



# CITY OF HUNTINGTON BEACH

## DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING ♦ BUILDING ♦ PERMIT CENTER ♦ ECONOMIC DEVELOPMENT ♦ HOUSING ♦ CODE ENFORCEMENT

December 22, 2022

Tom Lawless  
Hines  
4000 MacArthur Blvd., Suite 280  
Newport Beach CA 92660

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 21-004, GENERAL PLAN AMENDMENT NO. 21-004, ZONING MAP AMENDMENT NO. 22-003, ZONING TEXT AMENDMENT NO. 22-005, CONDITIONAL USE PERMIT NO. 21-024 (BOLSA CHICA SENIOR LIVING COMMUNITY) – 4952 & 4972 WARNER AVENUE, 92649  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Lawless:

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 Planning Commission or City Council. Please note that if the design of your project or site conditions change, the list may also change.

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 714-536-5561 ([hayden.beckman@surfcity-hb.org](mailto:hayden.beckman@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

Hayden Beckman  
Senior Planner

Enclosures

cc: Medhi Taheri, Building Division – 714-989-0213  
Jacob Worthy, Fire Department – 714-374-5344  
Jan Thomas, Police – 949-290-1604  
Steve Bogart, Public Works Department – 714-374-1692  
Matt Schneider, Planning Manager  
Project File



## HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 22, 2022

**PROJECT NAME:** BOLSA CHICA SENIOR LIVING COMMUNITY

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 21-0185

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 21-004  
ZONING MAP AMENDMENT NO. 21-003  
ZONING TEXT AMENDMENT NO. 22-005  
CONDITIONAL USE PERMIT NO. 21-024  
ENVIRONMENTAL IMPACT REPORT NO. 21-004

**DATE OF PLANS:** NOVEMBER 18, 2022

**PROJECT LOCATION:** 4952 & 4972 WARNER AVE., 92649 (SOUTHWEST CORNER OF BOLSA CHICA STREET AND WARNER AVENUE)

**PLAN REVIEWER:** HAYDEN BECKMAN

**TELEPHONE/E-MAIL:** 714-536-5271 / [hayden.beckmanh@surfcity-hb.org](mailto:hayden.beckmanh@surfcity-hb.org)

**PROJECT DESCRIPTION:** EIR: To analyze the potential environmental impacts associated with the project; GPA: Revise the General Plan Land Use Map designation from Commercial General (CG) to Mixed Use (MU) with a Specific Plan Overlay; ZMA: To amend the zoning designation from Commercial General (CG) to Specific Plan 19 (SP-19); ZTA: To establish the Bolsa Chica Senior Living Community Specific Plan including development standards for height, open space, and convalescent uses on the subject site; CUP: To demolish 50,000 sq. ft. of existing commercial space and construct a new five-story 298,000 sq. ft. convalescent facility with on-site alcohol sales and consumption at a maximum overall height of 65 ft., consisting of 202 total units, a subterranean parking garage, and associated hardscape and landscape improvements on a property with a grade differential above three feet that involves the excavation of more than 25,000 cubic yards of soil.

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

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1. Prior to submittal for building permits, the following shall be completed:
  - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
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 for FEIR No. 21-004 shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department 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 Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /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 Planning Commission /Zoning Administrator may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
6. CUP No. 21-024 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 Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
7. The development shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
8. 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)**
9. 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 Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/Zoning Administrator. **(HBZSO Section 232.04)**

**CONDITIONAL USE PERMIT NO. 21-024:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
  - d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
  - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**
  - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of demolition permits, the following shall be completed:
  - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
  - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
  - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**

- d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
  - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
  - f. The applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
3. Prior to issuance of grading permits, the following shall be completed:
- a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
  - b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
  - c. 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. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - h. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
5. Prior to issuance of building permits, the following shall be completed:
- a. A gated entryway (access control devices) plan shall be submitted to the Community Development Department. The gated entryway shall comply with Fire Department Standard No. 403. In addition, the gated entryway plan shall be reviewed by the United States Postal Service. Prior to the installation of any gates, such plan shall be reviewed and approved by the Community Development Department, Fire and Public Works Departments. **(HBZSO Section 231.18.D.8)**

- b. 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 Community Development Department Fee Schedule)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The structure cannot be occupied, the final building permits cannot be approved, utilities cannot be released, and the use cannot be commenced until the following has been completed:
  - a. A Certificate of Occupancy must be approved by the Community Development Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**
  - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
  - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
8. The use shall comply with the following:
  - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
9. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
10. Conditional Use Permit No. 21-024 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**

11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 21-024 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
12. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
14. The applicant shall submit a check in the amount of \$3,839.25 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the California Department of Fish and Wildlife (CDFW) and submitted to the Planning Department within two (2) days of the City Council's approval of entitlements. **(California Code Section 15094)**
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
17. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning. **(HBZSO Section 211.04)**



## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** 12/07/2022  
**PROJECT NAME:** Huntington Beach Senior Living  
**PLANNING APPLICATION NO.:** PA-2021-0185  
**ENTITLEMENTS:**  
**PROJECT LOCATION:** 4952 Warner  
**PLAN REVIEWER:** Mehdi Taheri and First Review: Kevin Kirby  
**TELEPHONE/E-MAIL:** (714) 374-1538 / Mehdi.Taheri@surfcity-hb.org

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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.

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➤ **REQUIREMENT:**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
3. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
4. All accessory and minor accessory structures including site MEP will be on separate permits.

➤ **CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.



2. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2019 CBC.

PC2: Complete building analysis is required, verifying building height, areas, number of stories per California Building Code.

PC2: Allowable building height is 60 feet per CBC table 504.3. Allowable building height varies based on type of sprinkler system. Please coordinate with fire department and clearly identify type of sprinkler system.

PC2: Verify allowable number of stories are met per CBC Table 504.4.

PC2: Verify allowable area meets requirements of CBC Table 506.2.

3. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2019 CBC. Including an accessible path of travel to the public way.
4. 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 2019 CBC, Section 107.3.4.
5. In addition to all of the code requirements of the 2019 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, 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, the City will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
6. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
7. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.

#### ➤ COMMENTS:

1. Project "*Condition of Approval*" shall appear on the submitted drawings.
2. Plans shall show justifications for allowable floor areas and the number of stories.
3. **Exiting Plan & Analysis:** Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
4. **Fire-rated Construction:** Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
5. Third party inspection by an independent certified deputy inspector for fire-stopping, fire-resistant penetrations and joints are required. (CBC Sections 1704, 1705, 1705.16)
6. Plans should clearly show compliance with CBC Chapters 11A (Housing Accessibility for Newly-Constructed Covered Multifamily Dwellings) and 11B Accessibility to Public

Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.

7. Please provide analysis & a summary matrix of the accessible and/or adaptable units on the Title Sheet.
8. Building shall conform to State amendments for disabled accessibility, CBC Chapter 11A for the residential and common areas and 11B for the public areas.
9. **Accessible route:** All buildings of covered multifamily dwellings and related facilities such as parking spaces, laundry, storage, and other facilities for the use of the residents; passenger drop off points; the public way; and any adjacent public transportation stops, shall be connected by an accessible route of travel.
10. Dwelling Units constructed as senior citizens housing may also be subject to the Unruh Civil Rights Act. Refer to Division I, Part 2 of the California Civil Code Section 51. In particular section 51.2(d) subsections( 1-7)
11. Covered multifamily dwellings may be subject to the requirements of more than one jurisdiction or law, which would require compliance with each law. Where federal, state or local laws differ, the more stringent requirements apply.
12. Your building is a covered multifamily dwelling with possibly a small public component in the first floor lobby area for business and sales. You should use Section 1109A 2019 CBC to calculate the required accessible parking. The ratios used in Huntington Beach Municipal Code 231.04 were developed considering all auto trips associated with your proposed development and as a result include trips by tenants, guests and employees. If both unassigned tenant parking, employees and visitors will be using the subterranean parking then use 1109A.5 to calculate the number of required accessible parking spaces. Also note the van spaces as shown on the level B1 floor plan cannot share a common access aisle.
13. You will need to be compliant with the applicable provisions of Section 435 2019 CBC. Special Provisions for licensed 24-Hour Care Facilities in a R-2.1, R-3.1 R-4. In particular Section 435.5 Fire-resistance-rated construction provisions
14. PC2: Compliance with CBC Section 420 is required.
15. PC2: Elevator: Show compliance with CBC 1009.4: In order to be considered part of an accessible means of egress, an elevator shall comply with Sections 1009.4.1 and 1009.4.2. Standby power. The elevator shall meet the emergency operation and signaling device requirements of California Code of Regulations, Title 8, Division I, Chapter 4, Subchapter 6, Elevator Safety Orders. Standby power shall be provided in accordance with Chapter 27 and Section 3003 (CBC 1009.4.1).



# HUNTINGTON BEACH FIRE DEPARTMENT

## PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 2ND, 2022  
**PROJECT NAME:** SENIOR LIVING FACILITY  
**RECORD NUMBER:** PA-2021-0185  
**PROJECT LOCATION:** 4952 WARNER AVE  
**PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER  
**PLAN REVIEWER-FIRE:** STEVE EROS, DEPUTY FIRE MARSHAL  
**TELEPHONE/E-MAIL:** (714) 536-5531/ steve.eros@surfcity-hb.org

**PROJECT DESCRIPTION:** Entitlement and development of a senior housing project at 4952 and 4972 Warner Avenue. The project includes 233 total units, consisting of 145 Independent Living units, 60 Assisted Living units and 28 beds of Memory Care. The projects total floor area is approximately 290,850 square feet, excluding the basement level parking structure.

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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.

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

#### **1. Fire Master Plan**

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

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

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.

- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

## 2. Environmental

***City Specification # 429 and 431-92 Soil Clean-Up Standards testing is required.*** Due to the site having a former LUST case on site and a former oil well is located roughly 300 feet from the site, the HBFD will require soil testing conforming to City Specification # 429 and 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification #429 and 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.

***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)**

## 3. 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)**

**HBFD Note:** The proposed fire department access lane on the south side of the property shows the use of turf block in the fire access lane. The provided details do not show if the turf block is capable of meeting the “Point Load” requirement of 12,000 lbs as required in Section 2.6 of City Specification #401.

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

**HBFD Note:** Provide a hose pull detail showing that west side of the structure is within 150’ of the shown fire access lanes.

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

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

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

**Emergency Escape and Rescue openings** shall not be required as the plans indicate the construction type to be 1-B. Since this facility is constructed of non-combustible material, emergency escape windows are not required.

## 4. Fire Suppression Systems

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

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

**Fire Alarm System** is required. A building fire alarm system is required. 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 Chapter 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)**

**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 every five years by a state licensed C-16 Fire Protection Contractor.

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

**NOTE:** When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

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

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

**Commercial Food Preparation Fire Protection System** required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with CFC Chapter 9 and *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. **(FD)**

**Smoke alarms and Carbon Monoxide alarms** are required per CBC and CFC Sections 907.2.11 and 915, respectively.

**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)**

## 5. Fire Hydrants and Water Systems

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

**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, 2013 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, 2013 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)**

**HBFD Note: Private hydrants are required when the fire access lanes exceed 150 feet onto the parcel.**

**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)**

## 6. Fire Personnel Access

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

**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)**

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

**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. (FD)

## 7. 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)

## 8. Building Construction

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

**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)

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

**Fire Control Room required.** Provide a dedicated room for the Fire Department to observe and monitor all systems operations from an integrated annunciator panel. They shall be located in an exterior location that is at grade level and has clear-to-the sky access. (FD)

**Exit Signs And Exit Path Markings** will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)



***Gates and Barriers*** shall be able to open 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 unable to open 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)**

***Posting Of Room Occupancy*** is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC Chapter 10. **(FD)**

***Egress Illumination/Emergency Exit Lighting*** with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

***Exit Ways and Aisles Plan*** is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

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

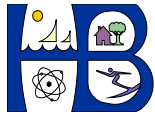
**OTHER:**

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

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

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



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 12, 2022

**PROJECT NAME:** HUNTINGTON BEACH SENIOR LIVING

**ENTITLEMENTS:** CUP 2021-024, VAR 2021-003 GPA 2021-004, ZMA 2021-003 EA 2021-004

**PLNG APPLICATION NO.** PA 2021-0185

**DATE OF PLANS:** OCTOBER 31, 2022

**PROJECT LOCATION:** 4952 AND 4972 WARNER AVE., 92649 (SOUTHWEST CORNER OF WARNER AVENUE AT BOLSA CHICA STREET)

**PROJECT PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER

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

**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO REVIEW CONCEPTUAL PLANS TO AMEND THE GENERAL PLAN AND ZONING TO CONSTRUCT A NEW 5-STORY 290,850 SQ. FT. ASSISTED LIVING/RESIDENTIAL CARE FACILITY AT AN OVERALL HEIGHT OF 65 FT. THAT INCLUDES:

- 233 TOTAL RESIDENTIAL CARE UNITS
  - o 145 INDEPENDENT LIVING
  - o 60 ASSISTED LIVING
  - o 28 MEMORY CARE
- SUBTERRANEAN PARKING GARAGE WITH 207 PARKING SPACES
- TWO INTERIOR COURTYARDS
- POOL AND GARDEN AMENITIES

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 THE PROJECT APPLICATION BEING DEEMED COMPLETE:**

##### **PRELIMINARY HYDROLOGY STUDY COMMENTS:**

1. **SECTION 4.3 CONCLUSION: (2<sup>ND</sup> REQUEST)** Revise to address the required mitigation of the difference in storm flows between the flow from the 25-year storm (for the site's existing condition) and the flow from the 100-year storm (for the site's redeveloped condition).

**SITE PLAN DEVELOPMENT REQUIREMENTS:**

2. Consolidate the project driveway locations to be consistent with General Plan Policy CIRC-1G which states to limit development driveway access points. The number of access driveways on Bolsa Chica Street shall be limited to a maximum of two (2) driveways. Public Works does not support the number of driveways (4) on Bolsa Chica Street serving the project site currently presented on the site plan submittals.
3. A Project Trip Generation Analysis shall be provided to Public Works for review. Based on the results of the trip generation analysis a Traffic Impact Analysis (TIA) may be required. If said Traffic Impact Analysis is required, the applicant shall prepare the project (TIA) for review and approval by Public Works. (CIRC-1F)

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

1. A Legal Description and Plat of the dedications to 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.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
  - a. A 23-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Bolsa Chica Street and Warner Avenue, per Public Works Standard Plan No. 207.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. Damaged curb, gutter and sidewalk along the site's Bolsa Chica Street and Warner Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. The proposed driveway approaches on Bolsa Chica Street shall be constructed per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
  - c. The existing driveway approaches on Bolsa Chica Street and Warner Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - d. The full depth of the existing AC pavement, for half-width (from existing curb line to the existing street centerline) of the project's Bolsa Chica Street frontage, shall be removed and replaced. The new roadway section shall be designed pursuant to the recommendations provided by the developer's licensed Geotechnical Engineer and as approved by the City Department of Public Works. (ZSO 230.84)
  - e. An ADA compliant access ramp at the southwest corner of Bolsa Chica Street and Warner Avenue per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
  - f. A new sewer lateral shall be installed connecting to the existing City sewer main in Warner Avenue. 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)
  - g. Any existing on-site public water pipeline (including removal of water appurtenances) impacted by the proposed structures, curbs, planters, parking facilities, trees, walls, etc. shall be abandoned per Water Division Standards. (State of California Administrative Code, Title 17)

- h. The developer shall construct approximately 350 linear feet (LF) of minimum 8-inch water diameter pipeline along Warner Avenue starting from the most northwesterly corner of the property, head east, and connect to an existing 12-inch water main at the intersection of Bolsa Chica Street and Warner Avenue.
  - i. New domestic water service(s) and meter(s) shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The quantity of public water meters shall be minimized and master-metered to the fullest extent possible. Sub-metering with private water meters constructed within private property is allowed. (ZSO 230.84) (MC 14.08.020)
  - j. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service(s), any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. (ZSO 230.84)
  - k. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
  - l. 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)
  - m. All backflow devices for domestic, irrigation and fire water services shall be constructed the outside building, parking structure, and as close as practical to the meter or point of connection to the City's water main per the current Water Division Standards. (Resolution 5921 and State of California Administrative Code, Title 17 and Downtown Specific Plan)
  - n. The existing domestic water services and meters, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
  - o. 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)
  - p. Any on-site fire hydrant(s) that are/is required by the Fire Department to serve the proposed development shall become a private fire hydrant(s) that are served by private fire water service(s). These private fire water services shall be separated from the public water main(s) in Bolsa Chica Street and Warner Avenue 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 hydrant(s). 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(s). (Resolution 5921, State of California Administrative Code, Title 17)
- 4. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
  - 5. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that will no longer be needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)

6. 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)
7. 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)
8. 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)
9. 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.
10. 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.
11. 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 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.
  12. In complexes larger than 100 dwelling units where car washing is allowed, a designated car wash area that does not drain to a storm drain system shall be provided for common usage. Wash water from this area may be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), to an engineered infiltration system, or to an equally effective alternative. Pre-treatment may also be required. (DAMP)
  13. 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)
  14. 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. (MC 17.05.150)
  15. 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)
  16. 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.
  17. 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:**

18. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
19. 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)
20. 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)
21. 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)
22. 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)
23. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
24. 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)
25. 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)
26. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
27. Wind barriers shall be installed along the perimeter of the site. (DAMP)
28. 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)
29. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)

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

30. A Precise Grading Permit shall be issued. (MC 17.05)
31. 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 \$16,227 per gross acre is subject to periodic adjustments. This project consists of 3.89 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$63,123. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
32. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

33. All existing onsite easements (private or public) that are currently located under proposed building and/or parking structure footprints, shall be quitclaimed by the respective easement grantee(s).

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

34. 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:**

35. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
36. All existing and new utilities shall be undergrounded. This requirement applies to all existing overhead utilities along the project's Bolsa Chica Street frontage, including but not limited to all telephone, electric, and Cable TV lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies. (MC 17.64)
37. 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](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
38. Traffic Impact Fees (TIF) for the project shall be paid prior to final occupancy. The current rate for the project is \$2,007.11/unit. Credit is applied based on the prior use(s) of the site. The rate is subject to an annual adjustment. (MC 17.65)
39. 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:
- 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.
  - Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
  - Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
  - Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.





## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 9, 2022

**PROJECT NAME:** HUNTINGTON BEACH SENIOR LIVING

**PLANNING APPLICATION NO.:** PLANNING APPLICATION PA-2021-0185

**ENTITLEMENTS:** CONDITIONAL USE PERMIT CUP-2021-024

**DATE OF PLANS:** OCTOBER 22, 2021

**PROJECT LOCATION:** 4952 WARNER AVE, HB

**PROJECT PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER

**PLAN REVIEWER:** DINA WALTON, SPECIAL INVESTIGATIONS BUREAU CSO

**TELEPHONE/E-MAIL:** (714) 536-5986/ [DWALTON@HBPD.ORG](mailto:DWALTON@HBPD.ORG)

**PROJECT DESCRIPTION:** REQUEST TO ADD AN ABC TYPE 47 LICENSE (ON-SALE EATING/DRINKING PLACE) TO A RESIDENTIAL SENIOR CENTER

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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 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.

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1. Prior to the sales, service, or consumption of alcoholic beverages, the facility shall obtain an ABC license authorizing alcohol use.
2. An employee of the establishment must monitor all areas where alcohol is served.
3. All areas of the facility where sales, service, and consumption of alcoholic beverages occur shall be equipped with lighting with sufficient power to illuminate and permit the identification of patrons.
4. All alcoholic beverages shall remain within the perimeter of the facility.
5. Consumption of alcoholic beverages by all on-duty employees, including servers, bartenders, management and supervisory personnel is forbidden.
6. All persons engaged in the sale or service of alcohol shall complete a mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 60 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review.

7. All owners, employees, representatives, and agents must obey all federal, state, and local laws. In addition, all conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by an agency with jurisdiction over the premise are required as part of the CUP to be followed.
8. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours.