



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 7, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
TENTATIVE PARCEL MAP NO. 11-138
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

TELEPHONE/E-MAIL: (714) 872-6123/KHOA@CSGENGR.COM

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND “APPROVE IN CONCEPT” OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

- I. SPECIAL CONDITIONS:**
1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code, and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide Project Data showing:
 - Occupancy group(s)
 - Type of building construction
3. Provide compliance to disabled accessibility requirements of Chapter 11B of CBC.
 - a. Please show the required clear space in front of lavatory. Door cannot encroach into the required clear space in front of lavatory.
 - b. Provide accessible paths of travel to loading dock areas.
4. Kiosk Floor plan did not include in this submittal. Please provide Kiosk Floor plan.
5. Please contact me or our office to review preliminary code analyses to examine any possible building code issue that may arise.

*****Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings*****



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 16, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
TENTATIVE PARCEL MAP NO. 11-138
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: David Dominguez

TELEPHONE/E-MAIL: (714) 374-5309/ ddominguez@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND “APPROVE IN CONCEPT” OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

Plan Sheet Comments:

- The gangway leading to the public dock is shown in different locations on the Preliminary Site Plan (Sheet AS-101) and on the Conceptual Dock Layout - #5. Plans should be made modified to show the intended location.
- Gangway and public dock dimensions should be indicated and include ADA access dimensions at transition points.
- Site Plan should show continuous access from ADA parking spaces to the sidewalk and to the public dock gangway.

Recommended Project Conditions:

- Pierhead line to be set back 25 feet from the westerly property line of the proposed project to provide adequate maneuvering area based on the potential for future expansion of the Marine Safety Division's needs and to accommodate the potential expansion of the public docks on the west side of the channel for recreational uses.
- The proposed public dock must be maintained by the developer and remain open to the general public.
- Proposed hours for the public dock should be consistent with public park curfews (5:00 AM – 10:00 PM)
- Appropriate signage must be in place to inform the public that the dock is available for use.
- Signage must be in place informing the public that parking meters and pay stations are not operated by the City.
- Use of the proposed transient slip proposed to be located over the city-owned portion of the channel must be coordinated through the City and made available to the Huntington Harbor Yacht Club.
- Dredging activity should be coordinated to ensure that there is no disruption to Marine Safety vessels and Huntington Harbor Yacht Club activities.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 3, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
TENTATIVE PARCEL MAP NO. 11-138
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: LUIS GOMEZ

TELEPHONE/E-MAIL: (714) 536-5544/ luis.gomez@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND “APPROVE IN CONCEPT” OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

The Economic Development Department has reviewed the proposed project and has the following comments/concerns:

1. The project as proposed, takes boat access from City property and that will not be allowed.
2. The proposed project would limit the future development potential of the City owned marina property. This would significantly reduce the value of the City owned marina property, while increasing the value of the Applicant's property. Such an exchange could be viewed as a "gift of public funds".
3. The project pierhead line shall be established 25-feet from the common property line. There is no easement request on the property.
4. The Applicant seeks to extend the project boundary onto State owned property. The Applicant must obtain proper State signatures authorizing the proposed use within State owned property.

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Dept. of Planning
& Building



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 13, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

ENTITLEMENTS: PLANNING APPLICATION NO. 08-065

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
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6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 22, 2012. 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: JAMES BROWN, FIRE PROTECTION ANALYST.

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

ATTACHMENT NO. 7.7

Environmental

Environmental – Oil well on property.

NOTE: An abandoned oil well is located on the proposed construction property.

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

1. **DOGGR “CONSTRUCTION SITE REVIEW” is required.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* is required for this project. (See included application).

Identify the well name and well API number. Show the location of the abandoned oil well in question. Accurately locate with “x” and “y” parameters delineated. A completed DOGGR *Site Plan Review* must be on-file with the Fire Department prior to plan approval.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.
- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes.

(Location of the well is not certain, waiting on DOGGR Site Review to determine the requirements based on location to the project)

DEPENDING ON THE LOCATION OF THE ABANDONED WELL(S) TO THE PROPOSED CONSTRUCTION, THE FOLLOWING CONDITIONS MAY BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

2. **“OIL WELL HISTORY DISPOSITION REPORT” is required.** A California licensed third-party petroleum engineer or geologist compiles a disposition report for submittal to the Fire Department – Development Section. (see *City Specification # 429, section 3.2*)
3. **“CITY CONSULTANT - OIL WELL HISTORY REVIEW” is required.** The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION REPORT* for completeness, well integrity, and recommended safety measures. (see *City Specification # 429, section 3.3*)

Fire Hydrants and Water Systems

Fire Hydrant is required. Hydrant must be portrayed on the site plan. Hydrant shall be installed and in service **before** combustible construction begins. Installation of hydrant and service mains shall meet NFPA 13 and 24, 2010 Edition, California Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments for connection to street main and DCDA. For Fire Department approval of all piping downstream of the DCDA and the private hydrant, submit a separate plan to the Hbfd reflecting the fire hydrant location and meeting all requirements of the 2010 CFC, NFPA 13 and 24, and City Specification #407 Fire Hydrant Installation Standards. Reference this in the plan notes. (FD)

Fire Suppression Systems

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with California Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Piers, Marinas and Docks.

Marina Fire Protection System for the proposed marina shall be provided per California Fire Code Section 511, *Marina Fire Protection*. Shop drawings shall be submitted to the Fire Department and approved prior to system installation. Marina plans shall be submitted (three sets) showing the dock layout, wet standpipes, and location of fire extinguisher cabinets. All pipe schedules and hydraulic calculations shall be included. The system shall be supplied with a Fire Department Siamese connection located within 5 feet of the nearest fire apparatus access roadway. The system shall be central station monitored.

511.1 Marina Fire Protection equipment. All piers, wharves, floats with facilities for mooring or servicing five (5) or more vessels, and marine service stations shall be equipped with fire protection equipment as follows:

1. A wet standpipe system shall be installed on all docks, piers, wharves or marine service stations that exceed 100 feet in length or are otherwise inaccessible from city hydrants. The wet standpipe system shall be capable of delivering 250 gallons per minute at a residual pressure of 50 PSI at the outlet. The outlet shall be two-and one-half inch (2 1/2") national standard thread with an appropriate gate valve. Outlets shall be spaced at 200 foot intervals, in approved locations, preferably at a point of public access. Outlets shall be installed so that they are readily visible, unobstructed and readily discernable as a piece of fire fighting equipment.
2. Piers and wharves shall be provided with fire apparatus access roads and water supply systems with on-site fire hydrants as may be required by the fire code official.
3. A 4-A; 40 BC fire extinguisher shall be located every 150 feet along the dock. The fire extinguisher shall be located in a standard fire extinguisher cabinet with a breakable glass front. The cabinet shall have placards on both sides with the words "Fire Extinguisher" and either have an additional placard on the front or shall be easily recognized from the front as a fire extinguisher cabinet.
4. The fire code official shall designate the type and number of all other fire appliances to be installed and maintained in each marina. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)

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

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

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

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



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 28, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001, CONDITIONAL USE PERMIT NO. 08-014, COASTAL DEVELOPMENT PERMIT NO. 08-008, VARIANCE NO. 11-007, TENTATIVE PARCEL MAP NO. 11-138, ENVIRONMENTAL ASSESSMENT NO. 12-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: ZONING MAP AMENDMENT: TO AMEND THE ZONING DESIGNATION OF THE LAND PORTION OF THE SITE FROM RL-CZ-FP2 (RESIDENTIAL LOW DENSITY—COASTAL ZONE—FLOOD PLAIN 2) TO OS-PR-CZ-FP2 (OPEN SPACE-PARKS AND RECREATION—COASTAL ZONE—FLOOD PLAIN 2).
CONDITIONAL USE PERMIT: TO PERMIT THE DEVELOPMENT OF A 23-BOAT SLIP MARINA, AN EATING AND DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, ANCILLARY USES (MARINA OFFICE, RETAIL/RENTAL USES), METERED PARKING, AND OUTDOOR DISPLAY OF SALE AND RENTAL EQUIPMENT).
COASTAL DEVELOPMENT PERMIT: TO PERMIT DEVELOPMENT IN THE COASTAL ZONE, TO REVIEW AND “APPROVE IN CONCEPT” THE BOAT SLIPS/MARINA.
VARIANCE: TO PERMIT A REDUCTION IN REQUIRED SETBACKS, ROOFTOP EQUIPMENT LOCATION, ELECTRICAL TRANSFORMER LOCATION, BACKFLOW PREVENTION DEVICE LOCATION, TRASH ENCLOSURE LOCATION, AND LANDSCAPING.
TENTATIVE PARCEL MAP: TO SUBDIVIDE 1.91 ACRES OF LAND INTO TWO PARCELS (0.94 ACRE PARCEL FOR THE MARINA PORTION AND 0.97 ACRE FOR THE LAND PORTION).
ENVIRONMENTAL ASSESSMENT: TO EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 17, 2012. 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.

TENTATIVE PARCEL MAP NO. 11-138:

1. Prior to submittal of the final parcel map to the Public Works Department for processing and approval, the following shall be required:
 - a. Final parcel map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). **(HBZSO Section 254.16)**
 - b. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. **(HBZSO Section 255.14.H)**
 - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*). **(Ordinance No. 3562, Resolutions No. 2002-56 and 2002-57)**
2. Prior to the issuance of the grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
3. Tentative Parcel Map No. 11-138 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission action. **(HBZSO Section 251.12)**
4. Tentative Parcel Map No. 11-138 and Zoning Map Amendment No. 08-001/Conditional Use Permit No. 08-014/Coastal Development Permit No. 08-008/Variance No. 11-007 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning and Building pursuant to a written request submitted to the Planning and Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

**CONDITIONAL USE PERMIT NO. 08-014/COASTAL DEVELOPMENT PERMIT NO. 08-008/
VARIANCE NO. 11-007:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. 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. **(HBZSO Section 230.76)**

- c. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. The applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - f. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
 3. Prior to issuance of grading permits, the following shall be completed:
 - a. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**

- c. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
 - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - e. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - f. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. 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 and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
4. Prior to submittal for building permits, a minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning Department. **(City Specification No. 409)**
 5. Prior to issuance of building permits, the following shall be completed:
 - a. A General Plan Maintenance Fee shall be paid. The fee is \$1.85/\$1,000 valuation of new construction. **(City of Huntington Beach Planning Division Fee Schedule)**
 - b. A Mitigation Monitoring Fee shall be paid to the Planning and Building Department pursuant to the fee schedule adopted by resolution of the City Council **(City of Huntington Beach Planning Division Fee Schedule)**
 - c. All new commercial and industrial development 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 Division Fee Schedule)**
 6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
 - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries

associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBM 8.40.090)**

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and commencement of use and issuance of a Certificate of Occupancy) until the following has been completed:
 - a. An "as built" Elevation Certificate certifying the lowest floor and mechanical equipment for each building shall be submitted to the Planning and Building Department. **(HBZSO Section 222.14.B)**
 - b. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division. **(HBM 17.04.036)**
 - c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBM 17.05)**
 - d. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - e. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBM 14.52)**
8. 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 Section 241.18.**
9. Tentative Parcel Map No. 11-138, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, and Variance No. 11-007 shall not become effective until Zoning Map Amendment No. 08-001 has been approved by the City Council and is in effect. **(HBZSO Section 247.10 and 247.16)**
10. Tentative Parcel Map No. 11-138, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, and Variance No. 11-007 shall not become effective until the appeal period following the approval of the entitlements has elapsed. **(HBZSO Section 241.14)**
11. Tentative Parcel Map No. 11-138 and Zoning Map Amendment No. 08-001/Conditional Use Permit No. 08-014/Coastal Development Permit No. 08-008/Variance No. 11-007 shall

become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning and Building pursuant to a written request submitted to the Planning and Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

12. The Planning Commission reserves the right to revoke Tentative Parcel Map No. 11-138, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, and Variance No. 11-007 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
13. 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. **(City Charter, Article V)**
14. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC Section 8.40.090)**
15. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of 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 action. An additional check in the amount of \$ 2,101.50 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action. **(California Code Section 15094 and Fish and Game Section 711.4)**
16. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
17. 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. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 6, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
TENTATIVE PARCEL MAP NO. 11-138
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: STEVEN FONG, DETECTIVE/VICE

TELEPHONE/E-MAIL: (714) 536-5960/ SFONG@HBPD.ORG

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND “APPROVE IN CONCEPT” OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

The proposed redevelopment significantly alters the proposed location specifically by adding a restaurant with a new alcohol sales (ABC) license.

The Police Department does not believe the development with the addition of the restaurant will drastically affect the business activity or increase the potential to create public nuisances.

To preserve the current atmosphere and to reduce the likelihood of disturbances created by intoxicated patrons and to reduce the risk of minors obtaining alcoholic beverages, the police department recommends the following conditions be applied to the proposed Conditional Use Permit.

1. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time.
2. If outside dining and alcohol consumption are allowed, a protective barrier shall be mandatory and installed around the outside dining areas. This will help prevent alcohol from being easily handed from the dining area to the surrounding sidewalks and walkways where people may loiter.
3. All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the enclosed patio dining area, per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant/patio.
4. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM.
5. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons.
6. Dancing will not be allowed by anyone.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 30, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: ZONING MAP AMENDMENT NO. 08-001
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
TENTATIVE PARCEL MAP NO. 11-138
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: Arvar Elkins, Police Officer

TELEPHONE/E-MAIL: (714) 625-9702 / AEElkins@hbpd.org

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND “APPROVE IN CONCEPT” OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

The following conditions are recommended for this project:

1. The parking lot, eating/drinking establishment, and the entire perimeter of the eating/drinking establishment, shall be well lit.
2. The landscaping shall be designed in such a manner as to provide a clear view of the parking lot and eating/drinking establishment from Warner Avenue.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 3, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004
TENTATIVE PARCEL MAP NO. 2011-0138

PLNG APPLICATION NO: 2008-0065

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG

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

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
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6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and

Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL PARCEL MAP TO THE CITY FOR REVIEW:

1. A California-licensed Geotechnical Engineer shall prepare and submit to the City a detailed final soils and geological/seismic analysis which shall address onsite soils characteristics, as well as all operations required to properly prepare the site for the proposed marina development. This analysis shall provide detailed recommendations for clearing and grubbing, grading, overexcavation, engineered fill, dewatering, shoring and stabilization of soils to support the proposed development and protect adjacent properties from slope failure, settlement, monitoring requirements, landscaping, chemical and fill properties, liquefaction requirements, retaining walls, streets, and utilities. The report shall provide recommendations for grading for the site. (ZSO 253.12.B, MC 17.05.150)

TENTATIVE PARCEL MAP

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL PARCEL MAP:

2. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map. (ZSO 253.12.I)
3. The Final Parcel Map shall be consistent with the approved Tentative Parcel Map. (ZSO 253.14)
4. The following shall be shown as a dedication to the City of Huntington Beach on the Final Parcel Map. (ZSO 253.10.K, ZSO 254)
 - a. Warner Avenue shall be dedicated in fee for public roadway and utility purposes for a width of 60 feet from the centerline of the roadway.
 - b. All vehicular access rights to Warner Avenue shall be released and relinquished to the City of Huntington Beach, except at locations approved by the Planning Commission.
5. A reproducible Mylar copy and a print of the recorded Final Parcel Map shall be submitted to the Department of Public Works at the time of recordation.
6. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.

7. Provide a digital-graphics file of said map to the City per the following design criteria:
- a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
8. 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)

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

9. Prior to the issuance of any demolition, grading, building or harbor permits, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements and shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (MC 14.25, DAMP)
- a. The SWPPP shall be prepared and updated as needed during the course of construction. Updates or amendments to the SWPPP shall incorporate any changes or revisions that occur in relation to overexcavation, waterway and seawall slope revetment and reconstruction, dredging and drying of materials to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMP's) and other City requirements to eliminate polluted runoff until all construction work for the project is completed.

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

10. The Final Parcel Map shall be recorded with the County of Orange.
11. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. Warner Avenue improvement plans shall show the dedication in fee for public roadway and utility purposes a width of 60 feet from the centerline of the roadway.
 - b. All vehicular access rights to Warner Avenue shall be released and relinquished to the City of Huntington Beach, except at locations approved by the Planning Commission.
12. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05, ZSO 230.84) Final grades and elevations on the grading plan shall not vary by more than one (1) foot from the grades and elevations on the approved Tentative Parcel Map unless otherwise required by these conditions and shall conform to FEMA requirements for elevation above the flood water levels as directed by the Department of Public Works. The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. ADA compliant access, in conformance with Title 24, shall be provided from the public sidewalk to any of the public portions of the marina, dock or waterway.
 - b. The applicant shall demonstrate to the satisfaction of the City Traffic Engineer that standards (including ADA) regarding pedestrian/bicycle safety along the perimeter sidewalks will be met.
 - c. A new sewer lateral shall be installed connecting to the main in the Warner Avenue (ZSO 230.84)
 - d. New domestic water service(s) and meter(s) shall be installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (MC 14.08.020)
 - e. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
 - f. A separate fire service shall be installed for the proposed private fire hydrant that is to be located on the property site and shall be sized to meet the Fire Department requirements. The fire service line and fire hydrant will be privately maintained by the development and shall be separated from the public water system, located in Weatherly Lane, by a backflow protection device installed per Water Division Standard No. 618 (Install Double Check Detector Assembly "DCDA" without using the Fire Department Connection "FDC"). (Resolution 5921 and Title 17)
 - g. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services. (Resolution 5921 and Title 17)
 - h. Final finished grades for proposed building pads and common areas and provide minimum FEMA elevation requirements.
 - i. Retaining walls, decorative walls and slopes along the Huntington Harbor Channel, docks, building foundation, and adjacent property lines.
 - j. All swales along slopes, walls, walkways and associated drainage control devices.

13. An Improvement Plan for the project's waterfront frontage, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84)
The plan shall include the following improvements on the plan:
 - a. Improvements along/within the waterway, including match-up with adjacent harbor slope improvements and the Warner Avenue bridge and abutments, per the approved Geology and Soils Study, Sediment Characterization Results Report, Analysis of Changes in Water Levels, Current Speeds and Sedimentation Report, and Dock Design Report. Requirements of the U.S. Army Corps of Engineers, Federal Emergency Management Agency (FEMA), City of Huntington Beach Public Works Department and the Orange County Flood Control District shall be observed in the design and construction of all Huntington Harbor Channel improvements and abutting slope improvements in and adjacent to the waterway.
 - b. The ADA compliant access, required to be shown on the project's Precise Grading Plan, shall be referenced on the Improvement Plan.
 - c. The pedestrian/bicycle safety along the perimeter sidewalks, required to be shown on the project's Precise Grading Plan, shall be referenced on the Improvement Plan.
14. A Signage and Striping Plan on Warner Avenue shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The Plans shall be prepared according to the Public Works Transportation Division Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
15. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
16. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for

acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

- i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
- ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

k. The applicant shall return one CD media to Public Works for the project record file.

17. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP.
18. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
19. 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)
20. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. 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.
21. 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:

22. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010, MC 14.36.030)
23. 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)

24. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
25. 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)
26. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1, MC 17.05)
27. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
28. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
29. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
30. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
31. Wind barriers shall be installed along the perimeter of the site. (DAMP)
32. 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:**

33. A Precise Grading Permit shall be issued. (MC 17.05)
34. A Drainage Fee for the subject project shall be paid at the rate applicable prior to issuance of a building permit. The current rate of \$13,880 per gross acre is subject to periodic adjustments. This project consists of 0.97 net acres for a total required drainage fee of \$13,464. City records indicate the current use on the subject property has never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
35. The project developer shall pay all applicable Orange County Sanitation District Capital Facilities fees. (ZSO 250.16)
36. Traffic Impact Fees shall be paid at the rate applicable at the time of Building Permit issuance. The current Traffic Impact Fee rate is \$172 per net new added daily trip. The rate is adjusted annually on December 1st. This project is forecast to generate 68 new daily trips. The Traffic Impact Fee based on the existing rate is \$11,696.00. (MC 17.65)

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

37. The Final Parcel Map shall be recorded with the County of Orange.
38. The project's required Improvement Plan shall be approved.
39. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative construction schedule at least 30 days prior to such grading.

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

40. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
41. All new utilities shall be undergrounded. (MC 17.64)
42. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06, ZSO 250.16)
43. 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.



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: APRIL 3, 2012

PROJECT NAME: HARMONY COVE MARINA DEVELOPMENT

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
VARIANCE NO. 11-007
ENVIRONMENTAL ASSESSMENT NO. 08-004
TENTATIVE PARCEL MAP NO. 2011-0138

PLNG APPLICATION NO: 2008-0065

DATE OF PLANS: FEBRUARY 17, 2012

PROJECT LOCATION: 3901 WARNER AVENUE,
APN 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

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PROJECT DESCRIPTION: TO PERMIT A MARINA DEVELOPMENT CONSISTING OF 23-BOAT SLIP PUBLIC AND ANCILLARY USES. THE PROJECT INCLUDES:

1. AMEND THE ZONING MAP DESIGNATION FROM RESIDENTIAL LOW DENSITY TO OPEN SPACE—PARKS AND RECREATION
2. PERMIT A 23-BOAT SLIP PUBLIC MARINA AND AN EATING/DRINKING ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES, MARINA OFFICE, RESTROOMS RETAIL/RENTAL USES ANCILLARY TO THE MARINA
3. PERMIT NEW DEVELOPMENT IN THE COASTAL ZONE AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA
4. SUBDIVIDE THE EXISTING 1.91 ACRE PARCEL INTO 2 PARCELS
5. PERMIT A REDUCTION IN REQUIRED SETBACKS, LANDSCAPING, LOCATIONS OF ROOFTOP EQUIPMENT, BACKFLOW PREVENTION DEVICE, AND TRASH ENCLOSURE
6. EVALUATE THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT

1. The Tentative Parcel Map received and dated February 17, 2012 shall be the approved layout, except for the following:
 - a. All property line dimensions shall be clearly shown and legible while not interfering with underlying topographic spot elevations.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP:

2. A Title Settlement Agreement (TSA) shall be executed between the Applicant and the State of California over that portion of the subdivision where a claim of a Sovereign Public Trust Easement exists. The TSA shall be approved by the California State Lands Commission for the Public Trust Easement across parcels 1 and 2 of the Final Parcel Map. Reference information for the said agreement shall be noted on the Final Parcel Map. All requirements and mitigations required by the subject TSA shall be completed in accordance with the terms of said agreement.
3. The Property Owner shall submit a management plan, to the Planning, Public Works and Community Service Departments for review and approval, for maintenance of the Public Access Easement. The management plan shall include standards and requirements for maintenance of hours of use and aesthetic values for the pathway and a privacy buffer, including, but not limited to, litter control, water quality, structural condition, and materials finish.
4. The Property Owner shall submit a plan, to the Planning, Public Works and Community Service Departments for review and approval, for funding and implementation of a periodic dredging and waterway maintenance program for the operations of the marina.

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

5. The required domestic, irrigation and fire water services to be shown on the project's Precise Grading Plan shall be connected to the existing 6-inch diameter water main located in Weatherly Lane.

DURING DEMOLITION, GRADING, SITE DEVELOPMENT, AND/OR CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL BE ADHERED TO:

6. Construction equipment shall be maintained in peak operating condition to reduce emissions. During clearing, grading, earth moving, or excavation, maintain equipment engines in proper tune. Truck idling shall be prohibited for periods longer than 10 minutes.
7. Use low sulfur (0.05% by weight) fuel by weight for construction equipment.
8. Phase and schedule construction activities to avoid high ozone days. Discontinue construction during second stage smog alerts.
9. A phased schedule for construction activities to minimize daily emissions shall be complied with. Treat unattended construction areas with water (disturbed lands which have been, or

are expected to be unused for four or more consecutive days). Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.

10. On-site parking shall be provided for all construction workers and equipment unless approved otherwise by the Department of Public Works.
11. The property owner for the subject project shall be responsible for all required clean up of off-site dirt tracking, pavement damage and/or restriping of the public rights-of-way as determined by the Department of Public Works.
12. Any operation involving dewatering shall require approval of a dewatering plan and the applicant shall obtain the necessary De Minimis Permit from the California Regional Water Quality Control Board [Order No. R8-2009-0003 (CAG998001)] and provide a copy to Public Works. Discharges to the City's sanitary sewer system shall only be permitted during off-peak hours and non-raining times and with the approval by permit from the Orange County Sanitation District.