



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

March 12, 2020

Katherine Baker
P.O. Box 3071
San Diego, CA 92163

**SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 20-021 (BEACH HUT DELI PATIO
EXPANSION) – 19025 BEACH BOULEVARD, 92648
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Baker:

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

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

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

Sincerely,

Jessica Bui
Associate Planner

cc: Jane James, Planning Manager
Project File
Roberta Degner, Property Owner



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 26, 2020

PROJECT NAME: BEACH HUT DELI PATIO EXPANSION

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 20-0021

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 20-021

DATE OF PLANS: FEBRUARY 3, 2020

PROJECT LOCATION: 19025 BEACH BLVD., 92648 (SWC OF BEACH BLVD. AND GARFIELD AVE.)

PLAN REVIEWER: JESSICA BUI

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

PROJECT DESCRIPTION: TO AMEND CUP NO. 13-001 TO EXPAND AN EXISTING 447 SQ. FT. OUTDOOR EATING AND DRINKING AREA BY 447 SQ. FT. FOR A TOTAL OF 894 SQ. FT. AND TO EXPAND THE EXISTING ONSITE SALES, SERVICE, AND CONSUMPTION OF BEER AND WINE (TYPE 41 LICENSE) WITHIN THE EXPANDED PATIO AREA.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. Prior to issuance of building permits, the Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**
3. The Development Services Departments (Community Development, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Department 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 pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

4. EPA No. 20-021 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time may be granted by the Community Development Department pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
5. EPA No. 20-021 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
6. The Planning Commission reserves the right to revoke EPA No. 20-021 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 241.16.D)**
7. 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)**
9. 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)**
10. 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 Division within two (2) days of the Planning Commission's/ Zoning Administrator's approval of entitlements. **(California Code Section 15094)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 19, 2019

PROJECT NAME: BEACH HUT DELI EXPANSION/ALCOHOL SALES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-021

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 20-001

DATE OF PLANS: 02/03/20

PROJECT LOCATION: 19025 BEACH BLVD., 92648 (BEACH AND GARFIELD)

PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: TO AMEND CUP 13-001 FOR THE ONSITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (BEER AND WINE) TO ALLOW AN EXPANSION TO THE OUTDOOR PATIO.

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. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
2. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
3. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
4. 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 2019 California Building Code (CBC), 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide complete Site plan –
 - Identify location of all property lines on Site plan.
 - Show the accessible paths of travel from public sidewalk and accessible parking stall(s) to the building entrance(s) along with maximum slope of 5%; and cross slope of 2%.
 - Show location of all curb ramps and truncate domes within the accessible paths of travel.
4. Provide egress plan –
 - a. Provide occupant calculations to show an occupant load in each area/space along with occupant load factors.
 - b. Show exit paths of travel.
 - c. All required exterior exit doors must be accessible to disabled persons. Please indicate on Site plan the accessible paths of travel from exterior exit doors to the public way.
 - d. All exterior doors/gates within the exit paths of travel, in the direction of door swing, provide 24" clear space past the strike edge.
 - e. Panic hardware is required at required exit doors/gates serving the occupant load of 50 or more.
5. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2019 CBC.
 - a. At least one van accessible parking stall with 8' unloading width. Please show location of van accessible parking stall on Site plan.
 - b. Restrooms must be accessible to disabled persons. Provide fully dimensioned layout plan to show how they comply with Chapter 11B.
 - c. Show location of wheelchair seating spaces on Floor plan.
 - d. The bottom 10" of all gates shall have uninterrupted surface. Please provide gate elevation plan.
 - e. Provide tactile egress sign at all required exit exterior doors and gates.
6. Due to increase the occupant load, please check the number of required plumbing fixtures.
7. 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.
8. In addition to all of the code requirements of the 2019 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.
9. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including 5.106.5.3 Electric Vehicle (EV) Charging.
10. Complete and provide on the Building Plans; the City of Huntington Beach Accessibility upgrades form (form A), and if necessary, the Unreasonable Hardship Request Form (form B), The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations and commercial buildings. 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.

II. 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. 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

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 11, 2019

PROJECT NAME: BEACH HUT DELI EXPANSION/ALCOHOL SALES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-021

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 20-001

DATE OF PLANS: 02/03/20

PROJECT LOCATION: 19025 BEACH BLVD., 92648 (BEACH AND GARFIELD)

PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER

PLAN REVIEWER: JACOB WORTHY, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 374-5344/ Jacob.Worthy@surfcity-hb.org

PROJECT DESCRIPTION: TO AMEND CUP 13-001 FOR THE ONSITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (BEER AND WINE) TO ALLOW AN EXPANSION TO THE OUTDOOR PATIO.

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.

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

1. **Occupancy classification** may change based on the proposed work. The current certificate on occupancy on file is a Group B occupant with an occupant load of 43. The proposed work may increase the occupant load to >50 which would then be a change in occupancy type. (FD)
2. **Egress Analysis** is required to be submitted with the architectural set of plans. The egress analysis shall indicate that the occupancy classification with calculations, new occupant loads, travel distances, and the required number of exits and exits widths. (FD)
3. **Exit hardware shall** be outward swinging in the direction of travel, panic hardware with no additional locks or latches prevention the doors from opening with a single action. (FD)

4. ***Posting of Room Occupancy*** is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 **(FD)**
5. ***Places of Assembly Operational Permit*** is required for an assembly use of 50 or more. The permit must be applied for at the Huntington Beach Fire Department Prevention Division prior to certificate of occupancy approval. **(FD)**
6. ***Interior Finishes flame resistance/smoke production rating*** is required to comply with CFC Chapter 8 and CA State Fire Marshal requirements for Assembly occupancies. **(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)**

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:

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



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 26, 2020

PROJECT NAME: BEACH HUT DELI EXPANSION/ALCOHOL SALES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-021

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 20-001

DATE OF PLANS: 02/03/20

PROJECT LOCATION: 19025 BEACH BLVD., 92648 (BEACH AND GARFIELD)

PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER

PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

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

PROJECT DESCRIPTION: TO AMEND CUP 13-001 FOR THE ONSITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (BEER AND WINE) TO ALLOW AN EXPANSION TO THE OUTDOOR PATIO.

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.

- a. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. **(PD)**
- b. The outdoor dining/patio area shall have a physical barrier of no less than 36 inches in height surrounding the outdoor dining areas and designed in a manner that will prohibit passing alcohol through the barrier. **(PD)**
- c. No dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM. **(PD)**
- d. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
- e. No loitering shall be permitted within the vicinity of any entrance or exit at any time. **(PD)**
- f. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**

- g. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
- h. All employees engaged in the sale or service of alcohol shall complete 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 ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
- i. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden, except when training for knowledge of food pairing, if applicable. **(PD)**
- j. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. **(PD)**
- k. Clearly legible signage shall be affixed inside the restaurant and outdoor dining/patio area entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- l. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- m. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
- n. 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: clear, 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)**
- o. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 25, 2020
PROJECT NAME: BEACH HUT DELI EXPANSION/ ALCOHOL SALES
ENTITLEMENTS: EPA NO. 20-001
PLNG APPLICATION NO: 2020-0021
DATE OF PLANS: FEBRUARY 3, 2020
PROJECT LOCATION: 19025 BEACH BLVD., 90648 (BEACH AND GARFIELD)
PROJECT PLANNER: JESSICA BUI, ASSOCIATE PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *Bob*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO AMEND CUP 13-001 FOR THE ONSITE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (BEER AND WINE) TO ALLOW AN EXPANSION TO THE OUTDOOR PATIO.

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.

Public Works has reviewed this entitlement and has no comments.