

AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 13, 2007
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Farley, Horgan, Dwyer*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. CONDITIONAL USE PERMIT NO. 06-26 (GRACE LUTHERAN CHURCH/SCHOOL) – Ron Santos

A-2. ENTITLEMENT PLAN AMENDMENT NO. 06-05 (TUSCANY DEVELOPMENT AFFORDABLE HOUSING MODIFICATION) - Rami Talleh

B. STUDY SESSION ITEMS:

B-1. PLANNING COMMISSION WORKSHOP UPDATE – Workshop Committee

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Project Review or Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)
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F. PLANNING COMMISSION COMMENTS

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Farley, Horgan, Dwyer*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendaized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

B. PUBLIC HEARING ITEMS

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

B-1. CONDITIONAL USE PERMIT NO. 05-29 (HB DENTAL BUILDING). Applicant: Hossien Mazi. Request: To permit the construction of a 6,900 sq. ft. two-story, medical office building with access to on-site parking from Warner Ave., an arterial street, in addition to an abutting alley. Location: 7792 Warner Ave. (south side of Warner Avenue between Oak Lane and Ash Street). Project Planner: Rami Talleh

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 05-29 with findings and suggested conditions of approval."

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS:

D-1. COMMITTEE ASSIGNMENTS – Chair Scandura

E. PLANNING ITEMS

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Shier-Burnett -

Commissioner Speaker -

Vice Chairperson Livengood -

Chairperson Scandura -

Commissioner Farley -

Commissioner Horgan –

Commissioner Dwyer -

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of February 27, 2007.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.

HUNTINGTON BEACH PLANNING COMMISSION Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, Acting Director of Planning
BY: Ron Santos, Associate Planner *RS*
DATE: February 13, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 06-26 (GRACE LUTHERAN CHURCH/SCHOOL – 5172 Mc FADDEN AVENUE)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Conditional Use Permit No. 06-026 represents a request to establish the following uses at a former public school site (Robinwood School):

- K-8 School for up to 425 students;
- Pre-School for up to 100 students;
- Day Care (before/after-school) for up to 150 children;
- Church with Sunday morning worship services for up to 300 people;
- Sunday School (during worship) for up to 100 children; and
- Infant/Toddler Care for up to 20 children.

In addition, the applicant is requesting approval to install four 24 ft. by 60 ft. portable classroom buildings on site.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P(RL) (Public – Residential Low Density Underlying Designation)	PS (Public/Semi-Public)	Closed Public School Site (formerly Robinwood School)
North of Subject Property (across Mc Fadden):	RL-7 (Residential Low Density – 7 units/acre)	RL (Residential Low Density)	Single-Family Residential
East of Subject Property:	I-F2-d (Industrial – 0.5 max. Floor Area Ratio – Design Overlay)	IL (Industrial Limited)	Industrial
South of Subject Property:	RL-7	RL	Single-Family Residential
West of Subject Property:	RL-7	RL	Single-Family Residential

According to the Ocean View School District, Robinwood School was originally constructed to accommodate 600 students. The public school closed in 1980 and was subsequently occupied by Coastline Community College from 1992 to January 2006. The prior/historical use of the project site as a public school, owned by the Ocean View School District, rendered the property exempt from local zoning controls. However, the pending proposal to establish a private school and church transfers jurisdiction to the City and renders the project subject to City of Huntington Beach Zoning and Subdivision Ordinance requirements.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION: **MANDATORY PROCESSING DATE(S):**

Conditional Use Permit: January 23, 2007 March 26, 2007

Conditional Use Permit No. 06-26 was filed on June 28, 2006, and deemed complete January 23, 2007. The application is tentatively scheduled for the Planning Commission meeting of February 27, 2007.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act, which states that the operation of existing facilities and structures involving negligible additions and expansion of use are exempt from further environmental review.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Building & Safety, Community Services, Fire, Police, Public Works and Planning have reviewed the application and identified applicable code requirements. (Attachment No. 3)

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The Design Review Board (DRB) is scheduled to review the proposed project on February 8, 2007.

Grace Lutheran has scheduled a community meeting at the project site on February 12, at 7:00 p.m., for the purpose of providing information regarding the project to surrounding properties, as recommended by staff.

To date, there have been no comments from the public regarding this request.

PLANNING ISSUES

The project presents minimal planning issues because the proposed use of the site is consistent with the historical use, with the exception of the added church functions and the minor expansion represented by the four modular buildings. The applicant submitted a traffic study prepared by RK Engineering Group, Inc. which analyzed the project's potential traffic impacts, including those associated with the proposed Sunday services. The study is currently being reviewed by staff.

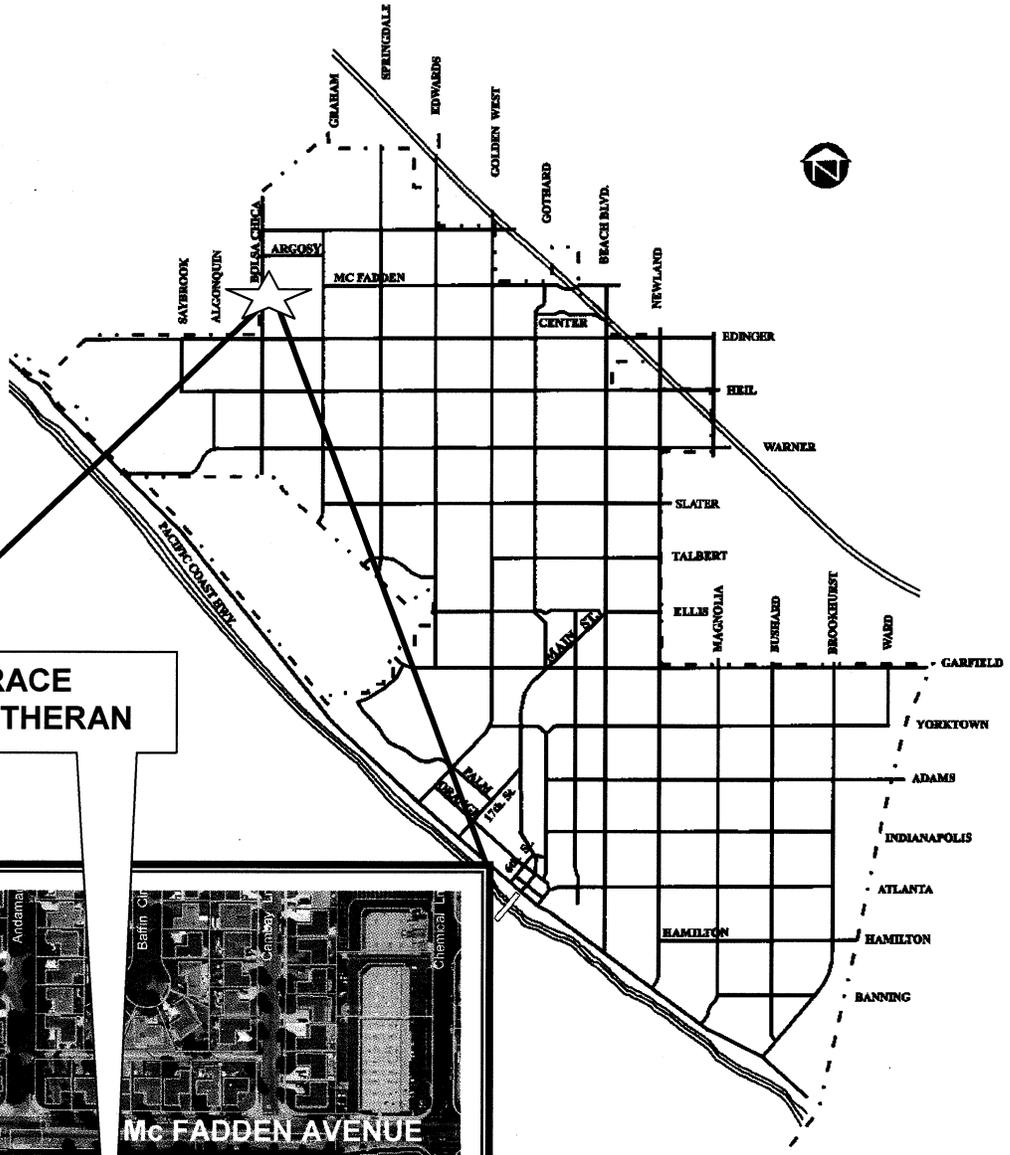
The existing site is non-conforming to certain Huntington Beach Zoning & Subdivision Ordinance (HBZSO) development standards: specifically parking lot drive aisle widths, parking lot landscaping, fencing adjacent to residential properties and landscaping along the street frontage. However, the degree of non-conformance is minimal. With respect to the parking areas, the City maintains a long-standing

policy to honor existing non-conforming parking lot conditions. In addition, the Fire Department has determined that adequate Fire Department access is provided. The HBZSO requires six foot tall block wall fencing at the residential property line to the west (in replacement of existing chain-link fencing along three parcels), and a ten foot landscape setback along Mc Fadden Avenue (adjacent to the westerly driveway). These code requirements are identified in Attachment No. 3.

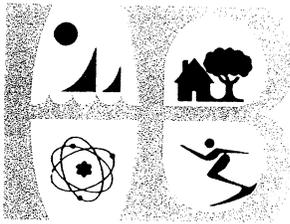
ATTACHMENTS:

1. Vicinity Map
2. Site Plan – received and dated January 12, 2007
3. Code Requirements Letter Dated February 1, 2007
4. Project Narrative received and dated June 26, 2007

**GRACE
LUTHERAN**



VICINITY MAP
CONDITIONAL USE PERMIT NO. 06-26
(GRACE LUTHERAN CHURCH/SCHOOL – 5172 Mc FADDEN AVENUE



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

February 1, 2007

Phil Burtis
17451 Duello Lane
Huntington Beach, CA 92647

**SUBJECT: CONDITIONAL USE PERMIT NO. 06-026 (GRACE LUTHERAN CHURCH/
SCHOOL) – PROJECT IMPLEMENTATION CODE REQUIREMENTS
5172 Mc FADDEN AVENUE, HUNTINGTON BEACH**

Dear Mr. Burtis:

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 preliminary 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 changes or if site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

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

Sincerely,



RON SANTOS
Associate Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5564 Steve Bogart, Public Works – 714-536-5580
Herb Fauland, Principal Planner Jason Kelley, Planning Department

Ocean View School District c/o Scott Stark
17200 Pinehurst Lane
Huntington Beach, CA 92647

ATTACHMENT NO. 3.1



HUNTINGTON BEACH PLANNING DEPT. PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 1, 2007
PROJECT NAME: GRACE LUTHERAN CHURCH/SCHOOL
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 06-26
PROJECT LOCATION: 5172 Mc FADDEN AVENUE, HUNTINGTON BEACH
PLAN REVIEWER: RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 536-5271/ rsantos@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A K-8 SCHOOL FOR UP TO 425 STUDENTS; PRE-SCHOOL FOR UP TO 100 STUDENTS; DAY CARE (BEFORE/AFTER-SCHOOL) FOR UP TO 150 CHILDREN; CHURCH SERVICES FOR UP TO 300 PEOPLE; SUNDAY SCHOOL FOR UP TO 100 CHILDREN; INFANT/TODDLER CARE FOR UP TO 20 CHILDREN; AND ADDITION OF FOUR PORTABLE CLASSROOM BUILDINGS AT AN EXISTING CLOSED SCHOOL SITE.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 12, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications.
 - a. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
 - b. A ten-foot wide landscape planter shall be provided along the Mc Fadden Avenue street frontage on the east side of the westerly driveway (HBZSO 214.08(F)). Said landscaping shall displace one existing parking space.
 - c. A solid masonry or concrete wall at least six feet in height shall be constructed along the westerly property line, adjoining existing residential parcels, except where such a wall currently exists. (HBZSO 214.08(I))
2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified by the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

ATTACHMENT NO. 3.2

- b. An application for address assignment for the four proposed portable classrooms along with the processing fee (currently \$253) shall be submitted to the Planning Department for addressing purposes.
3. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning 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.
4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Conditional Use Permit No. 06-26 shall not become effective until the ten calendar day appeal period from the date of Planning Commission approval of the entitlements has elapsed.
6. Conditional Use Permit No. 06-26 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 06-26 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.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$43.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

FEB 02 2007



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 1, 2007

PROJECT NAME: GRACE LUTHERAN CHURCH/SCHOOL

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 06-26
PLANNING APPLICATION NO. 2006-0157

DATE OF PLANS: JANUARY 9, 2007

PROJECT LOCATION: 5172 Mc FADDEN AVENUE, HUNTINGTON BEACH

PLANNER: RON SANTOS, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, ASSOCIATE CIVIL ENGINEER 

TELEPHONE/E-MAIL: 714-374-1692 / SBogart@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A K-8 SCHOOL FOR UP TO 425 STUDENTS; PRE-SCHOOL FOR UP TO 100 STUDENTS; DAY CARE (BEFORE/AFTER-SCHOOL) FOR UP TO 150 CHILDREN; CHURCH SERVICES FOR UP TO 300 PEOPLE; SUNDAY SCHOOL FOR UP TO 100 CHILDREN; INFANT/TODDLER CARE FOR UP TO 20 CHILDREN; AND ADDITION OF FOUR PORTABLE CLASSROOM BUILDINGS AT AN EXISTING CLOSED SCHOOL SITE.

This memo shall replace and supersede the previous memo dated August 4, 2006.

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), American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), 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.

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

1. The Traffic Impact Analysis shall be submitted for review and approval (General Plan , I-CE 4). All comments provided for the analysis (dated October 26, 2006) shall be addressed. In addition, the following requirements shall also be incorporated prior to approval of the Traffic Impact Analysis:
 - A. If restriping of the existing parking lot affects vehicle stacking in the driveway, it shall be addressed in the analysis.

- B. The current site plan shall be forwarded to the Traffic Consultant so that it may be incorporated into the analysis and coordination of any stacking issues may be addressed.
2. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit Issuance. The current rate of \$151 per net new added daily trip is adjusted annually. This project will be assessed a traffic impact fee based on the projected addition trips from the Traffic Impact Analysis. (MC 17.65)
3. Applicant shall provide a consulting arborist report on all the existing trees in and within 20' of any work-impacted areas. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees (if any) that are to remain shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - A. 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).

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

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 14.36.020)
2. The existing domestic water service and meter currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water meter, appurtenances, meter box and/or vault, meter by-pass pipeline and backflow protection device shall be upgraded to conform to the current Water Division Standards. (ZSO 255.04E)
3. A separate backflow protection device shall be installed per Water Division Standards for irrigation water service. (Resolution 5921 and Title 17)
4. The property owner shall be required to remove and re-connect portions of the existing on-site water system to establish appropriate meter protection between the meter and backflow protection device. This shall require all interconnections between the existing meter and backflow protection device to be eliminated. (Resolution 5921 and Title 17)
5. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the attached Public Works Fee Schedule adopted by City Council Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

Fee	Fee Description	Revenue Account
DEVELOPMENT RELATED FEES		
Bond reduction (partially completed projects)	\$1,089	Developer request to reduce bond amounts due to progress made in improvements.
		10000100.47450
Cash bond processing	\$208	Inspection and preparation of list & calculate deposit amount for early occupancy. 150% of cost of incomplete improvements + processing fee
		10000100.47450
Consultation/Meeting Fee, per person, per hour	\$114 minimum	Project planning consultation to determine conditions and requirements
		10000100.47115
Construction Water	\$16 per unit/minimum 6 months \$96	Non-metered water used during construction/per unit
		50600506.47755
Drainage Fees	\$12,600 per acre	Enhancing drainage system capability.
		21100211.47115
Dock Construction Plan Review/Inspection	\$466	Review, plan check, issue permit & inspect docks
		10000100.42170
Encroachment Permit	\$103 flat fee + public improvement inspection fee of 8% construction costs	Review plans, coordinate permit approval with other divisions. Check City and State license & current insurance. Separate fee 8% of cost of improvements. Loose materials stored on public right-of-way is obstruction permit.
		10000100.42155
Encroachment Permit (Utility Company) Effective 10/6/2006	\$140	Plan check utility plans and review other plans for compatibility.
		10000100.42155
Encroachment Permit Expired	\$67	Review construction progress, check with the inspector; extend or reissue encroachment permit.
		10000100.42155
Encroachment Permit Violation	\$160	Charge for working in R/O/W without permit
		10000100.42155
Excessive Plan Check > 3 reviews (per sheet)	\$345 sheet	Non-compliance with staff direction or special requests that require excessive staff time.
		10000100.47160
Final Parcel Map Check	\$2,041	Review final parcel map to determine compliance with code requirements.
		10000100.47160
Final Tract Map Check	\$2,088 or 100/lot, whichever is greater	Review final tract map to determine compliance with code requirements.
		10000100.47175
Fire Hydrant Flow Analysis (1st run)	\$521	Run hydrant flow test on hydraulic model
		50600506.47120
Fire Hydrant Flow Analysis (each additional run)	\$115	
		50600506.47120
Grading Plan Check & Inspection		Review of proposed grading plans and inspection to ensure compliance with appropriate codes, standards, and approved conditions.
(0-300 cubic yards)	\$3,250	
(301-5,000 cubic yards)	\$4,066	
(5,001-10,000 cubic yards)	\$6,572	
(10,001-200,000 cubic yards)	\$8,178	
(Over 200,000 cubic yards)	\$8,178 plus \$611 for each additional 10,000 cubic yards	
		10000100.47130
For all: (Hardscape Plan Check)	2% of onsite improvement	Plan check of hardscape improvements (Percentage of cost of improvements in addition to fee for grading plan check/inspection).
		10000100.47130
For all: (Hardscape Inspection)	3% of onsite improvement	Inspection of hardscape improvements (Percentage of cost of improvements in addition to fee for grading plan check/inspection).
		10000100.47130

ATTACHMENT NO. 3.6

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06			
Landscape Plan Check		Review landscape and plan to assure compliance with appropriate code requirements.	10000100.47140
Single Family Dwelling	\$399		
Tract Map	\$859		
Commercial/Industrial/Multi-Family	\$351 per sheet		
Plus for all (each additional sheet):	\$351		
Landscape Inspection		Inspection of new landscaping to ensure compliance to plans.	10000100.47135
0 < or = 1,000 sq ft of landscape	\$203		
each additional 1,000 sq ft of landscape	\$51		
Residential Street Tree Only	\$51	Inspection per address.	
Lot Line Adjustment (PW)	\$561	Adjustment of lot lines on maps (a second fee is collected by Planning if their review is required)	10000100.47120
Obstruction Permit	\$103	For building materials or temporary fences in right-of-way.	10000100.42155
Orange County Sanitation District	See Attached	OCSA Connection fee	100.22110
Public Improvement Inspection	8% of Improvement costs	Inspection of public improvement.	10000100.47120
Public Improvement Inspection (after hours)	\$375 (4 hrs) or \$750 (8 hrs). Holiday \$565 (4 hrs) or \$1,125 (8 hrs)	Inspection of public improvement after hours (minimum 4 hours)	10000100.47120 Water is fund 506
Public Improvement Inspection (utilities)	\$92 per hour	Inspection of right-of-way utility work	10000100.47120
Public Improvement Plan Check		Reviewing plans for infrastructure improvements that will become the City's responsibility upon completion of the subdivision project.	10000100.47160
Single Family Dwelling-1-2 sheets	\$3,027		
All Others	\$5,635 plus \$750 per sheet >3		
Public Works Reinspection	\$92	Reinspection when necessary (customer not prepared or installation incorrect)	10000100.47170
Recordation Fee	\$100/per sheet	Adding As-Builts to record plans and GIS.	10000100.47165
Sewer Connection Fee (City)	See Attached		21000210.47115
Street Vacation (full)	\$3,702		
Street Vacation (summary)	\$861		
Street Lighting Plan Check	\$ 1,265/sheet	Check plans for new installation	10000100.47160
Survey Fee	\$20 / survey point	Surveying and adding to GIS.	10000100.47125
Traffic Impact Fee	\$151 per trip end	Traffic mitigation	20600206.47180
Traffic Signal Plan Check	\$2,556/sheet	Check plans for new installation	10000100.47185
Traffic Signs & Striping Plan Check	\$1,273/sheet	Check plans for new or revised signs/striping	10000100.47185
Traffic Control Plan Check	\$1,167/sheet	Project traffic control plans	10000100.47185
Water Capital Facilities Charge	See Attached		50700507.47780
Wide/Overweight/Loading		Review the overload permit and check that the truck and load complies with the City's overload requirements. Also check requested route, date, and time. (Fee is set by the State)	10000100.42195
Three day permit	\$16/single trip		
Temporary Permit	\$16/single trip		
Annual Permit	\$96		
Field verification (if required)	\$87		

ATTACHMENT NO. 3.7

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

MISCELLANEOUS FEES

ALL PW Divisions

Damage to City Facilities	FBR + materials with 2 hour minimum	Property damage	Fund00Fund.48385
ENGINEERING			
Aerial Photos	\$74	Retrieve aerial photo from records room and send out to blueprint company.	21000210.48270
Consultation/Meeting Fee, per person, per hour	\$125 minimum		10000100.47115
Customer Service Response & account research	\$75	Charge for gathering historical account data upon request.	10000100.47445
Plans and Specifications	\$ 47.00 plus cost of reproduction.	Project or department plans and specs	Fund00Fund.48270
Parking permit replacement fee	\$4	Replacement of lost parking permit.	10000100.42185
Research Requests	\$75	Review of soils reports, geotechnical reports, traffic impact analysis, shared parking analysis, or water quality management plans. Also time to pull and replace plans and records for customer research.	10000100.47445
Residential Parking Permit Fee	\$22 for first/+ \$6 for 2-4 (max 4) includes 2 free guest permits	Issuing annual renewal permits for resident requested parking areas	10000100.42185
Street Vacation Request		Prepare documents for abandoning all or a portion of a public right-of way.	10000100.47160
Full vacation	\$3,702		
Summary vacation	\$861		
Storage Bin Permit	\$195 for five days \$15.00 each day thereafter	Review plans and coordinate permit approval with traffic and inspection when needed. Large storage bins in public right-of-way	10000100.42180
Residential Temporary Parking Permit	\$1.35 per sign	Issuance of temporary permit for a special event.	10000100.42185
MAINTENANCE			
Block wall Maintenance	FBR+ materials with 2 hrs	Repairing block walls damaged in accidents	10000100.48385
Emergency Street Cleaning	FBR+ materials with 2 hrs	Emergency street cleaning within public right-of-way.	10000100.47910
Hazardous Material Clean-Up	FBR+ materials with 2 hrs	Emergency response to spilled loads of hazardous materials.	10000100.47910
Illegal Refuse Bin Impound	\$209 flat fee	Impound & storage of bins violating our franchise agreement after 24-hour notice has been given.	50400504.47705
Illegal Storage Bin	\$168		10000100.42155
Recycling Bin Permits	\$50 / 6 months	Charge for having recycling bins within City limits. Includes reporting requirements	50400504.47706
Spilled Load Clean-Up-Non-Hazardous	Hourly min 2 hrs plus costs	Emergency response to spilled loads of non-hazardous materials (2 hour minimum).	10000100.48385
Tree/Shrub Overhang Abatement	FBR with 2 hr minimum		10000100.47415
Weed Abatement	\$190	Provide weed abatement to vacant properties.	10000100.47415

ATTACHMENT NO. 3.8

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06			
PTL			
Banner Hanging Service - PTL	\$261/banner	Hanging banners on Main Street.	10000100.47480
Street Tree--Non-Permitted Removal	\$390 plus value of removed tree & cost of new tree		10000100.47110
Street Tree Request (Residential 24" Box)	\$104 plus cost of tree	Upgrade to 24" box	10000100.47110
TRANSPORTATION			
Pennants (each)	\$33/ pennant	Installation and removal of pennant banners on street lights	10000100.47480
No parking permit	\$100.00 per permit plus \$.75 per sign	Allows / prohibits temporary parking	10000100.42185
WATER			
Delinquent Shut-off	\$107	Turn off and turn on of service upon payment. Charged concurrently with Treasurer's Delinquent Shut-off fee.	50600506.42975
Delinquent Bill Tag	\$36	Tagging of delinquent water accounts that the City is required by law to physically tag	50600506.42975
Same Day Turn-On Service (After Hours)	\$149	Turn on of water service on the same day if the request is made after 4pm.	50600506.42975
Same Day Turn-On Service (Regular Hours)	\$54	Turn on of water service on the same day of request if completed during business hours.	50600506.42975
Temp Meter Rental Processing/Replacement	\$75	Setup or relocation of water meter on fire hydrants	50600506.47765
Water Capital Facilities Charge	See Attached		50700507.47780
WATER QUALITY			
Stormwater Permit Inspection	\$219	Required inspection for compliance with BMPs and NPDES permit	10000100.42190
Industrial High (annual inspection)	\$424	Charged upon completion of inspection. To inspect and maintain records of facilities per NPDES permit	10000100.42190
Industrial Medium (2 inspections every 5 yrs)	\$274		10000100.42190
Industrial Low (1 inspection every 5 yrs)	\$219		10000100.42190
Commercial High (1 inspection every 5 yrs)	\$219		10000100.42190

ATTACHMENT NO. 3.9

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

CITY SEWER CONNECTION FEES		Effective October 1,
Single Family Dwelling Unit		\$1,749
Multiple Family Dwelling Unit		\$1431 per unit
<i>Non-Residential (based on water meter size relationship to Equivalent Dwelling Unit, EDU)</i>		
Meter Size & Type	EDU's	Charge
3/4"	1	\$1,988
1"	2	\$3,977
1 1/2"	3	\$5,965
2"	5	\$9,942
3"	11	\$21,872
4" Compound	17	\$33,801
4" Domestic & Turbine	33	\$65,615
6" Compound	33	\$65,615
6" Domestic & Turbine	67	\$133,220
8" Domestic	117	\$232,636
10" Domestic	183	\$361,786

WATER CAPITAL FACILITIES CHARGE		
<i>Residential Development</i>		
Meter size & type	EDUs	Charge
3/4"	1	2,400
1"	2	4,800
1 1/2"	3	7,200
2"	5	12,000
3"	11	26,400
4" Compound	17	40,800
4" Domestic & Fire Service	33	79,200
6" Compound	33	79,200
6" FM	67	160,800
8" FM	117	280,800
10" FM	183	439,200
<i>Non-residential Development</i>		
Parcels less than 10,000 sq ft		\$60 per usable unit
Parcels 10,000 sq ft or greater		\$300 per acre or fraction thereof or \$60 per usable unit whichever is greater

ATTACHMENT NO. 3.10

CITY OF HUNTINGTON BEACH

Public Works Fee Schedule

HBCC Resolutions # 2005-74 (miscellaneous fees) and #2005-75 (development related fees)

Miscellaneous Effective 11/19/05; rev reso #2006-047 effective 8-7-06

Development Related effective 1/20/06; rev reso # 2006-47 effective 10/6/06

Orange County Sanitation District
 Capital Facilities Capacity Charge
 FY 2006 - 2007

Use Category	Rate Basis	Base Charge
Commercial – Industrial		
	1,000 square feet	
Low Demand	1,000 square feet	\$ 210.00 (min \$4,360.00)
Average Demand	1,000 square feet	\$ 1,310.00 (min \$4,360.00)
High Demand	1,000 square feet	\$3,110.00 (min \$4,360.00)
Single Family Residential		
	Per each	
5+ bedrooms		\$6,060.00
4 Bedrooms		\$5,190.00
3 Bedrooms		\$4,360.00
2 Bedrooms		\$3,530.00
1 Bedrooms		\$2,700.00
Multi – Family residential		
	Per Unit	
4 + Bedrooms	Per Unit	\$4,710.00
3 + Bedrooms	Per Unit	\$3,880.00
2 + Bedrooms	Per Unit	\$3,050.00
1 + Bedrooms	Per Unit	\$2,180.00
Studio	Per Unit	\$1,400.00
Bedroom Additions		
2 nd through 4 th room additions	Per each	\$830.00 each
5 th bedroom addition	Per each	\$870.00
6 th bedroom and up	Per each	\$870.00 each

Section 6: Additional Capital Facilities Capacity Charge: Significant industrial Users.

1 Provided that the minimum Capital Facilities Capacity Charge for such new construction shall be \$4,360.00
 In addition to the Capital facilities Capacity Charge, based upon each 1,000 square feet of building area for commercial – industrial use.

* Low Demand Nurseries; Warehouses; Parking Structures; RV Storage; Churches; Parking; Lumber Yards.

** High Demand Restaurants; Supermarkets; Car Washes; Coin Laundries; Amusement Parks; Shopping Centers with Restaurants, Food Processing Facilities, Textile Manufacturers; and other dischargers whos flow is similar in volume.

*** All others connections are Average demand users.

City Accounts to pay fees

OCSD Fees	100.22110
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OCSD Rates effective 7/1/06

ATTACHMENT NO. 3.11



HUNTINGTON BEACH FIRE DEPT.

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 12, 2007

PROJECT NAME: GRACE LUTHERAN CHURCH/SCHOOL

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2006-026

PROJECT LOCATION: 5172 Mc FADDEN AVENUE, HUNTINGTON BEACH, CA

PLANNER: RON SANTOS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5271/ rsantos@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

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

PROJECT DESCRIPTION: TO PERMIT A K-8 SCHOOL FOR UP TO 425 STUDENTS; PRE-SCHOOL FOR UP TO 100 STUDENTS; DAY CARE (BEFORE/AFTER-SCHOOL) FOR UP TO 150 CHILDREN; CHURCH SERVICES FOR UP TO 300 PEOPLE; SUNDAY SCHOOL FOR UP TO 100 CHILDREN; INFANT/TODDLER CARE FOR UP TO 20 CHILDREN; THE ADDITION OF FOUR PORTABLE CLASSROOM BUILDINGS AT AN EXISTING CLOSED SCHOOL SITE AND MINOR MODIFICATIONS TO THE FIRE LANES.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 12, 2007. 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- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

1. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. Existing Fire Access Roads shall be maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. Reference compliance with City Specification # 401 in the plan notes. **(FD)**
- b. Existing Fire Lanes shall be posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. Reference compliance with City Specification # 415 in the plan notes. **(FD)**
- c. Existing school Fire Alarm System should be extended to provide coverage to the new modular buildings. Reference compliance in the plan notes. **(FD)**
- d. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of

the building. Extinguishers are required to be serviced or replaced annually. Reference compliance with City Specification # 424 in the plan notes. **(FD)**

- e. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Final site plot plan shall be submitted in digital format via CD rom. Reference compliance with GIS Mapping Information in the plan notes. **(FD)**
- f. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

2. THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

- a. Fire Access Roads maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**
- b. Fire Lanes posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. **(FD)**
- c. Existing school Fire Alarm System extended to provide coverage to the new modular buildings. **(FD)**
- d. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. **(FD)**
- e. GIS Mapping Information provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. **(FD)**

3. THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

4. OTHER:

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

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

5th floor of City Hall

2000 Main Street

Huntington Beach, CA 92648

(714) 536-5411

or through the City's website at www.surfcity-hb.org

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



PROPERTY OWNER:

Ocean View School District
17200 Pinehurst Lane
Huntington Beach, CA 92647

PROPERTY LEASEE:

Grace Lutheran Church
6931 Edinger Avenue
Huntington Beach, CA 92647

LOCATION:

5172 McFadden Street
Huntington Beach, CA 92647

BACKGROUND:

Grace Lutheran Church has operated an Elementary, Junior High School, and Preschool at the Haven View School site owned by the Ocean View School District for 10 years. This usage was approved under CUP 95-40. In 2005, the School District indicated that the Robinwood School site was coming available and that Grace might prefer that site. The Robinwood site is totally fenced and had a multiuse cafeteria/room, which were not available at the Haven View site. Following the public bidding process, Grace was awarded a five year lease for the Robinwood site. Grace then returned the Haven View site to the Ocean View School District. Prior to being occupied by Grace, Robinwood was occupied by Coastline Community College, who subleased the multiuse room to a church.

CONDITIONAL USE PERMIT USAGES:

The following CUP approval is requested for the program at the Robinwood School site.

1. Elementary & Junior High School for up to 425 students
2. Preschool for up to 100 students
3. Infant toddler care for up to 20 students
4. Before and after school day care for up to 150 students from 6:30 A.M. to 6:00 P.M., for grade school students Monday through Friday (12 month program)
5. Sunday morning worship for up to 300 people
6. Sunday school during worship for up to 100 children

ATTACHMENT NO. 4.1

245 FISCHER AVENUE, SUITE B-2, COSTA MESA, CALIFORNIA 92626

T: 714.556.5774 • F: 714.556.1572 • W: IRWIN-PANCAKE.COM

AYSO SOCCER PROGRAM:

The playgrounds have been improved by the City of Huntington Beach as part of an agreement between AYSO and the Ocean View School District for use of the grass area and parking. Grace will honor that agreement. Grace has been in joint usage with AYSO at the Haven View site.

PUBLIC PARK:

The existing public park at the front of the site shall remain. The School and Church operations shall not interfere with the park.

ADJACENT PROPERTY USE:

North, West and South – Single Family Residential Homes
East – Industrial

POPULATION SERVED:

Families of residents of Robinwood and Huntington Beach

HAZARDOUS WASTE AND SUBSTANCE:

This site is not located within a Hazardous Waste and Substance Site.

Carl Irwin, AIA C4525

JOB\2006\06023\060606 GLC CUP

The following information is provided for the Grace School activities at the Robinwood school site at 5172 McFadden.

1 School operating dates:

- The school operates roughly from September through mid-June yearly
- Rec club is additionally available June through August

1 School weekday operating hours are 8:15 AM until 2:45 PM with additional items of:

- Rec club opens before school 6:30 – 7:45 AM 25 students
- Band starts before school 7:00 – 7:15 AM 35 students
- After school pickup 2:45 – 3:15 PM 200 students
- After school sports 3:00 – 5:00 PM 50 students
- Morning recess 9:30 – 10:30 AM (3x20 min)
- Lunch Period 1 11:30– 12:30 PM
- Lunch Period 2 12:00 – 1:00 PM

2 Non-School functions:

- Parent-teacher nights (3 - 4 per year) 7:00 – 8:00 PM 40 people
- Open houses (2 – 3 per year) 9:00 AM – 2:00 PM 150 people
- Plays/shows/events (3-4 per year) 6:00 – 8:00 PM 250 people

City of Huntington Beach

JAN 09 2007

ATTACHMENT NO. 4.3



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, Acting Director of Planning
BY: Rami Talleh, Associate Planner
DATE: February 13, 2007

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 06-05 (TUSCANY DEVELOPMENT AFFORDABLE HOUSING MODIFICATION – AMENDMENT TO TENTATIVE TRACT MAP NO. 16740 – 19150 GOTHARD STREET)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Entitlement Plan Amendment No. 06-05 represents a request for the following:

To amend Condition of Approval No. 3(a) of Tentative Tract Map No. 16740 which requires that five on-site for-sale units be made available to moderate income families. Condition No. 3(a) was written to reflect a draft Affordable Housing Program submitted by the applicant and dated July 13, 2005, which proposed that five of the total 28 units be made available for sale to moderate-income households for a period of 60 years. The applicant requests to amend the condition of approval by deleting any reference to the draft Affordable Housing Program; thus, providing the applicant with flexibility to explore other means of complying with the affordable housing requirements of the Holly Seacliff Specific Plan.

Condition of Approval No. 3(a) states:

The draft Affordable Housing Program received and dated July 13, 2005 identifying five on-site units for-sale as affordable (based upon minimum 15% of the total 28 units proposed for the site), as amended by the conditions below, shall be the approved program. An Affordable Housing Agreement in accordance with the Affordable Housing Program shall be submitted to the Planning Department for review and approval by the City Attorney, and accepted by the City Council. Said agreement shall be recorded with the Orange County Recorder's Office prior to issuance of the first building permit for the tract. The Agreement shall comply with HBZSO Section 230.26 and include:

- i. A detailed description of the type, size and location of the five affordable housing for-sale units on-site. There shall be five units with three bedrooms. The for-sale units shall be dispersed throughout the project (one affordable unit per building).
- ii. There shall be five units affordable to moderate-income households (income level up to 120% of Orange County median). The Orange County median income is adjusted for appropriate household size.

- iii. Continuous affordability provisions for a period of 60 years. Any required for-sale affordable units shall be owner-occupied (not rented or leased).

The affordable units shall be constructed prior to or concurrent with the primary project. Final approval (occupancy) of the first market rate residential unit(s) shall be contingent upon the completion and public availability, or evidence of the applicant’s reasonable progress towards attainment of completion of the affordable units.

The applicant proposes to amend Condition No. 3(a) to the following:

An Affordable Housing Agreement in accord with Section III (C)(12) of the Holly Seacliff Specific Plan (HSSP) and Section 230.26 of the Huntington Beach and Zoning Ordinance (HBZSO) shall be submitted to the Planning Department for review and approval by the City Attorney, and accepted by the City Council. Said agreement shall be recorded with the Orange County Recorder’s Office prior to issuance of the final building permits for the tract.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RM (Residential Medium Density)	SP9-RM (Holly Seacliff Specific Plan – Residential Medium Density)	Multi-Family Residential (under construction)
North of Subject Property:	RM	SP9-RM	Vacant
East and South of Subject Property:	RM	SP9-RM	Multi-Family Residential
West of Subject Property (across Gothard Street):	I (Industrial)	SP9-I (Holly Seacliff Specific Plan – Industrial)	Outdoor Storage/Oil operations

On March 1, 1999, the City Council amended the Holly Seacliff Affordable Housing Plan to allow rental units at low and very low income levels in addition to for-sale units at moderate income levels to further the goals of the City’s Housing Element.

On August 23, 2005, the Planning Commission approved Tentative Tract Map No. 16740 and Conditional Use Permit No. 04-42 for the consolidation of two parcels of land totaling approximately 1.9 acres into one lot for purposes of constructing 28 attached condominium units. On October 2, 2006, the City Council approved Final Map No. 16740 and an affordable housing agreement restricting the sale of five units on-site to moderate income households for a period of 60 years. Subsequently, Building Permits were issued and construction commenced. To date, construction of the project is in the framing stage.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

MANDATORY PROCESSING DATE(S):

Entitlement Plan Amendment: January 31, 2007

April 2, 2007

Entitlement Plan Amendment No. 06-05 was filed on August 4, 2006, and deemed complete January 31, 2007. The application is tentatively scheduled for the Planning Commission meeting of February 27, 2007.

CEQA ANALYSIS/REVIEW

The proposed project is exempt pursuant to Section 15061, subdivision (b)(3) of the California Environmental Quality Act (CEQA) which states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

Not Applicable.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

No meetings have been held to date.

PLANNING ISSUES

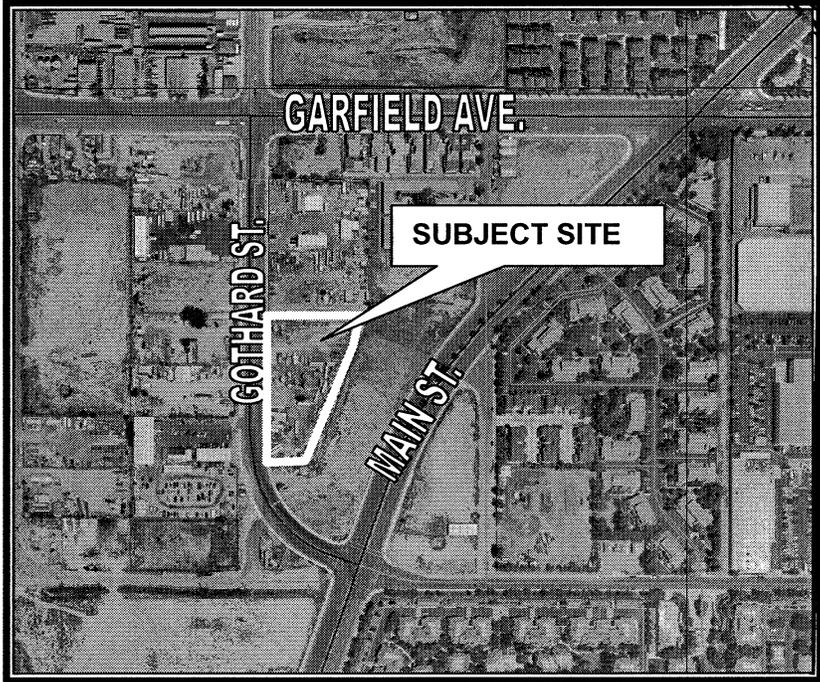
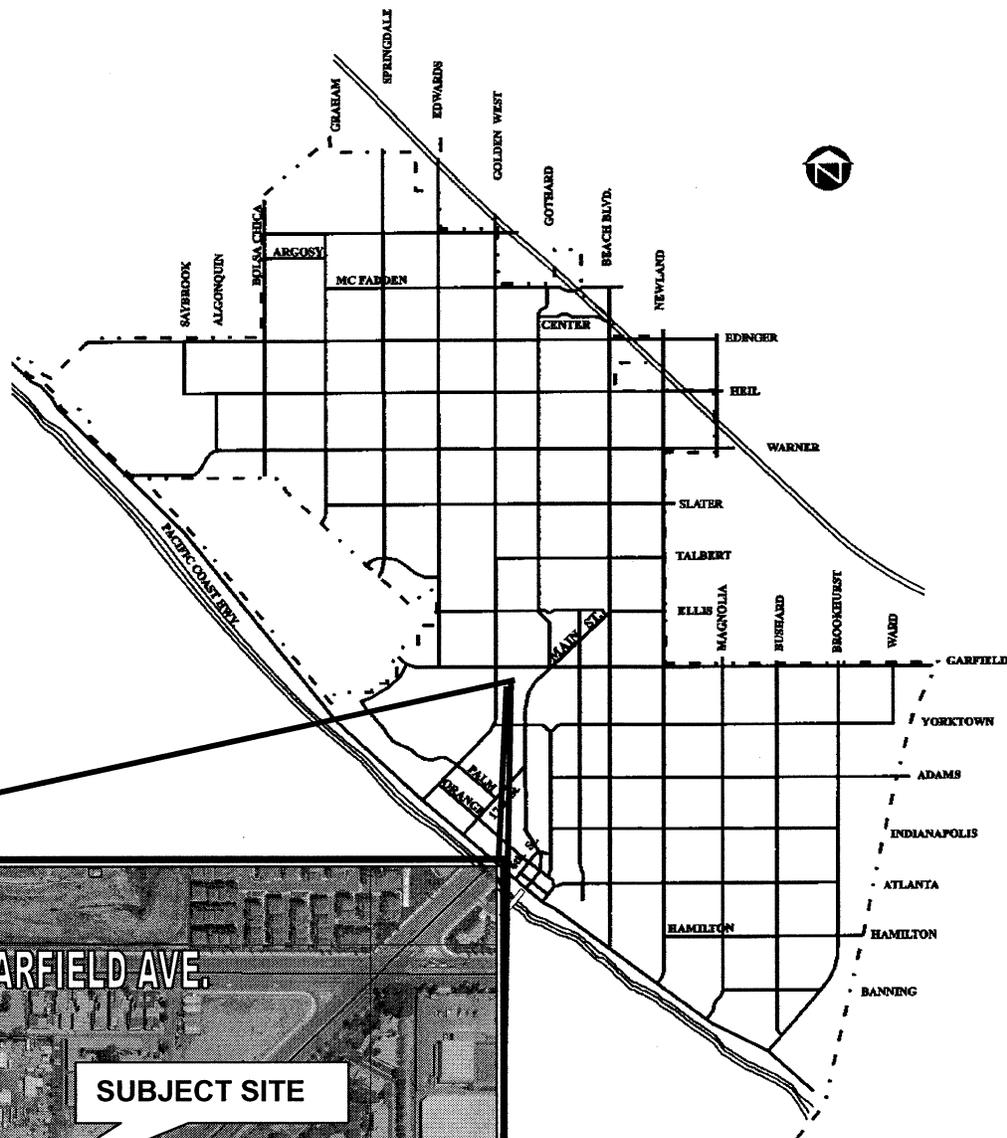
The primary issue regarding the proposed amendment is the replacement of a condition which specifies that five on-site for-sale units be made available to moderate income families with a more flexible version that allows the applicant to implement other methods of complying with the affordable housing requirements such as:

- For-rent units provided on-site;
- For-rent units provided off-site within the Holly Seacliff Specific Plan (HSSP) area; and
- For-sale units provided off-site within the HSSP area.

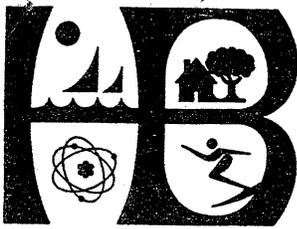
In addition, the revised condition requested by the applicant allows greater flexibility in the designation of affordability levels (very low, low, median, and/or moderate).

ATTACHMENTS:

1. Vicinity Map
2. Planning Commission Notice of Action Dated August 24, 2005 (TTM No. 16740 and CUP No. 04-42)
3. Narrative dated February 6, 2007 and January 31, 2007



VICINITY MAP
ENTITLEMENT PLAN AMENDMENT NO. 06-05
(TUSCANY DEVELOPMENT AFFORDABLE HOUSING MODIFICATION
19150 GOTTHARD STREET)
CITY OF HUNTINGTON BEACH



Huntington Beach Planning Commission

P.O. BOX 190

CALIFORNIA 92648

NOTICE OF ACTION

August 24, 2005

Michael C. Adams
21190 Beach Blvd.
Huntington Beach, CA 92648

SUBJECT: TENTATIVE TRACT MAP NO. 16740/CONDITIONAL USE PERMIT NO. 04-42 (KELTER RESIDENTIAL DEVELOPMENT)

APPLICANT: Michael C. Adams, 21190 Beach Blvd. Huntington Beach, CA 92648

PROPERTY OWNER: Richard P. Kelter, 518 Oceanhill Dr., Huntington Beach, CA 92648

LOCATION: 19150 Gothard St. (East side of Gothard St. south of Garfield Ave.)

DATE OF ACTION: August 23, 2005

On Tuesday, August 23, 2005, the City of Huntington Beach Planning Commission took action on your application and **approved** your request. Attached to this letter are the findings and modified conditions of approval.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application.

The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision to the City Council shall file a written notice of appeal to the City Clerk within ten (10) working days of the date of the Planning Commission's action. In your case, the last day for filing an appeal on the approval of the Conditional Use Permit and paying the filing fee is **Friday, September 2, 2005**. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Sixty-Eight Dollars (\$1,568.00) if the appeal is filed by a single family dwelling property owner appealing the

ATTACHMENT NO. 2.1

decision on his own property or Two Thousand Three Hundred Thirty-Five Dollars (\$2,335.00) if the appeal is filed by any other party.

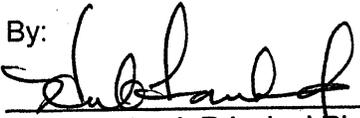
Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that tentative tract map applications and concurrently approved entitlements become null and void one (1) year after final approval, unless actual construction has started.

Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions, please contact Rami Talleh, Assistant Planner at (714) 374-1682, or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Scott Hess, Acting Secretary
Planning Commission

By: 
Herb Fauland, Principal Planner

SH:HF:RT:rl

Attachment

FINDINGS AND CONDITIONS OF APPROVAL

**TENTATIVE TRACT MAP NO. 16740/
CONDITIONAL USE PERMIT NO. 04-42**

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the CEQA Guidelines because the City has prepared an environmental impact report for the Holly Seacliff Specific Plan after January 1, 1980, therefore no environmental impact report or negative declaration is needed for a residential project undertaken pursuant to and conformance to the specific plan.

FINDINGS FOR APPROVAL - TENTATIVE MAP NO. 16740:

1. Tentative Tract Map No. 16740 for the consolidation of two parcels totaling approximately 1.90 acres (82,624 sq. ft.) into one lot for condominium purposes is consistent with the General Plan Land Use Element designation of Medium Density Residential on the subject property, or any applicable specific plan, or other applicable provisions of this Code. The proposed residential subdivision for the development of 28 townhome units is permitted in the Medium Density Residential (RM) designation of the Holly Seacliff Specific Plan (HSSP).
2. The site is physically suitable for the type and density of development. The project density of 14.7 dwelling units per acre is compatible with the density of the surrounding developments. Furthermore the proposed development complies with the development standards of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the HSSP.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project will comply with all mitigation measures identified in Environmental Impact Report No. 89-1.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The subdivision will provide all necessary easements and will not affect any existing easements.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 04-42:

1. Conditional Use Permit No. 05-21 for the construction of 28 two-story townhomes within seven buildings consisting of four units each will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed site layout and design of the project properly adapts the proposed structures to streets driveways, and other adjacent structures and uses in a harmonious manner. The proposed development is designed in a manner consistent with development anticipated by the Holly Seacliff Specific Plan and the immediate area. Furthermore, the additional unit will not result in any adverse environmental impacts. The project will provide affordable housing to a segment of the population, which has limited available housing options at rates, which are affordable at the moderate-income level.

2. The conditional use permit will be compatible with surrounding uses because the proposed residential use is consistent and complementary to existing uses in the vicinity. The project design is similar to the residential project located to the north and south of the subject site and is in keeping with the multi-family neighborhood. Furthermore, compliance with the mitigation measures of Environmental Impact Report No. 89-1 and code provisions will ensure that the project will be compatible with other area developments.
3. The proposed 28-unit townhome subdivision will comply with the provisions of the base district and other applicable provisions in the Holly Seacliff Specific Plan and any specific condition required for the proposed use in the district in which it would be located. The proposed residential units meet all code provisions, including setbacks, density, open space, and parking.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Residential Medium Density on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

LU 9.1.3: Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character as discussed below:

- a. Design building elevations treatment to convey the visual character of individual units rather than a singular building mass and volume.
- b. Include separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be accessed from exterior facades, interior courtyards, and /or common areas.
- c. Include an adequate landscape setback along the street frontage that is integrated with abutting sidewalks and provides continuity throughout the neighborhood.

The proposed project will consist of attached townhome units that have separate patios surrounding each entry area. The use of different colors and materials will break up the mass of the buildings and will delineate the entry to the units. The landscape palette will comply with the community theme guidelines of the Holly Seacliff Specific Plan and will ensure landscape continuity along Gothard Street.

LU 9 Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

LU 9.5 Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low and moderate-income families.

The project will provide five, three-bedroom units, which shall be made affordable to moderate-income households. The proposed affordable units will provide opportunities for the diverse economic needs of existing and future residents of Huntington Beach.

HE 3.1: Facilitate the development of housing for low and moderate-income households, which are compatible with and complements adjacent uses and is located in close proximity to public and commercial services.

HE 3.1.1: Encourage the provision and continued availability of a range of housing types throughout the community, with variety in the number of rooms and level of amenities.

HE 4.1: Mitigate any potential governmental constraints to housing production and affordability.

The project will provide a total of 28 additional units. The type of units will include 23 market-rate units and five affordable units. The development is located in close proximity to existing commercial services located at the northwest corner of Main Street and Yorktown Avenue and the southwest corner of Goldenwest Street and Garfield Avenue.

Policies UD 1.1.2: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The subject site is located within the HSSP, which provides Community Theme Guidelines intended to promote individual neighborhood identities and promote the interrelationships between complementary land uses and community open space features. The dwelling units are oriented parallel to streets. The applicant proposes a 15 feet wide landscaped planter along Gothard Street consistent with the landscaping requirements of the HSSP and providing the neighborhood identity and interrelationship of the area.

CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 16740:

1. The Tentative Tract Map No. 16740 for the consolidation of two parcels totaling approximately 1.90 acres (82,624 sq. ft.) into one lot for condominium purposes received and dated July 13, 2005 shall be the approved layout.
2. Prior to submittal of the tract map to the Public Works Department for processing and approval, CC&Rs shall be submitted to the Planning Department and approved by the City Attorney, at least 90 days before City Council action on the final map. The CC&Rs shall reflect the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map.
3. The following conditions shall be completed prior to recordation of the Final Map:
 - a. The draft Affordable Housing Program received and dated July 13, 2005 identifying five on-site units for-sale as affordable (based upon minimum 15% of the total 28 units proposed for the site), as amended by the conditions below, shall be the approved program. An Affordable Housing Agreement in accordance with the Affordable Housing Program shall be submitted to the Planning Department for review and approval by the City Attorney, and accepted by the City Council. Said agreement shall be recorded with the Orange County Recorder's Office prior to issuance of the first building permit for the tract. The Agreement shall comply with HBZSO Section 230.26 and include:
 - i. A detailed description of the type, size and location of the five affordable housing for-sale units on-site. There shall be five units with three bedrooms. The for-sale units shall be dispersed throughout the project (one affordable unit per building).
 - ii. There shall be five units affordable to moderate-income households (income level up to 120% of Orange County median). The Orange County median income is adjusted for appropriate household size.
 - iii. Continuous affordability provisions for a period of 60 years. Any required for-sale affordable units shall be owner-occupied (not rented or leased).

The affordable units shall be constructed prior to or concurrent with the primary project. Final approval (occupancy) of the first market rate residential unit(s) shall be contingent upon the completion and public availability, or evidence of the applicant's reasonable progress towards attainment of completion of the affordable units.

4. A privately maintained lighting system, consistent with City standards, shall be constructed along the private driveways in this subdivision. A photometric analysis shall be provided which demonstrates that such lighting will not negatively impact the existing or future residences to the north, south and west.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 04-42:

1. The site plan, floor plans, and elevations received and dated July 13, 2005, shall be the conceptually approved design with the following modifications:
 - a. The landscaped median located within the main entrance to the site shall be removed and relocated to either the north side of the drive aisle or the south adjacent to the sidewalk.
 - b. A minimum three-foot wide landscaped planter shall be provided along the westerly side of Unit No. 8 between the building wall and abutting drive aisle.
 - c. Walkways shall be extended to the open parking spaces located between Bldg. E, F and G.
 - d. Grass-crete or turf-block shall be provided in front of the crash gate within the first 15 feet of the property along Gothard Street. Final Design of the emergency Fire Department exit shall be reviewed and approved by the Planning Department and Fire Department.
 - e. In addition to the pilasters the proposed split face block wall located along Gothard Street shall incorporate a minimum 18-inch high raised planter for at least 10 ft. at 50 ft. maximum intervals.
2. The 15 ft. wide landscaped planter along Gothard Street shall be planted with 36-inch box evergreen trees (such as broadleaf evergreens) which will be maintained by the Home Owners Association to effectively screen the residences from existing industrial uses to the west. Tree maintenance shall be in accord with the International Society of Arborists (ISA) standards; "topping" is not permitted. Screening shall be from the top of the wall to the highest point of the tree without "topping" the tree. The tree-planting pattern shall be consistent with the planting pattern for the Bel Air (south of Ernest Avenue) and Bonanni subdivisions for a consistent pattern along Gothard Street.
3. Prior to submittal for building permits, the following shall be completed:
 - a. Submit a copy of the revised site plan, floor plans, elevations, and color schemes pursuant to Condition No. 1 for review and approval and inclusion in the entitlement file to the Planning Department.
 - b. Zoning entitlement conditions of approval and applicable code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
4. Tentative Tract Map No. 16740 and Conditional Use Permit No. 04-42 shall comply with all applicable mitigation measures of FEIR No. 89-1.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

ENTITLEMENT PLAN AMENDMENT NARRATIVE (2/6/2007)

Tentative Tract Map No. 16740
Conditional Use Permit No. 04•42

FEB 06 2007

LOCATION: 19150 Gothard Street. Southeast of Garfield Avenue and Gothard Street (Crystal).

AMENDED REQUEST: To amend the Conditions of Approval as follows:
Omit Condition of Approval #3 for Tentative Tract Map No. 16740 and add a new Condition of Approval 3c to the Conditional Use Permit No. 04•42. Proposed text as follows:

An Affordable Housing Agreement in accord with Section III (C)(1) of the Holly Seacliff Specific Plan (HSSP) and Section 230.26 of the Huntington Beach and Zoning Ordinance (HBZSO) shall be submitted to the Planning Department for review and approval by the City Attorney, and accepted by the City Council. Said agreement shall be recorded with the Orange County Recorder’s Office prior to issuance of the final building permits for the tract.

ZONING AND GENERAL PLAN: The property is zoned Holly-Seacliff Specific Plan and designated (RM) Medium Density Residential. The General Plan, designation for the site is Residential Medium Density-15-SP

SITE HISTORY: This site is currently vacant and used for outdoor storage.

PROJECT DESCRIPTION: This project consists of 28 condominium units. Plan types are as follows:

Plan	Sq. Ft	Bedrooms	Number of Units
One	1,541	Three	Fourteen
Two	1,468	Three	Fourteen

SURROUNDING USES: The property is located within a medium density residential area. The surrounding uses are :
North-Industrial (Outdoor storage)
East-Medium Density Residential (Condominiums)
West-Industrial (Auto Repair)
South-Medium Density Residential (Apartments)

ENVIRONMENTAL
STATUS:

There are no significant environmental impacts associated with this project. The project site is not within a known hazardous waste and substance site. Please refer to Environmental Assessment No. 04-11.

LAND USE
COMPATABILITY:

The proposed project will be compatible with existing development in the surrounding area. The units are similar in density, size, height and setback to the adjacent residential developments. The site will be graded to slope toward Gothard Street, and will be compatible with surrounding elevations. The project will comply with the City's residential infill ordinance by providing a residential product type that is more compatible with the adjacent development.

AFFORDABLE HOUSING:

The project intends to comply with the City's affordable housing requirement through an Affordable Housing Agreement in compliance with the City's adopted regulations at the time of first building permit. The affordable housing requirement shall be based on fifteen (15) percent of the total project, for a total of five (5) units, consistent with the Holly-Seacliff Specific Plan.

MICHAEL C. ADAMS ASSOCIATES

City of Huntington Beach

JAN 31 2007

January 31, 2007

Scott Hess, Planning Director
Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, VCA 92648

Re: Tentative Tract Map No. 16740, Conditional Use Permit No. 04-42,
Variance 04-10 and Environmental Assessment No 04-1 (Tuscany Development)

Dear Scott:

Attached is a request to amend the Affordable Housing Agreement for Conditional Use Permit No. 04-42 (19150 Gothard Street) proposed by Tuscany Development.

The Affordable Housing requirement for the project is 4.2 units (15% of 28 total units). We are proposing that four affordable units be offered as moderate rate affordable rental units. The rental units may be located either within the project or elsewhere within the Holly Seacliff Specific Plan Area. The amended Affordable Housing Agreement will be acted upon prior to first occupancy of the market rate units. We propose that the .2 unit remaining requirement be satisfied through an in-lieu fee payment, as suggested by the City's consultant Keyser Marston Associates.

In addition, we understand that the City is considering the development of an in-lieu affordable housing fee based on unit and project size. If an affordable housing fee per square foot or per unit proposal does occur than we would like the option of participating in such a program. An up-front payment option will increase the value of the proposed development project and provide the City with the necessary revenues to expand alternative affordable housing options.

Sincerely,



Mike Adams

cc: Dick Kelter

P.O. Box 382, Huntington Beach, CA 92648-0382
(714) 376-3060

e-mail: AdamsAssoc@socal.rr.com

ATTACHMENT NO. 33



CITY OF HUNTINGTON BEACH

PLANNING COMMISSION COMMUNICATION

TO: Chair and Planning Commission

FROM: Scott Hess, Acting Director of Planning

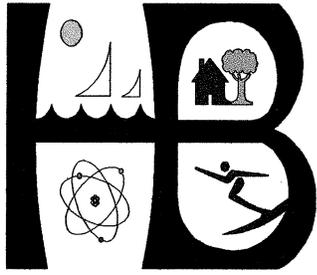
SUBJECT: **PLANNING COMMISSION WORKSHOP DRAFT AGENDA**

DATE: February 6, 2007

Attached please find a draft agenda for the Planning Commission workshop for 2007. This item is being forwarded for your review at the February 13, 2007, meeting.

ATTACHMENT:

- 1) Planning Commission Workshop Draft Agenda



DRAFT AGENDA - WORKSHOP
HUNTINGTON BEACH PLANNING COMMISSION
DATE AND LOCATION TO BE DETERMINED

CALL PLANNING COMMISSION WORKSHOP TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Farley, Horgan, Dwyer*

PUBLIC COMMENTS

I. CONSULTANT REPORT DISCUSSION – 9:00-9:30 AM

II. PROCESSING IMPROVEMENTS AND FUTURE CHANGES – 9:30-10:30 AM

A) Department Review Process

BREAK – 10:30-10:45 AM

III. COMMISSION GOALS – 10:45 AM-12:00 PM

LUNCH – 12:00-1:00 PM

IV. PLANNING COMMISSION TRAINING ITEMS – 1:00-2:00 PM

- A) In Lieu Fees
- B) Nexus for Findings
- C) Role of the Planning Commissioner
- D) Project Modifications/Redesign

ADJOURNMENT



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, Acting Director of Planning
BY: Rami Talleh, Associate Planner 
DATE: February 13, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 05-29 (HB DENTAL BUILDING)

**APPLICANT/
PROPERTY**

OWNER: Hossien Mazi, SVL Box 8440, Victorville, CA 92395

LOCATION: 7792 Warner Avenue (South side of Warner Avenue between Oak Lane and Ash Street)

STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 05-29 request:
 - Construct a 6,900 square foot medical office building.
 - Provide vehicular access to on-site parking from Warner Avenue, an arterial highway, in addition to alley access.

- ◆ Staff's Recommendation:

Approve Conditional Use Permit No. 05-29 with modification based upon the following:

 - Project will be compatible with the adjacent office, commercial, and residential uses.
 - Project complies with the requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and with the goals and policies of the General Plan.
 - Project is designed to achieve a high level of quality, distinctive character, and compatibility with existing uses consistent with the Huntington Beach Urban Design Guidelines.
 - Proposed Warner Avenue driveway will provide efficient vehicular access to on-site parking spaces.

- ◆ Staff's Suggested Modification:

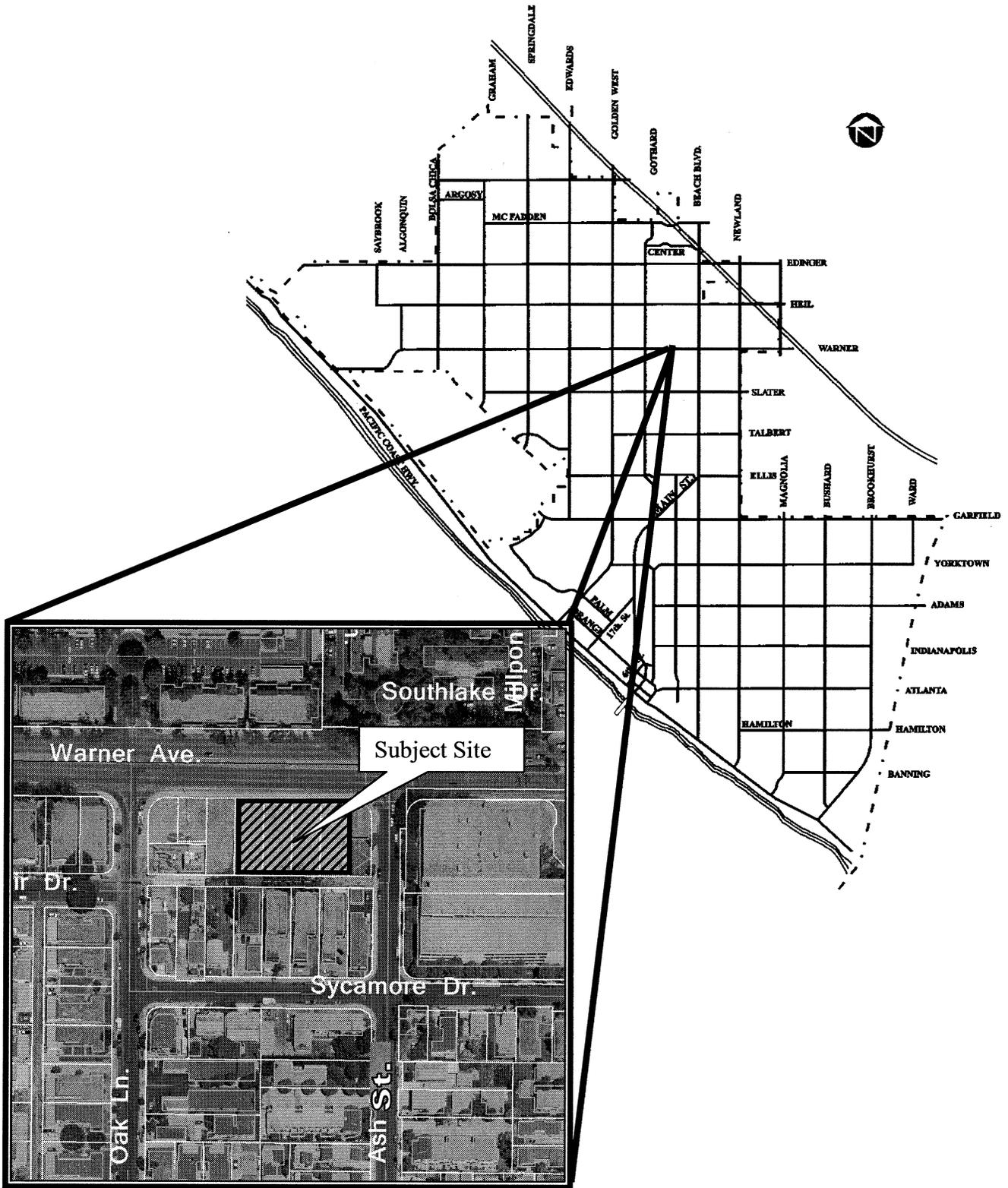
Conditional Use Permit No. 05-29

 - Relocate the proposed alley access from the southeast corner of the site to the southwest corner of the site.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 05-29 with findings and suggested conditions of approval (Attachment Nos. 1 & 2).”



VICINITY MAP
CONDITIONAL USE PERMIT NO. 05-29
(HB DENTAL BUILDING – 7792 WARNER AVENUE)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 05-29 with findings for denial.”
- B. “Continue Conditional Use Permit No. 05-29 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 05-29 represents a request for the following:

- A. To construct a 6,900 sq. ft. two-story, medical office building pursuant to Section 211.04 (Q), Additional Provisions - Development of vacant land, of the HBZSO.
- B. To permit access to on-site parking from Warner Ave., an arterial street, in addition to an abutting alley pursuant to Section 231.02 (E)(3), Access, of the HBZSO.

The proposed project is a request to construct a 6,900 square foot medical office building on a 26,547 square foot parcel of vacant land consisting of four underlying lots. The parcels are required to be merged prior to construction of the project. Forty-one parking spaces will be provided on-site. The project site is located on the south side of Warner Avenue, mid-block between Oak Lane and Ash Street. This block of Warner Avenue is approximately 390 feet in length and consists of three existing developments in addition to the proposed medical office building: a dental office located at the southwest corner of Warner Avenue and Ash Street; a general office building located at the southeast corner of Oak Lane and Warner Avenue; and a City well located at the intersection of Oak Lane and the alley.

The parcels fronting Warner Avenue are 133 feet deep and are provided with an alley to the rear. Only a 150 foot portion of the alley extending from Oak Lane to the east is developed. The developed portion of the alley provides access to the general office building and City well. The general office building is also provided with vehicular access from Oak Lane. The dental office is provided with vehicular access from Ash Street. None of the existing developments on this block are provided with vehicular access from Warner Avenue. Multi-family residential units are located south of the alley and have street frontage on Sycamore Drive. The residential units are provided with vehicular access from Sycamore Drive but not the alley.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General– 0.35 max. Floor Area Ratio)	CG (Commercial General)	Vacant Land
North of Subject Property (across Warner):	RMH-25 (Residential Medium High Density – 25 units per acre)	RMH (Residential Medium High Density)	Multi-Family Residential
East of Subject Property:	CG-F1	CG	Medical Office Building
South of Subject Property (across the alley):	RM-15 (Residential Medium Density – 15 units per acre)	RM (Residential Medium Density)	Multi-Family Residential
West of Subject Property:	CG-F1	CG	General Office Building

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CG-F1 (Commercial General – maximum 0.35 floor area ratio). The proposed project is consistent with this designation and the goals and objectives of the City’s General Plan as follows:

A. Land Use Element

Objective LU 10.1 Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.

Policy LU 10.1.12 Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of incorporation of site landscape, particularly along street frontages and in parking lots.

The application allows for the establishment of a new medical office building within the City. The project will provide opportunity for prospective businesses to move to or relocate within the City and serve residents. The design of the project will be compatible with other commercial buildings in the area by siting the building at the street frontage, providing quality architectural features, and providing sufficient landscaping along the street frontage and within the parking area.

B. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach

Objective UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

The proposed project enhances the visual image of the City by siting the building at the street frontage to convey a visual link to the street and sidewalk. The design of the proposed medical office building incorporates quality materials and a design compatible with an adjacent recently constructed office building to create a distinctive district for this portion of Warner Avenue.

C. Circulation Element

Policy CE2.3.2 Limit driveway access points and require adequate driveway widths onto arterial roadways and require driveways be located to ensure the smooth and efficient flow of vehicles, bicycles and pedestrians.

Policy CE 2.3.3 Require, where appropriate, an irrevocable offer of mutual access across adjacent non-residential properties fronting arterial roadways and require use of shared driveway access.

The proposed driveway on Warner will be the only driveway from that street for the entire block between Oak Lane and Ash Street. The driveway is accessible to eastbound traffic and limited to right turn in and right turn out ingress/egress to ensure the smooth and efficient flow of vehicles. Westbound traffic will be prevented from turning left into the site by a painted median and must utilize the entrance from the alley via Oak Lane. Furthermore, cross access between the subject site and the general office building to the west is provided via the alley and an irrevocable offer of cross access is provided from the subject site to the dental office to the east. The cross access agreements ensure the proposed driveway will serve all the developments on Warner Avenue between Oak Lane and Ash Street.

Zoning Compliance:

This project is located in the CG (Commercial General) zone and complies with the requirements of that zone. In addition, a list of City Code Requirements, Policies, and Standard Plans of the HBZSO and Municipal Code has been provided to the applicant (Attachment No. 5) for informational purposes.

Urban Design Guidelines Conformance:

The proposed project is in substantial conformance with the Urban Design Guidelines, Chapter Four, General Commercial. The proposed project substantially conforms with these guidelines, including, but not limited to, the following:

- Contribute towards reinforcing or establishing a distinct architectural and environmental image for the district within which the project site is located;
- Consider the scale, proportion and character of development in the surrounding area;

- Facilitate and encourage pedestrian activity and mitigate existing adverse automobile oriented patterns; and
- The arrangement of structures, parking and circulation areas and open spaces should recognize the particular characteristics of the site and should relate to the surrounding built environment in pattern, function, scale, character and materials. In developed areas, new projects should meet or exceed the standards of quality which have been set by surrounding development.

The building will be compatible with the surrounding area in terms of design, layout, materials, and architecture. The proposed variation in the roofline with the use of a gable roof, shed roof, and parapet walls are consistent with the Design Guidelines. The height and mass of the building are consistent with adjacent properties. The colors and materials compliment existing development and allow for distinction between the first and second floors of the subject building. Staff is in support of the proposed design of the subject building based on compatibility with surrounding development and compliance with the Design Guidelines.

Environmental Status:

The proposed project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act which states that construction of small commercial buildings 10,000 square feet or less is exempt from further environmental review.

Coastal Status: Not applicable.

Redevelopment Status:

The project is located in the Huntington Beach Redevelopment Project, Oakview Subarea. The Economic Development Department has reviewed the request and supports the proposed development.

Design Review Board:

The Design Review Board (DRB) reviewed the proposed project on October 13, 2005. The DRB continued the project to a date uncertain in order for the applicant to obtain Planning Commission approval of the Warner Avenue access first. The DRB recommended that the applicant consider the following items when designing the project:

- Provide architectural details on all four sides of the building elevations;
- Provide a variable building façade; and
- Provide a variable roofline.

The proposed plan includes the aforementioned design recommendations.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Public Works Department has reviewed the proposed project and has recommended conditions of approval for consideration by the Planning Commission. Suggested Public Works Department conditions of approval are provided as Attachment No. 2. In addition, the Departments of Building & Safety, Public Works, and Fire have reviewed the proposed project and identified applicable code requirements. These requirements have been incorporated into the code requirements list (Attachment No. 5), and previously provided to the applicant for the purpose of facilitating the plan check and implementation phases of the project.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 1, 2007, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of February 6, 2007, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION: **MANDATORY PROCESSING DATE(S):**

Conditional Use Permit: December 22, 2006 February 20, 2007

ANALYSIS:

The primary issues regarding the proposed medical office building are land use compatibility and vehicular access.

Land Use Compatibility

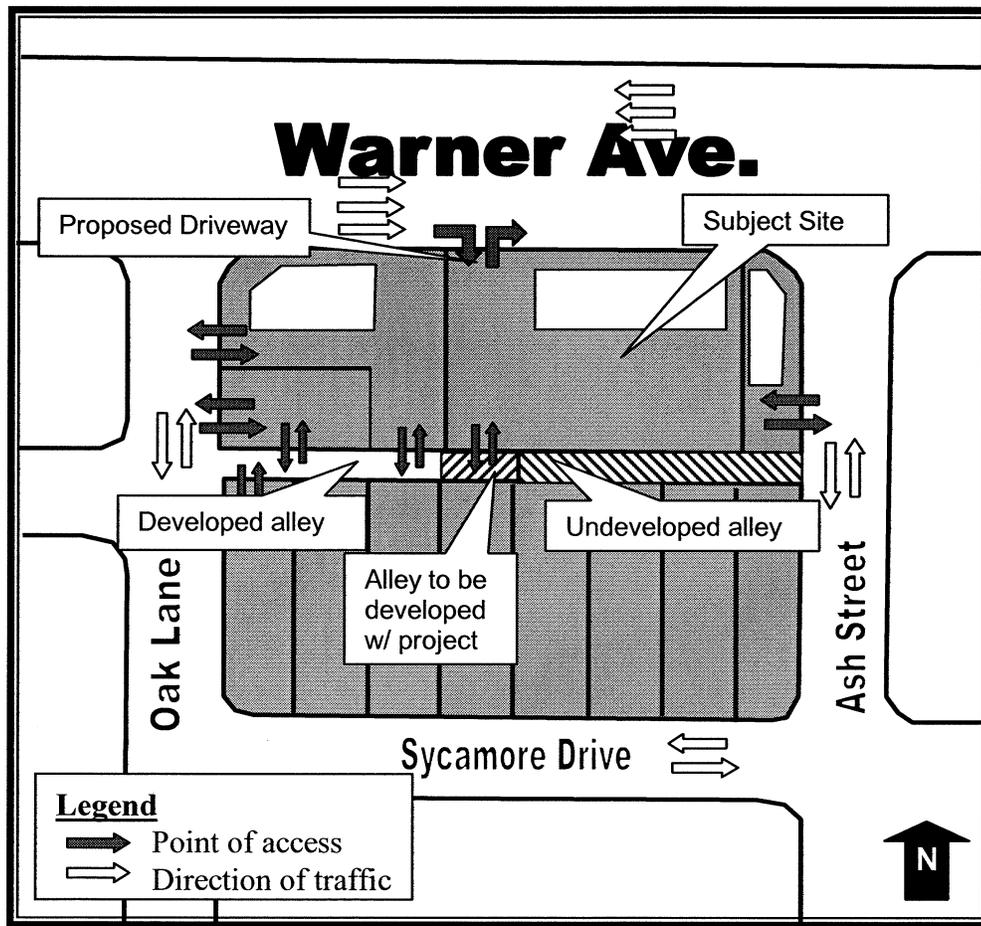
The subject site is an infill lot located between existing medical and general office buildings. The proposed medical office use is compatible with adjacent office, commercial, and residential developments. It will not result in significant increases in traffic, noise, light, or odor above levels compatible with the area. Furthermore, the proposed project serves as a buffer between the more intense commercial uses at the intersection of the Warner Avenue and Beach Boulevard and residential uses on Warner Avenue and south of the subject site. The residential uses on the north side of Warner Avenue are buffered from the development by approximately 120 feet of right-of-way. In addition, the residential uses to the south are buffered from the development by 20 feet of alley right-of-way and existing fencing along the perimeter of the residential uses.

Vehicular Access

The applicant proposes to provide vehicular access to on-site parking from Warner Avenue in addition to the abutting alley. The applicant indicates that access from Warner Avenue is necessary to provide efficient vehicular access to on-site parking. Section 231.02(E)(3) of the HBZSO states that when a lot

abuts an arterial highway and an alley vehicular access to on-site parking shall be provided from the alley unless the Planning Commission approves a different access. The intent of this requirement is to limit driveway access points onto arterial highways to ensure the smooth and efficient flow of vehicles, bicycles and pedestrians. The proposal meets the intent of this requirement by limiting the number of driveways with access to Warner Avenue to one driveway for the subject block between Oak Lane and Ash Street.

Without the construction of a driveway on Warner Avenue, vehicular access to the site may be confusing for first-time visitors. To access off-street parking, motorists must use the alley which is not fully developed all the way to Ash Street (see exhibit below). Therefore, the only way to access the site from Warner Avenue would be to travel southbound on Oak Lane and turn left onto the alley. If eastbound motorists on Warner Avenue pass Oak Lane their next opportunity is to turn right on Ash Street and right on Sycamore Drive to return to Oak Lane. This may result in an increase in non-residential traffic on Sycamore Drive, a residential street. The construction of a driveway on Warner Avenue will provide clear and direct access to on-site parking for the subject site thus minimizing non-residential traffic through the residential neighborhood to the south and alleviating any confusion for first-time visitors to the site.



Circulation Plan

Staff is in support of the proposed driveway on Warner Avenue in addition to access from the abutting alley to provide adequate emergency vehicle access and more efficient access to the site. In addition, the Warner Avenue driveway will be the only access point from that street for this block between Oak Lane and Ash Street. Furthermore the proposed driveway will provide greater access opportunities for the adjacent offices. Cross access between the subject site and the general office building to the west is provided via the alley and an irrevocable offer of cross access is provided from the subject site to the dental office to the east. The driveway is situated on the site to provide the appropriate visibility to eastbound motorist. Westbound traffic will be prevented from turning left into the site by a painted median and must utilize the entrance from the alley via Oak Lane.

Public Works Department and Fire Department staffs have determined that the proposed access to the site is suitable for the development as modified by conditions of approval. Staff recommends relocating the alley access which is depicted on the site plan in the southeast corner of the site to the southwest corner as depicted in the exhibit above to provide greater maneuverability for emergency vehicles. The applicant concurs with the proposed modification.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Suggested Conditions of Approval – Department of Public Works memo dated February 5, 2007
3. Site Plan, Floor Plans and Elevations dated November 13, 2006
4. Narrative dated September 7, 2005
5. Code Requirements Letter Dated January 29, 2007 (For Informational Purposes Only)

SH:HF:RR:RT:cs

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 05-29

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines, which states that the construction of a commercial building with less than 10,000 square feet of gross floor area is exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 05-29:

1. Conditional Use Permit No. 05-29 for the establishment, maintenance, and operation of a 6,900 sq. ft. two-story, medical office building with access to on-site parking from Warner Ave., an arterial street, in addition to an abutting alley will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed medical office building will not result in significant increases in traffic, noise, light, or odor above levels compatible with the area. Residential uses across from Warner Avenue and the adjacent alley are buffered by approximately 120 and 20 feet of right-of-way respectively. The proposed driveway on Warner Avenue is the only driveway access point along that street for the subject block. The driveway is located in an area visible to motorists and is not anticipated to disrupt the flow of vehicles on Warner Avenue.
2. The conditional use permit will be compatible with surrounding uses because the building is sited and designed to complement the adjacent office building and constructed with similar materials and design characteristics. The proposed driveway on Warner will be the only driveway from that street for the entire block between Oak Lane and Ash Street and will provide more efficient access to the site, adequate access for emergency vehicles, and greater access opportunities for the adjacent offices.
3. The proposed medical office building will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project will comply with all code requirements including building height, setbacks, landscaping, parking, and floor area ratio.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial General on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Objective LU 10.1 Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.12 Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of incorporation of site landscape, particularly along street frontages and in parking lots.

The application allows for the establishment of a new medical office building within the City. The project will provide opportunity for prospective businesses to move to or relocate within the City and serve residents. The design of the project will be compatible with other commercial buildings in the area by siting the building at the street frontage, providing quality architectural features, and providing sufficient landscaping along the street frontage and within the parking area.

B. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach

Objective UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

The proposed project enhances the visual image of the City by siting the building at the street frontage to convey a visual link to the street and sidewalk. The design of the proposed medical office building incorporates quality materials and a design compatible with an adjacent recently constructed office building to create a distinctive district for this portion of Warner Avenue.

C. Circulation Element

Policy CE2.3.2 Limit driveway access points and require adequate driveway widths onto arterial roadways and require driveways be located to ensure the smooth and efficient flow of vehicles, bicycles and pedestrians.

Policy CE 2.3.3 Require, where appropriate, an irrevocable offer of mutual access across adjacent non-residential properties fronting arterial roadways and require use of shared driveway access.

The proposed driveway on Warner will be the only driveway from that street for the entire block between Oak Lane and Ash Street. The driveway is accessible to eastbound traffic and limited to right turn in and right turn out ingress/egress to ensure the smooth and efficient flow of vehicles. Westbound traffic will be prevented from turning left into the site by a painted median and must utilize the entrance from the alley via Oak Lane. Furthermore, cross access between the subject site

and the general office building to the west is provided via the alley and an irrevocable offer of cross access is provided from the subject site to the dental office to the east. The cross access agreements ensure the proposed driveway will serve all the developments on Warner Avenue between Oak Lane and Ash Street.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 05-29:

The site plan, floor plans, and elevations received and dated November 13, 2006, shall be the conceptually approved design.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT
DEVELOPMENT PLAN REVIEW**

City of Huntington Beach

FEB 05 2007

DESCRIPTION: HB Dental – new medical office building **APN:** 163-361-05,
06, 07 & 08

ADDRESS: 7792 Warner Avenue

ENTITLEMENT: CUP# 05-29 / DR 05-27
Planning Application 2006-0148

DATE: 2-5-2007

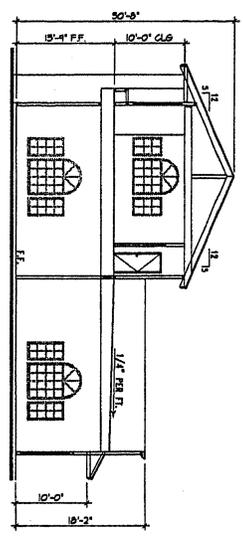
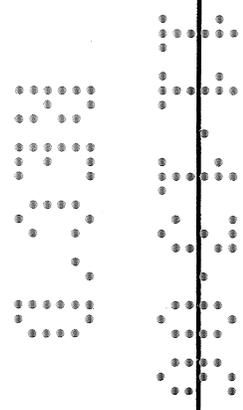
PLANNER: Rami Talleh, Associate Planner **EXT #:** 1682

REVIEWER: Steve Bogart, Associate Civil Engineer *SB* **EXT #:** 1692

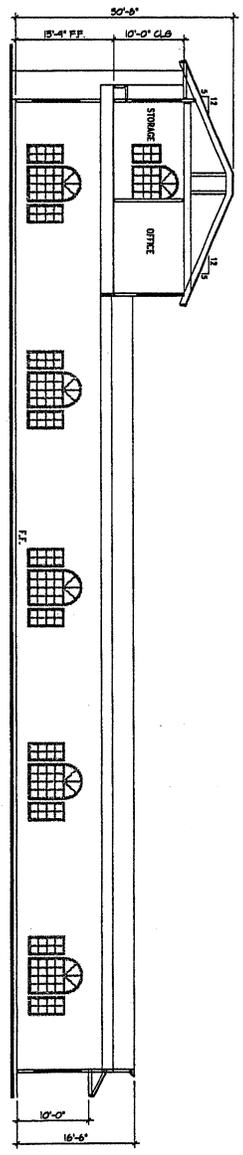
**THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. The site plan received and dated November 13, 2006 shall be the conditionally approved layout, except for the following:
 - a. The easterly driveway to the proposed alley extension shall be relocated to the westerly side of the property, adjacent to the trash enclosure.
 - b. The proposed driveway to the alley shall be a minimum width of 24 feet.
 - c. The existing southerly alley shall be extended from the site's westerly property line to the east, 5 feet beyond the proposed alley driveway. The alley shall be constructed per Public Works Standard Plan No. 107 for full-width of the 20-foot alley right-of-way along the site's southerly frontage for the length stated above. The existing alley barricade at the westerly property line of the subject property shall be removed or relocated. If it is in such a condition that it cannot be relocated it shall be reconstructed at the new easterly alley terminus per Public Works Standard Plan No. 413. Existing fences and landscaping encroaching into the alley right-of-way shall be removed and relocated or replaced beyond the public right-of-way limits.
 - d. The applicant shall post a bond for either completion of the concrete alley or a new fence/block wall from the westerly alley access to the easterly property line. This bond will be used by the City to either construct future alley improvements or a fence/block wall. The bond will be refunded to the applicant in full if the City doesn't construct the improvements or vacates the alley within 5 years.
 - e. Per the General Plan, Warner Avenue is designated as a Landscape Corridor. While the existing alignment of Warner Avenue precludes construction of a median in its ultimate location, the applicant shall post a bond for construction of their proportionate share (approximately 92') of the median. The bond amount determined by the City.

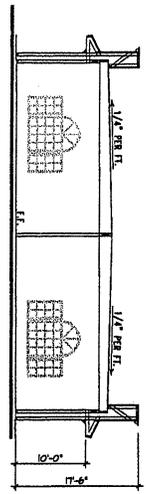
ATTACHMENT NO. 2.1



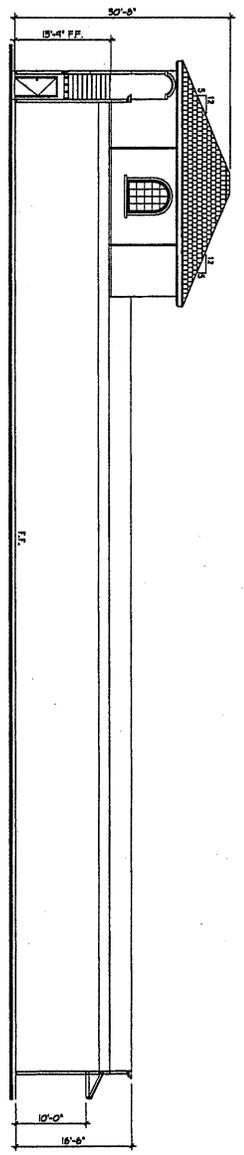
A TYPICAL BUILDING SECTION



C TYPICAL BUILDING SECTION



B TYPICAL BUILDING SECTION



D TYPICAL BUILDING SECTION

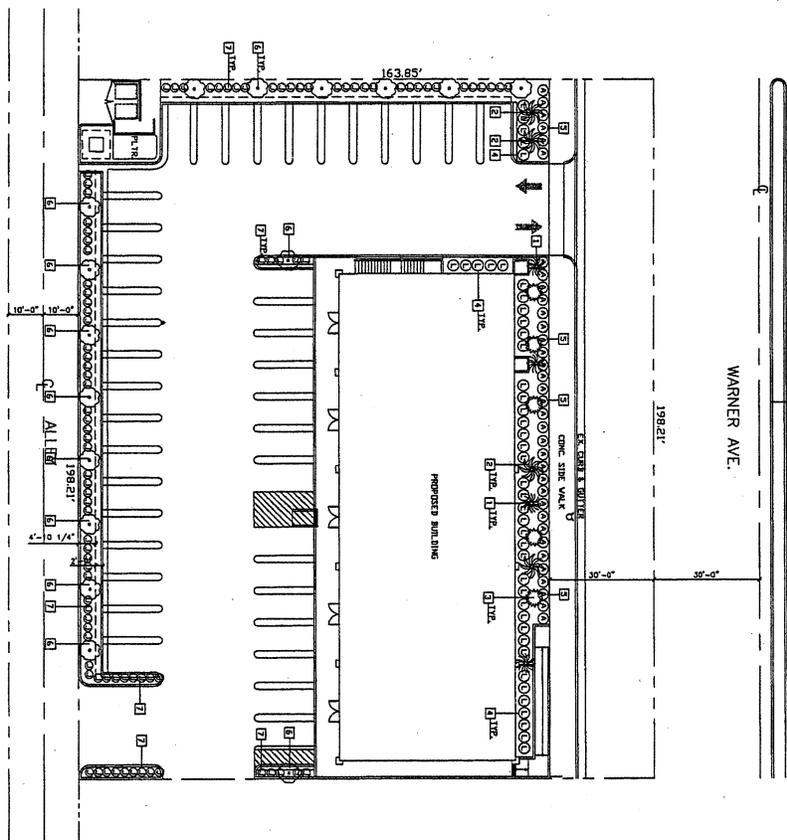
ROOF PLAN & FLOOR PLAN
 FOR: HUNTINGTON BEACH DENTAL
 ADD: 7782 WARNER AVENUE
 HUNTINGTON BEACH, CA

PREPARED BY:
 R.C.E.
 2082 S.E. BRISTOL STREET, SUITE 206
 NEWPORT BEACH, CA 92660
 PH. (949) 975-1328 FAX (949) 975-0379

A-4
 SHEET
ROOF PLAN & FLOOR PLAN SECTIONS
 DRAWING
 CHECK: A.R.
 DATE:
 SCALE:
 DRAWN:
 DATE:

ATTACHMENT NO. 3.4

35



SITE PLAN
SCALE 1/8"=1'-0"

NORTH

- LEGEND & SYMBOLS**
- 1 PERISTYLE PALM
 - 2 GREEN PALM
 - 3 PICH DATE PALM
 - 4 LILY TREE
 - 5 LILY OF THE VALLEY
 - 6 RED PALM
 - 7 LANTERN

SHEET L-1	LANDSCAPE PLAN	DATE: 02-07-06	LANDSCAPE PLAN FOR: HUNTINGTON BEACH DENTAL ADD: 7782 WARNER AVENUE HUNTINGTON BEACH, CA	PREPARED BY: R.C.E. 2082 S.E. BRISTOL STREET, SUITE 206 NEWPORT BEACH, CA 92660 PH. (949) 975-1328 FAX (949) 975-0379	REGION
		SCALE: 1/8"=1'-0"		DRWING: ALDRICH	

**MAZI CONSTRUCTION
SVL BOX 8440
VICTORVILLE, CA 92395
(760) 954-1551**

**RECEIVED
SEP 07 2005**

09/06/2005

City of Huntington Beach
Planning Dept.

Re: 7782 & 7772 Warner Avenue
Huntington Beach, CA

Attached you will find commercial project on four (4) pieces of commercial properties which will be developed as one parcel. The proposed plan includes 34 parking stalls that will serve two separate buildings totaling 5740 SF. of Dental and Medical offices.

The subject properties are surrounded by Warner Avenue to the North, 20' alley and residential properties to the South, and commercial properties to the East and West.

Tentative hours of operation for this project will be 8:00 AM to 7:00 PM Monday through Saturday with 12 employees.

This development will generate jobs and serves the professional dental and medical need of surrounding neighborhood.

To the best of our knowledge and according to the planning department, this site is not located within a Hazardous Waste and Substance site.

Respectfully,



Hossien Mazi

ATTACHMENT NO. 4.1



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

January 29, 2007

Hossein Mazi
SVL Box 8440
Victorville, CA 92395

SUBJECT: Conditional Use Permit No. 05-29 (Huntington Beach Dental Building)

Dear Mr. Mazi,

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 **REVISED** preliminary 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 changes or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

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 714-374-1682 and/or the respective source department (abbreviation in parenthesis at end of each condition – contact person below).

Sincerely,

Rami Talleh
Associate Planner

Enclosures

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Eric Engberg, Fire Department – 714-536-5564
Terri Elliott, Public Works – 714-536-5580
Herb Fauland, Principal Planner
Jason Kelley, Planning Department

ATTACHMENT NO. 5.1

PLANNING DEPARTMENT

DRAFT CODE REQUIREMENTS, POLICIES, AND STANDARD PLANS OF THE HUNTINGTON BEACH ZONING & SUBDIVISION ORDINANCE AND MUNICIPAL CODE

PROJECT: Conditional Use Permit No. 05-29 (Huntington Beach Dental Building)
ADDRESS: Warner Avenue (south side of Warner Ave., west of Beach Blvd.)

The draft list is intended to assist the applicant by identifying a preliminary list of code requirements applicable to the proposed project, which must be satisfied during the various stages of project implementation. Any conditions of approval adopted by the Planning Commission would also be applicable to your project. A final list of requirements will be provided upon approval by the applicable discretionary body. If you have any questions regarding these requirements, please contact the Project Planner and the applicable Department Representative.

CONDITIONAL USE PERMIT NO. 05-29:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Elevations shall be revised for consistency with plans and elevations approved by the Design Review Board and maintained in case file DRB No. 05-027.
 - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - c. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. 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 prohibited in the front yard setback and shall be screened from view.
 - d. 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).
 - e. Depict 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 on the site plan and elevations. 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.
 - f. Energy saving lamps shall be used for all outdoor lighting. All outside lighting shall be directed to prevent "spillage" onto adjacent properties. The type and location of all exterior lighting shall be on the site plan and elevations.
 - g. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to issuance of grading permits, the following shall be completed:
 - a. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall

be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.

3. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Submit three (3) copies of the site plan and floor plans and the processing fee to the Planning Department for addressing purposes. The address assignment shall be reviewed and approved by the Planning Department prior to submittal for building permits.
4. Prior to issuance of building permits, the following shall be completed:
 - a. The subject property shall enter into irrevocable reciprocal driveway easements, between the subject site and adjacent easterly property. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. A lot line adjustment consolidating the four parcels on the subject site shall be submitted and approved pursuant to Title 25 of the Huntington Beach Zoning and Subdivision Ordinance. Said lot line adjustment shall be recorded prior to issuance of a building permit.
 - c. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.
 - d. 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 Planning Department Fee Schedule*).
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
6. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:

- a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
7. The Planning Director ensures that all requirements herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has 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 Huntington Beach Zoning and Subdivision Ordinance.
 8. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 9. Conditional Use Permit No. 05-29 shall not become effective until the ten calendar day appeal period from the Planning Commission Approval of the entitlements has elapsed.
 10. Conditional Use Permit No. 05-29 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
 11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 05-29 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.
 12. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
 13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
 14. The applicant shall submit a check in the amount of \$43.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's.
 15. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

**HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT
DEVELOPMENT PLAN REVIEW**

DESCRIPTION:	HB Dental – new medical office building	APN:	163-361-05, 06, 07 & 08
ADDRESS:	7792 Warner Avenue		
ENTITLEMENT:	CUP# 05-29 / DR 05-27 Planning Application 2006-0148		
DATE:	1-25-2007		
PLANNER:	Rami Talleh, Associate Planner	EXT #:	1682
REVIEWER:	Steve Bogart, Associate Civil Engineer <i>SB</i>	EXT #:	1692

The items listed below indicate Huntington Beach Public Works Department (HBPW) development requirements and all applicable items shall meet Huntington Beach Municipal Code (HBMC), Huntington Beach Zoning and Subdivision Ordinance (HBZSO), Huntington Beach Public Works Standards and American Public Works Association (APWA) Standards for Public Works Construction (Green Book).

The Development Requirements stated below apply to the site plan received and dated November 9, 2006.

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

1. 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 255.04A) The following improvements shall be shown on the plan:
 - a. The proposed driveway approach on Warner Avenue shall be constructed per City Standard Plan No. 211 with a minimum required width of 27 feet. (ZSO 230.84)
 - b. A 10-foot visibility triangle shall be provided at all driveways to Warner Avenue and the southerly alley. (ZSO 230.88)
 - c. A new sewer lateral shall be installed connecting to the sewer main in the Warner Avenue. (ZSO 255.04D)
 - d. A new domestic water service and meter shall be installed per Water standards and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inches. (ZSO 255.04E)
 - e. A separate irrigation water service and meter shall be installed per Water standards. The water service shall be a minimum of 1-inch in size. (ZSO 255.04E)
 - f. Separate backflow protection devices shall be installed per Water standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
 - g. The existing street light, at the subject property's frontage, may also need to be relocated to conform to the City of Huntington Beach Standard Plan No. 211.
2. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
5. The 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. The approval shall include the Arborist's name, certificate number and the Arborist's wet signature on the tree planting final plan. (Resolution 4545)
6. Hydrology and hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back to back storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 255.04)
7. A Project WQMP shall be submitted to the Public Works Department for review and approval and 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. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. Upon approval of the WQMP, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department.
8. The trash 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. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
9. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

10. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)
11. 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)
12. 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 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. He/She 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.
13. 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:

1. 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)
2. 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. (WE-1)
3. 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)
4. Wet down the areas that are to be graded or that are being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
5. The construction disturbance area shall be kept as small as possible. (EC1)
6. 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.
7. 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.

8. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
9. Wind barriers shall be installed along the perimeter of the site.
10. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
11. 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:**

1. A Precise Grading Permit shall be issued.
2. Traffic impact fees for non-residential developments shall be paid at a rate of \$151 per net new added daily trip. This project is forecast to generate 248 new daily trips for a total traffic impact fee of \$37,448. The rate is subject to an annual adjustment. (MC 17.65)

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

1. 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:**

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. 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 prior to the final landscape inspection and approval. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
3. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
4. 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.

INFORMATION ON SPECIFIC CODE REQUIREMENTS

These code requirements are provided for reference. This is not a complete list of all code requirements applicable to this project.

1. Standard landscape code requirements apply. (ZSO 232)
2. City Arboricultural and Landscape Standards and Specifications apply. (Resolution 4545)
3. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
4. All existing and new utilities shall be undergrounded. (MC 17.64)
5. 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)
6. An Encroachment Permit is required for all work within the City's right-of-way. (MC 14.36.020)

3. Fire hydrants shall be spaced not more than three hundred along streets per City Specification # 407 – *Fire Hydrant Installation Standards*. A public fire hydrant is required for this project due to existing five hundred foot spacing and excessive distance. Proposed fire hydrant must be portrayed on the site plan, and be installed/ in service before combustible construction begins. Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department. For Fire Department plan approval, portray the hydrant location and reference compliance with City Specification # 407 - *Fire Hydrant Installation Standards* in the plan notes. Note: See revised hydrant location. **(FD)**
4. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification # 424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department plan approval, portray the extinguisher locations and reference compliance with City Specification # 424 – *Portable Fire Extinguisher Standards* in the plan notes. **(FD)**
5. Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Twenty four foot wide fire access roads with seventeen foot inner radius/forty five foot outer radius turns are required. For Fire Department plan approval, portray the fire access roads and reference compliance with City Specification # 401 - *Minimum Standards for Fire Apparatus Access* in the plan notes. Note: Portrayed turns do NOT meet seventeen foot inner/45 foot outer turn radius requirement. **(FD)**
6. 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. For Fire Department plan approval, portray the fire lanes and reference compliance with City Specification # 415 - *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties* in the plan notes. **(FD)**
7. KNOX® Fire Department Access Key Box shall be provided. Main secured building entry shall utilize a KNOX® Fire Department Access Key Box, installed adjacent to the front door and in compliance with *City Specification # 403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. For Fire Department plan approval, portray the KNOX® Fire Department Access Key Box and reference compliance with City Specification # 403 - *Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **(FD)**
8. Address Numbers shall be installed to comply with City Specification #428, *Premise Identification* per CS 428 1.4. Six inch high numbers with a minimum of one and one half inch (1 1/2") stroke in a contrasting color. Number sets are required on front and rear of the structure. For Fire Department plan approval, portray the address number locations and reference compliance with City Specification #428, *Premise Identification* in the plan notes. **(FD)**

9. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Final site plot plan shall be submitted in digital format via CD rom.

Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building. If the building is a Child or Senior Care Facility it must be identified as such on the mapping information.
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC).
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.
- Location of fire hydrant locations within 750 feet, both public and private.

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

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

For Fire Department plan approval, reference compliance with City of Huntington Beach *GIS Mapping Information Requirements* in the plan notes and submit the required *GIS Mapping Information* to the Fire Department. **(FD)**

10. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

THE STRUCTURE(S) CANNOT BE OCCUPIED, THE FINAL BUILDING PERMIT(S) CANNOT BE APPROVED, AND UTILITIES CANNOT BE RELEASED UNTIL THE FOLLOWING HAS BEEN COMPLETED:

1. Commercial Automatic Fire Sprinkler System in-service per City Specification # 420 - *Automatic Fire Sprinkler Systems*. **(FD)**
2. Sprinkler system Fire Department Connection (FDC) located on the street side.

3. Fire hydrants installed and in-service per City Specification # 407 – *Fire Hydrant Installation Standards*. (FD)
4. Fire Extinguishers installed and located in all areas to comply with City Specification # 424 *Portable Fire Extinguisher Standards*. (FD)
5. Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*.
6. Fire Lanes posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. (FD)
7. Fire Department access provided, utilizing a KNOX® Fire Department Access Key Box. (FD)
8. Address Numbers installed to comply with City Specification #428, *Premise Identification*. (FD)
9. GIS Mapping Information provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

1. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, *Fire Safety Requirements for Construction Sites*. (FD)

OTHER:

1. Discovery of 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)
2. Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office
5th floor of City Hall
2000 Main Street Huntington Beach, CA 92648
(714) 536-5411

or through the City's website at www.surfcity-hb.org

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

SIGNED: L. CALDWELL

DATE: 1-25-2007



CITY OF HUNTINGTON BEACH

PLANNING COMMISSION COMMUNICATION

TO: Chair and Planning Commission

FROM: Scott Hess, Acting Director of Planning *SH*

SUBJECT: **PLANNING COMMISSION COMMITTEE ASSIGNMENTS**

DATE: February 6, 2007

Attached please find a list of the Planning Commission committee assignments for 2007. This item is being forwarded for your review at the February 13, 2007, meeting.

ATTACHMENT:

- 1) Planning Commission Committee Assignments 2007

**PLANNING COMMISSION COMMITTEES/
STAFF LIAISON LIST
(2007)**

STAFF LIAISON	ADVISORY BODY	PC MEMBER/ LIAISON	PC ALTERNATE
Ron Santos 536-5561	Design Review Board** 2nd. Thursday (3:30 PM)	Livengood (Member)	Speaker
Rosemary Medel 374-1684	Environmental Board** 1st. Thursday evenings (6:30 PM)	Farley (Liaison)	Horgan
Scott Hess 536-5554 Pat Dapkus 536-5579	School District Issues Council Subcommittee* 4 th Fri. Qrtly (12:00 PM) Rm B-8	Shier-Burnett (Liaison)	Dwyer
Scott Hess 536-5554	Subdivision Committee** (Three Members) As needed	Horgan Speaker Dwyer (Members)	Shier-Burnett
Scott Hess 536-5554	Green Buildings Planning Commission Subcommittee	Horgan Shier-Burnett Livengood (Members)	Farley

*Council directed

**Code required