



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 17, 2021

Karl H. Huy
Travis Companies, Inc.
4430 E. Miraloma Avenue, Suite F
Anaheim, CA 92807

**SUBJECT: CONDITIONAL USE PERMIT NO. 2020-015 (G&M OIL SERVICE STATION) –
14972 SPRINGDALE STREET, 92647
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Huy:

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

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

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at (714) 536-5561 or hayden.beckman@surfcity-hb.org, and/or the respective source department (contact person below).

Sincerely,

Hayden Beckman
Senior Planner

Enclosures

cc: Bill Ford, Building Division – 714-374-1631
Steve Bogart, Public Works Department – 714-374-1692
Jason Kelly, Planning Division
G&M Oil Company, Property Owner

Steve Eros, Fire Department – 714-374-5531
Jane James, Planning Manager
Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 14, 2020

PROJECT NAME: G&M OIL SERVICE STATION

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 20-006

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015

DATE OF PLANS: NOVEMBER 24, 2020

PROJECT LOCATION: 14972 SPRINGDALE STREET. 92647 (NORTHEAST CORNER OF SPRINGDALE STREET AT BOLSA AVENUE. **APN 195-053-18**)

PLAN REVIEWER: HAYDEN BECKMAN, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 536-5561 / hayden.beckman@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

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

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - 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 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. 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)**
 - f. 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. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - c. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - d. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - e. 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)**
5. Prior to issuance of building permits, the following shall be completed:
- a. 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. 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 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 Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
8. Conditional Use Permit No. 20-015 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 Planning Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 20-015 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)**
10. 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)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
12. 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. **(HBZSO Section 232.04)**
13. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 8, 2020

PROJECT NAME: G&M OIL SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-128

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015

DATE OF PLANS: ~~JULY 9, 2020~~ NOVEMBER 24, 2020

PROJECT LOCATION: 14972 SPRINGDALE STREET. 92647 (NORTHEAST CORNER OF SPRINGDALE STREET AT BOLSA AVENUE). **APN 195-053-18**

PROJECT PLANNER: HAYDEN BECKMAN, SENIOR PLANNER

PLAN REVIEWER:

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

PROJECT DESCRIPTION: (2nd SUBMITTAL) TO PERMIT THE CONSTRUCTION OF A NEW GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

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.

➤ **REQUIREMENT:**

1. Development Impact Fees will be required for new construction and commercial/industrial additions.
2. Submit separate plans for all disciplines; if hard copies are submitted, please provide 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.

➤ **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 Residential Code (CRC), 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 building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2019 CBC.
4. Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2019 CBC. Including an accessible path of travel to the public way.
5. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
6. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2019 CBC, Section 107.3.4.
7. In addition to all of the code requirements of the 2019 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.
8. The City of Huntington Beach has adopted the 2019 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.
9. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code including section 301.1.1 where all non-compliant fixtures shall be replaced with water conserving fixtures as described in section 403.3.1. Non-compliant fixtures are defined in section 1101.3(c) of the California Civil Code.
10. Complete and provide on the Building Plans the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

➤ **COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Project "Condition of Approval" shall appear on the submitted drawings.
3. Plans shall show justifications for allowable floor areas and the number of stories.
4. Exiting Plan & Analysis: Plans should include an occupant load analysis on the plans and provide an "Exit Plan" to show a clear and dimensioned Means of Egress system that provides a continuous, unobstructed exit from any occupied point in the building to a public way.
5. Fire-rated Construction: Plans should clearly identify the locations of the Fire Areas, Fire Walls, Fire Barriers, Fire Partitions, and all Occupancy separations. Provide complete legends and details on the plans.
6. Third party inspection by an independent certified deputy inspector for fire-stopping, fire-resistant penetrations and joints are required. (CBC Sections 1704, 1705, 1705.16)
7. Plans should clearly show compliance with CBC Chapters 11A (Housing Accessibility for Newly-Constructed Covered Multifamily Dwellings) and 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASP) report is recommended and shall be incorporated onto the plans.
8. Please provide analysis & a summary matrix of the accessible and/or adaptable units on the Title Sheet.
9. Plans should establish the ground floor for the different types of dwelling units (for units served with elevators & units that do not have an elevator) and the number of the adoptable units.
10. Building shall conform to State amendments for disabled accessibility, CBC Chapter 11A or B. Existing building shall provide for disabled access. Show how path of travel; parking; restrooms; entrance will comply.
11. Accessible route: All buildings of covered multifamily dwellings and related facilities such as parking spaces, laundry, storage, and other facilities for the use of the residents; passenger drop off points; the public way; and any adjacent public transportation stops, shall be connected by an accessible route of travel.



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 30, 2020

PROJECT NAME: G&M OIL SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-128

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015

DATE OF PLANS: JULY 9, 2020

PROJECT LOCATION: 14972 SPRINGDALE STREET. 92647 (NORTHEAST CORNER OF SPRINGDALE STREET AT BOLSA AVENUE). **APN 195-053-18**

PROJECT PLANNER: HAYDEN BECKMAN, SENIOR PLANNER

PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

TELEPHONE/E-MAIL: (714) 536-5986 / MBOLDT@HBPD.ORG

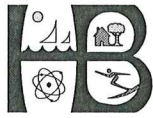
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

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.

ALCOHOLIC BEVERAGE SALES

1. Prior to the sales of alcoholic beverages, the business shall obtain a California Department of Alcoholic Beverage Control (ABC) license authorizing off sale alcohol sales. The ABC license shall be limited to "Off-sale" Type 20 – Beer and Wine Off-sale. All conditions contained in the ABC license shall be adhered to. **(PD)**
2. Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**


3. Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
4. All persons engaged in the sale of alcohol shall complete a mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
5. The facility shall employ a video surveillance security system and a minimum of one-month video library. The minimum requirements for the cameras will be: Clear, color, digital recording to DVR or cloud based type system and able to record in low light. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
6. Live entertainment is prohibited. **(PD)**
7. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:
 - Wine containers of less than 750 milliliters.
 - Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - Beer or malt liquor products sold individually in containers of less than 24 ounces, except for small production craft-type beer only available in 24 ounces or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 18, 2020
PROJECT NAME: G&M OIL SERVICE STATION
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015
PLNG APPLICATION NO. PLANNING APPLICATION NO. 20-128
DATE OF PLANS: CONDITIONAL USE PERMIT NO. 20-015
PROJECT LOCATION: 14972 SPRINGDALE STREET
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 GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

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

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

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)

- a. A 30-foot easement dedication for street purposes and public utilities along the Springdale Street frontage to provide a 50 foot public right-of-way width from street centerline to property line.
 - b. A 40-foot easement dedication for street purposes and public utilities along the Bolsa Avenue frontage to provide a 60 foot public right-of-way width from street centerline to property line.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The proposed driveway approaches on Bolsa Avenue and Springdale Street shall be constructed per Public Works Standard Plan No. 211. (ZSO 230.84)
 - b. The existing driveway approaches on Bolsa Avenue and Springdale Street shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - c. The existing curb, gutter, and sidewalk along the project's Bolsa Avenue and Springdale Street frontages shall be removed and reconstructed, per Public Works Standard Plans Nos. 202 and 207. (ZSO 230.84)
 - d. The existing ADA ramp at the northeast corner of Bolsa Avenue/Springdale Street intersection shall be removed and reconstructed as an ADA-compliant access ramp per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - 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 the alley, 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). (ZSO 230.84) (MC 14.08.020)
 - g. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - h. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - i. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - j. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
4. 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.

5. 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. 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)

8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
9. 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)
10. 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.
11. 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:**

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. 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)
14. 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)
15. 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)
16. 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)
17. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
18. 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)
19. 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)

20. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
21. Wind barriers shall be installed along the perimeter of the site. (DAMP)
22. 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:**

23. A Precise Grading Permit shall be issued. (MC 17.05)
24. Traffic Impact Fees for the project shall be paid at the time of Building Permit issuance. The current rate for Service Station/Market use is \$14,894.71/ fuel position. (MC 17.65)
25. 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 0.96 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$14,292. 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)
26. 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
ISSUANCE OF AN ENCROACHMENT PERMIT:**

27. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

28. Complete all improvements as shown on the approved grading plans. (MC 17.05)
29. All new utilities shall be undergrounded. (MC 17.64)
30. 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)
31. 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

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: DECEMBER 18, 2020

PROJECT NAME: G&M OIL SERVICE STATION


ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015

PLNG APPLICATION NO. PLANNING APPLICATION NO. 20-128

DATE OF PLANS: CONDITIONAL USE PERMIT NO. 20-015

PROJECT LOCATION: 14972 SPRINGDALE STREET

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 GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

THE FOLLOWING CONDITION SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

1. All existing overhead utilities that occur along the project's Bolsa Avenue frontage shall be undergrounded. This includes the existing aerial line (crossing Bolsa Avenue) and the existing onsite pole at the southerly frontage of the subject project. This condition also applies to all utilities, including but not limited to all telephone, electric, and Cable TV lines. If required, easements shall be quitclaimed and/or new easements granted to the corresponding utility companies.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: DECEMBER 12, 2020

PROJECT NAME: G&M OIL SERVICE STATION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-128

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-015

DATE OF PLANS: ~~JULY 9, 2020~~ NOVEMBER 24, 2020

PROJECT LOCATION: 14972 SPRINGDALE STREET. 92647 (NORTHEAST CORNER OF SPRINGDALE STREET AT BOLSA AVENUE). **APN 195-053-18**

PROJECT PLANNER: HAYDEN BECKMAN, SENIOR PLANNER

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

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

PROJECT DESCRIPTION: (2nd SUBMITTAL) TO PERMIT THE CONSTRUCTION OF A NEW GASOLINE FUELING SERVICE STATION ON AN APPROX. 0.51 ACRE VACANT PROPERTY THAT INCLUDES A 2,314 SQ. FT. CANOPY, FOUR FUELING PUMP STATIONS, UNDERGROUND FUEL STORAGE TANKS, A 2,182 SQ. FT. RETAIL STORE BUILDING WITH BEER AND WINE SALES, AND ANCILLARY SITE IMPROVEMENTS.

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

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

1. Environmental

FORMER GAS STATION OR UST SITE (Underground Storage Tanks)

Methane Mitigation Requirements. Due to the proposed location of construction and former site use as a gasoline station, 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.

If methane gas is discovered in the soil, the following City Specification would be applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit 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.

"Soil Testing".

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

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)**

Proof of OCHCA Site Closure or Corrective Action Plan. Removal of flammable or combustible liquid underground storage tanks (UST) requires the applicant to submit one of the following to the Huntington Beach Fire Department:

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

If OCHCA requires on-going remediation and co-existence with the proposed development is permissible, a copy of the approved Orange County Health Care Agency plan and written permission for co-existence must be submitted in order to obtain Huntington Beach Fire Department approval. Each site will be evaluated on an individual basis. **(FD)**

Vapor Extraction Treatment Equipment and Areas. If soil remediation equipment is required as outlined in the Orange County Health Care Agency UST **Corrective Action Plan**, all equipment shall conform to *City Specification # 431, Oil Field Gas Fired Appliances – Stationary and Portable*, *City Specification # 434, Gas Station Remediation Requirements*, and the *Huntington Beach Oil Code and Building Codes*. **(FD)**

2. Fire Apparatus Access

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

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 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)**

Note: Update the plans to show the fire department access around the proposed structure. The location of the proposed structure appears to affect the fire access road to the neighboring parcel. Show how the turn in the fire lane shown below is in compliance with City Specification #401.



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)**

3. 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)**

4. 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)**

5. Addressing and Street Names

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

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

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

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.

6. Building Construction

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

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)**

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.

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.