

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MARK	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6	ENTITLEMENT SET 3RD SUBMITTAL	11/01/13
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SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT No.:	WC010003.09
DATE:	10/21/2013
SCALE:	3/32" = 1'-0"
PROJECT MANAGER:	
DRAWN BY:	SR
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SHEET No.:

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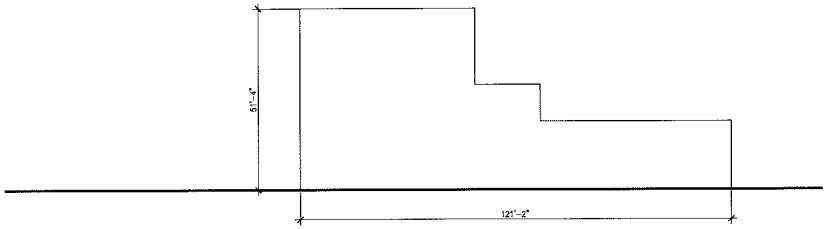
ATTACHMENT NO. 2.9

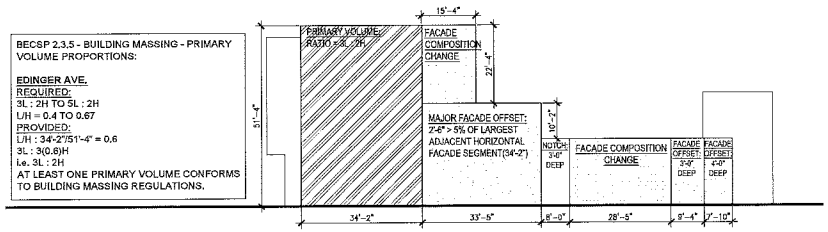
NORTH ELEVATION
MASSING ON EDINGER AVE.



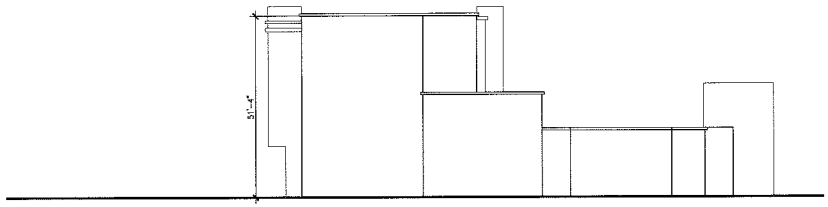
STEP 1 : BUILDING ENVELOPE

BECSP 2.3.5 - BUILDING MASSING - PRIMARY VOLUME PROPORTIONS:

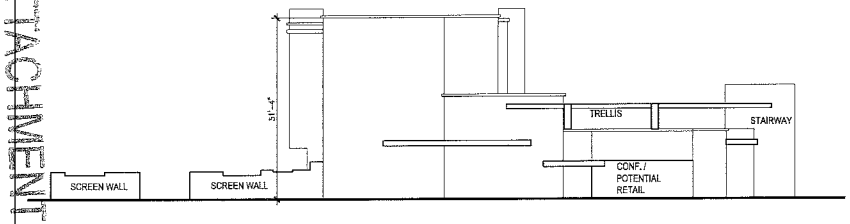
EDINGER AVE.
REQUIRED:
3L : 2H TO 5L : 2H
L/H = 0.4 TO 0.67
PROVIDED:
L/H : 34'-2"/51'-4" = 0.6
3L : 3(0.6)H
i.e. 3L : 2H
AT LEAST ONE PRIMARY VOLUME CONFORMS TO BUILDING MASSING REGULATIONS.



STEP 2 : PRIMARY VOLUMES



STEP 3 : INTRODUCE ROOFS



STEP 4 : INTRODUCE PORCHES AND OTHER SUB VOLUMES

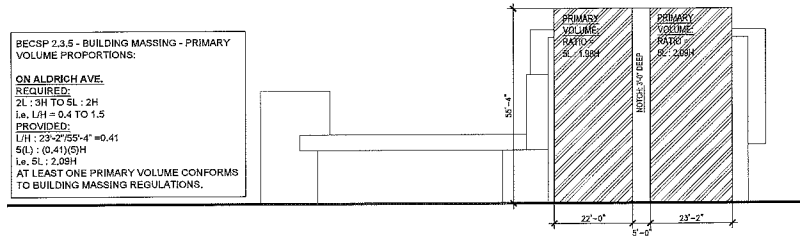
NOTE: GLAZING FACADE COMPOSITION : 22.0%

SOUTH ELEVATION
MASSING ON ALDRICH AVE.

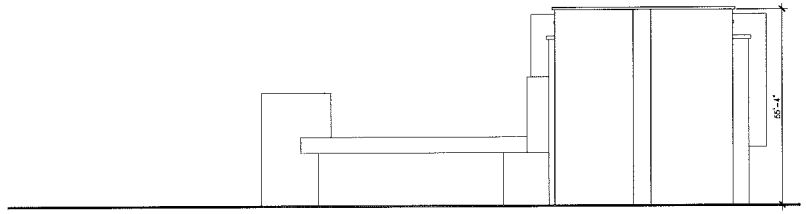
STEP 1 : BUILDING ENVELOPE

BECSP 2.3.5 - BUILDING MASSING - PRIMARY VOLUME PROPORTIONS:

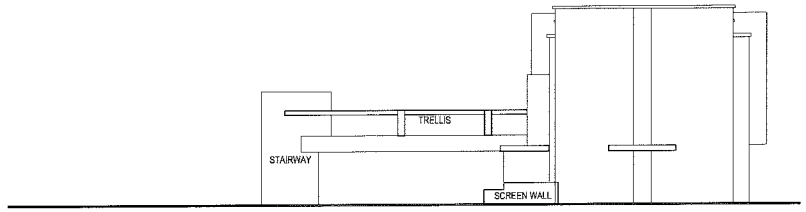
ON ALDRICH AVE.
REQUIRED:
2L : 3H TO 5L : 2H
i.e. L/H = 0.4 TO 1.5
PROVIDED:
L/H : 23'-2"/55'-4" =0.41
5(L) : (0.41)(5)H
i.e. 5L : 2.09H
AT LEAST ONE PRIMARY VOLUME CONFORMS TO BUILDING MASSING REGULATIONS.



STEP 2 : PRIMARY VOLUMES



STEP 3 : INTRODUCE ROOFS



STEP 4 : INTRODUCE PORCHES AND OTHER SUB VOLUMES

NOTE: GLAZING FACADE COMPOSITION : 7.5%

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△		
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△	ENTITLEMENT SET 2ND SUBMITTAL	08/19/13
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SHEET TITLE:

BUILDING MASSING ELEMENTS

PROJECT No.:	WC010003.00	SHEET No.:
DATE:	10/21/2013	201A
SCALE:	1/16" = 1'-0"	
PROJECT MANAGER:		
DRAWN BY:	SR	
CHECKED BY:	CC	SHEET No.:

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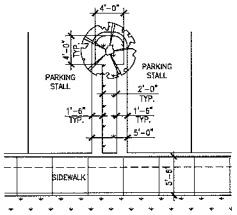
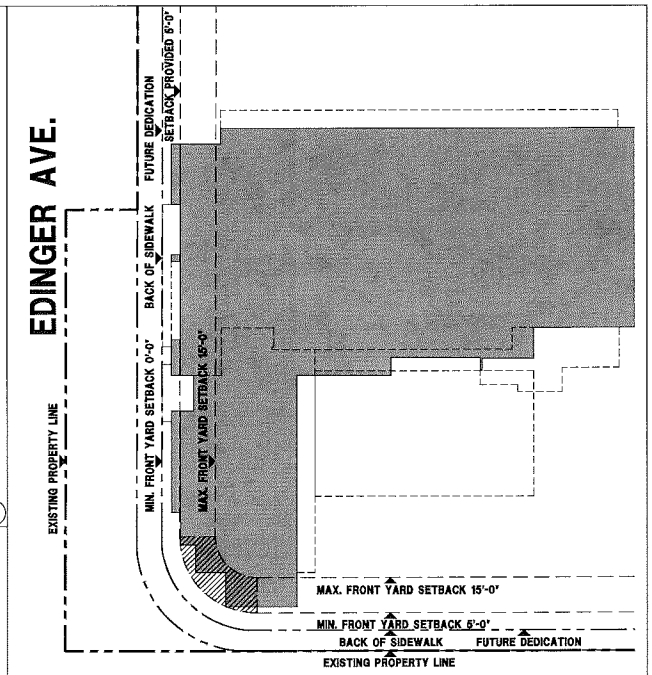
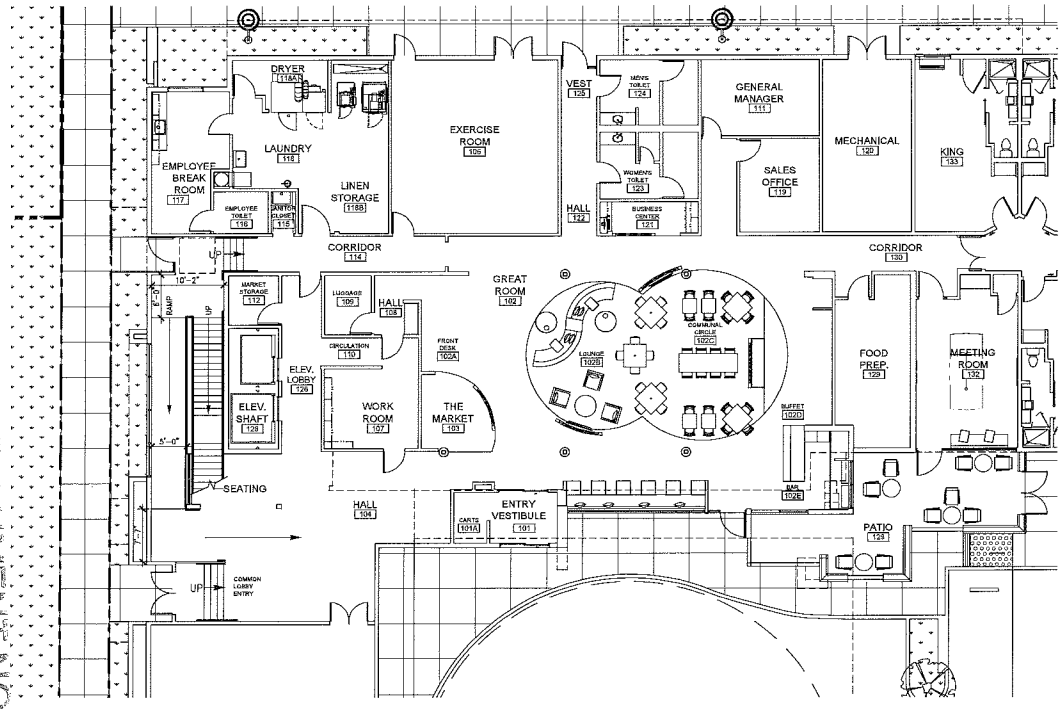
ATTACHMENT NO. 2 P



PARKING ISLAND W/ STEP OFF AREA (3)
1/8" = 1'-0"



BUILD TO CORNER DIAGRAM (1)
1/16" = 1'-0"



ENLARGED PLAN OF LOBBY/ENTRANCE (2)
1/8" = 1'-0"

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△	ENTITLEMENT SET	03/28/13

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SHEET TITLE:

CORNER DIAGRAM
& ENLARGED PLANS

PROJECT No.: WC010003.00	SHEET No.:
DATE: 10/21/2013	204
SCALE: AS NOTED	
PROJECT MANAGER:	
DRAWN BY: SR	
CHECKED BY: CC	SHEET No.:

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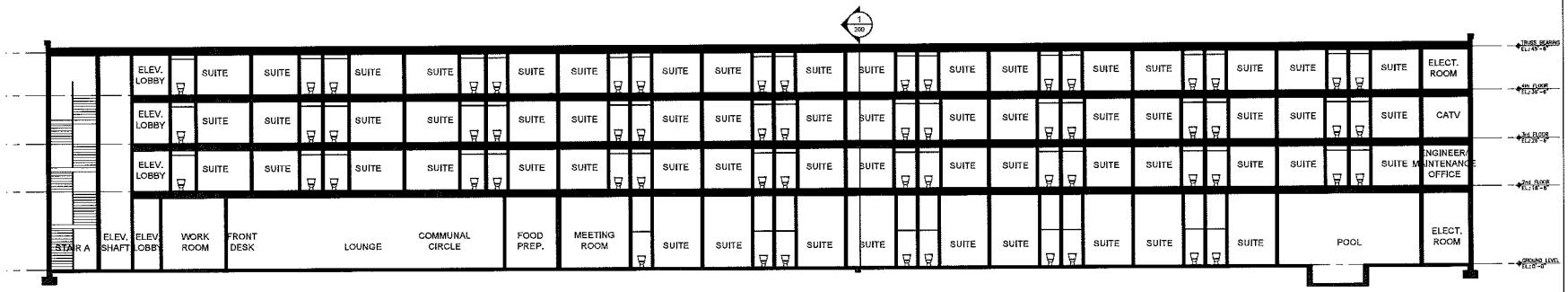
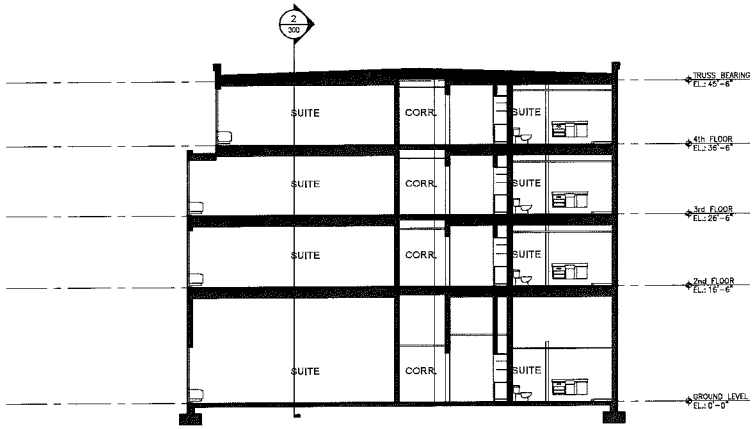


LONGITUDINAL SECTION 2
3/32" = 1'-0"



BUILDING CROSS SECTION 1
1/8" = 1'-0"

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MARK	DESCRIPTION	DATE
	ENTITLEMENT SET 3RD SUBMITTAL	11/01/13
	ENTITLEMENT SET 2ND SUBMITTAL	08/19/13
	ENTITLEMENT SET	03/28/13

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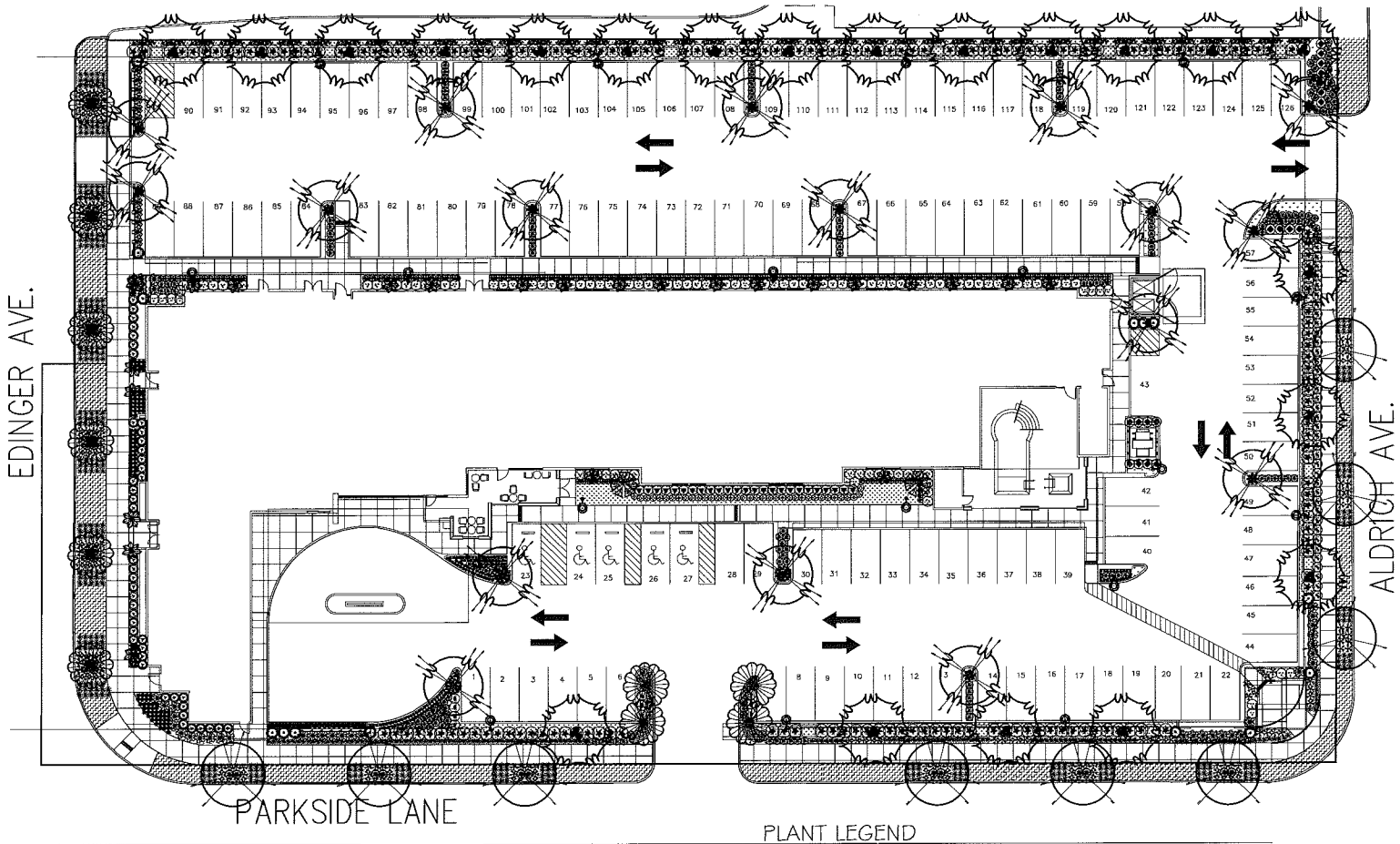
SHEET TITLE:

BUILDING SECTIONS

PROJECT No.: WCC010003.00	SHEET No.:
DATE: 10/21/2013	300
SCALE: AS NOTED	
PROJECT MANAGER:	
DRAWN BY: VDI/R	
CHECKED BY: CC	SHEET No.:

ATTACHMENT NO. 2-12



LANDSCAPE TABULATIONS

	EDINGER AVE. FRONTAGE	PARKSIDE LANE FRONTAGE	ALDRICH AVE. FRONTAGE	EASTERN PROPERTY LINE
REQUIRED TREES	7	12	7	13
PROPOSED TREES	14	12	7	14
REQUIRED SHRUBS	42	70	40	75
PROPOSED SHRUBS	204	223	140	75

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX MULTI
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX STNDRD
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	6' BROWN TRUNK
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STNDRD
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	12' BROWN TRUNK
	STREET TREE	MATCH EXISTING STREET TREES	15 GAL.
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STNDRD
GROUNDCOVER			
	BARK MULCH TOP DRESSING	MEDIUM GRIND	3" THICK LAYER
	MYOPORUM PARVIFOLIUM	TUCSON	12" O.C.
	CAREX PRAEGRACILIS	FIELD SEDGE	4 POTS @ 12" O.C.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
	PHORMIUM TENAX 'BRONZE BABY'	DWARF FLAX	5 GAL.
	PHOTINIA FRASERI	PHOTINIA	5 GAL.
	BOUGAINVILLEA 'GOLDEN JACKPOT'	VARIEGATED SHRUB BOUGAINVILLEA	5 GAL.
	MUHLENBERGIA RIGENS	MEXICAN FEATHER GRASS	1 GAL.
	AGAVE ATTENUATA	AGAVE	5 GAL.
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL.
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	5 GAL.
	CORDYLINE ELECTRIC PINK	CORDYLINE	5 GAL.
	FESCUE GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.
	CLIVIA MINIATA VARIEGATA	CHINESE FIVE COLOURS ORCHID	5 GAL.
	LIROPETALUM CHINENSE 'EVER RED'	CHINESE FRINGE FLOWER	5 GAL. CREAM FLOWER
	PODOCARPUS 'BLUE ICE'	ICE BLUE PODOCARPUS	15 GAL.
	PHORMIUM 'YELLOW WAVE'	VARIEGATED FLAX	5 GAL.
	BOUGAINVILLEA 'HAWAII'	VARIEGATED BOUGAINVILLEA	5 GAL.
	LIRIOPE MUSCARI 'SILVERY SUNPRODS'	VARIEGATED LILY TURF	1 GAL.
	MUHLENBERGIA RIGENS	DEAR GRASS	5 GAL.
	MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	5 GAL.
	JUNCUS PATENS	CALIFORNIA RUSH	5 GAL.
VINES			
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GAL. ESPALIER

SCALE: 1/6" = 1'-0"

0 16' 32' 64'

CHARLES TROWBRIDGE AND ASSOCIATES
17801 ROMELLE AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
ctaw2.cta@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 3242

PRELIMINARY LANDSCAPE PLAN

SPRINGHILL SUITES - HUNTINGTON BEACH, CA.

11-11-13

ATTACHMENT NO. 2.13

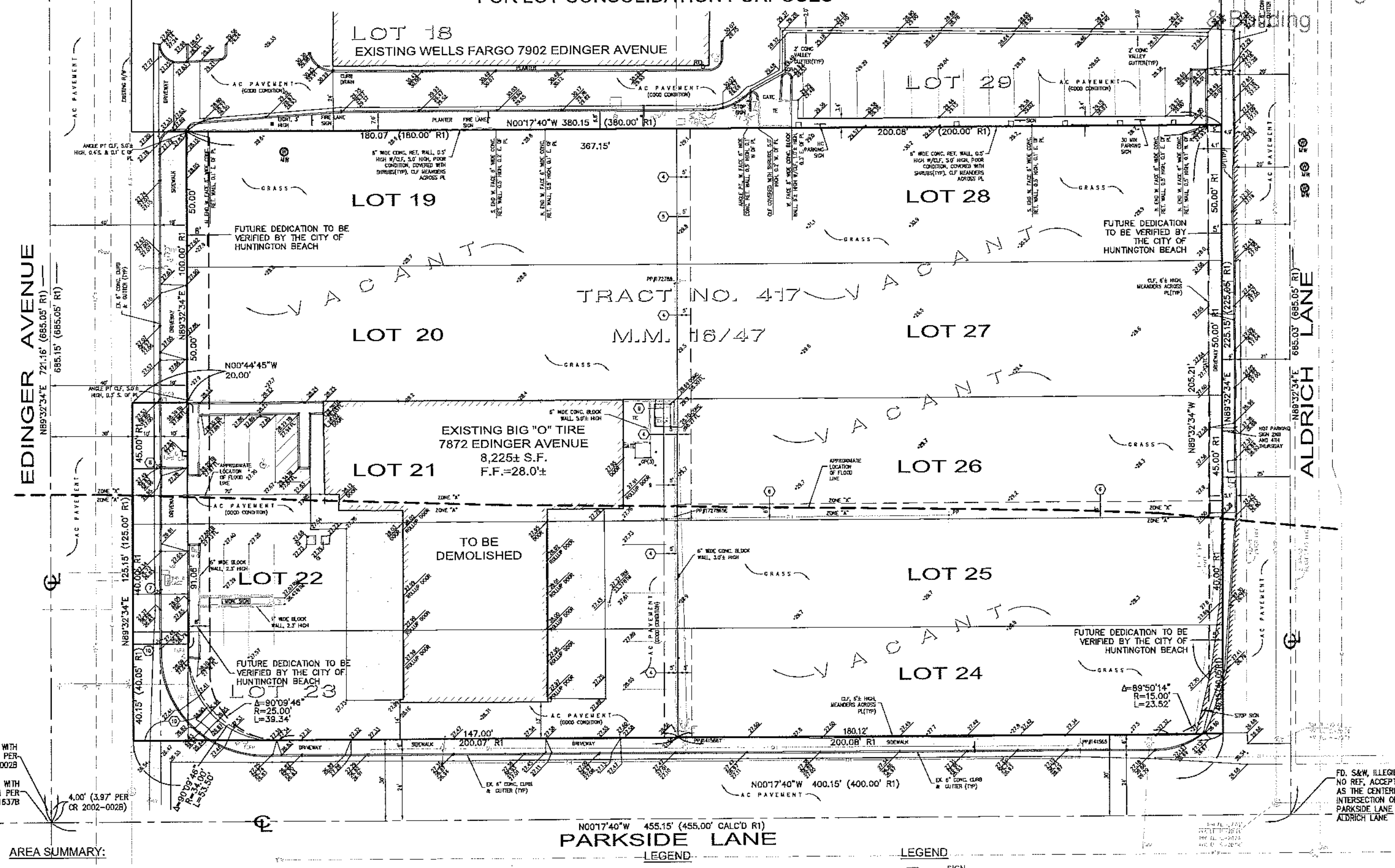
RECEIVED

MAR 29 2013

Dept. of Planning & Building

EXISTING CONDITIONS

FOR LOT CONSOLIDATION PURPOSES



TITLE REPORT:

TITLE COMPANY: LAWYERS TITLE COMPANY
TITLE ORDER NO.: 09304912-10
DATED: JANUARY 24, 2012
TITLE OFFICER: CHRIS MAZIAR
PHONE: 949-724-3170

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19 AND 20 IN TRACT NO. 417, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 47 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF.

EXCEPTING THEREFROM ALL WATER AND/OR WATER RIGHTS APPURTENANT TO AND/OR CONNECTED WITH AND/OR UNDER SAID LAND, AS SET FORTH IN AN INSTRUMENT TO BOULEVARD GARDENS WATER COMPANY RECORDED JUNE 2, 1926 IN BOOK 652, PAGE 253, OF DEEDS.

ALSO EXCEPTING AND RESERVING ALL OIL, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LANDS BUT WITHOUT, HOWEVER, THE RIGHT TO USE EITHER THE SURFACE OF SAID LAND OR ANY PORTION OF SAID LAND WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, IN THE DEED RECORDED OCTOBER 24, 1988 AS INSTRUMENT NO. 88-543781 OF OFFICIAL RECORDS.
(APN: 142-081-06)

LOTS 24, 25, 26, 27, AND 28 OF TRACT NO. 417, AS PER MAP RECORDED IN BOOK 16, PAGE 47 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS AS CONVEYED TO BOULEVARD GARDENS WATER COMPANY, A CORPORATION BY DEED RECORDED FEBRUARY 11, 1925 IN BOOK 561, PAGE 287, OF DEEDS.
(APNS: 142-081-09, 142-081-10, 142-081-11, 142-081-12)

LOTS 21, 22, AND 23 OF TRACT NO. 417, AS PER MAP RECORDED IN BOOK 16, PAGE 47 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED

DEPTH: 500 FEET
RECORDED: DECEMBER 14, 1960 IN BOOK 5548, PAGE 385, OF OFFICIAL RECORDS.
(APN: 142-081-28)

TITLE EXCEPTIONS:

⬡ INDICATES SHOWN HEREON, NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

A PROPERTY TAXES.

B NO TAXES ARE DUE OR PAYABLE

C A LIEN OF SPECIAL ASSESSMENT OR TAX RESULTING FROM THE INCLUSION OF THE PROPERTY IN A SPECIAL ASSESSMENT DISTRICT OR MELLO-ROOS COMMUNITY FACILITIES DISTRICT.

D SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY.

1 WATER RIGHTS.

2 THE USE AND CONTROL OF CIENGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHED THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED. (BLANKET IN NATURE OVER SAID LAND, NOT PLOTTED)

3 A RIGHT OF WAY EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUIT AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED IN VARIOUS DEEDS OF RECORD OVER THE REAR 5 FEET OF SAID LAND. (EXACT LOCATION CANNOT BE PLOTTED FROM THE RECORD).

4 COVENANTS, CONDITIONS AND RESTRICTION RECORDED SEPTEMBER 6, 1924 IN BOOK 540, PAGE 26 OF DEEDS.

5 COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN BOOK 559, PAGE 125 OF DEEDS.

6 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITY PURPOSES RECORDED IN BOOK 3590, PAGE 385 OF OFFICIAL RECORDS.

7 AN EASEMENT IN FAVOR OF CITY OF HUNTINGTON FOR ROAD PURPOSES RECORDED IN BOOK 7449, PAGE 211 OF OFFICIAL RECORDS.

8 AN EASEMENT IN FAVOR OF CITY OF HUNTINGTON FOR ROAD PURPOSES RECORDED IN BOOK 8121, PAGE 996 OF OFFICIAL RECORDS.

9 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITY PURPOSES RECORDED IN BOOK 8190, PAGE 760 OF OFFICIAL RECORDS.

10 AN EASEMENT IN FAVOR OF THE CITY OF HUNTINGTON BEACH FOR ROAD PURPOSES RECORDED IN BOOK 10766, PAGE 735 OF OFFICIAL RECORDS.

11 THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-494382 OF OFFICIAL RECORDS.

12 THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-494382 OF OFFICIAL RECORDS.

13 INTENTIONALLY DELETED.

14 A QUITCLAIM DEED IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 2011000129143 OF OFFICIAL RECORDS.

15 A QUITCLAIM DEED IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 2011000129145 OF OFFICIAL RECORDS.

16 A QUITCLAIM DEED IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 2011000129147 OF OFFICIAL RECORDS.

17-23 TITLE REPORT DISCLOSURES

AREA SUMMARY:

CORNER RADII DEDICATIONS TO BE DETERMINED BY STREET DESIGN AND PEDESTRIAN RAMP DESIGN.

EDINGER AVENUE EASEMENT: 2,503± SF OR 0.06± ACRES
EDINGER AVENUE DEDICATION: 1,936± SF OR 0.04± ACRES
ALDRICH LANE DEDICATION: 1,174± SF OR 0.03± ACRES
TOTAL AREA = 88,004± SF OR 2.02± ACRES (GROSS)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL G.P.S. STATION NO. 5111R1 AND G.P.S. STATION NO. 5010 BEING NORTH72°13'36" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert ID Number Call
UNDERGROUND SERVICE ALERT
1-800-422-4133
For Underground Locating
2 Working Days before You Dig

Engineers Note to Contractor:
The existence and location of any underground utilities, pipes, and/or structures shown on these plans were obtained by a search of available RECORDS. To the best of our knowledge, there are no existing utilities except as shown on these plans. The Contractor shall ascertain the true vertical and horizontal location of those underground utilities to be used and shall be responsible for any damage to any public or private utilities, shown or not shown hereon.

FLOOD ZONE:

PER FEMA WEBSITE:

ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 251 OF 539

ZONE "X" / ZONE "A"

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FOUNTAIN VALLEY, CITY OF	060218	0251	J
HUNTINGTON BEACH, CITY OF	065034	0251	J
ORANGE COUNTY	060212	0251	J
WESTMINSTER, CITY OF	060237	0251	J

ZONE "A" - SPECIAL FLOOD ZONE AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREA OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

MAP NUMBER: 06059C0251J
EFFECTIVE DATE: DECEMBER 3, 2009

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
	BLOCK WALL
℄	CENTERLINE
	CHAIN LINK FENCE
BFP	BACK FLOW PREVENTOR
DI	DRAIN INLET
ETRANS	ELECTRICAL TRANSFORMER
EPB	ELECTRIC PULLBOX
FH	FIRE HYDRANT
FD.	FOUND
GM	GAS METER
GI	GREASE INTERCEPTOR
GP	GUARD POST
	GUY
	DISABLED PERSON
IP	IRON PIPE
OH	OVERHEAD
PP	POWER POLE
PR	PEDESTRIAN RAMP
RD	ROOF DRAIN
Ⓢ	SEWER MANHOLE (SMH)

LEGEND

	SIGN
	STREET LIGHT
	TRAFFIC SIGNAL W/LIGHT
TSPB	TRAFFIC SIGNAL PULLBOX
WM	WATER METER
WV⊗	WATER VALVE

ASSESSOR'S PARCEL NUMBER:

COUNTY OF ORANGE:
APN: 142-081-06, 142-081-09, 142-081-10, 142-081-11, 142-081-12, 142-081-28

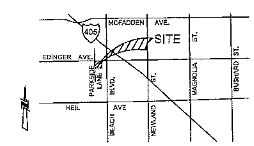
GRAPHIC SCALE
0 10 20 30 120
1 inch = 20 ft.

MAP REFERENCE

R1 = INDICATES RECORD DATA AS SHOWN ON TRACT NO. 417, AS PER MAP RECORDED IN BOOK 16, PAGE 47 OF MISCELLANEOUS MAPS.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



VICINITY MAP
NOT TO SCALE

NO	DESCRIPTION	BY	DATE	CHK
	REVISIONS			

TAIT
701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com
Since 1964
Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

TENTATIVE PARCEL MAP NO. 2013-113
SEC EDINGER BLVD. & PARKSIDE LANE
HUNTINGTON BEACH, CA

WES CAL CONSTRUCTION
1800 IMPERIAL HIGHWAY, SUITE 120
BREA, CA 92821

DRAWN: LAC
DATE: 3/25/2013
CHECKED: GBS
DATE:
REVISION #:
DATE:
JOB NO: SP7472A

Mar 26, 2013 - 1:32pm by laabb K:\Drawings\SP\SP7472 - Huntington Beach\Survey\office\TPM\SP7472 TPM.dwg

ATTACHMENT NO. 3.1

PROPOSED CONDITIONS

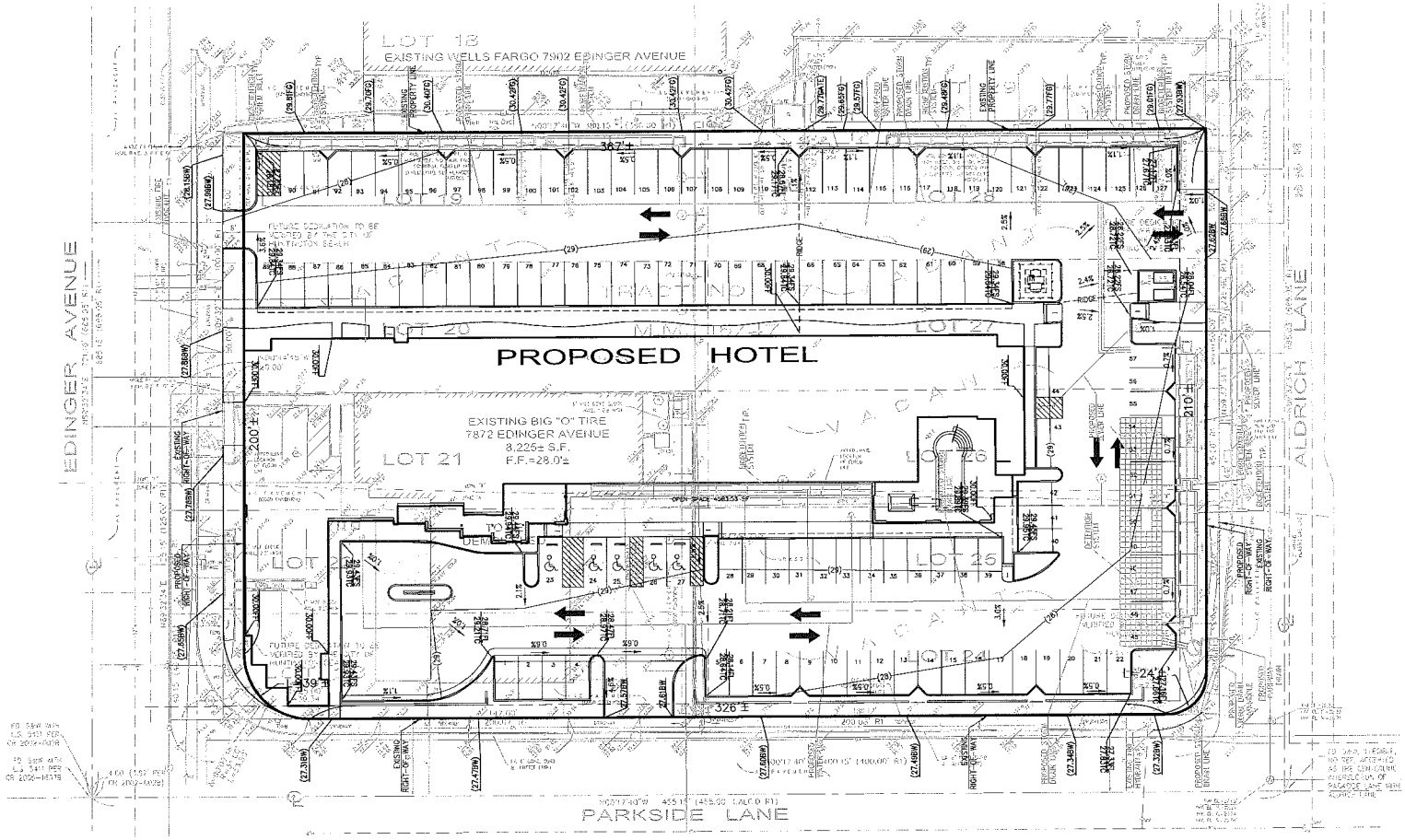
FOR LOT CONSOLIDATION PURPOSES

THE PURPOSE OF THIS MAP IS TO CONSOLIDATE LOTS 19 THROUGH 28 OF TRACT NO. 417, M.M. 16/47 INTO ONE LOT

GRAPHIC SCALE

0 10 20 30 120

1 inch = 20 ft.



NO.	DESCRIPTION	BY	DATE	CHK
	REVISIONS			

TAIT
Since 1944

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Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Orlando San Diego Tulsa Denver Portland

TENTATIVE PARCEL MAP NO. 2013-113

SEC EDINGER BLVD. & PARKSIDE LANE
HUNTINGTON BEACH, CA

WES CAL CONSTRUCTION
1800 IMPERIAL HIGHWAY, SUITE 120
BREA, CA 92821

DRAWN: LAC
DATE: 3/25/2013
CHECKED: GBS
DATE:
REVISION #:
DATE:
JOB NO: SP7472A

2 OF 2

Mar 26, 2013 - 3:24pm by lacab K:\Drawings\SP\SP7472 - Huntington Beach\Survey\office\TPM\SP7472 TPM.dwg

ATTACHMENT NO. 3.2

RECEIVED
NOV 01 2013
Dept. of Planning
& Building

MARRIOTT SPRINGHILL SUITES HOTEL

NARRATIVE
10/30/13

SITE PLAN REVIEW (No. 13-02) with VARIANCE (No. 13-06)
ENVIRONMENTAL ASSESSMENT (No. 13-06)
TENTATIVE PARCEL MAP (No. 13-112)

Location: 7872 Edinger Ave

Request: A Site Plan Review to allow a new 126 room hotel including alcohol sales. Variances for:

- Front Yard Setback - increase
- Frontage coverage - reduce
- Build to corner - add Gazebo
- Landscaping in Setback - create planter area
- Parking Lot Type - allow front lot parking
- Driveway width - increase to Fire Standards
- Trees in Parking Lot - reduce number
- Step-off area in parking lot - modify design
- Amount of Glazing on Aldrich Avenue - reduce

Also included an Environmental Assessment and Tentative Parcel Map. The map will merge ten lots or six existing Parcels into one lot in order to develop the site.

Project Description: The proposal is for a new Marriott Hotel within the Beach and Edinger Corridors Specific Plan, Town Center Boulevard Segment. The Hotel will consist of 126 room, meeting room, fitness center, business center, guest laundry facility, pool, spa, breakfast area, lobby, roof top open space and cocktail service area. The Hotel will be open 24 hours per day with a hot breakfast served daily and social gathering areas for the guests w/ alcohol, open until 12:00 am daily.

Zoning and General Plan: The property is currently zoned Beach and Edinger Corridors Specific Plan (Specific Plan #14) and the General Plan designation is M-sp-d (Mixed Use w/ Specific Plan and Design Overlays)

Site History: The site on the Edinger Ave frontage is a Big O Tires store and the rear lot is vacant. The site has been owned by the City's Redevelopment Agency for years with the intention of creating a hotel project.

Surrounding Uses:
North: Retail (Bella Terra Shopping Center)
East: General Commercial
South: Multi-Family Residential
West: General Commercial

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

Land Use Compatibility: The proposed project is compatible with existing businesses and multi-family housing in the area for the following reasons: The proposed activity will not generate any unusual noise. Any noise generated will comply with the standards set forth in the noise ordinance of the City's municipal code.

ATTACHMENT NO. 4.1

MARRIOTT SPRINGHILL SUITES HOTEL
7872 Edinger Ave., H.B. CA

BEACH and EDINGER CORRIDORS SPECIFIC PLAN
Town Center Boulevard Segment
VARIANCE Requests and Findings

VARIANCE #1

Frontage and Building
Sec. 2.4.3 Front Yard Setback (all other streets 5 ft min/15 ft max)
Sec. 2.4.7 Frontage Coverage (50%)
Sec. 2.4.9 Build-to-Corner
Sec. 2.4.2 Private Frontage Type (percentage of glazing on elevation adjacent to Aldrich Avenue 70% on lower floor)

Request: Parkside Lane Frontage

The proposed design to consist of portions of the building mass (adj. to Edinger Ave), a side pedestrian entry portal, the main auto court entrance, screen wall segments and enhanced landscaping within 10 ft. of the side property line. The main building will be setback approximately 85 ft. The combination of building segments & screening wall exceed 40% of the side property boundary. A corner open space element with a gazebo structure is proposed to anchor the corner of Parkside Lane and Aldrich Ave. with a strong architectural statement and pleasant area for hotel guests.

Request: Aldrich Ave. Frontage

The proposed design to consist of screen wall segments and enhanced landscaping within 10 ft. of the rear property line. The building's rear elevation will be setback approximately 65 ft. The screening wall segments and corner gazebo may exceed 26% of the rear property boundary. The amount of glazing on this elevation is minimal in order to be more compatible with adjacent residential.

Parking Regulation
Sec 2.7.2 (Surface lot - front)
Sec. 2.7.3 (2b. landscaping - 1 tree/5 pk. sp.)
Sec. 232.c5 (HBZO - 12" step out area)
Sec 2.7.3 (Driveway max width 24 ft)
Sec 2.6.9 (Setback Area Landscaping)

Request: The proposed design is for one tree for every ten parking spaces in lieu of one per five spaces. The landscaping along the Parkside Lane and Aldrich Ave. frontage will be enhanced with additional trees that would otherwise be in the parking courts. The total proposed tree count will be equal to or exceed the required tree total, based on the number of parking spaces. A landscape planter area will be part of the Edinger Avenue façade.

Request: A modification is proposed to the 12" step out area requirement in order to provide sufficient area within the parking lot landscape fingers to accommodate a tree. The modification will provide the required step-out area from a cars door swing area to the front of the parking stall and tie into the buildings walkway (apx. 12ft. in length). Increase the width of the two driveway curbcuts to 25 feet to comply with the Fire Department request.

ATTACHMENT NO. 4.3

VARIANCE FINDINGS:

1. The granting of this variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. All of the parcels within the block bordered by Edinger Ave, Parkside Lane, Aldrich Ave and Beach Blvd have been developed with large setbacks consisting of open parking lots and sparse landscaping. New developments within the Town Center Boulevard Segment have been approved without the requirement that all building elevations be designed within 15 ft. of the adjacent street, or comply with the one tree per five parking stall requirement.
2. The site is unusual in configuration, being surrounded on three sides by a public street. The Specific Plan does not distinguish between side and rear elevations on public streets and therefore each side of a building is considered the front. The proposed use and location warrant greater consideration with extended building setbacks in order to be more compatible with the residential neighborhood to the south (not within the Specific Plan area) and provide a greater separation of the hotel guests from the vehicular and pedestrian traffic along the adjacent streets. Allowing enhanced landscaping along the perimeter of the project in lieu of additional interior parking lot tree spacing will aid in mitigating both on site and off site aesthetic impacts.
3. The granting of a variance is necessary to preserve the ability to develop the site for the intended activity in a community compatible manner. Requiring minimum frontage setback along the side and rear streets and requiring that the proposed parking court trees be located on the interior of the project, would be less desirable for the hotel use and would not allow the property to be developed in a manner consistent with other commercial sites. A hotel use needs the added security of rooms within a complex, not immediately adjacent to a public street.
4. The granting of a variance will not be detrimental to the neighborhood because the project is primarily residential in use, character and architectural design. The project has been designed similar to a residential apartment building similar to the surrounding residential neighborhood. Because the proposed hotel is larger than the surrounding residential buildings, the greater setbacks and enhanced landscaping along the side and rear elevation will further strengthen the neighborhood compatibility.

PROJECT BENEFITS

- Primary vehicular access from Parkside Lane rather than Edinger Ave. will result in better vehicular movement by not impeding east bound traffic along Edinger Ave.
- The entire site frontage along Edinger Ave. will be designed in a manner intended to create a strong urban edge.
- The establishment of two distinct parking court areas will allow for better onsite circulation and more compatible design for the area rather than one large parking lot.
- The enhanced perimeter landscaping will create a better streetscape and soften the impact of a larger building in the primarily residential neighborhood.
- The proposed layout will result in a greater amount of open space, added public amenities, a larger amount of landscape area and materials and innovative architectural design.
- The Hotel will use all practical current "green" building methods and materials available including insulation, windows, washers, dryers, A/C units, pool equipment, irrigation and water retention.
- The economic benefits of the Hotel include:
    - Creates 24-28 new jobs
    - Brings in 70,000-80,000 guests per year
    - Will produce an estimated $500,000 in taxes for the City annually
    - Will replace an auto maintenance facility and vacant lot with a more environmentally friendly and aesthetically pleasing hotel

ATTACHMENT NO. 4.5

CITY OF HUNTINGTON BEACH

Inter-Office Memo

RECEIVED
JAN 17 2014
Dept. of Planning
& Building

TO: Scott Hess, Director of Planning and Building

FROM: Kellee Fritzal, Deputy Director, Office of Business Development KOF

DATE: January 15, 2014

SUBJECT: APPEAL OF ZA DENIAL OF SITE PLAN REVIEW NO. 13-002 AND VARIANCE NO. 13-006

The Office of Business Development, hereby appeals the Zoning Administrator's January 14, 2014 decision to deny Site Plan Review No. 13-002 and Variance No. 13-006 to permit the development of a Marriot Suites Hotel.

The basis on the ZA was denial was:

1. The granting of Variance No. 13-006 to allow a 5% frontage coverage in lieu of the required 50% for Parkside Lane and a front surface parking lot on Parkside Lane will constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.
2. There are no special circumstances applicable to the subject property relative to the requested variance. Therefore, the strict application of the Beach an Edinger Corridors Specific Plan is not found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is not necessary to preserve the enjoyment of one or more substantial property rights

The grounds for the appeal are:

1. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.
2. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan.

ATTACHMENT NO. 5.1

5. The denial of the variance request would cause the need for hotel access via Aldrich Drive, a local residential street, placing an unnecessary burden on the adjacent residential neighborhood.

Pursuant to Section 248.18 of the HBZSO, the Planning Commission shall hear an appeal from the decision of the Zoning Administrator.

cc: Fred A. Wilson, City Manager
Ken Domer, Assistant City Manager
Robin Estanislau, Deputy City Clerk
Jane James, Planning Manager
Kim De Coite, Administrative Assistant
Tess Nguyen, Associate Planner