



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner 
DATE: March 24, 2009
SUBJECT: NEGATIVE DECLARATION NO. 08-005/CONDITIONAL USE PERMIT NO. 08-015 (HOAG HEALTH CENTER EXPANSION)

APPLICANT: Rick Wood, WBSA, 4850 Barranca Parkway, Suite 203, Irvine, CA 92604

PROPERTY

OWNER: Hoag Memorial Hospital, One Hoag Drive, P.O. Box 6100, Newport Beach, CA 92658

LOCATION: 19582 Beach Blvd., 92646 (East side of Beach Blvd., south of Yorktown Ave.)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The proposed project is a request to permit the construction of an approximately 46,895 sq. ft. three-story addition to an existing 52,177 sq. ft. three-story medical office building and a 4-level approximately 464-space parking structure on the 4.6 acre Hoag Health Center site. The project is proposed to be constructed in three phases over an approximately two year period. The project also includes extending the depth of the main driveway entrance on Beach Boulevard to accommodate future on-site reciprocal access with the property to the south, removal of an existing secondary driveway on Beach Boulevard and construction of a new driveway on Beach Boulevard. The proposal also includes a request for a parking reduction, on an interim basis, during the phased construction of the project with the provision of 100 parking spaces for employees on the adjacent property to the south (Newland Center). The 464-space parking structure is proposed to be located at the rear of the site oriented along the easterly property line. The proposed height of the parking structure will be approximately 45'-4". The on-site access to the parking structure will be provided by two ingress/egress points of access on opposite ends of the parking structure oriented towards Beach Blvd.

The site is currently developed with an approximately 45'-6" tall three story medical office building oriented along the northerly property line and is provided with approximately 355 surface parking spaces. The uses within the existing medical office building consist of medical office and specialty medical office including rehabilitation and wound care. The approximately 46,895 sq. ft addition is proposed to be located adjacent to and west of the existing building within an area currently occupied by 68 surface parking spaces. The building addition will mirror that of the existing building and is proposed at a height of approximately 45'-6" and three-stories and is designed to create a central plaza area with a covered entrance between the two buildings. The proposed uses within the new addition consist of medical offices and specialty medical offices consisting of rehabilitation, wound care, medical imaging, radiation oncology, medical oncology and a surgery center. Approximately 100 people will be employed within the expanded facility for a total of approximately 200 people employed at the site.

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CO-F2 (Commercial Office – Max. 0.50 Floor Area Ratio)	CG (Commercial General)	Private Junior high and High School
North of Subject Property:	CG-F1 (Commercial General – Max. 0.35 Floor Area Ratio)	CG	Pet Cemetery
South of Subject Property:	CG-F1-d (Commercial General – Max. 0.35 Floor Area Ratio – Design Overlay)	CG	Commercial Shopping Center
East of Subject Property:	OS-P (Open Space – Park)	CG	Vacant Land
West (across Beach Blvd.) of Subject Property:	CO-F2	CG	CalTrans maintenance yard

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

January 26, 2009

MANDATORY PROCESSING DATE(S):

Negative Declaration: July 26, 2009 (180 days)

Conditional Use Permit: Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 08-015 was filed on March 28, 2008, and deemed complete January 26, 2009. The application is scheduled for public hearing before the Planning Commission on April 14, 2009.

CEQA ANALYSIS/REVIEW

Negative Declaration No. 08-05 analyzes the potential environmental impacts associated with implementation of the proposed project. Staff determined that no potentially significant impacts are anticipated and that no mitigation measures are necessary. On February 23, 2009 the Environmental Assessment Committee reviewed Environmental Assessment No. 08-05 and approved the processing of a negative declaration. The Planning Department advertised draft Negative Declaration No. 08-05 for 30 days commencing on Thursday, February 26, 2009, and ending Friday March 27, 2009. As of March 17, 2009, no comment letters were received.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Fire, Public Works, and Planning have reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on May 28, 2008 and is attached for informational purposes (Attachment No. 4).

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The project was reviewed by the Design Review Board (DRB) on June 12, 2008. The DRB recommended approval of the project with the following modifications to the plans:

- Offsets shall be provided at the upper north and south corners of the west elevation facing Beach Boulevard. Glass shall be incorporated as an additional material within the offsets.
- The entrance on the west elevation facing Beach Boulevard shall be recessed. The loading and drop of area shall be separated from the main drive aisle by a three foot wide landscaped planter.

The applicant concurs with the DRB recommended modifications and has incorporated the changes into the proposed plans (Attachment No. 2).

PLANNING ISSUES

The primary planning issues to consider with this request are consistency with the General Plan, compliance with applicable zoning requirements, and compatibility with the surrounding land uses. The major site plan issues are the phased construction and interim parking requirements, off-site access, onsite circulation and future reciprocal access with Newland Center and building placement and design. The following highlights two of the primary issues:

An issue of importance is the ultimate provision of a future shared driveway and on-site reciprocal access with the adjacent Newland Center property to the south. The project's current primary entrance is located along the southerly property line and abuts an adjacent entrance, which provides secondary access to the adjacent retail center. The project's primary driveway entrance and the adjacent retail center's secondary driveway entrance are served by a single left turn pocket design that provides only one southbound left-turn turning movement from Beach Blvd. This configuration, which is not proposed to be modified as part of this request, functions adequately but is a concern because increased vehicle trips generated by the new addition may create additional driver confusion and turning movement conflicts. When the health center was originally approved an irrevocable offer for reciprocal access (shared driveway) was required to be pursued with the adjacent property to the south. However the offer was not accepted by the Newland Center owner. The offer remains intact and will eventually require the driveways to be combined and provided when the adjacent property owner voluntarily accepts the offer or when development occurs. In addition, on-site reciprocal access is being pursued between the properties to provide the ability to travel from one property to another without having to use Beach Blvd.

The project will be constructed in three phases: phase 1 will last approximately 9 months and includes the removal of approximately 174 parking spaces from the east portion of the site and construction of the parking structure; phase 2 will last approximately 2 months and includes modifications to the parking area south of the existing medical office building; and phase 3 will last approximately 12 months and consists of the construction of the proposed medical office building. A total of 181 on-site parking spaces will remain available during phase 1 construction at which time 100 off-site parking spaces will be provided at the adjacent Newland Center parking lot. The HBZSO requires a minimum of 299 parking for the existing medical office building. To ensure that adequate parking is provided during phase 1 construction, the applicant had a parking survey prepared to determine the parking demand for the existing medical office building. Based on the parking surveys, the peak parking demand is 277 parking spaces. To provide an adequate number of parking spaces, the applicant will lease 100 parking spaces from the

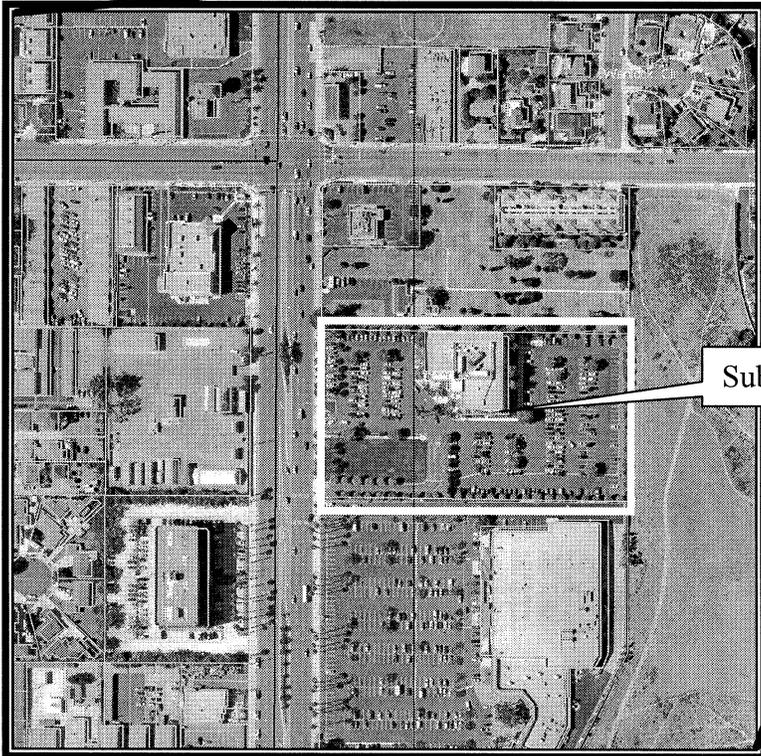
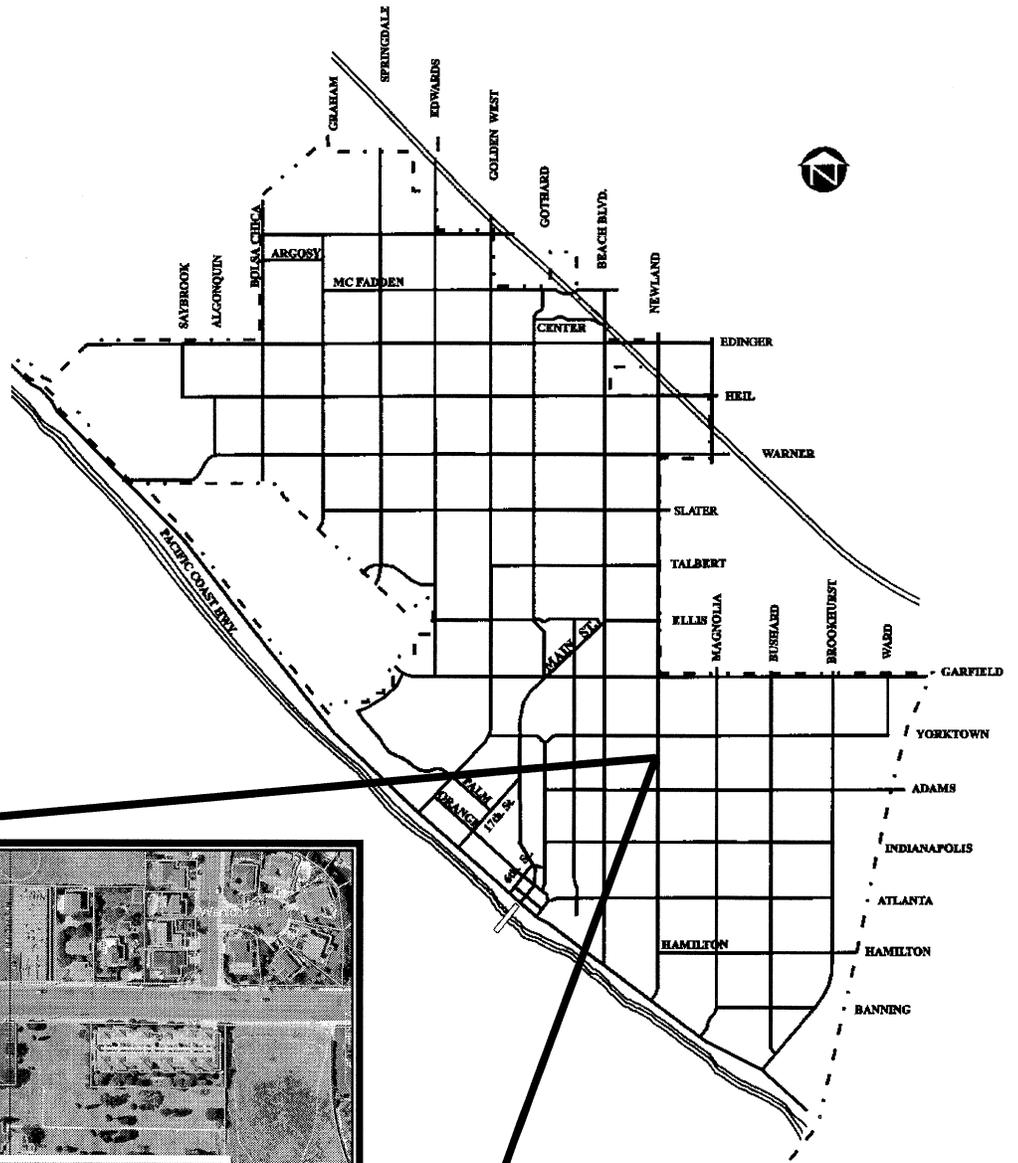
adjacent property. The proposed parking spaces are located at the northwest portion of the lot generally along the Beach Boulevard frontage. This arrangement will provide a total of 281 parking spaces to meet the existing medical office parking demand.

The applicant proposes to require employees to utilize the off-site parking spaces. Pedestrian access to the off-site parking spaces will be provided via the sidewalk along Beach Blvd. In addition, temporary pedestrian access will have to be designed and provided from the Newland Center parking lot to the sidewalk area through the existing landscaped planters. Visitor and patient drop off and handicapped parking spaces will be provided on-site.

ATTACHMENTS:

1. Vicinity Map
2. Site plan, floor plan, and elevations received and dated January 26, 2009
3. Code Requirements Letter dated May 28, 2008 (for informational purposes only)
4. Project Narrative dated March 21, 2008

SH:HF:RT:lw

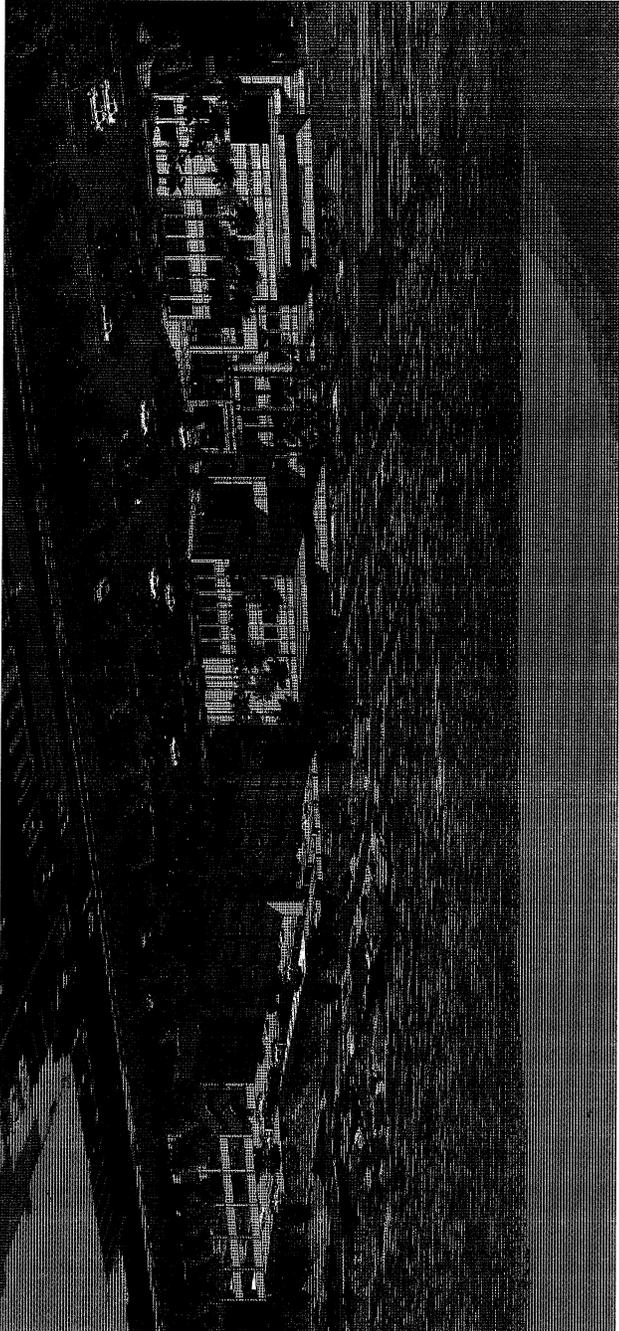
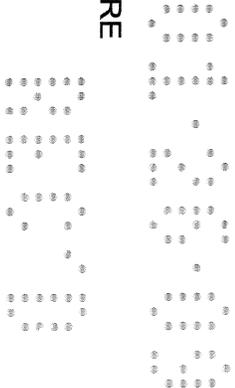


VICINITY MAP
Negative Declaration No. 08-005/Conditional Use Permit No. 08-015
(Hoag Hospital Expansion)
19582 Beach Blvd. (East side of Beach Blvd., south of Yorktown Ave.)

PROPOSED HOAG HEALTH CENTER

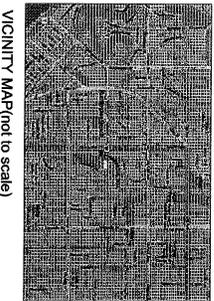
EXPANSION OF EXISTING MEDICAL OFFICE BUILDING AND PARKING STRUCTURE

HOAG HEALTH CENTER
19582 Beach Boulevard
Huntington Beach, CA 92648



SHEET INDEX

AC-1	COVERSHEET	PS-1	GROUND LEVEL FLOOR PLAN
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C-1	PRELIMINARY GRADING	PS-4	FOURTH (ROOF) LEVEL FLOOR PLAN
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VICINITY MAP (not to scale)



AC-1

July 2008

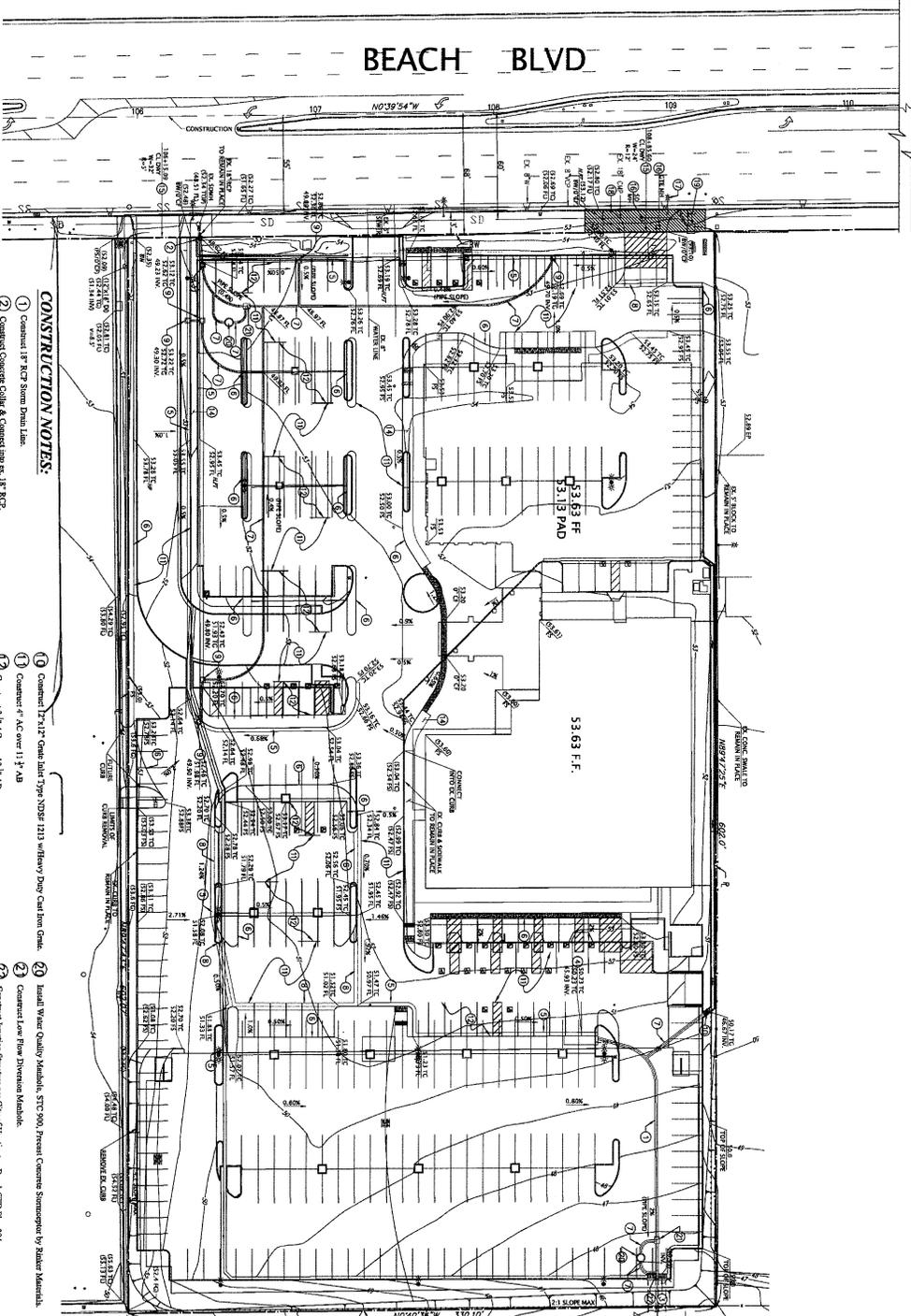


WBSA
3810 BARBARANCA PKWY
SUITE 200
IRVINE, CA 92614
TEL: 949-552-2081

CONCEPTUAL DESIGN PACKAGE

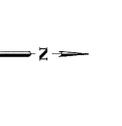
ATTACHMENT NO. 2.1

BEACH BLVD



- CONSTRUCTION NOTES:**
1. Concrete 12"x12" Green Label Type NDS# 113 w/Heavy Duty Galvanized Steel Bar Grk.
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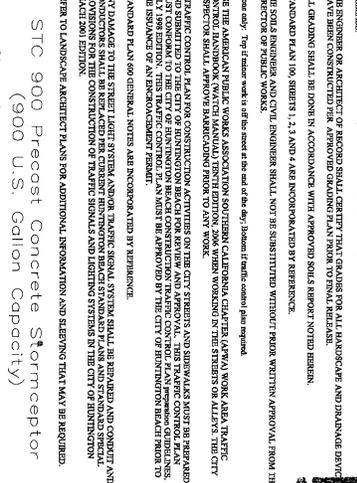
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

DATE: [Date]
 SHEET NO. C-1

PRELIMINARY GRADING/PAVING PLAN
 HOAG HEALTH CENTER
 19582 BEACH BOULEVARD
 HUNTINGTON BEACH, CA 92648

CONSULTANTS, INC.
 180 TECHNOLOGY DR., SUITE 'B'
 HUNTINGTON BEACH, CA 92648
 TEL: (949) 356-4336
 FAX: (949) 356-4339

- GRADING GENERAL NOTES**
1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH REQUIREMENTS.
 2. CITY OF HUNTINGTON BEACH, 19582 BEACH BOULEVARD, HUNTINGTON BEACH, CA 92648, THE DEPARTMENT OF PUBLIC WORKS, (714) 596-6600.
 3. DIST SHALL BE CONSIDERED BY VARIATION.
 4. REMOVE ALL EXISTING AND PROPOSED WORK TO BE GRADDED TO BE RECONSTRUCTED.
 5. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENGINEERING REPORT.
 6. IMPORT SOIL SHALL BE GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO A LEAST 98%.
 7. EXPORT SOIL SHALL BE GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO A LEAST 98%.
 8. A SOIL COMPACTOR REPORT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 9. A LICENSED ENGINEER ON A LICENSED LAND/CONSTRUCTION SHALL VERIFY LINE AND GRADE FOR PROPOSED WORK.
 10. THE SOILS ENGINEER SHALL VERIFY THE PROPOSED GRADING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 11. THE ENGINEER OR ARCHITECT OF RECORD SHALL VERIFY THAT GRADING FOR ALL PROPOSED WORK HAS BEEN CONSTRUCTED PER APPROVED GRADING PLAN FROM TO FINAL REVIEW.
 12. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH APPROVED SOILS REPORT NOTED HEREIN.
 13. STANDARD PLAN 100, SHEETS 1.1, 1.2 AND 1.3 ARE INCORPORATED BY REFERENCE.
 14. THE SOILS ENGINEER AND CIVIL ENGINEER SHALL NOT BE ENTITLED TO WITHHOLD WRITING APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
 15. THE SOILS ENGINEER SHALL VERIFY THE PROPOSED GRADING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 16. THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD SPECIFICATIONS FOR CONCRETE AND REINFORCED CONCRETE SHALL BE USED FOR ALL CONSTRUCTION OF PUBLIC WORKS EXCEPT AS NOTED OTHERWISE.
 17. STANDARD PLAN 600 (GENERAL NOTES) ARE INCORPORATED BY REFERENCE.
 18. ANY DAMAGE TO THE EXISTING UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HUNTINGTON BEACH DEPARTMENT OF PUBLIC WORKS.
 19. REFER TO LANDSCAPE ARCHITECT PLAN FOR ADDITIONAL INFORMATION AND SEEING THAT MAY BE REQUIRED.



STC 900 Precast Concrete Stormceptor
 (900 U.S. gallon Capacity)

PROFESSIONAL ENGINEER
 KLEINFELDER, Inc.
 5 Palace Street, Suite 190
 Huntington Beach, CA 92648
 (949) 272-4666

Underground Service Alert
 Call TOLL FREE
 1-800-422-4133

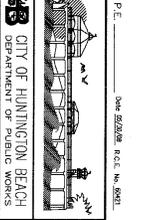
REVISIONS

REV.	DATE	BY	DESCRIPTION	APPROV.

REFERENCES

APPROVED BY:	PLANNING DEPT.	DESIGNED BY:	CHECKED BY:

APPROVED UNDER THE SUPERVISION OF:
 [Signature]
 RABBIT E. MAHMOUD, P.E.
 Date: [Date]
 R.C.E. No. [Number]



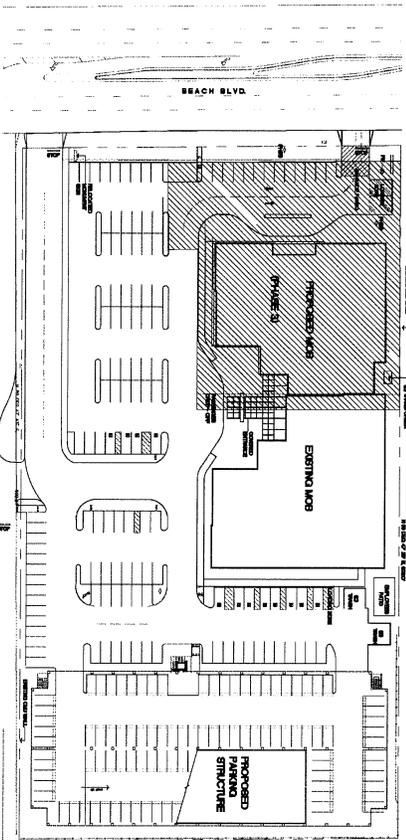
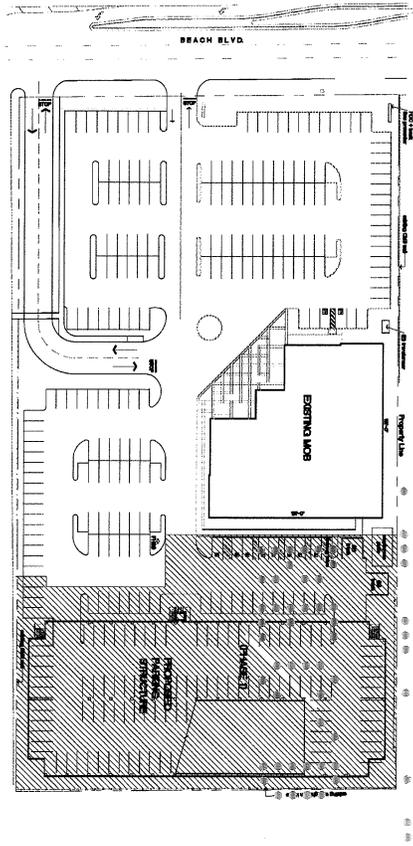
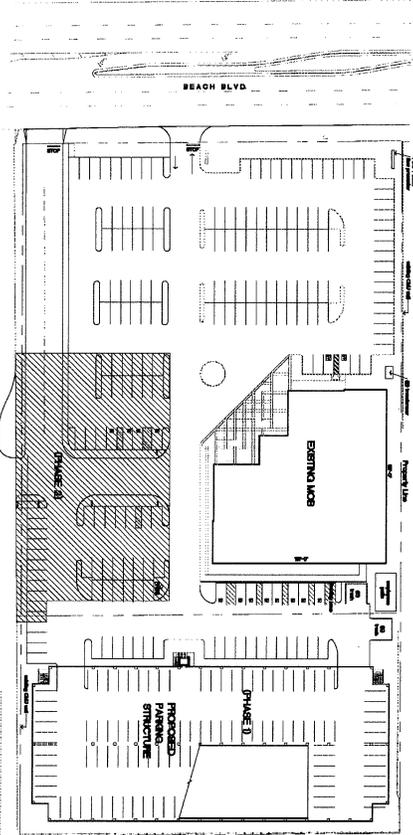
APED CONSULTANTS, INC.
 180 TECHNOLOGY DR., SUITE 'B'
 HUNTINGTON BEACH, CA 92648
 TEL: (949) 356-4336
 FAX: (949) 356-4339

SHEET NO. C-1

PHASING PLAN

A-3

July 2008

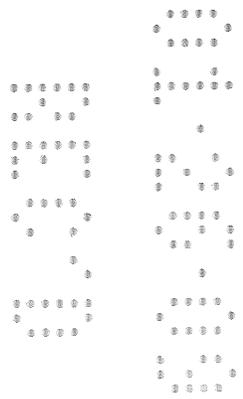
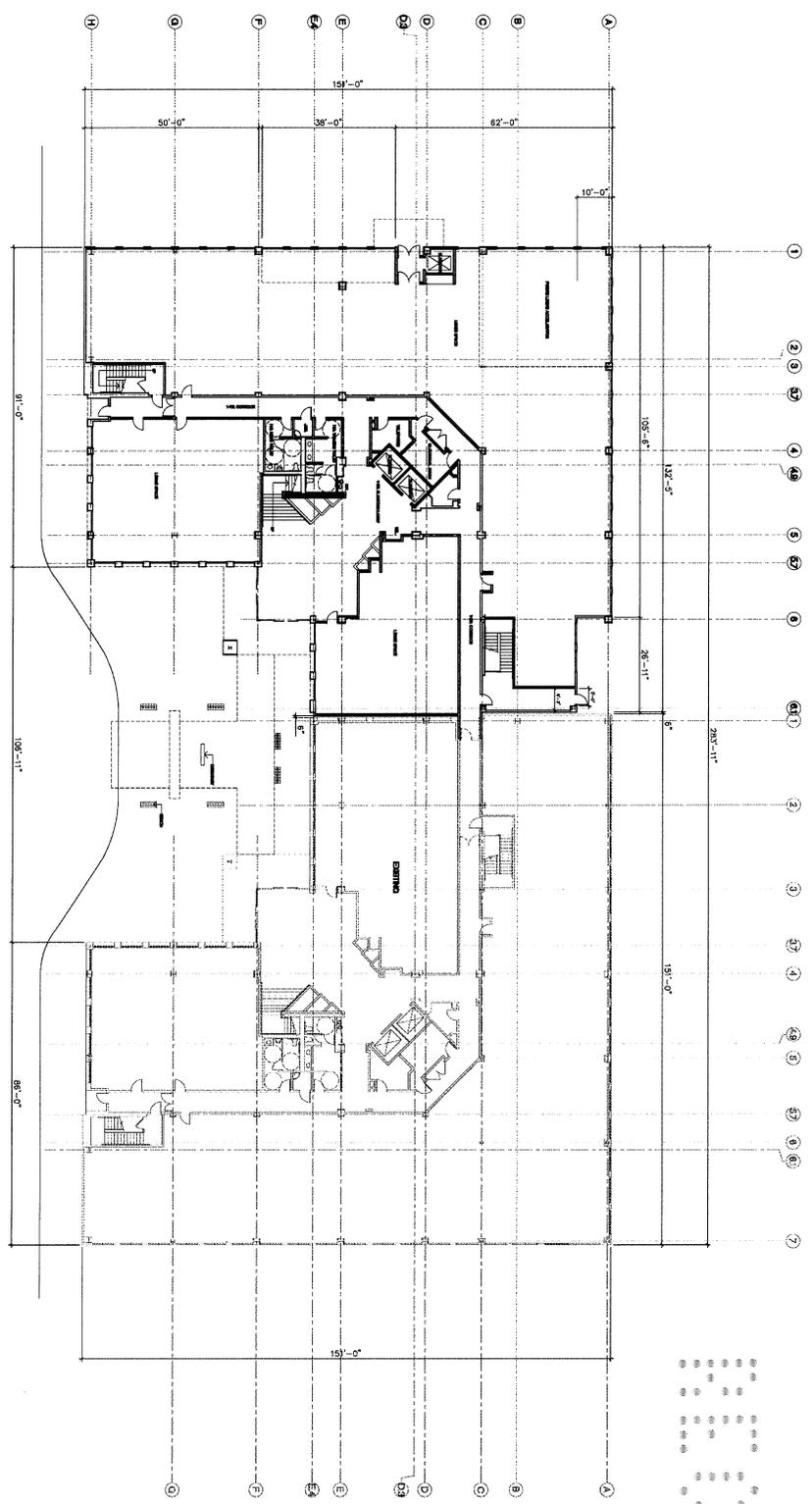
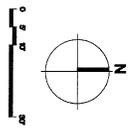


WBSA
 4820 BARBARANCA PKWY
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 VAN NUYS, CA 91411
 TEL. 949-592-2061

HOAG HEALTH CENTER
 HUNTINGTON BEACH, CALIFORNIA

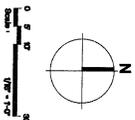
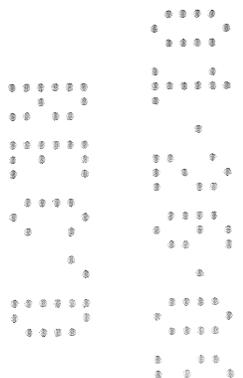
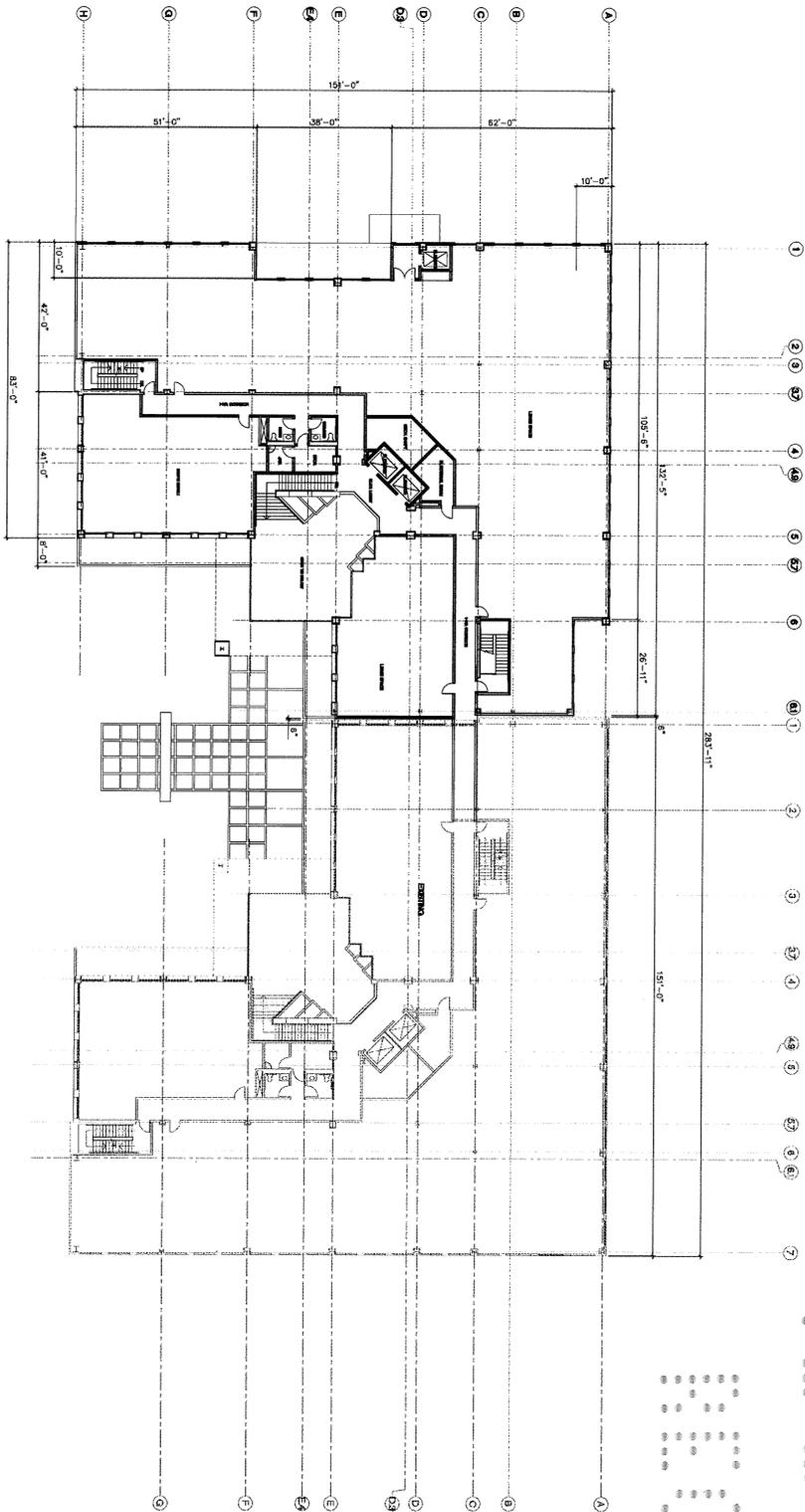
FIRST FLOOR PLAN

A-4
 July 2008



ATTACHMENT NO. 2.10

SECOND FLOOR PLAN



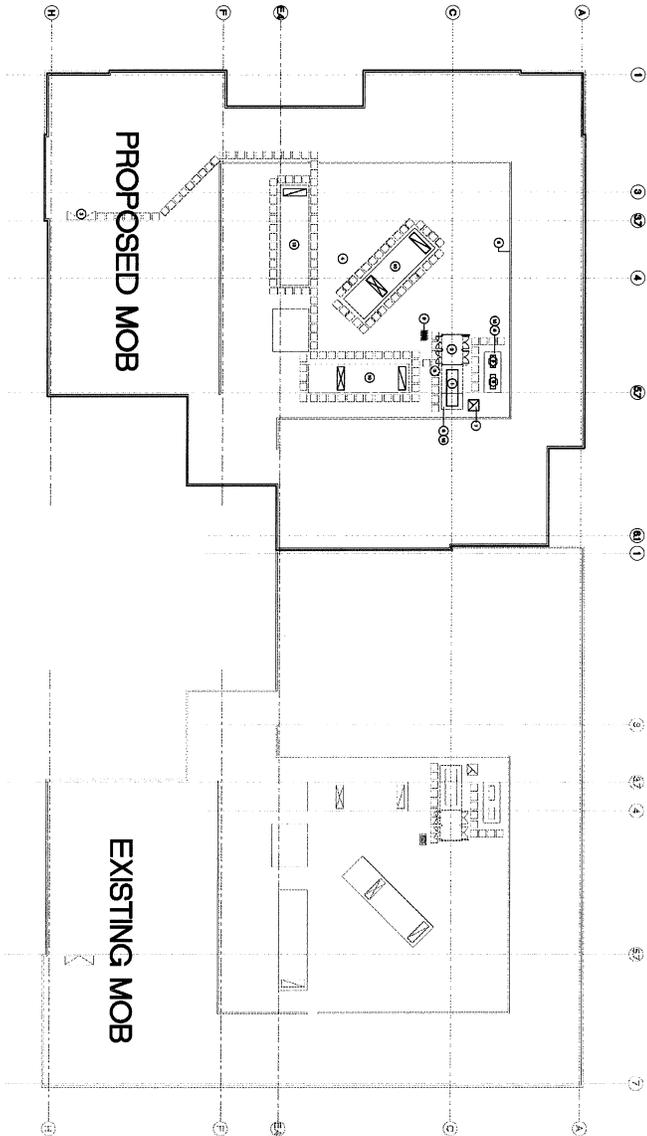
A-5
July 2008



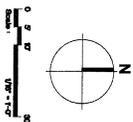
ROOF PLAN

A-7

July 2008



- LEGEND:
- CHILLER
 - AIR COMPRESSOR
 - ROOF MATCH
 - CLASS 'X' RAINING BUILT-UP GRAVEL
 - TRAPIC PANS (TYPICAL)
 - EQUIPMENT SCREEN
 - DUCT PENETRATION
 - EQUIPMENT PAD
 - CONDENSING UNIT
 - AIR HANDLING UNIT



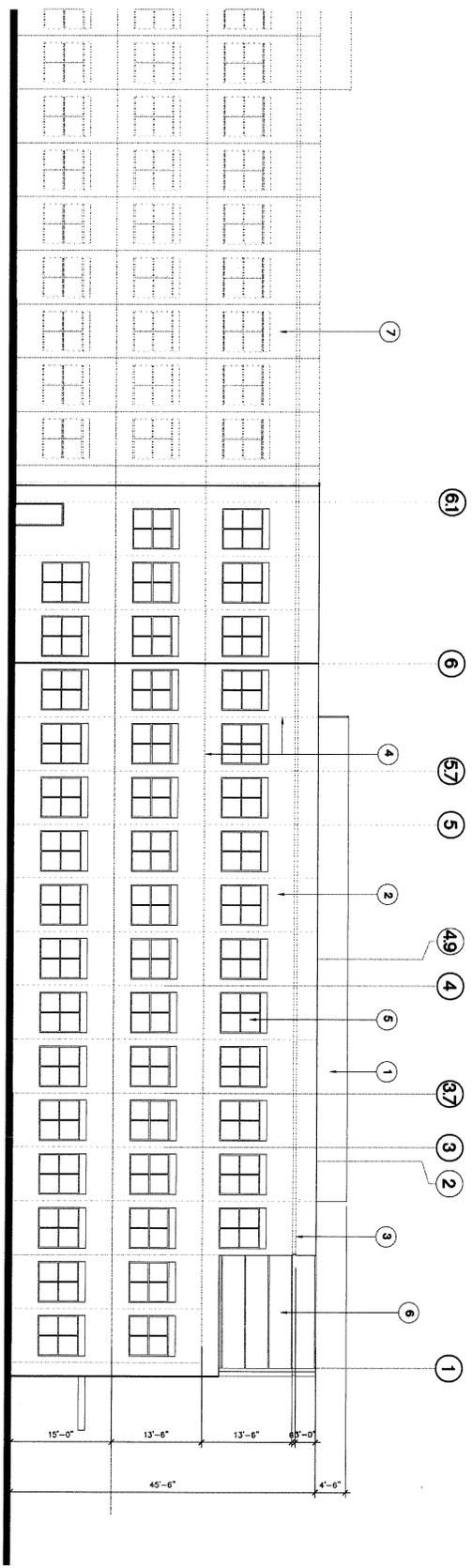
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 FEET

Scale 1/8" = 1'-0"

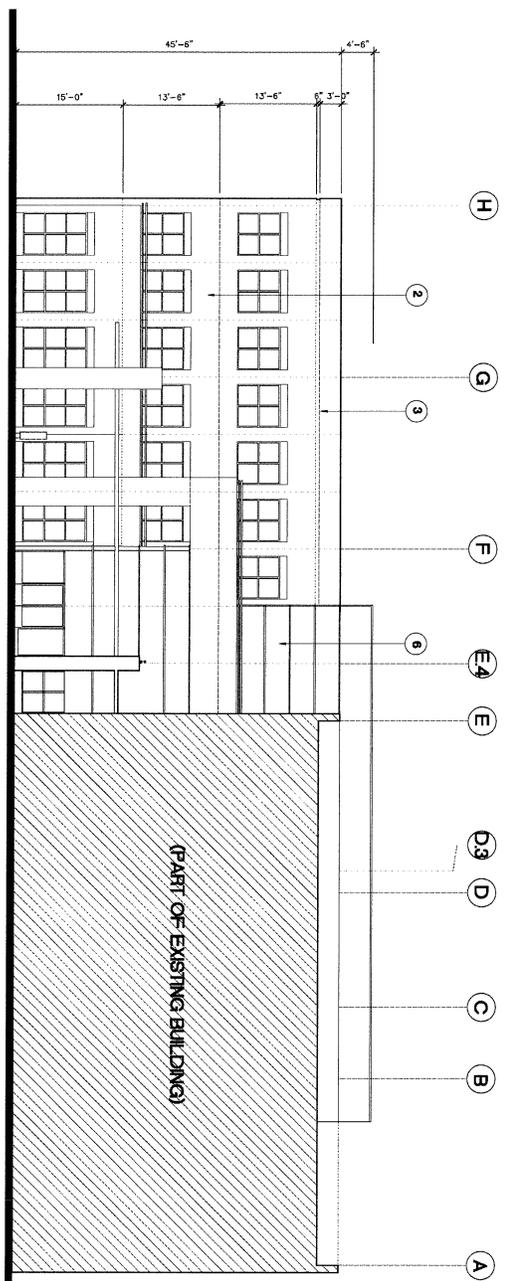
July 2008

A-8

NORTH ELEVATION

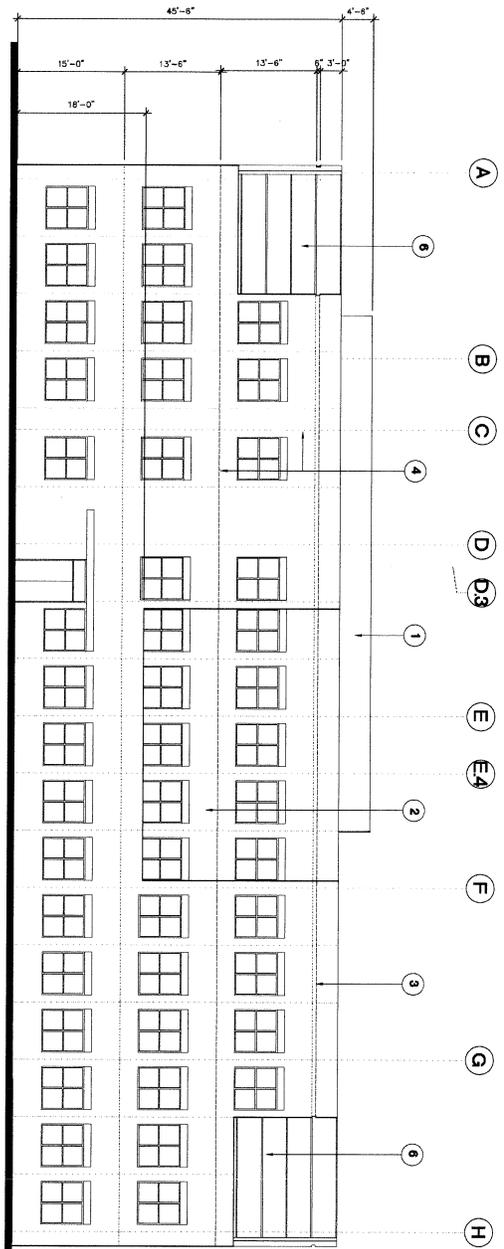


EAST ELEVATION



KEY NOTES

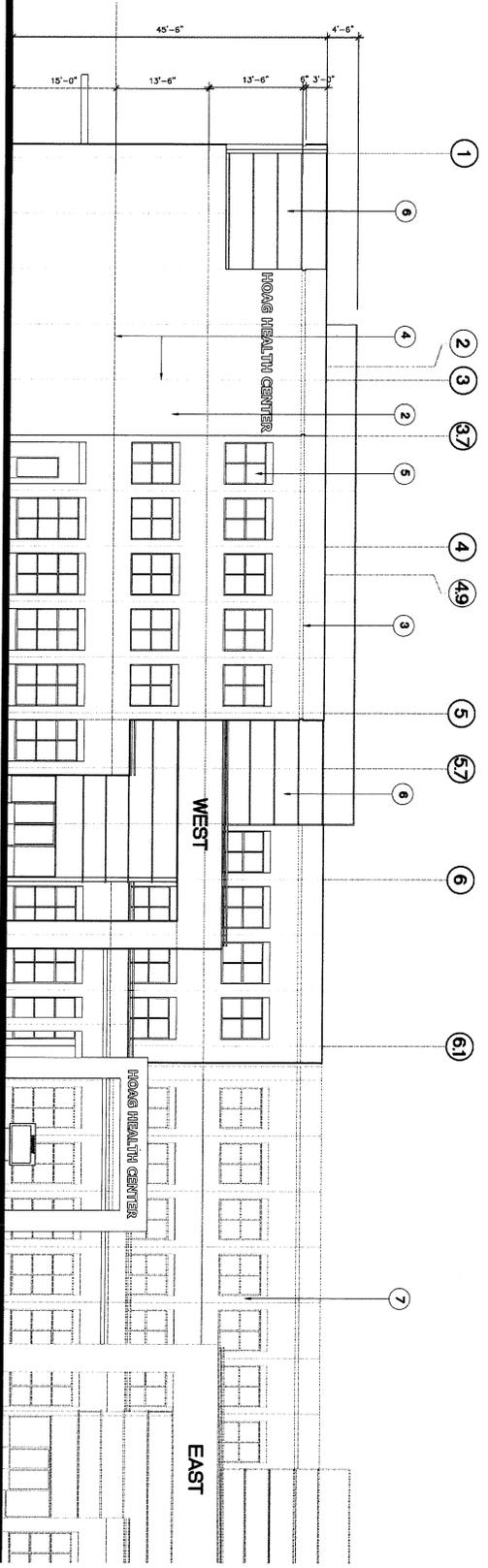
- 1 Mesh Equipment Screens
- 2 Superior Original Finish
- 3 Field
- 4 Panel Lines
- 5 Glass Alum. Storefront
- 6 Alum. Curtain Wall System
- 7 Existing Building



WEST ELEVATION



- KEYNOTES**
- 1 Mch. Equipment Screen
 - 2 Slender Column Pillar
 - 3 Recess
 - 4 Recess Line
 - 5 Glass Alum. Sidelight
 - 6 Alum. Curtain Wall System
 - 7 Existing Building



SOUTH ELEVATION

Scale 1/8" = 1'-0"

A-9

July 2008

WBSA
4890 BARBARCA PKWY
SUITE 200
NEWME CA 92660
TEL: 949.552.5891

HOAG HEALTH CENTER
HUNTINGTON BEACH CALIFORNIA

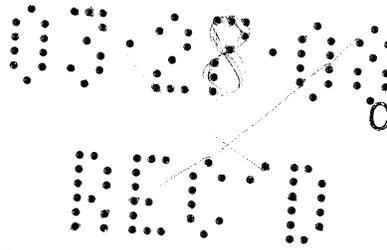


ATTACHMENT NO. 211

March 21, 2008

City of Huntington Beach
Planning Department

Re: 19582 Beach Blvd.
CUP / Environmental Review
Written Narrative



City of Huntington Beach

MAR 28 2008



The following is a narrative of the proposed medical office and parking garage addition at the above referenced site.

Proposal

Hoag Memorial Hospital Presbyterian wishes to expand the existing medical office and specialty clinic services at their Huntington Beach facility. The need for quality medical offices and clinical offices exceeds the availability of space in the immediate vicinity of the current site. In order to accommodate the expanded office and clinical space, a parking structure will be required to support the additional parking needs.

Existing Site Conditions / Uses

The project is located at 19582 Beach Blvd. The site is adjacent to a pet cemetery on the North, a retail shopping center on the South, open space on the East and retail on the West side of Beach Boulevard.

The 4.56 acre site is relatively flat, with a gentle slope toward the easterly portion of the site. The site is currently used for medical office and specialty medical office uses. The existing building is approximately 52,177 gross square feet on three levels with surface parking. The building was original constructed around 1992.

Current hours of operation are 8 AM to 5 PM, Monday through Friday and 8 AM to 12 Noon on Saturday. There are approximately 100 employees including physician, nursing and administrative staff.

Proposed Use

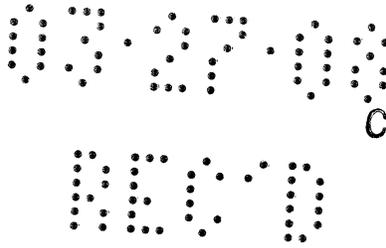
The proposed use will be similar to the existing uses currently on site. Hoag Memorial Hospital proposes to construction another approximately 46,000 gross square feet of medical offices to be used for general medical office, primary and specialty care clinics including an ambulatory surgery center and radiographic imaging suite.

Proposed hours of operation are 7 AM to 5 PM, Monday through Friday and 7 AM to 12 Noon on Saturday. There will be approximately 200 employees including physician, nursing and administrative staff when the addition is complete.

4850 Barranca Pkwy.
Suite 203
Irvine, CA. 92604
tel. 949•552•2061
fax 949•552•9442

ATTACHMENT NO. 31

Re: 19582 Beach Blvd.
CUP / Environmental Review
Written Narrative
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Page Two



City of Huntington Beach

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Phasing

The project will be constructed in two phases:

Phase 1 will consist of the constructing the new parking garage. During this time, there will be insufficient on-site parking to support the existing medical office building. The owner will contract with the neighboring retail center for the staff parking spaces needed during this time. Staff will be transported via a shuttle on and off site.

Phase 2 will consist of constructing the new medical office building and the remaining portion of the site development. During this phase, there is more than adequate parking to support the existing medical office building for staff and patients.

Justification

As the cost of constructing hospitals increases and the ability to perform medical procedures in an outpatient environment increases, the demand for quality clinic office spaces at a more affordable cost also increases.

Specialty clinical facilities require a higher level of construction type than is available in other buildings in the immediate area. In order to accommodate these specialty services, Hoag proposes to construct a building that will meet the higher construction standards.

The medical office building addition and parking garage will be approximately the same size, color, shape and have the same architectural features as the existing building. The architectural character and structure will be similar and have a seamless architectural vernacular and character while complying with the current design guidelines.

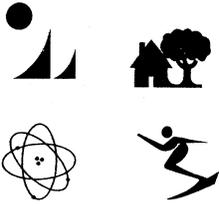
Should you require additional information, please contact me anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "J.F. Wood".

J.F. "Rick" Wood, AIA

enclosures



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

May 28, 2008

Rick Wood, WBSA
4850 Barranca Parkway, Suite 203
Irvine, CA 92604

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-015, DESIGN REVIEW NO. 2008-014,
ENVIRONMENTAL ASSESSMENT NO. 2008-005 (19582 BEACH BLVD.)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Wood,

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

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

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 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Senior Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Planning Manager
Jason Kelley, Planning Department
~~Hoag Memorial Hospital, One Hoag Drive, P.O. Box 6100, Newport Beach, CA 92656~~
Kevin Leonard, HealthWest Realty Advisors, Inc, 4299 MacArthur Blvd, Suite 105, Newport Beach, CA 92660
Project File

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**HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: 4/17/2008
PROJECT NAME: HOAG HEALTH CENTER EXPANSION
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-0066
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14
DATE OF PLANS: MARCH 28, 2008
PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)
PLAN REVIEWER: ERIC HAGHANI, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714)374-1589 / ehaghani@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as 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. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2005 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. Disabled access parking spaces shall comply with CBC Section 1129B.
3. Soils report required for this project per CBC Section 1802.
4. Clarify if OSHPD 3 Clinic Certification is sought.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 18, 2008

PROJECT NAME: HOAG HEALTH CENTER EXPANSION AND PARKING STRUCTURE

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-0066

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14

DATE OF PLANS: MARCH 28, 2008

PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)

PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@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 THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

NOTE: An abandoned oil well may be located within 100 feet of the footprint of the proposed structure. Exact location is unknown at this time.

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

- a. **"Phase 1 Environmental Study"** is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required. If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-

ATTACHMENT NO. 4.3

92, Soil Cleanup Standard. All soil must conform to City Specification # 431-92 Soil Clean-Up Standards. (FD)

- b. **DOGGR “CONSTRUCTION SITE REVIEW” has been received by the City of Huntington Beach for this project.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* was required for this project and has been completed for this project as-required.

NOTE: The City of Huntington Beach Fire Department is in disagreement with the California Division of Oil, Gas & Geothermal Resources “Construction Site Review” (prepared by Mel Saw) findings that: : “Our records do not show any abandoned wells located within or in close proximity to the project site”.

DOGGR Map 134, dated May 1st, 1993, portrays an abandoned oil well, “Newland # 1”, located roughly 330 feet south of Yorktown, and 270 feet east of Beach Blvd. This location is on or in close proximity to the property in question and contradicts the DOGGR statement that: “Our records do not show any abandoned wells located within or in close proximity to the project site”.

A magnetic survey was conducted on the site and did not locate a well in this location. However, this survey was not able to account for the footprint of the existing building or the property to the north which is currently occupied by a pet cemetery. A conversation with the DOGGR indicated that they do not believe the abandoned well is located on the subject property, but is located on the Pet Cemetery property to the north.

It should also be noted that an object was located to the southwest of this location which the magnetic survey indicated may be an abandoned oil well. This location is outside of the 100 foot radius the City uses to determine requirements. DOGGR indicated that they do not believe it is a well due to the unusual proximity to Beach Blvd and the southerly location and have no requirements for this location at this time.

Conclusion: The property in-question or area around the property has not been demonstrated to be free of any abandoned wells. Due to the uncertainty of the location of this well, a methane barrier and sub-slab vent system will be required by the City of Huntington Beach for the medical building in this project.

If this well is located during site preparation, grading or construction, the Fire Department and the DOGGR shall be immediately notified and the Construction Site Review amended.

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.

- c. **CITY SPECIFICATION # 431-92 SOIL CLEAN-UP STANDARD testing is required.** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing conforming to City Specification # 431-92 Soil Clean-Up Standards is required.

All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards prior to the issuance of a building permit. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards" in the plan notes.

Imported soil shall be sampled at 1 sample per 1000 cubic yards of imported fill (prior to import).

Note: Grading Plans must be approved by the Fire Department prior to issuance of a Public Works grading permit. Standard Fire Department notes are required to be on the plans on oil industry impacted sites. Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a building permit. **(FD)**

- d. **"Remediation Action Plan"** If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard*. Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**
- e. **Discovery of soil contamination/pipelines**, etc., must be reported to the Fire Department immediately and an approved remedial work plan submitted. **(FD)**
- f. **Methane Mitigation District Requirements.** The proposed construction is within the City of Huntington Beach Methane Mitigation District.

The property in-question or area around the property has not been demonstrated to be free of any abandoned wells. Due to the uncertainty of the location of this well, a methane barrier and sub-slab vent system will be required by the City of Huntington Beach for this project.

The following City Specification is applicable and the grading, building, and methane plans must reference that: **"A sub-slab methane barrier and vent system will be installed per City Specification # 429, Methane District Building Permit Requirements"** prior to plan approval. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire

Department for approval. For grading or building plan approval, reference compliance with *City Specification #429* in the building plan notes. **(FD)**

- g. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (72,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- h. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- i. **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 approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**
- j. **Fire Alarm System** is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**
- k. **Automatic Fire Sprinklers** are required. Automatic fire sprinkler system required for fire areas over 5,000 square feet or buildings over 10,000 square feet. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes.

Modification, additions, or deletions to an existing automatic fire sprinkler system or fire alarm system shall require that separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

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

- i. **Fire Department Connections (FDC)** to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**
- m. **Commercial Fire Sprinkler Systems Supply** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. **(FD)**
- n. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

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

- p. **Class 1 Standpipes** (2 ½" NFH connections at each floor) are required at each stairway in the parking structure. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**
- q. **Trash Dumpsters** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 **(FD)**
- r. **Private Fire Hydrants** are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed/ in service **before** combustible construction begins. Fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2002 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. **(FD)**
- s. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

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

- u. **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 approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. **(FD)**
- v. **Elevators** shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84”) wide by 4 feet 3 inches (51”) deep. Minimum door opening dimensions are 3 feet 6 inches (42”) wide right or left side opening. Center opening doors require a 4 feet 6 inches (54”) width. For Fire Department approval, reference and demonstrate compliance on the building plans. **(FD)**
- w. **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)**
- x. **Fire Sprinkler System Controls** access shall be provided, utilizing a KNOX[®] Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. **(FD)**
- y. **Secured Vehicle Entries** shall utilize KNOX[®] activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance in the plan notes. **(FD)**
- z. **Secondary Emergency Access Gates** serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX[®] Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **(FD)**
- aa. **Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6”) high with one and one half inch (1 ½”) brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4”) affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

bb. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

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

- 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 approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

cc. **Medical Gas Plan.** If fixed medical gas systems are utilized, plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Plan shall portray each type of gas, quantity in use, quantity stored on-site, container type and configuration of use or storage, valves, emergency shut-off(s) and locations, type of piping and facility layout, controls, and final use. Compressed gas systems shall be suitable for the use intended and shall be designed by persons competent in such design. System shall conform to CFC Article 74 and NFPA 99. Fire Department Permit required for oxidizers (oxygen) over 504 cubic feet. . For Fire Department approval, reference a separate submittal of a medical gas plan in the building plan notes. **(FD)**

dd. **Hazardous Materials Disclosure.** Contact the Huntington Beach Fire Department Hazardous Materials Division (714-536-5676) regarding:

- Disclosure of on-site chemicals. Detail volume and types of materials.
- Compliance with HBFD Fire Code Article 80 – Hazardous Materials.
- Compliance with HBFD Fire Code Article 64 – Stationary Lead-Acid Battery Systems.
- Request information for the proper NFPA 704 signage and postage requirements. **(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)**

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 www.surfcity-hb.org

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

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\2008 CUP's\Beach 19582 Hoag Health Center and Parking Structure - (former DAT 10-4-07) 2nd review 4-18-08 LC.doc



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 15, 2008
PROJECT NAME: HOAG HEALTH CENTER EXPANSION
ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14
PLNG APPLICATION NO: 2008-0066
DATE OF PLANS: MARCH 28, 2008
PROJECT LOCATION: 19582 BEACH BLVD, HUNTINGTON BEACH
PROJECT PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*
TELEPHONE/E-MAIL: 714-536-5467 / JWAGNER@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION

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.

Further Transportation Division comments will be provided upon the results of the traffic study currently in the process of being prepared.

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

ATTACHMENT NO. 4.12

1. 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 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
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 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. A new sewer lateral shall be installed for the new Medical Office Building Expansion, connecting to the main in the street, per Public Works Standards. (ZSO 230.84)
 - b. A new domestic water service and meter shall be installed per Water Standards for the new Medical Office Building Expansion, and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)
 - c. A separate backflow protection device shall be installed per Water Division Standards for new domestic water service. (Resolution 5921 and Title 17)
 - d. A backflow protection device shall be constructed as close as practical to the point of connection to the City's water main located along Beach Blvd to convert the existing on-site public water system to a private water system.
 - e. Any additional on-site fire hydrant(s) and fire sprinkler system(s) required by the Fire Department shall be served from the existing or new dedicated private water system with backflow protection required at each point of connection to the City's water system. (ZSO 255.12A)
 - f. The Property Owner shall quitclaim any existing water line utility easement dedicated to the City of Huntington Beach.
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)
 - 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).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
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 and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
6. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)
7. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity 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 shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
8. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance 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 Drainage Area Management Plan (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. 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.
 - j. The applicant shall return one CD media to Public Works for the project record file.
9. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 10. Existing or proposed trash enclosure(s) location, as approved by the City, shall be depicted on the grading plan. 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)
 11. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
 12. 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)
 13. 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.
 14. 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. An Encroachment Permit is required for all work within Caltrans' right-of-way.
2. 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)

3. 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)
4. 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)
5. 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)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
7. 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)
8. 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)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
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. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 1656 new daily trips for a total traffic impact fee of \$255,024.00. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

**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. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E), and,
 - b. General tree requirements, regarding quantities and sizes, (ZSO 232.08B and C).
3. 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. (ZSO 232.04D)

4. 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.
5. 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.
6. 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)
7. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 8, 2008

PROJECT NAME: HOAG HEALTH CENTER EXPANSION

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-0066

ENTITLEMENTS: ENVIRONMENTAL ASSESSMENT NO. 2008-005, CONDITIONAL USE PERMIT NO. 2008-15 AND DESIGN REVIEW NO. 2008-14

DATE OF PLANS: MARCH 28, 2008

PROJECT LOCATION: 19582 BEACH BLVD. (EAST SIDE OF BEACH BLVD., SOUTH OF YORKTOWN AVENUE AVE.)

PLAN REVIEWER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@hotmail.com

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A NEW 4-LEVEL PARKING GARAGE AND 46,000 SQUARE FOOT MEDICAL OFFICE BUILDING EXPANSION.

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.

CONDITIONAL USE PERMIT NO. 2008-015:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. 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.
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration

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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).

- d. 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.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to submittal for building permits, 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.
 3. Prior to issuance of building permits, the following shall be completed:
 - a. The subject property shall enter into irrevocable reciprocal driveway and parking easement between the subject site and adjacent southerly 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. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - c. 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*).

4. The structure cannot be occupied, the final building permit 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. The applicant shall re-stripe the parking lot to conform to provisions of Chapter 231 of the Huntington Beach Zoning & Subdivision Ordinance.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
5. 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.
6. 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.
7. Conditional Use Permit No. 2008-015 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
8. Conditional Use Permit No. 2008-015 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.
9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2008-015 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
10. 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.
11. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
12. The applicant shall submit a check in the amount of \$1,876.75 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 approval of entitlements.

13. 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.
14. 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.