



# 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 8, 2019

Margaret Taylor  
11301 W. Olympic Blvd. #700  
Los Angeles, CA 90064

**SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 2019-004 (HQ GASTROPUB  
EXPANSION) – 155 5<sup>TH</sup> ST. SUITE 183, 92648  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Taylor:

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 (714) 374-5317 or [jessica.bui@surfcity-hb.org](mailto:jessica.bui@surfcity-hb.org), and/or the respective source department (contact person below).

Sincerely,

Jessica Bui  
Associate Planner

Enclosures

cc: Jane James, Planning Manager  
Lance Taylor, Property Owner  
Project File



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** MAY 8, 2019

**PROJECT NAME:** HQ GASTROPUB EXPANSION

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 19-087

**ENTITLEMENTS:** ENTITLEMENT PLAN AMENDMENT NO. 19-004

**DATE OF PLANS:** APRIL 16, 2019

**PROJECT LOCATION:** 155 5<sup>TH</sup> STREET, SUITE 183, 92648 (NORTH OF PCH BETWEEN 5<sup>TH</sup> ST. AND 6<sup>TH</sup> ST.)

**PLAN REVIEWER:** JESSICA BUI, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-5317, JESSICA.BUI@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** TO AMEND CONDITONAL USE PERMIT NO. 16-045 TO ADD APPROXIMATELY 1,482 SQ. FT. TO AN EXISTING 5,431 SQ. FT. EATING AND DRINKING ESTABLISHMENT WITH THE ONSITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (TYPE 47 ABC LICENSE).

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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.

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1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The Development Services Departments (Planning, Building, 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 Planning Commission's action. 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 provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
3. EPA 19-004 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant

to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

4. EPA 19-004 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
5. 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)**
6. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
7. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**





## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** APRIL 23, 2019

**PROJECT NAME:** HQ GASTROPUB EXPANSION

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-087  
ENTITLEMENT PLAN AMENDMENT NO. 19-004

**DATE OF PLANS:** APRIL 16, 2019

**PROJECT LOCATION:** 155 5<sup>TH</sup> STREET, 92648 (EAST SIDE OF PCH AND SOUTH OF 6<sup>TH</sup> ST.)

**PROJECT PLANNER:** JESSICA BUI, ASSOCIATE PLANNER

**PLAN REVIEWER:** MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

**TELEPHONE/E-MAIL:** (714) 536-5986 / [mboldt@hbpdpd.org](mailto:mboldt@hbpdpd.org)

**PROJECT DESCRIPTION:** TO ADD APPROXIMATELY 1,482 SQ. FT. TO AN EXISTING APPROXIMATELY 4,971 SQ. FT. EATING AND DRINKING ESTABLISHMENT/BAR (HQ GASTROPUB) WITH THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL.

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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.

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No additional bar or bar station allowed in expanded area.

Same conditions as prior CUP 16-045 (Copied below).

a. Hours of operation shall be limited to between 7:00 a.m. and 12:00 am (midnight), Sunday through Wednesday; and between 7:00 am and 2:00 am, Thursday, Friday, and Saturday. **(Amended Condition No. 1, Resolution No. 2013-24, Exhibit A)**

b. A minimum of 70 percent of the net floor area of the establishment shall be designated as dining area excluding back of the house areas (such as areas used for cooking, kitchen preparation, office, storage, and restrooms) and outdoor dining areas. **(Resolution No. 2013-24, Exhibit A)**

c. Full food service menus shall be served, at a minimum, until one (1) hour before closing, and a cook and food server shall be on duty during these times. **(Resolution No. 2013-24, Exhibit A)**

d. Alcoholic drinks shall not be included in the price of admission to any establishment. **(Resolution No. 2013-24, Exhibit A)**

- e. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(Resolution No. 2013-24, Exhibit A)**
- f. All alcohol shall remain within the establishment's premises. **(Resolution No. 2013-24, Exhibit A)**
- g. An employee of the establishment must be present at all times in areas within the establishment where alcohol is served. **(Resolution No. 2013-24, Exhibit A)**
- h. All areas of the business that are accessible to patrons shall be illuminated to make easily discernible the appearance and conduct of all people in the business. **(Resolution No. 2013-24, Exhibit A)**
- i. Dancing and/or dance floor and/or live entertainment shall be prohibited unless a Conditional Use Permit and Entertainment Permit are approved by the City. **(Resolution No. 2013-24, Exhibit A)**
- j. Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited. **(Resolution No. 2013-24, Exhibit A)**
- k. The establishment shall follow all conditions of the alcohol license issued by the California Department of Alcoholic Beverage Control, as well as all other relevant portions of the Huntington Beach Zoning and Subdivision Ordinance and Huntington Beach Municipal Code. **(Resolution No. 2013-24, Exhibit A)**
- l. No new customers shall be permitted after 30 minutes before closing. **(Resolution No. 2013-24, Exhibit A)**
- m. Last call for drinks shall be no later than 15 minutes before closing. **(Resolution No. 2013-24, Exhibit A)**
- n. Only single-sized drinks and no multiple drinks shall be served after midnight. **(Resolution No. 2013-24, Exhibit A)**
- o. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(Resolution No. 2013-24, Exhibit A)**
- p. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(Resolution No. 2013-24, Exhibit A)**
- q. Establishments shall install and maintain a video surveillance system to monitor public area of premises and shall make the video available to the police department for any criminal or civil investigation. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing onscene upon request by police officers conducting investigations. **(Resolution No. 2013-24, Exhibit A / PD)**
- r. Bi-fold windows along the storefront shall remain closed from 10:00 pm to 7:00 am daily. **(COD)**
- s. Prior to the issuance of any building permits, an encroachment permit shall be obtained from the California Department of Transportation (Caltrans) for any projections into the public right-of-way. **(CDD / PW)**
- t. Prior to sales, service or consumption of alcoholic beverages the establishment shall obtain an ABC license authorizing On Sale alcohol sales. The establishment shall be limited to a Type 47 (On Sale Eating Place) ABC License. **(PD)**



- u. Signs shall be posted in a conspicuous space at the entrance/exit of the restaurant, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- v. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
- w. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00 pm. **(PD)**
- x. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
- y. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
- z. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. **(PD)**
- aa. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
- bb. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times. **(PD)**
- cc. There shall be a minimum of two identifiable security employees on the premises every Thursday, Friday, and Saturday from 8:00 pm to 2:30 am to control crowds, monitor customers, and ensure doors remain closed. **(CC)**



## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** MAY 06, 2019

**PROJECT NAME:** HQ GASTROPUB EXPANSION

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-087  
ENTITLEMENT PLAN AMENDMENT NO. 19-004

**DATE OF PLANS:** APRIL 16, 2019

**PROJECT LOCATION:** 155 5<sup>TH</sup> STREET, 92648 (EAST SIDE OF PCH AND SOUTH OF 6<sup>TH</sup> ST.)

**PROJECT PLANNER:** JESSICA BUI, ASSOCIATE PLANNER

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 989-0213 / khoa@csgengr.com

**PROJECT DESCRIPTION:** TO ADD APPROXIMATELY 1,482 SQ. FT. TO AN EXISTING APPROXIMATELY 4,971 SQ. FT. EATING AND DRINKING ESTABLISHMENT/BAR (HQ GASTROPUB) WITH THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL.

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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.

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#### **I. REQUIREMENTS:**

1. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
2. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
3. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
4. 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. Please clarify the type of building construction shown on "Project Information". Type I-A or I-B?
4. Also, please clarify the fire protection shown on "Project Information".
5. Provide legible Site plan –
  - a. Show accessible paths of travel from accessible parking stalls/public sidewalk to the building entrances along with maximum slope of 5%; and cross slope of 2%.
  - b. Show location of all curb ramps/truncated domes within the accessible paths of travel.
6. Provide egress plans –
  - a. The occupant load factor of 15 sqft/occ shall be used in dining area. All moveable chairs cannot be considered as fixed seating. Please clarify.
  - b. All required exterior exit doors must be accessible to disabled persons. Please show the exit paths of travel from exterior exit doors to the public way along with maximum slope of 5%; and cross slope of 2%.
  - c. Provide tactile egress sign at all required exterior exit doors; doors within the exit paths of travel.
7. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC as applicable.
  - a. Parking stalls
  - b. Doors
  - c. Ramps
  - d. Curb ramps
  - e. Stairways
  - f. Elevator
  - g. Existing restrooms must be accessible to disabled persons.
  - h. In dining areas, maintain the required clear width between the furniture for wheelchairs access.
8. Please check the number of plumbing fixtures per 2016 CPC.
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 Section 5.408.1.4.

12. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Section 5.106.5.3 for Electric Vehicle (EV)
13. Trash enclosure is required to be covered.

**III. COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: 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, 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 FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** MAY 08, 2019

**PROJECT NAME:** HQ GASTROPUB EXPANSION

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-087  
ENTITLEMENT PLAN AMENDMENT NO. 19-004

**DATE OF PLANS:** APRIL 16, 2019

**PROJECT LOCATION:** 155 5<sup>TH</sup> STREET, #183

**PROJECT PLANNER:** JESSICA BUI, ASSOCIATE PLANNER

**PLAN REVIEWER:** STEVE EROS, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 536-5531 / [Steve.Eros@surfcity-hb.org](mailto:Steve.Eros@surfcity-hb.org)

**PROJECT DESCRIPTION:** TO ADD APPROXIMATELY 1,482 SQ. FT. TO AN EXISTING APPROXIMATELY 4,971 SQ. FT. EATING AND DRINKING ESTABLISHMENT/BAR (HQ GASTROPUB) WITH THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April 16, 2019. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

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**THE ITEMS LISTED BELOW ARE APPLICABLE TO THE PROJECT AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF PERMITS OR COMPLETION OF THE PROJECT.**

### **Fire Protection 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** are required to be modified / extended with the tenant improvement. The installation must be in compliance with the CFC and NFPA 72. 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)

**Automatic Fire Sprinklers** are required to be modified / extended with the tenant improvement. The installation must be in compliance with the CFC and NFPA 13. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. Fire Code standards can be found in City Specification #420. (FD)

**Cooking Oil Tanks.** If a cooking oil tank greater than 60 gallons is to be installed, a separate plan submittal for it is required as it is a combustible liquids tank. As per City Specification # 425, a plan must be submitted to the HBFD for review and approval, a permit issued and final inspection required. System shall be designed to meet the requirements of the 2013 CFC and NFPA 30. (FD)

**Carbon Dioxide Tank.** If a liquefied carbon dioxide tank is to be installed for use with beverage carbonation, the carbon dioxide tank and piping must be installed in accordance with the 2013 CFC, specifically Chapters 50 and 53. If the tank capacity is greater than 6000 cubic feet, an FD construction permit must be obtained, and a separate plan submittal for compressed gasses is required. (FD)

## **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)

## **Addressing and Street Names**

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

**Structure or Building-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)

## **Building Construction**

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



***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)**

***Egress Illumination/Emergency Exit Lighting*** with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

***Exit Ways and Aisles Plan*** is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

**THE FOLLOWING SHALL BE MAINTAINED DURING CONSTRUCTION:**

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

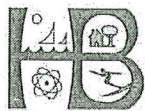
**OTHER:**

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

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

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



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 7, 2019  
PROJECT NAME: HQ GASTROPUB EXPANSION  
ENTITLEMENTS: EPA 19-004  
PLNG APPLICATION NO. 2019-0087  
DATE OF PLANS: APRIL 16, 2019  
PROJECT LOCATION: 155 5<sup>th</sup> STREET 92648 (EAST SIDE OF PCH AND SOUTH OF 6<sup>TH</sup> ST)  
PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER  
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *MB*  
TELEPHONE/E-MAIL: 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
PROJECT DESCRIPTION: TO ADD APPROXIMATELY 1,482 SQ. FT. TO AN EXISTING APPROXIMATELY 4,971 SQ. FT. EATING AND DRINKING ESTABLISHMENT/BAR (HQ GASTROPUB) WITH THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL.

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 BUILDING PERMIT:

1. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)