



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner TN
DATE: October 28, 2008

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 07-007/GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121 (CVS PHARMACY)

LOCATION: 15520 Goldenwest Street, 92647 (southeast corner of Goldenwest Street and McFadden Avenue)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The applicant, Austin Rogers of Curt Pringle and Associates, proposes to construct a 14,670 sq. ft. 24-hour drive-thru CVS Pharmacy on a 1.5 acre vacant portion of the Golden West College site at the southeast corner of Goldenwest Street and McFadden Avenue. To permit the proposed development, the current General Plan and Zoning designations have to be amended. To accomplish this, two legislative amendments are required: a General Plan Amendment and a Zoning Map Amendment. The current General Plan designation is proposed to change from Public to Commercial General to allow commercial uses with a maximum floor area ratio of 0.35. The current Zoning designation is proposed to change from Public-Semipublic to Commercial General. The project also includes a Variance to allow a 10-space parking reduction and a Tentative Parcel Map to create the 1.5 acre separate parcel.

The proposed CVS pharmacy, including the drive-thru, is proposed to be open 24 hours a day and seven days a week. The approximate height of the proposed one-story building is 39 feet. Access to the site is proposed via two-way driveways along Goldenwest Street and McFadden Avenue. The vacant site has historically been used as a pumpkin patch and a Christmas tree lot. The proposed project requires the following entitlements:

Mitigated Negative Declaration No. 07-007 analyzes the potential environmental impacts associated with implementation of the proposed project and identify appropriate mitigation measures.

General Plan Amendment No. 08-006 represents a request to amend the General Plan Land Use designation from the current P(RL) (Public-Residential Low Density) to the proposed CG-F1 (Commercial General—0.35 Floor Area Ratio) designation on a 1.5 acre parcel.

Zoning Map Amendment No. 08-006 represents a request to amend the Zoning designation from the current PS (Public-Semipublic) to the proposed CG (Commercial General) designation on a 1.5 acre parcel.

Conditional Use Permit No. 2008-032 represents a request to permit a 14,670 sq. ft. 24 hour drive-thru pharmacy with associated parking and site improvements.

Variance No. 2008-008 represents a request to permit a 10-space parking reduction from 74 to 64 parking spaces.

Tentative Parcel Map No. 2008-121 represents a request to subdivide a 1.5 acre parcel from a portion of the Golden West College site.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	P(RL) (Public-Residential Low Density)	PS (Public-Semipublic)	Vacant
North of Subject Property (across McFadden Avenue)	City of Westminster	City of Westminster	Shopping Center
South and East of the Subject Property	P(RL)	PS	Golden West College
West of Subject Property (across Goldenwest Street)	RL-7 (Residential Low Density—7 Dwelling Units per Acre)	RL (Residential Low Density)	Single-Family Residential

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

Mitigated Negative Declaration: September 15, 2008

General Plan Amendment: Not Applicable

Zoning Map Amendment: Not Applicable

Conditional Use Permit: September 15, 2008

Variance: September 15, 2008

Tentative Parcel Map: September 15, 2008

MANDATORY PROCESSING DATE(S):

180 days of complete application or by March 15, 2009

Not Applicable

Not Applicable

Conditional Use Permit, Variance and Tentative Parcel Map: Within 60 days from Mitigated Negative Declaration Approval

Environmental Assessment No. 07-007 was filed on December 12, 2007. General Plan Amendment No. 08-006, Zoning Map Amendment No. 08-006, Conditional Use Permit No. 08-032, and Tentative Parcel Map No. 08-121 were filed on July 3, 2008. Variance No. 08-008 was filed on August 19, 2008. The entitlements were deemed complete September 15, 2008. The application is scheduled for the Planning Commission meeting of November 12, 2008.

CEQA ANALYSIS/REVIEW

Mitigated Negative Declaration No. 07-007 analyzes the potential environmental impacts associated with implementation of the proposed project. Staff determined that no potentially significant impacts are anticipated that could not be mitigated to a level of insignificance. MND No. 07-007 identifies issues related to Aesthetics, Biological Resources, and Traffic/Transportation and suggests four mitigation measures to render those impacts less than significant. On June 24, 2008 the Environmental Assessment Committee reviewed Environmental Assessment No. 07-007 and approved the processing of a mitigated negative declaration. The Planning Department advertised draft Mitigated Negative Declaration No. 07-007 for 30 days commencing on Thursday, July 3, 2008 and ending on Monday, August 4, 2008.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Fire, Public Works, and Planning have reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on October 10, 2008 and is attached for informational purposes (Attachment No. 6). The final list of recommended conditions of approval is currently being compiled.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The project was reviewed by the Design Review Board (DRB) on September 11, 2008, September 18, 2008, and October 9, 2008. The DRB recommended approval of the project with the modification that the first two feet of the 19-foot long parking spaces along the west and north side of the building be provided with landscaping or sidewalk area.

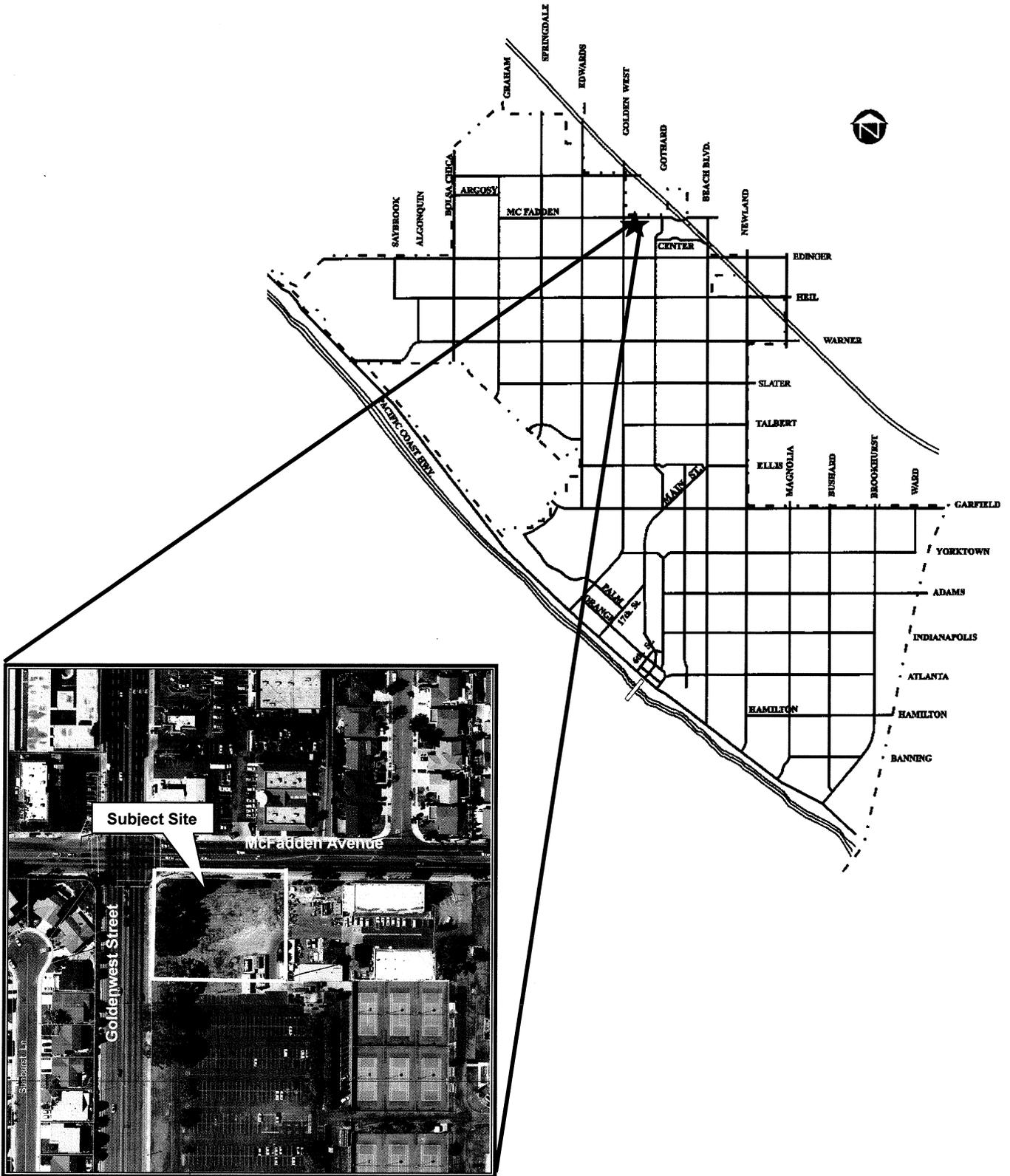
PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

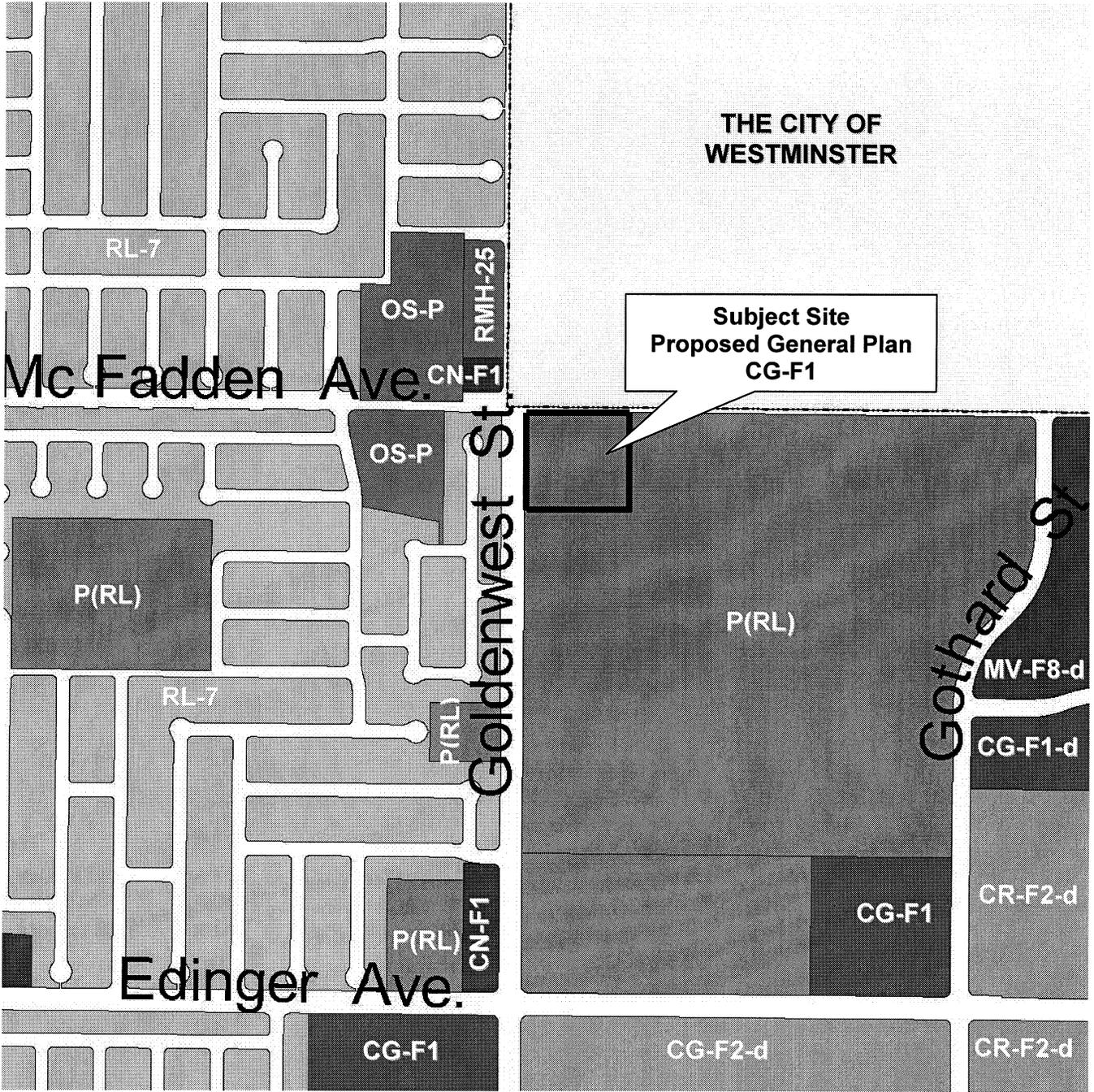
- The proposed land use and zoning map amendments to and compliance with the proposed General Plan and Zoning designations.
- The consistency of the proposed project with the goals, objectives, and policies of the General Plan.
- The conformance of the proposed project with applicable zoning development standards, including site layout, parking, landscaping, circulation, vehicular and pedestrian access.
- The variance to permit a 10-parking space reduction and associated findings.
- A review and consistency of the proposed building design with the Urban Design Guidelines and Design Review Board recommendation.
- The compatibility of the proposed project with surrounding land uses.
- The potential environmental impacts associated with the proposed project.
- The loss of six mature trees onsite and relocation of seven mature trees onsite.

ATTACHMENTS:

1. Vicinity Map
2. Current/Proposed General Plan Designations (with surrounding designations)
3. Current/Proposed Zoning Designations (with surrounding designations)
4. Site Plan, Floor Plan, and Elevations Received and Dated October 2, 2008
5. Project Narrative dated August 19, 2008
6. Code Requirements Letter Dated October 10, 2008 (for informational purposes only)



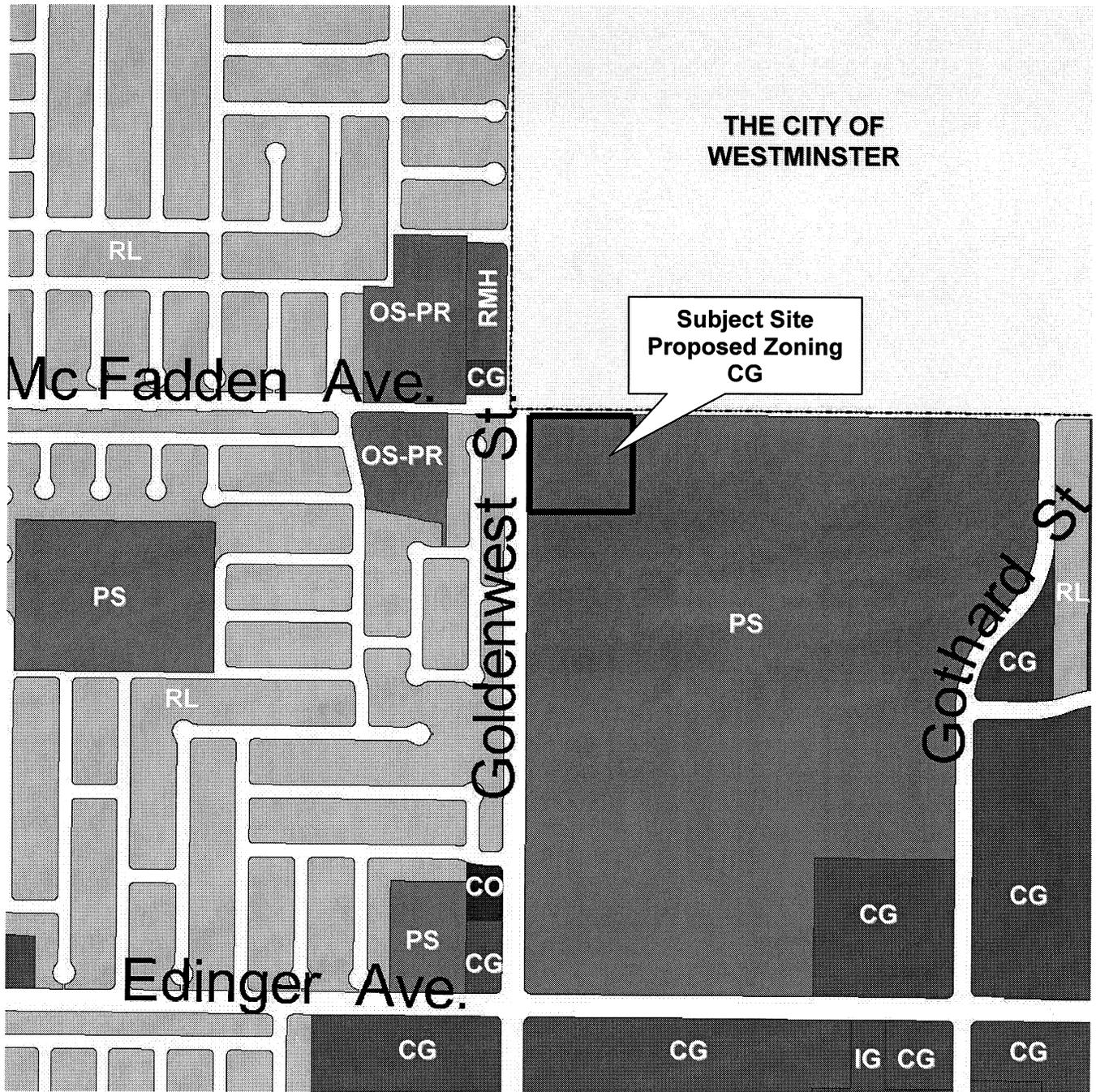
VICINITY MAP
MITIGATED NEGATIVE DECLARATION NO. 07-007/GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121
(CVS PHARMACY – 15520 GOLDENWEST STREET)



CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS

GENERAL PLAN AMENDMENT NO. 08-006

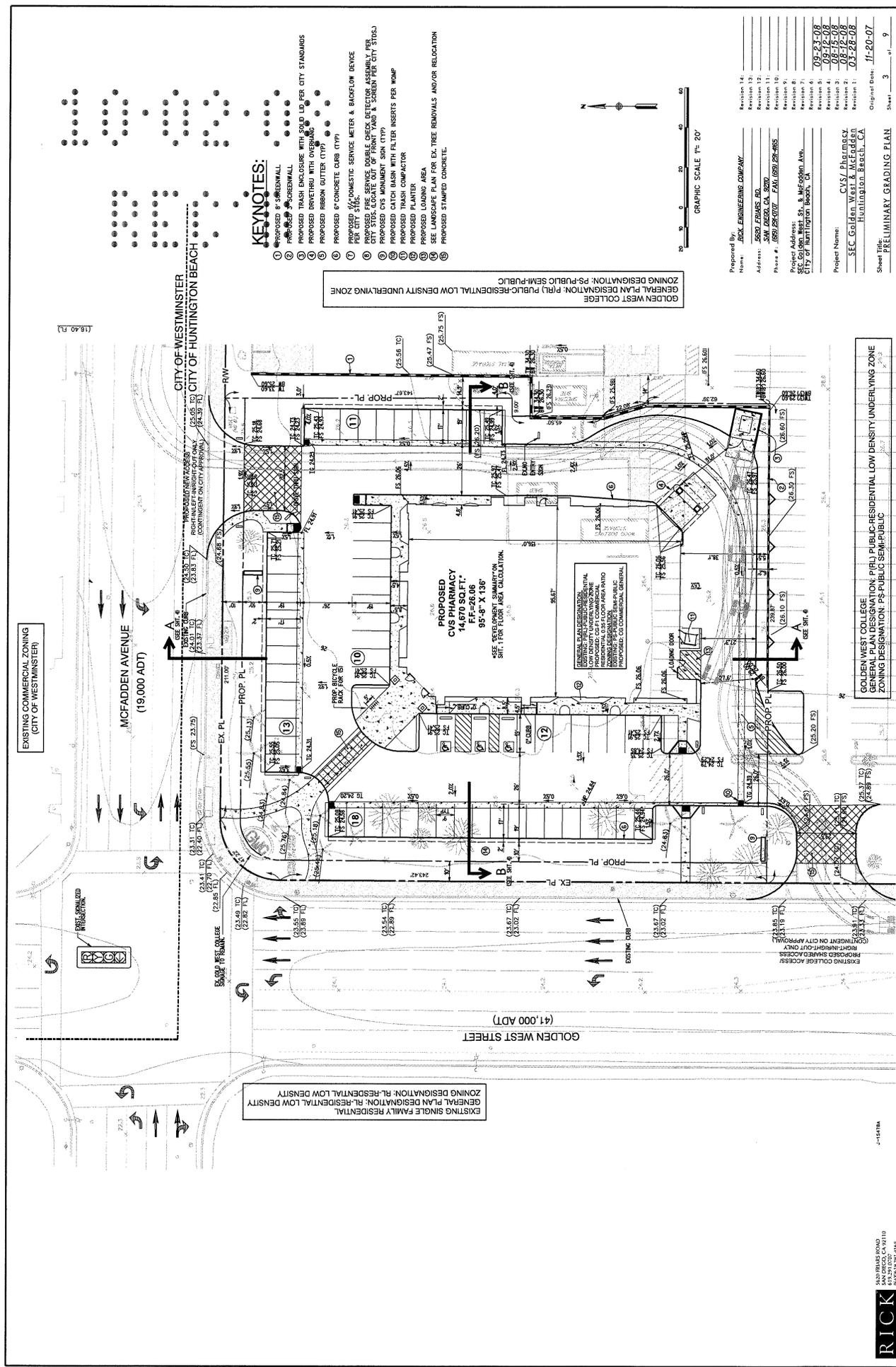
(CVS PHARMACY- 15520 GOLDENWEST STREET)



CURRENT AND PROPOSED ZONING DESIGNATIONS

ZONING MAP AMENDMENT NO. 08-006

(CVS PHARMACY- 15520 GOLDENWEST STREET)



EXISTING SINGLE FAMILY RESIDENTIAL
 GENERAL PLAN DESIGNATION: RL-RESIDENTIAL LOW DENSITY
 ZONING DESIGNATION: RL-RESIDENTIAL LOW DENSITY

GOLDEN WEST COLLEGE
 GENERAL PLAN DESIGNATION: PRLU-PUBLIC SEMI-PUBLIC
 ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC

KEYNOTES:

- 1 PROPOSED #1 SCREENWALL
- 2 PROPOSED #2 SCREENWALL
- 3 PROPOSED TRASH ENCLOSURE WITH SOLID LID PER CITY STANDARDS
- 4 PROPOSED BROCHURE WITH OVERHEAD SIGN PER CITY STANDARDS
- 5 PROPOSED RUBBER BUTTER (TYP)
- 6 PROPOSED #3 CONCRETE CURB (TYP)
- 7 PROPOSED #4 DOMESTIC SERVICE METER & BACKFLOW DEVICE
- 8 PROPOSED FIRE SERVICE DOUBLE CHECK CHECK DETECTOR ASSEMBLY PER CITY STDS. LOCATE OUT OF FRONT YARD & SCREEN PER CITY STDS.
- 9 PROPOSED CIS MONUMENT SIGN (TYP)
- 10 PROPOSED CATCH BASIN WITH FILTER INSERTS PER WMP
- 11 PROPOSED PLANTER
- 12 PROPOSED PLANTER
- 13 SEE LANDSCAPE PLAN FOR EX. TREE REMOVALS AND/OR RELOCATION

Prepared By: ES&E ENGINEERING COMPANY
 Name: 2802 FRANKS RD.
 Address: SAN JOSE, CA 95077
 Phone #: 408.252.0707 / 408.189.9246/65

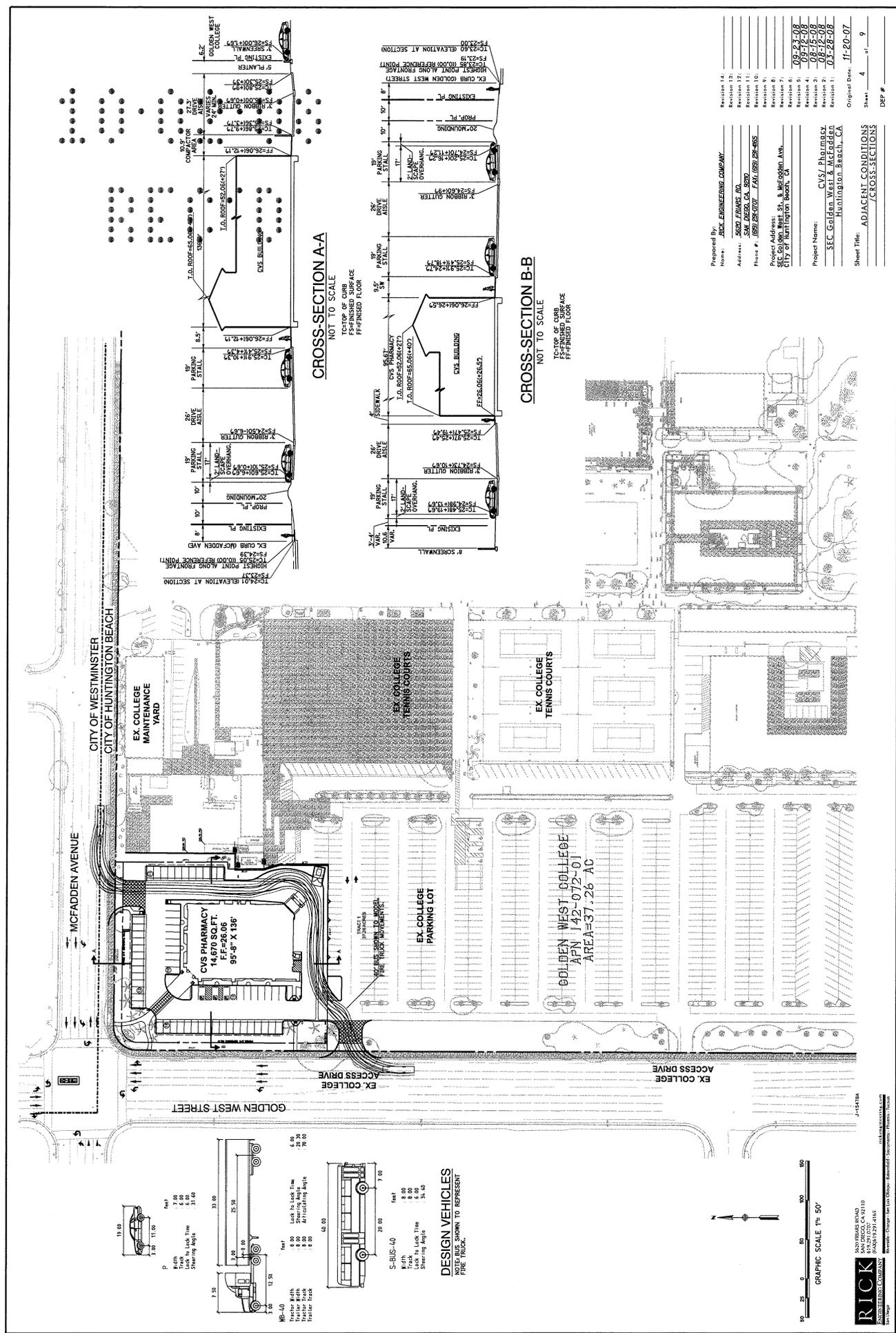
Project Address: CVS PHARMACY
14670 GOLDEN WEST ST. & MCFADDEN AVE.
CITY OF HUNTINGTON BEACH, CA

Project Name: SEC. Golden West & MCFadden
Huntington Beach, CA

Sheet Title: PRELIMINARY GRADING PLAN
 Sheet # 3 of 9
 DEP # _____

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 09-23-08
 Revision 3: 08-15-08
 Revision 2: 08-15-08
 Revision 1: 03-26-08
 Original Date: 11-20-07

GOLDEN WEST COLLEGE
 GENERAL PLAN DESIGNATION: PRLU-PUBLIC-RESIDENTIAL LOW DENSITY UNDERLYING ZONE
 ZONING DESIGNATION: PS-PUBLIC SEMI-PUBLIC



CITY OF WESTMINSTER
CITY OF HUNTINGTON BEACH

EX COLLEGE MAINTENANCE YARD

EX COLLEGE TENNIS COURTS

EX COLLEGE TENNIS COURTS

EX COLLEGE PARKING LOT

GOLDEN WEST COLLEGE
APN 142-072-01
AREA=37.26 AC

EX COLLEGE ACCESS DRIVE

GOLDEN WEST STREET

ACCESS DRIVE

CVS PHARMACY
14,670 SQ.FT.
FF#26.06
95'-0" X 138'

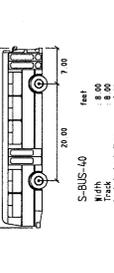
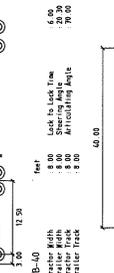
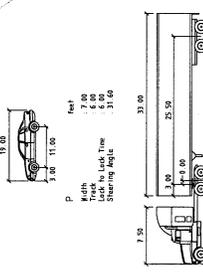
EX CURB (W/ADJACENT AV)

EXISTING PL

PROP PL

20' MOUNTING

7' RIBBON CUTTER



DESIGN VEHICLES
VEHICLES SHOWN TO REPRESENT
FIRE TRUCK

S-RUS-40
Width: 8.00
Track: 8.00
Steering Angle: 34.40

MB-40
Tractor Width: 7.50
Tractor Length: 12.25
Tractor Track: 5.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

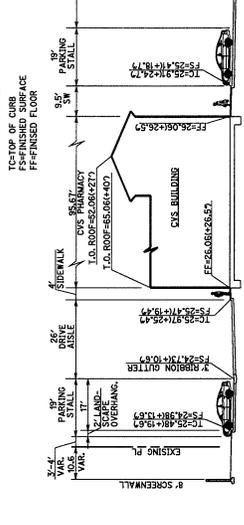
Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

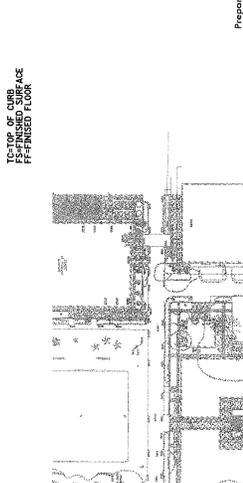
Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

Lock to Lock Time: 6.00
Steering Angle: 8.00
Steering Angle: 8.00

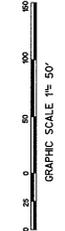
CROSS-SECTION A-A
NOT TO SCALE



CROSS-SECTION B-B
NOT TO SCALE



Prepared By: **RICK ENGINEERING COMPANY**
 Name: _____
 Address: **8820 FRANKS RD.**
30600 BUCKLE CANYON
IRVINE, CA 92618
 Phone #: **(949) 261-0077** / **(949) 261-0665**
 Project Address: **1515 S. GARDEN AVE.**
CITY OF HUNTINGTON BEACH, CA
 Project Name: **CVS Pharmacy**
SEC Golden West & McFadden
Huntington Beach, CA
 Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____
 Original Date: **JH-20-07**
 Sheet: **4** of **9**
 DEF # _____



RICK ENGINEERING COMPANY
 1515 S. GARDEN AVE.
 HUNTINGTON BEACH, CA 92640
 (949) 261-0077
 (949) 261-0665
 FAX (949) 261-0185

ATTACHMENT NO. **4.4**

Carter & Burgess
 Consultants in Planning, Engineering, Architecture,
 Construction Management, and Related Services

CARTER & BURGESS, INC.
 1001 WEST AVENUE
 SUITE 3100
 PHOENIX, AZ 85003
 TEL: (602) 253-1100
 FAX: (602) 253-1222

CONSULTANT:

SEAL:

CVS/
pharmacy

STORE NUMBER: #08885
 GOLDENWEST ST & MADDEN AVE
 HUNTINGTON BEACH, CALIFORNIA 92647
 DEL. THE STATE

DEVELOPER:

 KZ HOLDINGS LLC
 27272 CALLE DE LAS PALMAS, SUITE 200
 IRVINE, CA 92618
 (949) 472-2720

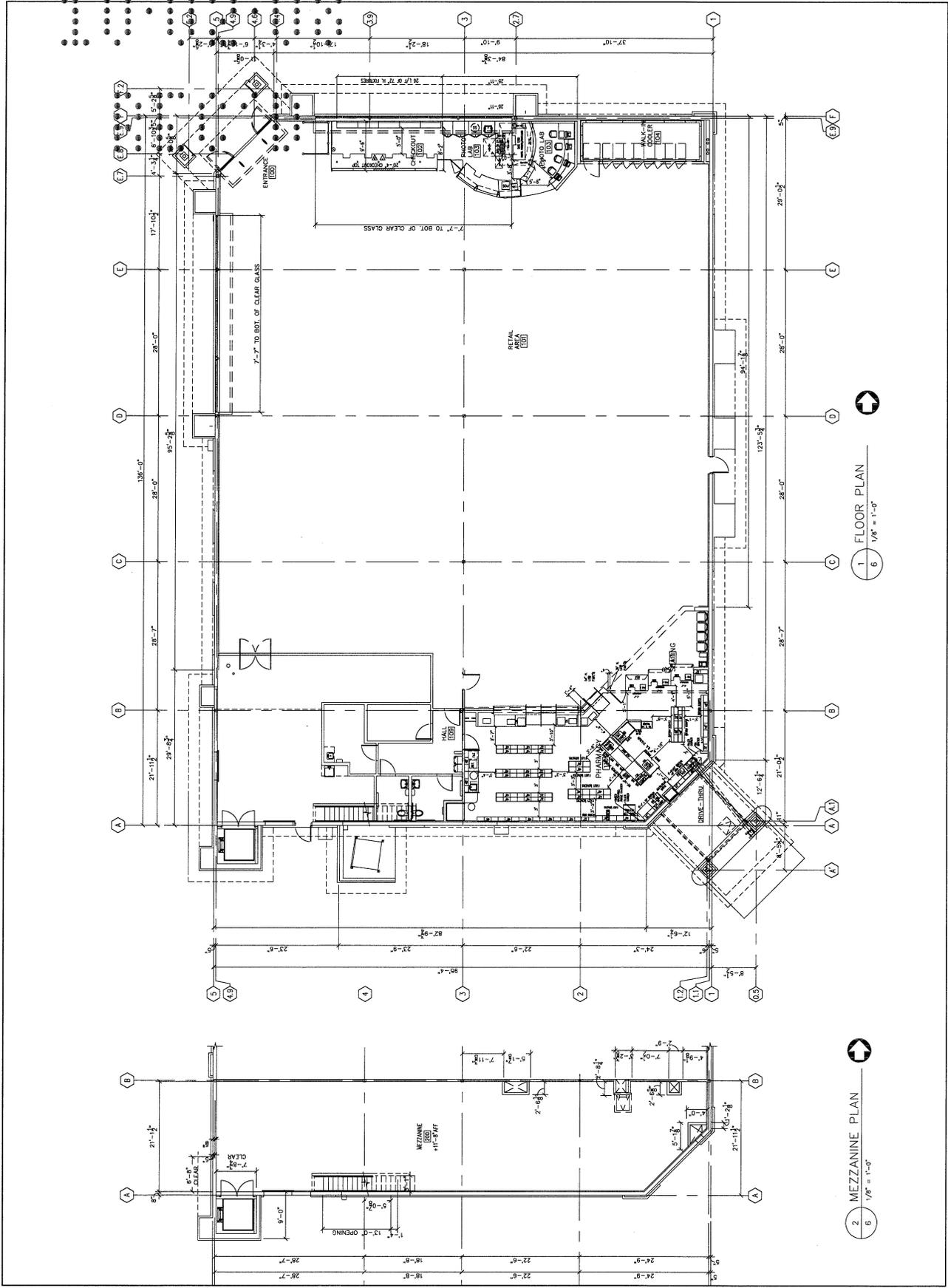
REVISIONS:

DRAWING BY: CJ
 DATE: 9.30.2008
 JOB NUMBER: 193715.030

TITLE:
 FLOOR/MEZZANINE PLANS

SHEET NUMBER:
 6 of 9

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



1 FLOOR PLAN
 1/8" = 1'-0"

2 MEZZANINE PLAN
 1/8" = 1'-0"

ATTACHMENT NO. 4.6

Carter Burgess
 Consulting Engineers, Architects, Planners
 101 N. FIRST AVE.
 SUITE 3100
 PHOENIX, AZ 85003
 FAX (602) 233-1202

CONSULTANT:

SEAL:



STORE NUMBER #08885
 GOLDENWEST ST & MCDONN AVE
 PHOENIX, ARIZONA, CALIFORNIA 92547
 DEAL TYPE NEW



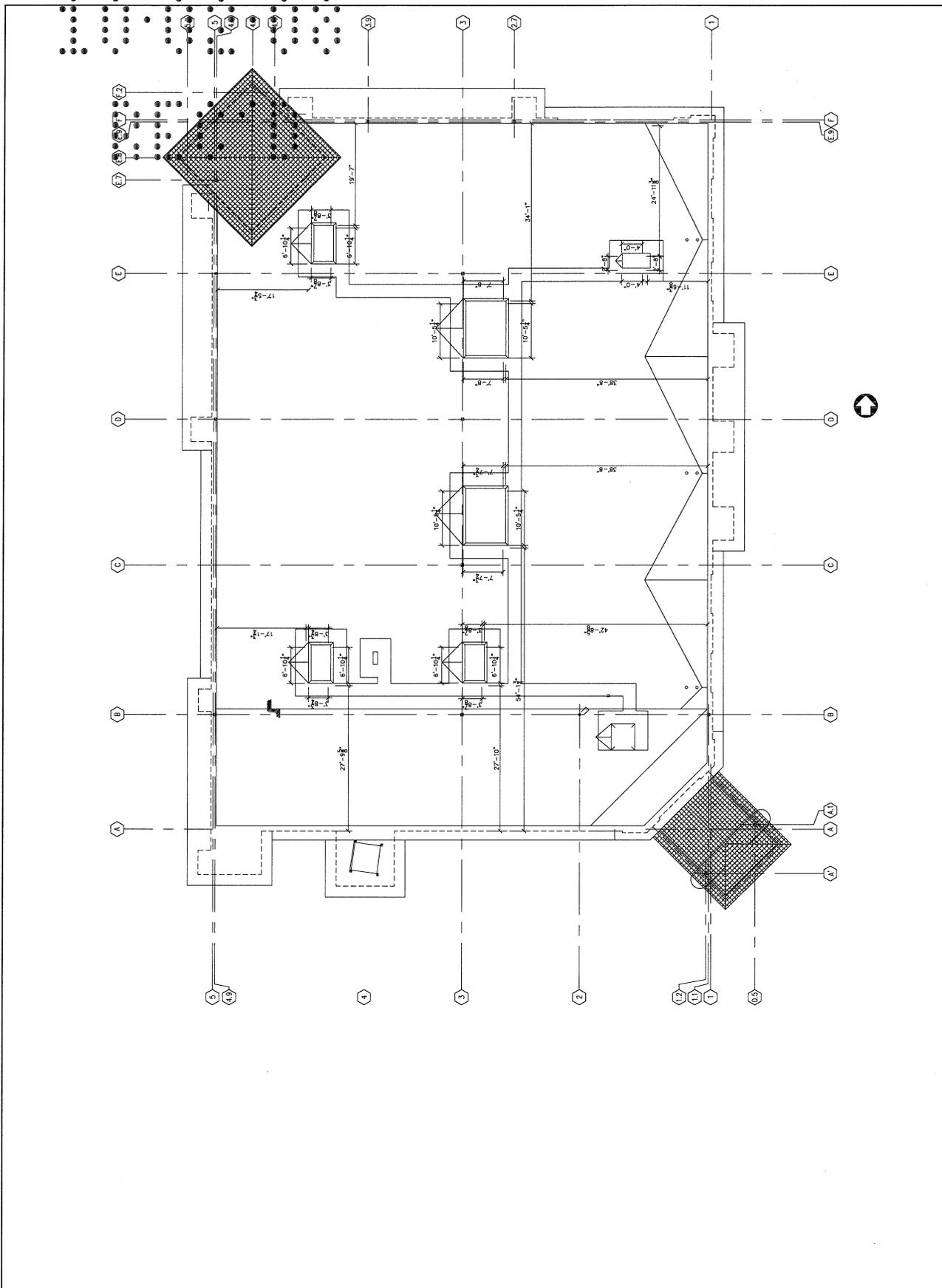
REVISIONS:

DRAWING BY: CJ
 DATE: 9.30.2007
 JOB NUMBER: 193715.030

TITLE: ROOF PLAN

SHEET NUMBER: 7 of 9

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



ATTACHMENT NO. 4.7

EXTERIOR FINISH

A DUNN EDWARDS DE5196 FLICKERING LIGHT

B DUNN EDWARDS DE5414 SUN CITY

C DUNN EDWARDS DE5210 AMBROSIA IVORY

D REDLAND TILE CO. PAJA MISSION / PIECE CLAY TILE

E BENJAMIN MOORE EXOTIC RED Z06B-10

F CULTURED STONE FAWN COUNTRY LEDGESTONE

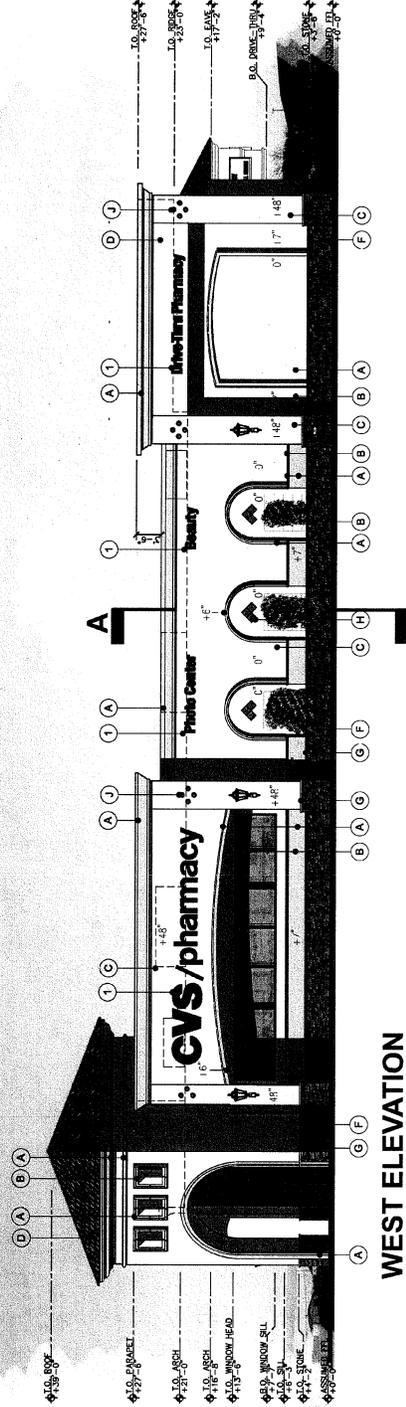
G CULTURED STONE FAWN COUNTRY STONE CAP

KEY NOTES

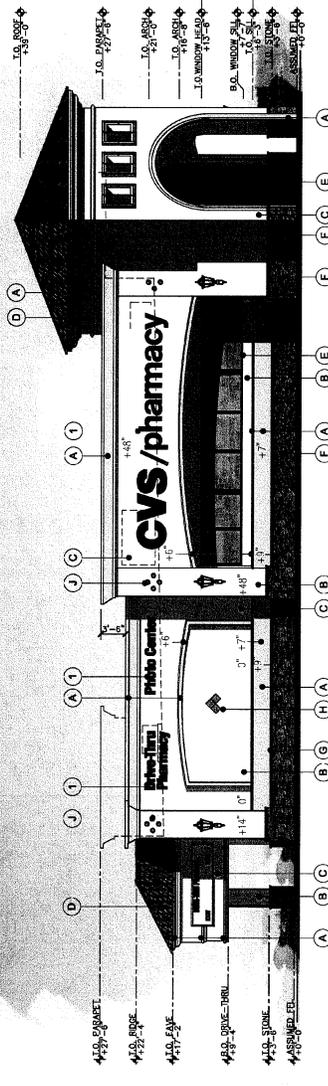
①	POPOVEDEN	
②	MECHANICAL	

FINISH SCHEDULE

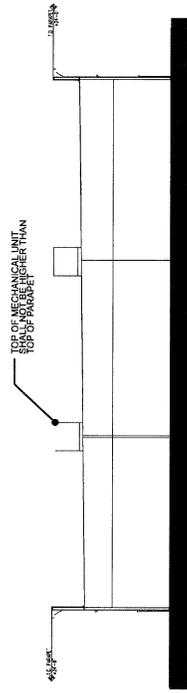
ITEM	MATERIAL / DESCRIPTION	MFR.	STYLE / CAT. NO.	COLOR	NOTES
①	370 PRIMER SYSTEM	137 570 SCOUT 1.5	137 570 SCOUT 1.5	EGG WHITE	GROUT PER MFC.
②	370 PRIMER SYSTEM	137 570 SCOUT 1.5	137 570 SCOUT 1.5	EGG WHITE	GROUT PER MFC.
③	370 PRIMER SYSTEM	137 570 SCOUT 1.5	137 570 SCOUT 1.5	EGG WHITE	GROUT PER MFC.
④	CLAY TILE	PAJA MISSION	PAJA MISSION CLAY TILE	AMBROSIA IVORY	SEE SPEC. SECTION
⑤	LUMBER STATIONARY AND DOORS	BENJAMIN MOORE	EXOTIC RED	2008-10	ONE STAIRWELL
⑥	CULTURED STONE	FAWN COUNTRY LEDGESTONE	FAWN COUNTRY LEDGESTONE	FAWN COUNTRY LEDGESTONE	GROUT PER MFC.
⑦	STONE CAP	FAWN COUNTRY LEDGESTONE	FAWN COUNTRY LEDGESTONE	FAWN COUNTRY LEDGESTONE	GROUT PER MFC.
⑧	DECORATIVE TILE	AMERICAN SALES CO.	18" x 18" IMPASSO	BLANK RED	GROUT PER MFC.
⑨	DECORATIVE TILE	AMERICAN SALES CO.	PURE GUSTO	BLANK RED	W/ 1/2" PROJECTION GROUT PER MFC.



WEST ELEVATION



NORTH ELEVATION



BUILDING SECTION A

SCALE: 1/8"=1'-0"
JACOBS
 25 September 2008
 SHEET 8 OF 9

CVS/pharmacy
 #08885 GOLDEN WEST & McFADDEN
 HUNTINGTON BEACH, CALIFORNIA

KZ KERRICK
 19752 MacArthur Blvd, Suite 250
 Irvine, CA 92612
 (949) 476-2700

ATTACHMENT NO. 4.8

General Application Project Narrative – 15520 Goldenwest St.

Project Summary

This proposal is to develop a CVS/Pharmacy with drive-thru use on the Southeast corner of Goldenwest Street and McFadden Avenue. The proposed building size is 14,670 square feet and we are requesting 24-hour continual operation. There will be approximately 35 employees at this store with an average of 5 employees in the building at any given time.

Uses to the north include a shopping center with a gas station, medical center, retail, and restaurants. To the south is the Golden West College parking lot. To the east is the Golden West College maintenance facility. Lastly, to the west is Greer Park and residential. The populations served by the proposed project are Huntington Beach residents immediately to the west of the proposed site, as well as local residents to the north in the City of Westminster.

Requested Actions

General Plan Amendment to amend the General Plan land use designation from P(RL) (Public-Residential Low Density Underlying Zone) to CG-F1 (Commercial Residential – 0.35 Floor Area Ratio).

Zoning Map Amendment to amend the zoning designation from PS (Public-Semi-Public) to CG (Commercial General).

Conditional Use Permit to permit the development of a 12,900 square foot pharmacy with a drive-thru and 64 parking spaces.

Design Review to review and approve the design, colors, and materials of the proposed pharmacy.

Tentative Parcel Map to create a separate parcel for the proposed pharmacy.

Variance for relief from code section 231.04 to include 64 parking spaces rather than the required 74.

City of Huntington Beach

AUG 19 2008

ATTACHMENT NO. 514

Tentative Parcel Map Project Narrative – 15520 Goldenwest St.

Summary

This proposal is to create a separate parcel at the northwest corner of the existing 37.26 acre parcel owned by the Coast Community College District and known as Golden West College (APN: 142-072-01).

Explanation

The present zoning is PS (Public-Semi-Public) and the existing use of the property is vacant land with a seasonal pumpkin patch and Christmas tree lot. The proposed new zoning is CG (Commercial General) to support the use of a 24 hour CVS/Pharmacy with a drive-thru.

We propose a number of improvements that will benefit the City of Huntington Beach, including improvements to the existing drive access within the city's right of way, re-aligning the existing storm drain per the city's request, installation of a waterline from the south side of McFadden, and installation of a sewer lateral across McFadden Avenue to tie into Midway City Sanitary District facilities per the City's request. We are proposing to bring water and sewer to the site as soon as possible to facilitate construction. The Midway City Sanitary District has approved our proposal and issued a "will serve" letter. All other improvements are to be part of normal construction proposed to begin the week of July 20, 2009.

Currently there are 22 trees on the site that give character to the surrounding community as well as maintain a positive image for Golden West College. Keeping these important aspects in mind, a consulting arborist was contracted to determine the maximum amount of trees that can be retained onsite. Among other changes, the site plan was revised to move the proposed South entrance back to the existing entrance for the college to keep more of the existing trees. The result is a landscape plan which calls for the removal of six existing trees to be replaced with 28 new trees of a similar type/species.

We are willing to propose a restrictive covenant stating that the mezzanine and receiving areas of the proposed building will be used strictly for inventory storage and shall not be converted into any other use.

City of Huntington Beach

AUG 19 2008

ATTACHMENT NO. 5.2

Application for Variance – 15520 Goldenwest St.

AUG 19 2008

Summary

We are requesting this variance to resolve practical difficulties associated with the City's off-street parking development standards as they relate to the proposed development of a 14,670 square foot 24-hour CVS/Pharmacy with a drive-thru.

Explanation

We are requesting relief from HBZSO code section 231.04 – to reduce the number of required parking spaces to 64 from the city requirement of 74 spaces (14% reduction).

- a. What exceptional circumstances apply to the subject property (including size, shape, topography, location or surroundings) that deprive it of privileges normally enjoyed by other properties in the vicinity and under identical zone classification (as proposed for this site)?
 - The zoning ordinance mandates 74 off-site parking spaces be provided for the proposed pharmacy, based upon its use and the gross square footage. The property, being a vacant lot, is constrained by existing Golden West College facilities and many large, magnificent trees along the existing street frontage. An arborist's report was completed to determine the optimal plan for the removal and relocation of these trees to provide for the development of this pharmacy. As a result of the report, the orientation of this property and the location and number of parking stalls were designed to maximize to the greatest extent possible the parking to be provided.
- b. Explain why the request will not constitute a grant of special privilege.
 - The underlying property is owned by the State of California and as such has unique restrictions associated with the type of uses that can be developed here or elsewhere on the Golden West College property. Any other development/use on this property would have a reasonably similar proposed floor area ratio and would be subject to the same constraints described above.
- c. Why is this request necessary for the preservation and enjoyment of one or more substantial property rights when compared with other properties in the same zoning designation?
 - Other property owners in the vicinity with zoning similar to that proposed for this site are afforded the ability to make many changes to their site design through the development process. The proposed CVS site plan has been modified to the greatest extent possible to meet all other code requirements and departmental requests (including orientation of the drive-thru, location of the trash enclosure, compactor & loading/receiving area, and landscape planters & setbacks) while maintaining a relatively small building footprint. The City of Huntington Beach calculates the total gross floor area as follows:

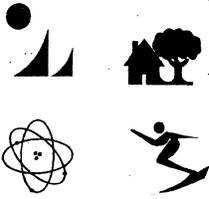
- 11,967 s.f. (Retail/Pharmacy Area)
- 933 s.f. (Ground Floor Receiving Area)
- 1,770 s.f. (Mezzanine Area)
- 14,670 s.f. (Total Floor Area)

The Retail/Pharmacy area is the only occupied space in the building, leaving the Receiving and Mezzanine areas strictly for surplus inventory storage; there are no employee areas or offices in either space. It is understood that the City of Huntington Beach does not calculate the parking requirement based on occupied floor area; however in practice the Receiving and Mezzanine areas do not demand any parking. In this case, the practical parking requirement would be $11,967 \text{ s.f.} / 200 = 60$ spaces.

Dedicating the Receiving and Mezzanine areas strictly to storage allows CVS to make less truck deliveries because the Mezzanine is used to efficiently and safely store more products for a longer period of time. Traditional drug stores do not use the mezzanine system and require a larger building foot print to hold inventory and stock more products on the sales floor, resulting in cramped, narrow aisles, often stacking products close to the ceiling.

The Mezzanine and Receiving areas will never be used as occupied floor area and we are willing to submit a restrictive covenant stating these areas will not be converted into any other use.

- d. State reasons why the granting of the request will not be materially detrimental to the public welfare.
- The improvements proposed for this property will substantially improve the value of the property and enhance that of neighboring properties. Further, the variance will not be materially detrimental to either the public welfare or other properties, as the practical number of parking spaces will be provided to meet customer demand and ensure the safety of drivers and pedestrians visiting the site.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

October 10, 2008

Austin Rogers
2400 E. Katella Avenue, Suite 350
Anaheim CA 92806

SUBJECT: GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121 (CVS PHARMACY)—15520 GOLDENWEST STREET PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Rogers:

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.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

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: Gerald Caraig, Building & Safety Department – 714-374-1575
Darin Maresh, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-5431
Coast Community College District, Property Owner

Herb Fauland, Planning Department
Jason Kelly, Planning Department
Project File



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 10, 2008

PROJECT NAME: CVS PHARMACY

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2008-0138

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 08-006/ZONING MAP AMENDMENT NO. 08-006/CONDITIONAL USE PERMIT NO. 08-032/VARIANCE NO. 08-008/TENTATIVE PARCEL MAP NO. 08-121

PROJECT LOCATION: 15520 GOLDENWEST STREET, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 14,670 SF CVS PHARMACY, 64 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICE IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A VARIANCE FOR A 10-PARKING SPACE REDUCTION AND A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 19, 2008. 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.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.

- b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
 - c. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - d. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. (HBZSO 231.18(C))
 - e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
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.
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed.
 - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District.
 - 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.
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.
 - f. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.
3. Prior to issuance of grading permits, the following shall be completed:
- b. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius

- of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
- c. Blockwall/fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.
4. Prior to submittal for building permits, the following shall be completed:
- a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
5. Prior to issuance of building permits, the following shall be completed:
- a. The subject property shall enter into an irrevocable reciprocal driveway easement between the subject site and adjacent southerly properties. The location and width of the accessway shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - c. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.

- d. A Mitigation Monitoring Fee for MND No. 07-007 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*).
 - e. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. 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.
7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved until the following has been completed:
- a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning Department.
 - c. All existing signs which do not conform with Chapter 233-*Signs* of the Huntington Beach Zoning and Subdivision Ordinance shall be removed or modified to conform.
 - d. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - e. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - f. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
8. The use shall comply with the following:

- a. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
 - b. Only the uses described in the narrative shall be permitted.
9. 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 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.
 10. 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.
 11. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until General Plan Amendment No. 08-006 and Zoning Map Amendment No. 08-006 have been approved by the City Council and is in effect.
 12. Conditional Use Permit No. 08-032 and Variance No. 08-008 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
 13. Conditional Use Permit No. 08-032 and Variance No. 08-008 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.
 14. The Planning Commission reserves the right to revoke Conditional Use Permit No. 08-032 and Variance No. 08-008 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.
 15. 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.
 16. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
 17. 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 Planning Commission.

18. 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 Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.
19. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning.
20. Alcoholic beverage sales shall be prohibited unless a conditional use permit for this particular use is reviewed and approved.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: SEPTEMBER 17, 2008

PROJECT NAME: CVS PHARMACY

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 08-138

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 08-006
ZONING MAP AMENDMENT NO. 08-006
CONDITIONAL USE PERMIT NO. 08-032
DESIGN REVIEW NO. 08-026
TENTATIVE PARCEL MAP NO. 08-121

DATE OF PLANS: AUGUST 19, 2008

PROJECT LOCATION: 15520 GOLDENWEST STREET, HUNTINGTON BEACH

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER

TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 12,900 SQUARE-FOOT CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICE IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as 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. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 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.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 1, 2008
PROJECT NAME: CVS PHARMACY
ENTITLEMENTS: PLANNING APPLICATION NO. 08-138
PROJECT LOCATION: 15520 GOLDENWEST STREET, HUNTINGTON BEACH, CA
PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 1, 2008. 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: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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

Environmental

1. A Methane Barrier and Sub-Slab Collection System is required per City Specification No. 429 - METHANE SAFETY MEASURES. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes. **(FD)**
2. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards. Testing results have been submitted, and approved by the Fire Department. **(FD)**
3. A site plan showing all on-site abandoned oil wells provided to the Fire Department. **(FD)**

ATTACHMENT NO. 6.10

4. Methane safety measures per “*City Specification #429, Methane District Building Permit Requirements*” referenced in the grading and building plan notes. “METHANE PLAN,” submitted and approved by the Fire Department. (FD)

Fire Apparatus Access

NOTE: Existing Fire Roads do not meet current City Specifications for widths. Any future changes to the parking configuration or square footage additions to the building may require the fire road widths to be brought up to the following current specification requirements at that time. This is a documented and historically-existing condition which requires no changes at this time due to or during the façade remodel. (FD)

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)

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

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

Reciprocal Access. Existing designated 24 foot wide fire apparatus access roads (shared as a 12'/12' reciprocal fire apparatus access road/driveway shall be preserved and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Overhead clearance of 13' 6" shall be maintained and obstructions such as roof eaves shall not project into the designated fire lane minimum overhead clearance. (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 Access Roads Portrayed. Fire Access Roads shall be portrayed on the plans in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *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)

Fire Hydrants and Water Systems

Fire Hydrants are required. 2 hydrants are required – See attached sheet for recommended locations. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. Plans shall be submitted to Public Works and approved by the Public Works and Fire Departments. For Fire Department approval, portray the fire hydrants and reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Fire Sprinklers

NOTE: Significant changes to the Huntington Beach Fire Code have occurred as of January 1, 2008 as a result of the adoption of the International Fire and Building Codes by the State of California. An option may be available to the applicant to demise a portion of the structure with a rated fire barrier. Fire sprinklers will be required for fire areas 5000 square feet or greater or combined floor areas 10,000 square feet or greater per adopted Huntington Beach Fire Department amendments. (FD)

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with “fire areas” 5000 square feet or more or for buildings 10,000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

Awning Covered Areas. Fire sprinkler coverage over awning covered areas of sprinklered commercial buildings needs to be extended to include the new awning covered areas. NFPA 13, 8.14.7.4. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**

Trash Dumpsters or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 304.3.3 For Fire Department approval, reference and demonstrate compliance with HBFC 304.3.3 **(FD)**

Fire Protection Systems

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)**

Fire Personnel Access

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

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. (FD)

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 portray the address location on the building. (FD)

GIS Mapping Information

- 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)**

Special Systems

Cold Storage Rooms or Walk-In Freezers shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. **(FD)**

Building Construction

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

Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(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 HBFC sec. 2501.16.1. **(FD)**

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

Exit Ways and Aisles Plan is required for this project. HBFC section 2501.14. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

Gates and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

Awning Materials shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant. **(FD)**

Flame Retardant Certification. Please provide proof, to the Huntington Beach Fire Department that the construction of the fabric used in the assembly area are certified as flame retardant.

Excerpt from the California State Fire Marshal's website:

"In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals." **(FD)**

Maintenance Of Interior Wall And Ceiling Finishes. Huntington Beach Fire Code Section 1112 –Interior wall and ceiling finishes shall be in accordance with the Building Code.

Awning materials shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant.

Please provide proof, to the Huntington Beach Fire Department that the construction of the fabric of all drapes, used in the assembly area, are certified as flame retardant. **If the fabric is not flame retardant, then they shall not be utilized in the occupancy at any time, for any purpose.**

If the fabrics are not fire retardant, and you desire to use the fabrics for decorative purposes, then they shall be treated with a flame retardant finish application approved by the California State Fire Marshal's Office. Once treated, a copy of each "Registered Flame Retardant" certificate shall be submitted to the Huntington Beach Fire Department prior to using the material for future use. For further information about fire retardant application, go to the Office of the California State Fire Marshal website:"osfm.fire.ca.gov

It is your responsibility to ensure that all decorative materials, used in the occupancy, are certified "Registered Flame Retardant" by the California State Fire Marshal's office prior to approving their use in the occupancy. Otherwise, the materials are to be removed immediately.

In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric

enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals. That authority has expanded over the years to include other decorative materials such as artificial plants, Christmas trees, and trade show display equipment.

Other SFM laws and regulations address the fire retardant qualities of fabrics for children's sleep-ware and sheets and pillowcases used in health care facilities. Many countries such as France, England and Germany have adopted programs similar to the Office of the State Fire Marshal's program.

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

- a. 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)**
- b. 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 www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 9, 2008

PROJECT NAME: CVS PHARMACY

ENTITLEMENTS: GPA 2008-006, ZMA 2008-006, CUP 2008-032, DRB 2008-026, TPM 2008-121

PLNG APPLICATION NO: 2008-0138

DATE OF PLANS: AUGUST 19, 2008

PROJECT LOCATION: 15520 GOLDENWEST STREET (SEC OF GOLDENWEST STREET AND MCFADDEN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 12,900 SQ. FT. CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICES IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

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.

TENTATIVE PARCEL MAP

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL PARCEL MAP:

1. The Tentative Parcel Map received and dated August 19, 2008 shall be the approved layout.
2. The Final Parcel Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map.
3. The Final Parcel Map shall be consistent with the approved Tentative Parcel Map. (ZSO 253.14)
4. The following dedications to the City of Huntington Beach shall be shown on the Final Parcel Map: (ZSO 230.084A & 253.10K)
 - a. Ten feet (10') of right-of-way shall be dedicated in fee along the Goldenwest Street frontage for a half-street right-of-way width of 60 feet. The dimension to the ultimate right-of-way line on Goldenwest Street shall be explicitly shown on the Final Parcel Map. Goldenwest Street is designated as a Major Arterial highway with an ultimate right-of-way width of 120 feet. (ZSO 230.84)
 - b. Ten feet (10') of right-of-way shall be dedicated in fee along the McFadden Avenue for a half-street right-of-way width of 50 feet. The dimension to the ultimate right-of-way line on McFadden Avenue shall be explicitly shown on the Final Parcel Map. McFadden Avenue is designated as a Primary Arterial street with an ultimate right-of-way width of 100 feet. (ZSO 230.84)
 - c. A storm drain easement, consistent with Public Works Standard Plan No. 300, over the subject site for public storm drain purposes.
 - d. The onsite 60" diameter storm drain pipeline shall be a public pipeline.
5. Reciprocal easements for access and utility services shall be provided across the proposed parcel, and the adjoining lots not part of the project for the benefit of each other.
6. Documentation shall be provided to substantiate the reciprocal easements for access across the proposed parcel and the adjoining lots not part of the project, for the benefit of each other.
7. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
8. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
9. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.

ATTACHMENT NO. 6.19

- ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
- iii. Digital data shall have units in US FEET.
- iv. A separate drawing file shall be submitted for each individual sheet.
- v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
- vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.

b. File Format and Media Specification:

- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
- ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes

10. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A DEMOLITION PERMIT:

- 1. 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 4545)
 - a. 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).

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

- 1. The Final Parcel Map shall be recorded with the County of Orange.
- 2. 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 proposed driveway approach on Mc Fadden Avenue shall be constructed as an ADA compliant commercial driveway approach per Public Works Standard Plan No. 211. The minimum width for commercial driveways is twenty-seven (27) feet. (ZSO 230.84)
 - b. A 10-foot clear sight distance triangle shall be provided at both driveways of this project. (ZSO 230.88)
 - c. All on-site parking stall lengths are required to be 19 feet with a minimum width of 9 feet. (ZSO 231.14)

ATTACHMENT NO. 6.20

- d. A new domestic water service and meter shall be installed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 230.84)
 - e. A new separate irrigation water service and meter shall be installed per Water Standards. The irrigation water service shall be a minimum of 1-inch in size. (ZSO 230.84)
 - f. Separate dedicated fire water service(s) shall be constructed per Water Standards for the fire sprinkler system and private on-site fire hydrant required by the Fire Department. (ZSO 230.84)
 - g. Separate backflow protection devices shall be installed per Water Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
3. The applicant shall establish a reciprocal access agreement with the Coast Community College District (Golden West College) for the driveway approach on Goldenwest Street. (ZSO 231.18)
 4. A signing and striping plan for this project shall be prepared by a Licensed Civil or Traffic Engineer and be submitted to the Public Works Department for review and approval. The plans shall be prepared according to the City of Huntington Beach Signing and Striping Plan Preparation Guidelines. (ZSO 230.84)
 5. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. 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).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
 6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 8. 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-4545)
 9. A final hydrology and hydraulic analysis for the runoff from this project (10, 25, and 100-year storms and back-to-back 100 year storms shall be analyzed) and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval with first submittal of the Precise Grading Plan. In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite attenuation analysis. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements. The study and the proposed drainage improvements shall include on-site, privately maintained BMPs to control the quality of run-off water from the development. The study shall also justify final pad elevations on the site in conformance with the latest FEMA requirements and City Standard Plan No. 300. (ZSO 230.84)

ATTACHMENT NO. 6.21

10. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
- a. Discusses regional or watershed programs (if applicable)
 - b. 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
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs
 - i. 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.
 - j. The applicant shall return one CD media to Public Works for the project record file.
11. 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.
12. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure. 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)
13. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
14. 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)

ATTACHMENT NO. 6.22

15. 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.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)
3. 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)
4. 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)
5. 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)
6. 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)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. 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)
9. 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)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. 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:

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually. This project is forecast to generate 569 new daily trips for a total traffic impact fee of \$87,626.00. (MC 17.65)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E), and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. 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. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. 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.
6. All new utilities shall be undergrounded. (MC 17.64)

7. 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)
8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: OCTOBER 9, 2008

PROJECT NAME: CVS PHARMACY

ENTITLEMENTS: GPA 2008-006, ZMA 2008-006, CUP 2008-032, DRB 2008-026, TPM 2008-121

PLNG APPLICATION NO: 2008-0138

DATE OF PLANS: AUGUST 19, 2008

PROJECT LOCATION: 15520 GOLDENWEST STREET (SEC OF GOLDENWEST STREET AND MCFADDEN AVENUE)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

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

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE CONSTRUCTION OF A 12,900 SQ. FT. CVS PHARMACY, 63 PARKING SPACES, AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT THE SOUTHEAST CORNER OF GOLDENWEST STREET AND MCFADDEN AVENUE. THE PHARMACY WITH DRIVE-THRU SERVICES IS PROPOSED TO BE OPEN 24 HOURS A DAY AND SEVEN DAYS A WEEK. THE PROPOSED ONE-STORY BUILDING IS APPROXIMATELY 28 FEET IN HEIGHT. THE PROJECT INCLUDES A GENERAL PLAN AMENDMENT AND ZONING MAP AMENDMENT TO ALLOW COMMERCIAL USES AT THE PROPOSED SITE. THE PROJECT ALSO INCLUDES A TENTATIVE PARCEL MAP TO CREATE A SEPARATE PARCEL.

**THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. The site plan received and dated July 3, 2008 shall be the conditionally approved layout, except for the following:
 - a. The proposed CVS monument sign at the site's McFadden Avenue frontage shall be relocated out of the ultimate right-of-way (south of the "Future R/W" line shown on the plan).
2. A Precise Grading Plan shall include the following improvements on the plan:
 - a. Damaged curb, gutter and sidewalk along the project's Goldenwest Street and Mc Fadden Avenue frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)

- b. The existing driveway approach on Goldenwest Street shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 211 for a commercial driveway approach. This driveway shall also provide for ingress of a standard WB-40 vehicle. (ZSO 230.84)
 - c. A new sewer lateral shall be installed connecting to the Midway City Sanitation District sewer main in McFadden Avenue. This sewer connection has previously been approved by the Midway City Sanitation District in a Will-Serve letter to Mr. Tom Wilhelm (the CVS Pharmacy owner representative) of KZ Holdings LLC, dated May 29, 2008.
3. Any necessary easements (for temporary construction, reciprocal access, etc.) for construction of the aforementioned driveway approach shall be coordinated with the Coast Community College District (Golden West College) and copies shall be provided to Planning and Public Works Departments.
4. The developer shall provide a Maintenance License Agreement for maintenance of all enhanced paving in public streets, pedestrian easements, sidewalk, parkway landscaping, and street furniture located behind public street curbs within the project site. Maintenance shall include but not be limited to all facets of landscape irrigation, planting, weed and pest control, any water quality features, trash clean up, repair, replacement and other items that may be shown and developed within the public right of way. The property owner shall be responsible for all costs related to the maintenance, and any fees required for water and electrical use. This agreement shall be in effect until the street improvements within the right of way dedication are completely installed. At that time the Maintenance License Agreement will become mute.