



CITY OF HUNTINGTON BEACH
 PLANNING DEPARTMENT
 PLANNING AND ZONING PLAN CHECK

COMMERCIAL

Plan Checked By _____ Telephone: (714)536-5271 or _____ Plan Check No. _____
 Date _____ Job Address _____ Plan Dated: _____
 Entitlement No(s). _____ Expiration Date _____
 Review Body: Planning Commission _____ Zoning Administrator _____ Design Review Board _____ Director _____
 Proposed Use _____

1. Legal Description: Lot _____ Block _____ Tract _____
2. Assessor's Parcel Number (s) _____ DM _____ Zone _____
3. General Plan Designation _____ General Plan Sub Area Requirements _____
4. Existing Lot Size _____ Dedication Required Yes/No (*alley, corner, street*) Net Lot Size _____
5. Proposed Total Building Floor Area _____ Proposed Number Units _____
6. Environmental Status: Study required? Y/N Exempt (sec. _____ class _____) EA/EIR number _____
7. Coastal Zone: Y/N Appealable/Nonappealable area Exempt _____ Categorical exclusion (sec. _____ class _____)
8. Special Areas (circle if applicable) *Residential Infill Noise Contour Design Overlay Redevelopment Earthquake Flood Oil Methane Seismic Liquefaction FAA Historic*

Plan Check per **HB Zoning and Subdivision Ordinance and General Plan**

Section 211.06	CO	CG	CV	Additional Provisions	Proposed
Minimum Building Site Requirements					
(Net) Area (sq. ft.)	10,000	10,000	10,000	(C)	
Width(ft.)	100	100	100		
Minimum Setbacks					
Front (ft.)	10	10		(D)(E)(O)	
Side (ft.)	5			(F)	
Street Side (ft.)	10	10		(E)	
Rear (ft.)	5			(F)	
Maximum Height (ft.)	40	50	50	(F)(G)	
Maximum Height (ft.) w/in 45' residential district	18	18	18		
Maximum Wall Dimensions				(N)	
Maximum Floor Area Ratio (FAR)	1.0	1.5	1.5		
Minimum Site Landscaping (%)	8	8	8	(H)(I)	
Building Design Standards					
Fences and Walls (visibility)	See Section 230.88			(J)(K)	
Off-Street Parking and Loading	See Chapter 231			(L)	see page 2
Outdoor Facilities	See Section 230.74				
Screening of Mechanical Equipment	See Section 230.76			(M)	
Refuse Storage Areas	See Section 230.78				
Underground Utilities	See Chapter 17.64				
Performance Standards	See Section 230.82				
Nonconforming Structures	See Chapter 236				
Signs	See Chapter 233				
Antenna	See Section 230.80				
Urban Design Guidelines	Subject to separate plan check				
General Plan Requirements				Provided	
Maximum Height					
Maximum Floor Area Ratio					
Noise Mitigation					
Scenic/Landscape Corridor					
Urban Design					
Historical/Cultural					
Economic					
Circulation					

See Page 2

NONRESIDENTIAL

ADDITIONAL PROVISIONS

HBZSO Section	Requirements	PROVIDED																																				
230.36 Transportation Demand Management	Carpool parking; separate showers 2 per 100 employees; lockers 1 per 20 employees; bicycle parking 1 per 20 employees; passenger loading area; vanpool parking; bus stops																																					
230.62 & 258.02 Legal Building Site	Yes/No Proof Required Yes/No If yes, submit copy of recorded map or Certificate of Compliance																																					
230.64 Substandard Lot	Yes/No If yes, Conditional Use Permit approval by Zoning Administrator required																																					
230.68 Projections into Yards	No individual projection shall exceed 1/3 of the building length, and the total of all projections shall not exceed 2/3 of the building length on which they are located.																																					
	<table border="1"> <thead> <tr> <th>Front Yard</th> <th>Side Yard</th> <th>Street Side Yard</th> <th>Rear Yard</th> </tr> </thead> <tbody> <tr> <td>Fireplace or chimney</td> <td>2.5'</td> <td>2.5' (30" min clearance)</td> <td>2.5'</td> </tr> <tr> <td>Cornice, eaves and ornamental features</td> <td>3'</td> <td>2.5' (30" min clearance)</td> <td>3'</td> </tr> <tr> <td>Mechanical equipment</td> <td>2'</td> <td>2' (30" min clearance)</td> <td>2' (30" min clearance)</td> </tr> <tr> <td>Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor</td> <td>6'</td> <td>3'</td> <td>4'</td> </tr> <tr> <td>Stairs, canopies, awnings and uncovered porches more than 3 feet in height</td> <td>4'</td> <td>2' (30" min clearance)</td> <td>4' (30" min clearance)</td> </tr> <tr> <td>Bay windows</td> <td>2.5'</td> <td>2.5' (30" min clearance)</td> <td>2.5'</td> </tr> <tr> <td>Balconies</td> <td>3'</td> <td>2' (30" min clearance)</td> <td>3'</td> </tr> <tr> <td>Covered patios</td> <td>0</td> <td>0</td> <td>5' (max projection 1/2 width of street side yard)</td> </tr> </tbody> </table>	Front Yard	Side Yard	Street Side Yard	Rear Yard	Fireplace or chimney	2.5'	2.5' (30" min clearance)	2.5'	Cornice, eaves and ornamental features	3'	2.5' (30" min clearance)	3'	Mechanical equipment	2'	2' (30" min clearance)	2' (30" min clearance)	Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor	6'	3'	4'	Stairs, canopies, awnings and uncovered porches more than 3 feet in height	4'	2' (30" min clearance)	4' (30" min clearance)	Bay windows	2.5'	2.5' (30" min clearance)	2.5'	Balconies	3'	2' (30" min clearance)	3'	Covered patios	0	0	5' (max projection 1/2 width of street side yard)	
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230.76 Screening of Mechanical Equipment	Utility meters shall be screened from view from public ROW. Electrical transformers in front or street side setback shall be placed underground. Backflow devices shall be not be located in front yard setback.																																					
230.78 / AB 939	AB 939 requires an additional refuse storage area for recyclable material. Second refuse storage are on site plan or a note added to site plan indicating refuse storage area for trash and recyclables.																																					
230.70 Measurement of Height	Dimensions shown: datum _____ top of slab _____ top of roof _____																																					
CHAPTER 231 Off-street Parking																																						
Non-residential requirement	_____ sq.ft. ÷ _____ = _____ total																																					
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Total required	_____																																					
Size	9' x 19' minimum with 7' vertical clearance																																					
Turning Radius	26' nonresidential; 20 ft. parallel & 2-way angled pkg; 30°-14'; 45°-14'; 60°-15'; 24 ft. fire lane																																					
Aisle Ways	20' for 0°-60° parking; 26' for 90° parking; 24' without adjacent parking; 25' for access to rear of nonresidential bldg.																																					
Striping Detail	Shown per Diagram A																																					
Wheel stops/curbs	Adjacent to walkways, buildings, fencing, or landscaping																																					
Commercial Entrance	Required if more than 200 parking spaces; 2-24 ft. wide lanes w/4'island for 100'																																					
Turn-around Space	3' x 3' maneuver area for dead end parking aisles less than 150'; space for aisles over 150'																																					
Bicycle Parking	Buildings up to 50,000 sq. ft. = 1 bicycle space for every 25 parking spaces required (minimum 3) Buildings over 50,000 sq. ft. = Direct or shall determine # of bicycle spaces based on use and employees																																					
Loading Space	0 space required for buildings less than 20,000 sq. ft. 1- 14' x 20' space per 20,000 sq. ft. bldg area																																					
Chapter 231.18(C) Illumination	See Policy PP-105																																					
Parking Lot Landscaping	3 ft. or 5 ft. wide perimeter planter; 1 tree per 10 parking spaces; other planters																																					
CHAPTER 232 Signs	Subject to separate plan check																																					
FAA setback & height limitation																																						
Urban Design Guidelines	Subject to separate plan check																																					

REQUIRED PRIOR TO BUILDING PERMIT SUBMITTAL, ISSUANCE, AND/OR FINAL INSPECTION

Required	Item	Amount/Due Date	Completed
	Residential Infill Proof of Mailing		
	Noise Study		
	Reciprocal Access Easement Document		
	Maintenance Easement Document		
	Joint Use Parking Agreement		
	Copy of Recorded Map		
	Copy of Certificate of Compliance		
	Approval from Coastal Commission		
	Categorical Exclusion (Coastal) Letter		
	Landscape and Irrigation Plan		
	Lighting Plan		
	Grading Plan		
	CC&Rs Review and Approval		
	Elevation Certificate		
	Mitigation Monitoring Program		
	Notice of Exemption		
	Parkland Dedication In-lieu Fee	\$	
	Downtown Specific Plan Fee	\$831 per acre = \$	
	In-lieu Parking Fee		