



# 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

August 23, 2021

Jennifer Colicchio  
Land Development Consultants  
1520 Brookhollow Drive, Suite 33  
Santa Ana CA 92705

**SUBJECT:   CONDITIONAL USE PERMIT NO. 21-006  
              TENTATIVE TRACT MAP NO. 21-002  
              (CAMERON LANE TOWNHOMES) – 17532 CAMERON LANE  
              PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Colicchio:

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

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

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 ([tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN  
Associate Planner

Enclosures

cc:     Bill Ford, Building Division – 714-374-1631  
       Jan Thomas, Police Department – 949-290-1604  
       Steve Bogart, Public Works Department – 714-374-1692

Jacob Worthy, Fire Department – 714-374-5344  
Jane James, Planning Manager  
Project File



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** July 14, 2021

**PROJECT NAME:** CAMERON LANE TOWNHOMES

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 21-094

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 21-006  
TENTATIVE TRACT MAP NO. 21-002

**DATE OF PLANS:** JULY 8, 2021

**PROJECT LOCATION:** 17532 CAMERON LANE, 92647 (EAST SIDE OF CAMERON LANE, SOUTH OF SLATER AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE 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:** TO CONSTRUCT 18 2-STORY ATTACHED MULTI-FAMILY RESIDENTIAL UNITS AND SUBDIVIDE FOR 18 CONDOMINIUMS

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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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➤ **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**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JULY 9TH, 2021

**PROJECT NAME:** CAMERON LANE TOWNHOMES

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 21-094

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 21-006  
TENTATIVE TRACT MAP NO. 21-002

**DATE OF PLANS:** JULY 8, 2021

**PROJECT LOCATION:** 17532 CAMERON LANE, 92647 (EAST SIDE OF CAMERON LANE, SOUTH OF SLATER AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:**

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

**PROJECT DESCRIPTION:** TO CONSTRUCT 18 2-STORY ATTACHED MULTI-FAMILY RESIDENTIAL UNITS AND SUBDIVIDE FOR 18 CONDOMINIUMS

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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 to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private. – *must be within 250 feet every dwelling*
- FDC locations. – *not required with 13D sprinkler systems*

- Dimensions from FDC's to hydrants. – *see above*
- Fire sprinkler riser locations and location of system serving.
- FACP locations. – *not required for R-3 occupancies*
- Knox box and knox switch locations.
- Gate locations, and opticoms – *if electronic gates are proposed*
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs. – *see city spec #401*
- Fire lane signage and striping. – *see city spec #415*
- Property dimensions or accurate scale.
- Building construction type, locations and heights.
- Building addresses and suite addresses.
- Emergency Escape and Rescue per CFC/CBC 1030 (FD)

## 2. Environmental

**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. Based on the conditional drawings, units will be built as R-3 occupancies and will require NFPA 13D sprinkler systems. 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.

**Note:** Based on the conceptual plans, the townhomes will be designed as R-3 Occupancies and will require NFPA 13D sprinkler systems. These 13D systems will not require a separate fire line, and can be teed off the domestic lines coming into each unit. The only dedicated fire line will be for the any onsite private fire hydrants.

#### 4. 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)

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

**NOTE:** A plan will need to be developed to show compliance with Section 1030 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.

#### 5. 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 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)

**HBFD Comment:** The proposed fire access roads appear to meet fire access requirements.

**Private Fire Hydrant(s)** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains, including fire department connections, shall meet NFPA 13 and 24, 2016 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Maximum allowed velocity of fire flow in supply piping is 12 fps. The



maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes.

**Note:** There shall be a minimum of one fire hydrant on the site located along the proposed private road. Each home shall be within 250 feet of every Single Family Dwelling. If a private hydrant, this will require separate private fire line with its own DCDA servicing the hydrant. (FD)

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

**HBFD Comment:** On a “Fire Access Plan”, show that the entire perimeter of each proposed building complies with the 150-foot hose pull requirement stated in Section 503.1.1 of the Huntington Beach Fire Code.

**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)

**HBFD Comment:** The turning radii appear to meet minimum requirements.

**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).

## 6. Addressing and Street Names

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

**Structure or Building Address Assignments.** The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with

numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

**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)**

## 7. GIS Mapping Information

**GIS files will need to be provided to the HBFD prior to the issuance of a Building permit.**

**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:

Digital submittal requirements for data to be used by the City's GIS in preparing exhibits, maps, etc. for the purposes of planning and/or coordination of special events and/or projects:

1. Provide data in a vector format. Examples of some acceptable formats are:
  - AutoCAD - .DWG or .DXF
  - Google Earth - .KML or .KMZ
  - 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/ocrtm> .
4. Some tips for AutoCAD:
  - Create all data elements in Model Space, add layout elements in Layout Space and save the file in Model Space.
  - Do not draw in page units.
  - Do not add Viewports to Model Space.
  - Explode the blocks.

**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 fire access roads and hydrants shall be installed prior to combustible construction (lumber drop) being brought onto the site. (FD)**

**OTHER:**

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

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

or through the City's website at

**[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 PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** AUGUST 23, 2021

**PROJECT NAME:** CAMERON LANE TOWNHOMES

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 21-094

**ENTITLEMENTS:** TENTATIVE TRACT MAP NO. 21-002  
CONDITIONAL USE PERMIT NO. 21-006

**DATE OF PLANS:** JULY 8, 2021

**PROJECT LOCATION:** 17532 CAMERON LANE, 92647 (EAST SIDE OF CAMERON LANE, SOUTH OF SLATER AVENUE)

**PLAN REVIEWER:** TESS NGUYEN, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1744/ [tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)

**PROJECT DESCRIPTION:** THE PROJECT CONSISTS OF THE FOLLOWING ENTITLEMENTS:

1. TENTATIVE TRACT MAP: TO SUBDIVIDE AN APPROXIMATELY 39,640 NET SQ. FT. LOT FOR CONDOMINIUM PURPOSES;
2. CONDITIONAL USE PERMIT: TO PERMIT THE CONSTRUCTION OF AN 18-TOWNHOME DEVELOPMENT ON A 39,640 NET SQ. FT. SITE.

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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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#### TENTATIVE TRACT MAP NO. 21-002:

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. **(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 and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. In addition, the CC&Rs shall specify the requirements and restrictions of HBZSO Section 221.10 relating to domestic animal, pest

management, and lighting. 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. **(Department of Community Development Fee Schedule)**
  - d. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. 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)**
2. Prior to submittal for building permits, the following shall be completed:
    - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
  3. The following conditions shall be completed prior to issuance of a grading permit:
    - a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
  4. 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)**
  5. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
  6. Tentative Tract Map No. 21-002 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**
  7. Tentative Tract Map No. 21-002 and Conditional Use Permit No. 21-006 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 Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
  8. The subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**



9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. The applicant shall submit a check in the amount of \$50.00 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

**CONDITIONAL USE PERMIT NO. 21-006:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
  - d. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
  - e. 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)**
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)**
  - f. 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)**
  - g. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
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. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent. **(CEQA Categorical Exemption Section 15304)**
  - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
  - e. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
  - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**

- g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
  - h. 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 and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution 4545)**
4. Prior to submittal for building permits, the following shall be completed:
- a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
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)**
  - b. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
  - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
- a. All new residential development shall pay a park fee, pursuant to the provisions of HBZSO Section 254.08. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(HBZSO Section 254.08)**
  - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**



- d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
- e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
8. The Development Services Departments (Community Development, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the 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)**
9. Conditional Use Permit No. 21-006 and Tentative Tract Map No. 21-002 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
10. Conditional Use Permit No. 21-006 and Tentative Tract Map No. 21-002 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 Director of Community Development pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 21-006 and Tentative Tract Map No. 21-002 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
12. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
14. The applicant shall submit a check in the amount of \$50.00 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
15. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Community Development, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**



# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** JULY 7, 2021  
**PROJECT NAME:** CONDOMINIUMS  
**PROJECT LOCATION:** 17532 CAMERON LANE  
**ASSIGNED PLANNER:** TESS NGUYEN  
**PLAN REVIEWER:** JAN THOMAS, CPTED CONSULTANT - HBPD  
**TELEPHONE/E-MAIL:** (949) 290-1604/iae@cox.net

**PROJECT DESCRIPTION:** TO CONSTRUCT 18 2-STORY ATTACHED MULTI-FAMILY RESIDENTIAL UNITS AND SUBDIVIDE FOR 18 CONDOMINIUMS

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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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As police stated in the comment for the March 11 Development Assistance Team, the common area between units 4 and 5 may present a conflict between users. Specifically, this area is likely to be used by children to play, yet, may also be used as a dog park. These two uses conflict. This area should be designated as a play area, and a separate area for dogs should be designated in another location on the property.

For reference:


MARCH 11, 2021 DAT COMMENTS: "Question #4 in "Questions for Staff," mentions possibly increasing the common area size. Whether this common area remains the same or is increased in size, the intended use of this space must be clearly defined. Is this open space for children to play? (Preferably, this area should be used for a well-defined and intentional activity area.) It is probable this area will be used for a dog run and this may conflict with other uses. Recommend including a dog run (with waste disposal bags) on this property in another location, to avoid conflict between uses/users (possibly on the east side of the project)."



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JULY 27, 2021  
**PROJECT NAME:** CAMERON LANE TOWNHOMES  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 21-094  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 21-006  
TENTATIVE TRACT MAP NO. 21-002  
**DATE OF PLANS:** JULY 6, 2021  
**PROJECT LOCATION:** 17532 CAMERON LANE, 92647 (EAST SIDE OF CAMERON LANE,  
SOUTH OF SLATER AVENUE)  
**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER  
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER   
**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO CONSTRUCT 18 2-STORY ATTACHED MULTI-FAMILY RESIDENTIAL  
UNITS AND SUBDIVIDE FOR 18 CONDOMINIUMS

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.

#### 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 10-foot right-of-way dedication for pedestrian access and public utilities along the Cameron Lane frontage is required, per Public Works Standard Plan Nos. 104 and 207.



- b. A blanket easement over the private street, sidewalk, and accessways for Police Department and Fire Department access.
  - c. An easement around the water quality infiltration basin area for access and inspection purposes.
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. 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)
7. 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 street, accessways and sidewalks
  - b. On-site private water system and appurtenances.
  - c. Onsite landscaping and irrigation improvements
  - d. On-site private sewer system and appurtenances.
  - e. On-site private storm drain system and appurtenances including all pumps.
  - f. 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.

8. 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)

9. 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)
10. 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.
11. 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.
12. 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
13. 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.

14. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney.
15. 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)
16. 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)
17. 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 1.0 gross acre (including its tributary area portions along the half street frontages) for a total required drainage fee of \$14,888. 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:**

1. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
  - a. A 10-foot right-of-way dedication for pedestrian access and public utilities along the Cameron Lane frontage is required, per Public Works Standard Plan Nos. 104 and 207.
2. 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. Curb, gutter and sidewalk along the project's Cameron Lane frontage shall be constructed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
  - b. The proposed driveway approach on Cameron Lane shall be constructed with an ADA compliant driveway approach per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
  - c. Pavement for half-width of existing Cameron Lane plus pavement for 10-feet of additional right-of-way dedication. (ZSO 230.84)
  - d. A new sewer lateral shall be installed connecting to the existing public sewer main in Cameron Lane. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
  - e. A new domestic master 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). Sub-metering with private water meters constructed within private property is allowed. (ZSO 230.84) (MC 14.08.020)
  - f. 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 City 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)



- g. 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)
  - h. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
  - i. The existing domestic water service and meter, if not being used, shall be abandoned per Water Division Standards. (ZSO 230.84)
  - j. The fire sprinkler system that is required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
  - k. Any on-site fire hydrant(s) that is required by the Fire Department to serve the proposed development shall be private fire hydrant(s) that are served by private a fire water service(s). These private fire water services shall be separated from the public water main in Cameron Lane by construction of a double check detector assembly. The double check detector assembly shall be constructed per the City of Huntington Beach Standard Plan No. 618, and shall be sized to provide adequate fire flow protection for the private on-site fire hydrant(s). The double check detector assembly shall be located within landscape planter area or other area and screened from view by landscaping or other method as approved by the Department of Public Works. The on-going maintenance of this private fire water service and private fire hydrants shall be the responsibility of the development owner(s). (Resolution 5921, State of California Administrative Code, Title 17)
  - l. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analysis to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
3. 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)
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)
23. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)



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

24. A Precise Grading Permit shall be issued. (MC 17.05)
25. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

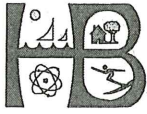
**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF AN ENCROACHMENT PERMIT:**

26. 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:**

27. Complete all improvements as shown on the approved grading improvement plans. (MC 17.05)
28. All new utilities shall be undergrounded. (MC 17.64)
29. 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)
30. Traffic Impact Fees shall be paid prior or at final occupancy. The current rate for residential townhome/condominium is \$1,607.96/unit. The rate is subject to annual adjustment. (MC 17.65)
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:** JULY 27, 2021

**PROJECT NAME:** CAMERON LANE TOWNHOMES

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 21-094

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 21-006  
TENTATIVE TRACT MAP NO. 21-002

**DATE OF PLANS:** JULY 6, 2021

**PROJECT LOCATION:** 17532 CAMERON LANE, 92647 (EAST SIDE OF CAMERON LANE, SOUTH OF SLATER AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

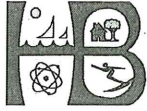
**PLAN REVIEWER:** STEVE BOGART, SENIOR CIVIL ENGINEER *SB*

**TELEPHONE/E-MAIL:** 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)

**PROJECT DESCRIPTION:** TO CONSTRUCT 18 2-STORY ATTACHED MULTI-FAMILY RESIDENTIAL UNITS AND SUBDIVIDE FOR 18 CONDOMINIUMS

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

1. All existing overhead utilities that occur along the project's Cameron Lane frontage shall be undergrounded. 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

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### COMMENTS ON THE PRELIMINARY WQMP

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**THE FOLLOWING ARE PUBLIC WORKS COMMENTS ON THE PROJECT'S PRELIMINARY  
WATER QUALITY MANAGEMENT PLAN AND SHALL BE ADDRESSED DURING THE  
REPORT'S FINAL DESIGN AND SUBMITTAL REVIEW PHASE:**

1. Provide pretreatment for the site's storm water flow prior to it entering into the proposed infiltration basin, pursuant to the County's current Technical Guidance Document.
2. Coordinate review (and provide written proof) of the project's Final WQMP with the Orange County Water District, pursuant to the County's current Technical Guidance Document.