



# 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

July 8, 2020

Thanh Dong  
Phat Huong Haanh Holdings, LLC  
18961 Flagstaff Lane  
Huntington Beach, CA 92646

**SUBJECT: CONDITIONAL USE PERMIT NO. 20-012 / COASTAL DEVELOPMENT  
PERMIT NO. 20-013 (714 PCH MIXED USE)—714 PACIFIC COAST  
HIGHWAY, 92648  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Thanh Dong:

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 Zoning Administrator. 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 714-536-5561 ([hayden.beckman@surfcity-hb.org](mailto:hayden.beckman@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

HAYDEN BECKMAN  
Senior Planner

Enclosures

cc: Khoa Duong, Building Division – 714-989-0213  
Steve Eros, Fire Department – 714-374-5344  
Michelle Boldt, Police – 949-290-1604  
Jane James, Planning Manager  
Project File



## HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JULY 8 2020

**PROJECT NAME:** 714 PCH MIXED USE PROJECT

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 20-083

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 20-012 / COASTAL DEVELOPMENT PERMIT NO. 20-013 (714 PCH MIXED USE)

**DATE OF PLANS:** MAY 18, 2020

**PROJECT LOCATION:** 714 PCH, 92648 (NORTH SIDE OF PCH, BETWEEN 7<sup>TH</sup> STREET AND 8<sup>TH</sup> STREET)

**PLAN REVIEWER:** HAYDEN BECKMAN, SENIOR PLANNER

**TELEPHONE/E-MAIL:** 714-536-5561 / [HAYDEN.BECKMAN@SURFCITY-HB.ORG](mailto:HAYDEN.BECKMAN@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO PERMIT THE CONSTRUCTION OF A NEW THREE-STORY MIXED USE BUILDING THAT INCLUDES A 766 SQ. FT. GROUND FLOOR RETAIL COFFEE SHOP AND 172 SQ. FT. PUBLIC OPEN SPACE ARE FRONTING PACIFIC COAST HIGHWAY, THREE (3) NEW 2-BEDROOM RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOOR, AND A 149 SQ. FT. ROOFTOP DECK. THE GROUND FLOOR INCLUDES AN ENCLOSED PARKING GARAGE PROVIDING A TOTAL OF SEVEN PARKING SPACES (4 GRADE LEVEL, (1 ADA), 3 SUBTERRANEAN). TWO ADDITIONAL PARKING SPACES ARE PROVIDED WITH ACCESS FROM THE ALLEY.

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

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

3. 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)**
4. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
5. The development shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
6. 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)**
7. The applicant shall submit a check in the amount of \$50 for the posting of a 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 Zoning Administrator's action. **(California Code Section 15094)**
8. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Zoning Administrator. **(HBZSO Section 232.04)**

**CONDITIONAL USE PERMIT NO. 20-012/COASTAL DEVELOPMENT NO. 20-013:**

1. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design (with the following modifications).
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration

equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

- d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
  - e. The separation between the building wall and north and south property lines shall not exceed two (2) inches. Buildings located adjacent to property lines shall be designed for 2" maximum out of plane displacement resulting from prescribed lateral forces specified by the California Building Code. A maintenance easement agreement shall be submitted by the applicant for review and approval by the Community Development Department. The approved agreement shall be recorded with the County Recorder. **(HBZSO Section 210.06.J)**
  - f. 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)**
  - g. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
3. 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 Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - 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)**
4. Prior to submittal for building permits, the following shall be completed:

- a. Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permits. **(General Plan Policy N 1.2.1)**
5. Prior to issuance of building permits, the following shall be completed:
    - a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
    - b. The Downtown Specific Plan fee shall be paid. **(Resolution No. 5328)**
    - c. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**
  6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
    - a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
    - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
  7. The structure cannot be occupied, the final building permits 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 and issued by the Building and Safety Department. **(HBMC 17.04.036)**
    - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
    - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
    - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**

- e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
8. 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)**
  9. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director 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 /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
  10. Conditional Use Permit No. 20-012 and Coastal Development Permit No. 20-013 shall not become effective until the appeal period following the approval of the entitlements have elapsed. **(HBZSO Section 241.14)**
  11. The Zoning Administrator reserves the right to revoke Conditional Use Permit No. 20-012 and Coastal Development Permit No. 20-013 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, Planning and Building 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. 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 Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**
  15. 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)**
  16. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less

than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning.  
**(HBZSO Section 211.04)**

17. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved. **(HBZSO Section 211.04)**



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JUNE 30, 2020

**PROJECT NAME:** 714 PCH MIXED USE BUILDING

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 20-083

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 20-012  
COASTAL DEVELOPMENT PERMIT NO. 20-013  
DESIGN REVIEW NO. 20-002

**DATE OF PLANS:** MAY 19, 2020

**PROJECT LOCATION:** 712 PACIFIC COAST HIGHWAY, 92648 (NORTH SIDE OF PCH, 115 LINEAR FEET SOUTH OF THE INTERSECTION OF 7<sup>th</sup> STREET AT PCH) APN 024-124-18

**PROJECT PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER

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

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

**PROJECT DESCRIPTION:** TO PERMIT THE CONSTRUCTION OF A NEW THREE STORY MIXED-USE BUILDING THAT INCLUDES A 766 SQ. FT. GROUND FLOOR RETAIL SPACE AND 172 SQ. FT. PUBLIC OPEN SPACE AREA FRONTING PCH, THREE (3) NEW 2-BEDROOM RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOOR, AND 149 SQ. FT. ROOFTOP DECK FACING PCH. THE GROUND FLOOR OF THE PROPOSED BUILDING INCLUDES AN ENCLOSED PARKING GARAGE PROVIDING A TOTAL OF SEVEN (7) PARKING SPACES (4 GRADE LEVEL (1 ADA), 3 SUBTERRANEAN). TWO ADDITIONAL ON-SITE PARKING PAGES ARE PROVIDED WITH ACCESS FROM THE ALLEY.

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

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#### **I. 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.

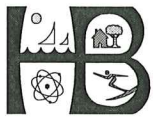
## II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 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.
  - Please update "Codes & Regulations shown on sheet A-0.0.
  - Also, please check all code references shown on plans.
2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide complete Site plan to show:
  - a. For zero setback, please provide structural calculations to verify the required setback distance due to building deflection.
4. Occupancy group B/ or M (retail) must be shown on Code Analysis.
5. For mixed use and occupancy, please comply with Section 508 of 2016 CBC.
6. Exterior walls and openings in exterior wall must comply with Section 705.
7. Please specify on Roof plan the proposed use of roof deck.
8. Provide egress plan –
  - a. Provide occupant load calculations to show the occupant load in each area/room along with occupant load factors. Retail/Office, occupant load factor of 60 sqft/occ shall be used instead of 100 sqft/occ.
  - b. Interior exit stairways must comply with Section 1023 of 2016 CBC.
  - c. Please check the distance of travel for **one exit**.
  - d. The number of exits must comply with Table 1006.3.2(2).
9. Provide compliance to disabled accessibility requirements of Chapters 11A and 11B of the 2016 CBC as applicable.
  - a. Please indicate on Site plan the accessible path of travel from accessible parking stall to the building entrances along with maximum slope of 5%; and cross slope of 2%.
  - b. Show location of all curb ramps/truncated domes within the accessible paths of travel.
  - c. Provide details for accessible ramps.
  - d. At least one accessible parking stall shall be provided in open parking garage.
  - e. Enclosed parking garage shall have a minimum clearance high of 8'-2". Please clarify on building Sections.

10. For apartment –
  - a. Dwelling units shall comply with Chapter 11A Division IV as all units are served by an elevator.
  - b. Bathrooms in dwelling unit units shall comply with 1134A.2 Option 1 or 2. If Option 2 is selected a least one shower shall comply with 1134A.6.
11. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
12. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2016 CBC, Section 107.3.4.
13. In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
14. 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, and 5.106.5.3 Electric Vehicle (EV) Charging.
15. Trash enclosure is required to be covered.
16. Mandatory requirements for solar ready buildings CALGREEN Section 110.10
17. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches. All other areas of the garage shall have a minimum vertical clearance of 84 inches. 11B-502.5 and 406.4.1
18. Two-way communication shall be required at elevator landings on each floor above the first floor. 1009.8

### **III. COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



## CITY OF HUNTINGTON BEACH

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### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

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

**DATE:** JULY 9, 2020

**PROJECT NAME:** 714 PCH MIXED USE BUILDING


**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 20-012  
COASTAL DEVELOPMENT PERMIT NO. 20-013  
DESIGN REVIEW NO. 20-002

**PLNG APPLICATION NO:** 2020-083

**DATE OF PLANS:** MAY 19, 2020

**PROJECT LOCATION:** 712 PACIFIC COAST HIGHWAY, 92648 (NORTH SIDE OF PCH, 115 LINEAR FEET SOUTH OF THE INTERSECTION OF 7<sup>th</sup> STREET AT PCH)  
APN 024-124-18

**PROJECT PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER

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

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

**PROJECT DESCRIPTION:** TO PERMIT THE CONSTRUCTION OF A NEW THREE STORY MIXED-USE BUILDING THAT INCLUDES A 766 SQ. FT. GROUND FLOOR RETAIL SPACE AND 172 SQ. FT. PUBLIC OPEN SPACE AREA FRONTING PCH, THREE (3) NEW 2-BEDROOM RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOOR, AND 149 SQ. FT. ROOFTOP DECK FACING PCH. THE GROUND FLOOR OF THE PROPOSED BUILDING INCLUDES AN ENCLOSED PARKING GARAGE PROVIDING A TOTAL OF SEVEN (7) PARKING SPACES (4 GRADE LEVEL (1 ADA), 3 SUBTERRANEAN). TWO ADDITIONAL ON-SITE PARKING PACES ARE PROVIDED WITH ACCESS FROM THE ALLEY

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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.

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**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. 6.5 feet of alley dedication to provide a half-alley width of 14' from alley centerline to property line. (DTSP, ZSO 230.84)
3. 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. Damaged curb, gutter and sidewalk along the PCH 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 pavement for the area of additional alley dedication. (ZSO 230.84)
  - c. A new sewer lateral shall be installed connecting to the existing public sewer main in the alley. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
  - d. 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). (ZSO 230.84) (MC 14.08.030)
  - e. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water services, any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. (ZSO 230.84)
  - f. 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. Otherwise, the irrigation water service may be combined with the domestic water service. (ZSO 232)
  - g. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
  - h. All backflow devices for domestic, irrigation and fire water services shall be constructed outside of the building and as close as practical to the meter or point of connection to the City's water main per the current Water Division Standards. Backflow devices including the water service pipeline from the water meters shall not be allowed within the garage footprint area. (Resolution 5921 and State of California Administrative Code and Title 17)
  - i. The existing domestic water service(s) and meter(s), if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)

- j. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
4. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
5. Per the City adopted Downtown Specific Plan, which ultimately requires the construction of a 12-inch public water line on the northeast side of Pacific Coast Highway, a 12-inch public water line shall be constructed in Pacific Coast Highway 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. (Downtown Specific Plan)
6. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to, facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
7. A sewer study shall be prepared and submitted to the Public Works Dept. for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)
8. 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.
9. The project WQMP shall include the following:
  - a. Discusses regional or watershed programs (if applicable).
  - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
  - c. Identifies selected Low Impact Development (LID) and Hydromodification (as applicable) BMPs.
  - d. Incorporates the *Guidelines for Use of Drywells in Stormwater Management Applications* (if applicable).
  - e. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan. (DAMP)

- f. Incorporates GIS or GPS coordinates for all structural and LID BMPs.
  - g. Describes the long-term operation and maintenance requirements for the Structural and Treatment Control BMPs, including maintenance of BMPs as shown on the landscape plans and are described in the WQMP.
  - h. Identifies the entity that will be responsible for long-term operation, maintenance, repair and/or replacement of the Structural and Treatment Control BMPs.
  - i. Describes the mechanism for funding the long-term operation and maintenance of all the Structural and Treatment Control BMPs.
  - j. Includes an Operations and Maintenance (O&M) Plan for all structural and Treatment Control BMPs including anticipated maintenance costs.
  - k. Vector Control Clearance letter from the Orange County Vector Control stating that they have reviewed the project WQMP and proposed BMPs.
  - l. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
    - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
    - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
  - m. The applicant shall return one CD media (with a copy of the approved WQMP) to Public Works for the project record file.
10. 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.
  11. In complexes larger than 100 dwelling units where car washing is allowed, a designated car wash area that does not drain to a storm drain system shall be provided for common usage. Wash water from this area may be directed to the sanitary sewer (upon approval by the Orange County Sanitation District), to an engineered infiltration system, or to an equally effective alternative. Pre-treatment may also be required. (DAMP)
  12. 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)
  13. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
  14. 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)
  15. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on

the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. That person will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

16. 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:**

17. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
18. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
19. 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)
20. 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)
21. 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)
22. 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)
23. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
24. 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)
25. 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)
26. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
27. Wind barriers shall be installed along the perimeter of the site. (DAMP)
28. 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:**

29. A Precise Grading Permit shall be issued. (MC 17.05)

30. 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 0.196 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$2,918. 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)
31. Traffic Impact Fees (TIF) shall be paid prior to building permit issuance. The current rate for retail use and residential use is \$4,175.67/1000 sf, and \$1,563.46, respectively. (MC 17.65)
32. 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:**

33. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05).
34. All new utilities shall be undergrounded. (MC 17.64)
35. 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)
36. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Provide certifications from the Engineer of Record or Landscape Architect that the LID BMPs were constructed and installed per the approved project plans and specifications. The certifications shall be included in the final WQMP.
  - e. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
  - f. Demonstrate that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.





## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** , 2020

**PROJECT NAME:** 714 PCH MIXED USE BUILDING

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 20-083

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 20-012  
COASTAL DEVELOPMENT PERMIT NO. 20-013  
DESIGN REVIEW NO. 20-002

**DATE OF PLANS:** MAY 19, 2020

**PROJECT LOCATION:** 712 PACIFIC COAST HIGHWAY, 92648 (NORTH SIDE OF PCH, 115 LINEAR FEET SOUTH OF THE INTERSECTION OF 7<sup>th</sup> STREET AT PCH)  
APN 024-124-18

**PROJECT PLANNER:** HAYDEN BECKMAN, SENIOR PLANNER

**PLAN REVIEWER:** JACOB WORTHY, FIRE PROTECTION ANALYST

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

**PROJECT DESCRIPTION:** TO PERMIT THE CONSTRUCTION OF A NEW THREE STORY MIXED-USE BUILDING THAT INCLUDES A 766 SQ. FT. GROUND FLOOR RETAIL SPACE AND 172 SQ. FT. PUBLIC OPEN SPACE AREA FRONTING PCH, THREE (3) NEW 2-BEDROOM RESIDENTIAL UNITS ON THE SECOND AND THIRD FLOOR, AND 149 SQ. FT. ROOFTOP DECK FACING PCH. THE GROUND FLOOR OF THE PROPOSED BUILDING INCLUDES AN ENCLOSED PARKING GARAGE PROVIDING A TOTAL OF SEVEN (7) PARKING SPACES (4 GRADE LEVEL (1 ADA), 3 SUBTERRANEAN). TWO ADDITIONAL ON-SITE PARKING PACES ARE PROVIDED WITH ACCESS FROM THE ALLEY.

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

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, COMPLIANCE WITH THE REQUIREMENTS LISTED ON THE FOLLOWING PAGES SHALL BE DEMONSTRATED:**

### **1. Fire Master Plan**

**The Fire Master Plan shall be completed and approved prior to precise grading plan or building plan approval.**

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

- Fire hydrant locations.
- FDC locations.
- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations and location of system serving.
- FACP locations.
- Knox box locations.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire Department Hose Pull Analysis
- Fire lane signage and striping (Option 1,2, or 3 per City Specification #415)
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses.
- Setback distances and building exterior feature fire-resistance ratings
- Ground ladder access to emergency escape and rescue openings **(FD)**

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

## **2. Environmental**

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

***Methane Mitigation District Requirements.*** The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to recorded oil wells onsite of the proposed development, as well as the Soil and Methane Sampling Report on file for the property, the structure is required to be equipped with a sub-slab methane barrier and passive methane mitigation system, in accordance with City Specification #429. **(FD)**

*City Specification # 429 and 431-92 Soil Clean-Up Standards testing is required.*

**Note:** This property demonstrated compliance with City Specifications #429 & #431-92, as documented in the Soil and Methane Sampling Report, filed July 31, 2018. Final report shall be included in full size in the building plans.

**Imported Soil Plan.** All imported soil shall meet *City Specification #431-92, Soil Cleanup Standards*. An "Imported Soil Work Plan" must be submitted to the Fire Department for review and approval prior to importing any soil from off site. Once approved, the soil source can be sampled per the approved work plan, then results sent to the HBFD for review. No rough grade will be approved prior to the actual soil source approval. Multiple soil sources required separate sampling as per the approved work plan, with no soil being imported until each source has been verified to meet the CS #431-92 requirements. **(FD)**

### **Oil Wells**

Per Huntington Beach Municipal/Oil Code Section 15.32.090, oil wells on the property shall be re-abandoned to the satisfaction of the California Division of Oil, Gas & Geothermal Resources (DOGGR) and the Huntington Beach Fire Department City. A permit shall be obtained from the Huntington Beach Fire Department as per City Specification #422 Oil Well Abandonment Permit Process.

**Note: The CalGEM Well Finder database reflects two wells located on the property. Per CalGEM records available online and the Huntington Beach City documents, these wells were abandoned to current CalGEM standard in 2017 and this requirement has been met.**

## **3. Fire Apparatus Access**

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

**Hose Pull Lengths** – The fire apparatus access road shall comply with the requirements of Section 503.1.1 of the Huntington Beach Fire Code. All access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**Note: This 150 feet needs to be demonstrated on the Fire Master Plan.**

## **4. Fire Protection Systems**

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

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

**Fire Alarm System** is required. A building fire alarm system is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance **(Fire Alarm System cont.)**

with CFC Chapter 9 and NFPA 72 on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

**Automatic Fire Sprinklers** are required per Huntington Beach Fire Code. **A NFPA 13 System** is required for the proposed project.

Separate plans (a minimum of 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 every five years 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, the appropriate NFPA standards, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

**Note:** When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. Exception: Buildings entirely of Type 1 or Type 2 construction. **(FD)**

**Fire Department Connections (FDC)** to the automatic fire sprinkler systems with a standpipe system shall be located to the front of the building, no farther than **100 feet of a properly rated fire hydrant. (FD)**

**Class 1 Standpipes** (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the CBC "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**

**Note: Standpipe shall extend to rooftop level. Required on every story above grade plane per CFC 905.4**

**Commercial Food Preparation Fire Protection Systems** are required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. **(FD)**

**Smoke alarms and Carbon Monoxide alarms** are required per CBC and CFC Sections 907.2.11 and 915, respectively.

## **Fire Hydrants and Water Systems**

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

**Public Fire Hydrant, is required.** All occupancies with a NFPA 13 fire sprinkler system and a class 1 standpipe system must have a hydrant within 100 feet of the fire department connection.

**Public Fire Hydrants** are required. All existing and proposed Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. **For Fire Department approval, there will need to be one new hydrant within 100 feet of the fire department connection. (FD)**

**Note: Should this requirement be unable to be met, an alternate mean and methods (AM&M) per Title 19, Div 1. Section 1.11.2.4. may be submitted for review. This report must be submitted and approved by the HBFD prior to any permit issuance. The agreed upon AM&M's will be incorporated into the plans.**

**On-Site Fire Service Piping (FSP)** Application for permit from the HBFD shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

## **5. Fire Personnel Access**

**Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

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

**Emergency Escape and Rescue openings** are required per CBC and CFC Section 1030. Demonstrate compliance with these code sections on the plans. **Show (FD)**

**Note: Confirm and show that all emergency egress windows meet size requirements per CFC/CBC 1030.2**

**Roof Access** is required. At least one stair shall extend to the roof from grade level and have an exterior door available for fire fighter access. **(FD)**

**Exterior doors and openings** required by the CBC or CFC (see CFC Section 504.1 and 504.2) shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided. **(FD)**

**Fire Sprinkler System Controls** access shall be provided, utilizing a KNOX<sup>®</sup> Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. **(FD)**

**Elevators** shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. **(FD)**

## **6. Addressing and Street Names**

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

**Structure or Building Address Assignments.** The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

**Commercial Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on the front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. **(FD)**

**Individual Units Addresses.** Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") vertical front and provided above or adjacent to the units' front and rear door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification, in the plan notes and portray the address and unit number of the individual occupancy area. **(FD)**

## **7. GIS Mapping Information**

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

- a. ***GIS Mapping Information*** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:
- Site plot plan showing the building footprint.
  - Specify the type of use for the building
  - Location of electrical, gas, water, sprinkler system shut-offs.
  - Fire Sprinkler Connections (FDC) if any.
  - Knox Access locations for doors, gates, and vehicle access.
  - Street name and address.

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

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release ) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.

***(GIS Mapping Information cont.)***

- 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)**

## **8. Building Construction, Fire Safety and Egress Components**

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

### **Building Construction**

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

**Emergency Responder Radio Coverage** is required throughout all portions of the structure(s) as per Chapter 5 of the CFC. A separate plan must be submitted to the HBFD for method of addressing this requirement. System must be tested, certified and then inspected once building construction is primarily complete but before the certificate of occupancy will be issued. **(FD)**

**Carbon Dioxide or Compressed Gas Tanks** - If a liquefied carbon dioxide tank is to be installed for use with beverage carbonation, the carbon dioxide tank and piping must be installed in accordance with the 2016 CFC, specifically Chapters 50 and 53. If the tank capacity is greater than 100 pounds, an FD construction permit must be obtained, and a separate plan submittal for compressed gasses is required. **(FD)**

## Egress Components

**Stairwell Required Minimum Widths.** Standpipe systems in stairwell areas shall not impede code required minimum widths. **(FD)**

**Rooftop Deck.** The proposed rooftop deck, located on the 4<sup>th</sup> floor, must meet egress requirements in 2019 CFC/CBC 1006. The current proposed configuration only has 1 exit, which would need to meet requirements in table 1006.3.3(1) and 1006.3.3.(2).

**Note: The current 4<sup>th</sup> floor deck does not meet code requirements for 1 exit only.**

**Exit Signs and Exit Path Markings** will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

**Egress Illumination/Emergency Exit Lighting** with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

### THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. HBFD approval must be obtained before lumber or other combustible building materials are brought onsite. The project will be required to demonstrate onsite roadways comply with fire access road requirements including all weather paving and load bearing performance, as well as hose pull distance. Water supply for fire suppression operations, namely fire hydrants, shall also be operable and demonstrate compliance. **(FD)**
- b. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety during Construction and Demolition. **(FD)**

### OTHER:

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



- b. Outside City Consultants: The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**
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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall: 2000 Main Street, 5<sup>th</sup> floor, Huntington Beach, CA 92648  
or through the City's website at

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