



CITY OF
HUNTINGTON BEACH

Department of Community Development

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 1/6/2026
PROJECT NAME: CUP 24-008 (LIBERTY DUPLEX)
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2024-0022
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2024-008
DATE OF PLANS: NOVEMBER 17, 2025
PROJECT LOCATION: 7812 LIBERTY DR, HUNTINGTON BEACH, CA 92647
PLAN REVIEWER: MARCO CUEVAS JR., ASSOCIATE PLANNER
TELEPHONE/E-MAIL: [\(714\)536-5224](tel:7145365224)/MARCO.CUEVAS@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A THREE-STORY DUPLEX, AT AN OVERALL HEIGHT OF 33 FEET 5 INCHES. THIS REQUEST ALSO INCLUDES THE CONSTRUCTION OF TWO DETACHED ADU'S.

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 2024-008

1. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design:
 - a. 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)**
 - b. 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)**

- c. 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)**
 - d. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
 2. Prior to issuance of 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) (For private properties)**
 - b. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - c. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
 4. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released and issuance of a Certificate of Occupancy until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - e. An onsite 36" box tree or the palm equivalent shall be provided in the front yard, and a 24" box tree shall be provided in the parkway to meet the Huntington Beach, Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
 5. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

6. CUP 24-008 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
7. CUP 24-008 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
8. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 12/16/2025

PROJECT NAME:

PLANNING APPLICATION NO. PA-2024-0022

ENTITLEMENTS:

PROJECT LOCATION: 7812 Liberty Dr

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

PROJECT DESCRIPTION: 3-STORY DUPLEX

1.) OPEN CONCEPT LIVING ROOM WITH DINING AND KITCHEN, LAUNDRY POWDER ROOM AND ATTACHED GARAGE

2.) 3 BEDROOMS, 3 BATHROOMS AND BALCONY

3.) MASTER BEDROOM SUITE WITH WALK IN CLOSET, MASTER BATHROOM AND BALCONY REAR 2-STORY DETACHED ADU(S)

1.) LIVING ROOM, KITCHEN, DINING COMMON BATHROOM AND BEDROOM

2.) TWO MASTER BEDROOMS WITH WALK IN CLOSETS AND BATHROOMS

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.

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. "All fees applicable at plan check submittal and permit issuance must be paid pursuant to the City Master Fee Schedule, Community Development Fee Schedule, City Municipal Code, City Ordinances, City Policies, and any other fees required by the City and related agencies, including but not limited to the Huntington Beach City Unified School District, Health department, and Orange County Sanitation District."
7. 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 RESIDENTIAL

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 (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Standards Code (CALGreen) (CGBC), and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
STARTING 1/1/2026, THE 2025 CODE CYCLE WILL BE IN EFFECT.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Plans and calculations must be signed and stamped 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 CBC, Section 107.3.4.
7. In addition to all of the code requirements of the California Green Building Standards Code, specifically address Construction Waste Management per Section 4.408. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the section 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 California Green Building Standards Code entirely. Please review Sections 4.106.4 and 5.106.5.3 for Electric Vehicle (EV) Charging.
9. The City of Huntington Beach has adopted the 2022 California Energy Code including Photovoltaic Requirements.
10. Where applicable, separate demolition permit is required.
11. Complete Building Division review will be performed during Building Plan Check review.

PART 3. COMMENTS


1. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, swimming pool/ SPA, shoring, demolition, 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. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
2. Geotechnical report is required for new constructions.
3. For new construction: The proposed project must meet the AGING-IN-PLACE DESIGN AND FALL PREVENTION requirements per 2022 CRC Section R327.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 23, 2025
PROJECT NAME: LIBERTY DUPLEX
ENTITLEMENTS CONDITIONAL USE PERMIT 2024-008
PLNG APPLICATION NO. PA-2024-0022
DATE OF PLANS: NOVEMBER 17, 2025
PROJECT LOCATION: 7812 LIBERTY DRIVE
PROJECT PLANNER: MARCO CUEVAS, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSED 3-STORY RESIDENTIAL DUPLEX WITH 2 DETACHED ADU'S.

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 City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. **(ZSO 230.084A)**
 - a. A 5-foot right-of-way dedication for pedestrian access and public utilities along the Liberty Drive frontage that provides a half-street width of 30 feet from street centerline to property line. (ZSO 230.84)
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. **(MC 17.05/ZSO 230.84)** The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. Curb, gutter and sidewalk along the project frontage shall be removed and reconstructed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The proposed driveway approach shall be constructed per Public Works Standard Plan No. 209 and shall be no greater than 20-feet in width. (ZSO 230.84)
 - c. The existing driveway approach shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. A parkway street tree, from the City-approved tree species list, shall be installed per Public Works Standard Plan No. 714. (ZSO 230.84)
 - e. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the existing lateral (to the City Public Works Department for review). If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in the street or alley, per Public Works Standards. (ZSO 230.84)
 - f. Any existing pipelines connected to the existing private well system shall be abandoned per Water Division Standards (State of California Administrative Code, Title 17)
 - g. New domestic water services and meters for each unit 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 14.08.020)
 - h. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established residence 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).
 - i. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - 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 232)
 - k. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
4. 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.
5. 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.
6. 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.
 7. 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 sewer system is prohibited. (DAMP)
 8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 9. 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)
 10. 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.

11. 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:

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. 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)
14. 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)
15. 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)
16. 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)
17. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
18. 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)
19. 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)
20. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
21. Wind barriers shall be installed along the perimeter of the site. (DAMP)
22. 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:

23. A Precise Grading Permit shall be issued. (MC 17.05)
24. 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 \$16,389 per gross acre is subject to periodic adjustments. This

project consists of 0.26 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$4,261. 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)

25. 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 FINAL INSPECTION OR OCCUPANCY:

26. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
27. All new utilities shall be undergrounded. (MC 17.64)
28. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
29. Traffic Impact Fees (TIF) for the residential project shall be paid at final occupancy. The current rate for an attached residential unit is \$1,852.48/unit. Credit is applied for the prior use of the property. TIF rates are subject to annual adjustments. (MC 17.65)
30. 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.

HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

DESCRIPTION: 3 Story Duplex with 2 detached ADUs
ADDRESS: 7812 Liberty
PA #: 2024-0022
DATE: 2/07/2025
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:

1. Please add a deferred submittal section that includes the following:
 - a. Fire Sprinklers - NFPA 13D

Note: Please unit will require its own sprinkler submittal

THE FOLLOWING SHALL BE MAINTAINED DURING CONSTRUCTION:

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

OTHER:

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