

# 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

October 9, 2019

Jeff Bergsma  
221 Main Street, Suite S  
Huntington Beach, CA 92648

**SUBJECT:   CONDITIONAL USE PERMIT NO. 19-001/COASTAL DEVELOPMENT PERMIT  
              NO. 19-001/DESIGN REVIEW BOARD NO. 19-001/ENVIRONMENTAL  
              ASSESSMENT NO. 19-001 (THIRD STREET COMMERCIAL BUILDING) – 321  
              3<sup>RD</sup> STREET, 92648.  
              PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [jessica.bui@surfcity-hb.org](mailto:jessica.bui@surfcity-hb.org) or 714-374-5317 and/or the respective source department (contact person below).

Sincerely,

  
Jessica Bui  
Associate Planner

Enclosures

cc:     Eric Haghani, Building Division: 714-374-1792  
       Steve Eros, Fire Department: 714-536-5411  
       Michelle Boldt, Police Department: 714-536-5991  
       Bob Milani, Public Works: 714-374-1735  
       Jane James, Planning Manager



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 9, 2019

**PROJECT NAME:** THIRD STREET COMMERCIAL BUILDING

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 19-001

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-001  
COASTAL DEVELOPMENT PERMIT NO. 19-001  
DESIGN REVIEW BOARD NO. 19-001  
ENVIRONMENTAL ASSESSMENT NO. 19-001

**DATE OF PLANS:** JANUARY 4, 2019

**PROJECT LOCATION:** 321 3<sup>RD</sup> STREET, 92648 (NORTH SIDE OF 3<sup>RD</sup> STREET BETWEEN OLIVE AVE. AND ORANGE AVE.)

**PLAN REVIEWER:** JESSICA BUI

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

**PROJECT DESCRIPTION:** TO CONSTRUCT A FOUR-STORY RETAIL AND OFFICE BUILDING WITH SUBTERRANEAN PARKING AND A COMMON ROOF DECK.

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

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1. 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)**
3. The following conditions shall be completed prior to issuance of Building Permits:
  - a. A Lot Line Adjustment or Lot Consolidation must be completed.
  - b. A Mitigation Monitoring Fee for EIR No. 08-001, shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council.

- c. A planned sign program for all signage shall be submitted to the Community Development Department. Said program shall be approved prior to the first sign request. **(HBZSO Section 233.04.B)**
  - d. The Downtown Specific Plan fee shall be paid. **(Resolution No. 5328)**
4. 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)**
  5. The Departments of Planning and Building, 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 parcel/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 /Zoning Administrator'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 /Zoning Administrator may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
  6. Conditional Use Permit No. 19-001, Coastal Development Permit No. 19-001, Design Review Board No. 19-001, Environmental Assessment No. 19-001 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 Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
  7. The subdivision and development shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
  8. 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)**
  9. The applicant shall submit a check in the amount of \$2,354.75 for the Department of Fish and Game and \$50 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 Planning Division within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
  10. 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)**
  11. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design (with the following modifications):

- a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, 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. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
- d. 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)**
- e. 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)**
- f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**

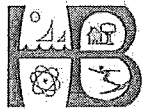
12. Prior to issuance of demolition permits, the following shall be completed:

- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
- b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
- c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
- d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**

13. Prior to issuance of grading permits, the following shall be completed:
  - a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
  - b. 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)**
  - c. 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)**
  - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - e. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - h. The 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 and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution-4545)**  
OR 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)**
5. Prior to issuance of building permits, the following shall be completed:
  - a. 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)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**

- b. 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)**
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit and issuance of a Certificate of Occupancy until the following has been completed:
  - a. The applicant shall stripe the parking lot to conform to provisions of Chapter 231 of the Huntington Beach Zoning & Subdivision Ordinance. **(HBZSO Chapter 231)**
  - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - d. 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)**
  - e. An onsite 36" box tree or the palm equivalent shall be provided in the front yard, and a 24" box tree shall be provided in the parkway to meet the Huntington Beach; Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
  - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
12. Conditional Use Permit No. 19-001, Coastal Development Permit No. 19-001, Design Review Board No. 19-001, Environmental Assessment No. 19-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
13. The Planning Commission reserves the right to revoke Conditional Use Permit No. 19-001, Coastal Development Permit No. 19-001, Design Review Board No. 19-001, Environmental Assessment No. 19-001 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)**
14. 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 Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
15. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department. Double walls shall be prohibited. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls

next to the new walls, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### COMMENTS ON THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN

DATE: OCTOBER 4, 2019

PROJECT NAME: 3<sup>RD</sup> STREET COMMERCIAL BUILDING

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-001; COASTAL DEVELOPMENT PERMIT NO. 19-001, DESIGN REVIEW BOARD NO. 19-001, ENVIRONMENTAL ASSESSMENT NO. 19-001

PLNG APPLICATION NO: 2019-0001

DATE OF PLANS: SEPTEMBER 24, 2019

PROJECT LOCATION: 321 3<sup>RD</sup> STREET, 92648 (3<sup>RD</sup> STREET COMMERCIAL BUILDING)

PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

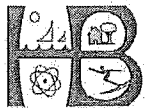
TELEPHONE/E-MAIL: 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

PROJECT DESCRIPTION: TO CONSTRUCT A FOUR-STORY RETAIL AND OFFICE BUILDING WITH SUBTERRANEAN PARKING AND A COMMON ROOF DECK

#### THE FOLLOWING ARE PUBLIC WORKS COMMENTS ON THE PROJECT'S PRELIMINARY WATER QUALITY MANAGEMENT PLAN AND SHALL BE ADDRESSED PRIOR TO THIS REPORT BEING ACCEPTED FOR USE IN ANY FURTHER ENVIRONMENTAL ANALYSIS OF THIS PROJECT:

1. GENERAL COMMENT: The proposed storm water BMP, a Contech Engineered Solutions CDS Unit, is an acceptable pretreatment system. However, this not an adequate solution, in and of itself, to address all pollutants of concern for the subject project. As stated by the State of Washington Department of Ecology, this BMP is given a General Use Level Designation for a pretreatment use "ahead of infiltration treatment (not applicable in this case), or to protect and extend the maintenance cycle of a basic enhanced or phosphorous treatment device (e.g. sand or media filter)." The overall proposed storm water treatment regime for this project shall provide a complete BMP system onsite to adequately address all pollutants of concern for the project.





## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** AUGUST 26, 2019  
**PROJECT NAME:** 3<sup>rd</sup> STREET COMMERCIAL BUILDING  
**ENTITLEMENTS:** CUP 19-001, CDP 19-001, DR 19-001, EA 19-001  
**PLNG APPLICATION NO:** 2019-0001  
**DATE OF PLANS:** AUGUST 2, 2019  
**PROJECT LOCATION:** 321 3<sup>RD</sup> STREET, 92648 (3<sup>RD</sup> STREET COMMERCIAL BUILDING)  
**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 CONSTRUCT A FOUR-STORY RETAIL AND OFFICE BUILDING WITH SUBTERRANEAN PARKING AND A COMMON ROOF DECK

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
  - a. A 4.5-foot right-of-way dedication for vehicular access and public utilities along the alley frontage to provide an alley right-of-way width of 12 feet from property line to alley centerline. (ZSO 230.84)

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. Reconstruction of damaged curb, gutter and sidewalk along the project frontage per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. Pavement for half-width of existing alley plus pavement for 4.5-feet of additional alley dedication. (ZSO 230.84)
  - c. Decorative alley paving in front of the underground parking entrance per Downtown Specific Plan Update requirements. (ZSO 230.84)
  - d. A new sewer lateral shall be constructed, per City Standard Plan No. 507, to connect to the existing public sewer main in the alley. 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)
  - e. A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC).
  - f. Separate backflow protection devices shall be installed per Water Division Standards for domestic and fire water service and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17).
  - g. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
  - h. 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)
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. 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.
6. The project WQMP shall include the following:
  - a. Discusses regional or watershed programs (if applicable).
  - b. 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.
  - c. Identifies selected Low Impact Development (LID) and Hydromodification (as applicable) BMPS.
  - d. Incorporates the Guidelines for Use of Drywells in Stormwater Management Applications (if applicable).
  - e. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
  - f. Incorporates GIS or GPS coordinates for all structural and LID BMPs.

- g. Describes the long-term operation and maintenance requirements for the Structural and Treatment Control BMPs, including maintenance of BMPs as shown on the landscape plans and are described in the WQMP.
  - h. Identifies the entity that will be responsible for long-term operation, maintenance, repair and/or replacement of the Structural and Treatment Control BMPs.
  - i. Describes the mechanism for funding the long-term operation and maintenance of all the Structural and Treatment Control BMPs.
  - j. Includes an Operations and Maintenance (O&M) Plan for all structural and Treatment Control BMPs including anticipated maintenance costs.
  - k. Vector Control Clearance letter from the Orange County Vector Control stating that they have reviewed the project WQMP and proposed BMPs.
  - l. 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.
  - m. The applicant shall return one CD media (with a copy of the approved WQMP) to Public Works for the project record file.
7. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.
  8. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
  9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
  10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
  11. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include

the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING  
GRADING OPERATIONS:**

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
15. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
16. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
17. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
18. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
19. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
20. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
21. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
22. Wind barriers shall be installed along the perimeter of the site. (DAMP)
23. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

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

24. A Precise Grading Permit shall be issued. (MC 17.05)
25. Traffic Impact Fees for the project shall be paid at the time of Building Permit issuance. The current fee rate is \$2,026.71/1000 for office use and \$4,175.67/1000 sf for retail use. (MC 17.65)
26. 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 0.267 gross acres (including its tributary area portions along the half-street frontages) for a total required drainage fee of \$3,871. 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)

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 FINAL INSPECTION OR OCCUPANCY:**

28. Complete all improvements as shown on the approved grading plans. (MC 17.05)
29. All new utilities shall be undergrounded. (MC 17.64)
30. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
31. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
  - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
  - f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.



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

**DATE:** October 7, 2019

**PROJECT NAME:** 3<sup>rd</sup> STREET COMMERCIAL BUILDING

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-001

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-001; COASTAL DEVELOPMENT PERMIT NO. 19-001; DESIGN REVIEW BOARD NO. 19-001; ENVIRONMENTAL ASSESSMENT NO. 19-001

**DATE OF PLANS:** 08/02/19

**PROJECT LOCATION:** 321 3<sup>RD</sup> STREET, 92648 (3<sup>RD</sup> STREET COMMERCIAL BUILDING)

**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 CONSTRUCT A FOUR-STORY RETAIL AND OFFICE BUILDING WITH SUBTERRANEAN PARKING AND A COMMON ROOF DECK.

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

## **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.

- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box locations.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire Department Hose Pull Analysis throughout the building.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses.
- Ground ladder access to emergency escape and rescue openings **(FD)**

**NOTE:** A separate submittal is required for the Fire Master Plan to the Huntington Beach Fire Department. A master plan will need to be submitted to the HBFD for review and approval. No approvals will be granted for building permits or site grading until it has been approved. It will need to be a component of the submittal for the building plan review as well as all fire department plans.

## 2. Environmental

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

***Methane Mitigation District Requirements.*** The proposed construction is within the City of Huntington Beach Methane Mitigation District. **Due to abandoned oil wells located under the footprint of the structure / facility, any new structure is required to be equipped with a methane barrier in accordance with City Specification 429.** In addition to a methane barrier, other mitigation measures may also be required base on the sampling results.

(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)**

### **Oil Wells**

The on-site oil wells have been abandoned to the satisfaction of the California Division of Oil, Gas & Geothermal Resources (DOGGR) and the Huntington Beach Fire Department City. Any modifications to the oil wells will require a permit from DOGGR. The underground parking structure will require the wells to be shortened, so a DOGGR permit is required and a vent cone will be required as stated in City Specification #429.

## **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)**

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

**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)**

**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.

#### 4. 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** 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)

**Automatic Fire Sprinklers** are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5,000 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.

**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)

**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)

#### 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 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)

## 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)

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

**Roof Access** is required. At least two stairs 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)

**Commercial Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on the front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. (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") vertical front and provided above or adjacent to the units' front and rear door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification, 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 & Miscellaneous Safety Features

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

***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 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)

***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 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

**[https://www.huntingtonbeachca.gov/government/departments/fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](https://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

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** AUGUST 22, 2019

**PROJECT NAME:** 3<sup>RD</sup> STREET COMMERCIAL BUILDING

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-001

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-001; COASTAL DEVELOPMENT PERMIT NO. 19-001; DESIGN REVIEW BOARD NO. 19-001; ENVIRONMENTAL ASSESSMENT NO. 19-001

**DATE OF PLANS:** 08/02/19

**PROJECT LOCATION:** 321 3<sup>RD</sup> STREET, 92648 (3<sup>RD</sup> STREET COMMERCIAL BUILDING)

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

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

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

**PROJECT DESCRIPTION:** TO CONSTRUCT A FOUR-STORY RETAIL AND OFFICE BUILDING WITH SUBTERRANEAN PARKING AND A COMMON ROOF DECK.

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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. REQUIREMENT:**

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

#### **II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

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

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

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of the 2016 CBC.
4. Provide Building Data to show:
  - Occupancy group(s) (Parking garage/Retail must be included)
  - Building area
  - Floor area per floor
5. Please indicate on Roof plan the proposed use of roof deck.
6. Provide complete Site plan to show:
  - Set back distances between exterior wall and property line.
  - For zero set back distance, please provide structural calculations to verify the minimum distance set back due to building deflection.
7. Exterior walls must comply with Section 705 of 2016 CBC.
  - Show location of all fire rated walls on Site plan.
  - Openings in exterior wall must comply with Table 705.8 of 2016 CBC.
  - Opening is not allowed in exterior walls located within 5' from property line.
  - Provide calculations for openings in exterior walls.
8. For mixed use and occupancy, please comply with Section 508.
9. Provide egress plans –
  - Provide occupant load calculations to show the occupant load in each room/area along with occupant load factors.
  - Show exit paths of travel along with distances of travel.
  - Show location of all stairway shafts along with their fire rating.
10. Interior exit Stairways must comply with Section 1023.
11. Elevator –
  - Elevator cannot locate inside the stairway shaft.
  - Elevator shaft must comply with Section 713 and Chapter 30 of 2016 CBC.
  - Elevator must be accessible to disabled persons.
12. Stairways must be accessible to disabled persons.
13. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC. Including an accessible path of travel to the public way.
  - a. Accessible parking stall –
    - Parking garage shall have a minimum clearance of 8'-2".



- At least one van accessible parking stall with 8' unloading zone.
  - b. Stairways must be accessible to disabled persons.
  - c. All restrooms must be accessible to disabled persons.
  - d. Please indicate on Site plan the accessible paths of travel from public sidewalk to the building entrances along with maximum slope of 5%; and cross slope of 2%.
  - e. Show location of all curb ramps and truncated domes within the accessible paths of travel.
14. For enclosed parking structure –
- a. Provide mechanical ventilation system per Section 406.6.2 of 2016 CBC.
  - b. Two staffed parking attendants –
    - Provide restroom(s) for staffs.
    - Restroom(s) must be accessible to disabled persons.
    - The location of restroom(s) must comply with Section 422.4.1 of 2016 CPC.
15. 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.
16. 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.
17. 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.
18. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 5.106.5.3 for Electric Vehicle (EV) Charging for New Construction.
19. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches. All other areas of the garage shall have a minimum vertical clearance of 84 inches. 11B-502.5 and 406.4.1
20. Two-way communication shall be required at elevator landings on each floor above the first floor. 1009.8
21. Trash enclosure is required to be covered.

### **III. COMMENTS:**

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

3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.