



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: 1/28/2025
PROJECT NAME: TIEMPO SECURITY FENCE
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2024-0085
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2024-026
DATE OF PLANS:
PROJECT LOCATION: 627 MAIN ST, HUNTINGTON BEACH, CA 92648
PLAN REVIEWER: MARCO CUEVAS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714)536-5224/MARCO.CUEVAS@SURFCITY-HB.ORG
PROJECT DESCRIPTION: THE PROJECT INVOLVES THE CONSTRUCTION OF A 6 FT. TALL OPEN SLAT WROUGHT IRON SECURITY FENCE WITHIN THE 10 FT. FRONT SETBACK IN LIEU OF THE MAXIMUM HEIGHT OF 42 IN. THIS REQUEST ALSO INCLUDES A REDUCED VEHICLE STACKING DISTANCE OF 11 FT. IN LIEU OF THE REQUIRED 20 FEET ALONG MAIN STREET, AND TO ALLOW THE PROPOSED FENCE WITHIN PORTIONS OF THE REQUIRED 10 FT. VISIBILITY TRIANGLES LOCATED AT THE FRONT ENTRY AND THE REAR ALLEY EXIT

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

CONDITIONAL USE PERMIT NO. 24-026:

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

A gated entryway (access control devices) plan shall be submitted to the Community Development Department. The gated entryway shall comply with Fire Department Standard No. 403. In addition, the gated entryway plan shall be reviewed by the United States Postal Service. Prior to the installation of any gates, such plan shall be reviewed and approved by the Community Development Department, Fire and Public Works Departments. **(HBZSO Section 231.18.D.8)**

2. The Development Services Departments (Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission/Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
3. CUP 24-026 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)**
4. CUP 24-026 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
5. The Planning Commission/Zoning Administrator reserves the right to revoke (CUP 24-026) pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
6. 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)**
7. Construction shall be limited to Monday – Saturday 7:00 AM to 7:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
8. 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 Planning Commission's/ Zoning Administrator's approval of entitlements. **(California Code Section 15094)**
9. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 9/9/2024

PROJECT NAME:

PLANNING APPLICATION NO. PA-2024-0085

ENTITLEMENTS:

PROJECT LOCATION: 627 Main St

PLAN REVIEWER: Mehdi Taheri, PE, PhD

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

PROJECT DESCRIPTION: New 6'-0" tall security fence with two rolling vehicle access gates and two pedestrian access/egress gates.

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.

PART 2. CODE REQUIREMENTS COMMERCIAL

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 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. 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.
4. 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.
5. 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.

PART 3. COMMENTS COMMERCIAL

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. Plans should clearly show compliance with CBC Chapters 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing. A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.
3. Permit application, structural plans and calculations are required for fences.
4. Entire fence structure including its footing must be located within the boundary of property lines.