



CITY OF  
**HUNTINGTON BEACH**

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**Department of Community Development**

April 21, 2026

Brian Sassounian  
Harbour Cove, LLC  
21190 Beach Blvd.  
Huntington Beach, CA 92648

**SUBJECT: TENTATIVE TRACT MAP NO. 16295/ZONING MAP AMENDMENT NO. 19-001/CONDITIONAL USE PERMIT NO. 19-003 (PEARCE AND GREEN CONDOS)**

Dear Mr. Sassounian:

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. 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 714-374-1547 ([joanna.cortez@surfcity-hb.org](mailto:joanna.cortez@surfcity-hb.org)).

Sincerely,

Joanna Cortez  
Principal Planner



## CITY OF HUNTINGTON BEACH PLANNING DIVISION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** APRIL 21, 2026

**PROJECT NAME:** PEARCE AND GREEN CONDOS

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-013

**ENTITLEMENTS:** ZONING MAP AMENDMENT NO. 19-001  
TENTATIVE TRACT MAP NO. 16295  
CONDITIONAL USE PERMIT NO. 19-003

**DATE OF PLANS:** MARCH 16, 2026

**PROJECT LOCATION:** 4861 PEARCE DRIVE, 92649 (NORTHWEST CORNER OF PEARCE DR. AND GREEN LANE)

**PLAN REVIEWER:** JOANNA CORTEZ, PRINCIPAL PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1547/ Joanna.Cortez@surfcity-hb.org

**PROJECT DESCRIPTION:** THE PROJECT CONSISTS OF THE FOLLOWING ENTITLEMENTS:

1. ZONING MAP AMENDMENT: TO RESCIND PRECISE PLAN STREET OF ALIGNMENT NO. 80-1 TO REMOVE EXISTING PAPER STREETS OVER EXISTING PRIVATE EASEMENTS.
2. TENTATIVE TRACT MAP: TO PERMIT A ONE-LOT SUBDIVISION OF AN APPROXIMATELY 1.23 ACRE LOT FOR CONDOMINIUM PURPOSES.
3. CONDITIONAL USE PERMIT: TO PERMIT THE CONSTRUCTION OF 18 ATTACHED, THREE-STORY RESIDENTIAL CONDOMINIUMS AT 35 FEET IN HEIGHT, AND ALLOW SIX FOOT HIGH WALLS WITHIN THE FRONT YARD SETBACK FOR PRIVATE YARDS.

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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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#### **ZONING MAP AMENDMENT NO. 19-001/TENTATIVE TRACT MAP NO. 16295/CONDITIONAL USE PERMIT NO. 19-003:**

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

- a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. In addition, the CC&Rs shall specify the requirements and restrictions of HBZSO Section 221.10 relating to domestic animal, pest management, and lighting. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
  - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(Department of Community Development Fee Schedule)**
2. 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)**
3. 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)**
  - b. A Landscape and Irrigation Plan shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
  - c. The Landscape Plan shall be prepared that prohibits the planting, naturalization or persistence of invasive plants, and encourages low-water-use plants, and plants primarily native to coastal Orange County of local stock. **(HBZSO Section 221.10)**
  - d. 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. **(CEQA Categorical Exemption Section 15304)**
  - e. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - f. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - g. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - h. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

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 site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - 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. 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)**
  - g. The project shall comply with minimum requirements for private open space for attached residential units. **(HBZSO Section 210.06.O)**
  
10. 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)**
  - g. 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)**
13. Prior to issuance of building permits, the following shall be completed:
- a. Fulfill affordable housing obligations in accordance with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
15. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
- a. All new residential development shall pay a park fee, pursuant to the provisions of HBZSO Section 254.08. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(HBZSO Section 254.08)**
  - 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)**
17. 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)**
  18. Tentative Tract Map No. 16295, Zoning Map Amendment No. 19-001, and Conditional Use Permit No. 19-003 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
  19. Tentative Tract Map No. 16295, Zoning Map Amendment No. 19-001, and Conditional Use Permit No. 19-003 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
  20. The Planning Commission reserves the right to revoke Tentative Tract Map No. 16295 Zoning Map Amendment No. 19-001, and Conditional Use Permit No. 19-003 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)**
  21. The project shall comply with all applicable requirements of the Municipal Code, Community Development 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)**
  22. The applicant shall submit a check in the amount of \$50.00 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
  23. The Development Services Departments (Community Development, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
  24. 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 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 may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**



## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** MAY 12, 2025  
**PROJECT NAME:** HARBOUR COVE CONDOS  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-013  
**PROJECT LOCATION:** 4861 PEARCE DRIVE, 92649 (NORTHWEST CORNER OF PEARCE DR. AND GREEN LN.)  
**PROJECT PLANNER:** JOANNA CORTEZ, ASSOCIATE PLANNER  
**PLAN REVIEWER:** STEVE EROS, DEPUTY FIRE MARSHAL  
**TELEPHONE/E-MAIL:** (714) 536-5531/[Steve.Eros@surfcity-hb.org](mailto:Steve.Eros@surfcity-hb.org)  
**PROJECT DESCRIPTION:** TO CONSTRUCT AN 18-UNIT CONDO DEVELOPMENT

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

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**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.**

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

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

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

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.

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

## 2. Environmental

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

***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

**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 project proponent has provided the City with easements for both the north and the south boundaries that allow for vehicle access.**

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

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

#### 4. 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. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations.

**HBFD Note: For Fire Department approval, there will need to be one new hydrant spaced 300 feet apart from existing hydrants on the west side of Green Street immediately adjacent to the site. (FD)**

**Private Fire Hydrants** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains, including fire department connections, shall meet NFPA 13 and 24, 2022 Edition, California 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. 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.

**HBFD Note: There shall be a minimum of one private fire hydrant on the site located along the proposed private road. (FD)**

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

## 5. Fire Suppression Systems

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

### Fire Protection Systems

***Fire Extinguishers*** shall be installed and located in all areas to comply with California Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A:10B:C 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 as the plans state a NFPA 13R system is being installed. If the development meets the definition of a "Townhome" then a NFPA 13D system may be installed instead of a 13R system. If a 13D system is installed then a fire alarm system is not required. A C-10 electrical contractor, certified in fire alarm systems, must submit plans to install the fire alarm system. **(FD)**

***Automatic Fire Sprinklers*** are required. The plans state that a NFPA 13R system will be installed for this development. If units meet the definition of a "Townhome" then a NFPA 13D fire sprinkler system will be an acceptable method to protect the buildings.

## 6. Fire Personnel Access

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

**Main Secured Property Entry Gates** 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)**

**Emergency Escape and Rescue openings** shall be required per CBC and CFC Section 1031. Demonstrate compliance with these code sections on the 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)**

**Residential 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 ten 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 units front 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)**

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Fire Department City Specifications may be obtained at:

[https://www.huntingtonbeachca.gov/departments/fire/our\\_community\\_and\\_risk\\_reduction/city\\_specifications.php](https://www.huntingtonbeachca.gov/departments/fire/our_community_and_risk_reduction/city_specifications.php)

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



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** 5/14/2025

**PROJECT NAME:** To construct an 18 unit condo development

**PLANNING APPLICATION NO.:** PA-2019-0013

**ENTITLEMENTS:**

**PROJECT LOCATION:** 4861 Pearce Dr

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

**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.
2. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. All accessory and minor accessory structures including fencing, patio covers, and site MEP's 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 **2022** California Building Code (CBC), **2022** California Residential Code (CRC), **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. Plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.
4. Energy calculations and structural calculations are required.
5. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the City's website.
6. 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 2022 CBC, Section 107.3.4.
7. In addition to all of the code requirements of the 2022 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4. 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.
8. The City of Huntington Beach has adopted the 2022 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction.
9. The City of Huntington Beach has adopted the 2022 California Energy Code including section 150.1.14 Photovoltaic Requirements

**COMMENTS:**

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. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.
3. Project must comply with the requirements of 2022 CBC, Chapter 11A and/or 11B for disabled accessibility. For example trash enclosure must be accessible and located

on an accessible route. A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.

*Please make sure all the accessibility requirements are addressed during Building Plan Check. Some of the requirements must include, **but not be limited to**, the followings: Multistory dwellings must meet requirements of 1102A.3. Parking facilities must meet 1109A. ~~Trash enclosure to be accessible and on accessible route 1117A.1.~~ Identify units and their private attached parking that are covered under 1102A.3.1.*

4. Geotechnical report is required for new constructions.

5. ~~See redmark below:~~

6. Complete building analysis will be required for Building Plan check showing compliance with CBC and justification of the assumed construction type, proposed occupancy classification(s):

- i. Show number of allowable stories, area limitations, building height meets CBC Chapter 5.
- ii. Justify assumed construction type per CBC Chapters 6: Show fire resistance rating compliance per CBC Sections 601. Specify type of construction and fire rating of the building elements.

Show "Exterior Wall" construction, openings, and projections meet fire resistance rating requirements of CBC Section 705.

**Review locations of openings and make sure the openings are allowed where the setbacks is less than 6' (CBC §705)**



# CITY OF HUNTINGTON BEACH

## PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MAY 14, 2025

**PROJECT NAME:** PEARCE AND GREEN CONDOS

**ENTITLEMENTS:** TENTATIVE TRACT MAP NO. 16295 / ZONING MAP AMENDMENT NO. 19-001 / CONDITIONAL USE PERMIT NO. 19-003 / ENVIRONMENTAL ASSESSMENT NO. 19-003 / DESIGN REVIEW BOARD NO. 19-002

**PLNG APPLICATION NO.:** 2019-0013

**DATE OF PLANS:** APRIL 7, 2025

**PROJECT LOCATION:** 4861 PEARCE DRIVE, 92649 (NORTHWEST CORNER OF PEARCE DRIVE AND GREEN LANE)

**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:** TO PERMIT A ONE-LOT SUBDIVISION FOR THE CONSTRUCTION OF 18 THREE-STORY CONDOMINIUM HOMES AND A PRECISE PLAN STREET ALIGNMENT TO REMOVE EXISTING PAPER STREETS/EASEMENTS

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 RECORDATION OF A FINAL TRACT MAP UNLESS OTHERWISE STATED:**

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)
3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
  - a. A 2-foot right-of-way dedication for street purposes and public utilities along the Green Street frontage for a street to centerline right-of-way width of 27 feet.
  - b. A 5-foot right-of-way dedication for pedestrian access and public utilities along the Pearce

Street frontage for a street centerline right-of-way width of 30 feet.

- c. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Peace Street and Green Street per Public Works Standard Plan No. 207.
  - d. A 4-foot alley right-of-way dedication along the north property line (Lots 88, 89, 90, 91, 92 and the easterly portion of Lot 87).
  - e. A 4-foot easement dedication for public access purposes, north of and adjacent to (the existing easement at the north 20 feet of the south 110 feet of Tract 184, except over Lots 131 and 132. This will ultimately result in an overall 24-foot public access easement for the site's proposed drive aisle from Green Street.
  - f. A 5-foot easement dedication for water purposes along a portion of Green Street for the proposed master water meter.
4. 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)
  5. 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 analysis 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)
  6. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
  7. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.
  8. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
  9. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
    - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
    - b. Provide a digital-graphics file of said map to the County of Orange.
  10. Provide a digital-graphics file of said map to the City per the following design criteria:
    - a. Design Specification:
      - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
      - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).

- iii. Digital data shall have units in US FEET.
- iv. A separate drawing file shall be submitted for each individual sheet.
- v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
- vi. Feature compilation shall include but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.

b. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
    - AutoCAD (version 2000, release 4) drawing file:\_\_\_\_\_.DWG
    - Drawing Interchange file:\_\_\_\_\_.DXF
  - ii. Shall be in compliance with the following media type:
    - CD Recordable (CD-R) 650 Megabytes
11. The project's required grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
  12. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the Final Tract Map or obtain building permits before completion of the required improvements.
  13. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
  14. If the Final Tract Map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
  15. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements including the park site, construction employee parking, model home locations and access to the model homes, utility relocation, material location, and fire access. (ZSO 253.12L)
  16. A drainage fee for the subject development shall be paid at the rate applicable at the time of Final Map recordation. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 1.52 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$24,911. 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)

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

1. The Final Tract Map shall be recorded with the County Recorder and 3 print copies provided to Public Works.
2. 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.

3. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
  - a. A 2-foot right-of-way dedication for street purposes and public utilities along the Green Street frontage for a street to centerline right-of-way width of 27 feet.
  - b. A 5-foot right-of-way dedication for pedestrian access and public utilities along the Pearce Street frontage for a street centerline right-of-way width of 30 feet.
  - c. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Peace Street and Green Street per Public Works Standard Plan No. 207.
  - d. A 4-foot alley right-of-way dedication along the north property line (Lots 88, 89, 90, 91, 92 and the easterly portion of Lot 87).
  - e. A 4-foot easement dedication for public access purposes, north of and adjacent to (the existing easement at the north 20 feet of the south 110 feet of Tract 184, except over Lots 131 and 132. This will ultimately result in an overall 24-foot public access easement for the site's proposed drive aisle from Green Street.
  - f. A 5-foot easement dedication for water purposes along a portion of Green Street for the proposed master water meter.
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. All damaged curb, gutter and sidewalk along the project's Green Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. Curb, gutter and sidewalk shall be constructed along the project's Green Street and Pearce Street frontages (that are currently unimproved) per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - c. The existing driveway approach at the south end of the project's Green Street frontage shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - d. New alley approach at the north public easement (Hideaway Circle) shall be constructed per Public Works Standard Plan No. 107. (ZSO 230.84)
  - e. An ADA compliant access ramp shall be constructed at the northwest corner of Pearce Street and Green Street per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
  - f. Installation of a new streetlight along the project's Green Street frontage per Public Works Standards. (ZSO 230.84)
  - g. The full depth of the existing AC pavement, for half-width of the project's Green 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)
  - h. A new sewer lateral shall be constructed, per City Standards, to connect the proposed private onsite sewer system to the existing public sewer main in Green Street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
  - i. A new domestic water service and master meter shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84) (MC 14.08.020)
  - j. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO

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- 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. Any fire sprinklers 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. Any on-site fire hydrants that are required by the Fire Department to serve the proposed development shall be private fire hydrants that are served by a private on-site fire waterline. This private fire waterline shall be separated from the public water main in Green Street by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrants and fire services. The double check detector assembly shall be located within an approved landscape planter area other area and shall be screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of the private fire waterline and private fire hydrants shall be the responsibility of the development owner or Homeowner's Association. (Resolution 5921, State of California Administrative Code, Title 17)
  - o. Any proposed on-site domestic waterline that is to serve the proposed development shall be a private domestic waterline. The private domestic waterline shall be separated from the proposed water meter and public water main in Green Street by construction of a Reduced Pressure Principle Backflow Assembly (RPPA) per the City of Huntington Beach Standard Plan No. 609 and shall be screened from view as approved by the Public Works Department. The on-going maintenance of any private domestic waterline shall be the responsibility of the development owner or Homeowner's Association. (Resolution 5921 and 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. 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)
  7. 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.
  8. 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.
9. 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.
10. 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)
11. 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)
12. 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.
13. 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:**

14. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
15. 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)
16. 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)
17. 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)
18. 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)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. 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)
21. 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)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. 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:**

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:**

27. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
28. All existing and new utilities shall be undergrounded. (MC 17.64, ZSO 255.04.G) This requirement includes undergrounding of the existing utility pole (and all overhead electrical, cable and telecommunications lines) located on Green Street (north of the project's existing southerly driveway),

undergrounding of the existing onsite utility pole and all overhead utility lines and undergrounding of all overhead utility lines on the project's Pearce Street frontage.

29. 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)
30. Traffic Impact Fees for the project shall be paid prior to final occupancy. The current rate is \$1,852.48/unit. The Traffic Impact Fees are adjusted annually. Credit is applied to prior use of the site. (MC 17.65)
31. 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.

**THE PRELIMINARY GRADING PLAN, DATED APRIL 7, 2025, SHALL BE REVISED DURING THE PROJECT'S FINAL PLAN CHECK PHASE TO INCLUDE THE FOLLOWING COMMENTS:**

32. The proposed CULTEC Chambers adjacent to the project's Green Street frontage, shall be located a minimum clear distance of 5 feet from the public right-of-way line.
33. In the General Notes, on Sheets 1 and 2 of the Tentative Tract Map:
  - a. Revise Note #9 to state "All drainage shall be captured onsite, via a private storm drain system, and conveyed to a NPDES treatment system onsite before flowing offsite. Through a parkway culvert and into the public street gutter, which flows northerly to the existing downstream public storm drain system."
  - b. Revise Note #10 to state, "Onsite sanitary system shall be private."
  - c. Revise Note #11 to state, "Onsite water system shall be private."

**THE CONCEPTUAL LANDSCAPE PLAN, DATED OCTOBER 24, 2024, SHALL BE REVISED DURING THE PROJECT'S FINAL PLAN CHECK PHASE TO INCLUDE THE FOLLOWING COMMENTS:**

34. The proposed streetlight type shown on the Lighting Layout Concept Plan (Sheet LT-1) is not appropriate for Green Street. The actual streetlight type will be determined at the final design phase of the project during the City's review of the project's required photometric analysis.