



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

June 1, 2021

NOTICE OF FILING STATUS

APPLICATION: **SITE PLAN REVIEW NO. 20-002/VARIANCE NO. 21-001 (G&M OIL CONVENIENCE STORE)**

APPLICANT: Karl Huy, Travis Companies, Inc., 4430 E. Miraloma Ave., Suite F, Anaheim, CA 92807

PROPERTY OWNER: George A. Pearce, G&M GAPCO, LLC, 16868 a St., Huntington Beach, CA 92647

REQUEST: To construct a 1,175 sq. ft. convenience store with a reduced side yard setback on the north property line of zero ft. in-lieu of the required side yard setback of five ft. on a vacant 5,585 sq. ft. parcel.

LOCATION: 19442 Beach Blvd., 92648 (near the northeast corner of Beach Blvd. and Yorktown Ave.)

Dear Mr. Huy:

NOTICE IS HEREBY GIVEN that the Community Development Department has reviewed the above entitlement application(s) received April 8, 2021 and has deemed the application complete and accepted for processing.

Your item is tentatively scheduled before the **Planning Commission** on June 22, 2021 at 1:30pm via Zoom. If the Planning Commission approves your application, a check in the amount of \$50 and payable to the County of Orange must be received within three days of the approval. This check represents the fee necessary to post a Notice of Exemption stating that the project is exempt from the California Environmental Quality Act.

If you have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 374-1547.

Sincerely,

Joanna Cortez
Associate Planner

xc: Jane James, Planning Manager

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: MARCH 15, 2020
PROJECT NAME: G&M CONVENIENCE STORE
PROJECT LOCATION: 19442 BEACH BLVD. 92648 (NORTHEAST CORNER OF BEACH BLVD. AND YORKTOWN AVE.)
ASSIGNED PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
PLAN REVIEWER: JAN THOMAS, CPTED CONSULTANT - HBPD
TELEPHONE/E-MAIL: (949) 290-1604/iae@cox.net

PROJECT DESCRIPTION: TO ALLOW FOR THE CONSTRUCTION OF 1,175 SQ FT SINGLE STORE CONVENIENCE STORE ON A VACANT 5,585 SQ FT PARCEL

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.

Concern:

Only one exit is shown. More than one exit is necessary in case of public safety emergency.

Concern:

Landscaping

- Silverberry Shrub is proposed on the east side of the building. This is an area that provides limited visibility from the property as well as the area surrounding the property, including the streets. Silverberry shrub may be conducive to loitering or transient camping.

Reconsider replacing Silverberry Shrub with Natal Plum (thorny), or something similar.

- Gazania is shown on the west side of the building. This low and plush landcover may be compatible to homeless camping and/or loitering.

Consider replacing this ground cover with something less conducive to transient camping.

Concern:

This parking area to the east of the building should be specifically well-lighted through all hours of darkness.

Concern:

The trash enclosure on the east side:

- Keep landscaping low and sparse to provide visibility to and around the enclosure.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 28, 2021

PROJECT NAME:

PLANNING APPLICATION NO.: PA-2020-0027

ENTITLEMENTS: SPR-2020-002

DATE OF PLANS: 4/6/2021

PROJECT LOCATION: 19442 BEACH BLVD.

PROJECT PLANNER: JOANNA CORTEZ

PLAN REVIEWER: BILL FORD / BUILDING INSPECTOR

TELEPHONE/E-MAIL: (714) 374-1631/ BFORD@surfcity-hb.org

PROJECT DESCRIPTION: TO DEVELOP A 1,175 sq. ft CONVINIENCE STORE ON VACANT LAND.

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.

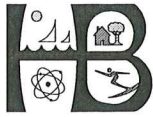
II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

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 compliance to disabled accessibility requirements of Chapter 11B of the 2019 CBC.

- a. ALL GENDER restroom shall be provided.
- b. All doors shall have a minimum size of 3'-0"x6'-8".
4. For zero set back between building and property line –
 - a. All exterior walls must comply with Section 705.11. Provide wall sections to verify.
 - b. To verify the minimum set back between exterior wall and property line due to deflection of the wall, please provide calculations.
5. Structural plans and calculations are required.
6. Soil report is required for this project.
7. Energy calculations are required.
8. 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.
9. 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.
10. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including 5.106.5.3 Electric Vehicle (EV) Charging.

I. 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

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 27, 2021
PROJECT NAME: G&M CONVENIENCE STORE
ENTITLEMENTS: SITE PLAN REVIEW NO. 20-002
PLNG APPLICATION NO: 2020-0027
DATE OF PLANS: APRIL 6, 2021
PROJECT LOCATION: 19442 BEACH BOULEVARD, 92648 (NORTHEAST CORNER OF BEACH BOULEVARD AND YORKTOWN AVENUE)
PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ALLOW FOR THE CONSTRUCTION OF 1,175 SQ. FT., SINGLE-STORY CONVENIENCE STORE ON A VACANT 5,585 SQ. FT. PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. Dedication along the Beach Boulevard frontage for street purposes and public utilities that provides a width of 88 feet from street center-line to property line.

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. Curb, gutter and sidewalk along the Beach Boulevard frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. The existing driveway approach on Beach Boulevard shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
 - c. All frontage improvements shall be constructed pursuant to City standard codes, specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan. The frontage along Beach Boulevard shall comply with the Parkway, Typical configuration specified in the specific plan.
 - d. New street lights shall be constructed pursuant to City Standard codes and specifications, and the required street configuration and specifications of the Beach Edinger Corridor Specific Plan (Parkway, Typical configuration). (BECSP, ZSO 230-84.D for non-subdivisions or ZSO 255.04 for subdivisions).
 - e. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the existing lateral (to the City Public Works Department for review). If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in Beach Boulevard, per Public Works Standards. (ZSO 230.84)
 - f. A new domestic water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC).
 - g. The irrigation water service may be combined with the domestic water service. (ZSO 230.84)
 - h. Separate backflow protection device{s} shall be installed per Water Division Standards for domestic water service 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)
4. Per the City-adopted Beach Edinger Corridor Specific Plan, which ultimately requires the construction of a 12-inch public waterline on both sides of Beach Boulevard, a 12-inch public water line shall be constructed in Beach Boulevard along the property frontage per City Water Division Standards. In lieu of physically constructing this pipeline and appurtenances, the applicant may choose to pay an in-lieu fee representing the current estimated cost of this public improvement, as approved by the Public Works Department. (Beach Edinger Corridor Specific Plan)
5. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues. 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.
6. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2008. The WQMP shall be submitted with the first submittal of the Grading Plan.
7. 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)

8. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
10. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
11. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. 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.
12. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

13. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
14. A Caltrans Encroachment Permit is required for all work within Caltrans' right-of-way.
15. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
16. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
17. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
18. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

20. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
21. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. Traffic Impact Fees for the project shall be paid at the time of Building Permit issuance. The current rate for the proposed project is \$4,922.47/1000 sf. (MC 17.65)
27. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$14,888 per gross acre is subject to periodic adjustments. This project consists of 0.89 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$13,250. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
28. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
FINAL INSPECTION OR OCCUPANCY:**

29. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
30. All new utilities shall be undergrounded. (MC 17.64)
31. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
32. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

- b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
- c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
- d. 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: MAY 6, 2021

PROJECT NAME: G&M CONVENIENCE STORE

PLANNING APPLICATION NO.: 2020-027

ENTITLEMENTS: SITE PLAN REVIEW NO. 20-002/VARIANCE 21-001

DATE OF PLANS: APRIL 6, 2021

PROJECT LOCATION: 19442 BEACH BLVD., 92648 (NORTHEAST CORNER OF BEACH BLVD. AND YORKTOWN AVE.)

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

PLAN REVIEWER: JACOB WORTHY, DEPUTY FIRE MARSHAL

TELEPHONE/E-MAIL: (714) 374-5344, JACOB.WORTHY@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO ALLOW FOR THE CONSTRUCTION OF 1,175 SQ. FT., SINGLE-STORY CONVENIENCE STORE ON A VACANT 5,585 SQ. FT. PARCEL AND ALLOW FOR A REDUCED SIDEYARD SETBACK OF 0 FT. IN-LIEU OF THE REQUIRED 5 FT. SETBACK.

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 department 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:

Updates/changes from 1st set of comments on 3/3/20 will be highlighted in yellow.

Environmental

The proposed location is within 100 feet of a known abandoned oil well. The site will need to show compliance with City Specifications 429 and 431-92.

Methane Mitigation Requirements. Due to the proposed location of construction, soil gas testing for methane gas *is* required. A methane sample plan shall be submitted to the fire department for review and approval, prior to the commencement of sampling.

Methane mitigation *is required* for any building or enclosed structure proposed within a distance less than or equal to 100 feet from any active or abandoned oil/gas well.

Requirements prior to plan approval. Additional methane mitigation measures may be required by the fire department.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and two copies submitted to the Fire Department for review and approval. **(FD)**

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

Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Prior to the issuance of Grading or Building Permits, the following is required to demonstrate compliance with City Specifications # 429 and # 431-92:

- 1) ***Soil Sampling Work Plan:*** Render the services of a qualified environmental consultant to prepare and submit a soil sampling work plan to the HBFD for review and approval. Once the HBFD reviews and approves the submitted work plan, the sampling may commence.
Note: Soil shall not be exported to other City of Huntington Beach locations without first being demonstrated to comply with City Specification # 431-92 Soil Clean Up Standards. Also, any soil proposed for import to the site shall first be demonstrated to comply with City Specification # 431-92.
- 2) ***Soil Sampling Lab Results:*** Conduct the soil sampling in accordance with the HBFD approved work plan. After the sampling is conducted, the lab results (along with the Environmental Consultants summary report) for methane and # 431-92 testing shall be submitted to the H.B.F.D. for review.
- 3) ***Remediation Action Plan:*** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*.
All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a grading or building permit. (FD)

Note: The proposed site will need to show compliance with city specification 429 and 431-92 prior to grading prior building permit issuance.

Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**

Remediation Action Plan. If soil contamination is identified, the applicant must provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

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

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 lbs 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)**

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 exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

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

Fire Protection Systems

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)**

Fire Personnel Access

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

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 unopenable 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)**

Addressing and Street Names

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

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

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

GIS Mapping Information

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

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

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

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

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

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

Building Construction

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

1. **Carbon Dioxide (CO₂) and Beverage Dispensing Systems**

All compressed gasses associated with the distribution of the carbonated beverages need to comply with the requirements stated in Chapter 53 of the California Fire Code. A separate fire permit may be required if the quantities of the compressed gasses exceed the quantities stated in Table 105.6.8 of the California Fire Code. The architectural set of plans will need to identify the quantities of the compressed gases being used on site and how the gases will be filled, secured, etc in compliance with the California Fire Code. An operational permit is required if the quantities exceed 100 pounds and the installation will need to comply with the requirements stated in Section 5307 of the California Fire Code. **(FD)**

2. **Egress Analysis** is required to be submitted with the architectural set of plans. The egress analysis shall indicate that the occupancy classification, occupant loads, travel distances, and the required number of exits.
3. **Exit Signs, Exit Path Markings and Emergency Illumination** will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the 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 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at

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

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 29, 2021

APPLICATION: CONDITIONAL USE PERMIT NO. 21-007/VARIANCE NO. 21-001 (G&M OIL CONVENIENCE STORE)

DATE OF PLANS: APRIL 8, 2021

PROJECT LOCATION: 19442 BEACH BOULEVARD, 92648

PROJECT PLANNER: JOANNA CORTEZ, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: To construct a 1,175 sq. ft. convenience store with a reduced side yard setback on the north property line of zero ft. in-lieu of the required side yard setback of five ft. on a vacant 5,585 sq. ft. parcel.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 23, California Administrative Code. **(HBZSO Chapter 231)**
 - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
 - c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - d. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**

2. Prior to issuance of grading permits, the following shall be completed:
 - a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval. **(HBZSO Section 232.04)**
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - c. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - d. All landscape planting, irrigation and maintenance shall comply with the City Landscape Standards and Specifications. **(HBZSO Section 232.04.BECSP 2.6.9)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
3. Prior to submittal for building permits, the following shall be completed:
 - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
4. Prior to issuance of building permits, the following shall be completed:
 - a. The Beach and Edinger Corridors Specific Plan fee shall be paid. **(Resolution No. 2010-80)**
 - b. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Community Development Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department. **(HBMC 17.04.036)**
 - b. Signage shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**

- d. All trees shall be maintained or planted in accordance to the requirements of Zoning Ordinance and Specific Plan No. 14. **(HBZSO Chapter 232)**
 - e. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City. **(HBZSO Section 232.04.D)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
8. The Development Services Departments (Community Development, Fire, Police, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Community Development Director's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Director of Community Development may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
 9. Conditional Use Permit No. 21-007 and Variance No. 21-001 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 Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
 10. Conditional Use Permit No. 21-007 and Variance No. 21-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
 11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 21-007 and Variance No. 21-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
 12. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
 13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
 14. The applicant shall submit checks in the amount of \$50 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The checks shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Community Development Director's approval of entitlements. **(California Code Section 15094)**
 15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

16. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Community Development Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**