



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

**RESIDENTIAL**

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 210.06	RL	RM	RMH-A	RMH	RH	RMP	Additional Provisions	Proposed
<b>Minimum Building Site Requirements</b>								
Area (sq. ft.)	6,000	6,000	2,500	6,000	6,000	10 ac.	(A)(B)(C)	
Width(ft.)	60	60	25	60	60	-		
Cul de sac frontage	45	45	-	45	45	-		
<b>Minimum Setbacks</b>							(D)(R)	
Front (ft.)	15	15	12	10	10		(E)(F)	
Side (ft.)	3;5	3;5	3	3;5	3;5	-	(G)(I)(J)	
Street Side (ft.)	6;10	6;10	5	6;10	6;10	-	(H)	
Rear (ft.)	10	10	7.5	10	10	-	(I)(J)	
Accessory Structure							(U)	
Garage							(K)	
<b>Projections into Setbacks</b>							(L)(R)	
<b>Maximum Height (ft.)</b>								
Dwellings	35	35	35	35	35	20	(M)	
Accessory Structures	15	15	15	15	15	15	(L)(R)	
<b>Maximum Floor Area Ratio (FAR)</b>								
	-	-	1:1	-	-	-		
<b>Minimum Lot Area per Dwelling Unit (sq. ft.)</b>								
	6,222	2,904	*	1,742	1,244	-		
<b>Maximum Lot Coverage (%)</b>								
	50	50	50	50	50	75	(V)	
<b>Minimum Floor Area</b>								
	Required _____		Provided _____				(N)	
<b>Courts</b>								
							(P)	
<b>Minimum Usable Open Space</b>								
	Common _____		Private _____				(O)	
<b>Accessibility within Dwellings</b>								
							(Q)	
<b>Waterfront Lots</b>								
							(R)	
<b>Landscaping (See Chapter 232)</b>								
	40% front yard = _____	Proposed _____	Yard trees Required _____	Proposed _____				
<b>Fences and Walls (visibility)</b>								
	See Section 230.88							
<b>Lighting</b>								
							(T)	
<b>Underground Utilities</b>								
	See Chapter 17.64							
<b>Screening of Mechanical Equipment</b>								
	See Section 230.76							
<b>Refuse Storage Areas</b>								
	See Section 230.78							
<b>Antenna</b>								
	See Section 230.80							
<b>Performance Standards</b>								
	See Section 230.82							
<b>Off-Street Parking and Loading</b>								
	See Chapter 231							
<b>Signs</b>								
	See Chapter 233							
<b>Nonconforming Structures</b>								
	See Chapter 236							
<b>Upper-Story Setbacks</b>								
	Required _____		Provided _____				(F)(M2c)	

\* Lots 50 feet or less in width = 1 unit per 25 feet of frontage  
 Lots greater than 50 feet in width = 1 unit per 1,900 square feet

**ADDITIONAL PROVISIONS**

HBZSO Section	Requirements	Provided		
<b>230.22</b> Residential Infill Lot	Required Yes/No or Not Applicable Compliance – windows deck Notice submitted			
<b>230.62 &amp; 258.02</b> Legal Building Site	Yes/No Proof Required Yes/No If yes, submit copy of recorded map or Certificate of Compliance			
<b>230.64</b> Substandard Lot	Yes/No If yes, Conditional Use Permit approval by Zoning Administrator required			
<b>230.68</b> Projections into Yards	No individual projection shall exceed 1/3 of the building length, and the total of all projections shall not exceed 2/3 of the building length on which they are located.			
	<b>Front Yard</b> <b>Side Yard</b> <b>Street Side Yard</b> <b>Rear Yard</b>			
Fireplace or chimney	2.5'	2.5' (30" min clearance)	2.5'	2.5'
Cornice, eaves and ornamental features	3'	2.5' (30" min clearance)	3'	3'
Mechanical equipment	2'	2' (30" min clearance)	2' (30" min clearance)	2'
Uncovered porches, terraces, platforms, subterranean garages, decks, and patios not more than 3 feet in height serving only the first floor	6'	3'	4'	5'
Stairs, canopies, awnings and uncovered porches more than 3 feet in height	4'	2' (30" min clearance)	4'	4' (30" min clearance)
Bay windows	2.5'	2.5' (30" min clearance)	2.5'	2.5'
Balconies	3'	2' (30" min clearance)	3'	3'
Covered patios	0	0	5' (max projection 1/2 width of street side yard)	5'
<b>230.78 / AB 939</b>	AB 939 requires an additional refuse storage area for recyclable material. Second refuse storage are on site plan or a note added to site plan indicating refuse storage area for trash and recyclables.			
<b>230.70</b> Measurement of Height	Dimensions shown: datum      top of slab      top of roof			
<b>Chapter 231 Off-street Parking</b>				
Single family _____	@ _____ enclosed + _____ open + _____ guest = _____ total			
One bedroom unit _____	@ _____ enclosed + _____ open + _____ guest = _____ total			
Two bedroom unit _____	@ _____ enclosed + _____ open + _____ guest = _____ total			
Three bedroom unit or more _____	@ _____ enclosed + _____ open + _____ guest = _____ total			
Total required	_____ enclosed + _____ open + _____ guest = _____ grand total			
Non-residential requirement	_____ sq.ft. ÷ _____ = _____ total			
Size	9' x 19' minimum with 7' vertical clearance			
Compact	8' x 17' (max. 20% on non-guest spaces in projects with 50 or more units)			
Turning Radius	25' residential' 26' nonresidential use in residential zone			
Driveway width	10' = if length 150' or less for single family; 20' = all others			
Striping Detail	Shown per Diagram A      Key to site plan			
Wheel stops/curbs	Adjacent to walkways, buildings, fencing, or landscaping			
Bicycle Parking	Multi-Family Residential Uses require 1 bicycle parking spaces for every 4 units.			
<b>Urban Design Guidelines</b>	Subject to separate plan check			
<b>General Plan</b>	<b>Requirements</b>	<b>Provided</b>		
Maximum Height				
Affordable Housing				
Density				
Noise				
Scenic/Landscape Corridor				
Urban Design				
Historical/Cultural				
Economic				

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

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