



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Tess Nguyen, Associate Planner *TN*
DATE: March 10, 2015

SUBJECT: **CONDITIONAL USE PERMIT NO. 14-029 (CONTINUED FROM JANUARY 13, 2015) (L.A. FITNESS HEALTH CLUB)**

APPLICANT: Michael C. Adams, P.O. Box 382, Huntington Beach CA 92648

PROPERTY OWNER: Seaciff Village Shopping Center Inc., c/o Robert Giffin, Cornerstone Real Estate Advisers, LLC, 100 Wilshire Boulevard, Suite 700, Santa Monica CA 90401

LOCATION: 19330 Goldenwest Street, 92648 (northeast corner of Goldenwest Street and Yorktown Avenue—Seaciff Village)

STATEMENT OF ISSUE:

- ◆ Conditional Use Permit (CUP) No. 14-029 request:
 - To permit the establishment of a 45,400 sq. ft. commercial recreation and entertainment use (health club) including a fitness studio, workout areas, cycling and aerobics rooms, outdoor lap pool/spa area, locker rooms, basketball court, and kids klub within an existing multi-tenant commercial center; and
 - To permit the removal of the existing garden center and outdoor storage area to construct an outdoor pool/spa area and create a new parking area (87 spaces) and landscape improvements.
- ◆ Staff's Recommendation:

Approve Conditional Use Permit No. 14-029 based upon the following:

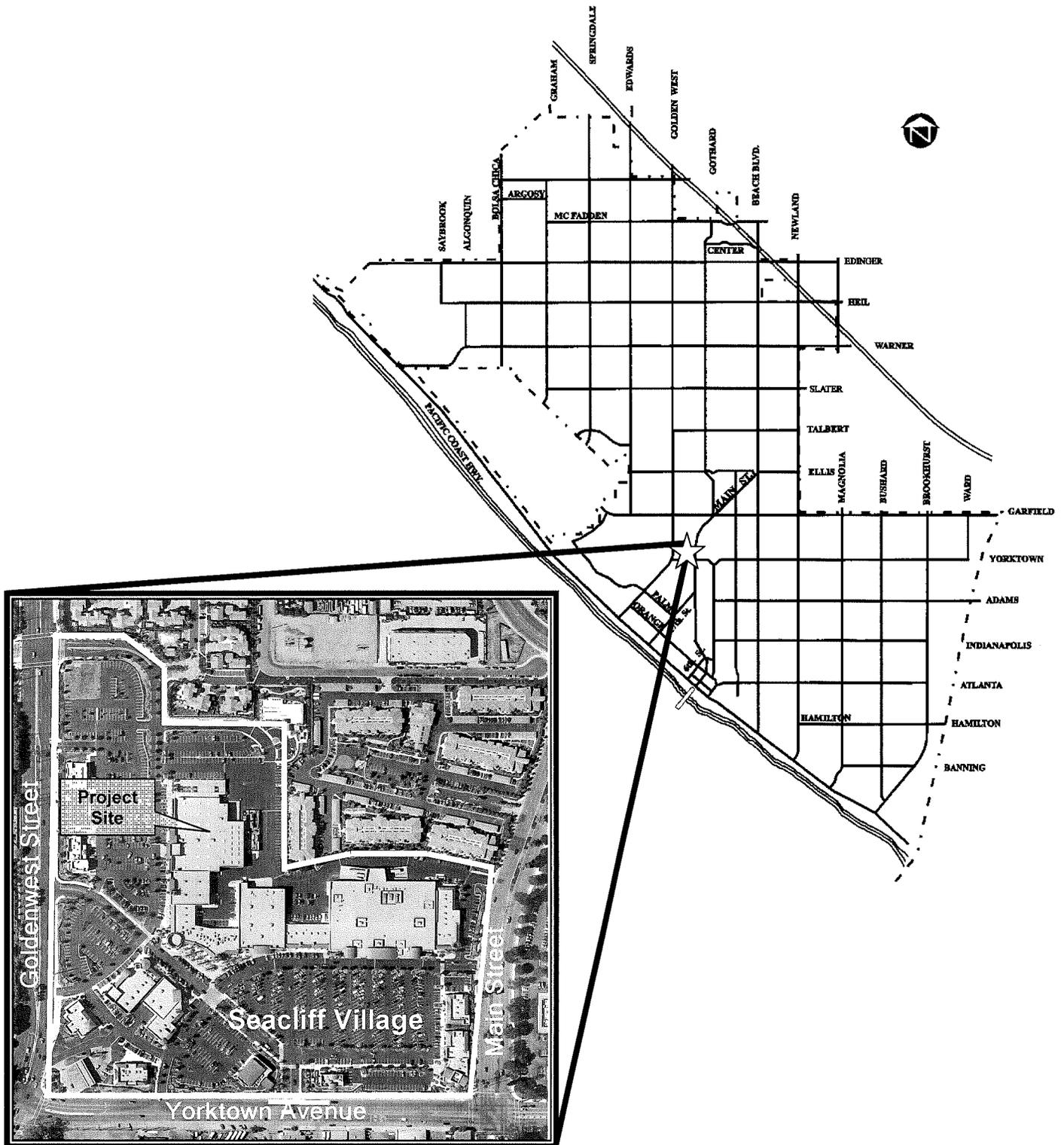
 - Compliance with the General Plan goals, objectives, and policies encouraging a diversity of commercial uses that is oriented to the needs of local residents and visitors to the City.
 - Compliance with all minimum development standards including parking and the Urban Design Guidelines.
 - Compatible with a variety of retail, restaurant, and service uses in an existing mixed-use shopping center.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 14-029 with suggested findings and conditions of approval (Attachment No. 1).”

#B-1



VICINITY MAP
CONDITIONAL USE PERMIT NO. 14-029
(L.A. FITNESS HEALTH CLUB—19330 GOLDENWEST STREET)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 14-029 with findings for denial.”
- B. “Continue Conditional Use Permit No. 14-029 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 14-029 represents a request to establish a 45,400 sq. ft. commercial recreation and entertainment use (health club) consisting of a fitness studio, workout areas, cycling and aerobics rooms, outdoor lap pool/spa area, locker rooms, basketball court, and kids klub within an existing multi-tenant commercial shopping center pursuant to Section III Zoning and Development Standards D(6) Mixed Development of the Holly-Seacliff Specific Plan and Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Commercial Recreation and Entertainment, of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The project site is located within the Seacliff Village shopping center at the northeast corner of Goldenwest Street and Yorktown Avenue. The established shopping center contains a variety of commercial businesses including grocery, restaurant, and convenience uses. The health club would be located within a vacant one-story commercial suite. The existing suite is approximately 48,000 sq. ft. The project includes the removal of an existing approximately 8,000 sq. ft. garden center and outdoor storage area to construct a 5,400 sq. ft. outdoor lap pool/spa area and create a new parking area (87 spaces) and landscape improvements.

The health club will employ approximately 50 full-time and part-time employees with 10-20 employees per shift. The applicant is requesting a 24-hour operation for this health club. In the event that the 24-hour operation is not permitted, the proposed hours of operation are from 5:00 AM to 12:00 AM (midnight).

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	MH-sp (Mixed Use Horizontal – Specific Plan)	SP9 (Holly Seacliff Specific Plan)	Seacliff Village Shopping Center
North and East of Subject Property:	MH-sp	SP9	Patti’s Preschool and Kindergarten; Single Family Residential Uses; Fountain Glen Senior Apartments

LOCATION	GENERAL PLAN	ZONING	LAND USE
South Subject Property (across Yorktown Avenue):	P(RL) (Public – Residential Low Density)	PS (Public – Semipublic)	Huntington Beach High School
West of Subject Property (across Goldenwest Street):	RL-7 (Residential Low Density – 7 du/ac)	RL (Residential Low Density)	Single Family Residential Uses

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is MH-sp (Mixed Use Horizontal – Specific Plan). The proposed project is consistent with this designation and the policies, objectives, and goals of the City’s General Plan Land Use Element as follows:

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 10 Achieve the development of a range of commercial uses.

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

Policy LU 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).

Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The establishment of the health club promotes re-use of a prior commercial suite in a manner that will be consistent with the aforementioned policies, goals, and objectives of the City’s General Plan. The project is consistent with General Plan Land Use goals, objectives and policies, which encourage additional recreational amenities such as health clubs and advocate development of new facilities where they are compatible with adjacent uses. The project is located along a major corridor of the City that contains existing restaurants, retail, and service uses. The project serves to expand the range of goods and services provided in the area and facilitates continued viability of the commercial center.

Zoning Compliance:

The proposed project is located within the Holly Seacliff Specific Plan and the request complies with the requirements of that designation. The request to establish a commercial recreation and entertainment use (health club) requires review and approval of a conditional use permit by the Planning Commission. The proposed health club land use requires 17 parking spaces more than the previous commercial uses due to the different parking ratio for group instruction areas (refer to the table below). The applicant proposes to provide an additional 87 parking spaces to the shopping center in place of the outdoor storage area. The proposed use complies with the parking requirements.

	EXISTING	PROPOSED
Land Use	48,000 sq. ft. retail	39,400 sq. ft. health club 6,000 sq. ft. group instruction
Parking Rate	1 space per 200 sq. ft. retail	1 space per 200 sq. ft. health club 1 space per 100 sq. ft. group instruction
Parking Required	240 spaces	257 spaces

Urban Design Guidelines Conformance:

The project is in substantial conformance with the Community Theme Guidelines of the Holly-Seacliff Specific Plan. The project includes minor storefront and façade upgrades including a new entry arcade, new storefront system, additional entry doors, and new metal canopies along the front (west) elevation of the building. The existing truss canopy and arbor along the west elevation will be removed. The existing garden center is designed with see-through panels and stone veneer/masonry columns in between. For the construction of the outdoor pool/spa area, the see-through panels will be replaced with masonry walls and the stone veneer/masonry columns to remain. The building façade will be designed to match the existing shopping center by utilizing the same building materials and palette of colors. The proposed project and minor façade modifications are in keeping with the general design objectives and are consistent with the existing design of the center and established theme of the neighborhood.

Environmental Status:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project consists of minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

Coastal Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning and Building, Fire, and Public Works have reviewed the application and identified applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 4).

Public Notification:

Legal notice was published in the Huntington Beach Independent on February 26, 2015, and notices were sent to property owners of record and occupants within a 500 ft. radius of the project site, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of March 2, 2015, staff has received no comments regarding the project.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

February 11, 2015

MANDATORY PROCESSING DATE(S):

April 10, 2015

Conditional Use Permit No. 14-029 was filed on October 30, 2014 and deemed complete on November 25, 2014. The application was scheduled public hearing before the Planning Commission on January 13, 2015. On January 7, 2015, the applicant requested a continuance to redesign the project. On January 20, 2015, the revised application was submitted. The revised application was deemed complete on February 11, 2015. The application is scheduled for public hearing before the Planning Commission on March 10, 2015.

ANALYSIS:

Land Use Compatibility

In reviewing land use compatibility, staff analyzed existing on-site uses as well as the activities that would occur as a result of the proposed use. The proposed health club will be located in a vacant suite in the Seacliff Village shopping center which has a variety of restaurant, retail, and service uses. The proposed use will be compatible with those uses by providing a recreational amenity to the mixed use site that does not currently exist. The overall purpose of mixed-use development is to create synergy among different land uses in order to capitalize on their proximity to each other. The proposed use will provide shoppers and residents in the surrounding area with an additional recreational resource that is specifically encouraged in the General Plan. The dual use of the site for shopping and recreation reduces the need for additional parking and lessens the traffic impact to surrounding streets. In addition, the proposed health club will be compatible with the surrounding residential uses because the primary activities will be fully contained within the interior of the tenant space. The nearest residential uses located east (Fountain Glen - approximately 125 ft.) and north (Huntington Tides - approximately 190 ft.) of the subject suite will benefit from less commercial delivery traffic and associated noise. The applicant proposes to remove the garden center and construct an outdoor pool/spa area with 12 ft. high walls to help buffer the area and provide noise attenuation. Furthermore, adjacent residential properties are adequately buffered from subject building by parking areas and six foot high block walls along the common property lines. It is anticipated that noise emanating from the outdoor pool/spa area and activities associated with the

proposed use will not create a noise nuisance at the nearest sensitive use. The use is subject to noise regulations to further ensure compatibility with surrounding properties. Accordingly, no compatibility impacts are anticipated.

Outdoor Pool Area

The project includes replacement of the existing garden center at the side of the building with a 25-yard outdoor lap pool area with spa. A 12-foot high wall is proposed to surround the pool/spa area and provide security and privacy. Anticipated outdoor pool/spa activities would include water physical therapy and lap swimming. As noted above, the use is subject to the City’s noise regulations. Additionally, staff suggests a condition of approval to mitigate the potential noise impacts by ensuring that no group activities, loud-speakers, music, whistles, or other noise making devices in the outdoor pool/spa area be allowed between the hours of 8:00 p.m. and 7:00 a.m., seven days a week. Accordingly, no impacts related to the outdoor pool/spa area are anticipated.

Parking

Per the HBZSO, the parking ratio for a health club use and retail use is one space per 200 sq. ft. of floor area. However, the parking ratio for group instruction within a health club is one space per 100 sq. ft. of floor area. The proposed health club use requires 17 parking spaces more than the previous retail use due to the different parking ratio for group instruction (refer to the table in the Zoning Compliance section). The applicant proposes to provide an additional 87 parking spaces to the shopping center in place of the outdoor storage area to the rear of the building. Thus, the proposed use complies with HBZSO parking requirements.

SUMMARY:

With the suggested conditions of approval, the proposed health club will not result in noise, safety, or parking issues, above that expected in a typical neighborhood commercial center. In general, the proposed project is consistent with the scope and intent of development in the Mixed Development zoning designation and supported by the General Plan. Accordingly, staff recommends approval of the request.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – Conditional Use Permit No. 14-029
2. Site and Floor Plan received and dated January 20, 2015
3. Project Narrative received and dated January 20, 2015
4. Code Requirements Letter dated February 11, 2015 (for informational purposes only)

SH:JJ:TN:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 14-029

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, of the CEQA Guidelines, which states that minor alterations to existing structures involving negligible or no expansion are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-029:

1. Conditional Use Permit (CUP) No. 14-029 for the establishment, maintenance, and operation of a 40,000 sq. ft. commercial recreation and entertainment use (health club) with a 5,400 sq. ft. outdoor pool area consisting of a fitness studio, workout areas, cycling and aerobics rooms, lap pool, spa, locker rooms, basketball court, and kids klub within an existing multi-tenant commercial shopping center will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will occupy a vacant suite within an existing multi-tenant commercial shopping center. The project will be primarily contained within the interior of the tenant space and includes the construction of an outdoor pool area. The subject property provides adequate parking to accommodate the proposed use through the provision of 87 additional parking spaces. The project will not modify onsite vehicular circulation and will be provided with efficient vehicular ingress/egress from the adjacent right-of-way. The proposed use is not anticipated to generate additional noise, traffic, or other detrimental impacts onto surrounding properties inconsistent with the subject property's Holly-Seacliff Specific Plan zoning. In addition, adjacent residential properties to the east (approximately 125 ft. way) and north (approximately 195 ft. away) are adequately buffered from subject building by parking areas and a minimum six ft. high block walls along the common property lines.
2. The conditional use permit will be compatible with surrounding uses because primary activities of the health club will be fully contained within the interior of the building in an existing commercial center and surrounded by similar and complementary commercial uses. The proposed health club is not anticipated to generate additional traffic, noise, or other impacts to surrounding properties. Adequate parking will be provided to comply with the parking requirement for the proposed health club.
3. The proposed facility will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it is located. The existing building conforms to applicable site development standards including required minimum setbacks, maximum building height, and minimum onsite parking. Commercial recreation and entertainment use in the CG (Commercial General) zoning district requires a conditional use permit subject to review and approval by the Planning Commission.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MH-sp (Mixed Use Horizontal – Specific Plan) on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan Land Use Element:

- Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.
- Goal LU 10 Achieve the development of a range of commercial uses.
- Objective LU 10.1 Provide for the continuation of existing and the development of diversity of retail and service commercial use that oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.
- Policy LU 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).
- Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.
- Policy LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The establishment of the health club promotes re-use of a prior commercial suite in a manner that will be consistent with the aforementioned policies, goals, and objectives of the City’s General Plan. The project is consistent with General Plan Land Use goals, objectives and policies, which encourage additional recreational amenities such as health clubs and advocate development of new facilities where they are compatible with adjacent uses. The project is located along a major corridor of the City that contains existing restaurants, retail, and service uses. The project serves to expand the range of goods and services provided in the area and facilitates continued viability of the commercial center.

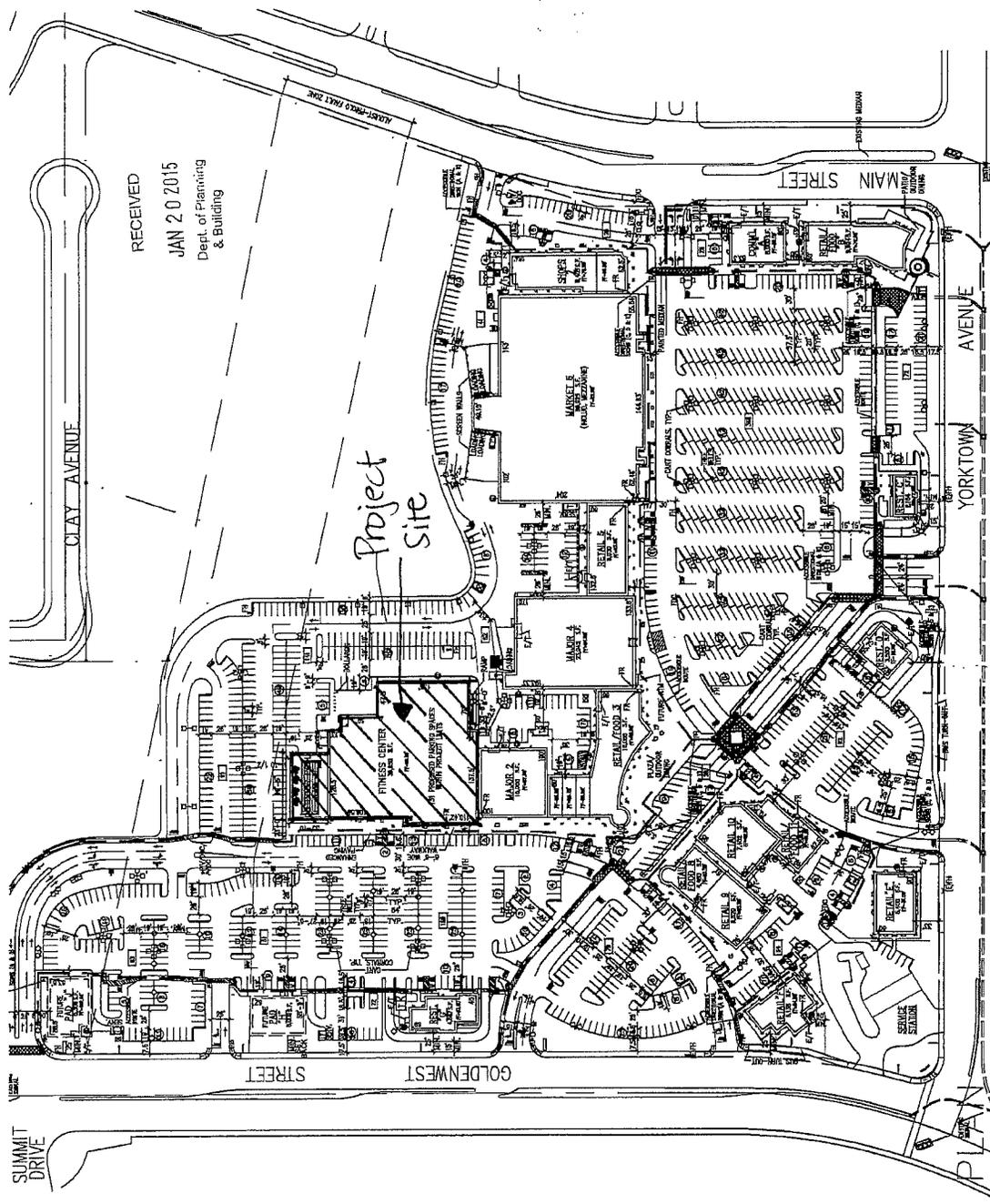
SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-029:

1. The site plan, floor plan, and elevations received and dated January 20, 2015 shall be the conceptually approved design with the following modifications:
 - a. Off-street parking improvements shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**

- b. Landscape improvements shall comply with Chapter 232 of the Zoning and Subdivision Ordinance. **(HBZSO Chapter 232)**
 - c. A landscape planter (islands) shall be installed in the middle of the new parking row east of the building (parking row with 45 spaces). **(PL)**
 - d. The materials and colors of the 12-ft. high walls surrounding the pool/spa area shall be designed to be compatible with the building. **(PL)**
2. The use shall comply with the following:
 - a. Group activities, loud-speakers, music, whistles, or other noise making devices in the outdoor pool/spa area shall be prohibited between the hours of 8:00 PM and 7:00 AM, seven days a week.
 - b. Any lights in the outdoor/spa area shall be no taller than the height of the wall surrounding the pool/spa area.
 - c. Only the uses described in the project narrative shall be permitted (see attached narrative).
 3. Conditional Use Permit No. 14-029 shall become null and void unless exercised within two (2) years 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 and Building Department a minimum 30 days prior to the expiration date.
 4. Signage shall be reviewed under separate permits and applicable processing.
 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 and Building 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. Incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating/>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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



RECEIVED
 JAN 20 2015
 Dept. of Planning
 & Building

Project Site

PROPOSED SITE PLAN

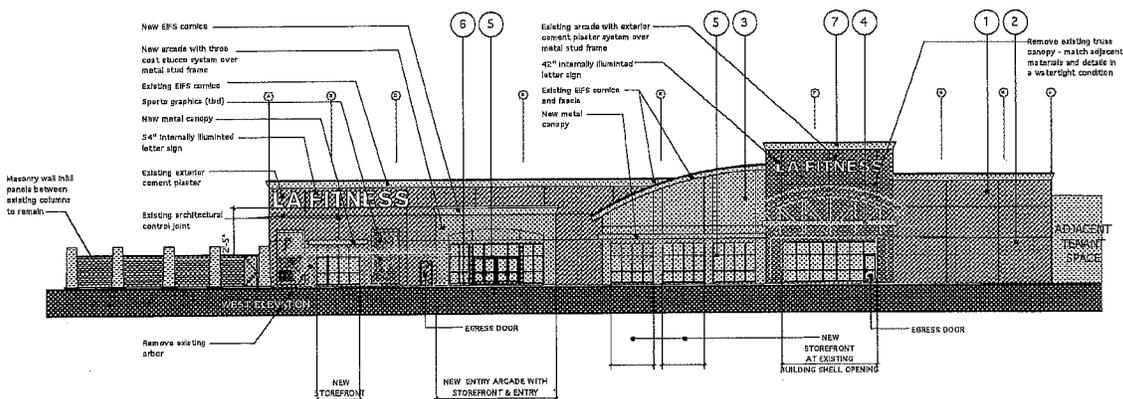
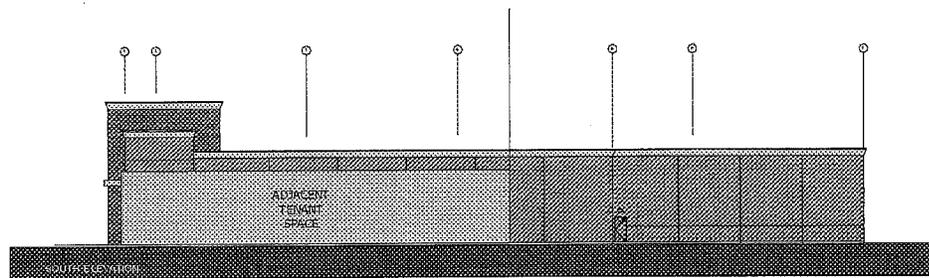
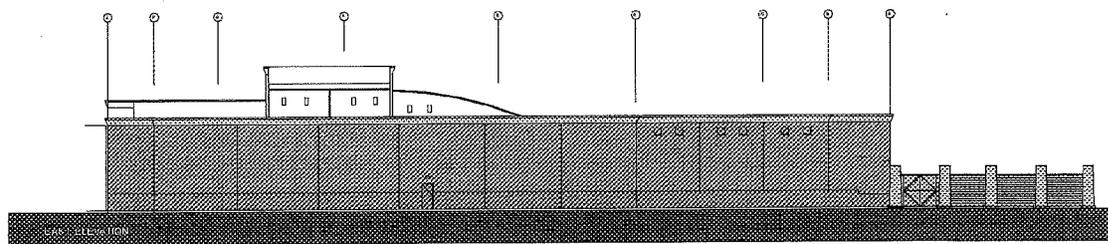
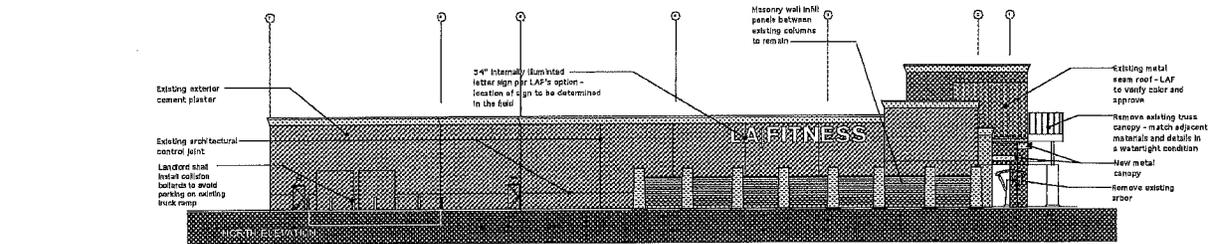


SCPA ARCHITECTURE PLANNING
 SAN DIEGO
 SAN FRANCISCO

SEACLYFF VILLAGE - LA FITNESS
 HUNTINGTON BEACH, CALIFORNIA

Project No. 97008 - P - 06
 02/20/15
 SCPA ARCHITECTURE PLANNING
 1455 SAN FERNANDO BLVD. SUITE 200
 HUNTINGTON BEACH, CA 92648
 TEL: 714.841.1234 FAX: 714.841.1235

ATTACHMENT NO. 2.1



Color Legend

- 1 Elastomeric coating system - Match ICI Paints - #A1755 - Sanderling
- 2 Elastomeric coating system - Match ICI Paints - #A1749 - Light Chocolate
- 3 Elastomeric coating system - Match ICI Paints - #A1787 - Contemporary White
- 4 Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield
- 5 Storefront & Entry Doors - Clear anodized finished aluminum at storefront, panels and entry doors w/ dual glazed green tint glass
- 6 Precast Sill - Continental Caststone - Slate Line Taupe #1105
- 7 Elastomeric coating system - Match ICI Paints - #A1838 - Meadowlark
- 8 Elastomeric coating system - Match ICI Paints - #A1838 - Meadowlark



Conceptual Elevations - Huntington Beach (Seacliff), CA

1.9.15

REVISED
NARRATIVE
02/18/2015

NEW CONDITIONAL USE PERMIT NO. 14-029
(Planning Commission)

RECEIVED

FEB 19 2015

Dept. of Planning
& Building

LOCATION:

19330 Goldenwest Street
Seacliff Village Shopping Center

REQUEST:

To remodel and existing vacant suite (48,000 sf) and to permit the establishment of a 39,659 square foot sports club with a 5,400 sq. ft. outdoor pool area. The request also proposes a modification to the site to remove the former OSH Garden Center and outdoor storage area and create a new parking area consistent with the HBZSO

PROJECT:

LA Fitness proposes to create a 40,000 square feet sports club within the vacant Orchard Supply Hardware suite. The proposed sports club shall include a fitness studio, various types of workout areas for weight, cardio and circuit training, with approximately 230 pieces of state of the art equipment. Amenities include personal training, specialized training, state of the art audio/visual system (including 40 plasma flat screen television monitors), dedicated rooms for cycling and aerobics with class leaders, 3 lane 25 yard lap pool and a large co-ed spa. Water physical therapy services will also be provided. The locker facilities include surface sink tops, full tile floors and designer series wood lockers and saunas. Also provided is a full-court basketball court for casual pickup games and organized league play.

In addition, club staff provides personalized exercise training and conditioning programs. The club's amenities also include a Kid's Klub play area for members children (only while members are using the club).

The proposed hours of operation are 5:00am to 12:00 am with the ability to go 24 hours if mandated by customers and/or necessary to compete with other 24-hour health club facilities. We request 24-hours operation for this location. It is estimated that the proposed club will have at a minimum 5,000 members, with an average of 1,200 to 1,600 workouts per day. Length of stay of a typical customer is approximately one hour to one and one half hours. There will be approximately 50 full and part-time employees with approximately 10-20 employees per shift.

The building exterior will be modified to create a new entrance for LA Fitness, allowing for further separation from the PetSmart entry. The exterior shall be designed to match the existing center utilizing earth tone building materials and using the centers palette of colors.

The proposed LA Fitness Sports Club will provide health related services to the community and potentially relieve over-crowding at existing public facilities in the area. The proposed project may also provide facilities that are currently not otherwise available in the community. Members are generally affluent and spend money at adjacent retail centers, thus will be a positive addition to the rest of the shopping center and the City. (See attached Project Overview from Fitness International LLC)

PARKING

The shopping center remodel was approved with CUP No. 97-56. The approved Master Plan identified retail, office and restaurant activity totaling 259,051 square feet. The Master Plan was approved with 1,314 parking spaces a nearly 10% reduction for the code required parking of 1,447 spaces due to the joint use provision of the code.

The current activities within the center, including the proposed modification, totals 251,018 square feet (assuming all suites are occupied), with a demand of 1,403 parking spaces, the existing parking count is 1,318 spaces.

The project proposes modifying the site plan by adding new parking and landscape improvements. The proposal is to add 87 new parking spaces creating a new total parking supply of 1,405 spaces. Resulting in a parking surplus for the Center of 2 spaces.

Parking for LA Fitness is based on 33,659 square feet parked at 1/200 and 6,000 square feet parked at 1/100 (group instructional area); for a total of 39,659 square feet. The group instruction areas include aerobics (3,100 sf), spinning/cycling (1,600 sf), and Pilates/yoga (1,300 sf). In addition the outdoor pool area (5,400 sf) is parked at 1/200.

ZONING AND
GENERAL PLAN:

The property is currently zoned Holly Seacliff Area (Specific Plan #9) and the General Plan designation is MHsp (Mixed Use Horizontal)

SITE HISTORY:

This proposed suite is located in the former Orchard Supply Hardware suite, near the intersection of Goldenwest Street and Yorktown Avenue.

General Plan Amendment No. 97-4/ Zoning Text Amendment No. 97-2/ Local Coastal Program Amendment No. 97/4 and Negative Declaration No 97-16 to allow Mixed-use developments, were approved by the Planning Commission on May 12, 1998 and subsequently adopted by City Council. Conditional Use Permit No. 97-56 was also approved on May 12, 1998, which permitted the Seacliff Village Master Plan (53 acres, 259,051 square feet shopping center with future residential). The conditions of approval were revised with a communication on June 15, 1998. Seacliff Village was extensively remodeled in 1998-1999.

SURROUNDING USES:

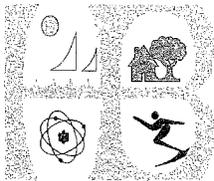
North - Multi Family Residential
East - Commercial Office
South - Public (H.B. High School)
West – Single Family Residential

ENVIRONMENTAL
STATUS:

There are no significant environmental impacts associated with this project. The project site is not within any known hazardous waste and substance site.

LAND USE
COMPATIBILITY:

The proposed project is compatible with existing businesses and multi-family housing in the area for the following reasons: The proposed activity will not generate any unusual noise. Any noise generated will comply with the standards set forth in the noise ordinance of the City's municipal code.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

February 11, 2015

Michael Adams
P.O. Box 382
Huntington Beach CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 14-029 (L.A. FITNESS SPORTS CLUB)—19330 GOLDENWEST STREET
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Adams:

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

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

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

cc: Khoa Duong, Building & Safety Division – 714-872-6123
 Bob Milani, Public Works Department – 714-374-1735
 Jason Kelly, Planning Division

Steve Eros, Fire Department – 714-536-5531
Jane James, Planning Manager
Project File

ATTACHMENT NO. 4.1



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 06, 2015

PROJECT NAME: L.A. FITNESS SPORTS CLUB

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 14-154

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 14-029

DATE OF PLANS: JANUARY 20, 2015

PROJECT LOCATION: 19330 GOLDENWEST STREET (NORTHEAST CORNER OF GOLDENWEST STREET AND YORKTOWN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: TO ESTABLISH A 40,000 SQ. FT. COMMERCIAL RECREATION USE (L.A. FITNESS HEALTH CLUB) WITH A 5,400 SQ. FT. OUTDOOR POOL AREA IN THE FORMER ORCHARD SUPPLY HARDWARE STORE WITHIN THE SEACLIFF VILLAGE SHOPPING CENTER. THE REQUEST ALSO PROPOSES A MODIFICATION TO THE SITE TO REMOVE THE OSH GARDEN CENTER AND OUTDOOR STORAGE AREA TO CREATE A NEW PARKING AREA (87 SPACES) AND LANDSCAPE IMPROVEMENTS.

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. REQUIREMENT:

Development Impact Fees will be required for new construction and commercial/industrial additions.

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
3. Provide complete Site plan –
 - Identify location of accessible paths of travel from accessible parking stalls/public sidewalk to the building entrances along with maximum slope of 5%; and cross slope of 2%.
 - Identify location of all curb ramps/truncated domes within the accessible paths of travel.
 - Show footprints of the whole building and delineate or cross-hatch areas of this proposed work/tenant improvement in relation with the whole building. Label the use/occupancy classification of all areas directly adjacent to the proposed work/tenant improvement areas.
4. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of 2013 CBC.
5. For mixed occupancy and use, please comply with Section 508. (24 Hour Fitness Club and adjacent tenant space.)
6. For Type III-B construction –
 - Exterior walls must comply with Section 602.3.
7. Provide egress plan –
 - All required exterior exit doors must be accessible to disabled persons. Please show the exit paths of travel from exterior exit doors to the public way along with maximum slope of 5%; and cross slope of 2%.
 - Panic hardware is required at all required exit doors serving group A occupancy group.
8. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
 - All areas must be accessible to disabled persons.
 - Existing accessible parking stalls must comply with current 2013 CBC.
 - Restrooms/locker rooms must be accessible to disabled persons.
 - Pool must be accessible to disabled persons.
9. Per Table 1604.5 of 2013 CBC, group A occupancy, the Occupancy Category III shall be used for building with an occupant load of 300 or more.
10. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
11. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
12. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 28, 2015

PROJECT NAME: L.A. FITNESS SPORTS CLUB

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 14-154

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 14-029

DATE OF PLANS: JANUARY 13, 2015

PROJECT LOCATION: 19330 GOLDENWEST STREET (NORTHEAST CORNER OF GOLDENWEST STREET AND YORKTOWN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

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

PROJECT DESCRIPTION: TO ESTABLISH A 40,000 SQ. FT. COMMERCIAL RECREATION USE (L.A. FITNESS HEALTH CLUB) WITH A 5,400 SQ. FT. OUTDOOR POOL AREA IN THE FORMER ORCHARD SUPPLY HARDWARE STORE WITHIN THE SEACLIFF VILLAGE SHOPPING CENTER. THE REQUEST ALSO PROPOSES A MODIFICATION TO THE SITE TO REMOVE THE OSH GARDEN CENTER AND OUTDOOR STORAGE AREA TO CREATE A NEW PARKING AREA (87 SPACES) AND LANDSCAPE IMPROVEMENTS.

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.

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

Fire Apparatus Access

The following items shall be completed prior to rough or precise grading plan approval.

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

NOTE: The new parking area on the north and east side of the building will be considered a part of the Fire Department Access and the lanes need to comply with all requirements stated in City Specification #401. There are no dimensions showing the turning radii to get to the east side of the building. Provide a sheet showing the fire department access lanes all round the building. Ensure that all turning radii and road widths are included on this plan. The current fire department access lane is not acceptable since we are unable to determine the that the turning radii comply with City Specification #401.

Maximum Grade for Fire Apparatus Access Roads shall not exceed 10%. (FD)

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

PRIOR TO BUILDING OCCUPANCY THE FOLLOWING SHALL BE REQUIRED:

Fire Protection Systems

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

Automatic Fire Sprinklers are required for this building. The 2013 California Fire Code Section 903.2.1.3 requires automatic fire sprinklers in Group A-3 occupancies with a fire area exceeding 12,000 square feet. The Huntington Beach Fire Code Section 17.556.450 requires fire sprinklers be added to an existing building when there is an occupancy change to an assembly. The automatic fire sprinkler system shall be designed to the applicable NFPA 13 standard that is adopted during the time of submittal. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes. **(FD)**

Notes: Fire Sprinklers are required since the tenant improvement project is changing the occupancy of the existing building to an assembly occupancy. HBFC 17.56.45 (2)

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 10 feet from and no farther than 100 feet of an approved fire hydrant. **(FD)**

Fire Alarm system are required for this building. The 2013 California Fire Code Section 907.2.1 requires a manual fire alarm system in group A occupancies where the occupant load is 300 or more. The fire alarm system shall be designed to the applicable NFPA 72 Standard that is adopted during the time of submittal. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. For Fire Department approval, reference that a manual fire alarm system will be installed in compliance with the California Fire Code and NFPA 72 in the building plan notes.**(FD)**

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. **(FD)**

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)**

Fire Personnel Access

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

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)

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)

Addressing and Street Names

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

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of 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 and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. (FD)

Building Construction

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

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

Emergency Lighting shall be provided in compliance with the California Fire Code. Reference compliance in the plan notes. (FD)

Posting of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 (FD)

GIS Mapping Information

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

- a. **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 specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

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

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction and Demolition. (FD)

OTHER:

- 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)
- 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 PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 11, 2015

PROJECT NAME: L.A. FITNESS SPORTS CLUB

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 14-154

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 14-029

DATE OF PLANS: JANUARY 20, 2015

PROJECT LOCATION: 19330 GOLDENWEST STREET (NORTHEAST CORNER OF GOLDENWEST STREET AND YORKTOWN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT A 40,000 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE (HEALTH CLUB) WITH A 5,400 SQ. FT. OUTDOOR POOL AREA INCLUDING A FITNESS STUDIO, WORKOUT AREAS (WEIGHTS, CARDIO, CIRCUIT TRAINING), CYCLING AND AEROBICS ROOMS, LAP POOL, SPA, LOCKER ROOMS, BASKETBALL COURT, AND KIDS KLUB WITHIN AN EXISTING MULTI-TENANT COMMERCIAL CENTER. THIS PROJECT INCLUDES A MODIFICATION TO THE SITE TO REMOVE THE ORCHARD SUPPLY HARDWARE GARDEN CENTER AND OUTDOOR STORAGE AREA TO CREATE A NEW PARKING AREA (87 SPACES) AND LANDSCAPE IMPROVEMENTS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 20, 2015. 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 should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

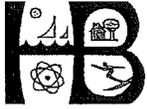
1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Off-street parking improvements shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. Landscape improvements shall comply with Chapter 232 of the Zoning and Subdivision Ordinance. **(HBZSO Chapter 232)**

- c. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
 - f. 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. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
 - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**

- g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. 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. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
5. The structure(s) cannot be occupied until the following has been completed:
- a. A Certificate of Occupancy must be approved by the Planning and Building Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
6. 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 /Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
7. Conditional Use Permit No. 14-029 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
8. Conditional Use Permit No. 14-029 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. **(HBZSO Section 241.16.A)**

9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 14-029 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)**
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. **(City Charter, Article V)**
11. 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)**
12. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Division within two (2) days of the Planning Commission's action. **(California Code Section 15094)**
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 Zoning Administrator. **(HBZSO Section 232.04)**
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 & Building 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

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 11, 2015
PROJECT NAME: L.A. FITNESS SPORTS CLUB
ENTITLEMENTS: CUP 14-29
PLNG APPLICATION NO: 2014-0154
DATE OF PLANS: JANUARY 20, 2015
PROJECT LOCATION: 19330 GOLDENWEST STREET
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BM*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ESTABLISH A 40,000 SQ. FT. COMMERCIAL RECREATION USE (L.A. FITNESS HEALTH CLUB) WITH A 5,400 SQ. FT. OUTDOOR POOL AREA IN THE FORMER ORCHARD SUPPLY HARDWARE STORE WITHIN THE SEACLIFF VILLAGE SHOPPING CENTER. THE REQUEST ALSO PROPOSES A MODIFICATION TO THE SITE TO REMOVE THE OSH GARDEN CENTER AND OUTDOOR STORAGE AREA TO CREATE A NEW PARKING AREA (87 SPACES) AND LANDSCAPE IMPROVEMENTS.

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 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. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the lateral. If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in the parking lot, per Public Works Standards. (ZSO 230.84)
 - b. Any existing on-site public water pipeline (including removal of water appurtenances) impacted by the proposed structures, curbs, planters, parking facilities, trees, walls, etc. shall be abandoned per Water Division Standards. (State of California Administrative Code, Title 17)
 - c. The existing domestic water service(s) currently serving the existing development may potentially be utilized if it is (they are) of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service(s), any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) if residential add: and Uniform Fire Code (UFC) (ZSO 230.84)
 - d. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation and fire water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - e. Subsequent to the review of the Fire Department, the existing fire backflow protection device may be required to be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
2. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analyses to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements.
 3. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
 4. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4

Permit and all current surface water quality issues. 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.
5. 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.
 6. 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)
 7. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

8. 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)
9. 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.
10. 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:

11. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
12. 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)
13. 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)
14. 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)
15. 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)
16. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
17. 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)
18. 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)
19. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
20. Wind barriers shall be installed along the perimeter of the site. (DAMP)
21. 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:**

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

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

24. Complete all improvements as shown on the approved grading, and improvement plans. (MC 17.05)
25. All new utilities shall be undergrounded. (MC 17.64)
26. 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)
27. 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.