



CITY OF HUNTINGTON BEACH

Department of Community Development

November 5, 2025

Robert Cole and Eric Fitzer
Sustainability Engineering Group
5240 N. 16th St.
Phoenix, AZ, 85016

SUBJECT: GENERAL PLAN AMENDMENT NO. 20-001/ZONING TEXT AMENDMENT NO. 20-002/ TENTATIVE PARCEL MAP NO. 21-103/CONDITIONAL USE PERMIT NO. 19-021/ENVIRONMENTAL ASSESSMENT NO. 21-001 (GOLDENWEST/GARFIELD COMMERCIAL)

Dear Eric/Robert,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation. It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission/City Council. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at (714) 547-1547 or via email at Joanna.Cortez@surfcity-hb.org and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Joanna Cortez
Principal Planner

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 5, 2025

PROJECT NAME: GOLDENWEST/GARFIELD COMMERCIAL CENTER

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-202

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 20-001; ZONING TEXT AMENDMENT NO. 20-002; TENTATIVE PARCEL MAP NO. 21-103; CONDITIONAL USE PERMIT NO. 20-021; DESIGN REVIEW BOARD NO. 20-006; ENVIRONMENTAL ASSESSMENT NO. 21-001

DATE OF PLANS: SEPTEMBER 30, 2025

PROJECT LOCATION: 19026 GOLDENWEST STREET, 92648 (SOUTHEAST CORNER OF GOLDENWEST ST. AND GARFIELD AVE.)

PROJECT PLANNER: JOANNA CORTEZ, PRINCIPAL PLANNER

PLAN REVIEWER:

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

PROJECT DESCRIPTION: **GPA:** AMEND THE GENERAL PLAN DESIGNATION FROM INDUSTRIAL TO COMMERCIAL

ZTA: AMEND THE ZONING DESIGNATION FROM INDUSTRIAL TO COMMERCIAL WITHIN SPECIFIC PLAN NO. 9

TPM: CONSOLIDATE EIGHT LOTS INTO A 1.32 NET ACRE SITE COMPRISED OF TWO PARCELS

CUP: CONSTRUCT A SERVICE STATION AND DRIVE-THRU CARWASH

DRB: REVIEW DESIGN, COLORS, AND MATERIALS OF PROPOSED SERVICE STATION AND DRIVE-THRU CARWASH

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.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to submittal of the final parcel map to the Public Works Department for processing and approval, the following shall be required:

- b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and landscape areas. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
 - c. Final parcel 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)**
3. Prior to issuance of grading permits, the following shall be completed:
- a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
 - b. 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)**
 - c. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - d. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - f. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - g. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
3. Prior to submittal for building permits, the following shall be completed:
- a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
4. Prior to issuance of building permits, the following shall be completed:
- a. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**
 - b. A Mitigation Monitoring Fee for Addendum No. 2 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. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The use shall comply with the following:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. 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)**
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
 - d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
 - g. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved. **(HBZSO Section 211.04)**
 - h. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
 - i. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**

- j. A planned sign program for all signage shall be submitted to the Community Development Department. Said program shall be approved prior to the first sign request. **(HBZSO Section 233.04.B)**
- k. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
- l. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
- m. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBM 17.05)**
- 7. Tentative Tract Parcel Map No. 21-103 shall not become effective until the ten calendar day appeal period has elapsed from Zoning Administrator/Planning Commission. **(HBZSO Section 251.12)**
- 8. Tentative Tract No. 21-103 and Conditional Use Permit No. 20-021 shall become null and void unless exercised within two (2) years of the date of final approval which is November 20, 2027. 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)**
- 9. The (development/subdivision) shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
- 10. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
- 11. Construction shall be limited to Monday – Saturday 7:00 AM to 7:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBM 8.40.090)**
- 12. The applicant shall submit a check in the amount of \$4,123.50 for the Department of Fish and Game and \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Division within two (2) days of the City Council's action. **(California Code Section 15094)**
- 13. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
- 14. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance

requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

REVISED PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 15, 2025

PROJECT NAME: RALPHS FUELING STATION & QUICK QUACK CAR WASH

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-202

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 20-001; ZONING TEXT AMENDMENT NO. 20-002; CONDITIONAL USE PERMIT NO. 20-021; DESIGN REVIEW BOARD NO. 20-006; ENVIRONMENTAL ASSESSMENT NO. 21-001; TENTATIVE PARCEL MAP NO. 21-005

DATE OF PLANS: SEPTEMBER 30, 2025

PROJECT LOCATION: 19026 GOLDENWEST STREET, 92648 (SOUTHEAST CORNER OF GOLDENWEST ST. AND GARFIELD AVE.)

PROJECT PLANNER: JOANNA CORTEZ, PRINCIPAL PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

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

PROJECT DESCRIPTION: **GPA:** AMEND THE GENERAL PLAN DESIGNATION FROM INDUSTRIAL TO COMMERCIAL

ZTA: AMEND THE ZONING DESIGNATION FROM INDUSTRIAL TO COMMERCIAL WITHIN SPECIFIC PLAN NO. 9

CUP: CONSTRUCT A SERVICE STATION WITH A SEPARATE SELF-SERVICE CARWASH TUNNEL AND VACUUM STATIONS

DRB: REVIEW DESIGN, COLORS, AND MATERIALS OF PROPOSED SERVICE STATION AND CARWASH

TPM: TO CONSOLIDATE 9 EXISTING PARCELS INTO 4 TO FUNCTION AS A COMMERCIAL 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), 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, DURING THE PROJECT'S FINAL PARCEL MAP CHECK PHASE, PRIOR TO RECORDATION OF A FINAL PARCEL MAP, UNLESS OTHERWISE STATED:

1. The Final Parcel 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 Parcel Map shall be consistent with the approved Tentative Parcel map. (ZSO 253.14)
3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
 - a. A 30-foot right-of-way dedication for street purposes along Goldenwest Street over Lot 13 of the Garfield Street Addition (MM 7/27-28).
 - b. A 28-foot right-of-way dedication for street purposes along Garfield Avenue over Lot 11 (MM 7/27-28).
4. A sewer study shall be prepared and submitted to the Public Works Dept. for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)
5. A Final 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 soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
7. Documentation, including closure calculations, shall be provided to establish the boundary lines of the tract.
8. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
9. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
10. Provide a digital-graphics file of said map to the City per the following design criteria:

a. Design Specification:

- i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
- ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
- iii. Digital data shall have units in US FEET.
- iv. A separate drawing file shall be submitted for each individual sheet.
- v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
- vi. Feature compilation shall include but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.

b. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
11. The project's required grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
12. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the Final Parcel Map or obtain building permits before completion of the required improvements.
13. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
14. If the Final Parcel Map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
15. 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 2.083 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$34,138. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED, DURING THE PROJECT'S PLAN CHECK PHASE, PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. Pursuant to the Crimson Pipeline Construction Requirements letter dated April 21, 2025, the proposed onsite sanitary sewer line crossing the existing underground Crimson pipeline requires review and

approval by Crimson Pipeline L.P. Said approval by Crimson Pipeline is also required prior to the City's approval of the final onsite Utility Plan.

2. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
3. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 30-foot right-of-way dedication for street purposes along Goldenwest Street over Lot 13 of the Garfield Street Addition (MM 7/27-28).
 - b. A 28-foot right-of-way dedication for street purposes along Garfield Avenue over Lot 11 (MM 7/27-28).
4. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing driveway approaches on Garfield Avenue and Goldenwest Street shall be removed and reconstructed with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The proposed driveway approaches on the project's Garfield Avenue and Goldenwest Street frontages shall be constructed per Public Works Standard Plans. (ZSO 230.84)
 - c. Construction of an ADA compliant access ramp at the project (southeast) corner at the intersection of Goldenwest Street and Garfield Avenue per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - d. A new sewer lateral shall be installed connecting to the main in Goldenwest Street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - e. New domestic water services and meters shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC).
 - f. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established business, a separate water service and meter for each occupancy shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84) (MC 14.08.030).
 - g. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - h. 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)
 - i. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
 - j. Any on-site fire hydrant(s) that are/is required by the Fire Department to serve the proposed development shall become a private fire hydrant(s) that are served by private fire water service(s). These private fire water services shall be separated from the public water main(s) in Goldenwest Street and/or Garfield Avenue by construction of a double check detector assembly.

The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant(s). The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)

5. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
6. A Traffic Impact Analysis for the project shall be prepared, submitted to Public Works for review and approval. Identified traffic related impacts shall be mitigated to the satisfaction of the City.
7. The applicant shall coordinate with Orange County Transportation Authority (OCTA) to provide identified bus stop improvements and/or relocation along the project frontage including, but not limited to shelters, turn-outs, new and/or relocation, and signage.
8. 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)
9. 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.
10. 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.
11. 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.
12. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
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. That 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. Traffic Impact Fees (TIF) for the project shall be paid at the rate applicable at the time of Building Permit issuance. Said fees shall be paid at or prior to Building Permit issuance.
29. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)
30. The parcels located at the southeast corner of Goldenwest Street and Garfield Avenue, and described as Assessor's Parcel Numbers (APN) 111-130-09, 111-130-11, 111-130-12, 111-130-14 are 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 parcels is \$56,051.60. This is the current total due

if paid on or before June 30, 2026. A new adjusted amount will be calculated on July 1, 2026 and is adjusted annually.

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 new utilities shall be undergrounded. The existing SCE guy pole at the site's Goldenwest frontage shall be protected in place. (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 identified in the Holly-Sea Cliff Traffic Impact Fee Report for the project shall be paid at the rate applicable at the time of Building Permit issuance. Said fees shall be paid at or prior to Building Permit issuance. (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:
- 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.
 - Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - 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.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
 - 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: 6/03/2025

PROJECT NAME:

PLANNING APPLICATION NO. PA-2020-0202

ENTITLEMENTS:

PROJECT LOCATION: 19026 Goldenwest St

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

PROJECT DESCRIPTION: Request to amend the General Plan designation from Industrial to Commercial and amend the Zoning designation from Industrial to Commercial within SP9; consolidate nine parcels into four parcels to function as a 1.33 acre commercial lot; and construct a fueling station with two pad buildings operating as eating and drinking establishments with drive through.

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 COMMERCIAL

Complete Building Division review will be performed during Building Plan Check review. The followings are some of the requirements to be considered by the design team and are not required to be addressed during Planning Application process.

1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, 2022 California Energy Code, 2022 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans
3. Identify property lines on architectural site plans and clear distances between fence/ wall and building exterior walls. Show required setbacks for accessibility, egress width, fire rating requirements, opening limitations, and projections, etc per CBC.
4. Project shall comply with the requirements of CBC for type of construction, allowable area, height, number of stories, occupancy group requirements, exterior wall ratings, and means of egress per the CBC. Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
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 at 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 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.
8. The City of Huntington Beach has adopted the California Green Building Standards Code entirely. Please review Sections 4.106.4 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
9. The City of Huntington Beach has adopted the 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.

10. Provide short-term and long-term bicycle parking spaces (anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers-by) (CGBC 5.106.4).
11. Geotechnical report is required for new constructions.

Received: Will be reviewed during Building Plan Check.

PART 3. COMMENTS TO BE ADDRESSED DURING BUILDING PLAN CHECK

Complete Building Division review will be performed during Building Plan Check review. The followings are some of the requirements to be considered by the design team and are not required to be addressed during Planning Application process.

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. Please see the link below for non-residential Building plan check submittal requirements:
<https://cms3.revize.com/revize/huntingtonbeachca/Documents/Departments/Community%20Development/Building%20Inspections/Permit%20Centre/Applications%20&%20Forms/Plan%20Review%20Correction%20Lists/2022%20TI-Correcction-List-Website.pdf>
3. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
4. Minimum required plumbing fixture is per California Plumbing Code Section 422.1: Which includes number of required water closets, lavatories, urinals, service sinks, and drinking fountains. The total occupant load and occupancy classification shall be determined in accordance with the California Building Code (CPC 422.1).
 Project must comply with the requirements of CBC for disabled accessibility. A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans. Complete accessible path of travel will be reviewed during plan check. The accessibility must meet 2022 CBC. The followings are some of the examples that will be reviewed during Building plan check:
 - Show accessible route from site arrival point (public way) to building primary entrance [11B-202.4].
 - Show compliance with circulation path per 11B-250.1:
 Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches minimum above the area where vehicular traffic occurs 11B-250.1.
 - At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve (11B-206.2.1).
 - Provide accessible route between new structure and the office building: At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site (11B-206.2.2).
 - Show accessible route from accessible parking stalls to tenant entrance. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked 11B-502.7.1.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 1, 2025

PROJECT NAME: RALPHS COMMERCIAL CENTER

PLANNING APPLICATION NO.: PA-2020-0202

ENTITLEMENTS:

DATE OF PLANS: SEPTEMBER 30, 2025

PROJECT LOCATION: 19026 GOLDENWEST STREET, 92648 (SOUTHEAST CORNER OF GOLDENWEST ST. AND GARFIELD AVE.)

PROJECT PLANNER:

PLAN REVIEWER: JACOB WORTHY, DEPUTY FIRE MARSHAL

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

PROJECT DESCRIPTION:

Request to amend the General Plan designation from Industrial to Commercial and amend the Zoning designation from Industrial to Commercial within SP9; consolidate nine parcels into four parcels to function as a 1.33 acre commercial lot; and construct a fueling station with two pad buildings operating as eating and drinking establishments with drive thrus.

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.

1. 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 located within 100 feet of the footprint of the structure / facility, any new structure is 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 base on the sampling results.

(FD)

****Update 6.3.25: Methane mitigation plans will be a deferred submittal, submitted directly to HBFD after building permit issuance. No additional information is required at this time.**

City Specification # 431-92 Soil Clean-Up Standards testing is required. Because this site has a long history of soil contamination and cleanup efforts due to leaking gas station UST's, 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.

"Soil Testing".

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.
- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils, whether native or imported, shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. (FD)

****Update 6.3.25: This requirement has been met. The final HHRA report from Mearn's Consulting Group dated 9/8/2020 will need to be incorporated into Architectural plans once submitted to Building. No additional information is required at this time.**

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

A Pipeline is running through the site must comply with requirements and approvals from Office of the State Fire Marshal Pipeline Safety Division as well and pipeline operator.

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)**

Pipeline. The onsite crimson oil pipeline shall be shown on the plans along with all crimson oil construction requirements and approvals.

Oil Wells

The on-site site oil wells shall be 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.

****Update 6.3.25: The conceptual plans provided on sheet C2.30, appear to show the 3 onsite oil wells meeting the necessary “unobstructed access” requirement. It is understood that the remaining 2 wells are “offsite” in the public right of way, and do not need to be accounted for in the design of this project. There is no additional information that needs to be provided to HBFD, prior to architectural plans being submitted to Building.**

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.

****Update 6.3.25: This section has been addressed, and no additional information is required at this time.**

2. Fire Apparatus Access

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

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

****Update 6.3.25: The proposed fire access appears to comply with HBFD City Specification 401. No additional information is required at this time.**

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

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

No Parking shall be allowed in the designated 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 # 415 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

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

****Update 6.3.25: The conceptual plans submitted appear to comply with city specification 401. No additional information is required at this time.**

3. Fire Protection Systems

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

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Automatic Fire Sprinklers may be required. NFPA 13 Automatic fire sprinkler systems are required per the California Fire Code for new buildings with greater than 5,000 square feet or an A-2 occupancy that exceeds a **100 occupant load**. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. Fire Code standards can be found in *City Specification #420*. **(FD)**

Fire Alarm system may be required. All fire sprinkler systems with greater than 20 heads require a dedicated function fire alarm system in compliance with the CFC and NFPA 72. Occupant loads over 300 in an assembly use require a compliant building fire alarm system. **(FD)**

Private Fire Service may be required. All fire sprinkler systems in commercial buildings require a dedicated private fire service to supply them from the public main. Separate plans shall be submitted to the HBFD detailing the connections, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. The system must be designed in compliance with the California Fire Code, NPFA 13 & 24, and the HBMC. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**

Commercial Food Preparation Fire Protection System may be required for commercial cooking that producing grease laden vapors. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. **(FD)**

Cooking Oil Tanks. If a cooking oil tank greater than 60 gallons is to be installed, a separate plan submittal for it is required as it is a combustible liquids tank. As per *City Specification # 425*, a plan must be submitted to the HBFD for review and approval, a permit issued and final inspection required. System shall be designed to meet the requirements of the 2016 CFC and NFPA 30. **(FD)**

Carbon Dioxide Tank. If a liquefied carbon dioxide tank is to be installed for use with beverage carbonation, the carbon dioxide tank and piping must be installed in accordance with the 2016 CFC, specifically Chapters 50 and 53. If the tank capacity is greater than 6000 cubic feet, an FD

construction permit must be obtained, and a separate plan submittal for compressed gasses is required. (FD)

****Update 6.3.25: The above fire suppression systems and equipment will be reviewed upon architectural plan review when submitting for building permit, and/or as deferred submittal to HBFD. No additional information is required at this time.**

4. Fire Personnel Access

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

Main Secured Building Entries 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)

5. Addressing and Street Names

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

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. (FD)

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (10") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

****Update 6.3.25: The above will be reviewed upon architectural plan review when submitting for building permit. No additional information is required at this time.**

6. Building Construction

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

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC Chapter 10. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and CFC 1006.3. **(FD)**

Exit Ways and Aisles Plan is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

****Update 6.3.25: The above will be reviewed upon architectural plan review when submitting for building permit. No additional information is required at this time.**

8. Hazardous Materials

Hazardous Materials shall be in compliance with Chapter 50 of the CFC. Any hazardous materials stored on site will need to be below the Maximum Allowable Quantities listed in Table 5003.1.1(1) or the room housing the material will need to be an H occupancy. Depending on the quantities of hazardous materials being stored on site, the site will need to disclose the quantities of materials to the California Environmental Reporting Systems (CERS). The quantities of hazardous materials and hazard classification will need to be placed on the architectural set of plans that are submitted for construction.

****Update 6.3.25: The above will be reviewed upon architectural plan review when submitting for building permit. No additional information is required at this time.**

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 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(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)**

Fire Department City Specifications may be obtained at:

www.huntingtonbeachca.gov/hbfd

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