



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

November 22, 2019

NOTICE OF FILING STATUS

Application: Entitlement Plan Amendment No. 18-002 (Hebrew Academy Addition)

Applicant: David Street, Westland Real Estate Group, 520 Willow Street, Long Beach, CA 90806

Request: To amend CUP No. 98-090 of a private school (Hebrew Academy) to construct:

- 1) A 9,990 sq. ft. addition to create a total of nine classroom buildings;
- 2) A 1,550 sq. ft. addition to an existing multi-purpose room;
- 3) 27 parking spaces to an existing parking lot on the north side of the campus; and
- 4) A new parking lot (31 parking spaces) on the south side of the campus.

Location: 14401 Willow Lane, 92647 (east of Willow Ln., at the terminus of Maple Ave.)

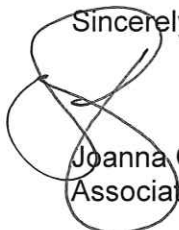
Dear Mr. Street:

NOTICE IS HEREBY GIVEN that the Community Development Department has reviewed the above entitlement application(s) received and dated October 8, 2019 and has deemed the application complete and accepted for processing.

Your item is tentatively scheduled before the **Planning Administrator** on January 28, 2020 at 6:00 pm in the Council Chambers (Lower Level). 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 three 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 have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 374-1547.

Sincerely,


Joanna Cortez
Associate Planner

xc: Jane James, Planning Manager
Allevy Family Academy Property, 520 West Willow Street, Long Beach, CA 90806
File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 5, 2020

PROJECT NAME: HEBREW ACADEMY ADDITION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 18-142

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 18-002

DATE OF PLANS: OCTOBER 8, 2019

PROJECT LOCATION: 14401 WILLOW LANE, 92647 (EAST OF WILLOW LN., AT THE TERMINUS OF MAPLE AVE.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: JOANNA CORTEZ, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: **ENTITLEMENT PLAN AMENDMENT:** TO AMEND A CUP FOR A PRIVATE SCHOOL (HEBREW ACADEMY) TO:

- 1) ADD NINE (N) CLASSROOMS
- 2) ADD 1,550 SQ. FT. TO AN EXISTING MULTI-PURPOSE ROOM
- 3) ADD 27 PARKING SPACES TO AN (E) PARKING LOT ON THE NORTH SIDE OF THE CAMPUS; AND
- 4) ADD 34 PARKING SPACES ON THE SOUTH SIDE OF THE CAMPUS

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to receiving Certificate of Occupancy, all appropriate park fees shall be paid. **(HBZSO Section 254.08)**
3. 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)**
4. 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)**

5. 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)**
6. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
7. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
8. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
9. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
10. The project shall comply with all applicable requirements of the Municipal Code, Building and Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
11. EPA No. 18-002 shall not become effective until the ten working day appeal period from the Planning Commission approval of the entitlements has elapsed. For projects in the appealable area of the coastal zone, there is an additional ten working day appeal period that commences when the California Coastal Commission receives the City's notification of final action. **(HBZSO Section 245.32)**
12. EPA No. 18-002 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 245.36)**
13. The Planning Commission reserves the right to revoke EPA No. 18-002 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 249.06)**
14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC Section 8.40.090)**
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
16. The Development Services Departments (Community Development, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required.



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 05, 2018

PROJECT NAME: HEBREW ACADEMY ADDITION

**PLANNING
APPLICATION NO.:** 2018-142

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 18-002

DATE OF PLANS: JUNE 15, 2018

PROJECT LOCATION: 14401 WILLOW LANE, 92647 (EAST OF WILLOW LN., AT THE TERMINUS OF MAPLE AVE.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: **ENTITLEMENT PLAN AMENDMENT:** TO AMEND A CUP FOR A PRIVATE SCHOOL (HEBREW ACADEMY) TO:
1) ADD NINE (N) CLASSROOMS
2) ADD 1,550 SQ. FT. TO AN EXISTING MULTI-PURPOSE ROOM
3) ADD 27 PARKING SPACES TO AN (E) PARKING LOT ON THE NORTH SIDE OF THE CAMPUS
4) ADD 31 PARKING SPACES ON THE SOUTH SIDE OF THE CAMPUS

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

I. REQUIREMENT:

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

5. All accessory and minor accessory structures including site MEP will be on separate permits.

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapters 5 and 7 of the 2016 CBC.
4. Provide Building Data for **each building** on the lot to show:
 - Type of building construction
 - Occupancy group(s)
 - Building fire sprinkler system or not
 - Modular building or not
5. For existing modular buildings, all remodel to the building must be reviewed and approved by State of California.
6. Occupancy group E-1 did not exist in 2016 CBC. Please clarify.
7. All new modular buildings must be approved by State of California. Please provide approved plans from State of California.
8. Multi-Purpose Room –
 - a. Provide egress plan to show the occupant load in each room/area along with their occupant load factors.
 - b. Show the exit paths of travel.
 - c. Panic hardware is required at all exit doors serving an occupancy group A.
 - d. All existing restrooms must be accessible to disabled persons.
9. Provide egress plans for all buildings under the scope of work.
 - a. Show the occupant load in each room/area along with their occupant load factors.
 - b. Show the exit paths of travel.
10. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC. Including an accessible path of travel to the public way.
 - a. Please indicate on Site plan the accessible path of travel from public side walk to the building entrances along with maximum slope of 5%; and cross slope of 2%.
 - b. Show location of all curb ramps and truncated domes within the accessible paths of travel.
 - c. All restrooms shown on sheet A1.0 and A2.1 must be accessible to disabled persons. Provide fully dimensioned layout plans to verify.

11. 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.
12. 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.
13. In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 5.408.1.4.
14. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 5.106.5.3 Electric Vehicle (EV) Charging.
15. Trash enclosure is required to be covered.
16. Complete and provide on the Building Plans; the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

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

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 30, 2019

PROJECT NAME: HEBREW ACADEMY ADDITION

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 18-002


PLNG APPLICATION NO. 2018-142

DATE OF PLANS: OCTOBER 8, 2019

PROJECT LOCATION: 14401 WILLOW LANE, 92647 (EAST OF WILLOW LANE, AT THE TERMINUS OF MAPLE AVENUE)

PROJECT PLANNER JOANNA CORTEZ, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1547/JOANNA.CORTEZ@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 

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

PROJECT DESCRIPTION: **2ND SUBMITTAL ENTITLEMENT PLAN AMENDMENT:** TO AMEND A CUP FOR A PRIVATE SCHOOL (HEBREW ACADEMY) TO:

- 1) ADD NINE (N) CLASSROOMS
- 2) ADD 1,550 SQ. FT. TO AN EXISTING MULTI-PURPOSE ROOM
- 3) ADD 27 PARKING SPACES TO AN (E) PARKING LOT ON THE NORTH SIDE OF THE CAMPUS
- 4) ADD A NEW 31-SPACE PARKING LOT ON THE SOUTH SIDE OF THE CAMPUS

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 easement dedication 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 dedication to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. Ten-foot easement dedication for street and utility purposes along the project's Willow Lane frontage north of Maple Avenue (from existing right-of-way to back of sidewalk). (ZSO 230.84)
3. A (Focused) 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 plan shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The limits of any new pavement construction and areas of newly proposed landscape planters (plus existing site topography extending a minimum of 15 feet beyond the proposed construction areas) to adequately illustrate the effect of the proposed improvements on existing drainage patterns.
 - b. The existing, damaged curb and gutter along the project's Willow Lane frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - c. Construction of an ADA compliant curb ramp at the northwest corner of Willow Lane and Maple Avenue per Caltrans Standard Plan A88A.
4. 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.
5. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

- ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - k. The applicant shall return one CD media to Public Works for the project record file.
6. 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.
 7. A soils report, prepared by a Licensed Engineer shall be submitted to the Department of Public Works for reference. This report shall include on-site soil sampling, boring and laboratory testing of materials to provide detailed recommendations for any proposed infiltration trenches (with respect to the existing ground water depth from the existing grade). (MC 17.05.150)
 8. 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)
 9. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 10. 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:**

11. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
12. 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)
13. 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)
14. 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)
15. 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)
16. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

17. 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)
18. 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)
19. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
20. Wind barriers shall be installed along the perimeter of the site. (DAMP)
21. 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:**

22. A Precise Grading Permit shall be issued. (MC 17.05)
23. 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 \$14,888 per gross acre is subject to periodic adjustments. This project consists of 10.0 gross acres (including its tributary area portions along the half street frontage) for a total required drainage fee of \$148,880. 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)
24. 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:**

25. Complete all improvements as shown on the approved grading plans. (MC 17.05)
26. All new utilities shall be undergrounded. (MC 17.64)
27. 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)
28. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.



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

DATE: OCTOBER 30, 2019
PROJECT NAME: HEBREW ACADEMY ADDITION
PLANNING APPLICATION NO.: 2018-142
ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 18-002

DATE OF PLANS: OCTOBER 8, 2019
PROJECT LOCATION: 14401 WILLOW LANE, 92647 (EAST OF WILLOW LN., AT THE TERMINUS OF MAPLE AVE.)
PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 374-1547/Joanna.Cortez@surfcity-hb.org

PROJECT DESCRIPTION: **2ND SUBMITTAL ENTITLEMENT PLAN AMENDMENT:** TO AMEND A CUP FOR A PRIVATE SCHOOL (HEBREW ACADEMY) TO:
1) ADD NINE (N) CLASSROOMS
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3) ADD 27 PARKING SPACES TO AN (E) PARKING LOT ON THE NORTH SIDE OF THE CAMPUS
4) ADD 31 PARKING SPACES ON THE SOUTH SIDE OF THE CAMPUS

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 8, 2019. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

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

1. Fire Master Plan

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

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, and opticoms if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. **(FD)**

2. Fire Hydrants

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

Private 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 all applicable Public Works water division standards and requirements. Plans shall be submitted to the Fire Department and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. For Fire Department approval, there will need to be at one private fire hydrant in the parking lot adjacent to "Area 1". **(FD)**

3. Fire Protection Systems

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

Fire Protection Systems

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 in all E occupancies. 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 in the expanded multipurpose building. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for expanded buildings with "fire areas" 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

NOTE: The proposed setback between buildings will need to comply with the California Building Code. Any setback deviations may require that the buildings be protected with a fire sprinkler system.. **(FD)**

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

4. 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)**

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

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.

5. Addressing and Street Names

The following items shall be completed prior to building plan approval.

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)**

6. GIS Mapping Information

GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

THE FOLLOWING 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)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

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

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

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: September 9, 2019
PROJECT NAME: Hebrew Academy Addition
ENTITLEMENTS: #18-002
PROJECT LOCATION: 14401 Willow Lane, 92647 (East of Willow Lane, at the Terminus of Maple Ave.)
ASSIGNED PLANNER: Joanna Cortez, Associate Planner
PLAN REVIEWER: Jan Thomas, CPTED Consultant - HBPD
TELEPHONE/E-MAIL: (949) [290-1604](tel:290-1604)/jckthomas@cox.net

PROJECT DESCRIPTION: Police response to applicant's response. To amend the CUP for a private school to add nine classrooms, add 1,500 sq. ft. to an existing MPR, add 27 parking spaces to a parking lot on north side of campus, add 31 parking spaces to the south side of campus.

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.

Police response to applicant's response:

RE: ACCESS CONTROL

Dave stated:

South parking is for teachers and staff only. They will need keys to get through the security gate.

Police response:

Key or card access is good. On-campus security should be responsible to lock this gate after school has begun, as well as monitor it during the day to ensure it remains locked. (Note: Employee convenience, which includes, propping doors, and leaving gates unlocked, is the number one point of unauthorized entry which leads to violence in the workplace, in the United States.)

RE: SOUTH PARKING LOT

Dave stated:

We are proposing a low wall to separate the parking.

Police response:

Recommend installing safety bollards in addition to a low wall. This will help protect the children on the playground from “pedal error,” or any vehicle from entering the school playground.

RE: RESTROOMS

Dave stated:

Restroom has a small dresser that will be removed.

Police response:

No need to remove that dresser.