



CITY OF HUNTINGTON BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

May 4, 2022

Ben R. Johnson
The Olson Company
3010 Old Ranch Pkway, #100
Seal Beach, CA 90740

**SUBJECT: GPA NO. 21-002/ZMA NO. 21-001/TTM 19157/CUP NO. 21-004/MND NO. 21-003
(OLSON TOWNHOMES) – 8371 TO 8461 TALBERT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ben,

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 714-536-5624 or rramos@surfcity-hb.org and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Ricky Ramos
Principal Planner

Enclosure

cc: Steve Bogart, Public Works Dept.
Jacob Worthy, Fire Dept.
Kevin Kirby, Building Division



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 4, 2022

PROJECT NAME: OLSON TOWNHOMES

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 21-084

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 21-002/ZONING MAP AMENDMENT NO. 21-001/TENTATIVE TRACT MAP NO. 19157/CONDITIONAL USE PERMIT NO. 21-004/MITIGATED NEGATIVE DECLARATION NO. 21-003

DATE OF PLANS: MARCH 2 – APRIL 18, 2022

PROJECT LOCATION: 8371 – 8461 TALBERT AVENUE

PLAN REVIEWER: RICKY RAMOS, PRINCIPAL PLANNER

TELEPHONE/E-MAIL: (714) 536-5624 / RRAMOS@SURFCITY-HB.ORG

PROJECT DESCRIPTION: GPA – TO AMEND THE LAND USE DESIGNATION FROM RL TO RM; ZMA – TO AMEND THE ZONING DESIGNATION FROM RL TO RM; TTM – TO SUBDIVIDE APPROXIMATELY 2.07 ACRES FOR CONDOMINIUM PURPOSES; CUP – TO DEVELOP 34 TOWNHOMES AND ALLOW UP TO AN 8 FOOT TALL RETAINING WALL TOPPED WITH A 6 FOOT TALL WALL ALONG THE WEST PROPERTY LINE; MND – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission and/or City Council 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.

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO and the California Density Bonus Law including replacement units. **(HBZSO Section 230.26)**
 - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department (with the application fee) and approved by the City Attorney. The CC&Rs shall identify all the common areas and maintenance of all walls, common landscape areas, and common area improvements by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

- c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Community Development Department Fee Schedule*). **(HBZSO Section 254.16)**
2. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
3. Prior to issuance of a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
4. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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)**
5. Prior to final building permit approval, Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Chapter 254. 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*).
6. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval. The Community Development Director and Public Works Director shall be notified in writing if any changes to tract map are proposed during the final map review process. The final map shall not be approved until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's or City Council's action and the conditions of approval. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
7. Tentative Tract Map No. 19157 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**
8. Tentative Tract No. 19157 and Conditional Use Permit No. 21-004 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
9. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
10. 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)**
11. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office together with the CA Department of Fish and Wildlife fee. The

check shall be made out to the County of Orange and submitted to Sagecrest within two (2) days of the City Council's action. **(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 Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 21-004:

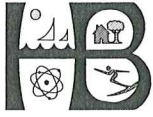
1. The project plans approved by the Planning Commission/City Council shall be the conceptually approved design with the following modifications:
 - a. Update the highest top of curb, top of slab, and building height to roof peak on the elevations as needed to match the grading and site plan. **(HBZSO Section 230.70)**
 - b. All projections including but not limited to eaves, bay windows, covered patios, etc. must be dimensioned on the floor plans and elevations and must comply with code. **(HBZSO Section 230.68)**
 - c. Parking lot striping and parallel parking stall/back up dimensions shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - d. Add minimum 25 foot required back up for garage parking spaces to the site plan. **(HBZSO Section 231.18)**
 - e. 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)**
 - f. 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)**
 - g. 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)**
 - h. 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 and 210.06.T)**

- i. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
 3. Prior to issuance of grading permits, the following shall be completed:
 - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect that complies with the required trees shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - d. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - f. A Consulting Arborist shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
 4. Prior to submittal for building permits, residential type structures on the subject property shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60

CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s).

5. Prior to issuance of building permits, the following shall be completed:
 - a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO and the California Density Bonus Law including replacement units. **(HBZSO Section 230.26)**
 - b. Submit postmaster approval of location of mailboxes or entry for postal carrier. **(HBZSO Section 231.18.D.8)**
6. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released for the first residential unit until the following have been completed:
 - a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - b. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City. **(HBZSO Section 232.04.D)**
 - c. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
7. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's/City Council's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission/City Council may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
8. Conditional Use Permit No. 21-004 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, Community Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 25, 2022

PROJECT NAME: OLSON TOWNHOMES

ENTITLEMENTS GPA-2021-002, ZMA-2021-001, CUP-2021-004, TTM 19157

PLNG APPLICATION NO. 2021-0084

DATE OF PLANS: FEBRUARY 2, 2022

PROJECT LOCATION: 8371 TALBERT AVENUE

PROJECT PLANNER RICKY RAMOS, SENIOR PLANNER

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

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

PROJECT DESCRIPTION:

- 1) GPA FROM RL (RESIDENTIAL LOW DENSITY) TO RM (RESIDENTIAL MEDIUM DENSITY)
- 2) ZMA FROM RL TO RM
- 3) TTM TO SUBDIVIDE A +/- 2.1 ACRE SITE FOR CONDOMINIUM PURPOSES
- 4) CUP TO DEVELOP 34 ATTACHED, TWO- AND THREE-STORY TOWNHOMES UP TO 35 FT. TALL WITH A DENSITY BONUS
- 5) EA TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

THE SITE IS CURRENTLY IMPROVED WITH THREE SINGLE-FAMILY DETACHED RESIDENCES THAT ARE HISTORIC STRUCTURES RATED 3CS IN THE 2014 HISTORIC CONTEXT AND SURVEY REPORT.

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.

TENTATIVE TRACT MAP**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP UNLESS OTHERWISE STATED. BONDING MAY BE SUBSTITUTED FOR CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF THE SUBDIVISION MAP ACT:**

1. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
 - a. A blanket easement over the private street, sidewalk, and access ways for Police Department and Fire Department access.
 - b. A 24-foot wide public storm drain easement along the entire length of the existing onsite public storm drain pipeline, per Public Works Standard Plan No. 300.
2. A Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). 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. 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 drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
3. A sewer study to verify capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works 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 sites shall be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
4. The applicant shall prepare a Traffic Impact Analysis for the project for Public Works review and approval. Support for the project access from Newland Street pending traffic analysis results. Contact Public Works staff to discuss scope of work prior to preparation of traffic analysis.
5. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
6. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling in areas not previously investigated and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
7. The grading, utility 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)

8. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
- On-site private street, accessways and sidewalks
 - On-site private water system and appurtenances.
 - Onsite landscaping and irrigation improvements
 - On-site private sewer system and appurtenances.
 - On-site private storm drain system and appurtenances including all pumps.
 - Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)

The aforementioned items shall be addressed in the development's CC&R's.

9. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements including the park site, construction employee parking, model home locations and access to the model homes, utility relocation, material location, and fire access. (ZSO 253.12L)
10. 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.
11. 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:
- Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - Provide a digital-graphics file of said map to the County of Orange.
12. Provide a digital-graphics file of said map to the City per the following design criteria:
- Design Specification:
 - 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.
 - Digital data shall have double precision accuracy (up to fifteen significant digits).
 - Digital data shall have units in US FEET.
 - A separate drawing file shall be submitted for each individual sheet.
 - Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - File Format and Media Specification:
 - 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
- viii. Shall be in compliance with the following media type:
- CD Recordable (CD-R) 650 Megabytes
13. 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 map or obtain building permits before completion of the required improvements.
 14. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
 15. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
 16. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
 17. 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 \$14,888 per gross acre is subject to periodic adjustments. This project consists of 2.97 gross acre (including its tributary area portions along the half street frontages) for a total required drainage fee of \$44,167.70. 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)
 18. The Final Tract map shall conform to the State's Subdivision Map Act §66433 and to the City's Zoning and Subdivision Ordinance, Ch. 253.

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

1. The Final Tract map shall be recorded with the County recorder's office.
2. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
 - a. A blanket easement over the private street, sidewalk, and access ways for Police Department and Fire Department access.
 - b. A 24-foot wide public storm drain easement along the entire length of the existing onsite public storm drain pipeline, per Public Works Standard Plan No. 300. No encroachments of retaining walls, foundations and/or private utilities will be allowed in the new public storm drain easement.
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 site's Talbert Avenue and Newland Street frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approaches on Talbert Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - c. The proposed project driveway approaches shall be constructed per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)

- d. The existing storm drain catch basin located in the north side of the site's Talbert Avenue frontage shall be relocated westerly to be centered on the subject site's west property line extension to the existing northerly curb face of Talbert Avenue. This realignment will also require some redesign/realignment of the adjacent public storm pipeline in Talbert Avenue and on the adjoining private property to the west.
- e. The full depth of the existing AC pavement, for half-width (from existing curb line to the existing street centerline) of the project's Newland Street frontage, shall be removed and replaced. The new roadway section shall be designed pursuant to the recommendations provided by the developer's licensed Geotechnical Engineer and as approved by the City Department of Public Works. (ZSO 230.84)
- f. Installation of new street lights along the project frontage on Talbert Avenue per Public Works Standards and Specifications. (ZSO 230.84)
- g. A new sewer lateral shall be installed connecting to the main in Talbert Avenue. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
- h. The water system and appurtenances for the entire project shall be a private system
- i. A new domestic master water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC), if applicable. If a looped domestic water system is proposed, a master meter at each point of connection to the public water main is required and constructed per Water Division Standards. The onsite domestic water system shall be private and maintained by the HOA. (ZSO 230.84) (MC 14.08.020)
- j. A separate irrigation water service and meter for the common landscaping areas shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
- k. Separate backflow protection devices at each point of connection to the public water main 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)
- l. The existing domestic water services and meters shall be abandoned per Water Division Standards. (ZSO 230.84)
- m. The fire sprinkler system(s) to each building complex and/or unit that is required by the Fire Department shall be served from a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
- n. Any onsite fire hydrant(s) required by the Fire Department and any proposed fire sprinklers to multi-family units shall be served by a dedicated fire water system with an appropriate backflow protection device. The onsite fire hydrant(s) and fire water system shall be private. A looped private fire water system shall require a backflow device at each point of connection to the public water main. These private onsite fire water pipelines shall be separated from the public water main(s) in Talbert Avenue and Newland Street by construction of a double check detector assembly(s) The double check detector assembly(s) shall be constructed per Water Division Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private onsite fire hydrant(s) and/or fire sprinkler system(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 line, services, and private fire hydrant(s) shall be the responsibility of the HOA. (Resolution 5921, State of California Administrative Code, Title 17)

4. 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.
5. 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)
6. 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.
7. 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.
8. 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.
 9. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 10. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 11. 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)
 12. 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.
 13. 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:**

14. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
15. 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)

16. 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)
17. 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)
18. 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)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. 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)
21. 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)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. 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:**

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

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

27. 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:**

28. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
29. All existing and new utilities shall be undergrounded. This requirement applies to all existing, overhead utility lines crossing Talbert Avenue and Newland Street to the subject site and along the subject site's Talbert Avenue and Newland Street frontages. (MC 17.64)

30. 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)
31. Traffic Impact Fees (TIF) for the project shall be paid prior to final occupancy. The current rate for an attached residential unit is \$1,607.96/unit. The TIF is adjusted annually. (MC 17.65)
32. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
 - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
 - f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
33. The developer shall execute a Landscape License & Maintenance Agreement to address the continuing maintenance and liability for all landscaping, irrigation, furniture and hardscape within the public right-of-way along the project's Talbert Avenue and Newland Street frontages. The agreement shall describe all aspects of maintenance such as sidewalk repair and cleaning, trash cans, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 12/28/2021

PLANNING APPLICATION NO.: PA-2021-0084

ENTITLEMENTS:

PROJECT LOCATION: 8371 TALBERT

PLAN REVIEWER: JACOB WORTHY, DEPUTY FIRE MARSHAL

TELEPHONE/E-MAIL: (714) 374-5344, JACOB.WORTHY@SURFCITY-HB.ORG

PROJECT DESCRIPTION: Conditional Use Permit to develop 34 attached, two- and three-story townhomes up to 35 ft. tall

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 department 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.

The Huntington Beach Fire Department (HBFD) has reviewed the conceptual plans for the proposed project and the HBFD has the following conditions that need to be met during various times of the construction project.

Fire has no new comments on the revised conceptual plans. See notes below under Fire Master Plan. As for this Planning Application, these comments are conceptual until the architectural set of plans are reviewed.

1. Fire Master Plan Approval

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

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

- Fire hydrant locations, public and private (if applicable)
- DCDA locations – only if proposing private hydrants
- Hose pull distances – route shall be approved by HBFD
- Knox box and knox switch locations.

- Gate locations, and opticoms
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping per city specification 415
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

Note: The small details/changes required to the Fire Master Plan will take place on a deferred submittal.

- a. **Exact hose pull locations, fire lane markings, gate location off Talbert access etc.**

2. Environmental

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)**

3. Fire Suppression Systems

Fire Protection Systems

Automatic Fire Sprinklers are required. Automatic fire sprinkler systems are required per the California Fire Code for residential structures.

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

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

NOTE: Based on information provided, the townhomes will be designed as R-3 occupancies, and therefore will receive NFPA 13D fire sprinkler systems.

4. Fire Hydrants and Water Systems

Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. **(FD)**

NOTE: City Specification #407 requires Fire hydrants for single family detached and duplex dwellings less than 5,000 square feet, or having fire flows below 1,750 GPM or less, shall be spaced not more than 500 feet along streets, or so that each dwelling is within 250 feet of a hydrant **A fire hydrant will most likely need to be added for this proposed project. Spacing, number and distance can depend on Fire-Flow (gpm) requirements for the project.

Note: The projects proposed additional 2 hydrants on Talbert appear to meet this requirement. The dimensions and spacing listed above shall be shown on the Fire Master Plan.

5. Fire Personnel Access

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

Main Secured Property Entry Gates shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Note: Each man gate proposed off Talbert shall have a knox box adjacent to it.

Emergency Escape and Rescue openings shall be required per CBC and CFC Section 1029. Demonstrate compliance with these code sections on the plans. **(FD)**

NOTE: A plan will need to be developed to show compliance with Section 1029 of the California Fire Code or the California Building

Code for Emergency Escape and Rescue openings. Documentation to demonstrate compliance will need to be incorporated in to the Fire Master Plan, as well as overall project design for future submissions.

6. Fire Apparatus Access

The following items shall be completed prior to precise grading plan or building 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 shall be a minimum width of twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

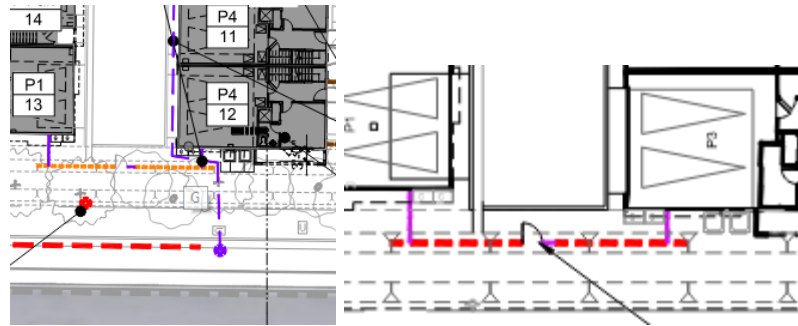
NOTE: The provide 20 foot onsite road shall be marked and identified as a fire road, and no parking shall be on the road, other than designated, approved parking spaces.

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. **(FD)**

NOTE: On a "Fire Master Plan", show that the entire perimeter of each proposed building complies with the 150-foot hose pull requirement stated in Section 503.1.1 of the Huntington Beach Fire Code.

NOTE: 150 foot hose pull distances must be measure from Talbert as the onsite road does not comply with city specification 401 requiring minimum 24 foot wide fire lanes. For this reason, Talbert, with the identified fire lane red curb areas, shall be considered the main fire access road, and all hose pulls shall be shown from Talbert.

NOTE: The hose pull diagram on page A1.1 will need some adjusting, other than the items mentioned above, sheet A1.1 shows the hose pull route going around the wall, then the wall and fence plan shows that the fire access gate is in a different spot.



Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

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

NOTE: Even those the onsite roads do not meet the HBFD 24 foot requirements, the road shall still be marked as a fire access road, and no obstructions shall impede the 20 foot wide road.

7. 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)**

Residential 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 ten 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 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)**

8. GIS Mapping Information

GIS files will need to be provided to the HBFD prior to the issuance of a Building permit.

GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

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

- Submittal media shall be via CD rom 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.
- 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) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

THE FOLLOWING SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction and Demolition. **(FD)**

OTHER:

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

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

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

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 10/14/2021
PROJECT NAME: Newland & Talbert
PLANNING APPLICATION NO.: PA-2021-0084
ENTITLEMENTS:
PROJECT LOCATION: 8371 Talbert
PLAN REVIEWER: Kevin Kirby
TELEPHONE/E-MAIL: (714) 374-5324 / kkirby@surfcity-hb.org

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

➤ **REQUIREMENT:**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans for all disciplines. If hard copies are submitted, please provide Building 3 sets and MEP 2 sets each
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
5. All accessory and minor accessory structures including site MEP will be on separate permits.

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

1. Project shall comply with the current State building codes adopted by the City at the time of permit application submittal. Currently they are the 2019 California Building Code (CBC), 2019 California Residential Code (CRC), 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 California Green Building Standards Code, and the Huntington Beach Municipal Code

(HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans
3. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2019 CBC.
4. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2019 CBC. Including an accessible path of travel to the public way.
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 2019 CBC, Section 107.3.4.
7. In addition to all of the code requirements of the 2019 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit, the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the City will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
8. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
9. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.
10. Complete and provide on the Building Plans the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

➤ **COMMENTS:**

1. Project "*Condition of Approval*" shall appear on the submitted drawings.
2. Plans shall show justifications for allowable floor areas and the number of stories.
3. **Fire-rated Construction:** Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.

