

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

February 13, 2019

Shawna Schaffner
CAA Planning, Inc.
30900 Ranch Viejo Rd. #285
San Juan Capistrano, CA 92675

**SUBJECT: CONDITIONAL USE PERMIT NO. 18-042 (PEGASUS SCHOOL REMODEL) –
19692 LEXINGTON LN.
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: Khoa Duongm P.E., Building Division: 714-989-0213
Vince Anderson, Fire Department: 714-536-5411
Michelle Boldt, Police Department: 714-536-5991
Bob Milani, Public Works: 714-374-1735
Jane James, Planning Manager
Rene Cogan, Pegasus School, 19692 Lexington Ln., Huntington Beach, CA 92646



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 13, 2019

PROJECT NAME: PEGASUS SCHOOL REMODEL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-284

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-042

DATE OF PLANS: DECEMBER 20, 2018

PROJECT LOCATION: 19692 LEXINGTON LANE, 92646 (EASTSIDE OF LEXINGTON LANE, BETWEEN SHALOM DR. AND SHANGRI LA DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: JOANNA CORTEZ, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE REMOVAL AND REPLACEMENT OF MODULAR CLASSROOM FACILITIES WITH PERMANENTE FACILITIES FOR A NET INCREASE OF 12,400 SQ. FT. AND PARKING LOT IMPROVEMENTS TO INCREASE A PARKING LOT FOR ADDITIONAL ONSITE VEHICULAR STACKING.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to receiving Certificate of Occupancy, all appropriate park fees shall be paid. **(HBZSO Section 254.08)**
3. The project shall comply with all applicable requirements of the Municipal Code, Building and Safety 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)**
4. CUP No. 18-042 shall not become effective until the ten working day appeal period from the Zoning Administrator approval of the entitlements has elapsed. For projects in the appealable area of the coastal zone, there is an additional ten working day appeal period that commences when the California Coastal Commission receives the City's notification of final action. **(HBZSO Section 245.32)**
5. CUP No. 18-042 shall become null and void unless exercised within one year of the date of final approval or such extension of time as 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 245.36)

6. The Planning Commission reserves the right to revoke CUP No. 18-042 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 249.06)**
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC Section 8.40.090)**
8. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Zoning Administrator's action. **(California Code Section 15094)**
9. The Development Services Departments (Community Development, Fire, 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 14, 2019

PROJECT NAME: PEGASUS SCHOOL CAMPUS MASTER PLAN

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-284

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-042/
DESIGN REVIEW BOARD NO. 18-027

DATE OF PLANS: DECEMBER 20, 2018 – **2ND SUBMITTAL**

PROJECT LOCATION: 19692 LEXINGTON LANE, 92646 (EASTSIDE OF LEXINGTON LANE,
BETWEEN SHALOM DR. AND SHANGRI LA DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

TELEPHONE/E-MAIL: (714) 989-0213 / KHOA@CSGENGR.COM

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE REMOVAL AND REPLACEMENT OF MODULAR CLASSROOM FACILITIES WITH PERMANENTE FACILITIES FOR A NET INCREASE OF 12,400 SQ. FT. AND PARKING LOT IMPROVEMENTS TO INCREASE A PARKING LOT FOR ADDITIONAL ONSITE VEHICULAR STACKING.

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.
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 per Chapter 5 of the 2016 CBC.
4. Provide Building Data to show:
 - a. Type of building construction for all buildings on the lot.
 - b. Occupancy group(s) for each building on the lot.
 - c. Building with or without fire sprinkler system.
 - d. Building/Floor area(s) for new building on the lot.
5. Provide complete Site plan –
 - a. Show the setback distances between buildings.
 - b. Show assumed property line between buildings.
 - c. Show location of all fire rated exterior walls per Table 602 of 2016 CBC.
6. Provide egress plans –
 - a. Provide occupant load calculations showing the occupant load in each room/area long with their occupant load factors.
 - b. Show exit paths of travel along with distances of travel.
 - c. Panic hardware is required at
7. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC.
 - a. Including an accessible path of travel from the public way to building entrances along with maximum slope of 5%; and cross slope of 2%.
 - b. Show location of all curb ramps and truncated domes within the accessible paths of travel.
 - c. Number of accessible parking stalls must comply with Chapter 11B.
 - d. All restrooms serving the new buildings must be accessible to disabled persons.
8. The number of plumbing fixtures must comply with 2016 CPC. Provide plumbing fixture calculations to verify.
9. 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.
10. 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 2016 CBC, Section 107.3.4.
11. 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.

12. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 5.106.5.3 Electric Vehicle (EV) Charging.
13. Trash enclosure is required to be covered.
14. 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.
15. Mandatory requirements for solar ready for all nonresidential buildings, CALGREEN Section 110.10

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

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 28, 2019 (2nd Review)

PROJECT NAME: PEGASUS SCHOOL CAMPUS MASTER PLAN

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-284

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-042/
DESIGN REVIEW BOARD NO. 18-027

DATE OF PLANS: NOVEMBER 2, 2018

PROJECT LOCATION: 19692 LEXINGTON LANE, 92646 (EASTSIDE OF LEXINGTON LANE,
BETWEEN SHALOM DR. AND SHANGRI LA DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: VINCE ANDERSON, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5411 vincent.anderson@surfcity-hb.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE REMOVAL AND REPLACEMENT OF MODULAR CLASSROOM FACILITIES WITH PERMANENTE FACILITIES FOR A NET INCREASE OF 12,400 SQ. FT. AND PARKING LOT IMPROVEMENTS TO INCREASE A PARKING LOT FOR ADDITIONAL ONSITE VEHICULAR STACKING.

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.

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

The following pages detail the items required be completed prior to precise grading plan or building plan approval by HBFD. An overall comment for this review is plans do not identify the proposed occupancy classification or use of either building, per CA Fire and Building Code definitions. Fire protection systems are based on this classification and will be finalized when the classification is determined.

Site 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 Opticomms 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)**

Note: Pages C.4 and C.5 incorporate many of the features listed above and would be compiled onto a dedicated fire master plan in the formal plan review process.

Environmental Standards

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

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)

Fire Access and Water Supply

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)

Note 1: Page C.5 of plans shows the 'hammerhead' of the fire access road overlaid on the basketball court. In the current layout, the pole for the basket would need to be relocated outside of the fire access road perimeter to provide an unobstructed path.

Note 2: Extensions of the onsite apparatus access road will need to demonstrate the road/surface and subsurface material are capable of supporting fire apparatus (75,000 lbs and 12,000 lb point load).

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.

Note 3: Page C.5 of plans shows the hose pull calculations with 250 feet, however the Fire Code requirement is 150 feet.

- **The design team is required to demonstrate all portions of buildings' perimeter are within 150 feet hose pull distance from an a fire apparatus lane.**
- **If it is not possible to comply with the 150 feet hose pull requirement, the project may propose an alternative means and methods (AM&M) strategy for HBFD review. The strategy may include providing standpipe connections or other equivalent means to meet the 150 feet hose pull requirement.**

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 4: On the Fire Master Plan, identify which option from City Specification #415 will be utilized to sign and designate onsite fire lanes (Option 1, 2, or 3).

Fire Personnel Access

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

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

Gates 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)**

Fire Hydrants and Water Systems

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

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 NFPA 13 and 24, 2016 Edition, California Fire Code Appendix B and C, and City Specification # 407 *Fire Hydrant Installation Standards* requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main and DCDA. For Fire Department approval of all piping downstream of the DCDA and the private hydrant, submit a separate plan to the HBFD reflecting the fire hydrant location and meeting all requirements of the 2016 CFC, NFPA 13 and 24, and City Specification #407 *Fire Hydrant Installation Standards*. Reference this in the plan notes. **(FD)**

(Fire Hydrants and Water Systems continued)

Note 5: Per the Huntington Beach Amendment of CA Fire Code Section 507.5.7, a private underground fire line with only 1 connection to the public supply main cannot serve both the onsite fire hydrants and building fire sprinkler systems. It is recommended the design team consider providing one of these options:

- **A dedicated private underground fire line to serve the onsite fire hydrants, and a separate private underground fire line to serve building fire sprinkler systems.**

Note: The existing underground fire line currently serving the campus building fire sprinkler systems would be permitted to serve the new sprinkler systems, with the condition it is able to supply the pressures and flow rate for the new buildings.

- **Providing a new, second connection to the public main to create a looped private underground fire line. This looped underground fire line would serve the onsite fire hydrants and building fire sprinkler systems.**

Note 6: The following information on Page C.5 pertaining to fire flow design and fire hydrant criteria must be updated/revised. Design hydraulic calculations will be finalized in the plan review for the onsite underground fire protection piping.

Overall note: Fire Flow criteria for this project is regulated by CA Fire Code Appendices B and C. Appendices BB and CC only apply to projects under the jurisdiction of the CA State Department of General Services.

- **Proposed Classrooms Building**
 - **Fire Flow Calculation area: (CFC B104.1)**
 - **Required Fire Flow: (CFC Table B105.1(2))**
 - **Design Flow Basis: 2062 GPM**
 - **Assuming 25% Reduction per B105.2**
 - **Minimum # of Hydrants 2**
 - **Required Average Spacing: 675 Ft.**
- **Proposed Library Building**
 - **Fire Flow Calculation area: (CFC B104.1)**
 - **Required Fire Flow: (CFC Table B105.1(2))**
 - **Design Flow Basis: 1000 GPM**
 - **Assuming 25% Reduction per B105.2**
 - **Minimum # of Hydrants 1**
 - **Required Average Spacing: 750 Ft.**

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

Fire Protection Systems

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

Overall Fire Protection Systems

Automatic Fire Sprinklers are required. Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new residential occupancies.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. Fire flow information for calculations is to be obtained from the Huntington Beach Public Works Department.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced annually by a state licensed C-16 Fire Protection Contractor.

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.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

Fire Extinguishers will be required. They 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)**

A Fire Alarm System will be required for this project. Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with CFC Chap. 9 and NFPA 72 on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

(Fire Alarm System Continued)

Note 7: Specific fire alarm design criteria will be determined based on the occupancy classification and use of each respective building. Occupancy classification is determined by the Building Department.

The project design team will be required to demonstrate compliance with CA Fire Code Section 907.2.3 for the proposed building individually, as well as their integration to the existing campus alarm system.

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 100 feet of a properly rated fire hydrant. **(FD)**

Fire Sprinkler Underground Piping

On-Site Fire Service Piping (FSP) Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Note 8:(Duplicated) Per the Huntington Beach Amendment of CA Fire Code Section 507.5.7, a private underground fire line with only 1 connection to the public supply main cannot serve both the onsite fire hydrants and building fire sprinkler systems. It is recommended the design team consider providing one of these options:

- **A dedicated private underground fire line to serve the onsite fire hydrants, and separate private underground fire line to serve building fire sprinkler systems.**
Note: The existing underground fire line currently serving the campus building fire sprinkler systems would be permitted to serve the new sprinkler systems with the condition it is able to supply the pressures and flow rate for the new buildings.
- **Providing a new, second connection to the public main to create a looped private underground fire line. This looped underground fire line would serve the onsite fire hydrants and building fire sprinkler systems.**

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire

prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DCDA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

Building Addressing, Construction and Egress Components

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

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)**

Room/Unit Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of ten inches (10") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

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

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)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**
- b. Existing fire protection systems on the site shall be maintained operational during construction. Any planned impairments shall be coordinated per CA Fire Code Section 901.7.4 **(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

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: January 18, 2019
PROJECT NAME: PEGASUS SCHOOL CAMPUS MASTER PLAN
PLANNING APP#: PLANNING APPLICATION NO: 18-284
ENTITLEMENTS: CUP 18-042
PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
DATE OF PLANS: DECEMBER 20, 2018 – 2nd Submittal
PROJECT LOCATION: 19692 LEXINGTON LANE (EAST SIDE OF LEXINGTON LANE, BETWEEN SHALOM DR. AND SHANGRI LA DR.)
PLAN REVIEWER: Jan Thomas, CPTED Consultant - HBPD
TELEPHONE/E-MAIL: (949) 290-1604 jckthomas@cox.net

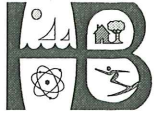
PROJECT DESCRIPTION: TO PERMIT THE REMOVAL AND REPLACEMENT OF MODULAR CLASSROOM FACILITIES WITH PERMANENT FACILITIES FOR A NET INCREASE OF 12,400 SF AND PARKING LOT IMPROVEMENTS TO INCREASE A PARKING LOT FOR ADDITIONAL ONSITE VEHICULAR STACKING.

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.

No Concerns.

The Architecture Response to HBPD Comments is thorough and satisfactory. Specifically, police concerns regarding the entry plaza have been addressed in a way that will not only improve the old design, but also bring positive activity, which includes more passive surveillance opportunities into the area, by adding the “outdoor teaching space.”

Police commend the architect and planners of Pegasus School. It is evident that safety on this campus is a top priority. All police concerns have been acknowledged and addressed.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 18, 2019

PROJECT NAME: PEGASUS SCHOOL CAMPUS MASTER PLAN

ENTITLEMENTS: CUP 18-42, DR 18-27

PLNG APPLICATION NO: 2018-284

DATE OF PLANS: DECEMBER 20, 2018

PROJECT LOCATION: 19692 LEXINGTON LANE, 92646 (EAST SIDE OF LEXINGTON LANE BETWEEN SHALOM DRIVE AND SHANGRI LA DRIVE)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *Bob*

TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE REMOVAL AND REPLACEMENT OF MODULAR CLASSROOM FACILITIES WITH PERMANENTE FACILITIES FOR A NET INCREASE OF 12,400 SQ. FT. AND PARKING LOT IMPROVEMENTS TO INCREASE A PARKING LOT FOR ADDITIONAL ONSITE VEHICULAR STACKING.

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 for the following easements to the City of Huntington Beach, and shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 30-foot right-of-way easement dedication for street and public utilities along the Lexington Lane and Shalom Drive frontages is required (from centerline of street to the back of sidewalk, including around the curb return) that has not been previously dedicated.
2. 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. Any damaged pavement, curb, gutter and sidewalk along the Lexington Lane and Shalom Drive frontages shall be removed and replaced per Public Works Standards. (ZSO 230.84)
 - b. The existing 2 driveway approaches on Lexington Lane shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
 - c. An ADA compliant access ramp at the northeast corner of Lexington Lane and Shalom Drive per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - d. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the lateral. If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in the alley, per Public Works Standards. (ZSO 230.84)
 - e. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device 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)
 - f. The existing irrigation water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service, all non-conforming water meters and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service, meter and backflow protection device may be installed per Water Division Standards. (ZSO 232)
 - g. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)

- h. Any on-site fire hydrant that is required by the Fire Department to serve the proposed development shall become a private fire hydrant that is served by private fire water service. These private fire water services shall be separated from the public water main in Lexington Lane by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant. The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrant shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)
3. 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.
4. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
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. 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.
7. 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
 8. 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)
 9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 10. 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)
 11. 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. He/She 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.

12. 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:

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
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 \$14,497 per gross acre is subject to periodic adjustments. This project consists of 14.0 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$202,958. 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
FINAL INSPECTION OR OCCUPANCY:**

27. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
28. All existing and new utilities shall be undergrounded. (MC 17.64)
29. 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)
30. 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.