



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 3/17/2025

PROJECT NAME:

PLANNING APPLICATION NO. PA-2024-0067, 68, 69, 70, 71

ENTITLEMENTS:

PROJECT LOCATION: 1810 Pacific Coast Hwy

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

PROJECT DESCRIPTION: The proposed project is located at 1810 Pacific Coast Highway and falls within the District 4 area of the Huntington Beach Downtown Specific Plan. The gross site area is 0.92 acres and includes 10 existing lots. The following narrative relates to lots 1 and 2 only which total 0.19 acres of land. The site is bound by Pacific Coast Highway to the southwest, 19th Street to the northwest, 18th street to the southeast and an existing alley way to the northeast. All lots are 25' in width and consist of alley loaded single-family detached homes that are 3 stories in height with a 4th story roof deck that are elevator served. Unit sizes range from 3,710 SF to 3,783 SF and include 4 bedrooms and 5 bathrooms. Lots 1 and 2 feature a 2-car enclosed garage with optional golf cart parking/ storage along with 2 guest spaces located in the driveway apron. All homes will be elevator served and include enclosed access up the 4th story roof deck. Each home maintains a minimum 25' minimum setback to Pacific Coast highway as well as a 10' setback on the 3rd floor. Each home also includes 3' side yards (6' building to building separations), with a 5' setback along the alley to the garage. The alley is also proposed to be widened from its current 17' width to the required 20' width. Front door access is located from Pacific Coast Highway. This project requests a Coastal Development Permit.

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. 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

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2022 California Building Code (CBC), 2022 California Residential Code (CRC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code, 2022 California Green Building Standards Code (CALGreen) (CGBC), and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Plans and calculations must be signed and stamped by architect/civil engineer licensed by State of California.
4. Energy calculations and structural calculations are required.
5. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the City's website.
6. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the CBC, Section 107.3.4.
7. In addition to all of the code requirements of the California Green Building Standards Code, specifically address Construction Waste Management per Section 4.408. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the section described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5.
8. The City of Huntington Beach has adopted the California Green Building Standards Code entirely. Please review Sections 4.106.4 and 5.106.5.3 for Electric Vehicle (EV) Charging.
9. The City of Huntington Beach has adopted the 2022 California Energy Code including Photovoltaic Requirements.
10. Where applicable, separate demolition permit is required.
11. Complete Building Division review will be performed during Building Plan Check review.

PART 3. COMMENTS:

1. Provide the following information on first sheet of plans:

- Type of construction
 - Number of stories
 - Number of units per parcel/lot
 - Maximum building height
 - Occupancy group
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: Pools/SPA, ,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.
 3. Exterior walls, openings, and projection must meet fire rating requirements per R302.1. If the building is under 2022 CBC (See comment Item #9), the requirements of CBC §601, §705, and all other related sections for building analysis must met per 2022 CBC. Any additional requirements due to the oil wells must be met.
 4. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.
 5. Geotechnical report is required for new constructions.
 6. Light and ventilation of the adjacent rooms due to closure of door or windows that are affected by the addition must meet requirements of 2022 California Residential code Section R303.
 7. Each habitable room must meet the following requirements:
 - a. Habitable rooms shall have a floor area of not less than 70 square feet (R304.1).
 - b. Habitable rooms shall be not less than 7 feet in any horizontal dimension (R304.2).
 - c. Habitable space, hallways shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (R305.1).
 - d. Every dwelling unit shall have no fewer than one room that shall have not less than 120 square feet of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (CBC 1207).
 8. The proposed project must meet the AGING-IN-PLACE DESIGN AND FALL PREVENTION requirements per 2022 CRC Section R327.
 9. Please note that if the roof top structures establish a fourth story, the design must meet the requirements of 2022 CBC instead of 2022 CRC (See CRC Section 1.1.3).
 10. Please clarify how many units are proposed in each lot. If there are more than one unit, clearly specify use and occupancy classification of each unit per 2022 California Building Code.



HUNTINGTON BEACH FIRE DEPARTMENT PLANNING COMMENTS

DESCRIPTION: 10 SFR with Oil Wells
ADDRESS: 1810 PCH
PA #: 2024-0067/68/69/70/71
DATE: 11/22/2024
REVIEWER: Jacob Worthy, Deputy Fire Marshal
Jacob.Worthy@surfcity-hb.org

The following is a list of code requirements deemed applicable to the proposed project based on the conceptual plans provided. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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

1. 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 on the parcel, any new structure will be required to be equipped with at minimum, a passive methane barrier in accordance with [City Specification 429](#). In addition to a methane barrier, other mitigation measures may also be required.

Note: Methane sampling/testing will be required due to site history, in addition to the already required methane barriers.

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

HBFD records indicate there are 21 oil wells on the parcel. All 21 oil well wells on the parcel shall comply with City Specification 422. Unobstructed access shall be provided per section 5.3 of City Specification 422, or the well shall meet current CalGEM standard. A permit shall be obtained from the Huntington Beach Fire Department as per [City Specification #422](#) Oil Well Abandonment Permit Process.

Note: Oil Well locations shall be shown on site plans with necessary setbacks shown if intending to meet section 5.3 of City Spec 422.

Note: Separate supporting document shall be included with architectural plans detailing each of the 21 wells, their abandonment status and how they intend to comply with City Spec 422.

Note: All oil wells will be required to be vented with a vent cone – this currently in progress with HBFD.

Update 2/25/25: There have been a couple site layouts submitted prior to this one, but the most recent appears to have homes built over 2 wells. Lots 8 and Lots 2/1. Any well that does not meet the unobstructed access requirement mentioned above will be required to be re-abandoned to current CalGEM standard.

2. 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. 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)**

Note: No onsite access roads shall be required for this project, as the access would be PCH, 18th and 19th street.

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 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)**

3. 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.

Electronic plans plans shall be submitted to www.huntingtonbeachca.gov/aca for Fire Department approval and permit issuance.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13D. **(FD)**

Note: Precise grading plans shall show the water meter locations and sizes (min 1”) and the proposed backflows for each home.

4. Fire Hydrants and Water Systems

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

Fire Hydrants may be 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 2019 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: Each home shall be within 250 feet of a hydrant and in compliance with City Specification 407, CFC Appendix B and C, and Public Works standards.

5. 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)**

6. 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)

7. GIS Mapping Information

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

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be a digital submittal (email or file upload) to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection. **Use description as in #3 in File-specs**
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 374-5323

Digital submittal requirements for data to be used by the City's GIS in preparing exhibits, maps, etc. for the purposes of planning and/or coordination of special events and/or projects:

1. Provide data in a vector format. Examples of some acceptable formats are:
 - AutoCAD - .DWG or .DXF
 - Google Earth - .KML or .KMZ
 - Shapefile - .SHP
2. Use underscores or hyphens in the file name, not spaces or periods. Provide a separate drawing file for each individual sheet created in AutoCAD.
3. For AutoCAD files or shapefiles, define the coordinate system as NAD 1983 State Plane, California Zone 6 (US Feet) with the proper origin or tie to coordinates using the Orange County Geodetic View.kmz available at <http://www.ocpublicworks.com/survey/services/ocrtm> .
4. Some tips for AutoCAD:
 - Create all data elements in Model Space, add layout elements in Layout Space and save the file in Model Space.
 - Do not draw in page units.
 - Do not add Viewports to Model Space.

- Explode the blocks.

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)**

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)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 17, 2025
PROJECT NAME: 1810 PCH RESIDENTIAL PROJECT
ENTITLEMENTS: CDP 2024-019, CDP 2024-023
PLNG APPLICATION NO. PA-2024-0067
DATE OF PLANS: FEBRUARY 19, 2025
PROJECT LOCATION: 1810 PACIFIC COAST HIGHWAY (LOTS 1 & 2, BLOCK 118, MM 4/10)
PROJECT PLANNER: WAYNE CARVALHO, CONTRACT PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSAL TO CONSTRUCT SINGLE FAMILY HOMES ON 10 LOTS BETWEEN 18TH STREET AND 19TH STREET FRONTING PCH

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 25-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of PCH and 18th Street per Public Works Standard Plan No. 207.
 - b. A 2.5-foot alley dedication to provide a width of 10 feet from alley centerline to property line along Lots 1 and 2 of Block 118 of Huntington Beach, Seventeenth Street Section. (ZSO 230.84)

3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Damaged curb, gutter and sidewalk along the project's 18th Street and Pacific Coast Highway frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on 18th Street shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan No. 202 and 207. (ZSO 230.84)
 - c. Pavement for half-width of the existing alley plus pavement for 5 feet of additional alley dedication. (ZSO 230.84)
 - d. An ADA compliant access ramp at the corners of Pacific Coast Highway and 18th Street per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - e. A new sewer lateral shall be installed connecting to the main in the alley. 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)
 - 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. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - h. Any existing water service, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
5. 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)
6. 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.
7. 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:

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

10. 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)
11. 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)
12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 0.44 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$7,211. 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)
22. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

23. 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:

24. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
25. All new utilities shall be undergrounded. (MC 17.64)
26. 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)
27. Traffic Impact Fees (TIF) shall be paid at final occupancy. The current rate for detached dwelling unit is \$3,023.37/unit. The rate is subject to an annual adjustment on December 1st. (MC 17.65)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 17, 2025
PROJECT NAME: 1810 PCH RESIDENTIAL PROJECT
ENTITLEMENTS: CDP 2024-020, CDP 2024-024
PLNG APPLICATION NO. PA-2024-0068
DATE OF PLANS: FEBRUARY 19, 2025
PROJECT LOCATION: 1810 PACIFIC COAST HIGHWAY (LOTS 3 & 4, BLOCK 118, MM 4/10)
PROJECT PLANNER: WAYNE CARVALHO, CONTRACT PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSAL TO CONSTRUCT SINGLE FAMILY HOMES ON 10 LOTS BETWEEN 18TH STREET AND 19TH STREET FRONTING PCH

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 2.5-foot alley dedication to provide a width of 10 feet from alley centerline to property line along Lots 3 and 4 of Block 118 of Huntington Beach, Seventeenth Street Section. (ZSO 230.84)
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. Damaged curb, gutter and sidewalk along the project's Pacific Coast Highway frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. Pavement for half-width of the existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
 - c. A new sewer lateral shall be installed connecting to the main in the alley. 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)
 - d. 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)
 - e. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - f. Any existing water service, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 5. 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)
 6. 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.
 7. 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:

8. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
9. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
10. 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)
11. 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)

12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 0.25 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$4,097. 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)
22. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

23. 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:**

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

26. 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)
27. Traffic Impact Fees (TIF) shall be paid at final occupancy. The current rate for detached dwelling unit is \$3,023.37/unit. The rate is subject to an annual adjustment on December 1st. (MC 17.65)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 17, 2025
PROJECT NAME: 1810 PCH RESIDENTIAL PROJECT
ENTITLEMENTS: CDP 2024-021, CDP 2024-025
PLNG APPLICATION NO. PA-2024-0069
DATE OF PLANS: FEBRUARY 19, 2025
PROJECT LOCATION: 1810 PACIFIC COAST HIGHWAY (LOTS 5 & 6, BLOCK 118, MM 4/10)
PROJECT PLANNER: WAYNE CARVALHO, CONTRACT PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSAL TO CONSTRUCT SINGLE FAMILY HOMES ON 10 LOTS BETWEEN 18TH STREET AND 19TH STREET FRONTING PCH

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 2.5-foot alley dedication to provide a width of 10 feet from alley centerline to property line along Lots 5 and 6 of Block 118 of Huntington Beach, Seventeenth Street Section. (ZSO 230.84)
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. Damaged curb, gutter and sidewalk along the project's Pacific Coast Highway frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. Pavement for half-width of the existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
 - c. A new sewer lateral shall be installed connecting to the main in the alley. 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)
 - d. 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)
 - e. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - f. Any existing water service, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 5. 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)
 6. 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.
 7. 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:

8. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
9. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
10. 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)
11. 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)

12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 0.25 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$4,097. 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)
22. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

23. 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:**

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

26. 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)
27. Traffic Impact Fees (TIF) shall be paid at final occupancy. The current rate for detached dwelling unit is \$3,023.37/unit. The rate is subject to an annual adjustment on December 1st. (MC 17.65)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 17, 2025
PROJECT NAME: 1810 PCH RESIDENTIAL PROJECT
ENTITLEMENTS: CDP 2024-022, CDP 2024-026
PLNG APPLICATION NO. PA-2024-0070
DATE OF PLANS: FEBRUARY 19, 2025
PROJECT LOCATION: 1810 PACIFIC COAST HIGHWAY (LOTS 7 & 8, BLOCK 118, MM 4/10)
PROJECT PLANNER: WAYNE CARVALHO, CONTRACT PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSAL TO CONSTRUCT SINGLE FAMILY HOMES ON 10 LOTS BETWEEN 18TH STREET AND 19TH STREET FRONTING PCH

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 2.5-foot alley dedication to provide a width of 10 feet from alley centerline to property line along Lots 7 and 8 of Block 118 of Huntington Beach, Seventeenth Street Section. (ZSO 230.84)
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:

- a. Damaged curb, gutter and sidewalk along the project's Pacific Coast Highway frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. Pavement for half-width of the existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
 - c. A new sewer lateral shall be installed connecting to the main in the alley. 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)
 - d. 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)
 - e. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - f. Any existing water service, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 5. 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)
 6. 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.
 7. 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:**

8. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
9. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
10. 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)
11. 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)

12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 0.25 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$4,097. 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)
22. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

23. 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:**

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


26. 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)
27. Traffic Impact Fees (TIF) shall be paid at final occupancy. The current rate for detached dwelling unit is \$3,023.37/unit. The rate is subject to an annual adjustment on December 1st. (MC 17.65)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 17, 2025
PROJECT NAME: 1810 PCH RESIDENTIAL PROJECT
ENTITLEMENTS: CDP 2024-018, CDP 2024-027
PLNG APPLICATION NO. PA-2024-0071
DATE OF PLANS: FEBRUARY 19, 2025
PROJECT LOCATION: 1810 PACIFIC COAST HIGHWAY (LOTS 9 & 10, BLOCK 118, MM 4/10)
PROJECT PLANNER: WAYNE CARVALHO, CONTRACT PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: PROPOSAL TO CONSTRUCT SINGLE FAMILY HOMES ON 10 LOTS BETWEEN 18TH STREET AND 19TH STREET FRONTING PCH

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 25-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of PCH and 16th Street per Public Works Standard Plan No. 207.
 - b. A 2.5-foot alley dedication to provide a width of 10 feet from alley centerline to property line along Lots 9 and 10 of Block 118 of Huntington Beach, Seventeenth Street Section. (ZSO 230.84)

3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Damaged curb, gutter and sidewalk along the project's 19th Street and Pacific Coast Highway frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on 19th Street shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan No. 202 and 207. (ZSO 230.84)
 - c. Pavement for half-width of the existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
 - d. An ADA compliant access ramp at the corners of Pacific Coast Highway and 19th Street per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - e. A new sewer lateral shall be installed connecting to the main in the alley. 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)
 - 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. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - h. Any existing water service, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
5. 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)
6. 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.
7. 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:

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

10. 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)
11. 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)
12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$16,389 per gross acre is subject to periodic adjustments. This project consists of 0.44 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$7,211. 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)
22. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

23. 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:

24. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
25. All new utilities shall be undergrounded. (MC 17.64)
26. 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)
27. Traffic Impact Fees (TIF) shall be paid at final occupancy. The current rate for detached dwelling unit is \$3,023.37/unit. The rate is subject to an annual adjustment on December 1st. (MC 17.65)



CITY OF HUNTINGTON BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

2000 Main Street ♦ Huntington Beach CA 92648-2702 ♦ www.huntingtonbeachca.gov

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 8/8/2024

PROJECT NAME:

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2024-0067 THRU 0071

ENTITLEMENTS: COASTAL DEVELOPMENT PERMIT NO. 2024-018 THRU -027

DATE OF PLANS:

PROJECT LOCATION: 1810 PACIFIC COAST HWY, HUNTINGTON BEACH, CA 92648

PLAN REVIEWER: WAYNE CARVALHO, CONTRACT PRINCIPAL PLANNER

TELEPHONE/E-MAIL: (657) 223-3646/WAYNEC@CSGENGR.COM

PROJECT DESCRIPTION: New construction of ten (10), 3,950 sq. ft., 3-story single-family homes with rooftop decks. The new homes consist of four bedrooms, five bathrooms, and 2-car or 3-car garages.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

COASTAL DEVELOPMENT PERMIT NO. 2024-018 THRU 027

1. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design (with the following modifications).
 - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
 - b. 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)**
2. Prior to issuance of grading permits, the following shall be completed:
 - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**

- 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. 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)**
3. Prior to issuance of building permits, the following shall be completed:
- a. An Affordable Housing Agreement or payment of in lieu fees in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
 - b. The Downtown Specific Plan fee shall be paid. **(Resolution No. 5328)**
4. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - b. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - c. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - d. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
6. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
7. Coastal Development Permits Nos. 2024-018 through -027 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
8. Coastal Development Permits Nos. 2024-018 through -027 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. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/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 Department within two (2) days of the Zoning Administrator's approval of entitlements. **(California Code Section 15094)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Zoning Administrator. **(HBZSO Section 232.04)**