



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Tess Nguyen, Associate Planner *TN*
DATE: February 25, 2014

SUBJECT: **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)**

APPELLANT: Kellee Fritzal, Successor Agency of the City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648

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

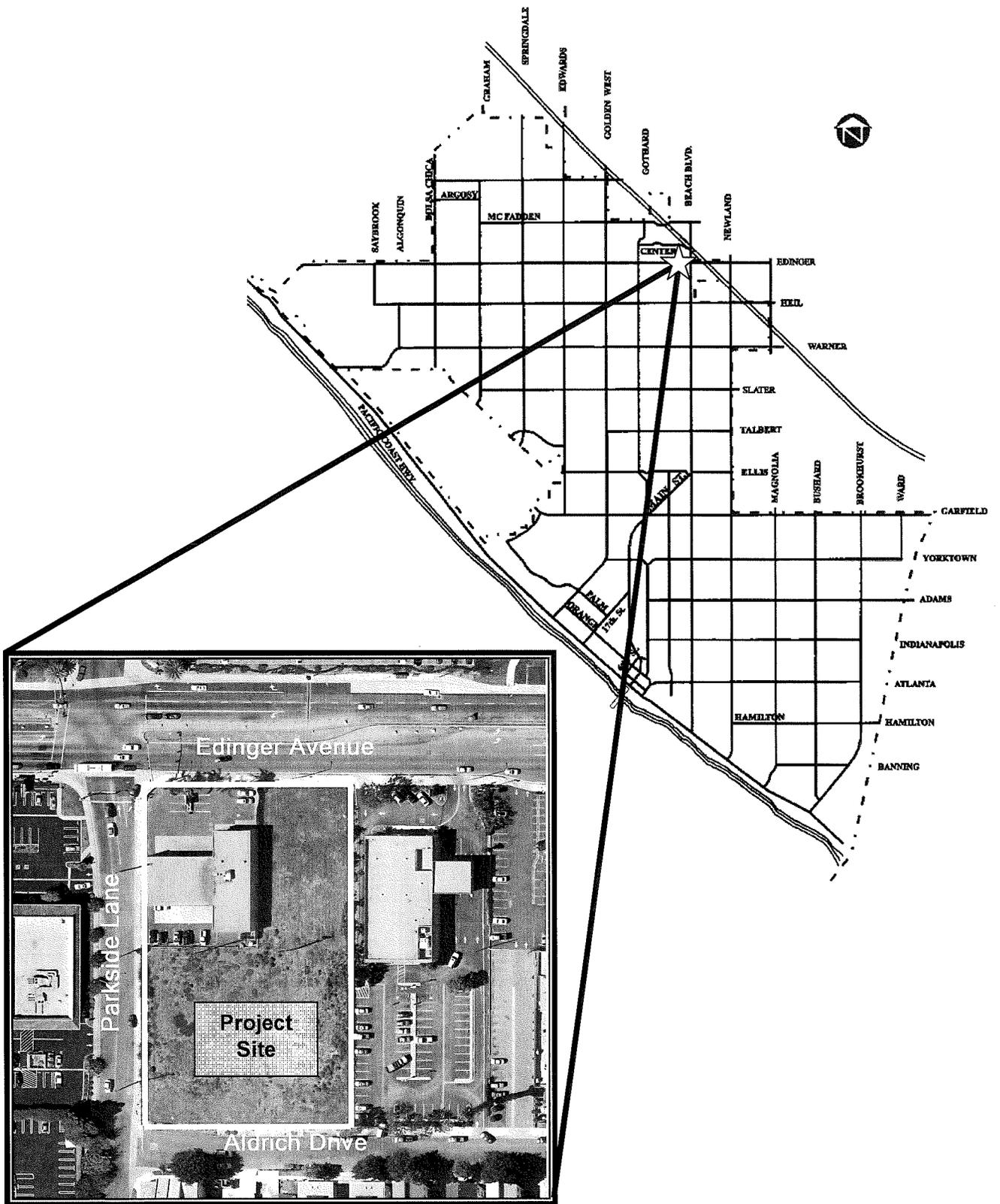
PROPERTY

OWNER: Successor Agency of the City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648

LOCATION: 7872 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Parkside Lane)

STATEMENT OF ISSUE:

- ◆ Site Plan Review (SPR) No. 13-002 request:
 - Permit the development of a four-story 126-room hotel on a 1.89-acre site pursuant to the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan (BECSP).
- ◆ Variance (VAR) No. 13-006 request:
 - Allow deviations in frontage coverage, build-to-corner, parking lot type, driveway width, trees in parking lot, step off area, and glazing for street facade.
- ◆ Tentative Parcel Map (TPM) No. 13-113 request:
 - Consolidate ten lots into one lot.



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)

◆ Staff's Recommendation:

Approve SPR No. 13-002/ VAR No. 13-006/ TPM No. 13-113 based upon the following:

- Consistent with good zoning practice and implements the goals of the BECSP while conforming to the standards and regulations set forth in the development code, except for the requested variances.
- Facilitates the development of a visitor serving use to provide additional overnight accommodations opportunities for the community.
- Provides a hotel development that complements a diversity of existing and anticipated land uses within the BECSP area, particularly along the Edinger Avenue corridor.
- The project furthers goals, objectives, and policies of the General Plan.
- The project site has physical hardships, resulting from the location of the site and surrounding conditions, that warrant approval of requested deviations in frontage coverage, build-to-corner, parking lot type, driveway width, parking lot trees, step-off area, and glazing for street facade.
- Many of the variance requests are off-set by other proposed improvements to lessen the impact of the deviation.

RECOMMENDATION:

Motion to:

“Approve Site Plan Review No. 13-003, Variance No. 13-006, and Tentative Parcel Map No. 13-113 with findings and suggested conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Continue Site Plan Review No. 13-002/ Variance No. 13-006/ Tentative Parcel Map No. 13-113 and direct staff accordingly.”
- B. “Deny Site Plan Review No. 13-002/ Variance No. 13-006/ Tentative Parcel Map No. 13-113 with findings for denial.”
- C. “Approve Site Plan Review No. 13-002, approve Variance No. 13-006 for some deviations (a {Aldrich Drive only}, b, c {Aldrich Drive only}, d, e, f, and g), deny Variance No. 13-006 for frontage coverage on Parkside Lane and surface parking lot facing Parkside Lane, approve Tentative Parcel Map No. 13-113, and condition the site plan to be modified accordingly.” (Zoning Administrator’s Action)

PROJECT PROPOSAL:

Site Plan Review No. 13-002 represents a request to develop a four-story 126-room hotel on a 1.89-acre site pursuant to Beach and Edinger Corridors Specific Plan (BECSP) Section 2.1.6 Town Center Boulevard Segment.

Variance No. 13-006 represents a request 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 No. 13-113 represents a request to consolidate ten lots into one lot for the development of a hotel pursuant to Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 250.06.

The project site is approximately 1.89 acres and consists of 10 lots with one existing building. The existing building will be demolished in order to construct the new 72,478 sq. ft. four-story hotel with 126 guest 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 and social gathering areas for guests with alcohol open until 12:00 AM daily.

Background:

The proposed project site is currently owned by the City of Huntington Beach Successor Agency (Successor Agency). The former Redevelopment Agency (Agency) assembled the site for a hotel project. The Successor Agency has entered into a Purchase and Sale Agreement and is currently in escrow. The subject site was assembled by the Agency over a twenty year period to meet the City's economic development goals.

In 1998, the Agency purchased the vacant portion of the site (1.436 acres) and in 2009 purchased the remaining portion (0.511 acre) of the site, which was previously occupied by Big O Tire. 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 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 ABx126 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 proposed Marriott Springhill Suites Hotel project site, were transferred to the newly formed City of Huntington Beach 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 City's proposal to develop a hotel project on the site was initiated prior to the enactment of the BECSP. The estimated fiscal City 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. 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 was not able to make 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 (Attachment No. 8). The alternative motion for the Planning Commission to consider is to approve the Site Plan Review, approve the Variance for some deviations, deny the Variance for Parkside Lane frontage coverage and surface parking lot facing Parkside Lane, approve the Tentative Parcel Map, and condition the site plan to be modified accordingly.

Appeal:

The Zoning Administrator’s action on Site Plan Review No. 13-002, Variance No. 13-006, and Tentative Parcel Map No. 13-113 were appealed to the Planning Commission by the Successor Agency of the City Huntington Beach for reasons stated in a memo received and dated January 15, 2014 (Attachment No. 5).

The basis for the appeal are below:

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.

Study Session Summary:

The Planning Commission held a study session for the project on February 11, 2014. Staff presented the project entitlements and reported that an appeal of the Zoning Administrator’s action was filed. The Planning Commission inquired about issues related to the deviation requests, including frontage coverage, glazing for street facades, parking lot type, parking lot trees, required street dedications, and variance findings for approval. The deviation requests have been addressed in the staff report in the analysis section below. Two speakers provided information about the demand for hotel accommodations in the area, types of anticipated clientele, constraints of the site and reasons for the deviation requests, and improvements to lessen the impact of the deviations.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP-14 (Beach and Edinger Corridors Specific Plan – Town Center Boulevard Segment)	Vacant
North of Subject Property (across Edinger Avenue):	CR-F2-sp-mu-F9 (Commercial Regional – 0.50 Floor Area Ratio (FAR) – Specific Plan Overlay – Mixed Use Overlay – 1.5 Mixed Use FAR/ 0.5 Commercial FAR/25 dwelling units/acre)	SP-13 (Bella Terra)	Commercial

LOCATION	GENERAL PLAN	ZONING	LAND USE
South of Subject Property (across Aldrich Drive):	CG-F2-a (Commercial General – 0.50 Floor Area Ratio (FAR) – Auto District Overlay)	RMH (Residential Medium High Density)	Residential
East of Subject Property and West of Subject Property (across Parkside Lane):	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP-14 (Beach and Edinger Corridors Specific Plan – Town Center Boulevard Segment)	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is Mixed Use – Specific Plan Overlay – Design Overlay. The proposed project is consistent with this designation and the goals, objectives, and policies of the City’s General Plan as follows:

A. Air Quality Element

Goal AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

B. Circulation Element

Objective CE 2.3: Ensure that the location, intensity and timing of new development is consistent with the provision of adequate transportation infrastructure and standards as defined in the Land Use Element.

Goal CE 2.3.4: Require new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service.

C. Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

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

Objective ED 2.6: Expand and enhance the existing visitor serving uses.

D. Land Use Element

Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Objective LU 7.1: Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic "relief" from urban development.

Goal LU 10: Achieve the development of a range of commercial uses.

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

E. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Objective UD 1.3: Strengthen the visual character of the City's street hierarchy in order to clarify the City's structure and improve Citywide identity.

Policy UD 1.1.3: Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

F. Utilities Element

Objective U 1.2: Ensure that existing development, redevelopment, and new development does not degrade the City's surface waters and groundwater basins.

Objective U 1.3: Minimize water consumption rates through site design, use of efficient systems, proper maintenance, and other techniques.

Policy U. 1.3.2: Continue to require the incorporation of water conservation features in the design of all new and existing uses, such as use of native plants, low flow toilets, and water efficient appliances.

The project would provide an urban infill hotel development with 126 rooms that expands the existing visitor serving uses, enhances economic development, and allows for more efficient use of land resources. The area has a variety of complementary uses that are critical to any vibrant community such as regional commercial and entertainment uses, employment centers, a transit hub, and a community college. Because of its location, the site would be appropriate in accommodating an infill development that serves as a tourist serving use to support the mix of uses surrounding the project site. The project would increase the City's tax revenue through transient occupancy taxes, resulting in the economic well-being of the area and the City's economic base. The project would provide additional overnight accommodations opportunities for visitors seeking to be within walking distance of entertainment, shopping, and dining, thus reducing dependency on their automobiles when traveling. The proposed project would serve the surrounding region, appeal to visitors to the City, and capitalize on Huntington Beach's recreational resources.

The proposed project incorporates architectural and design principles to provide a pedestrian-oriented scale and ensure maximum design compatibility with existing and proposed developments within the surrounding area. The proposed structure utilizes high quality exterior materials, articulated building volumes, and a variety of building compositions through the use of enhanced building colors and materials, building recesses and projections. With exception of the requested variances, the project complies with the development standards and design guidelines of the BECSP, which ensure that form, height, and treatment convey an overall high level of quality. The project building is sited close to Edinger Avenue with building entries fronting onto the public sidewalk. The project also provides a public open space on the roof top of the porte cochere to accommodate the needs of hotel occupants and residents of the surrounding developments.

The project is designed to minimize consumption of natural resources through implementation of sustainability features such as "green" building methods and materials available for insulation, windows, washers, dryers, HVAC systems, pool equipments, and water efficient irrigation system. The project would comply with the BECSP and other City codes to reduce water consumption and stormwater runoff. A preliminary Water Quality Management Plan (WQMP) has been reviewed by Public Works staff. A final WQMP is required to be submitted for review and approval prior to grading permit issuance. Finally, the project will incorporate sustainable site development strategies, utilize water savings features, and emphasize recycling of resources and materials through design features and community policies.

Zoning Compliance:

The project is located within the Beach and Edinger Corridors Specific Plan and complies with the requirements of the Town Center Neighborhood segment except for the requested variances. A zoning conformance matrix (Attachment No. 6) provides an overview of the project's conformance to the significant development standards of the BECSP. In addition, a list of City Code Requirements of the

applicable provisions of the BECSP and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code has been provided to the applicant and attached to this report (Attachment No. 7) for informational purposes only.

Urban Design Guidelines Conformance:

The project is required to comply with the architectural regulations and guidelines of the BECSP. The BECSP relies on massing and scale to dictate the desired building form and interaction with the public experience. The proposed project incorporates architectural and design principles to orient the building to the pedestrian environment. The structure utilizes high quality exterior materials, articulated building volumes, and a variety of building composition. The building facades incorporate a variety of building materials and colors, including cultured stone, hardieplank, glass, and plaster in earth tone colors. The site also includes lush landscaping to enhance the street frontages and create an inviting pedestrian and public space.

The project's conformance to the BECSP development standards and design guidelines ensures that the building form, height, and architectural design convey an overall high level of quality materials consistent with the vision of the Specific Plan. The project building is sited close to Edinger Avenue with building entries fronting onto the public sidewalk. The project also provides a public open space on the roof top of the porte cochere to accommodate the needs of hotel occupants and residents of the surrounding developments.

Environmental Status:

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.

Coastal Status: Not applicable.

Design Review Board: Not applicable

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Police, Fire, and Planning and Building have reviewed the project and identified a list of recommended conditions that are incorporated into the suggested conditions of approval as well as code requirements (Attachment No. 7). The Office of Business Development is the co-applicant for the proposed project and supports the proposed development including granting of the requested variances.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 13, 2014, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of February 17, 2014, no communication supporting or opposing the request has been received.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
November 25, 2013	January 25, 2014 (within 60-days)

The project was acted on by the Zoning Administrator on January 15, 2014 and has subsequently been appealed.

ANALYSIS:

The purpose of the BECSP is to enhance the overall economic performance, physical beauty and functionality of the Beach Boulevard and Edinger Avenue Corridors. Future development would transform existing land uses to a pattern of centers and segments generating increased activity and greater interaction between developments. Development within the Town Center Boulevard segment of the BECSP would be configured in a pattern that would support pedestrian activity and accommodate a wider range of uses that serve the surrounding region and appeal to visitors to the City. The primary issues identified below are compliance of the proposed project with the applicable BECSP requirements; land use compatibility of the proposed project with the surrounding properties; and 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 facade.

BECSP Conformance

As previously mentioned, the project site is located within the Town Center Boulevard segment of the BECSP, which includes the project site and the properties located along Edinger Avenue itself (excepting the Town Center Neighborhood and Core Edge). The Town Center Boulevard segment is intended to form a pattern of development that would make walking a viable option and would accommodate a wider range of uses. New development on properties lining Edinger Avenue would typically feature a mixture

of ground-level shops and services, with upper-level homes, offices, and hotel rooms. The developments in Town Center Boulevard provide a transition from the area's most urban core to its less urban edges.

The proposed project is consistent with the intent of the Town Center Boulevard segment of the BECSP as stated above and overall objective to improve the vitality of the Edinger Avenue corridor. Because of its location, the proposed hotel development would be appropriate in accommodating an infill development that serves as a tourist serving use to support the mix of uses surrounding the project site. The project would provide additional overnight accommodations opportunities for visitors seeking to be within walking distance of entertainment, shopping, and dining, thus reducing dependency on their automobiles when traveling. As discussed under the Zoning Conformance section of this report, the project is in substantial compliance with the BECSP development code. The proposed project complies with code requirements regarding building height, length, orientation, massing and volume, parking number, improvements to existing streets, public open space, and street façade height articulation. A Variance is being processed concurrently to allow deviations in frontage coverage, build-to-corner, parking type, driveway width, parking lot trees, step-off area, and glazing for street façade as discussed below.

Staff is recommending modifications to bring the design of the project into greater conformance with the Beach and Edinger Corridors Specific Plan development requirements. The modifications pertain to landscaping, lighting, and sidewalks. The staff recommended modifications are listed below:

- Require decorative street lighting in the pedestrian zone along Parkside Lane and Aldrich Drive.
- Require large shade trees along Parkside Lane and Aldrich Drive
- Require plant materials in the open space.
- Require trees and shrubs to provide screening for the parking lot.
- Require five-foot wide sidewalks from the parking lot to the main building.
- Require lighting for parking lots.

With the requested variances and modifications recommended by staff, the proposed project would comply with the BECSP.

Land Use Compatibility

In the vicinity of the project site, there is an existing and anticipated mix of land uses that are critical to any vibrant community such as regional commercial and entertainment uses, employment centers, residential uses, an educational use, a transit hub, and mixed-use developments. The proposed hotel development would complement a diversity of land uses, particularly along the Edinger Avenue corridor, and would serve as a visitor serving use to support the mix of uses surrounding the project site. The proposed hotel, along with the mix of existing and anticipated land uses in the vicinity, would create a dynamic environment where people can live, work, and play within walking distance. Not only would the proposed project be compatible with the surrounding land uses, it would contribute to the synergistic mix of uses and people in creating a vibrant urban atmosphere and staff finds the proposed project compatible with surrounding uses.

Variances

Because of unique circumstances applicable to the subject property, the applicant is requesting deviations in frontage coverage, build-to-corner, parking lot type, driveway width, parking lot trees, step-off area, and glazing for street facades.

- Frontage Coverage

The BECSP requires the minimum percentage of the length of the primary building façade (frontage coverage) to be 50 percent of the street frontage in the Town Center Boulevard segment. This means that the proposed building needs to occupy 50% of the street frontage within the frontage coverage zone (the area between the minimum and maximum front yard setback lines). Due to the location of the site being surrounded by streets on three sides and restricted vehicular access from Edinger Avenue, the applicant is requesting to deviate from the required minimum frontage coverage for the building façades. The applicant is proposing a 5% frontage coverage in lieu of the required 50% for Parkside Lane and a 0% frontage coverage in lieu of the required 50% for Aldrich Drive. The proposed hotel layout includes a parking area fronting Parkside Lane and Aldrich Drive and a drop-off and pick-up area adjacent to Parkside Lane to allow for an efficient design for a hotel circulation pattern. As a result, the building would need to be setback from the streets to accommodate this circulation pattern and would not be able to comply with the minimum frontage coverage requirement. Staff supports the reduction in the frontage coverage because of the site layout limitation to provide the required frontage coverage.

- Build-To-Corner

The BECSP requires that all development shall include buildings sited within the build-to-corner zone at the intersection of two streets in the Town Center Boulevard segment. Due to the location of the site being surrounded by streets on three sides, the applicant is requesting to deviate from the required build-to-corner in one area. The applicant is proposing no building within the build-to-corner zone in lieu of the required build-to-corner for the intersection of Parkside Lane and Aldrich Drive. To allow for an efficient hotel circulation pattern, the layout of the site requires the building to be setback from the streets with a parking area surrounding the building. To off-set the impact of this request, a gazebo with wing walls is proposed at the corner of Parkside Lane and Aldrich Drive to meet the intent of the build-to-corner requirement and connect to the street edge. Staff supports no building within the build-to-corner zone to allow for the functional hotel circulation pattern.

- Parking Lot Type

The BECSP Town Center Boulevard segment only allows side surface parking lot and rear surface parking lot. In this case, parking is only allowed on the side of the building (facing Aldrich Drive) and rear of the building (facing east). Due to the location of the site being surrounded by streets on three sides and restricted vehicular access from Edinger Avenue, the applicant is requesting to deviate from the parking lot type allowance. The applicant is proposing an exposed surface parking lot facing Parkside Lane in lieu of the other permitted parking lot types. Because no vehicular access is allowed from Edinger Avenue, vehicular access and parking on the site would need to be located along the perimeter of the site fronting Parkside Lane and Aldrich Drive. Trees and shrubs are proposed along the property line to screen the parking lot from view. Staff supports the exposed surface parking lot to allow for vehicular access and parking on the site to front Parkside Lane and Aldrich Drive, thus reducing traffic along Aldrich Drive which serves residential multifamily dwelling units.

- Driveway Width

The BECSP allows a maximum width of 24 ft. for a two-lane driveway to facilitate a more vital and attractive pedestrian-oriented environment. City Specification No. 401 (Minimum Standards for Fire Apparatus Access) requires that driveways shall not be less than 27 ft. wide. However, Fire Department staff has indicated that a minimum 26 ft. wide driveway would be sufficient based on the layout of the site for the proposed project. In order to comply with City Specification No. 401, the applicant is requesting to provide a 26 ft. wide driveway in lieu of the maximum 24 ft. wide driveway. Staff supports the deviation in driveway width to conform with the life and safety requirements of the Fire Department.

- Parking Lot Trees

The BECSP requires that one tree is planted for every five parking spaces for continuous rows of parking stalls in the parking lot. Due to the layout of the site and design of the proposed building as well as setting aside property on Edinger Avenue frontage for future street improvements, the applicant is requesting to deviate from the required number of the trees in the parking lot. The applicant is proposing one tree for every ten parking spaces in lieu of one tree for every five spaces. By setting aside property along Edinger Avenue for future street improvements, the developable areas of the property are reduced and thus limit the land areas available for landscaping and trees. Although the site does not provide the minimum number of trees within the parking lot, the trees that would otherwise be required will be provided in the landscape planters along the perimeter of the project site. Staff supports the reduction in the number of trees within the parking lot because of the limitation in lot area and the provision of required trees along the perimeter of the site.

- Step-Off Area

The HBZSO requires planter areas adjacent to parking spaces to be provided with a 12-in.-wide by 3.5 in.-thick "step off" area flush with and behind the curb for the entire length of planter. This requirement is intended to allow a passenger to step out of a parked vehicle onto a concrete curb rather than into a landscaped planter. Due to the layout of the site and design of the proposed building as well as setting aside property on Edinger Avenue frontage for future street improvements, the applicant is requesting to deviate from the required step-off area. The applicant is proposing a step-off area adjacent to the landscape planter for 12 ft. long in lieu of 17 ft. long to allow for the planting of a tree at the parking lot end of the planter area. The modified design still provides adequate step-off area when exiting a vehicle but it is not provided for the entire length of the landscape finger. By setting aside property along Edinger Avenue for future street improvements, the developable areas of the property are reduced. Therefore, the property yields less land area for landscaping and step-off areas. Staff supports the reduction in the step-off area because of the limitation in lot area to accommodate the required trees and step-off areas in the parking lot.

- Glazing for Street Facade

The BECSP requires street facades to have a minimum of 20 percent glazing (windows) and a maximum of 60 percent of glazing. The intent of the glazing requirement is to foster a connection between pedestrian traffic and typical retail storefronts along a street edge. Due to the local nature of the Aldrich Drive and the design of the proposed building, the applicant is requesting to deviate from the required glazing for street facades. The applicant is proposing an 8% glazing on the Aldrich Drive façade in lieu of the required minimum 20% glazing. Residential uses are located to the south of the project site across Aldrich Drive. The building facing Aldrich Drive is setback approximately 65 ft.

from the street and the building façade is designed with less glazing in order to minimize the impact of the hotel on residential uses to the south. Staff supports the reduction in glazing for Aldrich Drive façade to protect the residential uses across Aldrich Drive from the potential impact of the hotel development.

The applicant has demonstrated numerous land related hardships to justify approval of the requested variances. The hardships include being surrounded by streets on three sides, having restricted access from Edinger Avenue, and setting aside property on the Edinger frontage for future street improvements. As a result, these hardships reduce the developable areas of the property, limit development options and site plan layout, and restrict the efficient design of a hotel circulation pattern. Other properties along Edinger Avenue and within the same zoning district currently include ingress and egress from Edinger Avenue and secondary emergency access to side streets and therefore have more development options. Approval of the requested deviations will not constitute a grant of special privilege as the variance will allow the development of a hotel to provide a functional use of the property and offer additional overnight accommodations opportunities to complement other uses in the vicinity. Therefore, staff supports the requested variances.

SUMMARY:

Staff recommends approval of Site Plan Review No. 13-002/Variance No. 13-006/Tentative Parcel Map No. 13-113 because the project:

- Consistent with good zoning practice and implements the goals the BECSP while conforming to the standards and regulations set forth in the development code, except for the requested variances.
- Facilitates the development of a visitor serving use to provide additional overnight accommodations opportunities for the community.
- Provides a hotel development that is compatible with surrounding existing and anticipated land uses.
- The project furthers goals, objectives, and policies of the General Plan.
- The project site has physical hardships, resulting from the location of the site, that warrant approval of requested deviations in frontage coverage, build-to-corner, parking lot type, driveway width, parking lot trees, step-off area, and glazing for street facade.
- Many of the variance requests are off-set by other proposed improvements to lessen the impact of the deviation.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Site Plan Review No. 13-002/Variance No. 13-006/Tentative Parcel Map No. 13-113
2. Site Plan, 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
6. Zoning Conformance Matrix (for informational purposes only)
7. Code Requirements Letter dated December 5, 2013 (for informational purposes only)
8. Zoning Administrator Notice of Action dated January 15, 2014

SH:JJ:tn:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

SITE PLAN REVIEW NO. 13-002

VARIANCE NO. 13-006

TENTATIVE PARCEL MAP NO. 13-113

SUGGESTED FINDINGS FOR CEQA EXEMPTION:

The Project, located at 7872 Edinger Avenue, consists of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan (BECSP) area. The City certified Program EIR No. 08-008 on December 8, 2009 and adopted the BECSP on March 1, 2010. The BECSP 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 BECSP. 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.

SUGGESTED FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 13-002:

1. Site Plan Review No. 13-002 for the construction of a four-story 126-room hotel on a 1.89-acre site and associated improvements will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The hotel development, with the recommended conditions of approval, incorporates architectural and design elements that provide maximum compatibility of design with the existing and anticipated development in the vicinity of the project site, supports the existing commercial development surrounding the site, and promotes the image of Huntington Beach envisioned within the Beach and Edinger Corridors Specific Plan (BECSP). The proposed structure is four stories in height and features enhanced building materials and colors, building recesses and façade offsets, and variation in massing composition. The project's conformance to the Beach and Edinger Corridors Specific Plan, with exception of the requested variance, further ensures that the form, height, and architectural design convey an overall high level of quality.
2. The project will not adversely affect the Circulation Plan of the BECSP. The project will provide public right-of-way improvements along Edinger Avenue, Parkside Lane, and Aldrich Drive pursuant to the BECSP development code. The future dedication for street widening purposes on Edinger Avenue will accommodate the extension of the eastbound right turn lane on Edinger Avenue at Beach Boulevard, facilitating the flow of eastbound traffic on Edinger Avenue. The improvements to Parkside Lane and Aldrich Drive establish a public realm that focuses on pedestrians rather than vehicles and provide a sufficient landscape buffer to separate pedestrians from the Parkside Lane and Aldrich Drive vehicular thoroughfare. The public frontage treatment on Parkside Lane incorporates

minimum six-foot wide sidewalks, street trees, and planting areas. The public frontage treatment on Aldrich Drive incorporates minimum five-foot wide sidewalks, street trees, and planting areas. Finally, the project will pay fees commensurate with the project's contribution of traffic on the area-wide roadway system.

3. The proposed hotel development will comply with the applicable provisions of the Beach and Edinger Corridors Specific Plan development code, with exception of the requested variance, as specified in the Town Center Boulevard segment. In addition, the project meets all applicable provisions of Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed project meets code requirements in terms of building height, length, orientation, massing and volume, improvements to existing streets, public open space, parking number, and street façade height articulation. The project also ensures that the form and architectural design convey an overall high level of quality materials consistent with the vision of the Specific Plan. A Variance is being processed concurrently to allow deviations in frontage coverage, build-to-corner, parking type, driveway width, parking lot trees, step-off area, and street façade composition.
4. The Project is consistent with the City's General Plan and all applicable requirements of the Municipal Code. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use-Specific Plan Overlay-Design Overlay on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

B. Air Quality Element

Goal AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips, b) increasing efficiency of transit, c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern, and d) increasing energy efficiency.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

B. Circulation Element

Objective CE 2.3: Ensure that the location, intensity and timing of new development is consistent with the provision of adequate transportation infrastructure and standards as defined in the Land Use Element.

Goal CE 2.3.4: Require new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service.

C. Economic Development Element

Goal ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

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

Objective ED 2.6: Expand and enhance the existing visitor serving uses.

D. Land Use Element

Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Goal LU 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Objective LU 7.1: Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic "relief" from urban development.

Goal LU 10: Achieve the development of a range of commercial uses.

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

E. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Objective UD 1.3: Strengthen the visual character of the City's street hierarchy in order to clarify the City's structure and improve Citywide identity.

Policy UD 1.1.3: Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

F. Utilities Element

Objective U 1.2: Ensure that existing development, redevelopment, and new development does not degrade the City's surface waters and groundwater basins.

Objective U 1.3: Minimize water consumption rates through site design, use of efficient systems, proper maintenance, and other techniques.

Policy U, 1.3.2: Continue to require the incorporation of water conservation features in the design of all new and existing uses, such as use of native plants, low flow toilets, and water efficient appliances.

The project would provide an urban infill hotel development with 126 rooms that expands the existing visitor serving uses, enhances economic development, and allows for more efficient use of land resources. The area has a variety of complementary uses that are critical to any vibrant community such as regional commercial and entertainment uses, employment centers, a transit hub, a community college. Because of its location, the site would be appropriate in accommodating an infill development that serves as a tourist serving use to support the mix of uses surrounding the project site. The project would increase the City's tax revenue through transient occupancy taxes, resulting in the economic well-being of the area and the City's economic base. The project would provide additional overnight accommodations opportunities for visitors seeking to be within walking distance of entertainment, shopping, and dining, thus reducing dependency on their automobiles when traveling. The proposed project would serve the surrounding region, appeal to visitors to the City, and capitalize on Huntington Beach's recreational resources.

The proposed project incorporates architectural and design principles to provide a pedestrian-oriented scale and ensure maximum design compatibility with existing and proposed developments within the surrounding area. The structure on the project site utilizes high quality exterior materials, articulated building volumes, and a variety of building composition through the use of enhanced building colors and materials, building recesses and projections. With exception of the requested variance, the project complies with the development standards and design guidelines of the BECSP, which ensure that form, height, and treatment convey an overall high level of quality. The project building is sited close to Edinger Avenue with building entries fronting onto the public sidewalk. The project also provides a public open space on the roof top of the porte cochere to accommodate the needs of hotel occupants and residents of the surrounding developments.

The project is designed to minimize consumption of natural resources through implementation of sustainability features such as "green" building methods and materials available for insulation, windows, washers, dryers, HVAC systems, pool equipments, and water efficient irrigation system. The project would comply with the BECSP and other City codes to reduce water consumption and stormwater runoff. A preliminary Water Quality Management Plan (WQMP) has been reviewed by Public Works staff. A final WQMP is required to be submitted for review and approval prior to grading permit issuance. Finally, the project will incorporate sustainable site development strategies, utilize water savings features, and emphasize recycling of resources and materials through design features and community policies.

SUGGESTED FINDINGS FOR APPROVAL – VARIANCE NO. 13-006:

1. The granting of Variance No. 13-006 to allow a 5% frontage coverage for Parkside Lane and 0% frontage coverage for Aldrich Drive, a building not within the build-to-corner zone for the intersection of Parkside Lane and Aldrich Drive, an exposed surface parking lot, 26 ft. wide driveways, one tree per 10 parking spaces, a step-off area adjacent to landscape planters for 12 ft. long, and 8% glazing on the Aldrich Drive façade will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. Due to the location of the site being surrounded by streets on three sides, restricted access from Edinger Avenue the primary arterial, and by setting aside property on the Edinger frontage for future street improvements, the project would not be able to comply with the required development standards. Having frontages on three streets but no available access from the adjacent arterial and not a desirable access to the residential street to the south restricts the efficient design of a hotel circulation pattern, particularly with the drop-off and pick-up traffic flow. As a result, the site layout and building placement do not conform to the various required development standards. In addition, life and safety requirements from the Fire Department necessitate deviations in development standards. Furthermore, access to the project is not allowed from Edinger Avenue which further limits development options and site plan layout. By setting aside property along Edinger Avenue for future dedication and improvements of a right turn lane, the developable areas of the property are reduced. Therefore, the property yields less land area for landscaping, trees, and complete step-off area. Several property improvements are proposed to off-set the impact of the variances. For example, a gazebo with wing walls is proposed at the corner of Parkside Lane and Aldrich Drive to meet the intent of the build-to-corner requirement. Other properties along Edinger Avenue and within the same zoning district currently include ingress and egress from Edinger Avenue and secondary emergency access to side streets and therefore have more development options. The subject site is not afforded the same development privileges. Approval of the requested deviations will not constitute a grant of special privilege as the variance will allow the development of a hotel to provide a functional use of the property and offer additional overnight accommodations opportunities to complement other uses in the vicinity.

2. Because of special circumstances applicable to the subject property, including size, shape, 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. The site is surrounded by three existing public streets, is not permitted to take access from Edinger Avenue for anticipated street widening and improvements that are not currently a requirement of the project. This set-aside area further limits the developable area of the site. Because of its location, the property would not be able to comply with development standards as compared to other sites with fewer street frontages, more flexible ingress and egress options, and full development potential. Granting the deviations in frontage coverage, landscaping, and other standards allow the subject property to enjoy the same privileges as the other properties in the vicinity and under identical zone classification.

2. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. The requested Variance is necessary to allow the proposed project to be developed with a hotel, a tourist serving use to support the mix of uses surrounding the project site. Granting the requested Variance will not affect the overall visual character and scale of the proposed development onsite in the context of the surrounding area. Although the site does not provide the minimum number of trees within the parking lot, the trees that would otherwise be required will be provided in

the landscape planters along the perimeter of the project site. In an effort to improve the frontage coverage requirements, wing walls, landscaping, and a gazebo have been incorporated into the site design. These additional visual improvements connect to the street edge and serve to activate the adjacent sidewalk in accordance with the intent of the BECSP. With approval of the variance, the subject site is able to enjoy the right to develop the site in accordance with the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.

3. 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. The development of a hotel will not be materially detrimental to the public welfare because the proposed buildings are designed to be consistent with the scale and character of the surrounding area. The proposed hotel provides the minimum number of parking stalls, appropriate ingress and egress to public street system, adequate emergency access, proper landscape screening, adequate separation from the residential uses to the south, and enhanced architectural design on all four building sides. The proposed four-story structure would be consistent with the established development pattern in the vicinity. The granting of the Variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp-d (Mixed Use-Specific Plan Overlay-Design Overlay) on the subject property.

SUGGESTED FINDINGS FOR APPROVAL – TENTATIVE PARCEL MAP NO. 13-113:

1. Tentative Parcel Map No. 13-113 for the consolidation of 10 lots into one lot is consistent with the General Plan Land Use Element designation of Mixed Use on the subject property. The proposed consolidation complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed consolidation will facilitate the construction of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.
2. The site is physically suitable for the type and density of development. The 10-lot consolidation will provide the necessary area for the hotel development consistent with the intensity and density of the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The lot consolidation is proposed on a property previously developed with commercial buildings and located in an urbanized area. The site does not serve as habitat for fish or wildlife.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. Easements for sidewalk purposes on Parkside Lane and Aldrich Drive will be dedicated to the City as a part of this proposed tentative parcel map. To accommodate the extension of the eastbound right turn lane on Edinger Avenue at Beach Boulevard, the site has been designed to include a 7-foot future dedication along Edinger Avenue.

**CONDITIONS OF APPROVAL – SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006/
TENTATIVE PARCEL MAP NO. 13-113:**

1. The site plan, floor plans, elevations, and colored renderings received and dated November 1, 2013 shall be the conceptually approved design with following modifications:
 - a. Pedestrian-scale decorative street lighting shall be provided at a maximum spacing of ninety (90) feet on-center in the pedestrian zone along Parkside Lane and Aldrich Drive. Light source should be located twelve to fourteen (12-14) feet above finished grade. **(BECSP Section 2.5.1(7))**
 - b. Moderately large shade trees shall be provided with a maximum spacing of thirty (30) feet on-center along Parkside Lane and Aldrich Drive. Where no on street parking is present, trees must be located in continuous planting strips located along the back of curb (to buffer pedestrians from the adjacent roadway). Native/water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips. **(BECSP Section 2.5.1(7))**
 - c. Plant materials should always be incorporated into new development site design (in the open space landscaping planted areas). **(BECSP Section 2.6.8(3))**
 - d. Parking lots shall be buffered from adjacent development with moderate screening (see Section 2.6.9). One (1) tree per thirty (30) linear feet of property line shall be spaced regularly along the applicable property line. One (1) shrub per five (5) linear feet of frontage shall be spaced regularly. **(BECSP Section 2.7.3(2))**
 - e. Parking lots shall be designed with convenient, safe, and efficient pedestrian circulation routes to buildings, main building entrances and sidewalks. These routes shall be designed to include sidewalks and walkways with a minimum five foot width. **(BECSP Section 2.7.3(2))**
 - f. Parking lots shall be illuminated to increase safety and provide clear views both to and within the site. Lighting and planting plans shall be coordinated to avoid light pole and tree conflicts. **(BECSP Section 2.7.3(2))**
 - g. “True divided light” windows or sectional windows shall be used where multi-pane windows are utilized. “Snap-in” muntins (i.e. detachable vertical or horizontal glass plan dividers or glass pane dividers sandwiched between layers of glass) shall not be used. **(BECSP Section 2.8.2(1))**
 - h. Portions of building facades containing service or truck doors visible from the public street shall be designed to include attractive and durable materials and be integrated into the architectural composition of the larger building façade design. **(BECSP Section 2.8.2(1))**
2. The Tentative Parcel Map received and dated March 29, 2013 shall be the approved layout.
3. Per BECSP Section 2.7.3, one tree is required for every five parking spaces. The proposed design is for one tree for every ten parking spaces. The trees that would otherwise be required in the parking lot shall be provided in the landscaping planters along the perimeter of the project site.

4. The structure covering the staircase leading up to the public open space shall be constructed with "wood-like" building materials, creating an enhanced design element that provides the desired visual interest required by the Beach and Edinger Corridors Specific Plan. The structure shall be designed to be open and inviting to the public.
5. The project shall comply with all mitigation measures adopted for the project in conjunction with Environmental Impact Report No. 08-008.
6. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning and Building Department.
7. Prior to issuance of a precise grading permit, an interim parking and building materials storage plan shall be submitted to the Planning Division to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The property owner/developer shall obtain any necessary encroachment permits from the Department of Public Works.
8. Prior to submittal for building permits, the following shall be completed:
 - a. One set of project plans, including colored renderings, elevations, and materials sample, revised pursuant to Conditions of Approval and Code Requirements, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - c. Submit three (3) copies of the site plan and floor plans and the processing fee to the Planning and Building Department for addressing purposes. The address assignment shall be reviewed and approved prior to submittal for building permits.
9. Prior to issuance of building permits, an "Acceptance of Conditions" form shall be properly executed by the applicant and an authorized representative of the owner of the property, recorded with the County Recorder's Office, and returned to the Planning and Building Department for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

10. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released, and issuance of a Certificate of Occupancy until the following has been completed:
 - a. Compliance with all conditions of approval specified herein are accomplished and verified by the Planning and Building Department.
 - b. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - d. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building and Safety Division.
 - e. All existing overhead utilities that currently cross over the subject site's parcels as well as those overhead utilities the currently occur along the project's Parkside Lane frontage shall be undergrounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) along the entire length of the westerly frontage of the subject project. This condition also applies to all other overhead utilities, including but not limited to telephone, electric, Cable TV and fiber optic lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies. (PW)
11. Signage shall be reviewed under separate permits and applicable processing.
12. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
13. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
14. Site Plan Review No. 13-002, Variance No. 13-006, and Tentative Parcel Map No. 13-113 shall become null and void unless exercised within two years of the date of final approval by the Zoning Administrator, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.

15. Incorporation of sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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

RECEIVED

NOV 01 2013

Dept. of Planning & Building



ARCHITECTURAL CONSTRUCTION SERVICES
DAVID L. WARDEN - MANAGING ARCHITECT
1122 BISHOP STREET
ANAHEIM, CA 92805
P 714-436-9865
F 714-436-9855
Corporate Office
1122 Bishop Street
Costa Mesa, CA 92626



SPRINGHILL SUITES by MARRIOTT
SEC EDINGER AVENUE AND PARKSIDE LANE,
HUNTINGTON BEACH, CA
KPHL, LLC
2050 SANTA CRUZ ST., No. 2000
ANAHEIM, CA 92805

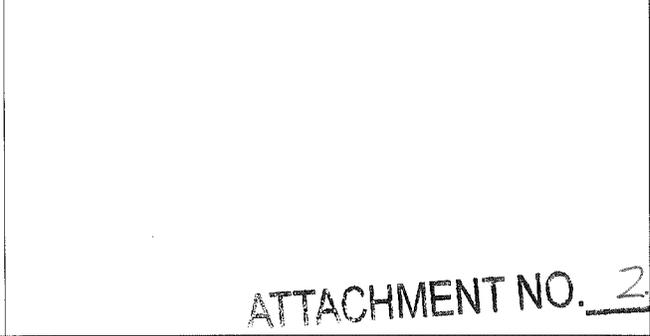
COVER SHEET table with columns: SHEET NO., PROJECT NAME, DATE, SCALE, AS NOTED, PROJECT NUMBER, SHEET NO.

INDEX TO DRAWINGS table with columns: SHEET, DESCRIPTION, ISSUANCES

PROJECT TEAM table with columns: OWNER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE DESIGN

LEGAL DESCRIPTION and PROJECT STATISTICS sections

ZONING CONFORMANCE MATRIX table with columns: SUBMIT SECTION, REQUIRED, PROVIDED



ATTACHMENT NO. 2

Vertical text on the right edge of the page, including project details and dates.

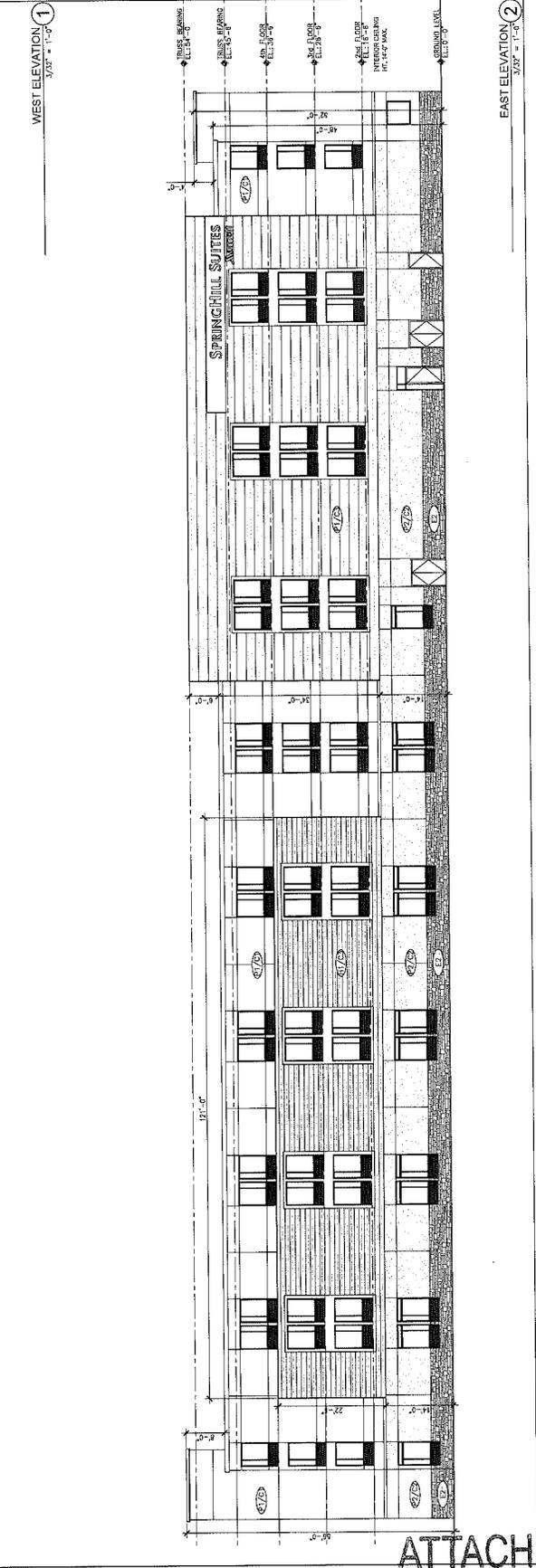
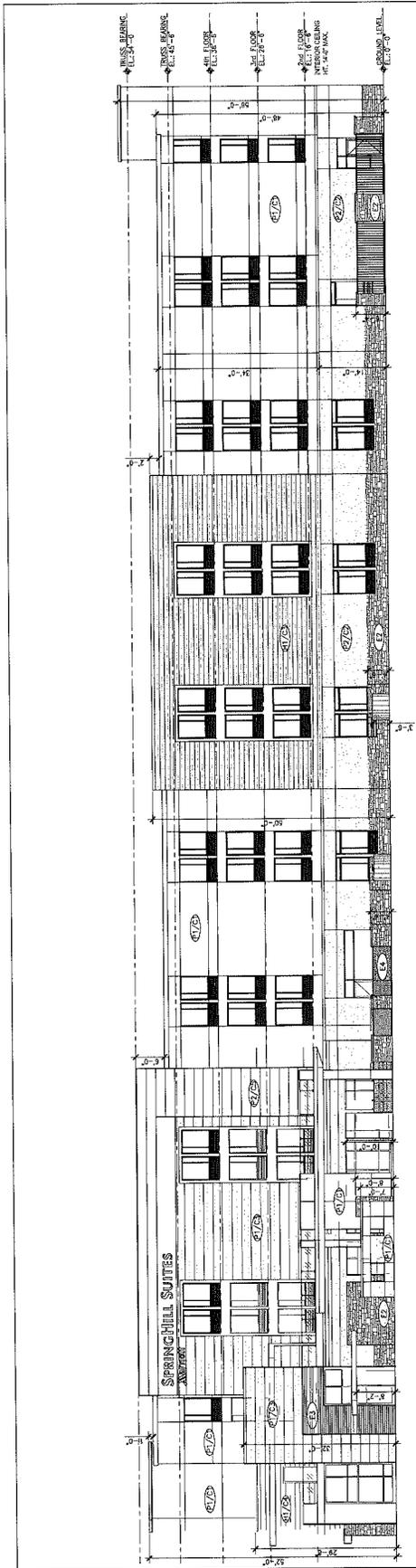


SPRINGHILL SUITES by MARRIOTT
 KPHL, LLC
 2050 SANTA CRUZ ST., No. 2000
 HUNTINGTON BEACH, CA
 SEC EDINGER AVENUE AND PARKSIDE LANE,
 ANAHEIM, CA 92805

NO.	DATE	DESCRIPTION
1	11/01/13	SUBMIT EXHIBIT SET AND SUBMITTAL
2	02/28/13	EXHIBITMENT SET

SCALE: 3/32" = 1'-0"
 PROJECT MARKING: 200
 DRAWN BY: SR
 CHECKED BY: CC
 SHEET NO. 200

EXTERIOR ELEVATIONS



- FINISH LEGEND
- P1 - Smooth Finish Texture
 C1 - SW7020 Ironstone Vitrif
 NOTE: ALL PAINT COLORS BY SHERRIN WILLIAMS
 - P2 - Medium Finish Texture
 C2 - SW7020 Ironstone Vitrif
 - P3 - Medium Finish Texture
 C3 - SW7020 Ironstone Vitrif
 - P4 - Smooth Finish Texture
 C4 - SW7020 Ironstone Vitrif
 - P5 - Smooth Finish Texture
 C5 - SW7020 Ironstone Vitrif
 - P6 - Smooth Finish Texture
 C6 - SW7020 Ironstone Vitrif
 - P7 - Smooth Finish Texture
 C7 - SW7020 Ironstone Vitrif
 - P8 - Smooth Finish Texture
 C8 - SW7020 Ironstone Vitrif
 - P9 - Smooth Finish Texture
 C9 - SW7020 Ironstone Vitrif
 - P10 - Smooth Finish Texture
 C10 - SW7020 Ironstone Vitrif
 - P11 - Smooth Finish Texture
 C11 - SW7020 Ironstone Vitrif
 - P12 - Smooth Finish Texture
 C12 - SW7020 Ironstone Vitrif
 - P13 - Smooth Finish Texture
 C13 - SW7020 Ironstone Vitrif
 - P14 - Smooth Finish Texture
 C14 - SW7020 Ironstone Vitrif
 - P15 - Smooth Finish Texture
 C15 - SW7020 Ironstone Vitrif
 - P16 - Smooth Finish Texture
 C16 - SW7020 Ironstone Vitrif
 - P17 - Smooth Finish Texture
 C17 - SW7020 Ironstone Vitrif
 - P18 - Smooth Finish Texture
 C18 - SW7020 Ironstone Vitrif
 - P19 - Smooth Finish Texture
 C19 - SW7020 Ironstone Vitrif
 - P20 - Smooth Finish Texture
 C20 - SW7020 Ironstone Vitrif
 - P21 - Smooth Finish Texture
 C21 - SW7020 Ironstone Vitrif
 - P22 - Smooth Finish Texture
 C22 - SW7020 Ironstone Vitrif
 - P23 - Smooth Finish Texture
 C23 - SW7020 Ironstone Vitrif
 - P24 - Smooth Finish Texture
 C24 - SW7020 Ironstone Vitrif
 - P25 - Smooth Finish Texture
 C25 - SW7020 Ironstone Vitrif
 - P26 - Smooth Finish Texture
 C26 - SW7020 Ironstone Vitrif
 - P27 - Smooth Finish Texture
 C27 - SW7020 Ironstone Vitrif
 - P28 - Smooth Finish Texture
 C28 - SW7020 Ironstone Vitrif
 - P29 - Smooth Finish Texture
 C29 - SW7020 Ironstone Vitrif
 - P30 - Smooth Finish Texture
 C30 - SW7020 Ironstone Vitrif
 - P31 - Smooth Finish Texture
 C31 - SW7020 Ironstone Vitrif
 - P32 - Smooth Finish Texture
 C32 - SW7020 Ironstone Vitrif
 - P33 - Smooth Finish Texture
 C33 - SW7020 Ironstone Vitrif
 - P34 - Smooth Finish Texture
 C34 - SW7020 Ironstone Vitrif
 - P35 - Smooth Finish Texture
 C35 - SW7020 Ironstone Vitrif
 - P36 - Smooth Finish Texture
 C36 - SW7020 Ironstone Vitrif
 - P37 - Smooth Finish Texture
 C37 - SW7020 Ironstone Vitrif
 - P38 - Smooth Finish Texture
 C38 - SW7020 Ironstone Vitrif
 - P39 - Smooth Finish Texture
 C39 - SW7020 Ironstone Vitrif
 - P40 - Smooth Finish Texture
 C40 - SW7020 Ironstone Vitrif
 - P41 - Smooth Finish Texture
 C41 - SW7020 Ironstone Vitrif
 - P42 - Smooth Finish Texture
 C42 - SW7020 Ironstone Vitrif
 - P43 - Smooth Finish Texture
 C43 - SW7020 Ironstone Vitrif
 - P44 - Smooth Finish Texture
 C44 - SW7020 Ironstone Vitrif
 - P45 - Smooth Finish Texture
 C45 - SW7020 Ironstone Vitrif
 - P46 - Smooth Finish Texture
 C46 - SW7020 Ironstone Vitrif
 - P47 - Smooth Finish Texture
 C47 - SW7020 Ironstone Vitrif
 - P48 - Smooth Finish Texture
 C48 - SW7020 Ironstone Vitrif
 - P49 - Smooth Finish Texture
 C49 - SW7020 Ironstone Vitrif
 - P50 - Smooth Finish Texture
 C50 - SW7020 Ironstone Vitrif
 - P51 - Smooth Finish Texture
 C51 - SW7020 Ironstone Vitrif
 - P52 - Smooth Finish Texture
 C52 - SW7020 Ironstone Vitrif
 - P53 - Smooth Finish Texture
 C53 - SW7020 Ironstone Vitrif
 - P54 - Smooth Finish Texture
 C54 - SW7020 Ironstone Vitrif
 - P55 - Smooth Finish Texture
 C55 - SW7020 Ironstone Vitrif
 - P56 - Smooth Finish Texture
 C56 - SW7020 Ironstone Vitrif
 - P57 - Smooth Finish Texture
 C57 - SW7020 Ironstone Vitrif
 - P58 - Smooth Finish Texture
 C58 - SW7020 Ironstone Vitrif
 - P59 - Smooth Finish Texture
 C59 - SW7020 Ironstone Vitrif
 - P60 - Smooth Finish Texture
 C60 - SW7020 Ironstone Vitrif
 - P61 - Smooth Finish Texture
 C61 - SW7020 Ironstone Vitrif
 - P62 - Smooth Finish Texture
 C62 - SW7020 Ironstone Vitrif
 - P63 - Smooth Finish Texture
 C63 - SW7020 Ironstone Vitrif
 - P64 - Smooth Finish Texture
 C64 - SW7020 Ironstone Vitrif
 - P65 - Smooth Finish Texture
 C65 - SW7020 Ironstone Vitrif
 - P66 - Smooth Finish Texture
 C66 - SW7020 Ironstone Vitrif
 - P67 - Smooth Finish Texture
 C67 - SW7020 Ironstone Vitrif
 - P68 - Smooth Finish Texture
 C68 - SW7020 Ironstone Vitrif
 - P69 - Smooth Finish Texture
 C69 - SW7020 Ironstone Vitrif
 - P70 - Smooth Finish Texture
 C70 - SW7020 Ironstone Vitrif
 - P71 - Smooth Finish Texture
 C71 - SW7020 Ironstone Vitrif
 - P72 - Smooth Finish Texture
 C72 - SW7020 Ironstone Vitrif
 - P73 - Smooth Finish Texture
 C73 - SW7020 Ironstone Vitrif
 - P74 - Smooth Finish Texture
 C74 - SW7020 Ironstone Vitrif
 - P75 - Smooth Finish Texture
 C75 - SW7020 Ironstone Vitrif
 - P76 - Smooth Finish Texture
 C76 - SW7020 Ironstone Vitrif
 - P77 - Smooth Finish Texture
 C77 - SW7020 Ironstone Vitrif
 - P78 - Smooth Finish Texture
 C78 - SW7020 Ironstone Vitrif
 - P79 - Smooth Finish Texture
 C79 - SW7020 Ironstone Vitrif
 - P80 - Smooth Finish Texture
 C80 - SW7020 Ironstone Vitrif
 - P81 - Smooth Finish Texture
 C81 - SW7020 Ironstone Vitrif
 - P82 - Smooth Finish Texture
 C82 - SW7020 Ironstone Vitrif
 - P83 - Smooth Finish Texture
 C83 - SW7020 Ironstone Vitrif
 - P84 - Smooth Finish Texture
 C84 - SW7020 Ironstone Vitrif
 - P85 - Smooth Finish Texture
 C85 - SW7020 Ironstone Vitrif
 - P86 - Smooth Finish Texture
 C86 - SW7020 Ironstone Vitrif
 - P87 - Smooth Finish Texture
 C87 - SW7020 Ironstone Vitrif
 - P88 - Smooth Finish Texture
 C88 - SW7020 Ironstone Vitrif
 - P89 - Smooth Finish Texture
 C89 - SW7020 Ironstone Vitrif
 - P90 - Smooth Finish Texture
 C90 - SW7020 Ironstone Vitrif
 - P91 - Smooth Finish Texture
 C91 - SW7020 Ironstone Vitrif
 - P92 - Smooth Finish Texture
 C92 - SW7020 Ironstone Vitrif
 - P93 - Smooth Finish Texture
 C93 - SW7020 Ironstone Vitrif
 - P94 - Smooth Finish Texture
 C94 - SW7020 Ironstone Vitrif
 - P95 - Smooth Finish Texture
 C95 - SW7020 Ironstone Vitrif
 - P96 - Smooth Finish Texture
 C96 - SW7020 Ironstone Vitrif
 - P97 - Smooth Finish Texture
 C97 - SW7020 Ironstone Vitrif
 - P98 - Smooth Finish Texture
 C98 - SW7020 Ironstone Vitrif
 - P99 - Smooth Finish Texture
 C99 - SW7020 Ironstone Vitrif
 - P100 - Smooth Finish Texture
 C100 - SW7020 Ironstone Vitrif

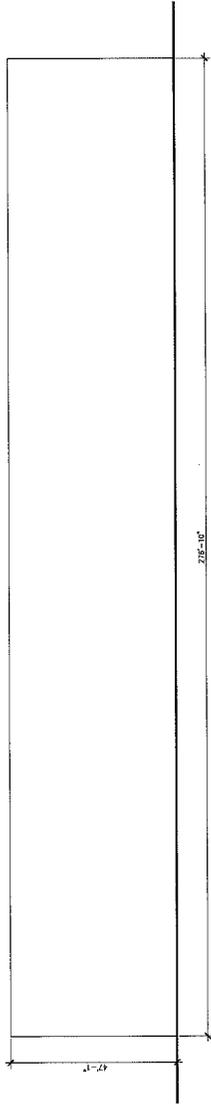


SPRINGHILL SUITES by MARRIOTT
 SEC EDINGER AVENUE AND PARKSIDE LANE,
 HUNTINGTON BEACH, CA
 KPHL, LLC.
 2050 SANTA CRUZ ST., No. 2000
 ANAHEIM, CA 92805

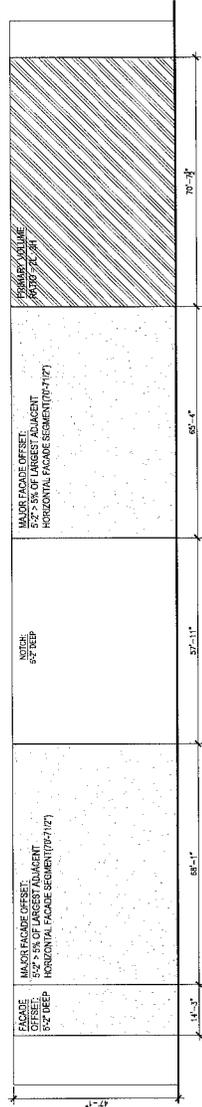
NO.	REVISION	DATE
1	ISSUE FOR PERMITS	11/11/13
2	REVISIONS TO PERMITS	11/11/13
3	REVISIONS TO PERMITS	11/11/13
4	REVISIONS TO PERMITS	11/11/13
5	REVISIONS TO PERMITS	11/11/13
6	REVISIONS TO PERMITS	11/11/13
7	REVISIONS TO PERMITS	11/11/13
8	REVISIONS TO PERMITS	11/11/13
9	REVISIONS TO PERMITS	11/11/13
10	REVISIONS TO PERMITS	11/11/13
11	REVISIONS TO PERMITS	11/11/13
12	REVISIONS TO PERMITS	11/11/13
13	REVISIONS TO PERMITS	11/11/13
14	REVISIONS TO PERMITS	11/11/13
15	REVISIONS TO PERMITS	11/11/13
16	REVISIONS TO PERMITS	11/11/13
17	REVISIONS TO PERMITS	11/11/13
18	REVISIONS TO PERMITS	11/11/13
19	REVISIONS TO PERMITS	11/11/13
20	REVISIONS TO PERMITS	11/11/13
21	REVISIONS TO PERMITS	11/11/13
22	REVISIONS TO PERMITS	11/11/13
23	REVISIONS TO PERMITS	11/11/13
24	REVISIONS TO PERMITS	11/11/13
25	REVISIONS TO PERMITS	11/11/13
26	REVISIONS TO PERMITS	11/11/13
27	REVISIONS TO PERMITS	11/11/13
28	REVISIONS TO PERMITS	11/11/13
29	REVISIONS TO PERMITS	11/11/13
30	REVISIONS TO PERMITS	11/11/13
31	REVISIONS TO PERMITS	11/11/13
32	REVISIONS TO PERMITS	11/11/13
33	REVISIONS TO PERMITS	11/11/13
34	REVISIONS TO PERMITS	11/11/13
35	REVISIONS TO PERMITS	11/11/13
36	REVISIONS TO PERMITS	11/11/13
37	REVISIONS TO PERMITS	11/11/13
38	REVISIONS TO PERMITS	11/11/13
39	REVISIONS TO PERMITS	11/11/13
40	REVISIONS TO PERMITS	11/11/13
41	REVISIONS TO PERMITS	11/11/13
42	REVISIONS TO PERMITS	11/11/13
43	REVISIONS TO PERMITS	11/11/13
44	REVISIONS TO PERMITS	11/11/13
45	REVISIONS TO PERMITS	11/11/13
46	REVISIONS TO PERMITS	11/11/13
47	REVISIONS TO PERMITS	11/11/13
48	REVISIONS TO PERMITS	11/11/13
49	REVISIONS TO PERMITS	11/11/13
50	REVISIONS TO PERMITS	11/11/13
51	REVISIONS TO PERMITS	11/11/13
52	REVISIONS TO PERMITS	11/11/13
53	REVISIONS TO PERMITS	11/11/13
54	REVISIONS TO PERMITS	11/11/13
55	REVISIONS TO PERMITS	11/11/13
56	REVISIONS TO PERMITS	11/11/13
57	REVISIONS TO PERMITS	11/11/13
58	REVISIONS TO PERMITS	11/11/13
59	REVISIONS TO PERMITS	11/11/13
60	REVISIONS TO PERMITS	11/11/13
61	REVISIONS TO PERMITS	11/11/13
62	REVISIONS TO PERMITS	11/11/13
63	REVISIONS TO PERMITS	11/11/13
64	REVISIONS TO PERMITS	11/11/13
65	REVISIONS TO PERMITS	11/11/13
66	REVISIONS TO PERMITS	11/11/13
67	REVISIONS TO PERMITS	11/11/13
68	REVISIONS TO PERMITS	11/11/13
69	REVISIONS TO PERMITS	11/11/13
70	REVISIONS TO PERMITS	11/11/13
71	REVISIONS TO PERMITS	11/11/13
72	REVISIONS TO PERMITS	11/11/13
73	REVISIONS TO PERMITS	11/11/13
74	REVISIONS TO PERMITS	11/11/13
75	REVISIONS TO PERMITS	11/11/13
76	REVISIONS TO PERMITS	11/11/13
77	REVISIONS TO PERMITS	11/11/13
78	REVISIONS TO PERMITS	11/11/13
79	REVISIONS TO PERMITS	11/11/13
80	REVISIONS TO PERMITS	11/11/13
81	REVISIONS TO PERMITS	11/11/13
82	REVISIONS TO PERMITS	11/11/13
83	REVISIONS TO PERMITS	11/11/13
84	REVISIONS TO PERMITS	11/11/13
85	REVISIONS TO PERMITS	11/11/13
86	REVISIONS TO PERMITS	11/11/13
87	REVISIONS TO PERMITS	11/11/13
88	REVISIONS TO PERMITS	11/11/13
89	REVISIONS TO PERMITS	11/11/13
90	REVISIONS TO PERMITS	11/11/13
91	REVISIONS TO PERMITS	11/11/13
92	REVISIONS TO PERMITS	11/11/13
93	REVISIONS TO PERMITS	11/11/13
94	REVISIONS TO PERMITS	11/11/13
95	REVISIONS TO PERMITS	11/11/13
96	REVISIONS TO PERMITS	11/11/13
97	REVISIONS TO PERMITS	11/11/13
98	REVISIONS TO PERMITS	11/11/13
99	REVISIONS TO PERMITS	11/11/13
100	REVISIONS TO PERMITS	11/11/13

PROJECT TITLE: BUILDING MASSING ELEMENTS
 SHEET NO.: 200A
 DATE: 11/11/13
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 130003
 DRAWN BY: SR
 CHECKED BY: CC
 SHEET NO.: 200A
 SHEET NO.:

WEST ELEVATION
MASSING ON PARKSIDE LANE

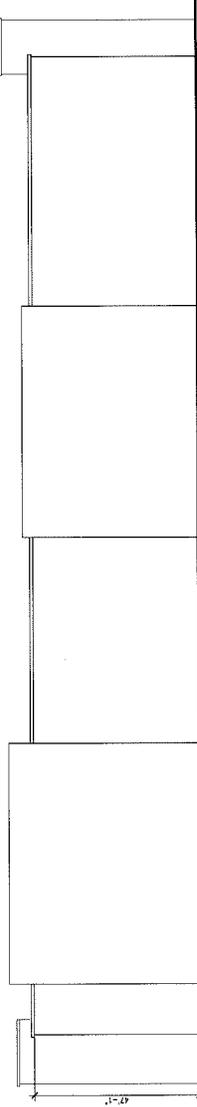


STEP 1 : BUILDING ENVELOPE

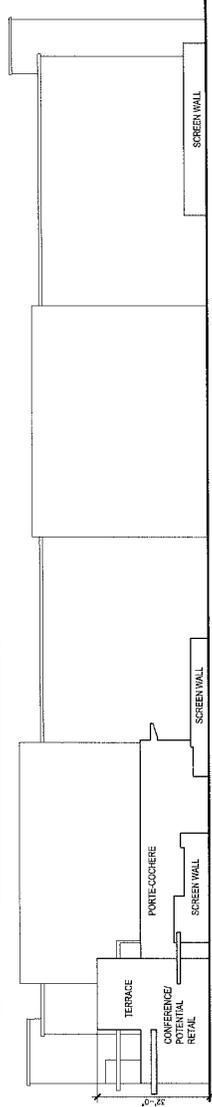


BECSF 2.3.5 - BUILDING MASSING - PRIMARY VOLUME PROPORTIONS:
 ON PARKSIDE LANE:
 REQUIRED:
 2L : 3H TO 5L : 2H
 3H : 4H TO 1.5
 1H : 1.5 TO 1.5
 2L : 1.5 TO 1.5
 AT LEAST ONE PRIMARY VOLUME CONFORMS TO BUILDING MASSING REGULATIONS.

STEP 2 : PRIMARY VOLUMES



STEP 3 : INTRODUCE ROOFS



STEP 4 : INTRODUCE PORCHES AND OTHER SUB VOLUMES

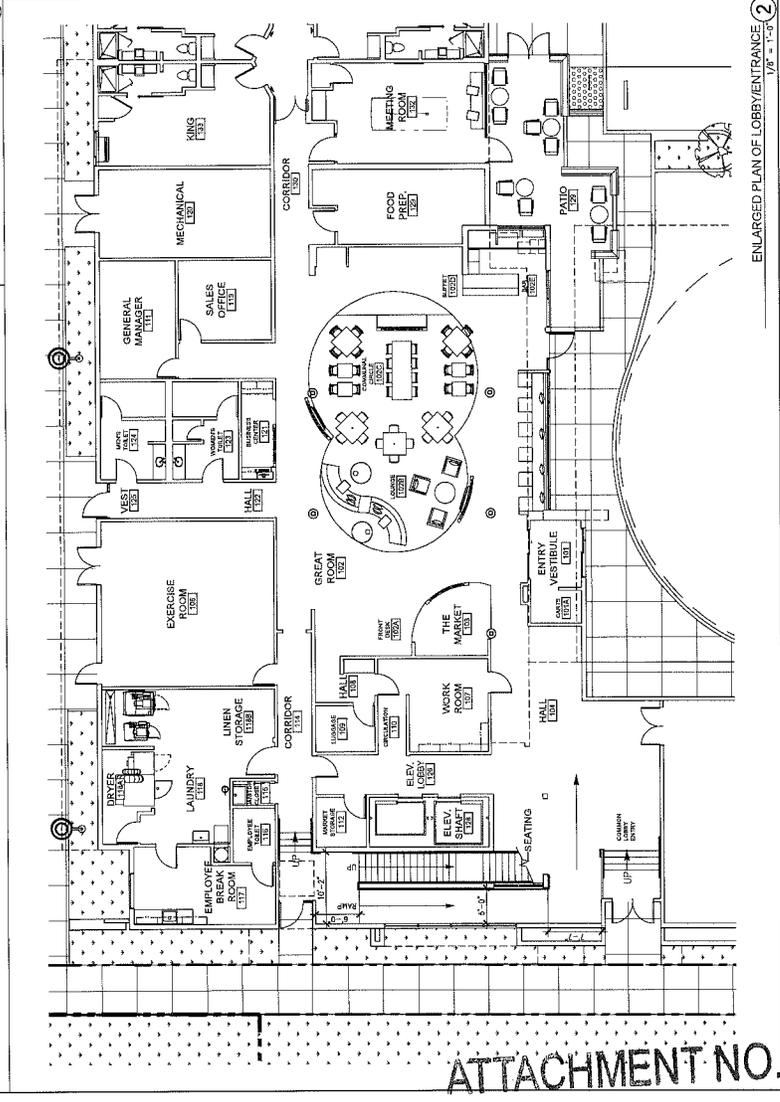
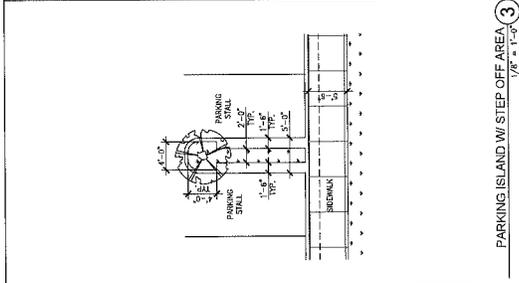
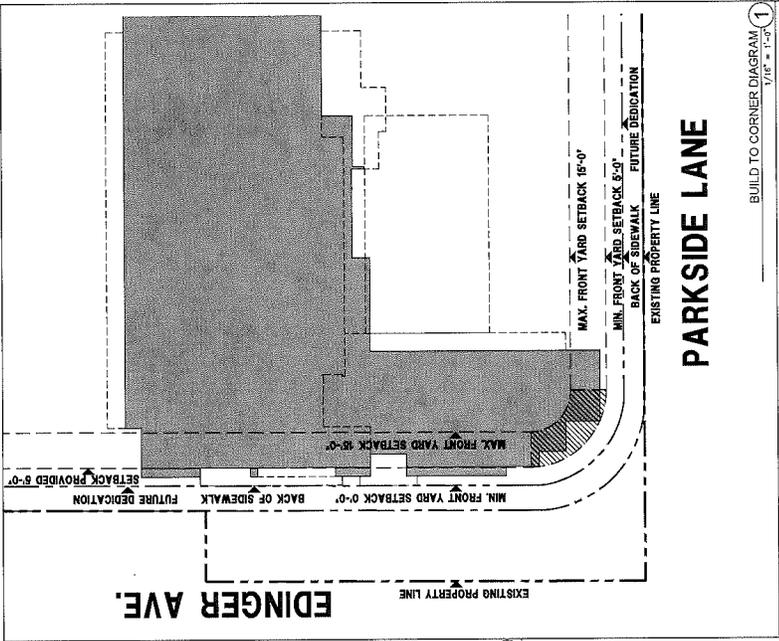
NOTE: GLAZING FACADE COMPOSITION : 19.4%



SPRINGHILL SUITES by MARRIOTT
 SEC EDINGER AVENUE AND PARKSIDE LANE,
 HUNTINGTON BEACH, CA
 KPHL, LLC
 2055 SANTA CRUZ ST., No. 2000
 ANAHEIM, CA 92805

NO.	DATE	DESCRIPTION	BY
1	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
2	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
3	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
4	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
5	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
6	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
7	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
8	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
9	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
10	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
11	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
12	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
13	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
14	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
15	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
16	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
17	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
18	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
19	10/11/2013	ISSUE FOR PERMITTING	AS NOTED
20	10/11/2013	ISSUE FOR PERMITTING	AS NOTED

PROJECT No. 10310000100
 SHEET No. 204
 DATE: 10/11/2013
 SCALE: AS NOTED
 PROJECT MANAGER: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CORNER DIAGRAM & ENLARGED PLANS



ATTACHMENT NO. 2.11

RECEIVED

MAR 29 2013

EXISTING CONDITIONS FOR LOT CONSOLIDATION PURPOSES

Dept. of Planning & Building

TITLE REPORT: LAWRENCE TITLE COMPANY
TITLE ORDER NO.: JANUARY 24, 2012
DATE: JANUARY 24, 2012
TITLE OFFICER: JAMES WOOD

LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 18 AND 19 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/OR WATER RIGHTS APPURTENANT TO AND/OR BOUYERLAND GARDENS WATER COMPANY RECORDED JUNE 3, 1920 IN BOOK 652, PAGE 255 OF RECORDS.

ALSO EXCEPTING AND RESERVING ALL OIL, HYDROCARBON SUBSTANCES AND THE SURFACE OF SAND LOTS TOGETHER WITH THE RIGHT TO DRILL INTO THROUGH AND USE AND PRODUCE OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS FROM THE ADJACENT LAND, AS RESERVED IN A DEED, BLANQUET IN NATURE FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAND LAND OR ANY PORTION OF SAND LAND WITHIN 500 FEET OF THE SURFACE FOR ANY INSTRUMENT NO. 30,547,101 RECORDED OCTOBER 24, 1989 AS MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

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 COMPREHENSIVELY DESCRIBED IN THE RECORDS OF THE COUNTY RECORDER OF ORANGE COUNTY, RECORDED JANUARY 18, 2011 AS INSTRUMENT NO. 30,547,101.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS, AND THE SURFACE OF SAND LOTS TOGETHER WITH THE RIGHT TO DRILL INTO THROUGH AND USE AND PRODUCE OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE ADJACENT LAND, AS RESERVED IN A DEED, BLANQUET IN NATURE FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAND LAND OR ANY PORTION OF SAND LAND WITHIN 500 FEET OF THE SURFACE FOR ANY INSTRUMENT NO. 30,547,101 RECORDED OCTOBER 24, 1989 AS MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

TITLE EXCEPTIONS:
 1. THE PROPERTY IDENTIFIED AND NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.
 2. PROPERTY TAXES.
 3. NO TAXES ARE DUE OR PAYABLE.
 4. THE USE AND CONTROL OF CHANNELS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID LAND, OR THE RIGHT TO DRILL INTO THROUGH AND USE AND PRODUCE OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE ADJACENT LAND, AS RESERVED IN A DEED, BLANQUET IN NATURE FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAND LAND OR ANY PORTION OF SAND LAND WITHIN 500 FEET OF THE SURFACE FOR ANY INSTRUMENT NO. 30,547,101 RECORDED OCTOBER 24, 1989 AS MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

AREA SUMMARY:
 CORNER MARK INDICATIONS TO BE DETERMINED BY THE ENGINEER AND PROFESSIONAL LAND SURVEYOR.
 EDINGER AVENUE (D.C.A. HORIZONTAL CONTROL) S.P.A.
 ALDRICH LANE (D.C.A. HORIZONTAL CONTROL) S.P.A.
 TOTAL AREA = 81,936.57 SQ. FT. (OR 1.88 ACRES (APPROX.))

LEGEND:
 FLOOD ZONE: FLOOD ZONE AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL FLOOD (100-YEAR FLOOD), HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREAS (S.F.H.A.) OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, AND X. WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD IS 124.00 FEET.
 ZONE X - AREAS OF 1% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR PROTECTED BY LEVEYS FROM 1% ANNUAL CHANCE FLOOD.
 PROTECTIVE DEPTH: RECORD SET 3, 2009

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

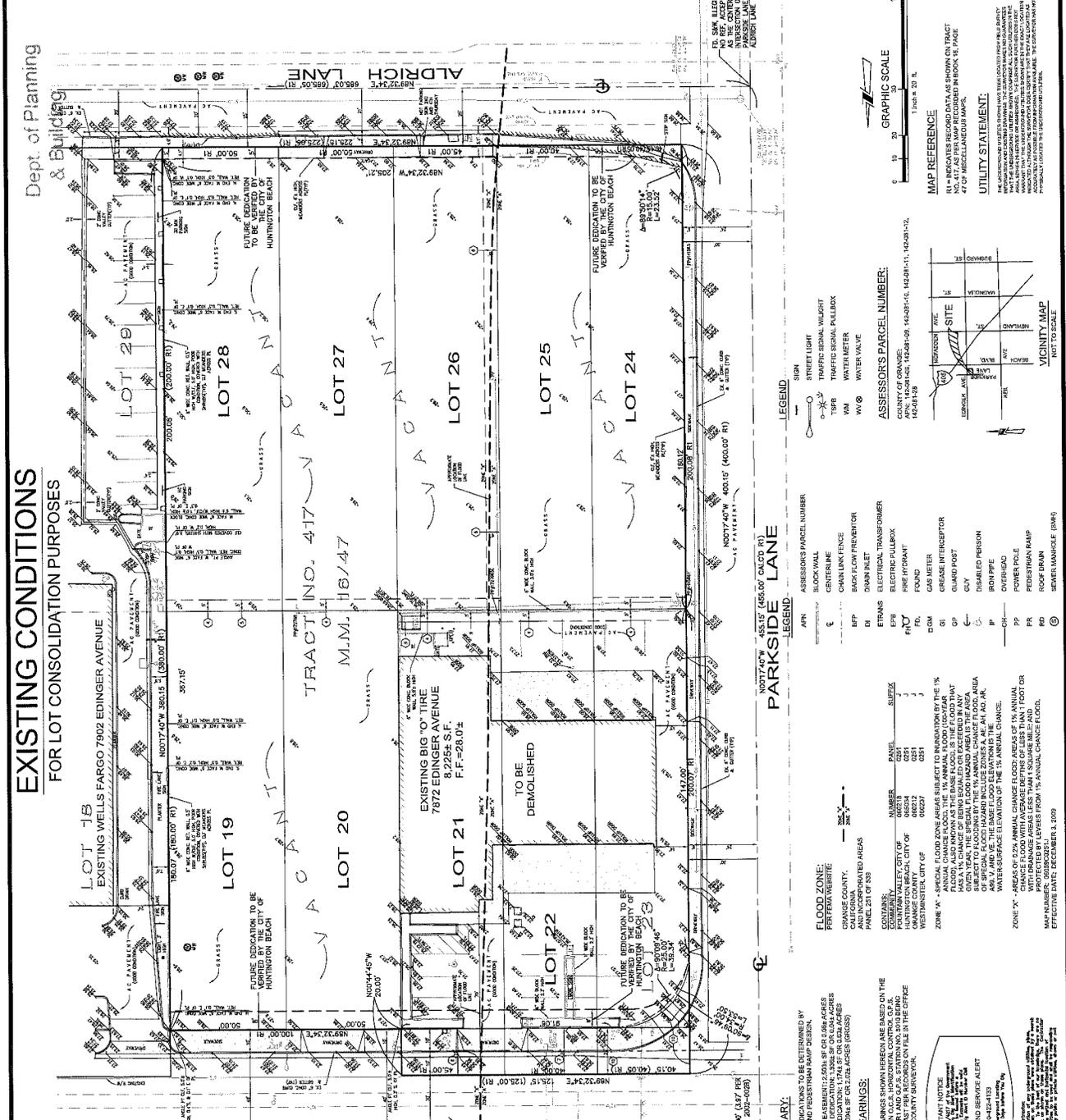
LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)



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

UTILITY STATEMENT:
 THE LOCATION OF UTILITIES SHOWN ON THIS PLAN WAS OBTAINED FROM THE CITY OF HUNTINGTON BEACH, CALIFORNIA. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE CITY OF HUNTINGTON BEACH SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION.

GRAPHIC SCALE:
 1" = 20'

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

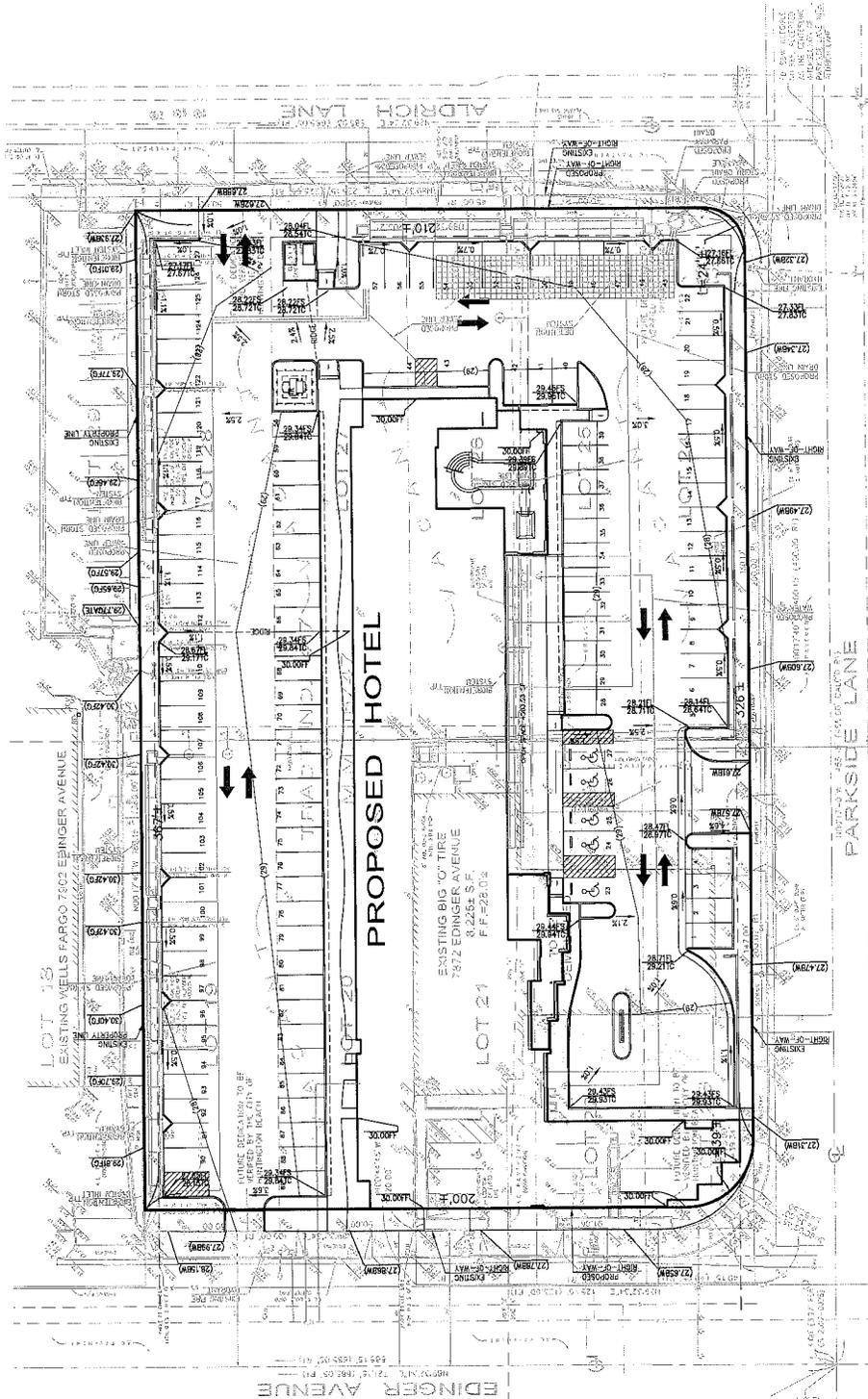
LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

LEGEND:
 APR ASSESSOR'S PARCEL NUMBER
 BLOCK-WALL
 CENTERLINE
 CHAIN LINK FENCE
 BACKFLOW PREVENTOR
 DRAIN INLET
 ELECTRICAL TRANSFORMER
 ELECTRIC PULLBOX
 FIRE HYDRANT
 FOUND
 GAS METER
 GREASE INTERCEPTOR
 GUANO POST
 CITY
 DISABLED PERSON
 ROYALTY
 POWER POLE
 FREESTRIP TRAMP
 ROOF URBAN
 SEWER MANHOLE (SMH)

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



DRAWING NO. SP7472A DATE: 3/25/2013 CHECKED: GBS DESIGNER:	TENTATIVE PARCEL MAP NO. 2013-113 SEC EDINGER BLVD. & PARKSIDE LANE WES CAL CONSTRUCTION 1800 MARSHALL HIGHWAY, SUITE 120 MANTHON BEACH, CA 92648 (714) 941-2821	Since 1944 TAIT 201 N. Folsom Drive Costa Mesa, CA 92626 (714) 440-2000 www.tait.com	REVISIONS NO. DESCRIPTION BY DATE CHK
---	--	--	--

MARRIOTT SPRINGHILL SUITES HOTEL

RECEIVED

NOV 01 2013

Dept. of Planning
& Building

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.

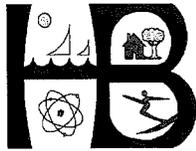
Request: A modification is proposed to the 12" step out area requirement in order to provide sufficient area within the parking lot landscape fingers to accommodate a tree. The modification will provide the required step-out area from a cars door swing area to the front of the parking stall and tie into 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.

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



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 and 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.

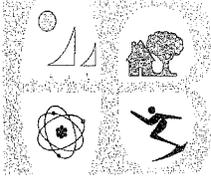
cc: Fred A. Wilson, City Manager
Ken Domer, Assistant City Manager
Robin Estanislau, Deputy City Clerk
Jane James, Planning Manager
Kim De Coite, Administrative Assistant
Tess Nguyen, Associate Planner

Zoning Conformance Matrix—Marriott Springhill Suites Hotel Project

<i>Provision</i>	<i>Town Center Boulevard</i>	<i>Proposed Project</i>
2.2 Use Regulations	Lodging	Lodging
2.2.2 Special Retail Configuration	n/a	n/a
2.2.3 Affordable Housing	n/a	n/a
2.3.1 & 2.3.2 Height	min. 1 story/ max. 5 stories	4 stories
2.3.3 Building Length	max. 300 ft.	297 ft. max.
2.3.4 Special Building Length	n/a	n/a
2.3.5 Building Massing	Edinger- 3L:2H to 5L:2H Other- 2L:3H to 5L:2H	Edinger 3L:2H Parkside 2L:3H Aldrich 5L:2H
2.4.1 Building Orientation	orientation to street required	orientation to Edinger and Parkside
2.4.2 Private Frontage	types include shopfront, corner entry, common lobby entry, etc.	common lobby entry
2.4.3 Front Setback	Edinger- 0 ft./15 ft. Other- 5 ft./15 ft.	Edinger – 5 ft. Parkside – 72 ft. Aldrich – 65 ft.
2.4.4 Side Setback	min. 5 ft.	77 ft.
2.4.5 Rear Yard Setback	min. 10 ft.	n/a
2.4.6 Alley Setback	n/a	n/a
2.4.7 Frontage Coverage	Edinger- min. 50% Other- min. 50%	Edinger – 59% Parkside – 5% Aldrich – 0% Variance Requested
2.4.8 Space Between Buildings	n/a	n/a
2.4.9 Build-to-Corner	Required	provided – Edinger/Parkside not provided – Parkside/Aldrich Variance Requested
2.5.1 Improvements to Existing Streets	neighborhood streets required	Parkside and Aldrich – neighborhood streets
2.5.2 Provision of New Streets	n/a	n/a
2.5.3 Block Size	max. 3000 ft.	1,184 ft.
2.5.4 Street Connectivity	n/a	n/a
2.5.5 Required East-West Street Connection	n/a	n/a
2.5.6 Residential Transition-Boundary Street	n/a	n/a
2.5.7 Street Types	n/a	n/a
2.6.1 Provision of Public Open Space	lodging -30 sq. ft./room = 3,780 sq. ft.	3,784 sq. ft.

Zoning Conformance Matrix—Marriott Springhill Suites Hotel Project

<i>Provision</i>	<i>Town Center Boulevard</i>	<i>Proposed Project</i>
2.6.2 Special Public Open Space	n/a	n/a
2.6.3 Provision of Private Open Space	n/a	n/a
2.6.4 Public Open Space Types	park, linear green, square, plaza, mid-block green, courtyard plaza, passage/paseo, pocket park/playground	plaza
2.6.5 Private Open Space Types	n/a	n/a
2.6.6 Stormwater Management	BMPs required, priority project	provided – WQMP required to ensure compliance
2.6.7 Stormwater BMP Types	source control BMPs, site design BMPs, treatment control BMPs	provided- WQMP required to ensure compliance
2.6.8 Open Space Landscaping	Required	provided
2.6.9 Setback Area Landscaping Types	boulevard landscaping required	provided
2.7.1 Provision of Parking	lodging – 1 min./guest room 126 total required	126 spaces total
2.7.2 Parking Types	surface lot – side surface lot – rear structure – wrapped all levels partially submerged podium underground structure	surface lot – exposed Variance Requested
2.7.3 General Parking Requirements	driveway width – max. 24 ft. two-lane driveway parking lot trees – one tree per 5 spaces step off area – 12 in. step off area adjacent to planter areas	26 ft. two-lane driveways Variance Requested one tree per 10 spaces Variance Requested 12 in. step off area adjacent to planter areas for 12 ft. long in lieu of 17 ft. Variance Requested
2.8.1 Façade Regulations	top and base – required	provided
2.8.2 Façade Requirements	glazing – min. 20%/ max. 60% for street facades	8% glazing for Aldrich Variance Requested



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

December 5, 2013

Martin Campbell
2050 Santa Cruz Street #2000
Anaheim CA 92805

**SUBJECT: SITE PLAN REVIEW NO. 2013-002/ VARIANCE NO. 2013-006/
ENVIRONMENTAL ASSESSMENT NO. 2013-006/ TENTATIVE PARCEL
MAP NO. 2013-112 (MARRIOTT SPRINGHILL SUITES HOTEL) – 7872
EDINGER AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Campbell:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

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

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

cc: Khoa Duong, Building & Safety – 714-872-5278
Bernard Atkins, Police – 714-264-8103
Jane James, Planning Manager
KPHL, LLC, Property Owner

Jim Brown, Fire - (714) 536-5344
Steve Bogart, Public Works – 714-374-1692
Jason Kelly, Planning Division
Project File

ATTACHMENT NO. 7.1



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 12, 2013

PROJECT NAME: MARRIOTT SPRINGHILL SUITES HOTEL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 13-048

ENTITLEMENTS: SITE PLAN REVIEW NO. 13-002
VARIANCE NO. 13-006
ENVIRONMENTAL ASSESSMENT NO. 13-006
TENTATIVE PARCEL MAP NO. 13-112

DATE OF PLANS: NOVEMBER 1, 2013

PROJECT LOCATION: 7872 EDINGER AVENUE (SOUTHEAST CORNER OF EDINGER AVENUE AND PARKSIDE LANE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION:

- 1/ SITE PLAN REVIEW—TO PERMIT THE DEVELOPMENT OF A 4-STORY 126-ROOM HOTEL ON A 1.89-ACRE SITE
- 2/ VARIANCE—TO ALLOW DEVIATIONS IN THE FOLLOWING REQUIREMENTS:
 - FRONT-YARD SETBACKS
 - FRONTAGE COVERAGE
 - BUILD-TO-CORNER
 - LANDSCAPING IN PARKING LOTS
- 3/ ENVIRONMENTAL ASSESSMENT—TO REVIEW THE POTENTIAL IMPACTS OF A 126-ROOM HOTEL
- 4/ TENTATIVE PARCEL MAP—TO CONSOLIDATE 10 LOTS INTO ONE LOT

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

I. SPECIAL CONDITIONS:

Development Impact Fees will be required for new construction.

ATTACHMENT NO. 7.2

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, 2010 California Energy Code, 2010 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, and exterior wall ratings per Chapter 5 and 7 of the 2010 CBC.
 - a. For mixed use and occupancy, please comply with Sections 508 of 2010 CBC.
 - b. Provide grease interceptors for future group A-2 occupancy. Show location of grease interceptors on Site plan.
 - c. Provide Type one hoods serving commercial kitchen. Show location of fire rated shafts on floor plans.
3. Provide complete Floor plans and Elevation plans to show the set back between exterior walls and property lines on each level.
4. Provide egress plans to comply with Chapter 10 of 2010 CBC.
 - a. Show the occupant load in each room/area along with occupant load factors.
 - b. Show the exit paths of travel along with distance of travels.
 - c. Rated corridors on first floor must comply with Section 1018.6 of 2010 CBC.
 - d. Please check the direction of door swing within the rated corridors. Doors must be swung in the direction of travel if the corridor serving an occupant load of 50 or more.
5. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2010 CBC.
 - a. Provide complete Site plan – Section 1127B of 2010 CBC
 - Show accessible paths of travel from public sidewalks to the building entrances along with maximum slope of 5%, and cross slope of 2%.
 - b. Accessible parking stalls must comply with Section 1129B of 2010 CBC.
 - c. Accessibility for group A occupancies must comply with Section 1104B of 2010 CBC.
 - d. Accessibility for group B occupancy must comply with Section 1105B of 2010 CBC.
 - e. Accessibility for group R occupancies must comply with Section 1111B of 2010 CBC.
6. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.

7. Recommendation: Please contact me or our office for a preliminary review of code analysis to examine any possible building code issues that may arise.
8. 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 2010 CBC, Section 107.3.4.
9. In addition to all of the code requirements of the 2010 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 permittee will be required to describe how they will comply with the sections described above. Prior to building final approval documentation to the city will be required per Sections 4.408.5 and 5.408.1.4.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre submittal zoning applications and 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.



HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 5TH, 2013
PROJECT NAME: MARRIOTT SPRINGHILL SUITES HOTEL
PA NUMBER: PLANNING APPLICATION NO. 13-048
ENTITLEMENTS: SITE PLAN REVIEW NO. 13-002
VARIANCE NO. 13-006
ENVIRONMENTAL ASSESSMENT NO. 13-006
TENTATIVE PARCEL MAP NO. 13-112
PROJECT LOCATION: 7872 EDINGER AVENUE (SOUTHEAST CORNER OF EDINGER AVENUE AND PARKSIDE LANE)
PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:
PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org

RECEIVED
NOV 06 2013
Dept. of Planning
& Building

PROJECT DESCRIPTION:

- 1/ SITE PLAN REVIEW—TO PERMIT THE DEVELOPMENT OF A 4-STORY 126-ROOM HOTEL ON A 1.89-ACRE SITE
- 2/ VARIANCE—TO ALLOW DEVIATIONS IN THE FOLLOWING REQUIREMENTS:
 - FRONT-YARD SETBACKS
 - FRONTAGE COVERAGE
 - BUILD-TO-CORNER
 - LANDSCAPING IN PARKING LOTS
- 3/ ENVIRONMENTAL ASSESSMENT—TO REVIEW THE POTENTIAL IMPACTS OF A 126-ROOM HOTEL
- 4/ TENTATIVE PARCEL MAP—TO CONSOLIDATE 10 LOTS INTO ONE LOT

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated NOVEMBER 1ST, 2013. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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

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

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

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

Environmental

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

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

Methane Mitigation Requirements. Due to the proposed location of construction, soil gas testing for methane gas is required. A methane sample plan shall be submitted to the fire department for review and approval, prior to the commencement of sampling.

If methane gas is discovered in the soil, the following City Specification would be applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval. Additional methane mitigation measures may be required by the fire department.

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

City Specification # 431-92 Soil Clean-Up Standards testing is required.

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

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

Prior to the issuance of Grading or Building Permits, the following is required to demonstrate compliance with City Specifications # 429 and # 431-92:

- 1) **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.
- 2) **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.
- 3) **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. (FD)**

NOTE: A Phase 1 ESA has identified sources of contamination. A complete Phase 2 work plan proposal will need to be submitted to the HBFD for review and approval prior to any grading or utility plan approval. See also the notes about RAP. (FD)

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

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification #431-92, Soil Cleanup Standard. Upon remediation action plan approval, a rough grading permit may be issued. (FD)

Imported Soil Plan. All imported soil shall meet City Specification #431-92, Soil Cleanup Standards. An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. (FD)

Fire Hydrants and Water Systems

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

Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet NFPA 13 and 24, 2010 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main and DCDA. For Fire Department approval of all piping downstream of the DCDA and the private hydrant, submit a separate plan to the HBFD reflecting the fire hydrant location and meeting all requirements of the 2010 CFC, NFPA 13 and 24, and City Specification #407 Fire Hydrant Installation Standards. Reference this in the plan notes. (FD)

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2010 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2010 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The

maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

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

Fire Suppression Systems

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

Fire Protection Systems

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

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

Class 1 Standpipes (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into or compromise the C.B.C. "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. (FD)

Stairwell Required Minimum Widths. Standpipe systems in stairwell areas shall not impede code required minimum widths. (FD)

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced annually by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

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

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

Fire Sprinkler Underground

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

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

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

Fire Personnel Access

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

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

Gates and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. (FD)

Roof Access is required. At least one stair shall extend to the roof from grade level and have an exterior door available for fire fighter access. (FD)

NOTE: There is no stair currently reflected going to the roof, so one must be added.

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. HBBC 3002.4 (FD)

Fire Apparatus Access

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

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

NOTE: Corners and tees as reflected on the concept plans are not clearly compliant with CS #401 and are not acceptable to the HBFD. A minimum 17 feet inner radius and 45 feet outer radius is required at all corners and tees on site.

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

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

Addressing and Street Names

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

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

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (10") high with one and one half inch (1 1/2") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

GIS Mapping Information

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
 - Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Fire Sprinkler Connections (FDC) if any.

- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

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

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

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

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

Building Construction

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

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per the CFC and CBC. (FD)

Components of egress must meet all requirements of CFC Chapter 10. This includes all door hardware, exit signage, travel distance, etc. (FD)

Emergency Responder Radio Coverage is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the Hbfd for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. (FD)

- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

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

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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



**HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: DECEMBER 5, 2013

PROJECT NAME: MARRIOTT SPRINGHILL SUITES HOTEL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 13-048

ENTITLEMENTS: SITE PLAN REVIEW NO. 13-002
VARIANCE NO. 13-006
ENVIRONMENTAL ASSESSMENT NO. 13-006
TENTATIVE PARCEL MAP NO. 13-112

DATE OF PLANS: NOVEMBER 1, 2013

PROJECT LOCATION: 7872 EDINGER AVENUE (SOUTHEAST CORNER OF EDINGER AVENUE AND PARKSIDE LANE)

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION:

- 1/ SITE PLAN REVIEW—TO PERMIT THE DEVELOPMENT OF A 4-STORY 126-ROOM HOTEL ON A 1.89-ACRE SITE
- 2/ VARIANCE—TO ALLOW DEVIATIONS IN THE FOLLOWING REQUIREMENTS:
 - FRONT-YARD SETBACKS
 - FRONTAGE COVERAGE
 - BUILD-TO-CORNER
 - LANDSCAPING IN SETBACK AREA
 - PARKING LOT TYPE
 - DRIVEWAY WIDTH
 - TREES IN PARKING LOTS
 - STEP-OFF AREA
 - GLAZING ON ALDRICH AVENUE
- 3/ ENVIRONMENTAL ASSESSMENT—TO REVIEW THE POTENTIAL IMPACTS OF A 126-ROOM HOTEL
- 4/ TENTATIVE PARCEL MAP—TO CONSOLIDATE 10 LOTS INTO ONE LOT

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 1, 2013. 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 Zoning Administrator 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.

TENTATIVE PARCEL MAP NO. 13-112:

1. Prior to submittal of the final parcel map to the Public Works Department for processing and approval, the following shall be required:
 - a. Final parcel map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Section 254.16)**
 - b. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. **(HBZSO Section 255.14.H)**
 - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(Ordinance No. 3562, Resolution Nos. 2002-56 and 2002-57)**
2. The following conditions shall be completed prior to issuance of a grading permit:
 - a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
3. The following conditions shall be completed prior to issuance of Building Permits:
 - a. A Mitigation Monitoring Fee shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning Division Fee Schedule)**
4. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
5. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning and Building Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
6. Tentative Parcel Map No. 13-112 shall not become effective until the ten calendar day appeal period has elapsed from Zoning Administrator. **(HBZSO Section 251.12)**
7. Tentative Parcel Map No. 13-112 and Site Plan Review No. 13-002, and Variance No. 13-006 shall become null and void unless exercised within two (2) years of the date of final

approval. An extension of time may be granted by the Director of Planning and Building pursuant to a written request submitted to the Planning and Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

8. The development shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. The applicant shall submit a check in the amount of \$3,045.25 for the posting of the Notice of Determination and payment of required Fish and Game filing fees 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 Zoning Administrator's action. **(California Code Section 15094 and Fish and Game Section 711.4)**
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission/Zoning Administrator. **(HBZSO Section 232.04)**

SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006:

1. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design with modifications as specified below.
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. *(optional – include only if necessary)* **(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)**
 - g. The applicant shall provide a consulting report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - h. 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)**
3. Prior to issuance of grading permits, the following shall be completed:
- a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**
 - c. 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)**
 - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - f. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**

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

5. Prior to issuance of building permits, the following shall be completed:
 - a. A Tentative Parcel Map consolidating ten lots shall be submitted and approved pursuant to Title 25 of the Huntington Beach Zoning and Subdivision Ordinance. Said map shall be recorded prior to issuance of a building permit. **(HBZSO Chapter 251)**

 - b. A copy of a Letter of Map Revision from the Federal Emergency Management Agency (FEMA) removing the property from the floodplain shall be submitted to the Planning and Building Department for inclusion in the entitlement file. If a letter of map revision is not approved by FEMA, the applicant shall submit a copy of completed FEMA Elevation Certificate for the building based on construction drawings, or a Flood-proofing Certificate in the case of a non-residential structure. **(HBZSO Section 222.14.A.4)**

 - c. The Beach and Edinger Corridors Specific Plan fee shall be paid. The fee is \$0.30 per square foot of net new office and commercial development. **(Resolution No. 2010-80)**

 - d. A General Plan Maintenance Fee shall be paid. The fee is \$1.85/\$1,000 valuation of new construction. **(City of Huntington Beach Planning Division Fee Schedule)**

 - e. A Mitigation Monitoring Fee for the Environmental Impact Report shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Planning Division Fee Schedule)**

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

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and commencement of use and issuance of a Certificate of Occupancy until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Planning and Building Department and issued by the Building and Safety Division. **(HBMC 17.04.036)**

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

- c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(BECSP & HBZSO Chapter 232)**
- d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
- e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
- f. Plans for all signage shall be submitted to the Planning Division. Said signage shall be approved prior to the issuance of the first sign permit. **(BECSP Section 2.9 and HBZSO Section 233.04)**
8. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
9. Site Plan Review No. 13-002 and Variance No. 13-006 shall become null and void unless exercised within one year of the date of final approval or such extension of time (maximum of two years) as may be granted by the Director pursuant to a written request submitted to the Planning and Building a minimum of 30 days prior to the expiration date. **(BECSP Section 2.0.5)**
10. Site Plan Review No. 13-002 and Variance No. 13-006 shall not become effective until the appeal period following the approval of the entitlements has elapsed. **(BECSP Section 2.0.5)**
11. The Zoning Administrator reserves the right to revoke Site Plan Review No. 13-002 and Variance No. 13-006 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, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited on Sundays and Federal holidays. **(HBMC 8.40.090)**
14. The applicant shall submit a check in the amount of \$3,045.25 for the posting of the Notice of Determination and payment of required Fish and Game filing fees at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted

to the Planning Department within two (2) days of the Zoning Administrator's action. **(California Code Section 15094 and Fish and Game Section 711.4)**

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 Zoning Administrator. **(HBZSO Section 232.04)**
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO and BECSP. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(BECSP 2.9 Sign Regulations)**

BECSP ADDITIONAL CODE REQUIREMENTS AND PLAN COMPLIANCE

1. All code requirements are specified as development "standards" or "regulations" in the BECSP. Compliance with all standards and regulations is mandatory. Any deviations from the development standards must be requested to the Director and shall not deviate more than 10 percent from any single standard. Deviations greater than 10 percent shall require submittal of a variance application subject to approval from the Zoning Administrator. **(Section 2.0)**
2. The project shall comply with all applicable standards of the Town Center Boulevard Segment. **(Section 2.1.6)**
3. Street Regulations—In the pedestrian zone along Parkside Lane and Aldrich Drive (Neighborhood Streets), pedestrian-scale decorative street lighting shall be provided at a maximum spacing of ninety (90) feet on-center. Light source should be located twelve to fourteen (12-14) feet above finished grade. **(Section 2.5.1)**
4. Street Regulations—Moderately large shade trees shall be provided with a maximum spacing of thirty (30) feet on-center along Parkside Lane and Aldrich Drive (Neighborhood Streets). Where no on street parking is present, trees must be located in continuous planting strips located along the back of curb (to buffer pedestrians from the adjacent roadway). Native/water efficient, low groundcovers and shrubs, which require minimal irrigation and a low level of maintenance, must be located within planting strips. **(Section 2.5.1)**
5. Open Space Landscaping—Plant materials should always be incorporated into new development site design (in the open space landscaping planted areas). **(Section 2.6.8)**
6. General Parking Requirements—Parking lots shall be buffered from adjacent development with moderate screening (see Section 2.6.9). One (1) tree per thirty (30) linear feet of property line shall be spaced regularly along the applicable property line. One (1) shrub per five (5) linear feet of frontage shall be spaced regularly. **(Section 2.7.3)**
7. General Parking Requirements—Parking lots shall be designed with convenient, safe, and efficient pedestrian circulation routes to buildings, main building entrances and sidewalks. These routes shall be designed to include sidewalks and walkways with a minimum five foot width. **(Section 2.7.3)**

8. General Parking Requirements—Parking lots shall be illuminated to increase safety and provide clear views both to and within the site. Lighting and planting plans shall be coordinated to avoid light pole and tree conflicts. **(Section 2.7.3)**
9. Façade Requirements—Where multi-pane windows are utilized, “true divided light” windows or sectional windows shall be used. “Snap-in” muntins (i.e. detachable vertical or horizontal glass pane dividers or glass pane dividers sandwiched between layers of glass) shall not be used. **(Section 2.8.2)**
10. Façade Requirements—Portions of building facades containing service or truck doors visible from the public street shall be designed to include attractive and durable materials and be integrated into the architectural composition of the larger building façade design. **(Section 2.8.2)**

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

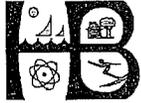
DATE: November 14, 2013
PROJECT NAME: Marriott Springhill Suites Hotel
ASSIGNED PLANNER: Tess Nguyen, Associate Planner
REQUEST: *To permit the development of a 4 story 126-Room Hotel on a 1.89-Acre site.*
LOCATION: 7872 Edinger Avenue (Southeast corner of Edinger Avenue and Parkside lane)
ZONE: N/A
GENERAL PLAN & #: 13-048
PLAN REVIEWER: Bernard Atkins, Police Officer
TELEPHONE/E-MAIL: (714) 264-8103batkins@hbpd.org
EXISTING USE: N/A

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

SUGGESTED RECOMMENDATIONS OF APPROVAL

- Lighting Property Access Parking Landscaping / Vegetation Fencing / Walls
- Safety Hazard Surveillance Architecture / Design Community / Neighborhood
- Compatibility issues Hours of Operation Employee Procedures
- I have reviewed the plans for Marriott Springhill Suites Hotel. I do not have any concerns or recommended changes.

CONCERNS & RECOMMENDATIONS:



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 14, 2013

PROJECT NAME: MARRIOTT SPRINGHILL SUITES HOTEL

ENTITLEMENTS: SPR 13-002, VAR 13-006, EA 13-006, TPM 13-112

PLNG APPLICATION NO: 2013-0048

DATE OF PLANS: NOVEMBER 1, 2013

PROJECT LOCATION: 7872 EDINGER AVENUE

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

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

PROJECT DESCRIPTION:

- 1/ SITE PLAN REVIEW—TO PERMIT THE DEVELOPMENT OF A 4-STORY 128-ROOM HOTEL ON A 1.89-ACRE SITE
- 2/ VARIANCE—TO ALLOW A DEVIATION IN THE BUILD-TO-CORNER REQUIREMENT
- 3/ ENVIRONMENTAL ASSESSMENT—TO REVIEW THE POTENTIAL IMPACTS OF A 128-ROOM HOTEL
- 4/ TENTATIVE PARCEL MAP—TO CONSOLIDATE 10 LOTS INTO ONE LOT

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 RECORDATION OF A FINAL PARCEL MAP UNLESS OTHERWISE STATED:

1. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Parcel Map.
2. The Final Parcel Map shall be consistent with the approved Tentative Parcel Map. (ZSO 253.14)
3. The following dedications to the City of Huntington Beach shall be shown on the Final Parcel Map:
 - a. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the northeast corner of Parkside Lane and Aldrich Avenue. The curb return radius at this location shall be 25 feet.
 - b. A 5-foot right-of-way dedication for pedestrian access and public utilities along the Aldrich Avenue frontage which provides a 30-foot centerline to property line width. (ZSO 230.84)
 - c. To accommodate the extension of the eastbound right turn lane on Edinger Avenue at Beach Boulevard, the site shall be designed to include a 7-foot future dedication along Edinger Avenue. A 6-foot dedication along Parkside Lane which provides a curb to property line width of 12 feet.
 - d. Based on the results of the traffic impact analysis, additional dedication of Parkside Lane may be required to accommodate turn pocket improvements at the intersection of Edinger Avenue and Parkside Lane.
4. All necessary documentation, including closure calculations, shall be submitted with the Final Parcel Map for review and approval by the Public Works Department.
5. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
6. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
7. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.

- vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
8. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)

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

9. The Final Parcel Map shall be recorded with the County of Orange.
10. A Legal Description and Plat of the dedications to the City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
11. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the northeast corner of Parkside Lane and Aldrich Avenue. The curb return radius at this location shall be 25 feet.
 - b. A 5-foot right-of-way dedication for pedestrian access and public utilities along the Aldrich Avenue frontage which provides a 30-foot centerline to property line width. (ZSO 230.84)
 - c. To accommodate the extension of the eastbound right turn lane on Edinger Avenue at Beach Boulevard, the site shall be designed to include a 7-foot future dedication along Edinger Avenue. A 6-foot dedication along Parkside Lane which provides a curb to property line width of 12 feet. Frontage improvements along Parkside Lane shall be constructed to comply with the Beach/Edinger Boulevard Specific Plan Neighborhood Street configuration: A minimum of 6 feet wide sidewalk with a minimum 6 feet wide continuous planting strip or 12 feet wide sidewalk.
 - d. Based on the results of the traffic impact analysis, additional dedication of Parkside Lane may be required to accommodate turn pocket improvements at the intersection of Edinger Avenue and Parkside Lane.
12. A Street Improvement 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 entire Aldrich Avenue, Parkside Lane and Edinger Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. Red curb shall be installed on Edinger Avenue, Parkside Lane, and Aldrich Avenue where indicated by Public Works. Sidewalk installed along the Edinger Avenue frontage shall

provide a proper transition, on the project side, to the existing sidewalk east of the project. (ZSO 255.04, BECSP)

- b. Access to the project site shall be restricted to Parkside Lane and Aldrich Avenue only. This includes any proposed exit only locations. (CE-17)
 - c. Driveway approaches on Parkside Lane shall be a minimum of 150 feet from the limit line/crosswalk located on the south leg (Parkside Lane) of the Edinger Avenue/Parkside Lane intersection. (CE-17)
 - d. The existing driveway approaches on Edinger Avenue, Parkside Lane, and Aldrich Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - e. The proposed driveway approaches on Parkside Lane and Aldrich Avenue shall be constructed as ADA compliant driveway approaches per Public Works Standard Plan No. 211. (ZSO 230.84)
 - f. An ADA compliant access ramp shall be constructed at the northeast corner of Parkside Lane and Aldrich Avenue per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - g. All frontage improvements shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan. The frontage improvements along Aldrich Avenue shall comply with Public Works Standards which may include curb, gutter, sidewalk, landscaping, and street lighting. The frontage along Parkside Lane shall comply with the "Neighborhood Street" configuration. The required frontage improvements may include new curb, gutter, sidewalk, parkway landscaping and irrigation, median landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. In lieu of physically constructing said improvements on Parkside Lane, the applicant may choose to pay an in-lieu fee, representing the current estimated cost of said improvements, as approved by the Public Works Dept. (BECSP, ZSO 255.04)
13. 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. A new sewer lateral shall be installed connecting to the main in the street. 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)
 - e. A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (GPC) (ZSO 255.04) (MC 14.08.020)
 - f. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - g. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - h. The existing domestic water service and meter, if not being used shall be abandoned per Water Division Standards. (ZSO 255.04)

- i. 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)
 - j. Any on-site fire hydrants that are required by the Fire Department to serve the proposed development shall become private fire hydrants that are served by a private fire water service. This private fire water service shall be separated from the public water main in Parkside Lane by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrants. The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner. (Resolution 5921, State of California Administrative Code, Title 17)
14. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). 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. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
 15. A sewer study shall be prepared and submitted to the Public Works Dept. for 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 shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)
 16. The developer shall be required to mitigate the impacts to the public sanitary sewer system resulting from the increase in flow anticipated as a result of the increase in development density allowed under the Beach Edinger Corridor Specific Plan. (The upgrades required to the City's sanitary sewer systems resulting from the cumulative increase in flow upon development of the BECSP projects are illustrated in Figure 3.7 of the BECSP.) If the anticipated increase in flow from the development is within an acceptable level (as determined by submittal of a sewer study approved by the Public Works Dept.) and immediate construction of public sewer improvements is not warranted; the applicant may choose to pay an in-lieu fee representing a fair share fee to mitigate the impact of the proposed development, in-lieu of physically constructing the BECSP recommended improvements at this time. This in-lieu fee shall represent the current estimated cost of these improvements as approved by the Public Works Dept. (BECSP Mitigation Measure 4.14-2)
 17. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction

Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

18. 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.
19. 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.
20. 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.

21. 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)
22. 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 adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities.
23. The applicant shall prepare and submit a Traffic Impact Analysis for review and approval by the Public Works Department.
24. 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)
25. 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.
26. 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:**

27. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
28. 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)
29. 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)
30. 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)
31. 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)

32. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
33. 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)
34. 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)
35. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
36. Wind barriers shall be installed along the perimeter of the site. (DAMP)
37. 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:**

38. A Precise Grading Permit shall be issued. (MC 17.05)
39. Traffic Impact Fees for the development shall be paid at the time of building permit issuance and at the rate in effect at that time. The current rate for the proposed project use is \$920.06 per room. Credit is given for the existing/prior use at the southeast corner of Edinger Avenue/Parkside Lane. (MC 17.65)
40. 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 2.889 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$40,099. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this onetime fee shall be paid for all subdivisions or development of land. (MC 14.48)
41. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

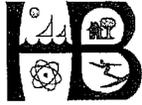
**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

42. 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:**

43. Complete all improvements as shown on the approved improvement and grading plans. (MC 17.05)
44. All new utilities shall be undergrounded. (MC 17.64)

45. 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)
46. 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.



CITY OF HUNTINGTON BEACH

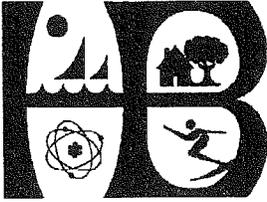
PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: NOVEMBER 14, 2013
PROJECT NAME: MARRIOTT SPRINGHILL SUITES HOTEL
ENTITLEMENTS: SPR 13-002, VAR 13-006, EA 13-006, TPM 13-112
PLNG APPLICATION NO: 2013-0048
DATE OF PLANS: NOVEMBER 1, 2013
PROJECT LOCATION: 7872 EDINGER AVENUE
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: 1/ SITE PLAN REVIEW—TO PERMIT THE DEVELOPMENT OF A 4-STORY 128-ROOM HOTEL ON A 1.89-ACRE SITE
2/ VARIANCE—TO ALLOW A DEVIATION IN THE BUILD-TO-CORNER REQUIREMENT
3/ ENVIRONMENTAL ASSESSMENT—TO REVIEW THE POTENTIAL IMPACTS OF A 128-ROOM HOTEL
4/ TENTATIVE PARCEL MAP—TO CONSOLIDATE 10 LOTS INTO ONE LOT

THE FOLLOWING CONDITION SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. All existing overhead utilities that currently cross over the subject site's parcels as well as those overhead utilities the currently occur along the project's Parkside Lane frontage shall be under-grounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) along the entire length of the westerly frontage of the subject project. This condition also applies to all other overhead utilities, including but not limited to telephone, electric, Cable TV and fiber optic lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.



**OFFICE of the ZONING ADMINISTRATOR
CITY OF HUNTINGTON BEACH • CALIFORNIA**

P.O. BOX 190

CALIFORNIA 92648

NOTICE OF ACTION

(714) 536-5271
January 16, 2014

Martin Campbell
2050 Santa Cruz Street, #2000
Anaheim, CA 92805

SUBJECT: SITE PLAN REVIEW NO. 13-002/ TENTATIVE PARCEL MAP NO. 13-112/ VARIANCE NO. 13-006 (MARRIOTT SPRINGHILL SUITES HOTEL)

APPLICANT: Martin Campbell

REQUEST: **SPR:** To permit the development of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan. **TPM:** To consolidate 10 lots into one lot. **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, 18 in. 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.

PROPERTY OWNER: KPHL, LLC, 2050 Santa Cruz Street, Suite # 2000, Anaheim, CA 92805

LOCATION: 7872 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Parkside Lane)

CITY CONTACT: Tess Nguyen

DATE OF ACTION: January 15, 2014

On Wednesday, January 15, 2014, the Huntington Beach Zoning Administrator took action on your application, and Tentative Parcel Map No. 13-112 and Variance No. 13-006 were **conditionally approved** except for variance items (a) and (c) for Parkside lane which were **denied**. Site Plan Review No. 13-002 was not acted upon due to the denial of some of the variances. Attached to this letter are the findings and conditions of approval.

Please be advised that the Zoning Administrator reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is **January 27, 2014, at 5:00 PM.**

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has begun, or as modified by condition of approval.

Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Tess Nguyen, the city contact, at (714) 374-1744 or via email at Tnguyen@surfcity-hb.org or the Department of Planning and Building Zoning Counter at (714) 536-5271.

Sincerely,


Ricky Ramos
Zoning Administrator

RR:TN:jd
Attachment

c: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Manager

Notice of Action: SPR 13-002/TPM 13-112/VAR 13-006
January 16, 2014
Page 2

Scott Hess, Director of Planning and Building
Jane James, Planning Manager
William H. Reardon, Division Chief/Fire Marshal
Debbie DeBow, Principal Civil Engineer
Mark Carnahan, inspection Manager
Jim Brown, Fire Protection Analyst
Joe Morelli, Fire Protection Analyst
KPHL, LLC, Property Owner
Project File

ATTACHMENT NO. 8.3

ATTACHMENT NO. 1
FINDINGS AND CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 13-112
VARIANCE NO. 13-006

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Project, located at 7872 Edinger Avenue, consists of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan (BECSP) area. The City certified Program EIR No. 08-008 on December 8, 2009 and adopted the BECSP on March 1, 2010. The BECSP 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 BECSP. 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.

FINDINGS FOR APPROVAL – TENTATIVE PARCEL MAP NO. 13-112:

1. Tentative Parcel Map No. 13-112 for the consolidation of 10 lots into one lot is consistent with the General Plan Land Use Element designation of Mixed Use on the subject property. The proposed consolidation complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed consolidation will facilitate the construction of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.
2. The site is physically suitable for the type and density of development. The 10-lot consolidation will provide the necessary area for the hotel development consistent with the intensity and density of the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The lot consolidation is proposed on a property previously developed with commercial buildings and located in an urbanized area. The site does not serve as habitat for fish or wildlife.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. Easements for sidewalk purposes on Parkside Lane and Aldrich Drive will be dedicated to

the City as a part of this proposed tentative parcel map. To accommodate the extension of the eastbound right turn lane on Edinger Avenue at Beach Boulevard, the site has been designed to include a 7-foot future dedication along Edinger Avenue.

FINDINGS FOR APPROVAL – VARIANCE NO. 13-006 (FOR ALL VARIANCES EXCEPT FOR PARKSIDE LANE FRONTAGE COVERAGE AND FRONT SURFACE PARKING LOT):

1. The granting of Variance No. 13-006 to allow a 0% frontage coverage for Aldrich Drive, a building not within the build-to-corner zone for the intersection of Parkside Lane and Aldrich Drive, an exposed surface parking lot on Aldrich Drive, 26 ft. wide driveways, one tree per 10 parking spaces, an 18-in. step-off area adjacent to landscape planters for 12 ft. long, and 8% glazing on the Aldrich Drive façade will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. Due to the location of the site being surrounded by streets on three sides and by setting aside property on the Edinger frontage for future street improvements, the project would not be able to comply with the required development standards. Having frontages on three streets restricts the efficient design of a hotel circulation pattern, particularly with the drop-off and pick-up traffic flow. As a result, the site layout and building placement do not conform to the various required development standards. In addition, life and safety requirements from the Fire Department necessitate deviations in development standards. By setting aside property along Edinger Avenue for future dedication and improvements of a right turn lane, the developable areas of the property are reduced. Therefore, the property yields less land area for landscaping, trees, and complete step-off area. Several property improvements are proposed to off-set the impact of the variances. For example, a gazebo with wing walls is proposed at the corner of Parkside Lane and Aldrich Drive to meet the intent of the build-to-corner requirement. Approval of the requested deviations will not constitute a grant of special privilege as the variance will allow the development of a hotel to provide a functional use of the property and offer additional overnight accommodations opportunities to complement other uses in the vicinity.
2. Because of special circumstances applicable to the subject property, including location and 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. The site is surrounded by streets on three sides and has set aside the entire 225 ft. width of the property along Edinger Avenue for anticipated street widening improvements that are not currently a requirement of the project. This set-aside area further limits the developable area of the site. Because of its location, the property would not be able to comply with development standards as compared to other sites with fewer street frontages, and full development potential. Granting the deviations to frontage coverage, landscaping, and other standards allows the subject property to enjoy the same privileges as the 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. The requested Variance is necessary to allow the proposed project to be developed with a hotel, a tourist serving use to support the mix of uses surrounding the project site. Granting the requested Variance will not affect the overall visual character and scale of the proposed development onsite in the context of the surrounding area. Although the site does not provide the minimum number of trees within the parking lot, the trees that would otherwise be required will be provided in the landscape planters along the perimeter of the project site. In an effort to improve the frontage coverage requirements, wing walls, landscaping, and a gazebo have been incorporated into

the site design. These additional visual improvements connect to the street edge and serve to activate the adjacent sidewalk in accordance with the intent of the BECSP. With approval of the variance, the subject site is able to enjoy the right to develop the site in accordance with the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan.

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. The development of a hotel will not be materially detrimental to the public welfare because the proposed buildings are designed to be consistent with the scale and character of the surrounding area. The proposed hotel provides the minimum number of parking stalls, appropriate ingress and egress to public street system, adequate emergency access, proper landscape screening, adequate separation from the residential uses to the south, and enhanced architectural design on all four building sides. The proposed four-story structure would be consistent with the established development pattern in the vicinity. The granting of the Variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp-d (Mixed Use-Specific Plan Overlay-Design Overlay) on the subject property.

FINDINGS FOR DENIAL – VARIANCE NO. 13-006 (FOR PARKSIDE LANE FRONTAGE COVERAGE AND FRONT SURFACE PARKING LOT):

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 because there are no special circumstances applicable to the subject property relative to the requested variances.
2. There are no special circumstances applicable to the subject property relative to the requested variances along Parkside Lane. Therefore, the strict application of the Beach and Edinger Corridors Specific Plan requirements along Parkside Lane 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 the variances is not necessary to preserve the enjoyment of one or more substantial property rights.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 13-112/ VARIANCE NO. 13-006:

1. The site plan, floor plans, elevations, and colored renderings received and dated November 1, 2013 shall be the conceptually approved design with a modification to reflect only the approved variances.
2. The Tentative Parcel Map received and dated March 29, 2013 shall be the approved layout.
3. Per BECSP Section 2.7.3, one tree is required for every five parking spaces. The proposed design is for one tree for every ten parking spaces. The trees that would otherwise be required in the parking lot shall be provided in the landscaping planters along the perimeter of the project site.

4. The project shall comply with all mitigation measures adopted for the project in conjunction with Environmental Impact Report No. 08-008.
5. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Variance No. 13-006 and Tentative Parcel Map No. 13-112 shall become null and void unless exercised within two years of the date of final approval by the Zoning Administrator, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
8. Incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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