




CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 29, 2024
PROJECT NAME: PHAN RESIDENCE
ENTITLEMENTS: CUP-2023-019, CDP-2023-007
PLNG APPLICATION NO. PA-2023-0076
DATE OF PLANS: APRIL 8, 2024
PROJECT LOCATION: 3798 MISTRAL DRIVE
PROJECT PLANNER: JOANNA CORTEZ, SENIOR PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO DEMOLISH EXISTING HOME IN THE HARBOR AND CONSTRUCT A NEW 3-STORY SFR ON A 8,943 SF LOT

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 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. The minimum finished floor elevation for the new house shall be 10.00 feet North American Vertical Datum of 1988 (NAVD 88) for properties with seawall or bulkhead, all others follow FEMA.
 - b. Curb, gutter and sidewalk along the property's Mistral Drive and Wanderer Lane frontages shall be removed and reconstructed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)

- c. The existing driveway approach on Wanderer Lane shall be reconstructed per Public Works Standard Plan No. 209. The driveway reconstruction shall include relocation of the water meter per Public Works Standard Plan No. 600 and 601. (ZSO 230.84)
 - d. The existing curb ramp at the corner of Mistral Drive and Wanderer Lane shall be removed and reconstructed with an ADA-compliant ramp, per Caltrans Standard Plan No. A88A. (ZSO 230.84, ADA)
 - e. The existing sewer lateral to the property 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. A new domestic water service and meter shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 230.84) (MC 14.08.020)
 - g. A separate backflow protection device shall be installed per Water Division Standards for domestic water service and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - h. The existing domestic water service and meter shall be abandoned per Water Division Standards. (ZSO 230.84)
2. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 3. 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)
 4. 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.
 5. 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:

6. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
7. 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)

8. 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)
9. 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)
10. 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)
11. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
12. 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)
13. 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)
14. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
15. Wind barriers shall be installed along the perimeter of the site. (DAMP)
16. 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)
17. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)

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

18. A Precise Grading Permit shall be issued. (MC 17.05)
19. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,227 per gross acre is subject to periodic adjustments. This project consists of 0.35 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$5,679. 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)
20. 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:**

21. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
22. All new utilities shall be undergrounded. (MC 17.64)
23. 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)



CITY OF HUNTINGTON BEACH
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 8/15/2023, 11/13/2023, 4/30/2024

PROJECT NAME:

PLANNING APPLICATION NO. PA-2023-0076

ENTITLEMENTS:

PROJECT LOCATION: 3798 Mistral Dr

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

ROJECT DESCRIPTION: Demolish an existing single-family 2-story residence and design and build a 3-story residence on approximately 8,800 s.f. lot.

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.
2. Submit separate plans for all disciplines: Building, Mechanical, Electrical, and Plumbing.
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. All accessory and minor accessory structures including fencing, patio covers, and site MEP's will be on separate permits.

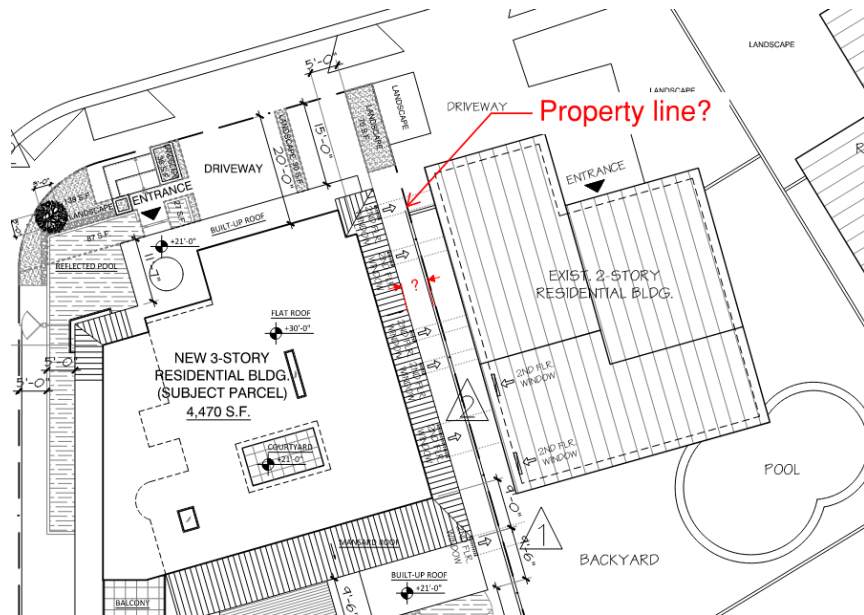
PART 2. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Standards Code (CALGreen), and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Energy calculations and structural calculations are required.
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 CBC, Section 107.3.4.
6. In addition to all of the code requirements of the California Green Building Standards Code, specifically address Construction Waste Management per 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.
7. The City of Huntington Beach has adopted the California Green Building Standards Code, including Sections 4.106.4 for Electric Vehicle (EV) Charging for New Construction.
8. The City of Huntington Beach has adopted the California Energy Code including section 150.1.14 Photovoltaic Requirements.

PART 3. COMMENTS:

1. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, and swimming pools. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
2. All structural details and calculations are required to be signed and stamped by a California civil engineer or architect.
3. Geotechnical report is required for new constructions.
4. Clearly identify property lines on site plan. Show distances between property lines and exterior walls, and to the edge of projections: Show compliance with the following:
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).



HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

DESCRIPTION: New Story Single Family
ADDRESS: 3798 Mistral Dr
PA#: 2023-0076
DATE: 04/22/2024
REVIEWER: Steve Eros, Deputy Fire Marshal
Steve.Eros@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. Fire Protection Systems

Automatic Fire Sprinklers are required. All new residential structures are required to be protected by an automatic fire sprinkler system. The entire structure must be protected with an automatic fire sprinkler system per NFPA 13D.

Electronic plans 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, in the building plan notes. **(FD)**

2. Building Features

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 (1/2") 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)**

Emergency Escape and Rescue openings are required per CA Residential Code Section R310.

Smoke and Carbon Monoxide Alarms shall be installed per the California Residential Code Sections R314 and R315.

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)**