



CITY OF HUNTINGTON BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

April 12, 2022

Chris Segesman
Bonanni Development
5500 Bolsa Avenue, Suite 120
Huntington Beach CA 92649

**SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 20-003/ZONING TEXT
AMENDMENT (ZTA) NO. 20-003/TENTATIVE TRACT MAP (TTM) NO.
19118/CONDITIONAL USE PERMIT (CUP) NO. 20-025/ENVIRONMENTAL
ASSESSMENT NO. 20-003**

Dear Chris Segesman:

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 Holly-Seacliff Specific Plan, 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 Community Development Department. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at (714) 536-5438 or via email at Alyssa.Helper@surfcity-hb.org, and/or the respective source department (contact person below).

Sincerely,

Associate Planner
City of Huntington Beach

Enclosure

cc: Kevin Kirby, Building and Safety Department
Jacob Worthy, Fire Department
Steve Bogart, Public Works Department
Ricky Ramos, Acting Planning Manager
Property Owner
Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 12, 2022

PROJECT NAME: HOLLY TRIANGLE TOWNHOMES PROJECT

PLANNING APPLICATION NO. PA-2020-0254

ENTITLEMENTS: GPA-20-003/ZTA-20-003/ TTM NO. 19118/ CUP-20-025/EA NO. 20-003

DATE OF PLANS: FEBRUARY 11, 2022

PROJECT LOCATION: 19070 HOLLY LANE, 92648

PLAN REVIEWER: ALYSSA HELPER

TELEPHONE/E-MAIL: 714-536-5438/ALYSSA.HELPER@SURFCITY-HB.ORG

PROJECT DESCRIPTION: **GPA:** To amend the existing General Plan designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp). **ZTA:** To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM). **TTM:** To consolidate 12 existing lots into a 1.80 net acre lot for condominium purposes. **CUP:** To develop 35 three-story attached townhomes on an approximately 2.11-gross-acre (1.80-net-acre) site. To allow 43-inch and 6-foot tall walls in lieu of 42-inch walls in the 10-foot front yard setback along Holly Lane and 6-foot tall walls in lieu of 42-inch walls in the 15-foot front yard setback area along Main Street. **EA:** Preparation of Addendum No. 1 to the Holly-Seacliff Specific Plan EIR No. 89-1 to analyze the potential environmental impacts of the proposed project.

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. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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

- a. An Affordable Housing Agreement in accordance with Section 230.26 of the HBZSO if an in lieu fee is not an approved option to meet the City's affordable housing requirements. **(HBZSO Section 230.26)**
 - b. Prior to submittal of the final tract and at least 90 days before City Council action on the final map, Conditions Covenants & Restrictions (CC&Rs) shall be submitted to the Community Development Department, Public Works, Fire, and City Attorney's office for review and approval. The CC&Rs shall identify the common driveway access easements, and maintenance, repair and replacement of all walls, common landscape areas, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service lines by the Homeowners' Association. The CC&Rs shall restrict any revision or amendment of the WQMP except as may be dictated by either local, state, or federal law and the LIP. The CC&Rs shall and notification to all potential buyers and renters of the effects resulting from on-site and off-site oil production activities and other adjacent industrial uses including the frequency and locations of maintenance and service operations, noise levels, and potential odors. The CC&Rs shall also include a parking management plan to ensure the ongoing control of availability of on-site parking including but not limited to: the implementation of a parking permit system, restricting garages to be converted to living quarters, workshops, or storage that will preclude the parking of two vehicles, all open parking spaces within the project shall be unassigned and available for visitors and guests; no boat, trailer, camper, off-road vehicle, golf cart, commercial vehicle, mobile home, motor home, bus, or other recreational vehicle or any non-operating vehicle shall be parked or stored in any open parking spaces; and towing of any vehicles violating the restrictions within the CC&Rs. The CC&Rs shall also include disclosure to homebuyers that the property is adjacent to and in the vicinity of industrial sites. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
 - c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Community Development Department Fee Schedule*). **(HBZSO Section 254.16)**
 - d. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Community Development Department Fee Schedule*).
2. 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 final map shall be recorded with the County of Orange prior to issuance of a grading permit. **(HBZSO Section 253.22)**
 4. Prior to issuance of building permits, a Mitigation Monitoring Fee for EA No. 20-003 (Addendum No. 1 to the Holly-Seacliff Specific Plan EIR) shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department Fee Schedule)**
 5. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance shall be adhered to during demolition, grading, site development, and/or construction, the following. 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)**

6. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval. The Community Development Director and Public Works Director shall be notified in writing if any changes to tract map are proposed during the final map review process. The final map shall not be approved 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 or City Council's action and the conditions of approval. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.18)**
7. Tentative Tract No. 19118, Conditional Use Permit No. 20-025, and Design Review No. 21-008 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
8. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
9. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office together with the CA Department of Fish and Wildlife fee. The check shall be made out to the County of Orange and submitted to the EPD within two (2) days of the City Council's action. **(California Code Section 15094)**
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 20-025:

1. The project plans approved by the City Council shall be the conceptually approved design with the following modifications:
 - a. Paint the exposed headers on the third floor to match the dark grey in lieu of the existing wood finish **(DRB)**.
 - b. Add horizontal sliders to the upper story windows **(DRB)**.
 - c. Modify the maximum height of the 3-foot, 6-inch high precision CMU wall within the front yard setback area along Holly Lane to be a total of 43 inches. **(HBZSO Chapter 210.06.O.2.C)**
 - d. 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)**

- e. 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)**
 - f. 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)**
 - g. 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)**
 - h. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
 - f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Community Development Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board. **(Policy Memo PP-71)**

- g. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**

3. Prior to issuance of grading permits, the following shall be completed:

- a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
- b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
- c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
- d. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
- e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
- f. A Consulting Arborist shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**

4. Prior to issuance of building permits, the following shall be completed:

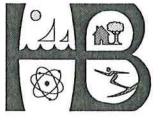
- a. The applicant shall enter into an agreement to reserve a minimum of 15 percent of the approved units for low or moderate income families, as a result of the density bonus, as stipulated in Section 65915 of the Government Code. The applicant's compliance with Section 65915 of the Government Code in terms of type and location of affordable units shall be subject to the review and approval of the Community Development Director. This agreement shall be reviewed and approved as to form and content by the City Attorney. **(HBZSO Section 230.14)**
- b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**

5. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released for the first residential unit until the following have been completed:

- a. The applicant shall stripe the parking lot to conform to Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
- b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Community Development Department.

- c. Compliance with all conditions of approval specified herein shall be accomplished and verified by the Community Development Department
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. All Development Impact Fees shall be paid to the Community Development Department.
 - f. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - g. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - h. 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. **(HBZSO Section 232.04.D)**
 - i. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
6. Residential type structures on the subject property shall be constructed in compliance with the State acoustical standards for all units on the property due to their location within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s). **(General Plan Policy N 1.2.1)**
 7. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's/City Council's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission/City Council may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
 8. Conditional Use Permit No. 20-025 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
 9. 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)**
 10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**

11. The Planning Commission reserves the right to revoke Tentative Tract Map No. 19118 and Conditional Use Permit No. 20-025 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
12. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
13. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department. Double walls shall be prohibited. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls next to the new walls, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 16, 2022

PROJECT NAME: HOLLY LANE TRIANGLE TOWNHOMES

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 2020-003
ZONING TEXT AMENDMENT NO. 2020-003
CONDITIONAL USE PERMIT NO. 2020-025
TENTATIVE TRACT MAP NO. 19118
ENVIRONMENTAL ASSESSMENT NO. 20-003

PLNG APPLICATION NO. PLANNING APPLICATION NO. 2020-254

DATE OF PLANS: FEBRUARY 11, 2022

PROJECT LOCATION: 19070 HOLLY LANE

PROJECT PLANNER: ALYSSA HELPER, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 

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

PROJECT DESCRIPTION: TO DEVELOP 35 TOWNHOME UNITS ON A 2.11 ACRE LOT WITHIN THE HOLLY SEACLIFF SPECIFIC PLAN

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE 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. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.

4. 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.
5. 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.
6. 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
7. 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.
8. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
9. 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)
10. 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 \$14,888 per gross acre is subject to periodic adjustments. This project consists of 3.85 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$57,318.80. 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)

11. A Traffic Impact Analysis for the project shall be prepared for review and approval by Public Works.

**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 three print copies provided to Public Works.
2. 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 shall be constructed along the project's Holly Lane frontage per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on the project's Main Street frontage shall be removed and reconstructed with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - c. Half-width street pavement along the Holly Lane project frontage per Public Works Standard Plan No. 104. (ZSO 230.84)
 - d. ADA compliant access ramps shall be constructed at the corners of Main Street/Holly Lane (southeast corner) and Garfield Avenue/Holly Lane (northwest corner) per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - e. Reconfiguration of the stop control at Holly Lane to Garfield Avenue per Public Works Standards and Specifications. (ZSO 230.84, ADA)
 - f. Installation of red curb or no parking signage along the Garfield Avenue and Main Street project frontages.
 - g. A new sewer lateral shall be installed connecting to the existing public sewer main in Holly Lane. 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)
 - h. Any existing public water pipeline and appurtenances impacted by proposed improvements such as structures, curbs, planters, sidewalk, driveway approaches, trees, etc. shall be abandoned and relocated per Water Division Standards. (State of California Administrative Code, Title 17)
 - i. A new domestic master water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC), if applicable. If a looped domestic water system is proposed, a master meter at each point of connection to the public water main is required and constructed per Water Division Standards. The onsite domestic water system shall be private and maintained by the HOA. (ZSO 230.84) (MC 14.08.020)
 - j. The existing domestic water service(s) currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service(s), any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection

device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)

- k. A separate irrigation water service and meter for common landscaping areas shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - l. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - m. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
 - n. Any on-site fire hydrant(s) required by the Fire Department and any proposed fire sprinklers to multi-family units shall be served by a dedicated fire water system(s) with an appropriate backflow protection device. The on-site fire hydrant(s) and fire water system shall be private. A looped private fire water system shall require a backflow device at each point of connection to the public water main. These private on-site fire water pipelines shall be separated from the public water main(s) in Holly Lane, Garfield Avenue and/or Main Street by construction of a double check detector assembly(s). The double check detector assembly(s) shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant(s) and/or fire sprinkler system to multi-family units. The double check detector assembly(s) shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water system and on-site fire hydrants shall be the responsibility of the HOA. (Resolution 5921, State of California Administrative Code, Title 17)
- 3. 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(s) satisfies Water Division standard requirements.
 - 4. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that will no longer be needed. The Property Owner shall provide the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)
 - 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 analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
 - 6. 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)

7. 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)
8. 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.
9. 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.
10. 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.
 11. 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)
 12. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 13. 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)
 14. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 15. 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:**

16. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
17. 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)

18. 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)
19. 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)
20. 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)
21. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
22. 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)
23. 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)
24. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
25. Wind barriers shall be installed along the perimeter of the site. (DAMP)
26. 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:**

27. A Precise Grading Permit shall be issued. (MC 17.05)
28. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)
29. The parcel located at the southeast corner of Holly Lane and Garfield Avenue, and described as Assessor's Parcel Number (APN) 159-281-03 is within the boundaries of the Holly-Seacliff Area of Benefit District as established by Resolution 2002-59 of the City Council of the City of Huntington Beach on June 17, 2002. As of the date of this letter, the total Holly-Seacliff Area of Benefit Charge associated with said parcel is \$6,441.24. This is the current total due if paid on or before June 30, 2022. A new adjusted amount will be calculated on July 1, 2022 and is adjusted annually.
30. All existing onsite easements (or portions thereof) that are presently located under the proposed building footprints shall be quitclaimed to eliminate any encroachment by the new residential buildings.

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

31. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

32. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
33. All existing and new utilities shall be undergrounded. (MC 17.64)
34. 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)
35. Traffic Impact Fees for the project shall be paid at or prior to final occupancy. The current rate for condominium use is \$1,607.96 per unit. The rate is subject to an annual adjustment. (MC 17.65)
36. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
 - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
 - f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 10, 2022

PROJECT NAME: HOLLY LANE TRIANGLE TOWNHOMES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-254

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 20-003
ZONING TEXT AMENDMENT NO. 20-003
CONDITIONAL USE PERMIT NO. 20-025
TENTATIVE TRACT MAP NO. 19118
LOT LINE ADJUSTMENT NO. 20-006
ENVIRONMENTAL ASSESSMENT NO. 20-003

DATE OF PLANS: FEBRUARY 14, 2022

PROJECT LOCATION: 19070 HOLLY LANE (EAST SIDE OF HOLLY LANE, SOUTH OF GARFIELD AVENUE)

PROJECT PLANNER: ALYSSA HELPER, ASSOCIATE PLANNER

PLAN REVIEWER: JACOB WORTHY, DEPUTY FIRE MARSHAL

TELEPHONE/E-MAIL: (714) 374-5344 / JACOB.WORTHY@surfcity-hb.org

PROJECT DESCRIPTION:

Conditional Use Permit: To develop 35 townhome units on a 2.11 acre lot within the Holly Seacliff Specific Plan. 15% of the units are proposed as Moderate income ownership units. The applicant requests a Density Bonus incentive to reduce the amount of required open space.

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.

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

THE COMMENTS PROVIDED IN THIS REPORT ARE BASED ON THE INFORMATION GIVEN THAT THE TOWNHOMES WILL BE CONSTRUCTED AND DESIGNED AS AN R-3 OCCUPANCY TYPE.

Note: There does not appear to be any changes pertaining to Fire since the October review.

1. Fire Master Plan

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

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

- Existing and proposed Fire hydrant locations, public and private.
- Dimensions from furthest homes to hydrants.
- 150 foot hose pull from fire access road around the furthest exterior of home.
- DCDA locations – for onsite private hydrants
- Knox box and knox switch locations.
- Gate locations, and opticoms – if proposed
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping.
- Emergency Escape and Rescue openings
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. (FD

Note: Sheet A1.20 of the conceptual arch plans submitted, show almost all of the items above. The only items missing are relating to the Fire lane signage. This shall be added to the sheet or as a supplemental sheet showing how the fire lane will be marked per City Spec 415. This fire master plan shall be submitted directly to fire by following the instructions below. Please approved FMP will then be incorporated into the building arch. plans.

<https://huntingtonbeachca.gov/help-center/submit-application/fire-permit-application/non-construction/>

Note: The proposed pavers for the EVA access on Main have been conceptually approved. The letter from “Aquastorm” engineers shall be included in the fire master plan, and stamped by their engineers.

2. Environmental

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

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to abandoned oil wells on the proposed parcels, and within 100 feet of the footprint of the structures, any new structure may be required to be equipped with a methane barrier in accordance with

City Specification 429. In addition to a methane barrier, other mitigation measures may also be required.

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

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

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

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

- 1) ***Soil Sampling Work Plan:*** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence.
Note: Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification # 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification # 431-92.
- 2) ***Soil Sampling Lab Results:*** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and # 431-92 testing shall be submitted to the HBFD for review.
- 3) ***Remediation Action Plan:*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. **All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. (FD)**

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

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

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. An “Imported Soil Work Plan” must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once

approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

Oil Wells

Per Huntington Beach Municipal/Oil Code Section 15.32.090, all oil wells on the property shall be re-abandoned to the satisfaction of the California Geologic Energy Management Division (CalGEM) and the Huntington Beach Fire Department City. A permit shall be obtained from the Huntington Beach Fire Department as per City Specification #422 Oil Well Abandonment Permit Process.

Note: The CalGEM Well Finder database reflects multiple wells located on the property. Per the Huntington Beach Oil Code, all oil wells will need to be re-abandoned to the current CalGEM standards prior to any building plans or grading plans being issued.

Note: There are 4 oil wells on the property per cities GIS and CalGEM's "Well Finder" application online. The submitted plans indicate there are only 3 onsite, but our resources indicate there are 4 oil wells. The oil well that appears to be missing from the plans is located on the north-west corner, and has an API #0405901594

The oil well issue is being addressed currently with Alan White from Miocene Engineering.

CalGEM "CONSTRUCTION SITE REVIEW" is required prior to the issuance of grading or building permits. A California Geologic Energy Management Division (CalGEM – 714-816-6847), *Site Plan Review* is required for this project.

A completed CalGEM *Site Plan Review* must be on-file with the Fire Department prior to plan approval. Wells identified in the Site Review not meeting current CalGEM requirements will require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the California Geologic Energy Management Division (CalGEM– (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells
- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes.

"OIL WELL HISTORY DISPOSITION REPORT" is required. A California licensed third-party petroleum engineer or geologist compiles a disposition report for submittal to the Fire Department (see *City Specification # 429, section 3.2*)

"CITY CONSULTANT - OIL WELL HISTORY REVIEW" is required. The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION REPORT* for completeness, well integrity, and recommended safety measures. (see *City Spec. # 429, section 3.3*)

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

3. Fire Apparatus Access

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

Note: The revised onsite fire access roads appear to meet minimum CA fire code and municipal Fire code requirements.

Note: Update sheet L-5 with correct/conceptually approved augastorm paver info, not "Gravel pave fire lane"

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

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

Note: This requirement is demonstrated on the conceptual plans on sheet A1.20, but will need to submittal formally to HBFD as a Fire Master Plans – see Fire Master Plan section above.

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

Note: All roads within the community will be designated fire roads and will not allow parking on either side, even roads labeled as "NOT A FIRE LANE".

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)**

Note: Must be demonstrated on fire master plan, showing which option used for fire lane marking.

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)**

4. Fire Suppression Systems

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

Automatic Fire Sprinklers are required. NFPA13D Automatic fire sprinkler systems are required per the California Fire Code and California Residential Code for new single family homes, when built as R-3 homes. An R-2 occupancy would require a NFPA 13 or 13R sprinkler system.

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

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

5. Fire Hydrants and Water Systems

Fire Hydrants are required. All required hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. The location and installation of hydrants shall meet the requirements of the 2016 Huntington Beach Fire Code and City Specification # 407 Fire Hydrant Installation, and Public Works Standard requirements. Hydrants shall be placed in locations acceptable to the Huntington Beach Fire and Public Works Departments. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments.

Note: The existing hydrants to remain in addition to the proposed public hydrants on the perimeter of the project appear to meet fire code compliance. This will need to be submitted formally to HBFD as a Fire Master Plans – see Fire Master Plan section above.

6. Fire Personnel Access

Gates and Barriers shall be able to open without the use of a key or any special knowledge or effort. The proposed entry gate will need to be equipped with an Opticom Sensor as stated in City Specification #403. The installation of the gate shall be positioned so that it does not affect the turning radius for fire vehicles **(FD)**

Note: Ingress and egress with knox and opticom through the EVA shall be provided.

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 1029. 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.

Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

8. GIS Mapping Information

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

- a. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
 - Site plot plan showing the building footprint.
 - Specify the type of use for the building
 - Location of electrical, gas, water, sprinkler system shut-offs.
 - Knox Access locations for doors, gates, and vehicle access.
 - Street name and address.

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**
- b. **All permanent roads and fire hydrants shall be in place and approved prior to lumber being brought into the site.**

OTHER:

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

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

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

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 03/01/2022
PROJECT NAME: HB TRI
PLANNING APPLICATION NO.: PA-2020-0254
ENTITLEMENTS:
PROJECT LOCATION: 19070 Holly Lane
PLAN REVIEWER: Kevin Kirby
TELEPHONE/E-MAIL: (714) 374-5324 / kkirby@surfcity-hb.org

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.

➤ **REQUIREMENT:**

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

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

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

2. Provide all project implementation code requirements and conditions of approval on the approved plans
3. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2019 CBC.
4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
5. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2019 CBC, Section 107.3.4.
6. In addition to all of the code requirements of the 2019 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit, the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the City will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
7. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
8. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.
9. The City of Huntington Beach has adopted the 2019 California Energy Code including section 150.1.14 Photo Voltaic Requirements

➤ **COMMENTS:**

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

7. If exterior trash enclosure is provided, it shall to be covered.
8. Please check required light and ventilation for all rooms
9. Please check emergency escape and recue doors / windows
10. Plans and calculations must be wet stamped by an architect / engineer licensed by the state of California