



CITY OF HUNTINGTON BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
PLANNING AND ZONING PLAN CHECK

**COMMERCIAL**

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

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

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

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

General Plan	Requirements	Provided
Maximum Height		
Maximum Floor Area Ratio		
Noise Mitigation		
Scenic/Landscape Corridor		
Urban Design		
Historical/Cultural		
Economic		
Circulation		

See Page 2