



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

September 9, 2019

NOTICE OF FILING STATUS

Application: CONDITIONAL USE PERMIT NO. 18-044/ADMINISTRATIVE PERMIT NO. 19-011 (VET CLINIC)

Applicant: Peter Haddad, PHD, 1619 Alabama Street, Huntington Beach, CA 92648

Property

Owner: Sean Alley, SA Vet LLC, 18861 Beach Blvd., Huntington Beach, CA 92648

Request: Conditional Use Permit/Administrative Permit: To establish a veterinary clinic within a 3,750 sq. ft. commercial building and allow a deviation one parking space for a total of 12 parking spaces in lieu of the required 13 parking spaces.

Location: 17101 A Lane, 92648 (northwest corner of A Ln. and Baylock Dr.)

Dear Mr. Haddad:

NOTICE IS HEREBY GIVEN that the Community Development Department has reviewed your submittal, received and dated September 9, 2019, and has deemed the application complete and accepted for processing. Your item is tentatively scheduled before the Planning Commission on October 8, 2019, at 6:00 PM in the Council Chambers (Lower Level).

Please note the applicant is allowed to present to the Planning Commission up to the pre-set amount of time for each hearing body. If you would like more time for a detailed presentation with PowerPoint, please contact staff prior to the meeting to make arrangements. Also, if you have handouts or presentation materials, please make sure you have sufficient copies for all in attendance.

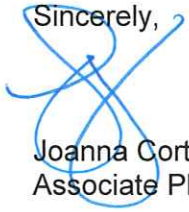
If the Planning Commission approves your application, a check in the amount of \$50 and payable to the County of Orange must be received within two days of the approval. This check represents the fee necessary to post a Notice of Exemption stating that the project is exempt from the California Environmental Quality Act.

If you should have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 374-1547 or joanna.cortez@surfcity-hb.org.

September 9, 2019

Page 2

Sincerely,

A handwritten signature in blue ink, appearing to be 'Joanna Cortez', written over the printed name.

Joanna Cortez
Associate Planner

copy: Jane James, Planning Manager
Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 9, 2019

PROJECT NAME: VET CLINIC

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-291

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-044/ADMINISTRATIVE PERMIT NO. 19-011

DATE OF PLANS: JUNE 20, 2018

PROJECT LOCATION: 17101 A LANE, 92648 (AT THE NORTHWEST CORNER A LANE AND BAYLOCK DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: **CUP:** TO ESTABLISH A VETERINARY CLINIS WITHIN A 3,750 SQ. FT. COMMERCIAL BULDING; AND **AP:** ALLOW A DEVIATION ONE PARKING SPACE FOR A TOTAL OF 12 PARKING SPACES IN LIEU OF THE REQUIRED 13 PARKING SPACES.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 23, California Administrative Code. **(HBZSO Chapter 231)**
 - b. 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)**
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. Standard landscape code requirements apply. **(HBZSO Chapter 232)**

- c. All landscape planting, irrigation and maintenance shall comply with the City Landscape Standards and Specifications. **(HBZSO Section 232.04.BECSP 2.6.9)**
 - d. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - e. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
 - f. A Consulting Arborist (approved by the City) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
4. Prior to issuance of building permits, the following shall be completed: The Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**
 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 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. 18-044 and Administrative Permit No. 19-011 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
 10. Conditional Use Permit No. 18-044 and Administrative Permit No. 19-011 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. 18-044 and Administrative Permit No. 19-011 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. 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)**
14. 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)**
15. 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: DECEMBER 28, 2018

PROJECT NAME: A LANE VET HOSPITAL

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-291

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-044

DATE OF PLANS: NOVEMBER 14, 2018

PROJECT LOCATION: 17101 A LANE, 92646 (WEST SIDE OF A LN., NEAR THE NORTHEAST CORNER OF BEACH BLVD. AND BLAYLOCK DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO ESTABLISH A VETERINARY CLINIC WITHIN AN EXISTING 4,175 SQ. FT. COMMERCIAL BUILDING (FORMER RELIGIOUS ASSEMBLY USE)

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

I. REQUIREMENT:

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

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 California Green Building Standards Code, and the

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

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide complete Site plan –
 - a. Identify location of all property lines on Site plan.
 - b. Set back distances between building and property line.
 - c. The interior property line cannot pass through the building. Please clarify.
 - d. Accessible paths of travel from public sidewalk/accessible parking stalls to the building entrances along with maximum slope of 5%; and cross slope of 2%.
4. Provide Building Data to show:
 - Type of building construction(s)
 - Please clarify the proposed use for group R-1 occupancy. Group S-1 shall be used for storage area.
 - Building with fire sprinkler system
5. Provide dimensioned Floor plan showing size of all rooms/areas; and width of all hallways.
6. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC. Including an accessible path of travel to the public way.
 - a. At least one van accessible parking stall with 8' unloading area is required.
 - b. Provide details and notes for van accessible parking stall.
 - c. All restrooms must be accessible to disabled persons. Provide restroom layout plans with fully dimensioned.
 - d. Show the required clear space on both sides of the door.
7. Provide egress plans –
 - a. Please show the exit paths of travel along with their distance of travel serving the usable roof decks and third floors.
 - b. Provide occupant load calculations showing the occupant load in each room/area along with occupant load factors.
8. 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.
9. 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.
10. 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 permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

11. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 5.106.5.3 Electric Vehicle (EV) Charging.
12. Trash enclosure is required to be covered. (If applicable)

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 26, 2018
PROJECT NAME: A LANE VET HOSPITAL
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-291
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-044
DATE OF PLANS: NOVEMBER 14, 2018
PROJECT LOCATION: 17101 A LANE, 92646 (WEST SIDE OF A LN., NEAR THE NORTHEAST CORNER OF BEACH BLVD. AND BLAYLOCK DR.)
PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO ESTABLISH A VETERINARY CLINIC WITHIN AN EXISTING 4,175 SQ. FT. COMMERCIAL BUILDING (FORMER RELIGIOUS ASSEMBLY USE)

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 14, 2018. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

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

1. 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 California Fire Code standards found in *City Specification #424*. The minimum required dry

chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Special Systems

Medical Gas Plan. If fixed medical gas systems are utilized, plans shall be submitted to the Fire Department as separate plans for permits and approval. Plan shall portray each type of gas, quantity in use, quantity stored on-site, container type and configuration of use or storage, valves, emergency shut-off(s) and locations, type of piping and facility layout, controls, and final use. Compressed gas systems shall be suitable for the use intended and shall be designed by persons competent in such design. System shall conform to the HBFC. Fire Department Permit required for oxidizers (oxygen) over 504 cubic feet. . For Fire Department approval, reference a separate submittal of a medical gas plan in the building plan notes. **(FD)**

2. Fire Personnel Access

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

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

3. Addressing and Street Names

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

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

4. 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)**

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 per the California Fire Code. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

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

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

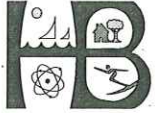
City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

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

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



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 4, 2019

PROJECT NAME: 'A' LANE VET HOSPITAL


ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-044

PLNG APPLICATION NO.: PLANNING APPLICATION NO. 18-291

DATE OF PLANS: NOVEMBER 14, 2018

PROJECT LOCATION: 17101 A LANE, 92646 (WEST SIDE OF A LN., NEAR THE NORTHEAST CORNER OF BEACH BLVD. AND BLAYLOCK DR.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 

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

PROJECT DESCRIPTION: TO ESTABLISH A VETERINARY CLINIC WITHIN AN EXISTING 4,175 SQ. FT. COMMERCIAL BUILDING (FORMER RELIGIOUS ASSEMBLY USE)

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.

Please note that the dedication requirements (2a, 2b, and 2c) shall be required only if the interior building alternations exceed one third of the value of the building, as defined in the Uniform Building Code, or if the new use is considered a change of occupancy per ZSO 230.84.

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 5-foot right-of-way dedication for street purposes and public utilities along the 'A' Lane frontage to provide a width of 25 feet from street centerline to property line.
 - b. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Blaylock Dr and 'A' Lane per Public Works Standard Plan No. 207.
 - c. A 2.5-foot alley dedication to provide an alley right-of-way width of 10 feet from alley centerline to property line.
3. A Street Improvement 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. Construction of curb, gutter and sidewalk along the 'A' Lane and Blaylock Drive frontages per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on 'A' Lane shall be removed and reconstructed with an ADA compliant driveway approach per Public Works Standard Plan No. 209. (ZSO 230.84)
 - c. Pavement for half-width of existing alley plus pavement for 2.5 feet of additional alley dedication. (ZSO 230.84)
 - d. An alley approach on Blaylock Drive per Public Works Standard Plan No. 107. (ZSO 230.84)
 - e. An ADA compliant access ramp at the corner of Blaylock Drive and 'A' Lane per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - f. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the lateral. If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in the alley, per Public Works Standards. (ZSO 230.84)
 - g. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)
 - h. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - i. 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)
 - j. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)

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

4. Traffic Impact Fees shall be paid prior to building permit issuance. The current fee for the proposed use is \$1,582.76/1000 sf. Credit is given for the prior use of the site. (MC 17.65)

5. 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 0.44 gross acres (including its tributary area portions along the half-street frontages) for a total required drainage fee of \$6,379. 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)
6. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

7. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
8. All new utilities shall be undergrounded. (MC 17.64)
9. 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)