



CITY OF  
**HUNTINGTON BEACH**

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**Department of Community Development**

February 27, 2026

Matthew Biggs  
7600 Redondo Circle  
Huntington Beach, CA 92648

**SUBJECT:                   CONDITIONAL USE PERMIT NO. 2024-011/MITGATED NEGATIVE  
DECLARATION NO. 2024-002 (REDONDO CIRCLE INDUSTRIAL  
PROJECT)**

Dear Matthew Biggs,

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/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) 547-1547 or via email at [Joanna.Cortez@surfcity-hb.org](mailto:Joanna.Cortez@surfcity-hb.org) and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Joanna Cortez  
Principal Planner

c:       Ricky Ramos, Planning Manager  
          Steve Bogart, Public Works Dept.  
          Mehdi Taheri, Building Division  
          Jacob Worthy, Fire Dept.



## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** February 27, 2026

**PROJECT NAME:** Redondo Circle industrial Buildings

**PLANNING APPLICATION NO.:** Planning Application No. 24-028

**ENTITLEMENTS:** Conditional Use Permit No. 24-011/Mitigated Negative Declaration No. 24-002 (Redondo Circle Industrial Project)

**DATE OF PLANS:** December 9, 2025

**PROJECT LOCATION:** 7600 Redondo Circle, 92648 (at the terminus of Redondo Cir.)

**PROJECT PLANNER:** Joanna Cortez, Principal Planner

**PLAN REVIEWER:**

**TELEPHONE/E-MAIL:** (714) 374-1547/ [joanna.cortez@surfcity-hb.org](mailto:joanna.cortez@surfcity-hb.org)

**PROJECT DESCRIPTION:** **CUP:** To remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site.

**MND:** To analyze the potential environmental impacts associated with the project.

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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. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design.
2. Prior to issuance of grading permits, the following shall be completed:
  - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
  - b. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**

- c. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - d. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - f. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - g. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. Prior to issuance of building permits, the following shall be completed:
- a. 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)**
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 7:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
  - b. 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 No. 4545)**
5. The use shall comply with the following:
- a. Noise. No new use shall be permitted, or exterior alterations and/or additions to an existing use allowed, within 150 feet of an R district until a report prepared by a California state-licensed acoustical engineer is approved by the Director. This report shall include recommended noise mitigation measures for the industrial use to ensure that noise levels will conform with Chapter 8.40 of the Municipal Code. The Director may waive this requirement for change of use or addition or exterior alteration to an existing use if it can be established that there had been no previous noise offense, that no outside activities will take place, or if adequate noise mitigation measures for the development are provided. **(HBZSO Chapter 212.06.L)**
  - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**

- c. 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)**
  - d. 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)**
  - e. 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)**
  - f. 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)**
  - g. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
  - h. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
  - i. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
  - j. 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 Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
  - k. 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)**
  - l. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
6. Conditional Use Permit No. 24-011 shall become null and void unless exercised within two (2) years of the date of final approval which is March 4, 2028. 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 7:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
9. The applicant shall submit a check in the amount of \$3,043.75 for the Department of Fish and Game and \$50 for the posting of a Notice of Determination at the County of Orange Clerk’s Office. The check shall be made out to the County of Orange and submitted to the Planning Division within two (2) days of the City Council’s action. **(California Code Section 15094)**
10. 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 Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
11. 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 Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



# CITY OF HUNTINGTON BEACH

## PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** NOVEMBER 3, 2025  
**PROJECT NAME:** TRIPLE H PROPERTIES REDONDO  
**ENTITLEMENTS:** CUP 2024-011, EA 2024-002  
**PLNG APPLICATION NO.** PA-2024-0028  
**DATE OF PLANS:** OCTOBER 6, 2025  
**PROJECT LOCATION:** 7600 REDONDO CIRCLE  
**PROJECT PLANNER:** JOANNA CORTEZ, PRINCIPAL 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:** PROPOSED CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS AT THE EXISTING LUMBER YARD PROPERTY AT 7600 REDONDO CIRCLE.

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), and the Orange County Drainage Area management Plan (DAMP). The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

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

1. A Legal Description and Plat of the dedications to the City 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 30-foot right-of-way dedication for pedestrian access and public utilities along the Taylor Drive frontage to provide a ROW width of 30 feet from the street centerline to property line.
3. Preparation of a Traffic Impact Analysis for review and approval by Public Works.
4. 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. Construction of curb, gutter, and sidewalk along the Taylor Drive frontage per Public Works standard Plan Nos. 202 and 207. (ZSO 230.84)
- b. The existing curb cut on Taylor Drive shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
- c. The existing driveway approaches on Redondo Circle shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
- d. The proposed driveway approach on Redondo Circle shall be constructed per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
- e. Relocate existing streetlight near the east proposed project driveway to a location east/north of the driveway curb return. (ZSO 230.84)
- f. A new sewer lateral shall be installed connecting to the main in the street or alley. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
- 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. A new domestic water service and meter shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC)
- i. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established **business**, a separate water service and meter for each occupancy shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84) (MC 14.08.030).
- j. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
- k. 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)
- l. The existing domestic water service and meter shall be abandoned per Water Division Standards. (ZSO 230.84)
- m. 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)
- n. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
- o. Any on-site fire hydrant that is required by the Fire Department to serve the proposed development shall become a private fire hydrant that is served by private fire water services. These private fire water services shall be separated from the public water main in Redondo Circle 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. 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)

5. 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.
6. 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)
7. 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)
8. 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)
9. 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)
10. 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.
11. The project WQMP shall include the following:
  - a. Discusses regional or watershed programs (if applicable).
  - b. 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.
  - c. Identifies selected Low Impact Development (LID) and Hydromodification (as applicable) BMPS.

- d. Incorporates the *Guidelines for Use of Drywells in Stormwater Management Applications* (if applicable).
  - e. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
  - f. Incorporates GIS or GPS coordinates for all structural and LID BMPs.
  - g. Describes the long-term operation and maintenance requirements for the Structural and Treatment Control BMPs, including maintenance of BMPs as shown on the landscape plans and are described in the WQMP.
  - h. Identifies the entity that will be responsible for long-term operation, maintenance, repair and/or replacement of the Structural and Treatment Control BMPs.
  - i. Describes the mechanism for funding the long-term operation and maintenance of all the Structural and Treatment Control BMPs.
  - j. Includes an Operations and Maintenance (O&M) Plan for all structural and Treatment Control BMPs including anticipated maintenance costs.
  - k. Vector Control Clearance letter from the Orange County Vector Control stating that they have reviewed the project WQMP and proposed BMPs.
  - l. 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.
  - m. The applicant shall return one CD media (with a copy of the approved WQMP) to Public Works for the project record file.
12. 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.
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. (DAMP)
14. The proposed development project shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Dimensions of trash/recycling enclosure shall accommodate receptacles sufficient to meet the recycling needs of the tenants/occupants, employees, contractors, and customers. All trash enclosure spaces shall accommodate a sufficient number of commercial dumpsters (82 X 42) for trash, for recycling and for food waste/organics to service all building occupants. Depending on configuration, allow 36-in. between containers if users must walk between bins to deposit refuse. Allow a minimum of 6-in clearance between containers and enclosure walls. (CA Pub Res Code § 42905, § 42911 (2023)) (HBMC 8.21.175, 8.22.030) (14 CCR 18982)

15. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
16. 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)
17. 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. That person 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.
18. 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:**

19. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
20. 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)
21. 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)
22. 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)
23. 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)
24. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
25. 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)
26. 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)
27. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
28. Wind barriers shall be installed along the perimeter of the site. (DAMP)
29. 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:**

30. A Precise Grading Permit shall be issued. (MC 17.05)
31. Traffic Impact Fees for the project shall be paid at the time of Building Permit issuance. The current rate for industrial use is \$2429.18/tsf. The rate is subject to an annual adjustment. Credit is applied for the prior site use. (MC 17.65)
32. 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 \$16,798.73 per gross acre is subject to periodic adjustments. This project consists of 9.98 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$167,651. 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)
33. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-57)

**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 new utilities shall be undergrounded. (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. 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. 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.
  - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
  - f. 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

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** 3/31/2025

**PROJECT NAME:**

**PLANNING APPLICATION NO.** PA-2024-0028

**ENTITLEMENTS:**

**PROJECT LOCATION:** 7600 Redondo Cir

**PLAN REVIEWER:** Mehdi Taheri, PE, PhD

**TELEPHONE/E-MAIL:** (714) 374-1538 / Mehdi.Taheri@surfcity-hb.org

**PROJECT DESCRIPTION:** A two building Class-A Industrial Development comprised of 186,680 SF on 9.58 Acres of land. BUILDING ONE FOOTPRINT IS 93,360 WHICH INCLUDES MAX. %10 OFFICE SPACE ON GROUND LEVEL AND MEZZANINE AND BUILDING TWO FOOTPRINT IS 83,352 WHICH INCLUDES MAX %10 OFFICE SPACE ON GROUND

These comments appear to be comments to be addressed in the building permit phase. Please Clarify if these comments require any comment from the design or ownership teams for the CUP process. - Jim Stanard Ware Malcomb 10/07/2025

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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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#### **PART 1. REQUIREMENT:**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans and permits for all disciplines: Building, Mechanical, Electrical, and Plumbing.
3. All accessory and minor accessory structures including site MEP will be on separate permits. Architectural plans, structural plans, and structural calculations will be required. Grading plans or civil plans will not be reviewed by Building Division.
4. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
5. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.** Grading plans or civil plans will not be reviewed by Building Division.

6. Project must adhere to all CA Title 24 Building Codes as adopted by the City in the City Municipal Code at the time of plan review submittal.

## **PART 2. CODE REQUIREMENTS COMMERCIAL:**

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 2022 California Building Code (CBC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 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 all project implementation code requirements and conditions of approval on the approved building plans
3. Project shall comply with the requirements of CBC for type of construction, allowable area, height, number of stories, occupancy group requirements, exterior wall ratings, and means of egress per the CBC. Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations.  
*PC2-Comment remains: Architectural plans are not provided. Provide complete description of the project, occupancy classification and use of the building. Provide a building analysis per 2022 CBC.*
4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online at the city's website.
5. 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 CBC, Section 107.3.4.
6. In addition to all of the code requirements of the 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.
7. The City of Huntington Beach has adopted the California Green Building Standards Code entirely. Please review Sections 4.106.4 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
8. Provide short-term and long-term bicycle parking spaces (anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by) (CGBC 5.106.4).
9. Geotechnical report is required for new constructions.

## **PART 3. COMMENTS COMMERCIAL:**

1. 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, and swimming pools. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
2. Clearly specify type of business and stored material. Provide clear description and justification of the proposed occupancy classification per 2022 CBC. Plans must show that the building meets requirements for the proposed change of use and occupancy classification per 2022 CBC.

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. Minimum required plumbing fixture is per California Plumbing Code Section 422.1: Which includes number of required water closets, lavatories, urinals, service sinks, and drinking fountains. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code (CPC 422.1). See CBC Section 1004 for occupant load calculation.

### Accessibility

5. Project must comply with the requirements of CBC for disabled accessibility. A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.
6. Show accessible route from site arrival point (public way) to building primary entrance [11B-202.4]. The provided accessible route do not meet requirements of circulation path, 11B-250. Circulation path must meet requirements of CBC 11B-250. For example, accessible route cannot be located on the required drive aisles without required separation.
7. Provide legend for accessible route:
  - The running slope of walking surfaces shall not be steeper than 1:20 (5%) per 11B-403.
  - The cross slope of walking surfaces shall not be steeper than 1:48 (2%).
  - The clear width shall be 48 inches minimum CBC 11B-403.5.1 Exception 3 and 11B-405.5.
  - Specify ground surface finishes and provide compliance with 11B-302.1: Floor and ground surfaces shall be stable, firm and slip resistant and shall comply with Section 11B-302.
8. Within a site: At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site (11B-206.2.2).
9. Trash enclosures must be accessible and located on an accessible route (11B-206.2.2).
10. Accessible parking spaces:
  - a. Minimum number of accessible parking spaces must meet requirements of 11B-208.2. Specify the required and provided total number of disabled parking stalls per 11B-208.2 (number of standard and van accessible parking stalls).
  - b. Parking spaces complying with Section 11 B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11 B-206.4.
11. Storage racks over 5'-9" in height require permits, structural plans and calculations.
12. All structural sheets and structural calculations sheets must be signed and stamped by design professions (BPC § 5536.1, BPC §5537 (b), CBC 2308).

# HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

**DESCRIPTION:** A two building Class-A Industrial Development comprised of 186,680 SF on 9.58 Acres of land. BUILDING ONE FOOTPRINT IS 93,360 WHICH INCLUDES MAX. %10 OFFICE SPACE ON GROUND LEVEL AND MEZZANINE AND BUILDING TWO FOOTPRINT IS 83,352 WHICH INCLUDES MAX %10 OFFICE SPACE ON GROUND

**ADDRESS:** 7600 Redondo

**PA #:** 2024-0028

**DATE:** 10/23/2025

**REVIEWER:** Jacob Worthy, Deputy Fire Marshal  
Jacob.worthy@surfcity-hb.org

The following is a list of code requirements deemed applicable to the proposed project based on the conceptual plans provided. 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.

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

The Huntington Beach Fire Department (HBFD) has reviewed the conceptual plans for the proposed project and the HBFD has the following conditions that need to be met during various times of the construction project. – These are the same comments submitted in May of 2024, and March 2025.

## 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. Show that all hydrants are spaces and deliver the necessary fire flow.
- List of required deferred submittals
- FDC locations (if proposed/required)
- Dimensions from FDC's (if proposed) 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

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

***Methane Mitigation Requirements.*** Due to the site history and the proximity of oil wells (less than 500 feet), this project will need to show compliance with [City Specification #429](#), 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 the corresponding methane mitigation features will be installed. These can include a sub-slab methane barrier and vent system per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval. Additional passive or active methane mitigation measures may be required by the fire department based on the concentrations of methane vapor documented during soil sampling.

***City Specification # 431-92 Soil Clean-Up Standards testing is required.*** Based on site characteristics, suspected soil contamination, 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 HBFD 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)**

**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)**

### 3. Fire Apparatus Access

**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 lbs point load). For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. City specification 401 details the minimum turning radii as well as other details necessary to design the fire access roads. **(FD)**

**Note: The Fire Access plan will need to be developed to identify the fire access lanes, red curbs, and hose pull for around each structure.**

**Based on the conceptual plans, all onsite roads shall be designated fire lanes meeting the above mentioned city specifications**

**Note: The Secondary fire access (EVA) off Taylor will be required to comply with current code and city specification 401 and 403 regarding Knox access, clear opening width and weight requirements. The proposed turf block will be considered, but must be accompanied by supporting material demonstrating compliance with City Specification 401 section 2.6.**

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

**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.

**No Parking** shall be allowed in the designated 26 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 Lane Marking**, 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 26 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)

## **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 California Fire Code. Extinguishers are required to be serviced or replaced annually. (FD)

**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. NFPA 13 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.

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 and NFPA 13

**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)**

**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 HBFDD 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.**

**Public Fire Hydrants** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. The location and installation of hydrants shall meet the requirements of the 2013 Huntington Beach Fire Code and [City Specification # 407](#) Fire Hydrant Installation, and Public Works Standard requirements. Hydrants shall be placed in locations acceptable to the Huntington Beach Fire and Public Works Departments. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments.

**Note: There are a number of existing public fire hydrants on the site. Please confirm with Public works whether these fire hydrants will remain public, or more likely, be changed to private. Additional fire hydrants may be required based on the proposed buildings. A detailed fire flow analysis and spacing of hydrants shall be provided as part of the Fire Master Plan. Any relocated hydrants or new fire hydrants will require a deferred submittal to fire.**

**Hydrants** shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2016 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)**

***Note: On-Site private fire hydrants shall be supplied separately from the fire sprinkler supply line, unless 2 points of connection. See HBFC 17356.230 It shall be prohibited for underground water supply lines with a single connection from a municipal main to supply both fire hydrants and fire suppression systems. Looped supply lines that are supplied from two points of connection shall be allowed for hydrants and fire suppression system supplies. (4189-12/19)***

***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)**

***Note: Underground fire lines downstream on the backflow (DCDA) and under the purview of HBFD. All underground fire plans shall be a deferred submittal to HBFD, following the [Fire Services Underground Guide](#).***

## **6. Fire Personnel Access**

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

***Main Secured Building Entries*** shall utilize a KNOX<sup>®</sup> 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<sup>®</sup> 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)**

## 7. Addressing and Street Names

The following items shall be completed and approved 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 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the unit's 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)**

## 8. Building Construction

The following items shall be completed and approved 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 deferred plan must be submitted to the Hbfd for method of addressing this requirement. Plans are subject to review, and once approved a permit must be obtained and all necessary inspections approved. System must be final inspected, tested and certified once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

**High Piled Storage** shall require construction permits from Community Development's Building Division and HBFD. **(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)**
- b. For buildings higher than a single story above grade, and under construction, an approved automatic sprinkler system shall be installed and shall be fully functional up to one floor below the highest point of construction having secured decking or flooring. [17.56.450](#) **(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)**
- c. **Please note that these comments are based on the limited, conceptual plans provided. There may be additional comments and requirements upon receipt of further information and/or at the time of full architectural plan submittal.**

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Fire Department City Specifications may be obtained  
through the City's website at:

[www.huntingtonbeachca.gov/hbfd](http://www.huntingtonbeachca.gov/hbfd)

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