

Chapter 2

ADMINISTRATION

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HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN UPDATE

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HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN UPDATE

Chapter 2 - Administration

2.1. Introduction

This chapter describes the authority of a Specific Plan and the administrative procedures required for amendments and/or modifications to the Specific Plan.

A Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. While a General Plan is the primary guide for growth and development in a community, a Specific Plan is able to focus on the unique characteristics of a specialized area by customizing the vision, land uses, and development standards for that area. The Specific Plan has been prepared pursuant to Section 65450 et seq of the California Government Code.

2.2. Adoption and Authority

This Specific Plan was adopted by City Council XXXX (insert Ordinance No.). Adoption of this Specific Plan involved City Council approval of General Plan and Local Coastal Plan amendments. Upon adoption, the Specific Plan and Environmental Impact Report established the land use and supplemental development standards for the Specific Plan Area.

2.3. Severability

If any section, subsection, sentence, clause, phrase, or portion of this title, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title, or any future amendments or additions hereto. The Council hereby declares that it would have adopted these titles and each sentence, subsection, sentence, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

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2.4. Relationship to Existing Planning Documents

2.4.1. City of Huntington Beach General Plan

The Specific Plan is consistent with and furthers the objectives of the City of Huntington Beach General Plan by providing detailed criteria for the development of specific sites and public improvements. The Specific Plan’s vision, goals, and implementation measures are based on direction given in the General Plan. The Specific Plan provides for more precise implementation of the General Plan’s goals, objectives, and policies. The Specific Plan has been prepared to reinforce all elements of the General Plan.

2.4.2. City of Huntington Beach Local Coastal Program

A Local Coastal Program consists of two parts:

- 1) A coastal element including policies and a land use plan, and
- 2) An implementation program with zoning ordinances, zoning district maps, and other implementing actions.

The Coastal Element of the Huntington Beach General Plan constitutes Part 1 of the Huntington Beach Local Coastal Program. For the Specific Plan Area, this Specific Plan constitutes Part 2 of the Huntington Beach Local Coastal Program. The Specific Plan has been prepared to reinforce the Coastal Element of the General Plan and provides appropriate implementation actions and zoning standards to regulate the Specific Plan Area.

2.4.3. City of Huntington Beach Zoning and Subdivision Ordinance

The City of Huntington Beach Zoning and Subdivision Ordinance (ZSO) consists of land use controls, development standards, and administrative provisions that allow for development in the City. This Specific Plan document is an update to the existing Downtown Specific Plan that customizes the standards and regulations found in the ZSO to help achieve the vision for the downtown. The Specific Plan provisions shall take precedence over the requirements of the ZSO. If not specifically addressed in this Specific Plan, the applicable provisions of the ZSO and Huntington Beach Municipal Code shall apply.

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2.5. Procedures Established

This chapter establishes procedures for approval, conditional approval, or denial of applications for coastal development permits, administrative permits, conditional use permits, special permits, variances, temporary use permits, and design review.

2.5.1. Coastal Development Permit

Developments within the Specific Plan Area will be subject to the requirements pertaining to Coastal Development Permits (CDP) in the Local Coastal Program Implementing Ordinances, in addition to the other provisions of Chapter 245 of the ZSO.

2.5.2. Permitted Uses

Permitted uses shall be established in each District and shall be required to meet all applicable provisions of this Specific Plan.

2.5.3. Administrative Permit

Uses requiring Administrative Permits shall be established in each District and shall be required to meet all applicable provisions of Chapter 241 of the ZSO. In addition, administrative permits shall be required for a Waiver of Development Standards pursuant to Section 241.22 of the ZSO, Accessory Dwelling Units pursuant to Section 230.10 of the ZSO and additions (<10%) to Nonconforming Structures/Uses pursuant to Section 2.5.11 of this Specific Plan.

2.5.4. Conditional Use Permit to the Zoning Administrator

Uses requiring Conditional Use Permits from the Zoning Administrator shall be established in each District and shall be required to meet all applicable provisions of Chapter 241 of the ZSO.

2.5.5. Conditional Use Permit to the Planning Commission

Uses requiring Conditional Use Permits from the Planning Commission shall be established in each District and shall be required to meet all applicable provisions of Chapter 241 of the ZSO.

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2.5.6. Special Permit

The Specific Plan development standards are designed to encourage developments that create an aesthetically pleasing appearance, enhance the living environment, and facilitate innovative architectural design and adaptation of the development to the unique surrounding environment.

Special Permits allow for minor deviations from the development regulations of this Specific Plan. Special Permits may be granted at the time of project approval for unique architectural siting or features, including but not limited to site coverage, setbacks, open space and landscaping.

Special Permits shall only be allowed when, in the opinion of the Planning Commission or Zoning Administrator, significantly greater benefits from the project can be provided than would occur if all the minimum requirements were met. Some additional benefits that may make a project eligible for approval of Special Permits include: greater open space, greater setbacks, unique or innovative designs, public parking, public open space, and the use of energy conservation or solar technology.

The developer shall request a Special Permit at the same time as the filing of any required project applications and both requests shall be heard concurrently. The Planning Commission and Zoning Administrator may approve the Special Permit in whole or in part only upon the finding that the proposed development, in addition to providing greater benefits as required above, will also:

- Promote better living environments; and
- Provide better land planning techniques with maximum use of aesthetically pleasing types of architecture, landscaping, site layout and design; and
- Not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general; and
- Be consistent with objectives of the Downtown Specific Plan in achieving a development adapted to the terrain and compatible with the surrounding environment; and
- Be consistent with the policies of the Coastal Element of the City’s General Plan and the California Coastal Act; and
- Comply with State and Federal law.

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A special permit may not be granted for deviations from maximum density or parking or from requirements of the Conservation Overlay in any district. Nor shall any special permits be granted for deviations from maximum building height in District 1, 2, 4, 6, or 7.

2.5.7. Variances

Variances may be granted to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity; or from street locations or traffic conditions in the immediate vicinity of the site.

Variance procedures shall be conducted pursuant to Chapter 241 of the ZSO.

2.5.8. Temporary Use Permit

Uses requiring Temporary Use Permits shall be established in each District and shall be required to meet all applicable provisions of Chapter 241 of the ZSO.

2.5.9. Design Review

Design review is required for all new construction, additions equal to or greater than 50 percent of the existing floor area, facade improvements/remodels, and new signs not already covered by a sign program. Signs that are not subject to requirements for a planned sign program as specified in Section 3.2.21 that comply with the design guidelines shall not require design review. Single-family residential uses shall not require design review. The Director may refer any project to the Design Review Board.

2.5.10. Minor Amendments

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. The Director shall review the proposed changes for conformance with the intent of the Planning Commission's or Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by either the Planning Commission or Zoning Administrator may be required pursuant to HBZSO Section 421.18.

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2.5.11. Nonconforming Uses

All nonconforming uses or structures, or uses which have been abandoned for more than six months, shall be required to meet all applicable provisions of this Specific Plan for each of the following scenarios:

- 1) For rehabilitation with less than 10 percent expansion and less than 50 percent demolished/reconstructed, the following applies:
 - An Administrative Permit is required.
 - Setbacks are required.
 - The amount of existing parking shall be maintained and is deemed adequate.
 - Economic Development review is required.
 - Design Review Board review is required pursuant to 2.5.9.
 - If less than 1/3 of the value of the building, no dedications or off-site improvements in the public right-of-way are required.
 - If greater than 1/3 of the value of the building, dedications and off-site improvements in the public right-of-way are required.
 - Public Works Department review is required for water meter upgrade and backflow protection device requirements.
- 2) For a seismic retrofit or tenant improvement with the same use and no increase in height or density, the following applies in addition to the above requirements:
 - No CUP is required.
 - No setbacks are required.
 - If exterior improvements, Design Review Board review is required.
- 3) For rehabilitation with less than 10 percent expansion and more than 50 percent demolished/reconstructed, AND/OR for any expansion of floor area of more than 10 percent, the following applies:
 - A CUP from the Zoning Administrator is required.
 - Setbacks are required.
 - Parking shall meet the requirements of this Specific Plan.
 - Economic Development review is required.
 - Design Review Board review is required pursuant to 2.5.9.
 - Dedications and off-site improvements in the public right-of-way are required.
 - Public Works Department review is required for water meter upgrade and backflow protection device requirements.

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Note: The value of valuation of the building shall be as defined in the building code as adopted by reference by the City of Huntington Beach. Valuation shall be the cumulative valuation of building improvements. Determination of conceptual development scenarios may be modified pending staff review of architectural/structural drawings of the proposed development.

2.5.12. Appeals

Appeals shall be made pursuant to Chapter 248 of the ZSO.

2.6. Amendments

Amendments to the Specific Plan may be pursuant to Chapter 247 of the ZSO.

2.7. Definitions

The following definitions shall apply to the Downtown Specific Plan. Terms not described herein shall be subject to the definitions contained in the ZSO.

Alley

A public or private way permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting a street.

Amendment

A change in the wording, context, or substance of this ordinance or a change in the district boundaries on the zoning map.

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

Architectural projections or appurtenances

Features on a building that provide visual variation and/or relief but do not serve as interior or exterior living or working space.

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Artists' studios

Work space for artists and artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.

Banks and financial institutions

Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Beach area

The ocean side of Pacific Coast Highway including the Bluff Top Park area and the Pier.

Bed and breakfast inns

Establishments offering lodging on a less than weekly basis in a converted single-family or multi-family dwelling or a building of residential design, with incidental eating and drinking service for lodgers only provided from a single kitchen.

Bluff Top Park area

That area of improved beach access bounded on the south by 9th Street continuing north to the dividing line of Bolsa Chica State Beach.

Bolsa Chica State Beach

The area seaward of Pacific Coast Highway extending from Seapoint Street northwest to Warner Avenue. The portion of this beach from the pier to Goldenwest Street is within the boundary of the Huntington Beach Downtown Specific Plan.

Bulkhead

The portion of the building between the bottom of the storefront window and the adjacent outdoor ground level.

Cart/Kiosk

Any portable, non-motorized unit used by a vendor as described in Section 230.94 of the ZSO.

Catering services

Preparation and delivery of food and beverages for of-site consumption without provision for on-site pickup or consumption.

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Coastal zone

A geographic zone adjacent to the shoreline, the boundaries of which are determined by the California Coastal Act of 1976, as amended.

Commercial parking facility

Lots or structures offering short-term or long-term parking to the public for a fee.

Common open space

A usable open space within a residential development reserved for the exclusive use of residents of the development and their guests.

Condominium-hotel

Facility providing overnight visitor accommodations where ownership of at least some of the individual guest rooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code Section 1351(f). The primary function of the Condominium-Hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.

Conversion

A change in the original use of land or building/structure.

Coverage, lot or site

The percentage of a lot or site covered by roofs, balconies, fireplaces, architectural projections, or overhangs extending more than 2.5 feet from a wall, decks more than 42 inches in height above grade, and stairs.

Cultural institutions

Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.

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Development

On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Demolition

The deliberate removal or destruction of the frame or foundation of any portion of a building or structure.

Director

The Director of the Department of Planning or his or her designee, unless otherwise specified.

Dwelling, multiple unit

A building or buildings designed with two or more dwelling units.

Dwelling, single unit

A detached building designed primarily for use as a single dwelling, no portion of which is rented as a separate unit, except as permitted by this document. Attached single family dwellings shall be considered as multi-family.

Eating and drinking establishments

Businesses serving prepared food or beverages for consumption on or off the premises.

Entertainment

A single event, a series of events, or an ongoing activity or business, occurring alone or as part of another business, to which the public is invited to watch, listen, or participate, or is conducted for the purposes of holding the attention of, gaining the attention of, or diverting or amusing guests or patrons, including, but not limited to:

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- a. Any amusement or event such as live music or other performance which is knowingly permitted by any establishment subject to this chapter, including presentations by single or multiple performers, such as hypnotists, pantomimes, comedians, song or dance acts, plays, concerts, any type of contest; sporting events, exhibitions, carnival or circus acts, demonstrations of talent or items for gift or sale; shows, reviews, and any other such activity which may be attended by members of the public.
- b. Live or recorded music where public dancing is permitted.
- c. Any event controlled, conducted, sponsored, encouraged, or knowingly permitted, by an establishment subject to this chapter, which involves any of the activities described in the foregoing paragraphs which is presented by members of the public, whether or not the participants in said activities are compensated by the establishment.
- d. Establishments which provide jukeboxes, televisions, video games, video programs, or recorded music and no other entertainment, as herein defined, are not required to comply with the provisions of this chapter, unless the recorded music is played on equipment which is operated by an agent or contractor of the establishment for a period exceeding ten minutes per hour.

The intent of this section is to require an Entertainment Permit of establishments which provide that which is commonly known as a “DJ” and to exempt establishments which provide incidental or ambient music.

Facade

The main face or front of a building.

Feasible

Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Floor area ratio (FAR)

A number which indicates how many square feet of structure can be built on a site. FAR is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Fly Tower

The structure and rigging behind and above the stage in a performing arts theater. The purpose of a fly tower is a system to move set pieces, lights, microphones and other equipment on or off stage and to lift or “fly” the scenery above the stage.

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Food and beverage sales

Retail sales of food and beverages for off-site preparation and consumption. Typical uses include groceries or delicatessens. Establishments at which 20 percent or more of the transactions are sales of prepared food for on-site or take-out consumption shall be classified as Catering Services or Eating and Drinking Establishments. Food and beverage sales with alcoholic beverage sales shall mean establishments where more than ten percent of the floor area is devoted to sales, display and storage of alcoholic beverages.

Fractional ownership hotel

Facility providing overnight visitor accommodations where at least some of the guest rooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for a certain quantity of days per year and each unit available for fractional ownership will have multiple owners.

Frontage

The linear length of a building that contains a public entrance or a lot measured along the property line adjacent to a street or easement.

Fronting

Any lot or portion of a lot which abuts an arterial shall be considered to front on that arterial and shall comply with the required front yard setbacks, whether or not the development on that lot actually takes access from the arterial.

Gross floor area

The total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls, and including halls, stairways, elevators shafts at each floor level, service and mechanical equipment rooms, and habitable basement or attic areas, but excluding area for vehicle parking and loading.

Gross site area

The area within the lot lines of a parcel of land before public streets, alleys, easements or other areas to be dedicated or reserved for public use have been deducted.

Height of building

A vertical dimension measured from the top of the highest roof to the top of the subfloor/slab located at finish grade. (See Section 230.70 and Section 230.72 of the ZSO.)

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Home occupation

Business activity conducted in a dwelling unit in a residential district that is incidental to the principal residential use of a lot or site per the requirements of Section 230.12 of the ZSO.

Hotels

Establishments offering lodging on a weekly or less than weekly basis. “Suite” hotels may have kitchens in all units. This classification includes eating, drinking, and banquet service associated with the facility.

Hotel owner/operator

The entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner, both are jointly and severally responsible for ensuring compliance with the requirements described in this Local Coastal Program and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

Infill lot development

A lot contiguous to one or more developed parcels, excluding parcels separated by streets, a vacant parcel, or a parcel with an existing residential structure, which will have 50 percent or more square footage of habitable areas removed in order to remodel or construct a detached single-family unit.

Landscaping

An area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, other plant materials. Plants on rooftops, porches, or in boxes attached to buildings are not considered landscaping.

Limited use overnight visitor accommodations

Any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to be recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of a similar nature.

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Live/Work

A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a non-residential use that is operated by the tenant. Dwelling units that include an office that is less than ten percent of the area of the dwelling unit shall not be classified as a live/work unit. If the unit does not comply with the following, it is not considered a live/work unit:

- a. The live/work unit is permitted to be a maximum of 3,000 square feet.
- b. The non-residential area is permitted to be a maximum 50 percent of the area of each live/work unit.
- c. The non-residential area function shall be limited to the first or main floor only of the live-work unit.
- d. A maximum of five non-residential workers or employees are allowed to occupy the non-residential area at any one time.

Mezzanine

An intermediate floor within a room containing not more than 33 percent of the floor area of the room. A mezzanine should not be counted as a story for residential projects if the mezzanine complies with the following:

- a. The mezzanine does not exceed 33 percent of the floor area of the room in which the mezzanine is located and does not exceed 400 square feet in size.
- b. The mezzanine complies with the California Building Code.

Mini-parks

Areas under City ownership used for the purpose of open space, plazas, landscape buffers or public gathering.

Motels

Establishments offering lodging on a weekly or less than weekly basis. Motels may have kitchens in no more than 25 percent of guest units. This classification includes eating, drinking, and banquet service associated with the facility.

Net site or lot area

The total horizontal area within the property lines of a parcel of land. All rights-of-way or easements which physically prohibit the surface use of that portion of the property for other than vehicular ingress and egress are excluded.

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Neighborhood notification

Notification process pursuant to Chapter 241 of the ZSO when no entitlements are required and the use of requires such notification as stated in the ZSO.

Offices, business and professional

Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, graphic design, interior design, real estate, insurance, investment, legal, veterinary, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

Outdoor dining

An area where a cafe/restaurant provides food service on either public right-of-way, city owned open space, or privately owned open space.

Patron(s)

A member or members of the public who enter any establishment, except as hereinafter provided. "Patron(s)" do not include:

- a. Any agent, owner, employee or contractor of an establishment subject to this chapter. Any person who indirectly or directly receives anything of value in exchange for his or her services rendered on behalf of such establishment shall be considered an "employee" hereunder.
- b. Any agent or representative of any governmental entity of any description whatsoever, including ad hoc boards, task forces, and commissions, provided that such agent or representative enters an establishment, acting in his or her official capacity on behalf of said governmental entity.
- c. Persons who conduct entertainment at the subject establishment.

Performing Arts Theater

The use of a site for presentation of plays, motion pictures, or other dramatic performances within a building.

Personal enrichment services

Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, and diet centers, reducing salons, yoga or martial arts studios, and massage in conjunction with Personal Services businesses.

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Personal services

Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, shoe repair shops, dry-cleaning businesses (excluding large-scale bulk cleaning plants), photo-copying, and self-service laundries.

Pier

The structure owned by the City that extends from the termination of Main Street at Pacific Coast Highway into the Pacific Ocean 1,966 feet.

Pier Plaza

The area adjacent and contiguous to the pier.

Planned unit development (PUD)

A large scale development of a parcel or of a combination of related parcels to be developed by a single owner or group of owners acting jointly, involving a related group of uses, planned as an entity and having a predominant developmental feature that serves to unify or organize development.

Private access ways

Streets and alleys not owned or maintained by the City of Huntington Beach.

Private open space

A usable open space adjoining and directly accessible to a dwelling unit, usually in the form of a patio or balcony, and reserved for the exclusive use of residents of the dwelling unit and their guests.

Public open space

Outdoor or unenclosed area on the ground floor or above floor levels designed and accessible for use by the general public. Public open space may include one of the following: patios; plazas; balconies; gardens or view areas accessible to the general public; and open air commercial space, open to the street on the first floor, or on at least one side above the first floor, or open to the sky.

Public right-of-way

That property dedicated through acquisition or easement for the public right-of-way or utility purposes which includes the area spanning from the property line on one side of a street, alley, or utility corridor to the property line on the other side of the same street, alley, or utility corridor.

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Rakers

One or more timbers sloping between the face of the structure to be supported and the ground.

Recreational vehicle

A travel trailer, pick-up camper or motorized home with or without a mode of power and designed for temporary human habitation for travel or recreational purposes.

Redevelopment Project Area

Redevelopment Project Areas shall be as defined by the Huntington Beach Redevelopment Agency.

Rehabilitation

The physical repair, preservation, or improvement of a building or structure. Does not include an expansion of existing floor area greater than ten percent; does not increase the building height; does not result in an increase in permitted density.

Religious assembly

Facilities for religious worship and incidental religious education, but not including private schools as defined in the ZSO.

Retail sales

The retail sale of merchandise not specifically listed under another use classification. This classification includes department stores, drug stores, clothing stores, and furniture stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies, medical supplies and equipment, electronic equipment, records, sporting goods, surfing boards and equipment, kitchen utensils, hardware, appliances, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding service and installation).

Right-of-way (ROW)

That portion of property that is dedicated or over which an easement is granted for public streets, utilities, pedestrian access, or alleys.

Roof scuppers

Roof scuppers are a device placed in an opening in the wall or parapet that allows water to drain from a roof.

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Semi-subterranean parking

Parking structure that is partially recessed into the development site, and which may or may not support additional structures above (e.g. dwelling units or parking structures).

Service stations

Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and minor repair of motor vehicles, but excluding body and fender work or major repair of automobiles, motorcycles, light and heavy trucks or other vehicles.

Setback

A line across the front, side, or rear of any private or public property that delineates an area adjoining a property line in which erection of a building, fence, or other structure is prohibited except as otherwise provided in the zoning ordinance.

Shoring

The process of supporting a structure or excavation in order to prevent collapse.

Site coverage

Any part of the site covered by a roof, including covered walkways, patios and carports, shall be included in site coverage.

Special sub-surface construction

Refers to the products, procedures and results required to provide an adequate tree rooting space that will allow larger trees to be grown in normal tree planting areas and allow the roots from those trees to grow in such a manner that they will not impact the street or infrastructure negatively for an extended period of time.

Storm water Best Management Practices (BMPs)

Methods minimizing the effect of urbanization on site hydrology, urban runoff flow rates or velocities, and pollutant loads.

Storm water management

Storm water management is the practice of “controlling” runoff generated from a storm event to reduce flood potential and other potential negative implications. Types of “control” measures may include underground storm drain systems of pipes, retention basins, infiltration BMPs, pump stations and channels.

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Story

That portion of a building included between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it. A rooftop deck with walls less than or equal to 42 inches in height and covered access thereto shall not be counted as a story.

Suite hotel

A building designed for or occupied as a temporary lodging place which contains guest rooms and may contain kitchenettes and a separate living room for each unit.

Tieback

Horizontal wire or rod used to reinforce retaining walls for temporary or permanent shoring. With one end of the tieback secured to the wall, the other end is anchored to a stable structure, such as a concrete deadman which has been driven into the ground. The tieback-deadman structure resists forces that would otherwise cause the wall or structure to lean.

Travel services

Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies.

Wetland

Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens.

Usable open space

Outdoor or unenclosed areas on the ground or on a balcony, deck, porch, or terrace that is designed and accessible for outdoor living, recreation, pedestrian access or landscaping. Usable open space does not include parking facilities, driveways, utility or service areas, any required front or street side yard, any space with a dimension of less than 6 feet in any direction or an area of less than 60 square feet.

Visitor-serving facilities

Public and private developments that provide accommodations, food, and services, including hotels, motels, timeshares, campgrounds, restaurants, retail sales, cultural uses, and amusement areas for tourists.

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