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

May 22, 2019

Jeff Herbst, MCG Architecture
111 Pacifica, Suite 280
Irvine, CA 92618

SUBJECT: **TENTATIVE TRACT MAP NO. 18157/CONDITIONAL USE PERMIT NO. 17-042 (ELLIS AVE. CONDOS)**
8041 ELLIS AVE., 92646
PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Herbst:

In order to assist you with your development proposal, staff reviewed the project and identified applicable city policies, standard plans, and development and use requirements excerpted from the City of Huntington Beach Zoning and 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 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 if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning and 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 Nicolle.Aube@surfcity-hb.org or (714) 374-1529 and/or contact the respective source department (contact person listed below).

Sincerely,

Nicolle Aube
Associate Planner

Enclosures
c: Khoa Duong, Building Division – (714) 989-0213
Steve Eros, Fire Department – (714) 536-5531
Jan Thomas, Police Department – (949) 290-1604
Steve Bogart, Public Works Department – (714) 374-1692
Jane James, Planning Manager
Project File

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	APRIL 24, 2019
PROJECT NAME:	ELLIS AVENUE CONDOS
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 17-205
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 17-042 TENTATIVE TRACT MAP NO. 18-004 ENVIRONMENTAL ASSESSMENT NO. 18-001
DATE OF PLANS:	APRIL 22, 2019
PROJECT LOCATION:	8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)
PROJECT PLANNER:	NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER:	KHOA DUONG, P.E
TELEPHONE/E-MAIL:	(714) 989-0213 / khoa@csgengr.com
PROJECT DESCRIPTION:	***INCLUDES UPDATED PLANS AND PARKING MANAGEMENT PLAN*** REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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 and commercial/industrial additions.
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, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2016 CBC.
4. For mixed use and occupancy, please see Sections 508 and 509 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
5. For parking garages please see Section 406 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
6. Provide complete Site plan to show:
   - The setback between building and property line.
   - The length of projections from the exterior walls.
   - Each Floor level, please show the setback between exterior walls (both above ground and underground structures) and property line.
7. Provide "Project Data" to show:
   - Type of building constructions
   - Occupancy groups
   - Building area for each type of occupancy within the building
   - Floor areas/building areas
   - Number of stories
   - Building with fire sprinkler system
8. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2016 CBC. Including an accessible path of travel to the public way.
   - Please indicate on Site plan the accessible paths of travel from public sidewalk to building entrances.
   - Show location of all curb ramps/truncated domes within the accessible paths of travel.
   - All areas/units must be accessible to disable persons.
   - Parking garage must be accessible to disable persons.
   - For van accessible parking stall(s), the unloading zone must be located on the passenger side. Please identify the location of Van accessible parking stall(s) on Floor plans.
9. Residential Unit –
   - Please review kitchen layout plans to comply with Section 1133A.
   - Please review bathroom layout plans to comply with Section 1134A.

- Please check required light and ventilation for all residential units to comply with Section 1203 and 1205 of 2016 CBC.
- Emergency escape and rescue must comply with Section 1029 of 2016 CBC.

10. Provide egress analysis. Please review the exit system serving all levels.
    - Show the occupant load in each area/room/floor along with occupant load factors.
    - Identify on floor plans location of all fire rated corridors, stairway shafts, and extension of fire rated shafts.
    - All interior stairways shall be enclosed per Section 1022 of CBC.
11. For elevators please see Section 708.14 and Chapter 30 of CBC.
    - Elevator enclosures shall comply with Section 708.
    - Provide elevator lobby per Section 708.14.
12. 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.
13. 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.
14. In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permitee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
15. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction, and 5.106.5.3 Electric Vehicle (EV) Charging.
16. Trash enclosure will require a drain, vent and trap primer connected to the building sewer system. Rain water is not permitted in the building sewer so a cover will be required.

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.
4. Mandatory requirements for solar ready buildings; single-family residential, low-rise residential, hotel/ motel occupancies and high-rise multifamily buildings, all other nonresidential buildings, CALGREEN Section 110.10

5. 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.
6. Mandatory requirements for solar ready buildings; single-family residential, low-rise residential, hotel/ motel occupancies and high-rise multifamily buildings, all other nonresidential buildings, CALGREEN Section 110.10

CITY OF HUNTINGTON BEACH
FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	APRIL 23, 2019
PROJECT NAME:	ELLIS AVENUE CONDOS
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 17-205
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 17-042 TENTATIVE TRACT MAP NO. 18157 ENVIRONMENTAL ASSESSMENT NO. 18-001
DATE OF PLANS:	MARCH 7, 2019
PROJECT LOCATION:	8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)
PROJECT PLANNER:	NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER:	STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL:	(714) 536-5531 Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION:	***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING*** REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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:

Overall note: The project has proposed a conceptual Alternate Means & Methods (AM&M) strategy to satisfy the exterior hose pull distance requirements. The AM&M has been reviewed and approved by the HBFD. The AM&M will not be formally approved and accepted until the project has received their entitlements.

1. Fire Master Plan

The Fire Master Plan shall be completed and approved prior to precise grading plan or building plan approval.

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. (Option 1, 2, or 3 per City Spec. #415)
- 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.

Environmental

Methane Mitigation Requirements
Due to the proposed location of construction, soil gas testing for methane gas is required. A methane sample plan shall be submitted to the fire department for review and approval, prior to the commencement of sampling.

(Methane Mitigation Requirements cont.)
If methane gas is discovered in the soil, the following City Specification would be applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval. Additional methane mitigation measures may be required by the fire department.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and two copies submitted to the Fire Department for review and approval. **(FD)**

City Specification # 431-92 Soil Clean-Up Standards testing is required. Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

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

Prior to the issuance of Grading or Building Permits, the following is required to demonstrate compliance with City Specifications # 429 and # 431-92:

1) ***Soil Sampling Work Plan*:** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence. ***Note:*** Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification # 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification # 431-92.

2) ***Soil Sampling Lab Results:*** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and # 431-92 testing shall be submitted to the HBFD for review.

3) ***Remediation Action Plan:*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* **All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. (FD)**

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

Imported Soil Plan. All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards.* An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

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)**

This review adequately addresses the following HBFD comments:

- **Information on the 'bulb' in the center of the proposed department access road turnaround.**
- **Initially proposed arch at the vehicle entry to the site is not present.**

Maximum Grade For Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

This review adequately addresses the following HBFD comments:

- **Ramp to the subterranean parking area is not intended to be part of the fire department access lane.**

Continued next page

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: The north side of the building exceeds the 150-foot hose pull requirement required in Section 503.1.1. The applicant has submitted a conceptual Alternate Materials & Methods proposal that has been accepted by the HBFD. The following alternates will be added for this project.

- **An addition standpipe hose connection on the north side of the building.**
- **Graphic Annunciator**
- **All in-unit smoke alarms will be upgraded to smoke detectors that are tied into the fire alarm system.**
- **An upgraded sprinkler system to provide an increased sprinkler density.**

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 # 415 *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)**

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

This review adequately addresses the following HBFD comments:

- **Ground ladder access to Emergency Escape and Rescue openings on the west side of the building**

Remaining Note not Addressed:

- **Ground ladder access compliant with the dimensions and angles found at the following link needs to demonstrated for the following units. This area of the building is adjacent to the sloped vehicle ramp serving the subterranean parking area and may present challenges to meet the specified dimensions and angles.**

- **Units 2E, 2F, 2G, 3F, 3G & 3H.**

- **Link: Details on these requirements can be found on in Attachment 5, on page 65 of the following link:** https://www.ocfa.org/Uploads/CommunityRiskReduction/OCFA Guide-E04-Architectural Review.pdf

4. Fire Suppression Systems

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

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach 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)**

Fire Alarm System is required. A building fire alarm system is required. For 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 Chapter 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)**

Continued next page

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000

square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

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

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years 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 13, 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. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

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)**

Class 1 Standpipes (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the CBC "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**

Smoke alarms and Carbon Monoxide alarms are required per CBC and CFC Sections 907.2.11 and 915, respectively.

5. 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

(Fire Hydrants cont.)

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)**

Private Fire Hydrants are required. City Specification #407 requires an onsite Fire Hydrants when portions of the building are further than 150 feet from an approved fire apparatus access road. Fire Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2016 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2016 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**

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)**

6. Fire Personnel Access

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)**

Roof Access is required. At least one stair shall extend to the roof from grade level and have an exterior door available for fire fighter access. **(FD)**

Exterior doors and openings required by the CBC or CFC (see CFC Section 504.1 and 504.2) shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided. **(FD)**

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. **(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)**

Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

Individual Units Addresses. Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process, in the plan notes and portray the address and unit number of the individual occupancy area. **(FD)**

8. GIS Mapping Information

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

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, Fire Safety and Egress Components

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

Setback and Exterior Fire-Resistance Rating requirements are reflected in CA Building Code Tables 601 and 602. **(FD)**

Emergency Responder Radio Coverage is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the HBFD for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

Stairwell Required Minimum Widths. Standpipe systems in stairwell areas shall not impede code required minimum widths. **(FD)**

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

Gates and Barriers shall be able to open 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 unable to open 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)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC Chapter 10. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination as required by the CBC and CFC.**(FD)**

Recreational or Decorative Fire Pits shall be fueled by domestic gas only and shall comply with the Huntington Beach Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines for Recreational Fire Pits. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED <u>DURING</u> CONSTRUCTION:

a. HBFD approval must be obtained before lumber or other combustible building materials are brought onsite. The project will be required to demonstrate onsite roadways comply with fire access road requirements including all weather paving and load bearing performance, as well as hose pull distance. Water supply for fire suppression operations, namely fire hydrants, shall also be operable and demonstrate compliance. **(FD)**

b. 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)**

c. HBFD review and approval associated with any healthcare licensing processes must be completed before building occupancy. **(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.

Crime Prevention Through Environmental Design

CITY OF HUNTINGTON BEACH
POLICE DEPARTMENT

HUNTINGTON BEACH

CPTED DEVELOPMENT REVIEW

DATE:	MARCH 28, 2019
PROJECT NAME:	ELLIS AVENUE CONDOS
PLANNING APP #:	17-205
ENTITLEMENTS:	CUP #17-042
DATE OF PLANS:	MARCH 7, 2019
PROJECT LOCATION:	8041 ELLIS AVE. (NORTH SIDE OF ELLIS AVE., EAST OF BEACH BLVD.)
ASSIGNED PLANNER:	JESSICA BUI, ASSOCIATE PLANNER
PLAN REVIEWER:	JAN THOMAS, CPTED CONSULTANT - HBPD
TELEPHONE/E-MAIL:	(949) 290-1604/jckthomas@cox.net

PROJECT DESCRIPTION: *Updated architectural plans, landscaping, hydrology, WQMP, tentative tract map, and grading. To demolish a single family residence, liquor store, and a portion of an existing carwash to construct a four-story 48-unit condominium development with 891 SF of ground floor commercial and three levels of subterranean parking on a 0.955 acre site.

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 further concerns.

December 23, 2019 comments:

No concerns regarding revised plans.

Access control doors were added to the first floor residential hallway, as requested at our meeting with the developer.

A copy of past comments is included below for reference:

ENTRANCE

Use enhanced paving at the driveway entrance to the project.

WINDOW TO FRONT OF RESIDENCE

Ideally, give each resident an opportunity to personalize, to a limited extent, the exterior of their unit. Each unit shows a kitchen facing the exterior walkway. Consider a design to incorporate a shelfing or display area in each kitchen window to allow each resident to personalize (take ownership) over the outward appearance of their individual unit.

RADIO TRANSMISSION

Ensure radio transmission works in this three-level subterranean parking. Public Safety radios might not transmit well in the lower levels. It is imperative that an effective antenna be installed so that emergency personnel can receive and transmit in the parking structure. Install a system conducive to public safety radio transmission. Contact Orange County Communications at (714) 704-7919 for specifics, if there are questions.

POLICE ACCESS

Concern:

Is there a Knox-Box? Police must have access.

Recommend:

If there is a Knox-Box on the property, install a "duel" Knox-Box to ensure police officers, as well as firefighters, have access to the property.

SURVEILLANCE

Install surveillance cameras throughout the property and parking areas. Include elevators, stairwells, storage, courtyard, entrances and exits.

Concern:

Is this access-controlled parking?

How will guest parking be regulated? Guest parking is shown in the parking structure. Is there controlled access into the structure? If so, how do the guests park in the structure?

It is recommended that 24/7 security personnel, as well as surveillance cameras (recorded) be positioned in the parking area, as well as in and around the property.

Concern:

Private storage area in the parking area should be equipped with a motion sensor light inside. Ideally, the door leading to the storage should contain a security window so residents can see into the storage area before entering. Panic hardware is recommended to be used inside the door.

Storage door is shown to swing inward. Advise that the door swing outward, and equipped with emergency hardware, in case someone in the storage room needs to exit quickly to avoid a potential assault, etc.

Concern:

Lighting in parking area should be concentrated between the vehicles. Since most parking garage crime occurs between the vehicles, this area is especially important to light well.

PRIVATE PATIO AND ROOF DECK:

The roof deck will be used by residents from other units, as well as the residents who actually own a patio deck on that roof. There is a potential conflict between public (residents) use of the roof deck, and the semi-private patios owned by the residents that share that roof deck. This topic should be explored. For example, post roof deck hours. Even posting hours may not avoid a conflict of use in this area.

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	MAY 22, 2019
PROJECT NAME:	ELLIS AVENUE CONDOS
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 17-205
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 17-042 TENTATIVE TRACT MAP NO. 18-004 ENVIRONMENTAL ASSESSMENT NO. 18-001
DATE OF PLANS:	APRIL 22, 2019
PROJECT LOCATION:	8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)
PROJECT PLANNER:	NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING*** REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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.

TENTATIVE TRACT MAP

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

1. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
    a. A 4-foot right-of-way dedication for street purposes along the Ellis Avenue project frontage for a curb to property line width of 12 feet. (BECSP)
2. A Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)
3. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
4. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
5. A Traffic Impact Analysis shall be prepared and submitted to Public Works for review and approval. The study shall include, but not limited to, analysis of site access from Ellis Avenue. Site access shall be limited to right-turn in/right-turn out only.
6. The grading and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
7. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
    a. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP).
8. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.

9. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
    a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
    b. Provide a digital-graphics file of said map to the County of Orange.
10. Provide a digital-graphics file of said map to the City per the following design criteria:
    a. Design Specification:
        i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
        ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
        iii. Digital data shall have units in US FEET.
        iv. A separate drawing file shall be submitted for each individual sheet.
        v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
        vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
    b. File Format and Media Specification:
        vii. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
            - AutoCAD (version 2000, release 4) drawing file: ___.DWG
            - Drawing Interchange file: _____.DXF
        viii. Shall be in compliance with the following media type:
            - CD Recordable (CD-R) 650 Megabytes
11. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the final map or obtain building permits before completion of the required improvements.
12. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
13. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
14. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
15. 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 1.045 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of $15,149. 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)

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
   a. A 4-foot right-of-way dedication for street purposes along the Ellis Avenue project frontage for a curb to property line width of 12 feet. (BECSP)
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
   a. Damaged curb, gutter and sidewalk along the Ellis Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   b. The proposed driveway approach on Ellis Avenue shall be constructed per Public Works Standard Plan No. 211. The driveway design shall include treatments for right-turn in/right-turn out only as specified by Public Works. This may include raised curb channelization, striping, and signage. (ZSO 230.84)
   c. The existing driveway approach on Ellis Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   d. Frontage improvements along Ellis Avenue shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan, Town Center Neighborhood segment. The required frontage improvements shall include new curb, gutter, sidewalk, parkway landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. (BECSP, ZSO 230-84.D).
   e. 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).
   f. A new sewer lateral shall be installed connecting to the main in Ellis Avenue. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
   g. Any existing on-site public water pipeline (including removal of water appurtenances) impacted by the proposed structures, curbs, planters, parking facilities, trees, walls, etc. shall be abandoned per Water Division Standards. (State of California Administrative Code, Title 17)
   h. Two (2) new domestic water master meters, one for the residential component and a second for the commercial portion, shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC)
   i. Where a separate use (i.e. retail) is placed on the same parcel of property as the residential portion and the retail is conducting a separately established business, separate water services

and meters shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC).

j. 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.

k. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)

l. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)

m. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)

n. 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)

o. Any on-site fire hydrants that are required by the Fire Department to serve the proposed development shall become private fire hydrants that are served by private fire water services. These private fire water services shall be separated from the public water mains in Ellis Avenue 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(s). The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)

4. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.

5. Pursuant to the requirements of the Beach Edinger Corridor Specific Plan (BECSP), the developer shall be required to mitigate the impacts to the public sanitary sewer system resulting from the increase in flow anticipated by this project, as a result of the allowed increase in development density. Payment of an in lieu fee allows the City to implement system-wide public sanitary sewer infrastructure improvements. The amount of this in-lieu fee is $296,000, which represents a proportional fair share payment to mitigate the impact of the proposed development on the City's public sanitary sewer system. (BECSP Mitigation Measure 4.14-2)

6. 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)

7. 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.

8. 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.

9. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.

10. 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)

11. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
12. 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)
13. 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.
14. 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:

15. An Encroachment Permit from the City Depart of Public Works is required for all work within City's right-of-way.
16. 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)
17. 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)
18. 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)
19. 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)
20. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
21. 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)

22. 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)
23. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
24. Wind barriers shall be installed along the perimeter of the site. (DAMP)
25. 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:

26. A Precise Grading Permit shall be issued. (MC 17.05)
27. 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:

28. 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:

29. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
30. All new utilities shall be undergrounded. (MC 17.64)
31. 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)
32. Traffic Impact Fees (TIF) for the proposed project shall be paid prior to building permit issuance for retail use and prior to final occupancy for the residential use. The current rate for residential condominium use is $1,364.01/unit, and for retail use is $4,175.67. The rates are subject to annual fee adjustments. (MC 17.65)
33. 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.

ADDITIONAL COMMENTS ON THE CONCEPTUAL GRADING PLAN:

34. The finished floor elevations indicated on the Conceptual Grading Plan are lower than the surrounding landscape planter areas and landscape swale at the northerly portion of the site. As a prudent design the swale flowline elevations should be lower than finished floor elevations to allow positive drainage away from the building foundations.

35. Section C-C shall include a cross section of the proposed underground detention basin, including width and depth dimensions and distance from the new public right-of-way line. The proposed underground detention basin shall be located a minimum distance of 10 feet from the new public right-of-way line.

36. Section D-D indicates a swale flowline lower than the new finished floor elevation. However, the plan view above shows spot elevations of a swale (and area drain) higher than the new finished floor.

37. Section D-D indicates building setback dimension of 11 feet from the northerly property line, whereas the plan view above shows a setback dimension of 15 feet.

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE:	MAY 22, 2019
PROJECT NAME:	ELLIS AVENUE CONDOS
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 17-205
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 17-042 TENTATIVE TRACT MAP NO. 18-004 ENVIRONMENTAL ASSESSMENT NO. 18-001
DATE OF PLANS:	APRIL 22, 2019
PROJECT LOCATION:	8041 ELLIS AVENUE (NORTH SIDE OF ELLIS AVENUE, EAST OF BEACH BOULEVARD)
PROJECT PLANNER:	NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	***UPDATED ARCHITECTURAL PLANS, LANDSCAPING, HYDROLOGY, WQMP, TRAFFIC STUDY, TENTATIVE TRACT MAP, AND GRADING*** REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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

1. The tentative tract map received and dated March 7, 2019 shall be the conditionally approved layout, including the following:
    a. The existing 6-foot easement (along the subject site's westerly property line) for Public Utility Purposes shall be quitclaimed to eliminate any encroachment by the proposed water quality basin or the proposed basin shall be relocated to eliminate any encroachments into said easement.
    b. The existing 20-foot easement, over existing Parcels 1 and 2 (along the subject site's westerly property line) for Ingress and Egress Purposes shall be quitclaimed to eliminate any encroachment by the proposed building or the proposed building shall be relocated to eliminate any encroachments into said easement.

THE FOLLOWING CONDITION SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture, and hardscape that is located along the project frontage within the public right of way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the City.
2. All existing overhead utilities that occur along the project's Ellis Avenue frontage shall be under-grounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) and poles along the entire length of the westerly frontage of the subject project. This condition also applies to all utilities, including but not limited to all telephone, electric, and Cable TV lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.

HUNTINGTON BEACH
PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	May 21, 2019
PROJECT NAME:	Ellis Avenue Condos
PLANNING APPLICATION NO.	2017-205
ENTITLEMENTS:	Conditional Use Permit No.17-042
	Environmental Assessment No. 18-001
	Tentative Tract Map No. 18-004
DATE OF PLANS:	April 22, 2019
PROJECT LOCATION:	8041 Ellis Avenue (north side of Ellis Avenue, east of Beach Boulevard)
PLAN REVIEWER:	Nicolle Aube, Associate Planner
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PROJECT DESCRIPTION:	REQUEST TO DEMOLISH A SINGLE FAMILY RESIDENCE, LIQUOR STORE, AND A PORTION OF AN EXISTING CARWASH TO CONSTRUCT A FOUR-STORY, 48-UNIT CONDOMINIUM DEVELOPMENT WITH 891 SF OF GROUND FLOOR COMMERCIAL AND THREE LEVELS OF SUBTERRANEAN PARKING ON A 0.955 ACRE SITE

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 18157:

1. Prior to submittal of the Final Map for processing and approval, the following shall be required:

   a. An Affordable Housing Agreement in accord with Section 230.14 of the Huntington Beach Zoning and Subdivision Ordinance. **(HBZSO Section 230.14)**

   a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(HBZSO Section 254.16)**

3. 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 a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**

5. Prior to issuance of building permits, a Mitigation Monitoring Fee shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. ***(City of Huntington Beach Community Development Department Fee Schedule)***

6. During demolition, grading, site development, and/or construction, all requirements of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code including the Noise Ordinance shall be adhered to. 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)**

7. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to the tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**

8. Tentative Tract No. 18147 shall not become effective until the ten (10) calendar day appeal period has elapsed from Planning Commission action. **(HBZSO Section 251.12)**

9. Tentative Tract Map No. 18147 and Conditional Use Permit No. 16-031 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

10. The subdivision shall comply with all applicable requirements of the Municipal Code, Building Division, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**

11. 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)**

12. The applicant shall submit a check in the amount of $2,280.75 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

13. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/Zoning Administrator. **(HBZSO Section 232.04)**

CONDITIONAL USE PERMIT NO. 17-042:

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. 17-042 shall become null and void unless exercised within two years 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. 17-042 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. 17-042 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 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**