



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Hayden Beckman, Planning Aide *HB*
DATE: June 12, 2012
SUBJECT: CONDITIONAL USE PERMIT NO. 12-007 (MECHANICAL CONCEPT TATTOO)

**APPLICANT/
BUSINESS**

OWNER: Brian Ragusin, 5822 Hacienda Drive, Huntington Beach CA 92647

PROPERTY

OWNER: Angela O'Donnell c/o InterPacific Asset Management, 5505 Garden Grove Blvd., Suite 150, Westminster, CA 92683

LOCATION: 6027 Warner Avenue (northeast corner of Warner Avenue at Springdale Street)

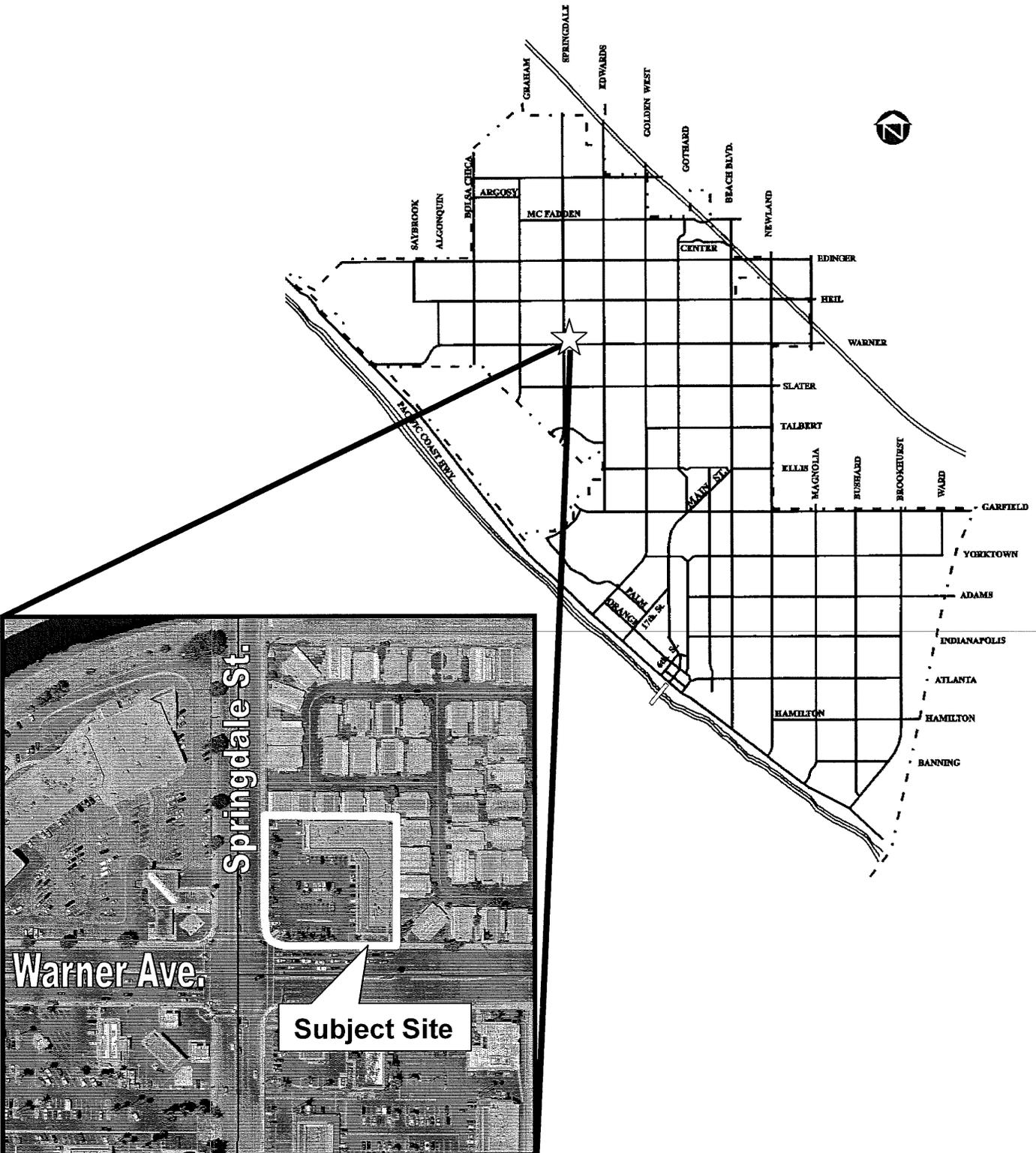
STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 12-007 request:
 - Permit the establishment of a tattoo studio (approximately 900 sq. ft. retail suite) in an existing 16,600 sq. ft. commercial center.
- ◆ Staff's Recommendation:
 - Approve Conditional Use Permit No. 12-007 based upon the following:
 - The proposed use is consistent with zoning code and General Plan Land Use and Economic Development Elements that encourage business expansion in commercial districts.
 - The proposed use is in compliance with Municipal Code regulations which require safe and sterile tattoo operations for the health and safety of both customers and operators.
 - The business site is not expected to create undue noise or any other impacts to the surrounding area.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 12-007 with suggested findings and conditions of approval (Attachment No. 1).”



VICINITY MAP
CONDITIONAL USE PERMIT NO. 2012-007
(MECHANICAL CONCEPT TATTOO – 6027 WARNER AVENUE)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 12-007 with findings for denial.”
- B. “Continue Conditional Use Permit No. 12-007 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 12-007 represents a request to permit the establishment of an approximately 900 sq. ft. tattoo studio in an existing commercial center pursuant to Huntington Beach Zoning and Subdivision Ordinance Section No. 211.04. Ancillary to the proposed tattoo studio is an art gallery (in the client waiting area), showcasing local artists’ paintings and illustrations. The open tattoo area will occupy a majority of the floor area with the remaining floor area devoted to a sanitizing room and restroom. The establishment will operate from 11:00 AM to 9:00 PM daily. Four employees will operate the tattoo studio.

The project site is located near the northeast corner of Warner Avenue at Springdale Street on an approximately 50,000 sq. ft. site. The site is currently developed with an approximately 16,600 sq. ft. commercial building constructed in 1980. There are nine businesses operating within the building including a florist, beauty salon, donut shop and a fast food restaurant. The tattoo studio is proposed to occupy a vacant tenant space.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CG-F1 (Commercial General—0.35 Max FAR)	CG-FP2 (Commercial General – Flood Zone A)	Commercial
North and East of the Subject Property	RM-15 (Residential Medium Density – Max. 15 du/ac)	RMP (Residential Mobile Home Park)	Mobile Home Community
West (across Springdale Street) of the Subject Property	CG-F1	CG-FP2	Commercial
South (across Warner Avenue) of Subject Property	CG-F1	CG-FP2	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CG-F1 (General Commercial—Maximum 0.35 Floor Area Ratio). The proposed project is consistent with this designation and the objectives and policies of the City’s General Plan as follows:

A. Land Use Element

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

Policy 10.1.11: Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity.

The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide range and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage tourism to the site and the surrounding area. In addition, the proposed project meets all applicable zoning codes and development standards and improves the long-term viability of the property by expanding the current tenant base in the center.

B. Economic Development Element

Policy 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The project is located along a highly utilized corridor of the City that contains existing restaurants, retail, and personal service uses. The proposed use serves to expand a diversity of uses along Warner Avenue and introduces a unique service to residents in the surrounding area and visitors to Huntington Beach.

Zoning Compliance:

The project is located in the CG (Commercial General) zoning district and is permitted with a conditional use permit subject to review and approval by the Planning Commission.

Urban Design Guidelines Conformance: Not applicable.

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*, which states operation and minor alteration to existing structures are exempt from further review under CEQA.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning and Building, Fire, Police, and Public Works have reviewed the application and identified comments and applicable code requirements. The Code Requirements letter was transmitted on May 9, 2012 and is attached for information purposes only (Attachment No. 5). The

business is subject to Huntington Beach Municipal Code Chapter 8.72, *Tattooing, Body Piercing and Permanent Cosmetics Regulations* and will be regulated and inspected for compliance by City staff and the County of Orange Health Care Agency (Environmental Health) as discussed in the analysis section below.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on May 31, 2012, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of June 5, 2012, no communication supporting or opposing the request has been received.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
May 4, 2012	July 3, 2012

Conditional Use Permit No. 12-007 was filed on April 5, 2012, and deemed complete on May 4, 2012.

ANALYSIS:

The primary issue for the Planning Commission to consider when analyzing this request is compatibility with surrounding land uses.

Land Use Compatibility

Tattoo businesses are subject to unique municipal code requirements regarding maintenance of the premises and equipment, sterilization practices, cleanliness, health conditions of both customers and operators, and penalties (by misdemeanor) for failing to conform to the regulations established (Attachment No. 4). The business will be regulated and inspected for compliance with the Municipal Code by the staff of the County of Orange Health Care Agency, Environmental Health. A Registered Environmental Health Specialist (REHS) in the Housing and Institution Section coordinates registration of each tattoo artist with the County, performs yearly random inspections to verify compliance with regulations, and assists the City in responding to complaints regarding tattoo operations. During the yearly inspection, the REHS tests the equipment and inspects for general cleanliness and sanitary conditions.

The tattoo business is proposed within an existing retail shopping center. The tattoo business is not expected to create an undue amount of noise or traffic and is anticipated to be compatible with the surrounding commercial and office area. The business is compatible with the surrounding area because the use is proposed within an established commercial district containing complementary commercial uses such as retail and personal service uses.

Staff recommends approval of the request based on land use compatibility of the proposed tattoo establishment within the existing shopping center and with surrounding commercial uses.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 12-007
2. Project Narrative received April 5, 2012
3. Site Plan and floor plan received April 5, 2012
4. HBMC Chapter 8.72 – Tattooing, Body Piercing and Permanent Cosmetics Regulations
5. Code Requirements Letter dated May 9, 2010 (for informational purposes only)

SH:HF:HB:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 12-007

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 Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, which states operation and minor alteration to existing structures are exempt from further review under CEQA.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-007:

1. Conditional Use Permit No. 12-007 for the establishment, maintenance and operation of an approximately 900 sq. ft. tattoo studio in an existing vacant tenant suite 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 be within a vacant suite of an existing multi-tenant commercial shopping center in an area comprised of similar and complimentary commercial uses to the proposed tattoo studio. In addition, based upon the conditions imposed, the tattoo establishment will comply with Huntington Beach Municipal Code Chapter 8.72, which establishes criteria, standards, and regulations to ensure safe and sterile tattoo operations for the health of both clients and operators of the tattoo business.
2. The conditional use permit will be compatible with surrounding uses because the tattoo use will be conducted wholly within the interior of an existing unit within an established district containing similar commercial uses. The tattoo business is not anticipated to create undue noise and adequate on-site parking is provided.
3. The proposed tattoo establishment 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. In addition, the business will comply with all standards and regulations of any State, County, and local laws, in particular, Huntington Beach Municipal Code Chapter 8.72, *Tattoo, Body Piercing and Permanent Cosmetics Regulations*, and any applicable standards of County of Orange Health Care Agency, Environmental Health.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial General on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

A. Land Use Element

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

Policy 10.1.11: Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity.

The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide arrange and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage tourism to the site and the surrounding area. In addition, the proposed project meets all applicable zoning codes and development standards and improves the long-term viability of the property by expanding the current tenant base in the center.

B. Economic Development Element

Policy 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The project is located along a highly focal corridor of the City which contains existing restaurants, retail, and personal service uses. The proposed use serves to expand a diversity of uses along Warner Avenue and introduces a unique service to residents in the surrounding area and visitors to Huntington Beach.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2012-007:

1. The site plan and floor plans received and dated April 4, 2012 shall be the conceptually approved design.
2. The business shall comply with all standards and regulations of any State, County, and local laws, in particular, Huntington Beach Municipal Code Chapter 8.72, Tattooing, Body Piercing and Permanent Cosmetics Regulations, and any applicable standards of County of Orange Health Care Agency, Environmental Health.
3. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & 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.

4. Incorporating 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

Mechanical Concept Tattoo

APR 05 2012

Dept. of Planning
& Building

My name is Brian Ragusin, I am a resident/home owner of Huntington Beach and I would like to open my first business. I have eighteen and a half years of professional experience in the Tattoo industry, twenty years as an aspiring fine artist and I am also a recent college graduate in the Visual FX field with a degree from LA Film School. I am currently working in the Art/Tattoo Industry, as well as working for Warner Brothers Studios in Burbank as a CG Generalist on a new animated television series for a well-known network.

The business that I am planning to open will be an art studio that will focus on the world of Fine Art and Tattoo Artistry. With so much personal experience in the art world, I have finally decided my knowledge of the art business is large enough for my family and I to move to the next level in life when I will become the proprietor of an establishment that I truly believe in. The name of the business will be Mechanical Concept. This name is derived from breaking down the idea that any piece of art begins as a "Concept" with the initial idea. The process of listening to someone describe that concept and execute it on their body with a mechanical device (the tattoo machine) is the inspiration for "Mechanical." At Mechanical Concept, I as well as the other artists will have the knowledge and understanding of how to help clients develop their artistic concepts into a reality that they will have with them forever.

Mechanical Concept will be offering the service of Professional Custom Tattooing to our clientele that is over the legal age of 18. The store will be utilising it's 960 square feet by being open 10 hours a day, from the hours of 11a.m. to 9p.m., Monday through Sunday when the business first opens. We will eventually attempt to be open only 6 days a week for only 8-10 hours a day. There will be 4 artists working at Mechanical Concept. We will be focusing on the demographic of people between the ages of 25-52, who want to experience and become a part of the wonderful world of Custom Tattooing on a Fine Art level -- a piece of fine art that is designed personally for them from their emotional drive and vision. Our process at Mechanical Concept will take a first time client or a well-rounded tattoo collector through a pleasant one-on-one experience. We will start with a comprehensive consultation appointment, which is when we will discuss the client's ideas, ask questions to better understand their goals, and determine which options will make the final product look the best it possibly can. The consultation process is generally about 15-30 minutes, depending on the complexity of ideas the client has in mind and the size/placement of the piece they are interested in. The artist will also take a rough measurement of the area to be tattooed. At the end of this stage, we will ask the client for a deposit (retainer) for our drawing services if the tattoo will be executed at a later time, as well as provide estimates for the final cost and time needed for the artist to complete the drawing. The amount of the retainer will be applied to the total cost of the tattoo service, usually at the last

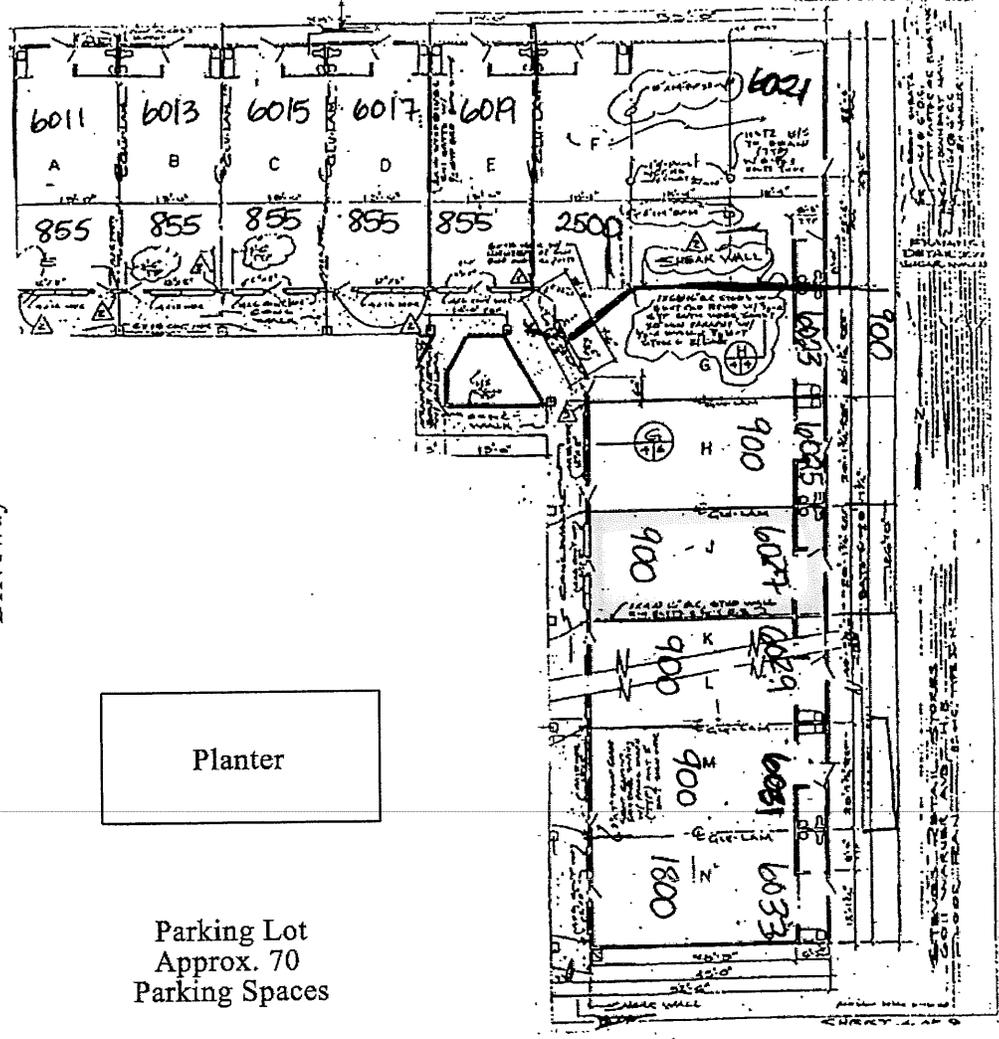
stage of the process. With the deposit set, and the information gained from the client, the artist will create a drawing in sketch format and work with the client to agree on the final design.

When the concept drawing is done and meets the approval of the client, this drawing will be made into a transfer that will be applied to the skin of the client in the area he/she is looking to have decorated. The health and safety of the customers will always be a priority at Mechanical Concept and all artists will be certified in blood-borne pathogens, per California state requirements. The artist will put on a pair of disposable gloves to set up his tools. These items usually include: rinse cup, ink caps to hold pigment, paper towels, ointment, clip cord covers and other medical supply coverings to ensure cross contamination will not occur during the procedure. The process of tattooing the concept art can take several hours and/or visits depending on scale and intricacy of the design. When the tattoo is actually being done, we will make sure the client is as comfortable as possible, to ensure their experience is genuine and pleasant. After the tattoo is completed and the client gives his approval, a clean bandage will be applied to the area to ensure no cross contamination will occur. Afterwards, there will be a written and verbal discussion between the artist and the client to go over after care instructions, and offer products that will help them achieve a nicely healed tattoo. This information will also be available on the Mechanical Concept website so it can easily be referenced by the client after they go home, and the artists will also be available in the shop to answer any questions the clients (or potential clients) may have.

Mechanical Concept will also be offering pieces of fine art for sale by our artists that will be displayed in the client waiting area. They will be various types of art in many different styles, such as pop culture, fine art oil paintings, watercolor, acrylic, and hopefully sculptures as well. This means the business will have a constantly updated look and continue to evolve, as we offer interesting pieces for visitors to view, as items are sold and replaced with new art. The look of the business will be clean, modern and professional, so that our clients and visitors (and even the parents of younger clients) will feel comfortable in the space. Mechanical Concept intends to have fine art gallery events for the public, to encourage people to invest in fine art and to encourage a better understanding of the tattoo community, investing in culture and passion expressed by our artists. We would also like to use this platform for fund raising events, such as Breast Cancer Awareness, Autism Awareness, and other charitable events that could use a little extra support in our society and help support the City of Huntington Beach.

The area where Mechanical Concept will be located is not a purely residential area, but an area that is occupied by other small businesses, as well as a larger companies. In the same square known as Andrew's Square there currently a dentist, nail salon, donut store, restaurant, flower store and cleaners. To the other adjacent parts of the intersection there occupies a Pet-co, Baskin Robbins, a classic Italian

restaurant, self car wash, 24-Hour Fitness, Del Taco, 7-Eleven, and a Walgreen's. Mechanical Concept will fit in well with the companies and services that already occupy the intersection at Warner Avenue and Springdale Street, and bring an exciting new perspective to the area. Many of our proposed artists already live in Huntington Beach with their families and are looking forward to the opportunity to add their voice to its culture.



Springdale St.

Driveway

Planter

Parking Lot
Approx. 70
Parking Spaces

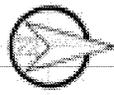
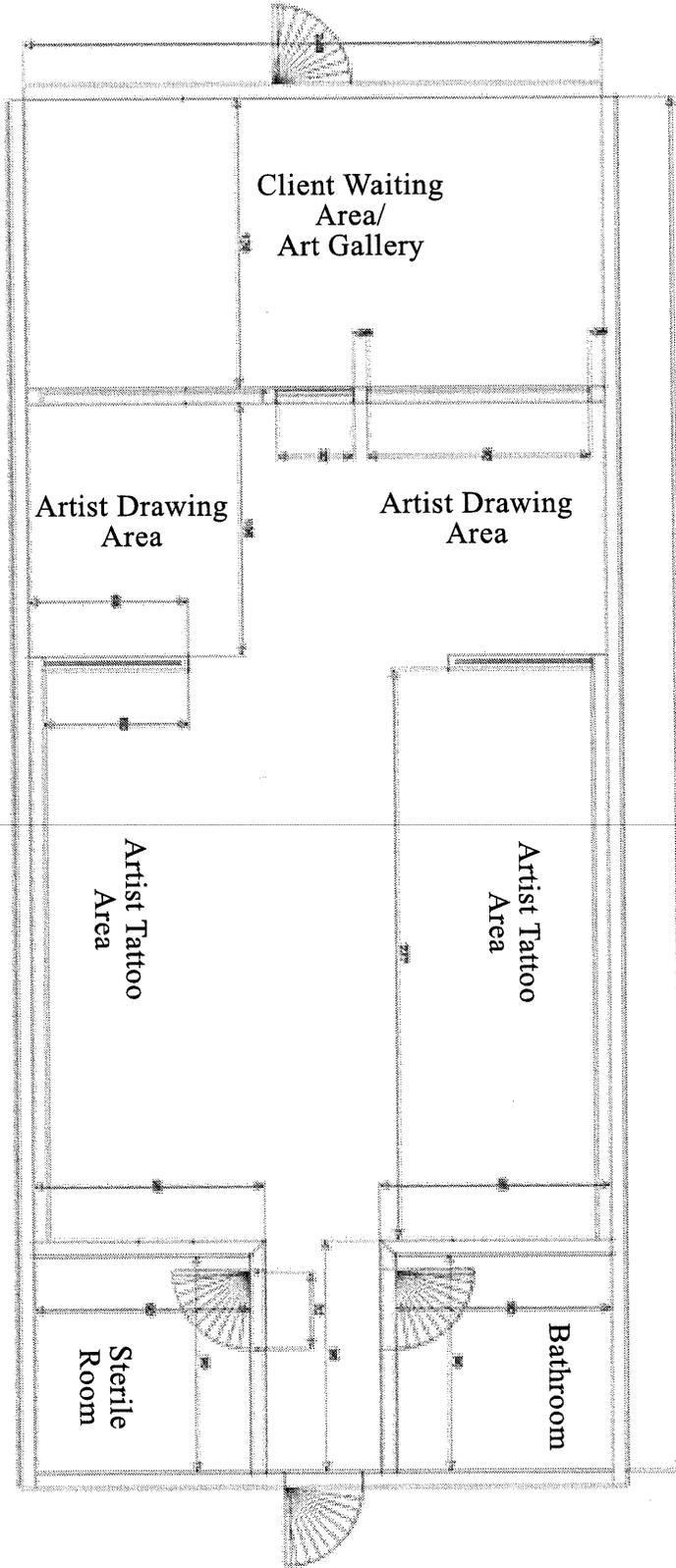
*Andrews Square
6011-6035 Warner Ave
Huntington Beach, Ca*

Driveway

Warner Ave

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Chapter 8.72**TATTOOING, BODY PIERCING AND PERMANENT COSMETICS REGULATIONS**

(Repealed Chapter 8.70 – Tattooing Establishment and Operation Regulations – 3237-7/94)

(Chapter 8.72 - 3625-1/04)

Sections:

- 8.72.010 Definitions
- 8.72.020 Locational Criteria
- 8.72.030 License Required
- 8.72.040 Record Retention
- 8.72.050 Health and Sanitary Requirements
- 8.72.060 Operator
- 8.72.070 Establishment
- 8.72.080 Equipment and Supplies-General
- 8.72.090 Patrons
- 8.72.100 Skin Preparation
- 8.72.110 Tattoo
- 8.72.120 Body Pierce
- 8.72.130 Interpretation
- 8.72.140 Severability
- 8.72.150 Enforcement
- 8.72.160 Violations
- 8.72.170 Penalties

8.72.010 Definitions

- (a) **Aftercare Instructions:** Written instructions given to the client, specific to the body art procedure(s) rendered, about caring for the tattoo or body piercing and surrounding area. These instructions will include information about when to seek medical treatment, if necessary.
- (b) **Antiseptic:** A chemical that kills or inhibits the growth of organisms on skin or living tissue.
- (c) **Autoclave:** An apparatus that is registered and listed with the federal food and drug administration for sterilizing articles by using superheated steam under pressure.
- (d) **Bloodborne Pathogens:** Pathogenic microorganisms that are present in human blood and can cause disease in humans. These pathogens include, but are not limited to, hepatitis B virus (HBV), hepatitis C (HCV), and HIV.
- (e) **Body Pierce:** To puncture, perforate, or penetrate any human body part or tissue with an object, appliance, or instrument for the purpose of placing a foreign object in the perforation to prevent the perforation from closing. The puncturing of the outer perimeter or lobe of the ear shall not be included in this definition.

- (f) **Contaminated:** The presence or reasonably anticipated presence of blood, body fluid, or other potentially infectious materials, as defined in 29 Code of Federal Regulations, Part 1910.1030 (latest edition), known as "Occupational Exposure to Bloodborne Pathogens" in or on the surface of an item or person.
- (g) **Contaminated Waste:** Any contaminated material used in tattooing, body piercing, or permanent cosmetics that is to be disposed of.
- (h) **Department/Officer:** That person or office designated by order of the City Council of the City of Huntington Beach or by contract approved by the said Council as the person or office having responsibility for the enforcement of the provisions of this article. This also includes any Orange County Health Officer.
- (i) **Disinfectant:** A chemical that is capable of destroying disease-causing organisms on inanimate objects, with the exception of bacterial spores.
- (j) **Establishment:** Any place whether public or private, temporary or permanent, in nature or location, where tattooing, body piercing, or application of permanent cosmetics is performed.
-
- (k) **Equipment:** All machinery, including fixtures, containers, vessels, tools, devices, implements, furniture, display and storage areas, sinks, and all other apparatus and appurtenances used in connection with the operation of a tattoo, body piercing, or permanent cosmetic establishment.
- (l) **Minor:** Any person under the age of 18 years.
- (m) **Operator:** Any person, whether the proprietor or another person, administering a tattoo, body piercing, or permanent cosmetic to any customer of the establishment.
- (n) **Proprietor:** The person having general control and management over the conduct of the business at a tattoo, body piercing, or permanent cosmetic establishment, whether or not such person is the legal owner of the premises or the business.
- (o) **Practitioner/Operator:** A person registered with the Orange County Health Officer and approved by the Chief of Police who performs tattooing, body piercing, and/or permanent cosmetics on another person at that persons request.
- (p) **Premises:** An establishment, its contents, and the contiguous land or property and its facilities and contents that are under the control of the proprietor that may impact the establishment personnel, facilities, or operation.

- (q) **Tattoo:** Any method of placing ink or other pigment into or under the skin or mucosa by the aid of needles or any other instrument used to puncture the skin, resulting in permanent coloration of the skin or mucosa. This term includes all forms of cosmetic tattooing and permanent cosmetics or permanent makeup.
- (r) **Workstation:** Any area that is set up to perform tattooing, body piercing, or permanent cosmetics. A workstation can be a separate room or an area that can be screened to insure privacy when performing nipple, genital, or other discretionary area tattooing or body piercing. All workstations will comply with sanitation rules and guidelines set forth in this code.

8.72.020 Locational Criteria No person or practitioner may tattoo or body pierce another person unless such tattooing or body piercing is done at a licensed establishment that meets the requirements of this chapter. Such establishment must be located in an area approved for such purpose per the City of Huntington Beach Zoning and Subdivision Ordinance.

8.72.030 License Required All owners of a tattoo and/or body piercing establishment, or those establishments providing tattoo and/or body piercing, must obtain a business license from the City of Huntington Beach. All independent contractors, or any person providing any service relating to tattoo and/or body piercing who is not an employee must obtain a business license from the City of Huntington Beach.

8.72.040 Record Retention

- (a) Records shall be kept of all tattoos and body piercing. The records shall be kept on the premises of the establishment where administered. These records shall be available for inspection for a period of three (3) years after the date of the procedure. The records shall include;
- (1) The date and time of the procedure.
 - (2) Record of information from the patron's picture identification showing the name, date of birth, gender, address of patron, and Driver's License or Identification Card number. US Passports must be accompanied with a second valid form of identification.
 - (3) The location of any tattoo, permanent cosmetic, or body piercing.
 - (4) The name and registration number of the practitioner.
 - (5) A copy of the signed client information and consent form to perform the tattoo or body piercing.

8.72.050 Health and Sanitary Requirements

Practitioner Requirements

- (a) The practitioner shall be free of communicable disease that may be transmitted by the practitioner of tattooing or body piercing. The practitioner shall submit to City on an annual basis a certificate from a medical doctor, stating that the applicant has, within 30 days immediately preceding the date of exam, been examined and found to be free of any contagious or communicable diseases, such as Hepatitis B, Hepatitis C, Tuberculosis, and Infectious Mononucleosis.
- (b) Practitioners with open sores, rashes, lesions, boils or skin infections shall not engage in the practice of tattooing or body piercing.
- (c) No practitioner shall work while under the influence of alcohol or any other mind-altering drug, prescription or non-prescription.
- (d) No practitioner shall smoke, eat, or drink at the workstation during or between procedures.
- (e) The practitioner shall wash his or her hands and forearms thoroughly with soap and hot water before any skin preparation or procedure. The hands shall be dried with single-service towels. Single-service disposable rubber gloves shall be worn throughout the entire procedure.

8.72.060 Operator

- (a) No Operator shall;
 - 1. Allow practitioners with open sores, rashes, lesions, boils or contagious skin infections to engage in the practice of tattooing or body piercing.
 - 2. Allow any practitioner to work while that practitioner is under the influence of alcohol or any mind-altering drug.
 - 3. Allow any practitioner to use tobacco products, eat or drink while performing an actual procedure.
- (b) The Operator shall;
 - 1. Allow access to the officer for the City of Huntington Beach or a designee of the Orange County Health Care Agency to enter the tattooing or body piercing establishment at any time during normal business hours in order to ensure that the provisions of this ordinance are being met. The officer may enter, inspect, issue notices of violations, copy records, impound, seize and secure any samples, photographs, or other evidence from any establishment.

2. Require each practitioner working at the establishment to be registered with the Orange County Health Care Agency.
3. Maintain a list of registered practitioners that work at or have worked at the establishment for a review by the officer during inspections. This includes all employees and independent contractors.

8.72.070 Establishment The Operator shall be responsible for and ensure the following;

- (a) The entire premises of the establishment and all facilities used in connection therewith shall be maintained in a clean and sanitary condition and in good repair.
- (b) The establishment shall be equipped with potable hot and cold running water under pressure as well as toilets and hand sinks that are connected to water and sewage disposal systems. Hand sinks shall be supplied with cleansing compound and single-service towels. At least one (1) additional hand sink shall be located within the immediate area of the workstation. In addition to adequate hand sinks, the establishment shall have a separate janitorial sink available for use by the establishment.
- (c) The establishment, including the immediate workstation area where tattooing and body piercing is performed, shall be adequately lighted and ventilated.
- (d) Floors, walls, and ceilings in the immediate workstation area shall have smooth, nonporous, nonabsorbent and washable surfaces, and shall be maintained in a clean condition. Concrete blocks or other masonry used in wall construction shall be covered or made smooth and sealed for a nonporous washable surface. Carpeting is prohibited.
- (e) Approved waste containers with nonabsorbent, durable plastic liners, shall be used for all tissues, towels, gauze pads and other similar items used on the patron. Bio-hazardous waste shall be disposed of in an acceptable manner. Needles and razors shall be disposed of in a SHARPS container.
- (f) Smoking or consumption of food shall not be allowed in the immediate workstation area where the procedure is being performed. No alcoholic beverages will be consumed in workstation area of the establishment at any time.
- (g) No animals, except guide dogs for visual or hearing-impaired persons, shall be permitted in the establishment.
- (h) The establishment shall be equipped with a telephone for use in case of need for emergency services.

- (i) No establishment shall be used as a sleeping room or dormitory.

8.72.080 Equipment and Supplies- General

- (a) All establishments shall be equipped with an autoclave, or similar device approved for use in sterilizing instruments to be used on humans, and which is in good working order and which is manufactured with temperature and pressure gauges marked and visible on the outside of the unit. Sterilization tape, or similar indicator, shall be used with each batch autoclave or dry sterilizer to monitor functioning of the sterilization unit.
- (b) All instruments used on any patron shall be sterilized.
- (c) All instruments shall be thoroughly cleaned before being sterilized. This may be done with an ultrasonic cleaner or with a probe, needle or brush able to enter the smallest opening of the instrument. The cleaning of the instruments shall be done with detergent and hot water.
- (d) Equipment or instruments requiring sterilization may be wrapped with an approved paper or plastic or placed in glass or plastic tubes. All such packages of containers shall be marked with temperature recording tape or labels and dated with the date of sterilization.
- (e) All surfaces and equipment, including, but not limited to, chairs, workstations, counters, recliners, dispensers, shall be made of smooth, nonabsorbent, nonporous material that can withstand repeated disinfection.
- (f) Engineering and work practice controls shall be utilized to eliminate or minimize exposure to blood and body fluids. Extraordinary care must be taken to avoid accidental wounds from sharp instruments contaminated with blood or body fluids and to avoid contact with open skin lesions. Needles shall not be broken, bent or recapped, unless the needle is equipped with a factory installed, medically approved, recapping device.
- (g) All establishments shall have clean or single-use disposable, laundered towels, washcloths and disposable paper towels in sufficient quantity.
- (h) A clean or single-use disposable towel and washcloth shall be used for each customer.
- (i) Clean towels and washcloths shall be stored in a closed, dust-proof container.
- (j) Soiled towels and washcloths shall be disposed of or stored in an approved covered container.
- (k) Any material or supply which has made contact with the blood or body fluids of any person, or by an instrument which has had such contact, shall be deemed contaminated and must be disposed of unless it may be sterilized and reused under the specific provisions of this ordinance.

- (l) A disinfectant shall be used after cleaning to disinfect any surface contaminated with blood or body fluids.
- (m) All facilities shall have a waiting area that is separated from the workstation area.
- (n) A public restroom shall be available to patrons during business hours.
- (o) The workstation area and patron chair/table shall be wiped down with a disinfectant using a single-use paper towel before and after serving each patron.
- (p) Wall mounted hand washing cleanser and wall mounted single-use towel dispensers shall be provided and filled at all hand washing sinks.

8.72.090 Patrons

- (a) Inquiry shall be made and no tattooing or body piercing shall be performed on an individual who is suspected of having jaundice or hepatitis or who recovered from jaundice or hepatitis within the preceding six (6) months.
- (b) Tattooing or body piercing shall not be performed on an individual in an area with an evident skin infection or other skin disease or condition, including, but not limited to, rashes, pimples, boils, infections, open lesions, or sunburn which shows any evidence of unhealthful conditions without medical clearance.
- (c) Tattooing or body piercing shall not be performed on any patron who appears to be impaired by or under the influence of alcohol or any mind-altering drug.

8.72.100 Skin Preparation The following aseptic techniques shall be utilized in the practice of tattooing and body piercing.

- (a) Practitioners shall wash their hands thoroughly with hot water and soap before gloving, prior to each patron. Hands shall be dried with individual paper towels. Practitioners shall wear single-use gloves during the procedure and shall discard the gloves at the end of the procedure.
- (b) If the patron's skin is to be shaved, the skin shall be washed with a cleansing, medicated soap before shaving. A safety razor shall be used. A new blade shall be used for each customer. The blade shall be discarded in a SHARPS container after each use. If reusable blade holders are used, they shall be autoclaved between uses on different patrons.

- (c) The skin area to be tattooed or pierced shall be prepared by thoroughly washing the area with seventy percent (70%) isopropyl alcohol. The solution shall be applied with cotton or gauze or sprayed on.
- (d) Single-use gauze pads, cloths and towels shall be used in the skin cleaning and preparation process. Such materials shall be discarded after use.
- (e) All patrons that have received a tattoo or body piercing, or portion of a tattoo or body piercing, shall be provided with printed aftercare instructions regarding care during the healing process of any tattoo or body piercing done at such establishment.

8.72.110 Tattoo

- (a) It shall be unlawful for any person to tattoo a person under the age of 18 years, regardless of parental consent.
- (b) Before administering a tattoo, the patron must be advised in writing of the consent form in regards to the following:
 - (1) That the tattoo should be considered permanent,
 - (2) That there is potential for adverse healing such as keloid formation, and hypertrophic scarring,
 - (3) That it can only be removed with a surgical procedure, and
 - (4) That any effective removal may leave scarring.
- (c) One copy of the consent form will be retained by the establishment for three (3) years and a copy of the consent form will be given to the patron.
- (d) Any dye or ink in which needles were dipped shall not be used on another person. Ink cups shall be for single patron use.
- (e) Needles shall be used on only one (1) patron and then properly discarded.
- (f) Needles may be reused during the same session on the same person by rinsing them under running tap water, followed by rinsing them in seventy percent (70%) isopropyl alcohol.
- (g) No stencil may be re-used unless it has been disinfected/sanitized.

- (h) Plastic stencils shall be thoroughly cleaned after each use and sanitized by immersion for ten (10) minutes in a chlorine disinfectant solution prepared by mixing one (1) tablespoon of household bleach containing five percent (5%) chlorine with one (1) pint of water. A fresh solution of chlorine must be prepared for each stencil. After sanitizing, the stencils shall be rinsed in running tap water and air-dried or blotted dry with a clean, single-use towel. Prior to use, each pre-cleaned stencil shall be rinsed in a seventy percent (70%) isopropyl alcohol solution.
- (i) Paper stencils shall only be used once. New paper stencils shall be used for every individual.
- (j) All inks, pigments, dyes and instruments used in the practice of tattooing shall be maintained in a condition to prevent contamination.
- (k) All inks, pigments, and dyes shall be obtained from sources recognized as safe. Information indicating the sources of all ink and pigments shall be available to the Officer or County Health Department upon request.

- (l) Only inks, pigments and dyes shall be used and shall be dispensed from bottles and containers.
- (m) Immediately before applying a tattoo, the dye to be used for the tattoo shall be squeezed from the dye bottles into disposable cups. Upon the completion of the tattoo, the cups and unused dye shall be discarded. Any dye in which the needles were dipped shall not be used on another person.
- (n) Petroleum jelly, or other applying agent, used for applying stencils shall be dispensed from a single-use disposable container or with a tongue blade or applicator stick, which shall be discarded after each use.
- (o) After completing work on any patron, the tattooed area shall be washed with seventy percent (70%) isopropyl alcohol. A dry, gauze or plastic wrap dressing shall be used to cover the tattooed area. Pierced areas shall be treated to ensure the prevention of infection.

8.72.120 Body Pierce

- (a) It shall be unlawful for any person to body pierce an individual under the age of 18 years unless such body piercing is performed in the presence of, or as directed by a notarized writing by, the minor's parent or legal guardian. The minor shall present valid identification and the parent or legal guardian shall present a valid photo identification to the practitioner prior to any body piercing.

- (b) Nipple and genital piercing is prohibited on minors regardless of parental consent.

8.72.130 Interpretation In their interpretation and application, the provisions of this ordinance shall be held to a minimum requirement and shall be liberally construed in favor of the City of Huntington Beach, and shall not be deemed a limitation or repeal of any other power granted by the City of Huntington Beach Municipal Code.

8.72.140 Severability If any section, sentence, clause or phrase of this section is for any reason held to be invalid or unconstitutional by a decision of any court, such decision shall not affect the validity of the remaining portions of this ordinance.

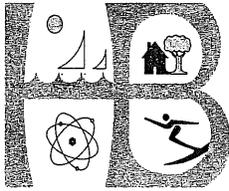
8.72.150 Enforcement

- (a) The Officer shall have the authority, under the Huntington Beach Municipal Code, to inspect any establishment under the provisions of this ordinance for the purpose of determining compliance with any of the terms of this ordinance.
- (b) Access. The Officer for the City of Huntington Beach or a designee of the Orange County Health Care Agency shall be permitted to enter the tattooing or body piercing establishment at any time, during normal business hours, in order to ensure that the provisions of this ordinance are being met. The Officer may enter, inspect, issue notices of violations, copy records, impound, seize and secure any samples, photographs, or other evidence from any licensed or unlicensed establishment.

8.72.160 Violations Violations of this ordinance are an immediate and present danger to the public health and welfare. Unlicensed or unsanitary operation of a tattoo or body piercing business shall be deemed to cause irreparable harm. Violations of this ordinance may be enjoined, without prejudice to seek forfeiture for the violations involved.

8.72.170 Penalties Each of the following acts or omissions of the ordinance shall constitute a misdemeanor.

- (a) Any performance of a tattooing or body piercing operation by an Operator in violation of any requirement of prohibition imposed in this article.
- (b) Any failure by a proprietor to maintain a tattooing or body piercing establishment in conformity with the requirements of this article. For purposes of this subparagraph (b), each day upon which such a failure to conform occurs shall constitute a separate violation.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

May 9, 2012

Building Division

714.536.5241

Brian Ragusin
5822 Hacienda Drive
Huntington Beach CA 92647

**SUBJECT: CONDITIONAL USE PERMIT NO. 12-007 (MECHANICAL CONCEPT
TATTOO)—6027 WARNER AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Ragusin:

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.

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 714-374-5317 (hbeckman@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

HAYDEN BECKMAN
Planning Aide

Enclosures

cc: Khoa Duong, PE, CSG Engr. – 714-872-6123
 Bo Svensbo, Police Department – 714-536-5982
 Herb Fauland, Planning Manager
 Jason Kelly, Planning Department
 Angela O'Donnell c/o Interpacific Asset Management, Property Owner
 Project File

ATTACHMENT NO. 5.1



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 25, 2012
PROJECT NAME: MECHANICAL CONCEPT TATTOO STUDIO
PLANNING APPLICATION NO. 2012-0056
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 12-007
DATE OF PLANS: APRIL 5, 2012
PROJECT LOCATION: 6027 WARNER AVE., (NORTHEAST CORNER OF WARNER AVE. AND SPRINGDALE ST.)
PLAN REVIEWER: HAYDEN BECKMAN, PLANNING AIDE
TELEPHONE/E-MAIL: (714) 374-5317 / HBECKMAN@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A TATTOO STUDIO (APPROXIMATELY 900 SQ.FT.) WITHIN AN EXISTING COMMERCIAL CENTER.

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 12-007:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The structure(s) cannot be occupied until a Certificate of Occupancy is approved and issued by the Planning & Building Department. **(HBMC 17.04.036)**
3. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
4. 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 & 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. **(HBZSO Section 241.18)**

5. Conditional Use Permit No. 12-007 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 and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
6. Conditional Use Permit No. 12-007 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 12-007 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & 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)**

PLANNING & BUILDING DEPARTMENT DEVELOPMENT REVIEW REQUEST

cul
APT S.
RECEIVED
APR 25 2012
Dept. of Planning
& Building

TO: Chief Ken Small, Police Department
Mark Carnahan, Building Division

FROM: Hayden Beckman, Planning Aide Ext: 5317 DATE: 04.11.12

PC ZA DRB STAFF

PETITION(S): Conditional Use Permit No. 12-007 (Mechanical Concept Tattoo)

REQUEST(S): To permit the establishment of an approximately 850 square foot tattoo and art studio business within an existing commercial tenant space.

LOCATION: 6027 Warner, 92648 (Northeast corner of Warner Avenue at Bolsa Chica)

ZONE: CG – FP2 (Commercial General – Flood Zone A)

GENERAL PLAN: CG0 – F1 (Commercial General – 0.35 Max Permitted Density)

EXISTING USE: Vacant tenant space within an existing commercial center

Please submit your concerns and recommended changes or conditions in writing on or before **April 30, 2012**

COMMENTS: (Use attachments or back side of sheet if necessary)

RESPONSE BY: _____ Extension _____

Attachments: 1. Plans 2. Narrative

ATTACHMENT NO. 5.4

Beckman, Hayden

From: Svendsbo, Bo
Sent: Tuesday, April 24, 2012 5:24 PM
To: Beckman, Hayden
Cc: Kesler, Kevin; Fong, Steven; Faust, Gary; Stuart, Bill
Subject: 6027 WARNER (TATTOO PROJECT)

Follow Up Flag: Follow up
Flag Status: Completed

Hayden,

I am sending the Development Review Request for the tattoo parlor at 6027 Warner back to you via inter-departmental mail. The Police Department does not have comments on this project, nor do we have any ~~special enforcement rights or responsibilities on tattoo businesses anymore per 8.72 HBMC~~. Please feel free to call or email me with any further questions.

Bo

Sergeant Gaute "Bo" Svendsbo
Huntington Beach Police Department
Special Investigation Bureau
Narcotics / Vice, S.W.A.T.

(714) 536-5982

(714) 981-4042 (c)

HBMC 8.72

04/25/2012

Conditional Use Permit No: 12-007

Project Location: 6027 Warner Ave

Project Planner: Hayden Beckman

Plan Reviewer: Khoa Duong, P.E

(714) 872-6123 / khoa@csgengr.com

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Residential Code, 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide Site plan showing the accessible path of travel from accessible parking stall(s)/public sidewalk to building entrance(s).
3. Show location of accessible parking stall(s).
4. Restroom must be accessible to disabled persons. Section 1115B of CBC
5. All doors must comply with Section 1133B.2 of CBC.
6. Please contact me or our office to review preliminary code analyses to examine any possible building code issue that may arise.

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

APR 30 2012

Dept. of Planning
& Building

HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 29, 2012

PROJECT NAME: TATTOO & ART STUDIO

ENTITLEMENTS: CUP NO. 12-007

PROJECT LOCATION: 6027 WARNER AVENUE (NORTHEAST CORNER OF WARNER AVENUE AT BOLSA CHICA STREET)

PLANNER: HAYDEN BECKMAN

TELEPHONE/E-MAIL: 714-374-5317, HBECKMAN@SURFCITY-HB.ORG

PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST

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

PROJECT DESCRIPTION: **CUP:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 850 SQUARE FOOT TATTOO AND ART STUDIO BUSINESS WITHIN AN EXISTING COMMERCIAL TENANT SPACE.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated APRIL 24, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

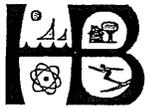
PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

CONDITIONS OF APPROVAL:

The Fire Department has no conditions of approval for this project.

CODE REQUIREMENTS:

The Fire Department has no code requirements for this project.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 5/7/12
PROJECT NAME: MECHANICAL CONCEPT TATOO
ENTITLEMENTS: CUP 12-07
PLNG APPLICATION NO: 2012-0056
DATE OF PLANS: 4/5/12
PROJECT LOCATION: 6027 WARNER AVE
PROJECT PLANNER: HAYDEN BECKMAN, PLANNING AIDE
TELEPHONE/E-MAIL: 714-374-5317 / HBECKMAN@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO ALLOW A PROPOSED TATTOO AND ART GALLERY IN AN EXISTING COMMERCIAL SUITE.

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 FINAL INSPECTION OR OCCUPANCY:

1. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service and meter shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service and meter may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 254.04)
2. Separate backflow protection device shall be installed per Water Division Standards for the existing domestic water service. (Resolution 5921 and Title 17)

3. 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)