



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Phone (714) 536-5271

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September 16, 2021

Derek Spalding  
Brookfield Residential  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

**SUBJECT: GPA NO. 20-002/ZMA NO. 20-002/TTM 19136/CUP NO. 20-024/DRB NO. 20-007/MND NO. 20-020 (GISLER RESIDENTIAL) – 21141 STRATHMOOR LANE PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Derek,

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/City Council. 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 714-536-5624 or [rmos@surfcity-hb.org](mailto:rmos@surfcity-hb.org) and/or the respective source department as noted on the attached code requirements memos.

Sincerely,

Ricky Ramos  
Senior Planner

Enclosure

cc: Jane James, Planning Manager  
Jacob Aube, Public Works Dept.  
Bill Ford, Building Division  
Jacob Worthy, Fire Dept.



## HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** SEPTEMBER 16, 2021

**PROJECT NAME:** GISLER RESIDENTIAL

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 20-252

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 20-002/ZONING MAP AMENDMENT NO. 20-002/TENTATIVE TRACT MAP NO. 19136/CONDITIONAL USE PERMIT NO. 20-024/DESIGN REVIEW NO. 20-007/MITIGATED NEGATIVE DECLARATION NO. 20-002

**DATE OF PLANS:** JULY 14 AND AUGUST 27, 2021

**PROJECT LOCATION:** 21141 STRATHMOOR LANE

**PLAN REVIEWER:** RICKY RAMOS, SENIOR PLANNER

**TELEPHONE/E-MAIL:** (714) 536-5624 / RRAMOS@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** GPA – TO AMEND THE LAND USE DESIGNATION FROM PUBLIC-SEMI-PUBLIC (UNDERLYING RESIDENTIAL LOW DENSITY) (PS(RL)) TO RESIDENTIAL LOW DENSITY (RL); ZMA – TO AMEND THE ZONING DESIGNATION FROM PUBLIC-SEMI-PUBLIC (PS) TO RESIDENTIAL LOW DENSITY; TTM – TO SUBDIVIDE A 13.9 GROSS ACRE SITE INTO A PLANNED UNIT DEVELOPMENT (PUD) PROJECT WITH 85 SINGLE FAMILY RESIDENTIAL NUMBERED LOTS WITH REDUCED SIZE AND WIDTH AND 15 LETTERED LOTS FOR PRIVATE STREETS, OPEN SPACE, AND LANDSCAPING; CUP – TO ALLOW RETAINING WALLS OVER 2 FEET TALL TOPPED WITH A 6-FOOT TALL WALL/FENCE; DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT; MND – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

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

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1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
  - a. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO if an in lieu fee is not an approved option to meet the City's affordable housing requirements. **(HBZSO Section 230.26)**
  - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department (with the application fee) and approved by the City Attorney. The CC&Rs shall identify all the common areas and maintenance of all walls, common landscape areas, and common area improvements by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
  - c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Community Development Department Fee Schedule*). **(HBZSO Section 254.16)**
2. The project plans approved by the Planning Commission/City Council shall be the conceptually approved design with the following modifications:
  - a. The Plan 2c covered front entry shall comply with the required 15-foot front setback. If the Plan 2c extended covered front entry is retained then revise Sheet SP-1 to reflect the increased site cover of 45.6 percent for Plan 2 (2,126 s.f. / 4,661 s.f. lot) **(HBZSO Section 210.06)**.
  - b. Add building wall height not exceeding 25 feet along Plan 3 side elevations **(HBZSO Section 210.06(I))**.
  - c. Revise Sheet C.5 Building Height Table to use highest top of curb information along the front property line for Lots 36 (8.55 ft.), 37 (8.40 ft.), 58 (8.40 ft.), 59 (8.60 ft.), 69 (8.60 ft.), 79 (7.45 ft.), 82 (7.31 ft.), and 83 (7.13 ft.) **(HBZSO Section 230.70)**.
3. 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 a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
5. Prior to issuance of building permits, a Mitigation Monitoring Fee for MND No. 20-002 shall be paid to the Community Development Department pursuant to the fee schedule adopted by resolution of the City Council. **(City of Huntington Beach Community Development Department Fee Schedule)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to: 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 7:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. Prior to final building permit approval, Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Chapter 254. 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*).

8. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval. The Community Development Director and Public Works Director shall be notified in writing if any changes to tract map are proposed during the final map review process. The final map shall not be approved until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's or City Council's action and the conditions of approval. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
9. Tentative Tract Map No. 19136 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**
10. Tentative Tract No. 19136, Conditional Use Permit No. 20-024, and Design Review No. 20-007 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
11. The project shall comply with all applicable requirements of the Municipal Code, all city departments, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
12. Construction shall be limited to Monday – Saturday 7:00 AM to 7:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
13. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office together with the CA Department of Fish and Wildlife fee. The check shall be made out to the County of Orange and submitted to Psomas within two (2) days of the City Council's action. **(California Code Section 15094)**
14. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with Community Development Department and Public Works for code requirements. Substantial changes may require approval by the Planning Commission/City Council. **(HBZSO Section 232.04)**

#### **CONDITIONAL USE PERMIT NO. 20-024:**

1. The project plans approved by the Planning Commission/City Council shall be the conceptually approved design with the following modifications:
  - a. The wall along Lot L is limited to a maximum of 42 inches tall within the 15 foot front setback of 21121 Cocobana **(HBZSO Section 230.88)**.
  - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults.

Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**

- c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
- d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**

2. Prior to issuance of demolition permits, the following shall be completed:

- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
- b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
- c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
- d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
- e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**

3. Prior to issuance of grading permits, the following shall be completed:

- a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
- b. 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)**

- c. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - d. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
  - f. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - g. A Consulting Arborist shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
4. Prior to issuance of building permits, the following shall be completed: An Affordable Housing Agreement in accord with Section 230.26 of the ZSO if an in lieu fee is not an approved option to meet the City's affordable housing requirements. **(HBZSO Section 230.26)**
  5. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released for the first residential unit until the following have been completed:
    - a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
    - b. 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)**
    - c. An onsite 36" box tree or the palm equivalent shall be provided in the front yard, and a 24" box tree shall be provided in the parkway to meet the Huntington Beach; Zoning and Subdivision Ordinance, the Arboricultural and Landscape Standards and Specifications, and the Municipal Code. **(HBZSO Section 232.08, Resolution 4545, HBMC 13.50)**
    - d. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
  6. 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/City Council's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission/City Council may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
  7. Conditional Use Permit No. 20-024 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**

8. 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)**
9. 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/City Council. **(HBZSO Section 232.04)**



## CITY OF HUNTINGTON BEACH

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### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

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

**DATE:** SEPTEMBER 14, 2021

**PROJECT NAME:** STRATHMOOR RESIDENTIAL

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 20-252

**ENTITLEMENTS:** PRELIMINARY PLAN REVIEW NO. 20-002

**DATE OF PLANS:** JULY 14, 2021

**PROJECT LOCATION:** 21141 STRATHMOOR LANE (WEST SIDE OF STRATHMOOR LANE, NORTH OF EFFINGHAM DRIVE)

**PROJECT PLANNER:** RICKY RAMOS, PRINCIPAL PLANNER

**PLAN REVIEWER:** JACOB AUBE, SENIOR CIVIL ENGINEER

**TELEPHONE/E-MAIL:** 714-375-5123 / JACOB.AUBE@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** TO REVIEW THE CONCEPTUAL PLANS TO:

1. AMEND THE GENERAL PLAN DESIGNATION FROM PS(RL)(PUBLIC-SEMI-PUBLIC UNDERLYING RESIDENTIAL LOW DENSITY) TO RL (RESIDENTIAL LOW DENSITY);
2. AMEND THE ZONING DESIGNATION FROM PS (PUBLIC-SEMI-PUBLIC) TO RL (RESIDENTIAL LOW DENSITY);
3. SUBDIVIDE A 13.9 ACRE SITE INTO 85 SINGLE FAMILY RESIDENTIAL NUMBERED LOTS WITH REDUCED LOT SIZE/WIDTH AND 15 LETTERED LOTS FOR PRIVATE STREETS, OPEN SPACE, AND LANDSCAPING;
4. ALLOW RETAINING WALLS OVER 2 FT. TALL TOPPED WITH A 6 FT. TALL WALL;
5. REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT;
6. ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

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

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**TENTATIVE TRACT MAP**

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP UNLESS OTHERWISE STATED. BONDING MAY BE SUBSTITUTED FOR CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF THE SUBDIVISION MAP ACT:**

1. The following shall be shown as a dedication to the City of Huntington Beach on the Final Tract Map. (ZSO 230.84A & 253.10K)
  - a. A 27-foot right-of-way dedication for street purposes and public utilities along the Bluefield Drive frontage.
  - b. A 27-foot right-of-way dedication for street purposes and public utilities along the Strathmoor Lane frontage.
  - c. A 77-foot radius right of way along Bluefield Drive from the intersection of the Cocobana Lane street centerline with the south subdivision line of Tract 6893 to the Bluefield Drive 25-foot right-of-way dedication line.
  - d. An 18-foot radius right-of-way dedication for street and public utility purposes at the southeast corner of Strathmoor Lane and Bluefield Drive.
  - e. The water system and appurtenances for the entire project shall be a public system.
  - f. The sewer system and appurtenances for the entire project shall be a private system.
  - g. A blanket easements over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
  - h. The storm drain system located within private streets and access ways shall be private.
  - i. A blanket easement over the private streets and access ways for access to water facilities for maintenance purposes.
  - j. A utility easement(s) shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall overlay the private street easement, with an unobstructed paved or landscaped surface, pursuant to City Water Standards. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Utilities Division personnel shall have access to public utility facilities and appurtenances at all times. (ZSO 255.04)
2. A Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development or deficient downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the

new development, at no cost to the City. (ZSO 230.84) The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 255.04)

3. A sewer study to verify capacity within the City's sanitary sewer system shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring sites shall be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
4. Confirmation from the Orange County Sanitation District (OCSD), to accept the discharge from the new development into the existing OCSD sewer, shall be obtained. A copy shall be provided to the City of Huntington Beach Public Works Department.
5. A qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include Phase II Environmental on-site soil sampling in areas not previously investigated and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities. (ZSO 251.06 & 253.12)
6. A Traffic Impact Analysis shall be prepared and submitted to Public Works for review and approval. (GP CE)
7. The grading, utility and improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
8. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
  - a. On-site private streets and sidewalks
  - b. On-site private storm drain system and appurtenances including all pumps
  - c. Onsite landscaping and irrigation improvements
  - d. On-site private sewer systems and appurtenances including all pumps and lift stations.
  - e. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP)

The aforementioned items shall be addressed in the development's CC&R's.

9. The Homeowners' Association (HOA) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach for maintenance and control of the area within the public water pipeline easement(s), which shall address repair to any enhanced pavement, etc., if the said public pipeline(s) and/or appurtenances require repair or maintenance. The HOA shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any public water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
10. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements including the park site, construction employee parking, model home locations and access to the model homes, utility relocation, material location, and fire access. (ZSO 253.12L)

11. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
12. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
  - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
  - b. Provide a digital-graphics file of said map to the County of Orange.
13. Provide a digital-graphics file of said map to the City per the following design criteria:
  - a. Design Specification:
    - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
    - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
    - iii. Digital data shall have units in US FEET.
    - iv. A separate drawing file shall be submitted for each individual sheet.
    - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
    - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
  - b. File Format and Media Specification:
    - vii. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
      - AutoCAD (version 2000, release 4) drawing file: \_\_\_\_\_.DWG
      - Drawing Interchange file: \_\_\_\_\_.DXF
    - viii. Shall be in compliance with the following media type:
      - CD Recordable (CD-R) 650 Megabytes
14. All improvement securities (Faithful Performance, Labor and Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney, if it is desired to record the final map or obtain building permits before completion of the required improvements.
15. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
16. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement and accompanying bonds may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
17. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
18. A drainage fee for the subject development shall be paid at the rate applicable at the time of Map recordation. The current rate of \$14,888 per gross acre is subject to periodic

adjustments. This project consists of 14.06 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$209,325. 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)

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

19. The Final Tract Map shall be recorded with the County of Orange.
20. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. Final grades and elevations on the grading plans shall not vary by more than 1-foot from the grades and elevations on the approved Tentative Tract Map, unless otherwise required by these development requirements and/or conditions of approval, and as directed by the Department of Public Works. (MC 17.05/ZSO 255.04)
21. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan:
  - a. A 27-foot right-of-way dedication for street purposes and public utilities along the Bluefield Drive frontage.
  - b. A 27-foot right-of-way dedication for street purposes and public utilities along the Strathmoor Lane frontage.
  - c. A 77-foot radius right of way along Bluefield Drive from the intersection of the Cocobana Lane street centerline with the south subdivision line of Tract 6893 to the Bluefield Drive 25-foot right-of-way dedication line.
  - d. An 18-foot radius right-of-way dedication for street and public utility purposes at the southeast corner of Strathmoor Lane and Bluefield Drive.
  - e. The water system and appurtenances for the entire project shall be a public system.
  - f. The sewer system and appurtenances for the entire project shall be a private system.
  - g. A blanket easements over the private streets, sidewalk, and access ways for Police Department and Fire Department access.
  - h. The storm drain system located within private streets and access ways shall be private.
  - i. A blanket easement over the private streets and access ways for access to water facilities for maintenance purposes.
  - j. A utility easement(s) shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall overlay the private street easement, with an unobstructed paved or landscaped surface, pursuant to City Water Standards. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Utilities Division personnel shall have access to public utility facilities and appurtenances at all times. (ZSO 255.04)

22. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04). The following improvements shall be shown on the plan:
- a. New curb, gutter, sidewalk, and new pavement to the centerline of Strathmoor Lane per City Standard Plan Nos. 102, 202, 207, along the Strathmoor Lane frontage. (ZSO 230.84)
  - b. New curb, gutter, sidewalk, and new pavement to the centerline of Bluefield Drive per City Standard Plan Nos. 102, 202, 207, along the Bluefield Drive frontage. (ZSO 230.84)
  - c. Twenty-five foot radius curb returns shall be constructed at Strathmoor Lane and 'A' Street.
  - d. Curb ramps compliant with current ADA requirements shall be installed at all intersection locations. (ADA)
  - e. The sewer facilities including any proposed lift station shall be designed and constructed per the final approved sewer study and per City Standards.
  - f. All drainage facilities including any proposed pump station shall be designed per the final approved Hydrology and Hydraulics Report and current County and City Standards. Note that once the storm water from the proposed development is treated per the project WQMP, it shall be contained in an acceptable storm drain pipeline. (ZSO 255.04)
  - g. A hydraulic water analysis shall be prepared to determine water system improvements required to serve the proposed development. The developer shall coordinate with Public Works to prepare the analysis to ensure that adequate water infrastructure improvement is incorporated in the improvement plan. Public Works will perform the hydraulic analysis using the City's hydraulic water modeling software and calibrated water model. The analysis shall include, but not be limited to pipeline sizes, fire flow and domestic demand requirements. Any infrastructure improvements required to satisfy the water demands to the proposed development shall be at the sole cost of the developer. All applicable fees to prepare the hydraulic analysis shall be paid by the developer.
  - h. All water facilities shall be designed per the final approved hydraulics analysis and Water Division Standards. The public onsite water system must have two point of connections to the City's water system to provide a redundant water supply to the proposed tract. Each point of connection must be accessible for City equipment and vehicles for future maintenance and repair of the water facilities. (ZSO 255.04A)
  - i. New separate domestic water services and meters shall be installed per Water Division Standard and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)
  - j. Any existing water meters, appurtenances, service lines and laterals shall be abandoned and removed per Water Division Standard requirements. (ZSO 230.84)
  - k. Where common landscape areas are maintained by a Homeowner's Association, a separate master irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
  - l. 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)

- m. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that is no longer needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84)
  - n. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
- 22. Street lighting levels shall be adequately provided on Strathmoor Lane along the project frontage. Submit a photometric study, with calculations, showing the lighting levels for the roadway and pedestrian areas along project frontage. If new street lights are required based on the photometric study, the street lighting plans shall be prepared by a Licensed Civil or Electrical Engineer and submitted to the Public Works Department for review and approval. Lighting standards shall be per the City of Huntington Beach guidelines. (ZSO 230.84)
- 23. A Privately maintained street lighting system, consistent with City standards, shall be constructed along the private streets and access ways in this subdivision. A photometric analysis shall be provided which demonstrates that such lighting will not negatively impact the existing residences to the north. (ZSO 255)
- 24. A sewer study shall be prepared and submitted to the Public Works Dept. for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The location and number of monitoring test sites shall be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. (ZSO 230.84/MC 14.36.010)
- 25. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
- 26. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues. The project WQMP shall include the following:
  - a. Low Impact Development.

- b. Discusses regional or watershed programs (if applicable).
  - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas.
  - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
  - e. Incorporates Treatment Control BMPs as defined in the DAMP.
  - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
  - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
  - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
    - i. The 11” by 17” Site Plan in .TIFF format (400 by 400 dpi minimum).
    - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner’s certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
  - k. The applicant shall return one CD media to Public Works for the project record file.
27. 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 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
28. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
29. 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)
30. 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.

31. 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:**

32. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
33. 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 500 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 prior to grading activities. (MC 17.05.210)
34. 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)
35. 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)
36. 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)
37. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
38. 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)
39. 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)
40. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
41. Wind barriers shall be installed along the perimeter of the site. (DAMP)
42. 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:**

43. A Precise Grading Permit shall be issued. (MC 17.05)
44. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-57)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:**



45. 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:**

46. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
47. Prior to the first occupancy of Phase 1 (excluding model homes), all associated onsite and offsite improvements, including the public park and associated infrastructure, as shown on the approved grading, landscape and improvement plans shall be completed. Prior to the first occupancy of each succeeding phase, all associated onsite improvements as shown on the approved grading, landscape and improvement plans shall be completed. (MC 17.05)
48. All existing and new utilities shall be undergrounded. (MC 17.64)
49. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
50. Traffic Impact Fees (TIF) shall be paid for the residential development at the rate applicable and prior to final occupancy. The current rate for a detached dwelling unit is \$2,624.30/unit. The rate is subject to annual adjustments in the month of March of each year. (MC 17.65)
51. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
  - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
  - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
  - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MARCH 1, 2021

**PROJECT NAME:** GISLER RESIDENTIAL

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 20-252

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 20-002  
ZONING MAP AMENDMENT NO. 20-002  
TENTATIVE TRACT MAP NO. 19136  
CONDITIONAL USE PERMIT NO. 20-024  
DESIGN REVIEW NO. 20-007  
ENVIRONMENTAL ASSESSMENT NO. 20-002

**DATE OF PLANS:** FEB. 9, 2021

**PROJECT LOCATION:** 21141 STRATHMOOR LANE, 92646 (WEST SIDE OF STRATHMOOR LANE, NORTH OF EFFINGHAM DRIVE)

**PROJECT PLANNER:** RICKY RAMOS, SENIOR PLANNER

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

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

**PROJECT DESCRIPTION:** GPA/ZMA – TO AMEND THE GENERAL PLAN AND ZONING FROM PS (PUBLIC-SEMIPUBLIC) TO RL (RESIDENTIAL LOW DENSITY) AT THE 13.9-ACRE GISLER SCHOOL SITE; TTM – TO SUBDIVIDE THE SITE INTO 85 SINGLE FAMILY RESIDENTIAL LOTS AND 13 LETTERED LOTS; CUP – TO DEVELOP THE SITE AS A PLANNED UNIT DEVELOPMENT (PUD) WITH REDUCED LOT SIZES; DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT; EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

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

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

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

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

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

- Fire hydrant locations, public and private – indicate whether the onsite will be public or private and show the spacing distances
- Knox box and knox switch locations – If any vehicle or pedestrian gates are proposed to enter/exit the community.
- Gate locations, and opticoms. – Opticoms for electronic gates only.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping. – show which fire lane signage option is being used per city spec #415
- Property dimensions or accurate scale.
- Building locations and heights.
- Building occupancy classifications.
- Building addresses and suite addresses. **(FD)**

## **2. Environmental**

### ***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.

**NOTE: This requirement is in progress. As of 2/4/21, the workplan is approved and the project is undergoing soil testing. The site will need to submit a findings report to HBFD after analysis has been completed. This will either show the site requires remediation, or that it is in compliance with 431-92.**

### ***Methane Mitigation Requirements.***

- 1) The proposed construction is within the City of Huntington Beach Methane District. Testing for methane gas is required and additional methane mitigation requirements may apply based on the test results.

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)**

**2) Prior to building and grading plan approval**, the following shall be completed:

- a. Work Plan submittal. **A methane gas sampling work plan shall be submitted to the HBFD for review and concurrence prior to sampling.**
- b. **Summary / tabulations / conclusions report.** Once sampling is complete, the soil gas testing results (summary / tabulations / conclusions report) shall be submitted to the HBFD for review and concurrence.
- c. Based on soil gas sampling results, additional methane mitigation (in addition to the required methane barrier and venting system) may be required.

**NOTE: This requirement is in progress. As of 2/4/21, the workplan is approved and the project is undergoing soil testing. The site will need to submit a findings report to HBFD after analysis has been completed. This will either show the site requires remediation, or that it is in compliance with 431-92.**

***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)**

### **3. Fire Suppression Systems**

#### **Fire Protection Systems**

***Automatic Fire Sprinklers*** are required. Automatic fire sprinkler systems are required per the California Fire Code for residential structures.

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

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

**NOTE: Specific fire sprinkler system design criteria will be determined based on the occupancy classification. Occupancy classification is determined by the Building Department. This will determine the type of sprinkler system required. A 13D system would be required for structures built as R-3's (Single family Home).**

#### **4. Fire Hydrants and Water Systems**

**Public or Private Fire Hydrants** will be required. Must meet Public works requirements for public water supply/hydrants. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet all applicable Public Works water division standards and requirements. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main, piping, hydrant types and hydrant locations. **(FD)**

**NOTE: City Specification #407 requires Fire hydrants for single family detached and duplex dwellings less than 5,000 square feet, or having fire flows below 1,750 GPM or less, shall be spaced not more than 500 feet along streets, or so that each dwelling is within 250 feet of a hydrant.**

**NOTE: In order for the onsite hydrants to be part of the public water supply, all public works requirements shall be met.**

**NOTE: Show the spacing distances listed above on the FMP**

**Private Fire Service Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

**NOTE: If the onsite fire hydrants are determined by public works to be private, then a private fire service with backflow, then this requirements shall be applicable.**

#### **5. Fire Personnel Access**

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

**Main Secured Property Entry Gates** 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)**

**Note: Currently the only proposed gate is on the Emergency Access gate. This will require a knox box or pad lock.**

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

**NOTE: A plan will need to be developed to show compliance with Section 1029 of the California Fire Code or the California Building Code for Emergency Escape and Rescue openings. Documentation to demonstrate compliance will need to be incorporated in to the Fire Master Plan, as well as overall project design for future submissions.**

## **6. Fire Apparatus Access**

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

**Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads shall be a minimum width of twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. This vertical clearance includes trees, that must be maintained appropriately. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

**NOTE: The proposed fire access roads appears to be 40 feet, throughout the community with the exception of the short road on the entry which appears to be 32' wide. Parallel parking is permitted on both sides when road is 40 feet wide from curb face, and on one side only if 32 feet wide. This is measured from curb face to curb face.**

**NOTE: In the areas that contain a "bump out" will not be permitted to have any parking, and shall be identified via city spec #415**

**NOTE: All fire access roads shall comply with city specification #415 pertaining to identification of said roads.**

**NOTE: Vertical clearance on section B-B of the landscape plans could be an area of issue, as all roads must maintain the 13'6" clearance. The proposed trees may impact our fire access.**

**NOTE: No speed bumps or humps will be permitted.**

**NOTE: No parking will be permitted in the shared driveway located on the south/west portion of the site.**

**Fire Access Road Surface** shall be designed and maintained to support the imposed loads of fire apparatus (75,000 lbs. total load / 12,000 lbs. point load) and shall be surfaced full road width to provide all weather driving capability. No "Grasscrete or similar surface is permitted. Speed bumps/humps are not allowed as a roadway speed control measure per CFC 503.4.1 **(FD)**

**NOTE: On the Fire Master Plan, please note the surface material of the emergency access road off Bluefield.**

**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)**

**NOTE: Compliance with City Specification #401 must be demonstrated on the "Fire Master Plan" – show the inner and outer turn radii throughout. Must show the "bump out" do not interfere with this requirement.**

**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)**

**NOTE: On the Fire Master Plan, identify which option from City Specification #415 will be utilized to sign and designate onsite fire lanes (Option 1, 2, or 3).**

## **7. 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)**

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

## **8. GIS Mapping Information**

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

**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:

1. Provide data in a vector format. Examples of some acceptable formats are:
  - a. AutoCAD - .DWG or .DXF
  - b. Google Earth - .KML or .KMZ
  - c. Shapefile - .SHP
2. Use underscores or hyphens in the file name, not spaces or periods. Provide a separate drawing file for each individual sheet created in AutoCAD.
3. For AutoCAD files or shapefiles, define the coordinate system as NAD 1983 State Plane, California Zone 6 (US Feet) with the proper origin or tie to coordinates using the Orange County Geodetic View.kmz available at <http://www.ocpublicworks.com/survey/services/ocrtn> .
4. Some tips for AutoCAD:
  - a. Create all data elements in Model Space, add layout elements in Layout Space and save the file in Model Space.
  - b. Do not draw in page units.
  - c. Do not add Viewports to Model Space.
  - d. Explode the blocks.

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

**THE FOLLOWING SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction and Demolition. **(FD)**
- b. **All roads and fire hydrants shall be in place and approved prior to lumber being brought into the site.**

**OTHER:**



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

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

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

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



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** DEC. 17, 2020

**PROJECT NAME:** GISLER RESIDENTIAL

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 20-252

**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 20-002  
ZONING MAP AMENDMENT NO. 20-002  
TENTATIVE TRACT MAP NO. 19136  
CONDITIONAL USE PERMIT NO. 20-024  
DESIGN REVIEW NO. 20-007  
ENVIRONMENTAL ASSESSMENT NO. 20-002

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

**PROJECT LOCATION:** 21141 STRATHMOOR LANE, 92646 (WEST SIDE OF STRATHMOOR LANE, NORTH OF EFFINGHAM DRIVE)

**PROJECT PLANNER:** RICKY RAMOS, SENIOR PLANNER

**PLAN REVIEWER:** BILL FORD, BUILDING INSPECTOR III

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

**PROJECT DESCRIPTION:** GPA/ZMA – TO AMEND THE GENERAL PLAN AND ZONING FROM PS (PUBLIC-SEMIPUBLIC) TO RL (RESIDENTIAL LOW DENSITY) AT THE 13.9-ACRE GISLER SCHOOL SITE; TTM – TO SUBDIVIDE THE SITE INTO 85 SINGLE FAMILY RESIDENTIAL LOTS AND 13 LETTERED LOTS; CUP – TO DEVELOP THE SITE AS A PLANNED UNIT DEVELOPMENT (PUD) WITH REDUCED LOT SIZES; DRB – TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF THE PROJECT; EA – TO ANALYZE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

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

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

1. Development Impact Fees will be required for new construction.
2. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.

3. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
4. All accessory and minor accessory structures including fencing, patio covers, and site MEP's will be on separate permits.

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

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 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. The City of Huntington Beach noise standards shall be applicable to mechanical equipment. Show A/C equipment location on plans. Such equipment must be kept a minimum of 30 inches from the property line and shall not exceed maximum noise levels at Table 8.40.050. Roof top mechanical equipment shall be screened from view. Screening materials shall be approved by Planning Division. HBMC 8.40, 230.68, 230.76
4. Provide Building Data to show:
  - Type of building construction (V-B)
  - Occupancy groups (R-3/U)
  - Building with sprinkler system
  - 1<sup>st</sup> floor area
  - 2<sup>nd</sup> floor area
5. Provide complete Site plan to show the setback distances between the edge of roof overhang and property line.
6. Eave projections must comply with Table R302.1.
7. Please check the required light and ventilation for all rooms per Section R303.
8. Please check the emergency escape and rescue doors per Section R310.3.
9. Plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.
10. Energy calculations and structural calculations are required.
11. Soil report is required.
12. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the City's website.

13. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2019 CBC, Section 107.3.4.
14. 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. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5.
15. The City of Huntington Beach has adopted the 2019 California Green Building Standards Code, including Sections 4.106.4.1 for Electric Vehicle (EV) Charging for New Construction.

### **III. COMMENTS:**

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