



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 13, 2019

**PROJECT NAME:** ROTH CONDOS – 2<sup>ND</sup> SUBMITTAL

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-161

**ENTITLEMENTS:** TENTATIVE PARCEL MAP NO. 19-022/CONDITIONAL USE PERMIT NO. 19-021

**DATE OF PLANS:** NOVEMBER 27, 2019

**PROJECT LOCATION:** 7852 RONALD DRIVE, 92647 (SOUTH SIDE OF RONALD DR., WEST OF BEACH BLVD.)

**PROJECT PLANNER:** JOANNA CORTEZ, ASSOCIATE PLANNER

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

**TELEPHONE/E-MAIL:** (714) 989-0213

**PROJECT DESCRIPTION:** TENTATIVE PARCEL MAP/CONDITIONAL USE PERMIT: TO SUBDIVIDE AN EXISTING 9,098 SQ. FT. LOT INTO ONE NUMBERED LOT FOR CONDO PURPOSES AND CONSTRUCT THREE DETACHED CONDOMINIUM UNITS TOTALING APPROX. 5,948 SQ. FT.

---

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 Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

---

#### **I. REQUIREMENT:**

1. Development Impact Fees will be required for new construction.
2. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. All accessory and minor accessory structures including fencing, patio covers, and site MEP's 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 Residential Code (CRC), 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. The City of Huntington Beach noise standards shall be applicable to mechanical equipment. Show A/C equipment location on plans. Such equipment must be kept a minimum of 30 inches from the property line and shall not exceed maximum noise levels at Table 8.40.050. Roof top mechanical equipment shall be screened from view. Screening materials shall be approved by Planning Division. HBMC 8.40, 230.68, 230.76
4. Provide Building Data to show:
  - Type of building construction (V-B)
  - Occupancy groups (R-3/U)
  - Building with fire sprinkler system
5. Roof plan –
  - a. Please show setback distances between roof projection and property line.
  - b. Show the length of roof overhang.
6. Eave projections must comply with Table R302.1.
7. Please check the required light and ventilation for all rooms per Section R303.
8. Please provide emergency escape and rescue doors per Section R310.3.
9. Plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.
10. Energy calculations and structural calculations are required.
11. Soil report is required.
12. 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.
13. 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.
14. In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3,

4.408.4. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5.

15. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New 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, and swimming pools. 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

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

December 20, 2019

### NOTICE OF FILING STATUS

**APPLICATION:** TENTATIVE PARCEL MAP NO. 19-022/ CONDITIONAL USE PERMIT NO. 19-003 (Roth Condos)

**APPLICANT:** Jasmin Roth, 7950 Yorktown Ave., Unit 1, Huntington Beach, CA 92648

**REQUEST:** To permit a one-lot subdivision to allow the construction of three, three-story condominium homes.

**LOCATION:** 7852 Ronald Drive, 92648 (near the southwest corner of Ronald Dr. and Beach Blvd.)

Dear Ms. Roth:

NOTICE IS HEREBY GIVEN that the Community Development Department has reviewed the above entitlement application(s) received and November 27, 2019 and has deemed the application complete and accepted for processing.

Your item is tentatively scheduled before the **Zoning Administrator** on January 15, 2020 at 1:30pm in Room B-8 (Lower Level). If the Zoning Administrator 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  
Brett Roth, 7950 Yorktown Ave., Unit 1, Huntington Beach, CA 92648  
File



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DECEMBER 18, 2019  
**PROJECT NAME:** ROTH CONDOS  
**ENTITLEMENTS:** TENTATIVE PARCEL MAP NO. 19-022, CONDITIONAL USE PERMIT NO. 19-021  
**PLNG APPLICATION NO:** 2019-0161  
**DATE OF PLANS:** NOVEMBER 27, 2019  
**PROJECT LOCATION:** 7852 RONALD DRIVE, 92647  
**PROJECT PLANNER:** JOANNA CORTEZ, ASSOCIATE PLANNER  
**PLAN REVIEWER:** BOB MILANI, SENIOR CIVIL ENGINEER *BSM*  
**TELEPHONE/E-MAIL:** 714-374-1735 / [BOB.MILANI@SURFCITY-HB.ORG](mailto:BOB.MILANI@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TENTATIVE PARCEL MAP/CONDITTONAL USE PERMIT: TO SUBDIVIDE AN EXISTING 9,098 SQ. FT. LOT INTO ONE NUMBERED LOT FOR CONDO PURPOSES AND CONSTRUCT THREE DETACHED CONDOMINIUM UNITS TOTALING APPROX. 5,948 SQ. FT.

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 Precise Grading Plan (Street Improvement Plan), prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. Curb, gutter and sidewalk along the Ronald Drive frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)



- b. Pavement for half-width of existing alley plus reconstruction of concrete gutter along alley frontage. (ZSO 230.84)
  - c. A new sewer lateral shall be installed connecting to the main in the street or alley. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
  - d. A new domestic water service and meter for each residence shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 230.84) (MC 14.08.020)
  - e. Where more than one occupancy is placed on the same parcel of property and each is conducting a separately established residence or business, a separate water service and meter for each occupancy shall be installed per Water Division Standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84) (MC 14.08.030).
  - f. 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)
  - g. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
  - h. 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)
  - i. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
  - j. Any on-site fire hydrant that is required by the Fire Department to serve the proposed development shall become a private fire hydrant that is served by private fire water service. These private fire water services shall be separated from the public water main on Ronald Drive by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant. The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)
2. 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. 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.
3. 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.
  4. 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)
  5. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

6. 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)
7. 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.
8. 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:**

9. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
10. 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)
11. 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)
12. 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)
13. 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)
14. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
15. 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)
16. 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)
17. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
18. Wind barriers shall be installed along the perimeter of the site. (DAMP)
19. 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:**

20. A Precise Grading Permit shall be issued. (MC 17.05)
21. Drainage fee payment for projects with a subdivision map, shall be prior to map recordation. 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 0.26 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$3,870. 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)
22. 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:**

23. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
24. All existing and new utilities shall be undergrounded. (MC 17.64)
25. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
26. 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:** DECEMBER 16, 2019

**PROJECT NAME:** ROTH CONDOS

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-161

**ENTITLEMENTS:** TENTATIVE PARCEL MAP NO. 19-022  
CONDITIONAL USE PERMIT NO. 19-021

**DATE OF PLANS:** NOVEMBER 27, 2019

**PROJECT LOCATION:** 7852 RONALD DRIVE, 92647 (SOUTH SIDE OF RONALD DR., WEST OF BEACH BLVD.)

**PROJECT PLANNER:** JOANNA CORTEZ, ASSOCIATE PLANNER

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

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

**PROJECT DESCRIPTION:** **TENTATIVE PARCEL MAP/CONDITIONAL USE PERMIT:** TO SUBDIVIDE AN EXISTING 9,098 SQ. FT. LOT INTO ONE NUMBERED LOT FOR CONDO PURPOSES AND CONSTRUCT THREE DETACHED CONDOMINIUM UNITS TOTALING APPROX. 5,948 SQ. FT.

---

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 27, 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.**

**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)**

## 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 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)**

**Hose Pull Lengths** – The fire apparatus access road shall comply with the requirements of Section 503.1.1 of the California 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.

**No Parking** shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

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

Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

**Emergency Escape and Rescue openings** shall be required per CBC and CFC Section 1029. Demonstrate compliance with these code sections 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)**

**Automatic Fire Sprinklers** are required. NFPA 13D Automatic fire sprinkler systems are required per the California Fire Code for new single family homes and duplexes (R-3).

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced annually by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13D, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes. **(FD)**

### 4. Addressing and Street Names

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

**Residential 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 ten 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 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)**

## 5. 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 CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

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

### OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

- b. Outside City Consultants. The Fire Department's 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, 5<sup>th</sup> 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](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

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 11, 2020

**PROJECT NAME:** ROTH CONDOS

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-161

**ENTITLEMENTS:** TENTATIVE PARCEL MAP NO. 19-022/CONDITIONAL USE PERMIT NO. 19-021

**DATE OF PLANS:** NOVEMBER 27, 2019

**PROJECT LOCATION:** 7852 RONALD DRIVE, 92647 (SOUTH SIDE OF RONALD DR., WEST OF BEACH BLVD.)

**PROJECT PLANNER:** JOANNA CORTEZ, ASSOCIATE PLANNER

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

**PROJECT DESCRIPTION:** **TENTATIVE PARCEL MAP/CONDITIONAL USE PERMIT:** TO SUBDIVIDE AN EXISTING 9,098 SQ. FT. LOT INTO ONE NUMBERED LOT FOR CONDO PURPOSES AND CONSTRUCT THREE DETACHED CONDOMINIUM UNITS TOTALING APPROX. 5,948 SQ. FT.

---

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. The project shall adhere to all applicable requirements regarding affordable housing. The project shall either designate one unit to be an affordable housing unit or submit payment for in-lieu housing fees. **(HBZSO 230.26)**
3. Utility meters shall be screened from view from public rights-of-way. **(HBZSO Section 230.76)**
4. Multifamily residential lots shall have one 36-inch box tree for every 45 lineal feet of street frontage planted within the setback areas adjacent to a street. In addition, there shall be one 36-inch box tree planted within the common open space areas for each ground or first level unit. **(HBZSO Section 232.08)**
5. 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)**

6. 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)**
7. TPM No. 19-129/CUP No. 19-021 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)**
8. TPM No. 19-129/CUP No. 19-021 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)**
9. The Planning Commission reserves the right to revoke TPM No. 19-129/CUP No. 19-021 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)**
10. 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)**
11. 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 Zoning Administrator's action. **(California Code Section 15094)**
12. 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 Zoning Administrator'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.