



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 10, 2019

PROJECT NAME: 7-11 CONVENIENCE STORE & GAS STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-091

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-014

DATE OF PLANS: NOVEMBER 22, 2019

PROJECT LOCATION: 16171 BEACH BOULEVARD (SOUTH WEST CORNER OF BEACH BOULEVARD AND STARK AVENUE)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: REQUEST TO DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

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. REQUIREMENTS:

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

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

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

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

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide complete Site Data Information to show:
 - a. Building with or without fire sprinkler system.
 - b. Type of building construction for Fuel Canopy. The type of building construction for canopy must comply with Section 406.7.2.
4. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC as applicable.
 - a. Doors –
 - All doors shall have a minimum size of 3'-0"x6'-8".
 - Show the required clear space on both sides of the door.
 - b. Ramps
 - c. Curb ramps
 - d. Truncated domes
 - e. Restroom
 - f. Accessible path of travel from building to trash enclosure
 - g. Fuel dispensers
5. 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.
6. 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.
7. 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.
8. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Section 5.106.5.3 for Electric Vehicle (EV)
9. Trash enclosure is required to be covered.
10. Mandatory requirements for solar ready buildings California Energy Code Section 110.10(a)4

III. **COMMENTS:**

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

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



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 18, 2019

PROJECT NAME: 7-11 CONVENIENCE STORE & GAS STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-091

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-014

DATE OF PLANS: NOVEMBER 22, 2019

PROJECT LOCATION: 16171 BEACH BOULEVARD (SOUTH WEST CORNER OF BEACH BOULEVARD AND STARK AVENUE)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

TELEPHONE/E-MAIL: (714) 536-5986/ mboldt@hbpd.org

PROJECT DESCRIPTION: REQUEST TO DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

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

No changes to Sept. 27, 2019 PD Conditions.

1. Prior to the sales of alcoholic beverages, the business shall obtain a California Department of Alcoholic Beverage Control (ABC) license authorizing off sale alcohol sales. The ABC license shall be limited to "Off-sale" Type 20 – Beer and Wine Off-sale. All conditions contained in the ABC license shall be adhered to. **(PD)**
2. Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**
3. Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
4. All persons engaged in the sale of alcohol shall complete a mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months.

Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**

5. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
6. Live entertainment is prohibited. **(PD)**
7. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:
 - Wine containers of less than 750 milliliters.
 - Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - Beer or malt liquor products sold individually in containers of less than 40 ounces, except for small production craft-type beer only available in 40 ounces or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.

Crime Prevention Through Environmental Design

CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: DECEMBER 12, 2019
PROJECT NAME: 7-11 CONVENIENCE STORE AND GAS STATION
PLANNING APP#: PLANNING APPLICATION NO: 19-091
DATE OF PLANS: NOVEMBER 22, 2019
PROJECT LOCATION: 16171 BEACH BLVD. (SW CORNER OF BEACH BLVD. AND STARK AVE.)
PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER: JAN THOMAS, CPTED CONSULTANT - HBPD
TELEPHONE/E-MAIL: (949) 290-1604/ iae@cox.net

PROJECT DESCRIPTION: REQUEST TO DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

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.

These revised plans show that prior police comments were implemented. Therefore, no concerns.

For reference, prior police recommendations are listed below:

WEST SIDE TRASH DUMPSTER

Ensure that landscaping remains low around the perimeter of the trash dumpster to allow visibility into and around the dumpster.

This has been acknowledged and noted on the revised plans.

WEST SIDE EXIT DOOR

Recommend this door is emergency exit only. (*Unknown if this has been done.*)

This door is in an area, due to the design, that is around the corner, and unseen by the cashier. In addition, the restroom is not clearly visible to the cashier, and its proximity to the exit creates numerous safety concerns. Also, since the alcohol is located in the northeast corner of the building, it may allow someone to conceal alcohol and exit through the west door.

This has been acknowledged, and a surveillance camera is clearly facing the restroom and west exit door.

SURVEILLANCE CAMERAS

The project narrative states that surveillance cameras will be located throughout the property. Specifically place cameras near the alcohol, the entrance and exit, the restrooms, the west door, and the west side of the building.

This has been acknowledged, and revised plans show surveillance cameras are placed in recommended locations.

MIRRORS

Place convex mirrors in strategic areas throughout the store. For example, near the restroom, near the alcohol, and in all areas to enable the cashier to monitor activity throughout the store.

A convex mirror on the southwest corner of the exterior of the building may facilitate the cashier's ability to monitor the activity and parking around the west side of the building (in addition to the cameras). (*Unknown if this has been done.*)

This has been acknowledged, and convex mirrors are shown within the store.

ALCOHOL LOCATION IN COOLER

The alcohol is located in the store in the farthest location from the cashier. Ideally, the alcohol should be close to the cashier. Consider relocation of the alcohol.

This has been acknowledged, and alcohol location was changed, and is now more visible to the cashier. Alcohol was moved per police recommendation.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 12, 2019
PROJECT NAME: 7-11 CONVENIENCE STORE & GAS STATION
ENTITLEMENTS: CUP 19-014
PLNG APPLICATION NO. 2019-091
DATE OF PLANS: NOVEMBER 22, 2019
PROJECT LOCATION: 16171 BEACH BLVD (SOUTHWEST CORNER OF BEACH BLVD AND STARK AVE)
PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

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 right-of-way dedication for pedestrian access and public utilities along the Beach Boulevard Drive frontage to provide a curb-to-property line width of 10 feet.

- b. A two (2) foot right-of-way dedication for pedestrian access and public utilities along the Stark Drive frontage to provide a curb-to-property line width of 12 feet.
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. Curb, gutter and sidewalk along the project's entire Stark Drive frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing westerly driveway approach on Stark Drive (shown as "to remain" with the project) shall be removed and reconstructed with an ADA compliant driveway approach per Public Works Standard Plan No. 211. (ZSO 230.84)
 - c. The existing easterly driveway approach on Stark Drive (just west of Beach Boulevard) shall be removed and constructed with new curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - d. The existing southerly driveway approach on Beach Boulevard (shown as "to remain" with the project) shall be reconstructed per Caltrans Standard Plan A87A. (ZSO 230.84)
 - e. The existing northerly driveway approach on Beach Boulevard (just south of Stark Drive) shall be removed and constructed with new curb, gutter, and sidewalk per Caltrans Standard Plan A87A. (ZSO 230.84)
 - f. The full depth of the existing AC pavement, for half-width (from existing curb line to the street centerline) of the project's Stark Drive frontage, shall be removed and replaced. The new roadway section shall be designed pursuant to the recommendations provided by the developer's licensed Geotechnical Engineer and as approved by the City Department of Public Works. (ZSO 230.84)
 - g. All frontage improvements shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan. The frontage along Beach Boulevard shall comply with the Palm Tree Typical Configuration. The frontage along Stark Drive shall comply with the Neighborhood Street configuration. The required frontage improvements include new curb, gutter, sidewalk, parkway landscaping and irrigation, median landscaping and irrigation, street pavement, street trees, street lighting, benches and trash receptacles. (BECSP, ZSO 230-84.D)
 - h. New street lights along the Beach Boulevard and Stark Drive frontages shall be constructed pursuant to specifications of the Beach Edinger Corridor Specific Plan, and Public Works Standards and Specifications. (BECSP, ZSO 230-84).
 - i. A new sewer lateral shall be installed connecting to the existing sewer main in Stark Drive. 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)
 - j. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)

- k. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - l. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - m. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
 - n. Per the City-adopted Beach Edinger Corridor Specific Plan, which ultimately requires the construction of a 12-inch public waterline on both sides of Beach Boulevard, a 12-inch public water line shall be constructed in Beach Boulevard along the property frontage per City Water Division Standards. In lieu of physically constructing this pipeline and appurtenances, the applicant may choose to pay an in-lieu fee representing the current estimated cost of this public improvement, as approved by the Public Works Department. (Beach Edinger Corridor Specific Plan)
4. A Traffic Impact Analysis for the proposed project shall be prepared for review and approval by Public Works.
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. 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.
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. 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.
 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. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
15. 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)

16. 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)
17. 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)
18. 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)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. 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)
21. 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)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. 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:**

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. Traffic Impact Fees shall be paid at the time of Building Permit issuance. The current rate for the project is \$14,894.71/fuel station. Credit is applied for the prior use of the site. (MC 17.65)
27. 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 0.868 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$12,922.78. 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)
28. 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:**

29. Complete all improvements as shown on the approved grading plans. (MC 17.05)
30. All new utilities shall be undergrounded. (MC 17.64)
31. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)

32. 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

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: DECEMBER 12, 2019
PROJECT NAME: 7-11 CONVENIENCE STORE & GAS STATION
ENTITLEMENTS: CUP 19-014
PLNG APPLICATION NO. 2019-091
DATE OF PLANS: NOVEMBER 22, 2019
PROJECT LOCATION: 16171 BEACH BLVD (SOUTHWEST CORNER OF BEACH BLVD AND STARK AVE)
PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *AB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
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THE FOLLOWING CONDITION SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. The Developer shall provide a Landscape Maintenance License Agreement for the continuing maintenance and liability of all landscaping, irrigation, street lighting, furniture, and hardscape that is located along the project frontage within the public right of way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees imposed by the City.
2. All existing overhead utilities that occur along the project's westerly property line shall be under-grounded. This includes the Southern California Edison (SCE) aerial distribution lines (12kV) and poles (nos. 102601NG and 1039478E) along the entire length of the westerly property line of the subject project. This condition also applies to all utilities, including but not limited to all telephone, electric, and Cable TV lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.



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

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PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION: REQUEST TO DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 22, 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. Environmental

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

City Specification # 431-92 Soil Clean-Up Standards testing is required. Based on site characteristics, suspected soil contamination, proximity to a underground storage

tank , and it being a gas station site, 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.

“Soil Testing”.

- A soil testing plan conforming to *City Specification #431-92 Soil Clean-Up Standards* shall be submitted and approved by the Fire Department.
- All soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.
- Reference that all soils, whether native or imported, shall be in compliance with *City Specification #431-92 Soil Clean-Up Standards* in the plan notes. **(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)**

Proof of OCHCA Site Closure or Corrective Action Plan. This site currently has previously closed case with OCHCA. The Case Summary states the site has the potential concern for groundwater contamination. The HBFD will need a letter from the OCHCA stating they have no issues with the proposed development. As such, the applicant must submit one of the following to the Huntington Beach Fire Department:

- An approved Orange County Health Care Agency UST **Site Closure Letter**, or
- Provide an Orange County Health Care Agency UST **Corrective Action Plan** and written permission for co-existence.

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order

to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis.

Prior to building construction, all soils shall conform to *City Specification #431-92 Soil Clean-Up Standards*, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading permit. **(FD)**

2. 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 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 26 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance on the plans.

3. Fire Protection Systems

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

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Refrigeration Detection System may be required in any walk-in freezers. An analysis of the quantities of refrigerant gas will need to be submitted with the building plans. If the quantities exceed the amounts stated in Chapter 11 of the California Mechanical Code, then a refrigeration detection system will be required.

4. Fire Personnel Access

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

Main Secured Property Entry Gates and Building Doors 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)**

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

6. GIS Mapping Information

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)**

7. Building Construction

Components of egress must meet all requirements of CFC Chapter 10. This includes all door hardware, exit signage, travel distance, etc.

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.



CITY OF HUNTINGTON BEACH PLANNING DIVISION

DRAFT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: December 12, 2019

PROJECT NAME: 7-11 CONVENIENCE STORE & GAS STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-091

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-014

DATE OF PLANS: November 22, 2019

PROJECT LOCATION: 16171 BEACH BOULEVARD (SOUTH WEST CORNER OF BEACH BOULEVARD AND STARK AVENUE)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1529/ nicolle.aube@surfcity-hb.org

PROJECT DESCRIPTION: REQUEST TO DEMOLISH AN EXISTING AUTO REPAIR BUILDING TO CONSTRUCT A 2,323 SF CONVENIENCE STORE OPERATING 24 HOURS PER DAY WITH TYPE 20 (OFF-SALE BEER AND WINE) ABC LICENSE AND AN EIGHT PUMP FUELING STATION.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 23, California Administrative Code. **(HBZSO Chapter 231)**
 - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
 - c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of

the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**

d. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**

e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**

2. Prior to issuance of grading permits, the following shall be completed:

a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**

b. “Smart irrigation controllers” and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**

c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**

d. All landscape planting, irrigation and maintenance shall comply with the City Landscape Standards and Specifications. **(HBZSO Section 232.04.BECSP 2.6.9)**

e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

f. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect’s plans and shall include the Arborist’s name, certificate number and the Arborist’s wet signature on the final plan. **(Resolution No. 4545)**

3. Prior to submittal for building permits, the following shall be completed:

a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**

4. Prior to issuance of building permits, the following shall be completed:

a. The Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**

b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**

5. During demolition, grading, site development, and/or construction, the following shall be adhered to:

- a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
 - b. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - d. All trees shall be maintained or planted in accordance to the requirements of Zoning Ordinance and Specific Plan No. 14. **(HBZSO Chapter 232)**
 - e. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
7. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
8. The Development Services Departments (Community Development, Fire, Police, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Community Development Director's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Director of Community Development may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
9. Conditional Use Permit No. 19-014 shall become null and void unless exercised within two years of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
10. Conditional Use Permit No. 19-014 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**

11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 19-014 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
12. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
14. The applicant shall submit checks in the amount of \$50 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The checks shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Community Development Director's approval of entitlements. **(California Code Section 15094)**
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**