

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

714/536-5271

Code Enforcement Division

714/375-5155

Building Division

714/536-5241

August 7, 2018

Karl Huy, Travis Companies
4430 E. Miraloma Ave. Suite F
Anaheim, CA 92807

**SUBJECT: CONDITIONAL USE PERMIT NO. 17-026/ VARIANCE NO. 18-005 (G&M OIL)
 -16990 BEACH BLVD. PROJECT IMPLEMENTATION CODE
 REQUIREMENTS**

Dear Applicant,

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. 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 joanna.cortez@surfcity-hb.org or 714-374-1547 and/or the respective source department (contact person below).

Sincerely,



Joanna Cortez
Associate Planner

Enclosures

cc: Bob Milani, Public Works – 714.374.1735
 Steve Eros, Fire – 714.536.5531
 Khoa Duong – 714.989.0213
 Michelle Boldt/Jane Thomas – 714.536.5986
 Jane James, Planning Manager
 G&M Oil, 16868 A St. Huntington Beach, CA 92647
 Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 7, 2018

PROJECT NAME: G&M OIL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 17-150

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 17-026/VARIANCE NO. 18-005

DATE OF PLANS: JUNE 20, 2018

PROJECT LOCATION: 16990 BEACH BOULEVARD (NORTHEAST CORNER OF BEACH BOULEVARD AND WARNER AVE.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: **CUP:** to permit 1) the construction of a 4,412 sq. ft. service station, 2,168 sq. ft. retail building, and other on-site improvements and 2) off-sale beer and wine sales (ABC License Type 20) within a proposed retail building; and **VAR:** to permit 1) a retail building at a reduced setback of eight ft. in-lieu of the required minimum 15 ft. setback; 2) a metal awning at a reduced setback of seven ft. in-lieu of the required minimum nine ft. setback; and 3) landscape areas with a reduced width of five ft. and eight ft. in-lieu of the required minimum 15 ft. width.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 23, California Administrative Code. **(HBZSO Chapter 231)**
 - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
 - c. 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)**

- d. 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)**
- e. 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 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. “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 Landscape Standards and Specifications. **(HBZSO Section 232.04.BECSP 2.6.9)**
- e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
- f. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect’s plans and shall include the Arborist’s name, certificate number and the Arborist’s wet signature on the final plan. **(Resolution No. 4545)**

3. Prior to submittal for building permits, the following shall be completed:

- a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**

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

- a. The Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**
- b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**

5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
 - b. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - d. All trees shall be maintained or planted in accordance to the requirements of Zoning Ordinance and Specific Plan No. 14. **(HBZSO Chapter 232)**
 - e. 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)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
7. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
8. The Development Services Departments (Community Development, Fire, Police, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development 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 Community Development Director's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Director of Community Development may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
9. Conditional Use Permit No. 17-026 and Variance No. 18-005 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 Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

10. Conditional Use Permit No. 17-026 and Variance No. 18-005 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14))**
11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 17-026 and Variance No. 18-005 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)**
12. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. 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)**
14. The applicant shall submit checks in the amount of \$50 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The checks shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Community Development Director's approval of entitlements. **(California Code Section 15094)**
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 4, 2018 (REVISED September 14, 2018)
PROJECT NAME: G & M OIL COMPANY
ENTITLEMENTS: CUP 17-026
PLNG APPLICATION NO: 2017-0150
DATE OF PLANS: APRIL 11, 2018
PROJECT LOCATION: 16990 BEACH BOULEVARD
PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *Bob Milani*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: REQUEST FOR: (1) THE DEMOLITION OF AN EXISTING SERVICE STATION AND DETACHED RETAIL BUILDING; (2) THE CONSTRUCTION OF A 2,168 SQ. FT. RETAIL CONVENIENCE STORE, 4,412 SQ. FT. PUMP STATION AND OTHER ONSITE IMPROVEMENTS; AND (3) TO PERMIT OFF-SALE BEER AND WINE SALES (ABC LICENSE TYPE 20) WITHIN A PROPOSED 2,168 SQ. FT. RETAIL CONVENIENCE STORE.

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

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED 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, BECSP, GP)
 - a. A 3 foot right-of-way dedication for pedestrian access and public utilities along Beach Boulevard, per Public Works Standard Plan Nos. 104 and 207, to provide a curb to property line width of 10 feet along the Beach Boulevard frontage.
 - b. A 5 foot right-of-way dedication for pedestrian access and public utilities along 'A' Street per Public Works Standard Plan Nos. 104 and 207, to provide a curb to property line width of 5 feet along the 'A' Street frontage. The half width right-of-way on 'A' Street shall be 25 feet (5 foot sidewalk and 20 feet pavement).
 - c. A 14 foot irrevocable offer of dedication for street and public utility purposes along the Warner Avenue frontage, for a right-of-way half width of 74 feet from the Warner Avenue survey centerline to property line.
 - d. A 25 foot radius irrevocable offer of dedication for street and public utility purposes along the southeast corner of (northwest corner of Warner Avenue/'A' Lane) the property.
 - e. A 25 foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Beach Boulevard and Warner Avenue per Public Works Standard Plan No. 207.
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. Curb, gutter and sidewalk along the 'A' Street project frontage shall be installed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on Beach Boulevard extending along the project frontage and the adjacent north parcel (APN 107-100-71) shall be removed and replaced curb, gutter and sidewalk per Caltrans Standard Plans. (ZSO 230.84, Caltrans, BECSP)
 - c. The existing driveway approaches on Warner Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. The proposed driveway on Beach Boulevard shall be installed near the project's north property line to provide joint ingress/egress to the project site and the adjacent north parcel (APN 107-100-71). The driveway shall be installed per Caltrans Standard Plan A87A. (BECSP, ZSO 230.84, Caltrans)
 - e. The proposed driveway on Warner Avenue shall be ADA compliant and installed per Public Works Standard Plan No. 211. (ZSO 230.84, BECSP)
 - f. The proposed driveway on 'A' Street shall be ADA compliant and installed per Public Works Standard Plan No. 211. (ZSO 230.84)
 - g. Red curb per Caltrans Specifications shall be installed on Beach Boulevard, Warner Avenue, and 'A' Street as directed by the City or Caltrans. (ZSO 230.84, Caltrans)
 - h. ADA compliant curb ramp(s) shall be installed at the project corner of Beach Boulevard at Warner Avenue. (ZSO 230.84, ADA)

- i. An ADA compliant access ramp at the corner of Warner Avenue and 'A' Street corner per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - j. All frontage improvements along Beach Boulevard and Warner Avenue shall be constructed pursuant to City and Caltrans standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan (Town Center Boulevard Segment). The frontage along Beach Boulevard shall comply with the "Palm Tree Boulevard – Typical" Configuration and the frontage along Warner Avenue shall comply with the "Neighborhood Streets" configuration. The required frontage improvements may include new curb, gutter, sidewalk, parkway landscaping and irrigation, median landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. (BECSP, ZSO 230-84.D for non-subdivisions or ZSO 255.04 for subdivisions)
 - k. New street lights shall be constructed pursuant to City Standard codes and specifications, and the required street configuration and specifications of the "Beach Edinger Corridor Specific Plan". (BECSP, ZSO 230-84.D)
 - l. A new sewer lateral shall be installed connecting to the main in the "A" Street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - m. The existing domestic water service(s) currently serving the existing development may potentially be utilized they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water services, any non-conforming water services, meters, and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 230.84)
 - n. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - o. 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)
 - p. The existing domestic water services and meters, if not being used shall be abandoned per Water Division Standards. (ZSO 230.84)
 - q. 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)
 - r. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established business, a separate water service and meter for each occupancy shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84) (MC 14.08.030).
4. Per the City-adopted Beach Edinger Corridor Specific Plan, which ultimately requires the construction of a 12-inch public waterline on both sides of Beach Boulevard, a 12-inch public water line shall be constructed in Beach Boulevard along the property frontage per

City Water Division Standards. In lieu of physically constructing this pipeline and appurtenances, the applicant may choose to pay an in-lieu fee representing the current estimated cost of this public improvement, as approved by the Public Works Department. (Beach Edinger Corridor Specific Plan)

5. 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. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. 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.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. 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.
 - k. The applicant shall return one CD media to Public Works for the project record file.
6. 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 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
7. 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)

8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
9. 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)
10. 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 shall 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.
11. 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:

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
14. 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)
15. 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)
16. 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)
17. 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)
18. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

19. 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)
20. 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)
21. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
22. Wind barriers shall be installed along the perimeter of the site. (DAMP)
23. 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:**

24. A Precise Grading Permit shall be issued. (MC 17.05)
25. 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 \$13,880 per gross acre is subject to periodic adjustments. This project consists of 1.32 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$18,300. 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)
26. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

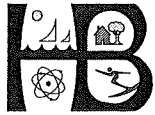
**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

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 new utilities shall be undergrounded. (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. 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. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: MAY 4, 2018
PROJECT NAME: G & M OIL COMPANY
ENTITLEMENTS: CUP 17-026
PLNG APPLICATION NO: 2017-0150
DATE OF PLANS: APRIL 11, 2018
PROJECT LOCATION: 16990 BEACH BLVD.
PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *Bob*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: REQUEST FOR: (1) THE DEMOLITION OF AN EXISTING SERVICE STATION AND DETACHED RETAIL BUILDING; (2) THE CONSTRUCTION OF A 2,168 SQ. FT. RETAIL CONVENIENCE STORE, 4,412 SQ. FT. PUMP STATION AND OTHER ONSITE IMPROVEMENTS; AND (3) TO PERMIT OFF-SALE BEER AND WINE SALES (ABC LICENSE TYPE 20) WITHIN A PROPOSED 2,168 SQ. FT. RETAIL CONVENIENCE STORE.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A PRECISE GRADING PERMIT:

1. Caltrans encroachment permits for work within the Caltrans right-of-way (for construction of sidewalks, driveways, utility connections, drainage etc.) shall be obtained by the applicant prior to City issuance of a grading permit. A copy of each submittal, encroachment permit, traffic control plans and/or other permission granted by Caltrans shall be transmitted to the Public Works Department.



**CITY OF HUNTINGTON BEACH
FIRE DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: MAY 01, 2018
PROJECT NAME: G & M OIL COMPANY – 2ND SUBMITTAL
PLANNING APPLICATION NO.: 2017-150
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2017-026

DATE OF PLANS: APRIL 11, 2018
PROJECT LOCATION: 16990 BEACH BLVD. (NORTHEAST CORNER OF BEACH BLVD. AND WARNER AVE.)
PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 536-5531/Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** Request for: (1) the demolition of an existing service station and detached retail building; (2) the construction of a 2,168 sq. ft. retail convenience store, 4,412 sq. ft. pump station and other onsite improvements; and (3) to permit off-sale beer and wine sales (ABC License Type 20) within a proposed 2,168 sq. ft. retail convenience store.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated AUGUST 11TH, 2018. 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

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

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

1. Fire Master Plan

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

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

2. Environmental

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

City Specification # 431-92 Soil Clean-Up Standards testing is required. Based on site characteristics, suspected soil contamination, proximity to a underground storage tank , and it being a gas station site, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils

shall conform to City Specification # 431-92 Soil Clean-Up Standards” in the plan notes.

“Soil Testing”.

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

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)**

Proof of OCHCA Site Closure or Corrective Action Plan. This site currently has many active monitoring wells and an open case with the OCHCA. As such, the applicant must submit one of the following to the Huntington Beach Fire Department:

- An approved Orange County Health Care Agency UST ***Site Closure Letter***, or
- Provide an Orange County Health Care Agency UST ***Corrective Action Plan*** and written permission for co-existence.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in

order to obtain Huntington Beach Fire Department approval. Each site will be
evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

Vapor Extraction Treatment Equipment and Areas as outlined in the Orange County Health Care Agency UST **Corrective Action Plan** shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable, City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code and Building Codes*. **(FD)**

3. Fire Apparatus Access

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

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

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 26 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance on the plans.

4. Fire Suppression Systems

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

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel

distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

5. Motor Vehicle Fuel Dispensing

The motor fuel dispensing facility will need to comply with all requirements stated in Chapter 23 of the California Fire Code. This project will need to obtain separate fire permits for the installation of any piping or tanks associated with the flammable/combustible liquids associated with the fuel dispensing facility.

6. Fire Personnel Access

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

Main Secured Property Entry Gates and Building Doors 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)**

Gates, Doors and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

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)**

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

address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

8. GIS Mapping Information

a. ***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)**

9. Building Construction

Components of egress must meet all requirements of CFC Chapter 10. This includes all door hardware, exit signage, travel distance, etc.

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.



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 24, 2018
PROJECT NAME: G & M OIL COMPANY
PLANNING APPLICATION NO.: 2017-150
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2017-026

DATE OF PLANS: APRIL 11, 2018
PROJECT LOCATION: 16990 BEACH BLVD. (NORTHEAST CORNER OF BEACH BLVD. AND WARNER AVE.)
PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER
PLAN REVIEWER: KHOA DUONG, P.E
TELEPHONE/E-MAIL: (714) 989-0213 / KHOA@CSGENGR.COM

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** Request for: (1) the demolition of an existing service station and detached retail building; (2) the construction of a 2,168 sq. ft. retail convenience store, 4,412 sq. ft. pump station and other onsite improvements; and (3) to permit off-sale beer and wine sales (ABC License Type 20) within a proposed 2,168 sq. ft. retail convenience store.

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.

I. REQUIREMENT:

1. Development Impact Fees will be required for new construction.
2. Submit separate plans for all disciplines; Building 3 sets, 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.

II. 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 2016 California Building Code (CBC), 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 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.
 - a. Including Section 406.7 Motor fuel-dispensing facilities and 508.1.
 - b. Including Article 514 Motor fuel-dispensing facilities.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC.
 - a. Restroom(s)
 - b. Service counters
 - c. Signages
 - d. Parking
 - e. Fuel dispensers
4. Structural calculations, energy calculations and soil report are required for this project.
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. In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 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 5.408.1.4.
7. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections.106.5.3 Electric Vehicle (EV) Charging.
8. Trash enclosure will require a drain, vent and connected to the building sewer system. Rain water is not permitted in the building sewer so a cover will be required. Trash enclosure is required to be covered.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.

3. 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.



**CITY OF HUNTINGTON BEACH
POLICE DEPARTMENT**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: August 2, 2018

PROJECT NAME: G & M OIL COMPANY – 2ND SUBMITTAL

PLANNING APPLICATION NO.: 2017-150

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2017-026

DATE OF PLANS: APRIL 11, 2018

PROJECT LOCATION: 16990 BEACH BLVD. (NORTHEAST CORNER OF BEACH BLVD. AND WARNER AVE.)

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

PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER

PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

TELEPHONE/E-MAIL: (714) 536-5986 /mboldt@hbpd.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** Request for: (1) the demolition of an existing service station and detached retail building; (2) the construction of a 2,168 sq. ft. retail convenience store, 4,412 sq. ft. pump station and other onsite improvements; and (3) to permit off-sale beer and wine sales (ABC License Type 20) within a proposed 2,168 sq. ft. retail convenience store.

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.

ALCOHOLIC BEVERAGE SALES

1. At the acquirement of the off-sale beer and wine license (ABC Type 20), the property owner shall not utilize, transfer, nor sell the existing off-sale general alcohol license (ABC Type 21) and shall surrender the license to the California Department of Alcoholic Beverage Control (ABC). (PD)

2. Prior to the sales of alcoholic beverages, the business shall obtain a California Department of Alcoholic Beverage Control (ABC) license authorizing off sale alcohol sales. The ABC license shall be limited to "Off-sale" Type 20 – Beer and Wine Off-sale. All conditions contained in the ABC license shall be adhered to. **(PD)**
3. Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**
4. Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
5. All persons engaged in the sale of alcohol shall complete a mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
6. The facility shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations. **(PD)**
7. Live entertainment is prohibited. **(PD)**
8. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:
 - Wine containers of less than 750 milliliters.
 - Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - Beer or malt liquor products sold individually in containers of less than 24 ounces, except for small production craft-type beer only available in 24 ounces or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: September 4, 2017

PROJECT NAME: G & M Oil Company

ASSIGNED PLANNER: Joanna Cortez, Assistant Planner

REQUEST: The demolition of an existing service station and detached retail building, and the reconstruction of a new 2,168 sq. ft. retail convenience store, 4,412 sq. ft. pump station and other online improvements.

LOCATION: 16900 Beach Blvd. (Northeast corner of Beach Blvd. and Warner Ave.)

PLAN REVIEWER: Jan Thomas, CPTED Consultant - HBPD

TELEPHONE/E-MAIL: (949) 290-1604/jckthomas@cox.net

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.

Beer Cave

Concern:

The beer cave is a location on the opposite side of the convenience store from the cashier. This area is vulnerable to theft, and/or grab and run. Also, the gondolas are blocking the cashier's visibility to that area.

Recommend:

The cashier should have proximity and clear visibility into this beer cave. Recommend changing the location of the beer cave to the north side of the store, adjacent to the cashier, directly east of the cashier, with the entrance door to the cave facing west (opening towards the cashier).

Cameras

Recommend:

All areas of the property, inside and out, should be monitored and recorded, using surveillance cameras. Signs stating the use of cameras should be clearly posted.

Driveway entrances

Recommend:

Enhanced paving at each of the three entrances to clearly designate the property as semi-private, and to quickly allow motorists to identify the entrance.

Recommend:

Motorists entering the property off Beach Blvd. should be able to enter the property unimpeded, without vehicles lining up for the pump, or anything else that may impede a motorist from entering the property quickly. (A motorist slowing down when entering, and possibly stopping as soon as he/she enters the property, could cause a collision on the main street.)

Lights and security

Recommend:

Ensure all areas of the property are well-lighted through all hours of darkness.

Landscaping/lighting conflict

There is an “area light pole fixture” positioned at the northeast corner of the convenience store that shows a Carrotwood tree. The light fixture in approximately the same location. The Carrotwood tree grows to an approximate height of 35’, and to a spread of about 20’. The Carrotwood is also shown in other locations, including the trash enclosure. Ensure this large tree is planted and maintained to not conflict with the lighting, thus creating shadows that block the effectiveness of the light.

Territoriality

Since “A Street” is behind the property, use a physical feature, such as a low fence, to show ownership over the property. It discourages outsiders by defining private space, and it allows employees to see intruders. This helps to differentiate between customers and loiterers.

Visibility for cashier

Recommend:

Install a convex mirror on northwest exterior side of the store to see parking on the north.
Consider closing these parking spots after a designated hour at night.

Consider restricting the parking spaces on the north side of the convenience store for use only during daytime hours.