

# AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 26, 2006  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

## CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Farley, Horgan, Dwyer*

## AGENDA APPROVAL

### A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. **ZONING TEXT AMENDMENT NO. 06-03 (NORTH HUNTINGTON CENTER SPECIFIC PLAN AMENDMENT/FREEWAY SIGNS)** – Jennifer Villasenor

A-2. **ZONING TEXT AMENDMENT NO. 06-06 (VEHICLE STORAGE)** - Bill Zylla

A-3. **GENERAL PLAN CONFORMANCE NO. 06-04 (EDINGER AVENUE BRIDGE REPLACEMENT)** – Ricky Ramos

### B. STUDY SESSION ITEMS - NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

### D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

### F. PLANNING COMMISSION COMMENTS

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

## CALL PLANNING COMMISSION MEETING TO ORDER

## PLEDGE OF ALLEGIANCE

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Farley, Horgan, Dwyer*

## **AGENDA APPROVAL**

### **WELCOME NEWLY APPOINTED PLANNING COMMISSIONER BLAIR FARLEY**

#### **A. ORAL COMMUNICATIONS**

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendaized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

#### **B. PUBLIC HEARING ITEMS - NONE**

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

**PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

#### **C. CONSENT CALENDAR - NONE**

#### **D. NON-PUBLIC HEARING ITEMS:**

**D-1. GENERAL PLAN CONFORMANCE NO. 06-02 (VACATION OF PUBLIC STREET RIGHT-OF-WAY EASEMENT) **Applicant:** City of Huntington Beach  
**Request:** To determine whether the proposed vacation of a 140 lineal feet portion of the Beach Blvd. frontage road is in compliance with the goals and policies of the General Plan.**

**Location:** 8002 Taylor Drive (East of Beach, South of Taylor Drive)

**Project Planner:** Jason Kelley

**RECOMMENDATION:** Motion to: "Adopt Resolution No. 1613 approving General Plan Conformance No. 06-02 with findings."

**D-2. APPEAL OF DESIGN REVIEW NO. 06-24 (CIVIC CENTER SEISMIC RETROFIT) **Applicant:** City of Huntington Beach **Appellant:** Councilperson Jill Hardy  
**Request:** To review the design and materials for the Civic Center Administration Building seismic retrofit. **Location:** 2000 Main Street (Southeast corner of Main Street and Yorktown Avenue, Civic Center Administration Building) **Project Planner:** Rosemary Medel**

**RECOMMENDATION:** Motion to: "Approve Design Review No. 06-24, with modifications, findings, and suggested conditions of approval."

**E. PLANNING ITEMS**

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**F. PLANNING COMMISSION ITEMS**

- F-1. PLANNING COMMISSION REQUEST ITEMS – NONE**

- F-2. PLANNING COMMISSION COMMENTS**

**Commissioner Burnett -**

**Commissioner Livengood -**

**Vice-Chairperson Scandura -**

**Chairperson Dingwall -**

**Commissioner Farley -**

**Commissioner Horgan –**

**Commissioner Dwyer -**

**ADJOURNMENT:**

**Adjourn to the next regularly scheduled meeting of October 10, 2006.**

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.**

## HUNTINGTON BEACH PLANNING COMMISSION

### Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website ([www.surfcity-hb.org](http://www.surfcity-hb.org)) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



**City of Huntington Beach Planning Department**  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Acting Director of Planning  
**BY:** Jennifer Villaseñor, Associate Planner *JV*  
**DATE:** September 26, 2006

**SUBJECT: ZONING TEXT AMENDMENT NO. 06-03 (NORTH HUNTINGTON CENTER SPECIFIC PLAN AMENDMENT)**

**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Zoning Text Amendment No. 06-03 represents a request for the following:

To amend the North Huntington Center Specific Plan (SP1) to allow freeway-oriented signage for businesses located within the North Huntington Center and the Crossings (Bella Terra) Specific Plan areas. The proposed signage will be installed on an existing parking structure located within the North Huntington Center Specific Plan area.

**CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION**

LOCATION	GENERAL PLAN	ZONING	LAND USE
North Huntington Center Specific Plan area (bordered by the 405 Freeway, Center Drive and the Southern Pacific Railroad)	M-sp (Mixed Use – specific plan overlay)	SP1 (North Huntington Center Specific Plan)	Commercial uses including retail and office; multi-family residential

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION:  
 Not applicable

MANDATORY PROCESSING DATE(S):  
 Legislative Action

## **CEQA ANALYSIS/REVIEW**

The proposed zoning text amendment is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The City Attorney's Office has reviewed the proposed changes and has provided a draft ordinance (Attachment No.1).

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

No meetings have been held to date. The zoning text amendment will be published as a public hearing ten days before the meeting.

## **PLANNING ISSUES**

The text of the North Huntington Center Specific Plan (SP1) as it is currently written does not contain provisions for the proposed signage. Therefore, the applicant has proposed to amend SP1 to include regulations for freeway-oriented signage to allow for major developments and businesses located within both the North Huntington Center and the Crossings specific plan areas to advertise on the existing parking structure along the 405 Freeway. The following additional signage provisions have been added to section II.D. Sign Regulations of SP1:

“Freeway-oriented signage creates opportunities for identifying the City of Huntington Beach and major developments and tenants within the North Huntington Center and the Crossings Specific Plan areas. All freeway-oriented signage shall be permitted subject to Planned Sign Program approval and the following criteria:

1. Location of such signs shall be limited to the area delineated on the Specific Plan map and attached herein.
2. Sign panel size shall be complementary to the proportion and scale of the parking structure and its elements.
3. The number of sign panels shall not exceed ten, with the exception of City identification signs. Each individual sign panel shall not exceed 16 feet in length and 16 feet in width for a maximum size of 256 square feet.
4. Sign design shall consider the visual impact on the 405 Freeway.”

In addition to amending the sign provisions, staff has reformatted SP1 and deleted out of date text and references.

### Attachments:

1. Draft Ordinance
2. Legislative Draft
3. Conceptual Plans

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING SPECIFIC PLAN 1 (NORTH HUNTINGTON CENTER  
SPECIFIC PLAN) BY ADDING FREEWAY ORIENTED SIGNAGE  
PROVISIONS TO SECTION 11(D) GENERAL PROVISIONS-SIGN REGULATIONS  
(ZONING TEXT AMENDMENT NO. 06-03)

WHEREAS, the City of Huntington Beach has previously adopted the Specific Plan 1 (North Huntington Center Specific Plan) as Article 937 of Title 9 of the Huntington Beach Ordinance Code; and

Specific Plan 1 (North Huntington Center Specific Plan) has been amended from time to time. In 1994, the City recodified the ZSO and retained Article 937 as a separate document entitled the "North Huntington Center Specific Plan"; and

Pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and the Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 06-03, which amends the North Huntington Center Specific Plan by adding freeway oriented signage to Section 11.(D); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That Specific Plan 1 (North Huntington Center Specific Plan) is hereby amended as noted in Exhibit A, incorporated by reference and attached hereto.

SECTION 2. This ordinance shall take effect thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

*Jennifer M. Galt*  
9.18.06 City Attorney 11/9/11/8106

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Administrator

INITIATED AND APPROVED:

\_\_\_\_\_  
Director of Planning

Attachment: Exhibit A: Amended North Huntington Center Specific Plan

ORDINANCE NO. \_\_\_\_\_

LEGISLATIVE DRAFT  
Article 937

**NORTH HUNTINGTON CENTER SPECIFIC PLAN**

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(2026-12/75, 2730-10/84, 2731-10/84, 2773-6/85, 2791-10/85, 3057-11/90, 3110-7/91)

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1. Uses Permitted

**EXHIBITS**

**Exhibit A – Specific Plan Map**

## I. Establishment of Specific Plan

There is hereby established the North Huntington Center Specific Plan. Property included within this plan shall be developed in accordance with the provisions contained **herein** and all applicable provisions of the **Huntington Beach Zoning and Subdivision Ordinance**. ~~Division 9 of the Huntington Beach Ordinance Code.~~

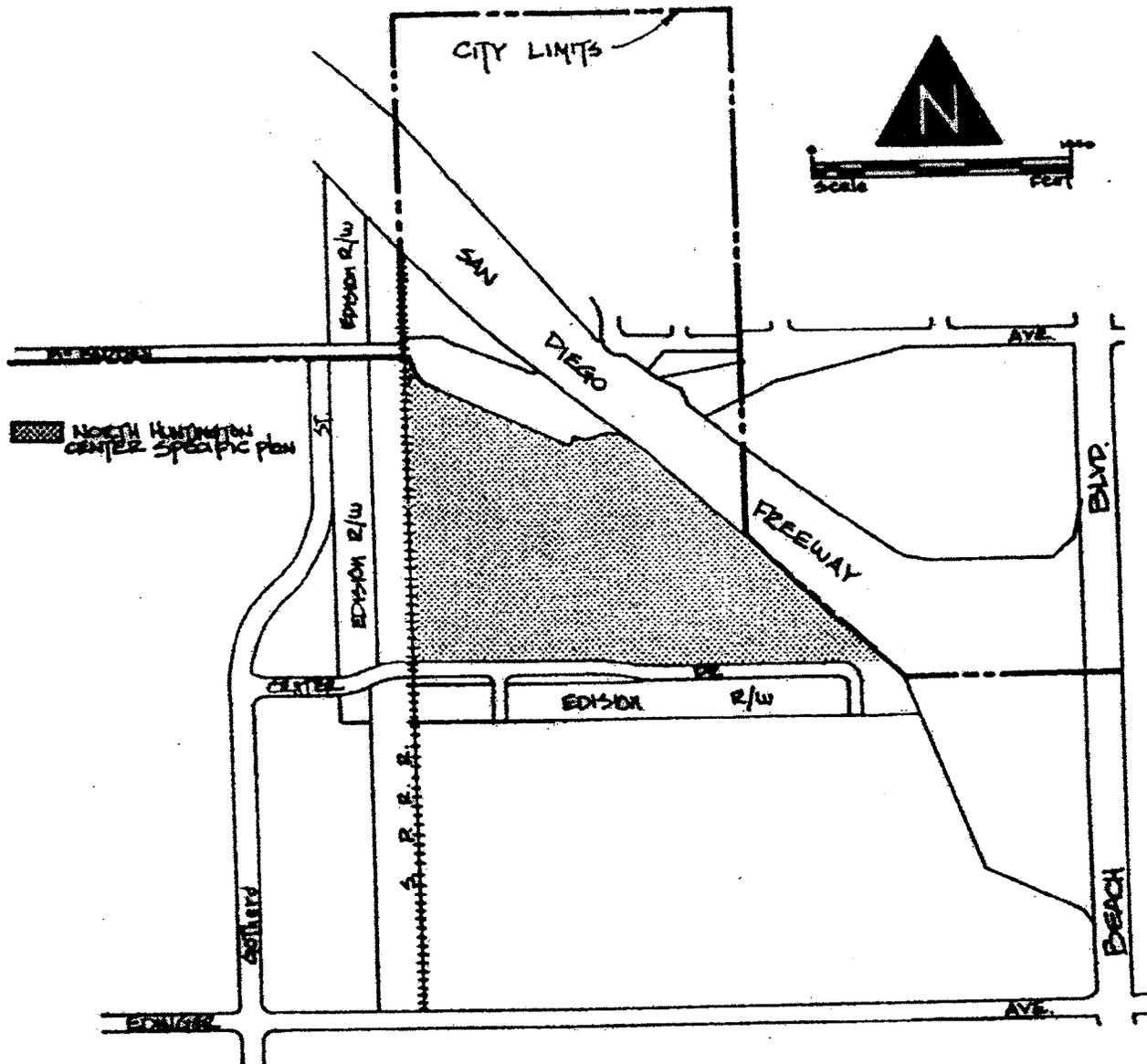
### A. Definitions

Whenever the following terms are used in this **specific plan** they shall have the meaning specified below unless the context clearly indicates to the contrary.

1. "Active Land Use" shall mean that physical area of property within the specific plan which is utilized by building coverage, parking, storage, recreation area and pedestrian circulation purposes.
2. "Director" shall mean Director of Planning and ~~Environmental Resources~~.
3. "General Plan" shall mean the General Plan of the City of Huntington Beach.
4. "Minor Modification" shall mean where unforeseen engineering or design problems are encountered in construction of the project in accordance with the approvals previously granted by the City, the Director may approve minor deviations.
5. "Perimeter wall" shall mean any opaque screen which is located on or within five (5) feet of a property line designed to screen the buildings, yards, or activities from adjacent property or right-of-way.
6. "Site" shall mean a physical boundary delineated upon the Specific Plan Map which correlates with site development regulations contained ~~in this article~~ **herein**.
7. "Specific Plan" shall mean the North Huntington Center Specific Plan as adopted by the City Council of the City of Huntington Beach.
8. "Specific Plan Map" shall mean the map described in ~~Section 9375~~ **Exhibit A** which delineates the physical boundaries of the specific plan in addition to other regulatory provisions cited herein.

### B. General Location

The general location of the North Huntington Center Specific Plan is that area bounded by McFadden Avenue to the north, San Diego Freeway to the east, Center Drive to the south and the Southern Pacific Railroad to the west.



C. Legal Description

That portion of the West half of the Northwest quarter of the Southeast quarter of Section 14, Township 5 South, Range 11 West, in the Rancho Bolsa Chica, as shown on a Map recorded in Book 51, page 13 of Miscellaneous Maps, records of Orange County, California, lying Southerly of the following described line:

Beginning at a point in the Westerly line of said Southeast quarter, said point being South 0° 16' 13" West 30.05 feet from the Northwest corner of said

Southeast quarter, said point also being the point of intersection of a line that is parallel with and distant Southerly 30.00 feet,  
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9371.1--9371.5(a)

measured at right angles, from the Northerly line of said Southeast quarter with said Westerly line of the Southeast quarter; thence South 89° 43' 57" East at right angles to said Westerly line of the Southeast quarter 15.00 feet to a point in a non-tangent curve concave Southwesterly having a radius of 35.00 feet, a radius of 35.00 feet, a radial line through said point bears North 16° 27' 37" West; thence Southeasterly along said curve through a central angle of 98° 17' 40" an arc distance of 60.04 feet to the beginning of a tangent curve concave Northeasterly having a radius of 120.00 feet; thence Southeasterly along said curve through a central angle of 57° 31' 24" an arc distance of 120.48 feet; thence South 65° 41' 21" East tangent to said last mentioned curve 581.07 feet to a point in the Easterly line of said West half of the Northwest quarter of the Southeast quarter of Section 14. Excepting therefrom the Southerly 30.00 feet.

Also excepting therefrom that portion included within the right-of-way of the Southern Pacific Railroad Company.

And those portions of the East half of the Northwest quarter of the Southeast quarter of Section 14. Township 5 South, Range 11 West, S. B. M. and the South half of the Northeast quarter of the Southeast quarter of said Section 14, bounded Westerly by the Westerly line of said East half, bounded Southerly by the Southerly lines of said East half and said South half; bounded Northerly by the Southerly boundary of the San Diego Freeway and the Southerly boundary of Parcel 1 of State Highway Relinquishment recorded in book 8649, page 882 of Official Records in the office of the County Recorder of said County.

#### D. Administration of Plan

Proposed development under the concepts of this specific plan shall be subject to approval of a conditional use permit pursuant to ~~Article 984~~ **Chapter 241** of the Huntington Beach **Zoning and Subdivision** Ordinance—Code. Said conditional use permit shall encompass the entire specific plan area.

#### E. Minor Modifications

Where a minor modification to an approved conditional use permit is proposed, a written request shall be submitted to the Director. Said request shall comply with all requirements of this ~~article~~ **specific plan** and the Huntington Beach **Zoning and Subdivision** Ordinance—Code. The request shall specify the exact modifications described and reasons therefore. In reviewing such a request, the Director shall not approve the minor modification if he finds that said amendment substantially alters the plot plans, which were relied upon in approval of a conditional use permit for a proposed development. If there is a substantial alteration to said plans, a conditional use permit modification shall be required.

#### F. Use Limitations and Location Requirements

The following regulations shall govern the proportion of land use activity and locational requirements of the Specific Plan:

1. Residential Use Limitations: Except as provided in Section 9373.1 ~~III(B)(2)~~, residential development within the boundaries of the specific plan shall not encompass an area in excess of 8.5 gross acres and shall comply with Section 9372 ~~III(A)~~ (Site I Regulations) of this article **specific plan.**

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9371.5(b)--9371.12

2. Locational Criteria: Proposed uses shall be located in the specific plan area in accordance with the Site Regulations contained in ~~this article~~ **herein.**

## II. General Provisions

### A. Building Height

Building height within the specific plan area shall not exceed the limitations for each site as delineated upon the specific plan map.

1. Exception: Height limitations as specified for each district shall not be deemed to regulate the height of chimneys, flagpoles, scenery lofts, ornamental towers, spires, domes, cupolas, parapet walls not exceeding four (4) feet in height, rooftop mechanical equipment, or other similar appurtenances not designed for habitation.

### B. Pedestrian Walkway System

A continuous pedestrian walkway system shall be provided in the specific plan area as delineated on the specific plan map.

### C. Perimeter Setbacks

All structures greater than forty-two (42) inches in height shall set back from the exterior boundaries of the specific plan in accordance with the designations of the specific plan map.

1. Exception: Perimeter setbacks are not applicable to Section 9371.10 ~~transit facilities~~ or to perimeter walls.

### D. Sign Regulations

All signs shall conform to Article 961 ~~Chapter 233~~ of the Huntington Beach **Zoning and Subdivision Ordinance Code**. However, freestanding signs shall be limited in the number permitted as designated on the specific plan map. No other freestanding signs shall be permitted.

#### 1. Exceptions:

a. **Freestanding signs shall be limited in the number permitted as designated on the specific plan map. No other freestanding signs shall be permitted.**

b. **Freeway-oriented signage creates opportunities for identifying the City of Huntington Beach and major**

developments and tenants within the North Huntington Center and the Crossings Specific Plan areas. All freeway-oriented signage shall be permitted subject to Planned Sign Program approval and the following criteria:

- (1) Location of such signs shall be limited to the area delineated on the Specific Plan map and attached herein.
- (2) Sign panel size shall be complementary to the proportion and scale of the parking structure and its elements.
- (3) The number of sign panels shall not exceed ten, with the exception of City identification signs. Each individual sign panel shall not exceed 16 feet in length and 16 feet in width for a maximum size of 256 square feet.
- (4) Sign design shall consider the visual impact on the 405 Freeway.

E. Transit Facilities

There shall be a transportation transfer facility provided adjacent to Center Drive for the purpose of accommodating mass transit vehicles. Said facility may include a canopy shelter for the convenience and comfort of persons utilizing the facility which shall not be subject to setback requirements of this article. The location of the facility shall generally conform to the location designated upon the specific plan map.

F. Parking and Loading Requirements

Upon submittal of an application for a conditional use permit, the amount of parking to accommodate the needs of the proposed land uses shall be provided based upon a combination of the following methods: (3057-7/91)

1. Peak hour demand analysis;
2. Joint use of parking based upon divergent needs;
3. Ratios of parking in relation to building square footage; (2078-8/76)

Except as provided in Section 9372.8-~~II~~(C), all developments shall comply with standards outlined in **Chapter 231 of the Huntington Beach Zoning and Subdivision Ordinance** ~~Article 960~~. (3057-7/91)

G. Landscaping and Screening Requirements

Detailed landscape and irrigation plans, prepared by a licensed architect or under the direction of a landscape architect, shall be submitted to and subject to approval by the Director prior to issuance of a building permit and installed prior to final inspection. Landscape in the public right-of-way shall be installed in accordance with plans and specifications on file in the Department of Public Works.

1. Setback Landscaping: Except as provided in Section 9371.8-~~II.(C)~~, the entire area of perimeter setbacks shall be landscaped except for driveway openings and street intersections in said area.

2. Parking Area Landscaping: Trees, equal in number to one (1) per each five (5) parking stalls shall be provided in the parking area. Trees within planting areas around buildings shall not be included in calculating the number of trees required for parking areas. Planting of trees may be in groups and need not necessarily be in regular spacing.

Screening of parking areas shall comply with ~~Article 960~~ **Chapter 231** of the Huntington Beach **Zoning and Subdivision Ordinance Code**.

#### H. Undeveloped Areas

Undeveloped areas proposed for future expansion shall be maintained in a weed and dust-free condition and shall remain free of debris.

#### I. Refuse Collection Areas

1. Opaque materials shall be used to screen outdoor refuse containers from view from access streets, freeways and adjacent property.

2. No refuse container area shall be permitted between a frontage street and the building line.

3. Minimum width for landscaping shall be three (3) feet around refuse container areas except for access areas to said facility.

#### J. Telephone and Electrical Service

All "on-site" electrical lines (excluding lines in excess of 12KV) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

#### K. Sewage and Water Systems

1. All sewage systems shall comply with standard plans and specifications of the City and shall connect to the City sewage system.

2. All water systems shall comply with standard plans and specifications of the City and shall connect to the City water system.

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9371-19(c)—9372.6

#### L. Fire Prevention

All fire protection appliances, appurtenances, emergency access and any other applicable requirements pursuant to Chapter 17.56 of the Huntington Beach Municipal Code, shall meet the standard plans and specifications on file with the Fire Department.

### III. Site Regulations

This specific plan is divided into site areas for purposes of development. Development of each site shall comply with the specific provisions contained herein in addition to the general provisions of Section II.

#### A. Site I Regulations

##### 1. Permitted Uses

(a) Residential uses, or

(b) Commercial, subject to the same regulations applicable to Site III.

##### 2. Maximum Density

Residential density within Site I shall not exceed 34.85 dwelling units per gross acre.

##### 3. Minimum Dwelling Unit Size

<u>Unit Type</u>	<u>Minimum Floor Area</u>
Bachelor and Single	400 square feet
One Bedroom	600 square feet
Two Bedroom	900 square feet
Three Bedroom	1100 square feet
Four Bedroom	1300 square feet

##### 4. Building Coverage

The maximum building coverage of all roofed structures shall not exceed forty-five percent (45%) of the gross acreage minus streets and drives.

##### 5. Setbacks

(a) Setbacks from Street: The setback from a street shall average twenty (20) feet from any structure exceeding forty-two (42) inches in height. In no case shall the minimum setback be less than fifteen (15) feet. Any exception to these requirements shall be designated on the specific plan map.

(b) Setbacks from Interior Property Line: The setback from interior property lines shall be not less than ten (10) feet except where a perimeter setback is designated in ~~Section 9375~~ **on the specific plan map** in which case the perimeter setback shall prevail as the minimum setback. Any exceptions to these requirements shall be designated on the specific plan map.

##### 6. Minimum Distance Between Buildings

The minimum distance between buildings thirty (30) feet or less in height shall be not less than fifteen (15) feet. The minimum distance between buildings greater than thirty (30) feet in height shall be not less than twenty (20) feet. Any exceptions to these requirements shall be designated on the specific plan map

7/91  
9372.7--9372.9

#### 7. Private Driveways

In order to provide sufficient driveway widths for traffic flow and maneuverability, the following standards shall apply:

- (a) Where a driveway serves as the primary access to or within an apartment development and vehicles can park parallel on both sides of such driveway, the minimum paved width shall be forty (40) feet.
- (b) Where vehicles can parallel park on only one side of a driveway, which serves as the primary access to or within an apartment development, and where open or enclosed parking, other than parallel, is provided on the opposite side of such driveway, the minimum paved width shall be thirty-three (33) feet.
- (c) A minimum paved width of twenty-eight (28) feet shall be provided where open or enclosed parking, other than parallel, is provided on both sides of a driveway, which exceeds 150 feet in length and serves as the primary access to or within an apartment development.
- (d) Any driveway exceeding 150 feet in length, which terminates within an apartment development shall be provided with a curbed turnaround having a twenty (20) foot radius.

**NOTE:** The air space above all minimum widths for driveways within an apartment development shall remain open to the sky except for roof overhang or eaves above a height of fourteen (14) feet, which may project, into such air space a maximum of four (4) feet. The developer is encouraged to provide covered parking spaces under main buildings to increase open space.

#### 8. Parking Facilities (3057-11/90)

- (a) Fully-enclosed garages shall be provided for any required covered parking spaces that are entered directly from any public alley. Physical separation such as drywall, masonry or similar material shall be provided between each enclosed parking space. (3057-11/90)
- (b) Carports may be used to satisfy the remaining covered parking requirement. (3057-11/90)
- (c) Carports and open parking compounds shall be screened from adjacent property lines, and such screening shall be compatible with the project surroundings. (3057-11/90)

(d) No carport and garage facility shall be permitted to face any public street.  
(2078-8/76, 3057-11/90)

### 9. Parking Assignments

Each dwelling unit shall have an assigned, covered parking space within two hundred (200) feet walking distance of such dwelling unit.

If off-street parking facilities are detached from the unit, each unit shall be assign a parking space and such space shall be so designated on a plot plan.

9372.10—9372.14(a)

### 10. Recreation Areas

Recreation areas shall be provided for each dwelling unit. Said recreation areas shall be allocated as follows:

<u>Unit Type</u>	<u>Recreation Area</u>
Bachelor and Single	150 square feet
One bedroom	200 square feet
Two bedroom	325 square feet
Three or more bedrooms	400 square feet

Enclosed recreation areas may be utilized to fulfill not more than fifteen percent (15%) of this requirement. The remaining area shall be supplied out-of-doors pursuant to this section.

Recreation areas may include: game courts or rooms, swimming pools, sauna baths, putting greens, play lots, or other similar type areas serving all residents of the development; but shall not include balconies, decks or areas used exclusively for pedestrian access ways. Game courts, swimming pools or putting greens situated on top of a parking structure may be considered as recreation area. Recreation areas shall not be located within ten (10) feet of the wall of any ground floor unit having a door or window or within five (5) feet of any other wall. Also, such recreation area shall have a minimum width of twenty (20) feet.

### 11. Landscaping

All setback areas fronting on or visible from a public street, and all recreation areas shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants. Decorative design elements such as fountains, pools, benches, sculpture, plants and similar elements may be permitted, provided such elements are incorporated as an integral part of the landscaping plan.

### 12. Trash Pickup Areas

Trash collection areas shall be provided within two hundred (200) feet of the unit they are intended to serve.

### 13. Storage Space

A minimum of one hundred (100) cubic feet of storage space shall be provided for each unit. Special attention shall be given to the amount and location of such storage space.

### 14. Appearance Standards

In order to retain and strengthen the unity and order of the surroundings, and to insure that the structures enhance their sites and are harmonious with the highest standards of improvements in the surrounding area and the community, the following standards shall apply:

- (a) Architectural features and general appearance of the proposed development shall not impair the orderly and harmonious development of the area, the occupancy thereof, or the community as a whole.

7/91 9372.14--9373.1(e)

- (b) Buildings exceeding 120 feet in length shall have variations in the wall setback of at least four (4) feet for each 120 feet of building length.
- (c) Architectural features shall be incorporated into the design of all vertical exterior surfaces of the buildings in order to create an aesthetically pleasing project when viewed from outside the project as well as within.

## B. Site II Regulations

### 1. Permitted Uses ~~Uses Permitted~~

- (a) Retail stores.
- (b) Restaurants, nightclubs, coffeehouses, snack bars and other related facilities.
- (c) Services such as barbershops, beauty shops, shoe repair.
- (d) Art galleries, art studios, art shops, antique shops, bookstores, photography studios and shops, gift shops, newspaper and magazine shops, import shops, interior design studios.
- (e) Chapel.
- (f) Travel agencies.
- (g) Motel (Not to exceed twelve (12) units).
- (h) Banks.
- (i) Handicraft shops, leather craft shops, hobby-related shops.

(j) Fortunetelling subject to issuance of a conditional use permit. 2773-7/85

## 2. Additional Permitted Uses

The following uses are permitted provided they are located above or behind a permitted use designated elsewhere in this article:

- (a) Single-family dwelling units.
- (b) Art, drama, music, dancing or language schools.
- (c) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted on Site II.
- (d) Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit, and the requirements set out in ~~Section 9730.83 of this code~~ **Chapter 5.44 of the Huntington Beach Municipal Code.** (2730-10/84.2791-10/85)
- (e) Teen dancing for patrons under the age of twenty-one (21) subject to the issuance of a conditional use permit and the requirements contained in ~~Section 9730.82~~ **Chapter 5.44 of the Huntington Beach Municipal Code.** (2730-10/84.2791-10/85)

7/91

9373.2--9374(m)

## 3. Setbacks

Except where perimeter setbacks govern the following minimum yard setbacks measured from the boundaries of Site II as delineated **on the Specific Plan map** shall apply:

Front and exterior side: Twenty (20) feet

Interior side and rear: Fifteen (15) feet

Exception: Setbacks are not applicable to perimeter walls.

## 4. Residential Use

If residential dwelling units are proposed for construction in Site II, the number of single-family dwelling units shall not exceed forty-five (45).

Each dwelling unit shall be provided with a recreation area containing not less than three hundred (300) square feet having a minimum dimension of fifteen (15) feet. Said recreation area shall be situated adjacent to each dwelling unit.

## C. Site III Regulations

### 1. Permitted Uses ~~Uses Permitted~~

The following uses are permitted in Site III of the North Huntington Center Specific Plan:

2730-10/84.2791-10/85.3110-7/91)

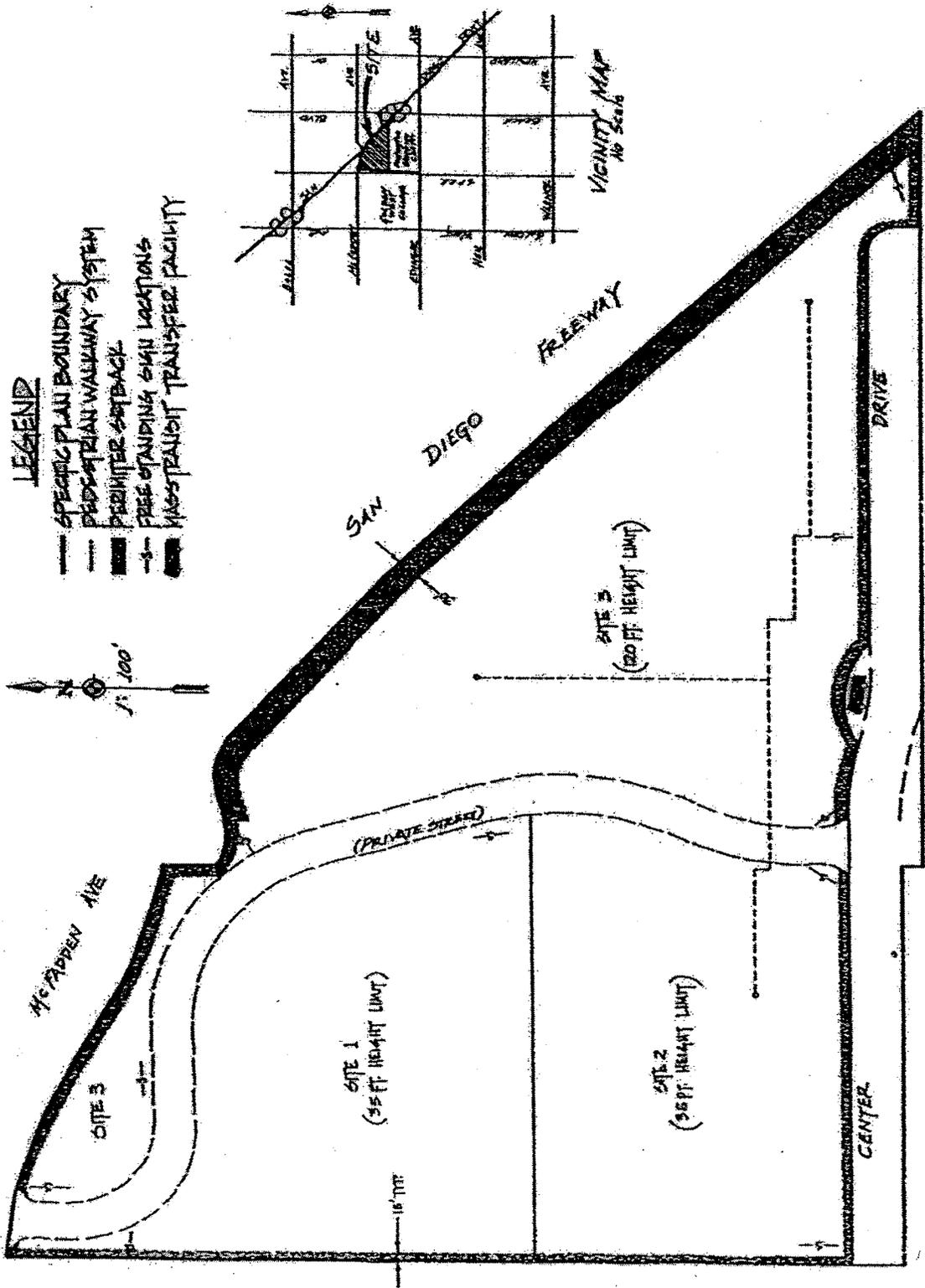
ATTACHMENT NO. 2.13

- (a) Retail stores.
- (b) Restaurants, sidewalk cafes, nightclubs, coffeehouses, snack bars and other related facilities.
- (c) Services such as barbershops, beauty shops, shoe repair.
- (d) Art galleries, art studios, art shops, antique shops, book stores, photography studios and shops, gift shops, newspaper and magazine shops, import shops and interior design studios.
- (e) Travel agencies.
- (f) Banks.
- (g) Motion picture theaters, legitimate theaters.
- (h) Handicraft shops, leather craft shops and hobby-related shops.
- (i) Hotels and motels.
- (j) Offices for professional services.
- (k) Art, drama, music, dancing or language schools.
- (l) Automobile parking facilities.
- (m) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted in Site II.

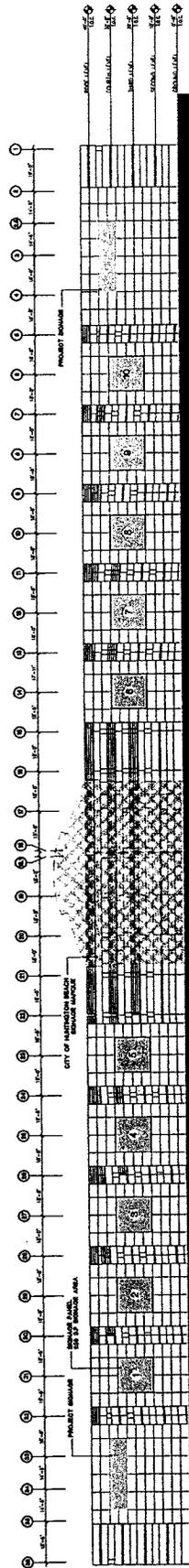
7/91 9374(n)--9374(p)

- (n) Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit and the requirements contained in ~~Section 9730.83~~ **Chapter 5.44 of the Huntington Beach Municipal Code.** (2730-10/84, 2791-10/85)
- (o) Teen dancing for patrons under the age of twenty-one (21), subject to the issuance of a conditional use permit and the requirements contained in ~~Section 9730.82~~ **Chapter 5.44 of the Huntington Beach Municipal Code.** (2730-10/84, 2791-10/85)
- (p) Single room occupancy/living units pursuant to ~~Section 9220.15~~ **Chapter 230.46 of the Huntington Beach Zoning and Subdivision Ordinance.** (3110-7/91)

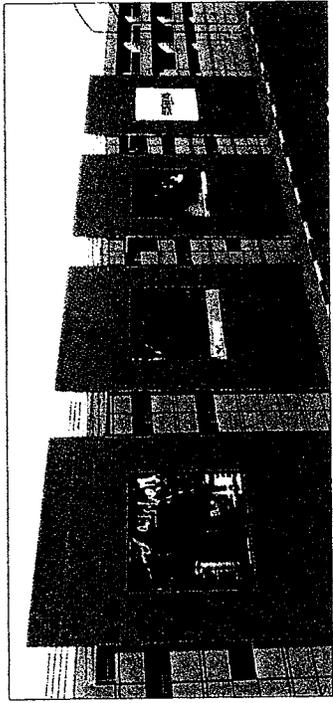
# EXHIBIT A SECTION 9375 SPECIFIC PLAN MAP



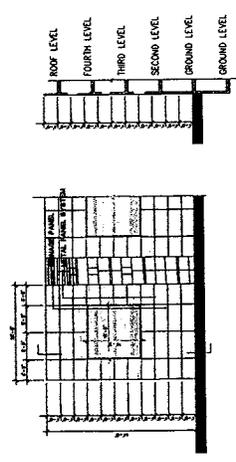
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NORTH ELEVATION - 405 FREEWAY

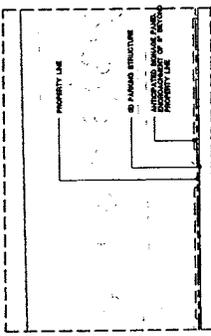


VIEW FROM 405 FREEWAY

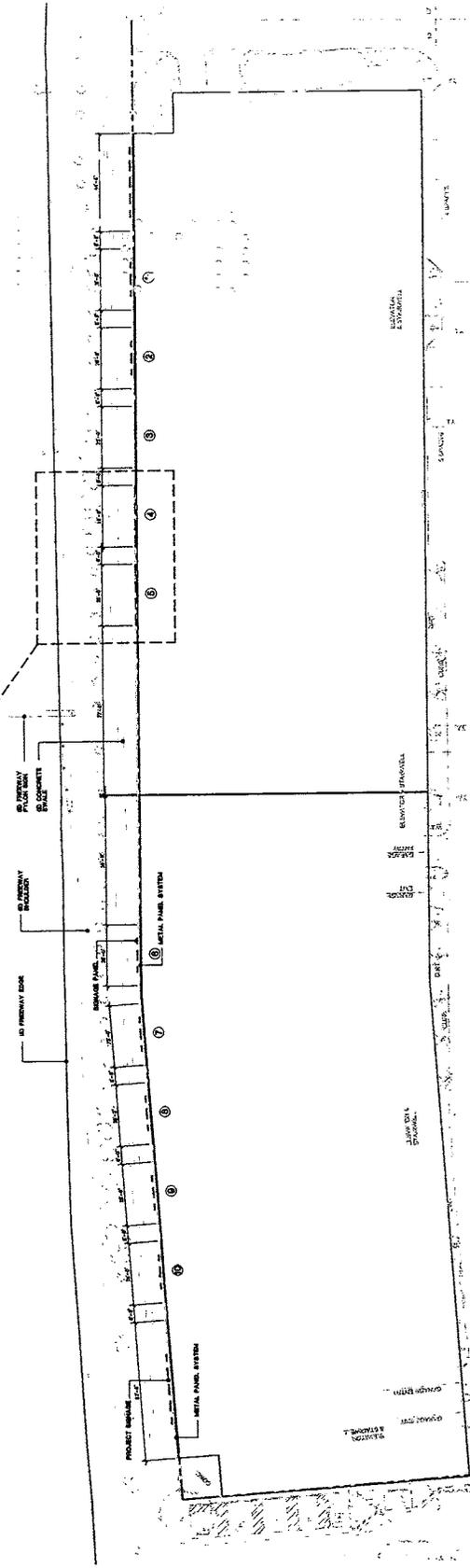


SIGNAGE PANEL - ENLARGEMENT  
SCALE 1/8" = 1'-0"

PANEL SECTION



PLAN ENLARGEMENT



PARKING STRUCTURE PLAN

BEACH POINT  
THE MULLER COMPANY

PARKING STRUCTURE SIGNAGE

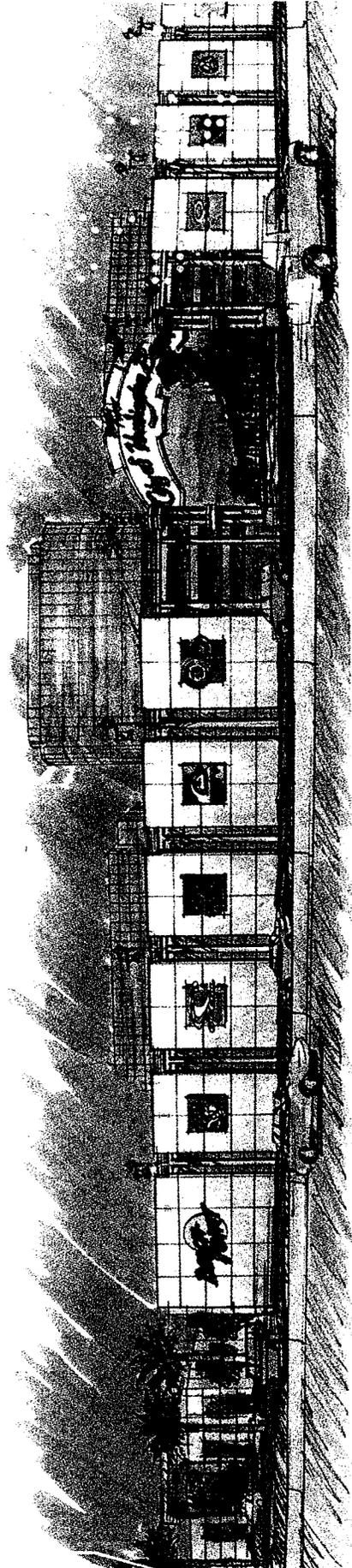
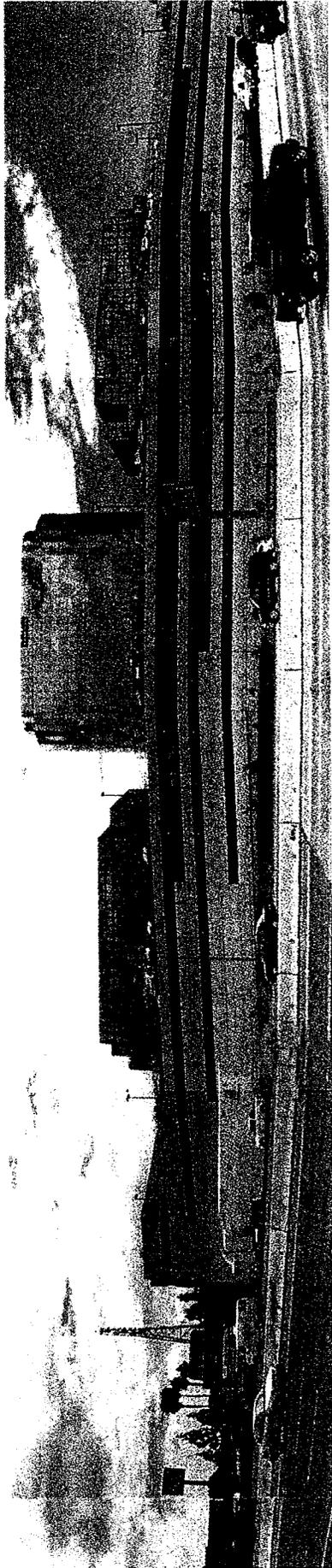


DATE: 08-05  
PROJECT NO.: M-00018

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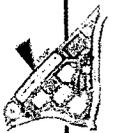
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**Beach Pointe**

The Muller Company



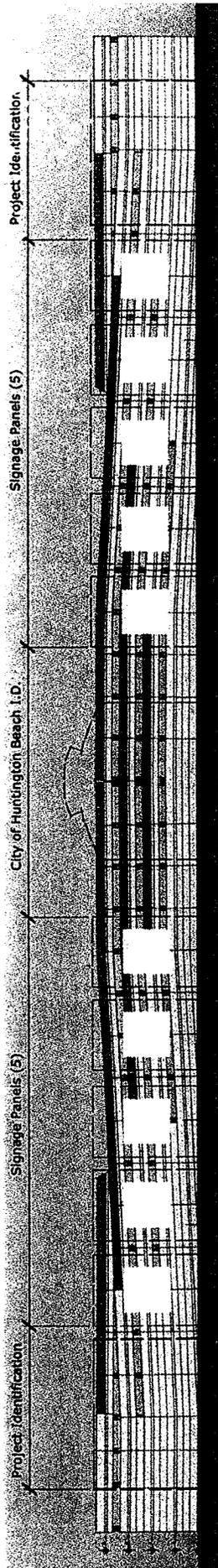
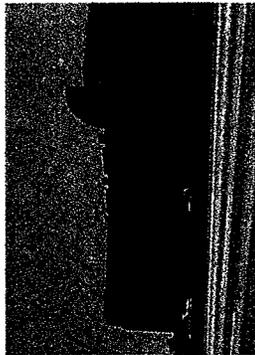
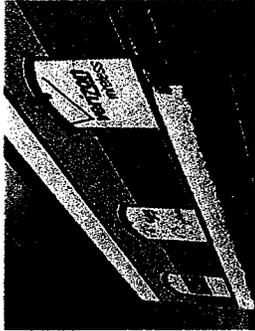
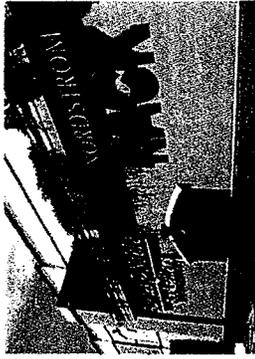
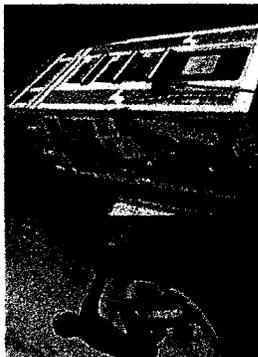
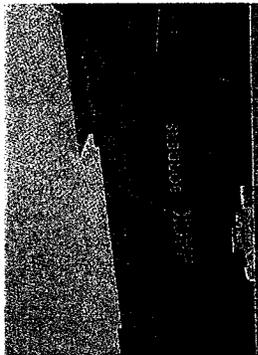
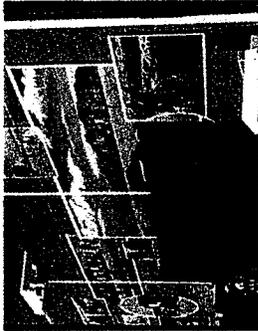
Freeway Existing View and Proposed Concept Sketch

MUL020.12 10-08-03

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**G|A|A**  
ARCHITECTS





**Beach Pointe**

The Muller Company

Freeway Elevation Concepts & Existing Images

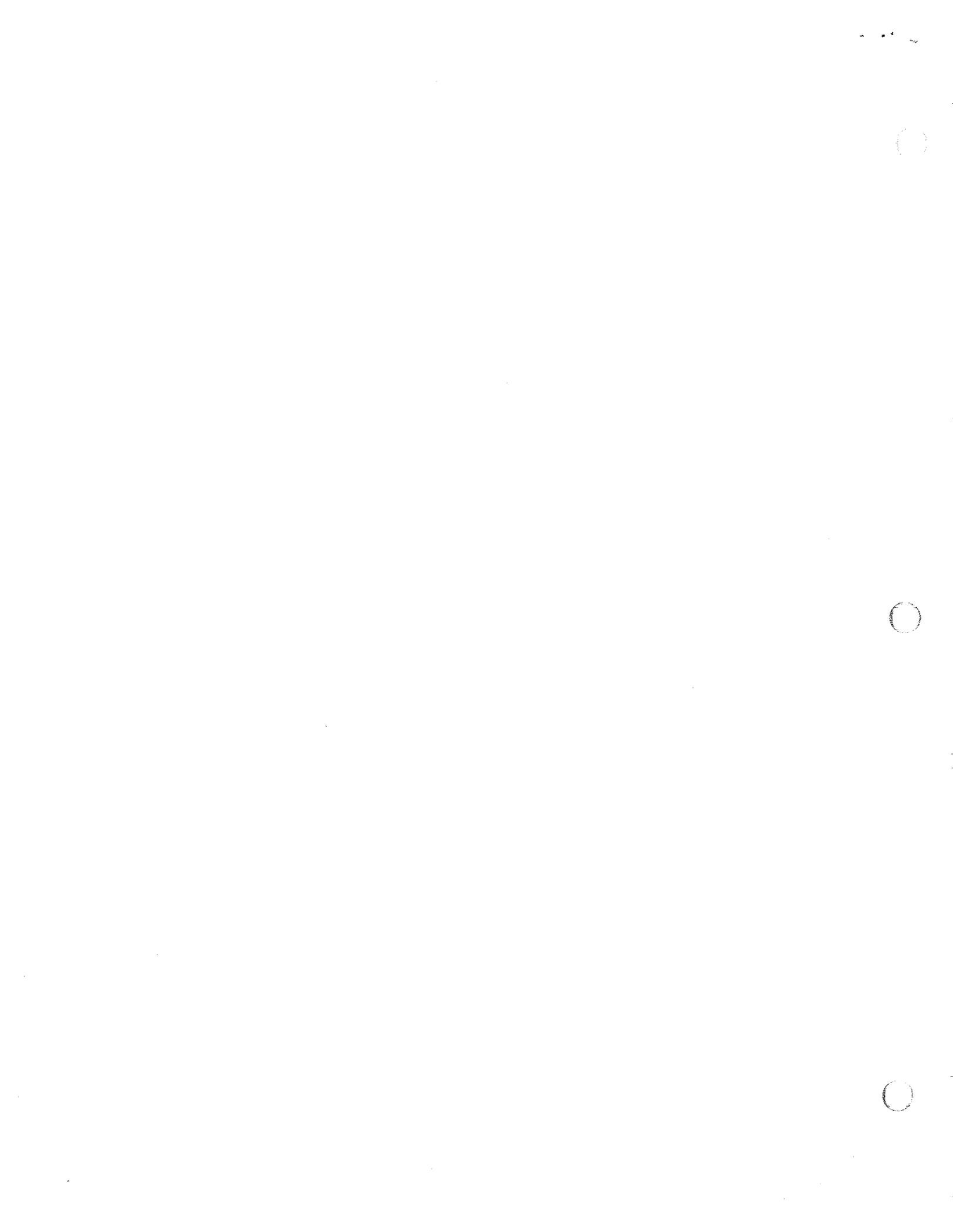
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ARCHITECTS

4

ATTACHMENT NO.

3





City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Acting Director of Planning  
**BY:** Bill Zylla, Principal Planner *BZ*  
**DATE:** September 26, 2006

**SUBJECT: ZONING TEXT AMENDMENT NO. 06-06 (VEHICLE STORAGE AMENDMENT)**

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Zoning Text Amendment No. 06-06 represents a request for the following:

To amend Sections 203.06, 204.10.FF7, and 231.18E of the Huntington Beach Zoning and Subdivision Ordinance to better define "vehicle storage" and to clarify how non-residential parking and loading is intended to be utilized.

**CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION**

LOCATION	GENERAL PLAN	ZONING	LAND USE
City Wide	Commercial Regional, Commercial Visitor, Commercial General, Commercial Neighborhood, Commercial Office, Industrial, Mixed Use, Mixed Use Horizontal, Mixed Use Vertical	CO (Commercial Office), CG (Commercial General) CV (Commercial Visitor), IG (General Industrial), IL (Limited Industrial)	Various

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION: Not applicable  
MANDATORY PROCESSING DATE(S): Legislative Action

**CEQA ANALYSIS/REVIEW**

The proposed zoning text amendment is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act.

## COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The City Attorney's Office has reviewed the proposed changes and has provided a draft ordinance.

## PUBLIC MEETINGS, COMMENTS AND CONCERNS

No meetings have been held to date. The zoning text amendment will be published as a public hearing ten days before the meeting.

## PLANNING ISSUES

In response to a court case involving code enforcement action addressing the storage of new vehicles by an auto dealer in a parking structure within the downtown specific plan (*J.T. Development vs. City of Huntington Beach, Case No. 05WL06727*), Planning staff was asked to draft a zoning text amendment to better define "vehicle storage" and to clarify how nonresidential parking and loading is intended to be utilized. The following changes and additions are suggested:

### Section 203.06: Definitions

Add section defining "Vehicle Storage" to read as follows:

**"The business of storing or safekeeping of operative and inoperative vehicles for periods of time greater than a 24 hour period."**

### Section 204.10.FF7 Commercial Use Classifications "Vehicle Storage"

Modify this section to clarify vehicle storage activity:

**"Vehicle Storage. ~~Storage of operative or inoperative vehicles. This classification includes~~ The Business of storing or safekeeping of operative and inoperative vehicles for periods of time greater than a 24 hour period, including but not limited to, the storage of parking tow-aways and impound yards, and storage lots for automobiles, trucks, buses, and recreational vehicles, but does not include including vehicle dismantling."**

### Section 231.18E Non-residential Parking and Loading: Designated Parking

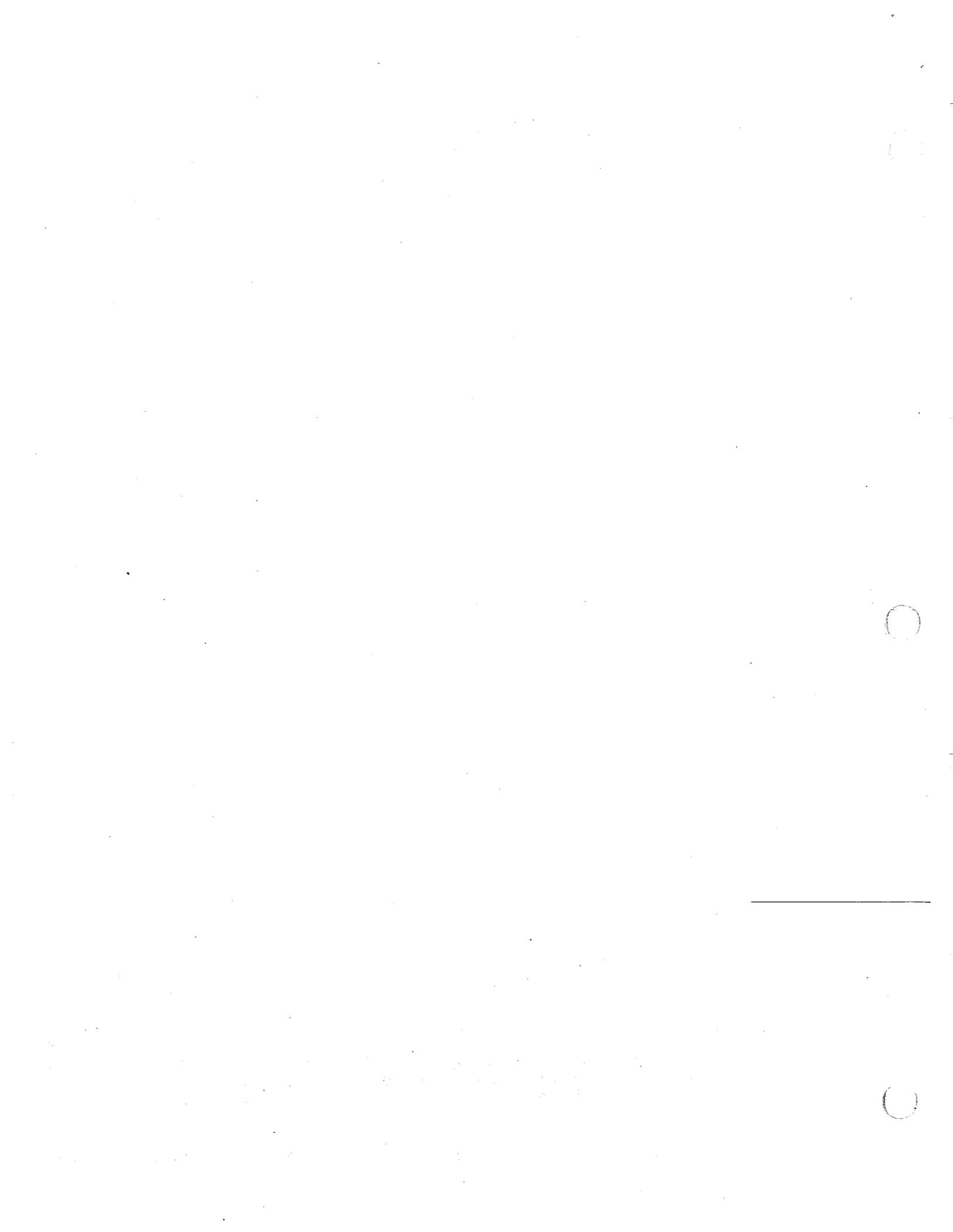
Add section to include the following language:

**"8. Parking spaces shall not be utilized or occupied by any other use or for any other purpose other than as parking for the associated on-site uses as required by this chapter, unless in compliance with Section 231.06, Joint Use Parking."**

Attachment

1. Legislative Draft

# **ATTACHMENT 1**



## LEGISLATIVE DRAFT

Changes to existing text are indicated by a single strike-through of the word(s) (i.e. ~~section~~).  
Inserted or added text is indicated by a bold, larger font size (i.e. **section**).

### Chapter 203

#### 203.06: Definitions

Abutting. Having district boundaries or lot lines or combinations thereof in common.

Access, Lateral. Public access along the coast.

Access, Vertical. Public access from the nearest public roadway to the shoreline.

Alley. A public or private way having an ultimate width of not less than 20 feet permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Alter. To make a change in the exterior appearance or the supporting members of a structure, such as bearing walls, columns, beams, or girders, that will prolong the life of the structure.

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

Animal, Exotic. Any wild animal not customarily confined or cultivated by man for domestic or commercial purposes but kept as a pet or for display.

Animal, Large. An animal larger than the largest breed of dogs. This term includes horses, cows, and other mammals customarily kept in corrals or stables.

Animal, Small. An animal no larger than the largest breed of dogs. This term includes fish, birds, and mammals customarily kept in kennels.

Antenna. Any structure, including but not limited to a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purposes of receiving or transmitting communications to or from another antenna, device or orbiting satellite, as well as all supporting equipment necessary to install or mount the antenna.

Antenna, Amateur Radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur station licensed by the Federal Communications Commission.

Antenna, Communication. All types of receiving and transmitting antenna, except satellite

dish antenna, including but not limited to cable television antenna, wireless communication antenna, FM digital communication antenna, microwave telephone communication antenna, amateur radio antenna, and short-wave communication antenna and other similar antenna. (3568-9/02)

**Antenna Height.** The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

**Antenna, Satellite Dish.** An antenna for the purpose of receiving or transmitting communications to or from an orbiting satellite.

**Antenna Whip.** An antenna and its support structure consisting of a single, slender, rodlike element which is supported only at or near its base.

**Approach-Departure Path.** The flight track of the helicopter as it approaches or departs from a designated takeoff and landing area, including a heliport, helipad, or helistop.  
**Architectural Projections or Appurtenances.** Features on a building which provide visual variation and/or relief but do not serve as interior or exterior living or working space.

**Area, Net Lot.** The total horizontal area within the property lines of a parcel of land exclusive of 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.

**Arterial.** Any street, highway or road designated as an arterial street in the General Plan.  
**Attached Structures.** Two or more structures sharing a common wall or roof.  
**Balcony.** A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail balustrade or parapet.

**Basement.** A story partly underground and having at least one-half of its height above the average adjoining grade. A basement shall be considered as a story if the vertical distance from the average adjoining grade to the ceiling is over four feet.

**Bay Window.** A window that projects out from an exterior wall.

**Bedroom.** The term bedroom includes any room used principally for sleeping purposes, an all-purpose room, a study, a den, a room having 100 square feet or more of floor area or less than 50 percent of one wall open to an adjacent room or hallway.

**Blockface.** The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse, or city boundary.

**Boarding House.** A building with not more than five guest rooms where lodging and meals are provided for not more than 10 persons, but shall not include rest homes or convalescent homes. Guest rooms numbering six or over shall be considered a hotel.

Building. Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels, or property of any kind.

Caretaker's quarters. A dwelling unit on the site of a commercial, industrial, public, or semipublic use, occupied by a guard or caretaker.

Carport. A permanent roofed accessory structure with not more than two enclosed sides intended for vehicle storage.

Cart/Kiosk. Any portable, non motorized unit used by a vendor as described in Section 230.94. (3248-6/95, 3334-6/97; 3482-12/00)

City. The City of Huntington Beach.

Clinic. An establishment where patients, who are not lodged overnight, are admitted for examination and treatment by one or more of a group of physicians, dentists, optometrists, psychologists, or social workers practicing together.

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

Collection Containers. Containers or buildings with a gross floor area of 500 square feet or less used for the deposit and storage of household articles or recyclables.

Commission. The Huntington Beach Planning Commission.

Community Apartment Project. A project in which an individual interest in land is coupled with the right exclusively to occupy an individual unit, as provided in Section 11004 of the California Business and Professions Code.

Completely Rebuilt. Rebuilding the nonconforming structure or use as it had legally existed immediately prior to its destruction.

Conditional Use. A use of land that, due to the specific nature and unique characteristics of the use, requires special standards and discretionary review.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of the real property.

Conforming Building. A building that fully meets the requirements of Title 17 (Building Regulations) and also conforms to all property-development regulations and requirements prescribed for the district in which it is located.

Convenience Market. A retail use in conjunction with gasoline sales in which the sales room exceeds 200 square feet.

Court. An outdoor, unenclosed area intended to provide light, air, and privacy for individual dwelling units in multi-family projects.

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.

Deck. A platform, either free-standing or attached to a building, but without a roof, that is supported by pillars, posts, or walls (see also Balcony).

Demolition. The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or otherwise.

Density Bonus. An increase in the proposed number of units of twenty-five percent (25%) or greater over the number permitted pursuant to the current zoning and general plan designation on the property.

Director. The Director of Planning or his or her designee. (3520-2/02)

Distribution Line. An electric power line bringing power from a distribution substation to consumers.

District. A portion of the city within which the use of land and structures and the location, height, and bulk of structures are governed by this ordinance. The zoning ordinance establishes "base zoning districts" for residential, commercial, industrial, public and open space uses, and "overlay districts," which modify base district provisions and standards.

Drilling. The digging or boring of a new well into the earth for the purpose of exploring for, developing or producing oil, gas or other hydrocarbons, or for the purpose of injecting water, steam or any other substance into the earth.

Dwelling, Multiple Unit. A building or buildings designed with two (2) 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 Code. Attached single family dwellings shall be considered as multi-family.

Dwelling, Accessory Unit. A fully equipped dwelling unit which is ancillary and subordinate to a principle dwelling unit located on the same lot in the RL zone. Also known as second dwelling unit or "granny unit."

Dwelling, Studio Unit. A dwelling unit consisting of 1 kitchen, 1 bathroom, and 1 combination living room and sleeping room. The gross floor area shall not exceed 500 square feet, or it shall be considered as a one bedroom unit. Also known as a single, a bachelor, or an efficiency unit.

Dwelling Unit. One or more habitable rooms with only one kitchen, and designed for occupancy as a unit by one or more persons living as a household unit with common access to all living, kitchen, and bathroom areas.

Energy Facility. Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other sources of energy.

Environmental Impact Report (EIR). A report complying with the requirements of the California Environmental Quality Act (CEQA) and its implementing guidelines.

Environmentally Sensitive (habitat) Area. A wetland or any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Exemption, Categorical. An exception from the requirements of the California Environmental Quality Act (CEQA) for a class of projects, which have been determined to not have a significant effect on the environment.

Family. A single individual or two or more persons living together as a single housekeeping unit in a dwelling unit.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors. (3334-6/97)

Floor Area, Gross. 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.

Floor Area Ratio (FAR). Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

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

Functional Capacity. The ability of an environmentally sensitive area to be self-sustaining and to maintain natural species diversity.

General Plan. The City of Huntington Beach General Plan.

Grade, Existing. The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this ordinance.

Grade, Street. The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists.

Guest House. Living quarters within a main or an accessory building for the sole purpose of providing for persons employed on the premises, or for temporary use by guests of the occupants of the premises. Such quarters shall have no kitchen facilities, and shall be limited to one room, no greater than 500 square feet in size with no more than three plumbing fixtures.

Height of Building. A vertical dimension measured from the top of the highest roof to the top of the subfloor/slab directly underneath. (See Section 230.72.)

Helipad or Helistop. A heliport without auxiliary facilities such as waiting room, helicopter parking, fueling and maintenance equipment.

Heliport. An area, either at ground level or elevated on a structure, that is used or intended to be used for the takeoff and landing of helicopters, and includes some or all the various facilities useful to helicopter operations, including helicopter parking, waiting room, fueling and maintenance equipment.

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.

Infill Lot Development. A lot contiguous to one or more existing single family residential units, excluding parcels separated by streets, a vacant parcel intended for single family development, or a parcel with an existing residential structure, which will have 50 percent or more square footage of habitable area removed in order to remodel or construct a detached single family unit. (3705-6/05)

Illumination, Direct. Illumination by means of light that travels directly from its source to the viewer's eye.

Illumination, Indirect. Illumination by means only of light cast upon an opaque surface from a concealed source.

Incentives. Policies, programs or actions taken by the City designed to ensure that a development will be produced at a lower cost.

Junk Yard. The use of a lot, or contiguous lots, or any portion thereof for the storage of junk, including scrap metal, or other scrap materials, and/or for the dismantling or wrecking of automobiles or other vehicles or machinery.

**Kennel.** Any premises where four or more dogs or cats at least four months of age are kept for any purpose.

**Kitchenette or Kitchen.** Any room or part of a room which is designed, built, used, or intended to be used for food preparation and dishwashing; but not including a bar, or similar room adjacent to or connected with a kitchen.

**Landscaping.** An area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, decorative outdoor landscape elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, loading, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

Huntington Beach Zoning and Subdivision Ordinance Chapter 203 Page 9 of 16

**Landscaping, Interior.** A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

**Landscaping, Perimeter.** A landscaped area adjoining the exterior boundary of a parking or loading area, or similar paved area, excluding driveways or walkways which provide access to the facility.

**Lodger.** Any person other than a member of a family renting a room for living or sleeping purposes.

**Lot.** Any numbered or lettered parcel shown on a recorded final map, record of survey pursuant to an approved division of land, or a parcel map and abuts a street, alley or recorded access easement.

**Lot, Corner.** A site bounded by two or more adjacent street lines that have an angle of intersection of not more than 135 degrees.

**Lot Depth.** The horizontal distance from the midpoint of the front-lot line to the midpoint of the rear-lot line, or to the most distant point on any other lot line where there is no rearlot line.

**Lot, Flag.** A lot with developable area connected to a street by a narrow strip of land that includes a driveway.

**Lot or Property Line, Rear.** A lot line, not a front lot line, that is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line.

Lot or Property Line, Front. The street property line adjacent to the front yard.

Lot or Property Line, Interior. A lot line not abutting a street.

Lot or Property Line, Side. Any lot line that is not a front lot line or a rear lot line.

Lot or Property Line, Street. A lot line abutting a street.

Lot, Reverse Corner. A corner lot, the side line of which is substantially a continuation of the front lot line of the lot to its rear.

Lot, Street-Alley. An interior lot having frontage on a street and an alley.

Lot, Through. A lot having frontage on two dedicated parallel or approximately parallel streets.

Lot Width. The mean of the horizontal distance between the side lot lines measured at right angles to the lot depth at mid-points 20 feet from the front lot line and 20 feet from the rear lot line, or from the rearmost point of the lot depth in cases where there is no rear lot line.

Lower Income Household. A household whose annual income is at or below eighty percent (80%) of Orange County median income as defined by the State of California Department of Housing and Community Development.

Manufactured Home. A structure transportable in sections which is a minimum of 8 feet in width and 40 feet in length, built on a permanent chassis, and designed to be a dwelling with or without a permanent foundation. Manufactured home includes mobilehome.

Mezzanine. An intermediate floor within a room containing not more than 33 percent of the floor area of the room.

Moderate Income Household. A household whose annual income is at or below one hundred twenty (120%) percent of Orange County median income as defined by the State of California Department of Housing and Community Development.

Municipal Code. The Municipal Code of the City of Huntington Beach.

Negative Declaration. A written statement briefly describing the reasons that a proposed project will not have a significant impact on the environment which meets the requirements of the California Environmental Quality Act. (3334)

Neighborhood Notification. Notification process pursuant to Chapter 241 when no entitlements are required and the use requires such notification as stated in the Zoning and Subdivision Ordinance. (3705-6/05)

Net Site Area. See Area, Net Lot.

New Well. A new well bore or well hole established at the ground surface. Redrilling from the well bore or well hole of an existing well greater than 150 feet from the existing well bore shall constitute a new well.

Nonconforming Structure. A structure that was lawfully erected but which does not conform with the current development standards.

Nonconforming Use. A use of a structure or land that was lawfully established and maintained, but which does not conform with the current zoning ordinance.

Off-Street Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Off-Street Parking Facilities. A site or portion of a site devoted to the off-street parking of motor vehicles, including parking spaces, aisles, access drives, and landscaped areas.

Oil operation. The use or maintenance of any installation, facility, or structure used, either directly or indirectly, to carry out or facilitate one or more of the following functions: drilling, rework, repair, redrilling, production, processing, extraction, assisted recovery, stimulation storage or shipping of oil gas or hydrocarbons from the subsurface of the earth.

Oil operation site. The physical location where an oil operation is conducted.

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

Open Space, Private. A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Open Space, Total. The sum of private and common open space.

Open Space, Usable. Outdoor or unenclosed area on the ground, or on a balcony, deck, porch or terrace 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.

Oversize Vehicle. Any vehicle which exceeds twenty-five (25) feet in length, seven (7) in width, seven (7) in height, or a weight of 10,000 pounds, motorized or nonmotorized. Oversize vehicle also includes any equipment or machinery regardless of size.

Parking Structure. A structure used for parking or vehicles where parking spaces, turning radius, and drive aisles are incorporated within the structure.

Patio. A paved court open to the sky.

Permitted Use. A use of land that does not require approval of a conditional use permit or temporary use permit.

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 which serves to unify or organize development.

Porch. An open or covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Private Property. Property owned in fee by an individual, corporation, partnership, or a group of individuals as opposed to public property. (3249-6/95, 3334; 3482-12/00)

Project. Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this ordinance.

Public Property. Property dedicated through acquisition or easement for public use which includes but is not limited to streets, alleys, parks, public right-of-ways, and sidewalks. (3249-6/95, 3334-6/97; 3482-12/00)

Qualifying Senior Resident. A person who is 62 years of age or older. (Section 51.2 of the California Civil Code.)

Remodel. The upgrade of the interior or exterior faces of a building or structure without altering to any degree the structural integrity.

Residential Infill Lot. A residential infill lot is a parcel of land which, at the time of application for a building permit, is contiguous to one (1) or more existing developed single family residential properties and is: (3301-11/95, 3334-6/97)

1. A vacant parcel intended for detached single family development, or (3301-11/95, 3334-6/97)
2. A parcel with an existing residential structure which will have fifty percent (50%) or more square footage of the habitable area removed in order to construct a remodeled or new multistory detached single family dwelling unit. (3301-11/95, 3334-6/97)

Room, Habitable. A room meeting the requirements of the Uniform Building Code for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, attics, foyers, storage spaces, utility rooms, garages, and similar spaces.

Senior Housing. Housing for a family in which at least one person per unit is 60 years old or older, or for a single person who is 60 years old or older.

Setback Line. A line across the front, side, rear of any private or public property which 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.

Significant Disruption. Having a substantial adverse effect upon the functional capacity.

Single Ownership. Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm, corporation, or partnership, individually, jointly, in common, or in any other manner where the property is or will be under unitary or unified control.

Site. A lot, or group of contiguous lots not divided by an alley, street, other right-of-way, or city limit, that is proposed for development in accord with the provisions of this ordinance, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Specific Event. A short term temporary use of public property as defined in Section 5.68.010. (3249-6/95, 3334-6-97; 3482-12/00)

Specific Plan. A plan for a defined geographic area that is consistent with the General Plan and with the provisions of the California Government Code, Section 65450 et seq. (Specific Plans).

Stock Cooperative. A corporation formed for the primary purpose of holding title to, either in fee simple or for a term of years, any real property where the shareholders of the corporation receive a right of exclusive occupancy in a portion of such real property and where the right of occupancy is only transferable by the transfer of shares of stock in the corporation.

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.

Structure. Anything constructed or erected that requires a location on the ground, excluding patios, walks, access drives, or similar paved areas. (3705-6/05)

Structure, Accessory. A structure that is appropriate, subordinate and customarily incidental to the main structure of the site and which is located on the same site as the main structure, including swimming pools, garages, gazebos and patio covers. (3705-6/05)

Structure, Minor Accessory. An accessory structure that does not exceed 64 square feet in floor area, 80 square feet in roof area and a height of six feet, including storage sheds, pet shelters, playhouses, and decorative elements. (3705-6/05)

Takeoff and Landing Area. That area of the helicopter facility where the helicopter actually lands and takes off.

Transmission Line. An electric power line bringing power to a receiving or distribution substation.

Usable Satellite Signals. Satellite signals from all major communication satellites that, when viewed on a conventional television set, are at least equal in picture quality to those received from local commercial television stations or by way of cable televisions.

Use, Accessory. A use that is appropriate, subordinate, and customarily incidental to the main use of the site and which is located on the same site as the main use.

Value. The monetary worth of a structure determined by the valuation figures used by the Director for the purpose of calculating building permit fees.

**Vehicle Storage. The business of storing or safekeeping of operative and inoperative vehicles for periods of time greater than a 24 hour period.**

Very Low Income Household. A household whose annual income is at or below fifty (50%) percent of Orange County median income as defined by the State of California Department of Housing and Community Development.

Wetbar. A fixed installation within a dwelling unit providing cold and/or hot water to a single sink without a garbage disposal at a location other than a kitchen or laundry. A wetbar area shall not include a stove, range, or similar appliance usually found in a kitchen, and if such wetbar is located in a room or a portion of a room with a stove, hot plate, range, oven or other type of kitchen facility, it shall be deemed a separate kitchen.

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

Window, Required. An exterior opening in a habitable room meeting the area requirements of the Uniform Building Code.

Yard. An open space on the same site as a structure, unoccupied and unobstructed by structures from the ground upward except as otherwise provided in this ordinance, including a front yard, side yard, or rear yard.

Yard, Front. An area between the front lot line and the front setback line extending across the full width of a site. The front yard of a corner lot shall adjoin the shortest street property line along its entire length. Where one street property line is at least 75 percent of the length of the other street property line, the Director shall determine the location of the front yard.

Yard, Rear. An area between the rear lot line and the rear setback line extending across the full width of a site. On a corner lot the rear yard shall extend only to the side yard abutting the street.

Yard, Side. An area between the rear setback line and the front setback line and between the side property line and side setback line. The side yard on the street side of a corner lot shall extend to the rear lot line.

Zoning Ordinance. The Zoning Ordinance of the City of Huntington Beach.

## Chapter 204

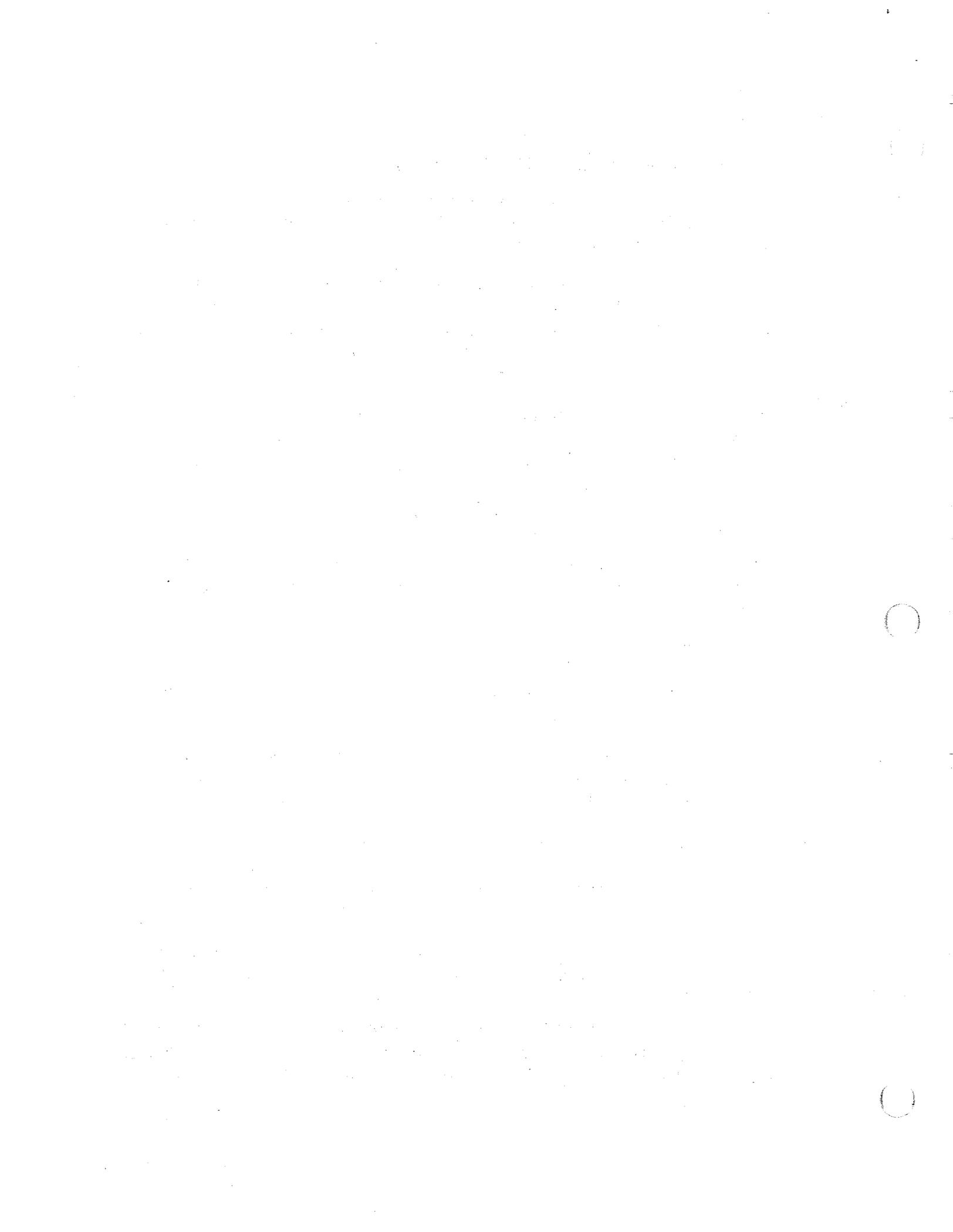
### Section 204.10.FF. Vehicle/Equipment Sales and Services. (3703-3/21/05)

1. Automobile Rentals. Rental of automobiles, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts. (3334-6/97)
2. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles. (3334-6/97)
3. Commercial Parking Facility. Lots offering short-term or long-term parking to the public for a fee. (3334-6/97)
4. 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. (3334-6/97)
5. Vehicle/Equipment Repair. Repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage and tire retreading or recapping. (3334-6/97)
  - a. Limited. Light repair and sale of goods and services for vehicles, including brakes, muffler, tire shops, oil and lube, and accessory uses, but excluding body and fender shops, upholstery, painting, and rebuilding or reconditioning of vehicles. (3334-6/97)
6. Vehicle/Equipment Sales and Rentals. Sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, manufactured homes, boats, and similar equipment, including storage and incidental maintenance. (3334-6/97)
7. Vehicle Storage. ~~Storage of operative or inoperative vehicles. This classification includes~~  
**The business of storing or safekeeping of operative and inoperative vehicles for periods of time greater than a 24 hour period, including, but not limited to,** the storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles, but does not include vehicle dismantling. (3334-6/97)

## Chapter 231

### 231.18E. Non-residential Parking and Loading. (3334-6/97)

1. Designated Parking. Parking spaces within an integrated, non-residential complex shall not be designated for exclusive use of any individual tenant except as authorized by a parking management plan approved by the Director. (3334-6/97)
2. Parking Controls. Parking controls, such as valet service, or booths, and/or collection of fees may be permitted when authorized by conditional use permit approval by the Zoning Administrator. Privacy gates may be installed without a conditional use permit provided there is compliance with the following criteria prior to the issuance of building permits: (3334-6/97, 3526-2/02, Resolution No. 2004-80-9/04, 3677-12/04)
  - 1) Fire Department approval for location and emergency entry. (3526-2/02, Resolution No. 2004-80-9/04)
  - 2) Postmaster approval of location for mail boxes or entry for postal carrier. (3526-2/02, Resolution No. 2004-80-9/04)
  - 3) Shall provide a driveway with a minimum of twenty (20) feet for vehicle stacking. (3526-2/02, Resolution No. 2004-80-9/04)
  - 4) No adverse impacts to public coastal access, including changes in the intensity of use of water, or of access thereto, shall result from installation of the privacy gates. (Resolution No. 2004-80-9/04)
3. Minimum Driveway Width. 25 feet when providing access to the rear of a structure. (3334-6/97)
4. Reciprocal Access. Reciprocal ingress/egress access with adjacent properties shall be provided for all commercial properties. (3334-6/97)
5. Loading Location. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the Director. An occupied loading space shall not prevent access to a required parking space. Truck or rail loading, dock facilities, and doors for such facilities shall not face or be located within 45 feet of property zoned or general planned residential. (3334-6/97)
6. Loading Design. Any loading facility shall be designed and located so that vehicles need not extend onto the public sidewalks, streets or alleys during loading activities. (3334-6/97)
7. Landscape Buffer. Where the side or rear yard of a parcel is used for loading activities and abuts an R District, a landscaped buffer along the property line shall be provided. (3334-6/97)
8. **Parking spaces shall not be utilized or occupied by any other use or for any other purpose other than as parking for the associated on-site uses as required by this chapter, unless in compliance with Section 231.06, Joint Use Parking.**





**City of Huntington Beach Planning Department  
STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Acting Director of Planning  
**BY:** Ricky Ramos, Associate Planner *RR*  
**DATE:** September 26, 2006  
**SUBJECT: GENERAL PLAN CONFORMANCE NO. 06-04 (EDINGER AVENUE BRIDGE REPLACEMENT)**

**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

General Plan Conformance No. 06-04 represents a request pursuant to Government Code Section 65402 to determine whether the County's proposal to build a replacement bridge at the westerly terminus of Edinger Avenue is in compliance with the goals, objectives, and policies of the City's General Plan. The bridge provides access to the Sunset Aquatic Park

The County will also eventually be processing a Coastal Development Permit with the Coastal Commission because the bridge is located within the Commission's original jurisdiction.

**CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Right-of-Way	Right-of-Way	Bridge
North of Subject Property:	Not Applicable (City of Seal Beach)	Not Applicable (City of Seal Beach)	Flood Control Channel, Vacant
South of Subject Property:	OS-W (Open Space – Water Recreation), RM (Residential Medium Density)	OS-WR (Open Space – Water Recreation), RM (Residential Medium Density)	Flood Control Channel, Residential
West of Subject Property:	Not Applicable (City of Seal Beach)	Not Applicable (City of Seal Beach)	Sunset Aquatic Park
East of Subject Property:	Right-of-Way	Right-of-Way	Edinger Avenue

The County built the existing timber bridge in 1968 to provide access to the Sunset Aquatic Park located west of Huntington Harbour. The County is now pursuing federal funding through the Highway Bridge Replacement and Rehabilitation program to replace the existing timber bridge with a modern bridge. They anticipate that it will take several years to complete the process including obtaining funding, preparing plans, getting Board of Supervisors approval, and securing required permits.

## **APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION:            MANDATORY PROCESSING DATE(S):

August 31, 2006

October 10, 2006

The request is tentatively scheduled for the Planning Commission meeting of October 10, 2006.

## **CEQA ANALYSIS/REVIEW**

The General Plan conformance review is categorically exempt pursuant to Section 15306, Class 6 of the California Environmental Quality Act, which states that information collection which does not result in major disturbance to an environmental resource is exempt from any environmental review. Because the project is in its preliminary stage the County of Orange has yet to make a determination on the appropriate level of environmental review for the actual construction of the replacement bridge.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Departments of Public Works and Fire are currently reviewing the request.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

Not applicable.

## **PLANNING ISSUES**

The only issue to consider as part of this request is the project's conformance with the City's General Plan. The project conforms to the following applicable goals, objectives, and policies of the General Plan:

Policy CE 1.1.2 – Monitor and participate in applicable County, Regional, State, and Federal transportation plans and proposals.

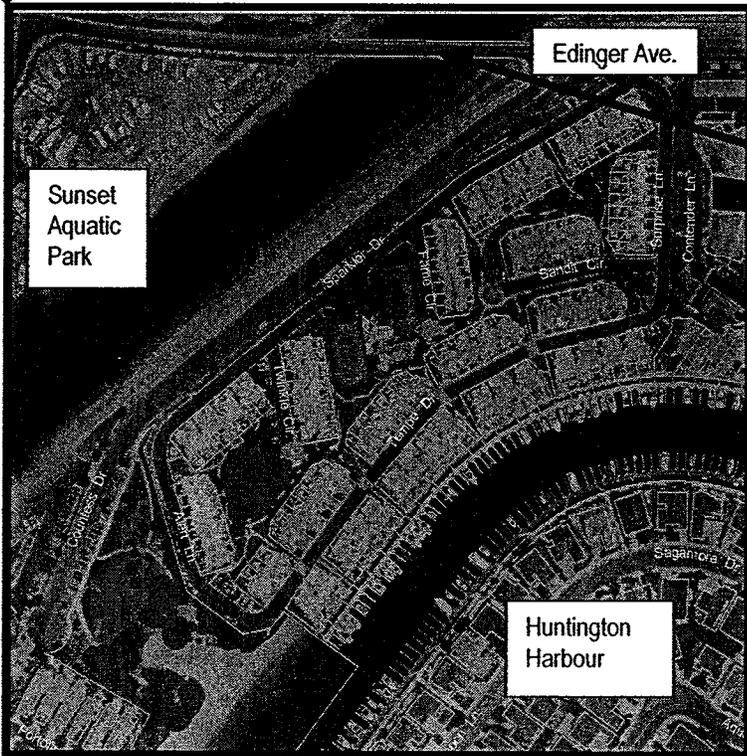
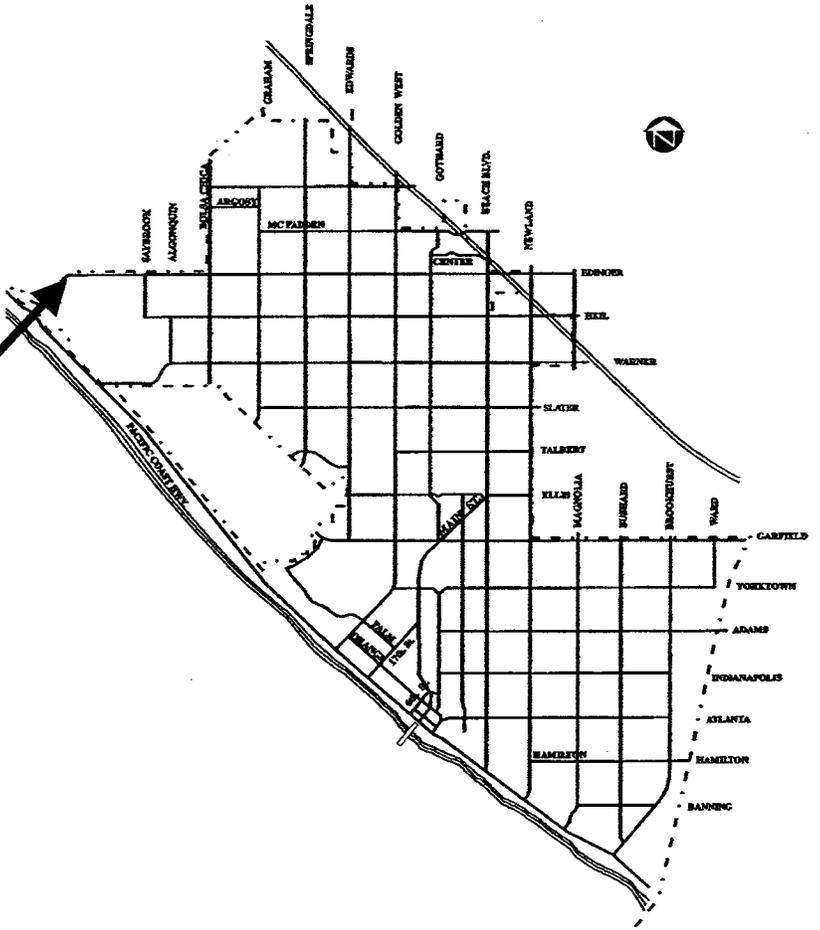
Goal CE 2 – Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Goal C 2 – Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Objective C 2.5 – Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

## **ATTACHMENTS:**

1. Vicinity Map
2. Project Narrative



**PROJECT  
SITE**

**VICINITY MAP**

**General Plan Conformance No. 06-04 (Edinger Ave. Bridge)**

**ATTACHMENT NO. 1**



# COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Speegle, Director  
300 N. Flower Street  
Santa Ana, CA

P.O. Box 4048  
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300  
Fax: (714) 834-5188

September 13, 2006

Scott Hess  
Acting Planning Director  
CITY OF HUNTINGTON BEACH  
2000 Main St.  
Huntington Beach, CA 92648

ROWE I.D. No.:2006-025

**SUBJECT:** Request for General Plan Conformity Report –Edinger Avenue Bridge

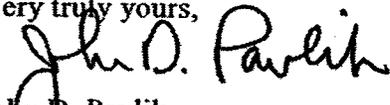
Mr. Hess,

The County of Orange is acquiring an easement from the City of Huntington Beach over land located at the westerly terminus of Edinger Avenue. The acquisition is for future bridge widening and replacement. The location is shown on the attached aerial photo.

**As required by Government Code Section 65402, this is to request that a determination be made on the conformance of the proposed County [OCFCD] project with the City's General Plan.**

Please route a dated copy of the City's determination as made by either the planning commission –OR– authorized staff to Lila Yavari of Right of Way Engineering, who may be contacted by phone at (714) 834-2101 or by e-mail at [lila.yavari@rdmd.ocgov.com](mailto:lila.yavari@rdmd.ocgov.com). If desired, the form provided below may be used to report project conformance.

Very truly yours,

  
John D. Pavlik  
Right of Way Engineering Manager

**DETERMINATION:**

The project described above is in conformance with the City's General Plan.

\_\_\_\_\_  
for the City of Huntington Beach

\_\_\_\_\_  
Date

Enclosures: Aerial Photo

cc: Penelope Culbreth Graft, City manager  
Carolyn Ansari, Interim Manager, RDMD Corporate Real Estate

ATTACHMENT NO. 2



City of Huntington Beach Planning Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Acting Director of Planning  
**BY:** Jason Kelley, Associate Planner *JK*  
**DATE:** September 26, 2006

**SUBJECT: GENERAL PLAN CONFORMANCE NO. 06-02 (Vacation of Public Street Right-of-Way Easement)**

**APPLICANT/  
PROPERTY**

**OWNER:** City of Huntington Beach, Public Works Department

**LOCATION:** 8002 Taylor Drive (East side of Beach Blvd. directly south of Taylor Dr.)

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**STATEMENT OF ISSUE:**

General Plan Conformance No. 06-02 is a request by the City of Huntington Beach Public Works Department to determine whether the proposed vacation of a 140-foot right-of-way easement is in compliance with the goals and policies of the General Plan.

Staff recommends approval of General Plan Conformance No. 06-02 for the following reasons:

- ♦ The proposed vacation of the public street right-of-way easement will be consistent with the City's Land Use, Urban Design, and Circulation Elements of the General Plan.
- ♦ The portion of the frontage road proposed to be vacated is not necessary to provide efficient circulation to the area.
- ♦ Vacation of the public street right-of-way easement will result in the transfer of land to the underlying fee owner and will allow the land to be utilized to its full potential.

**RECOMMENDATION:**

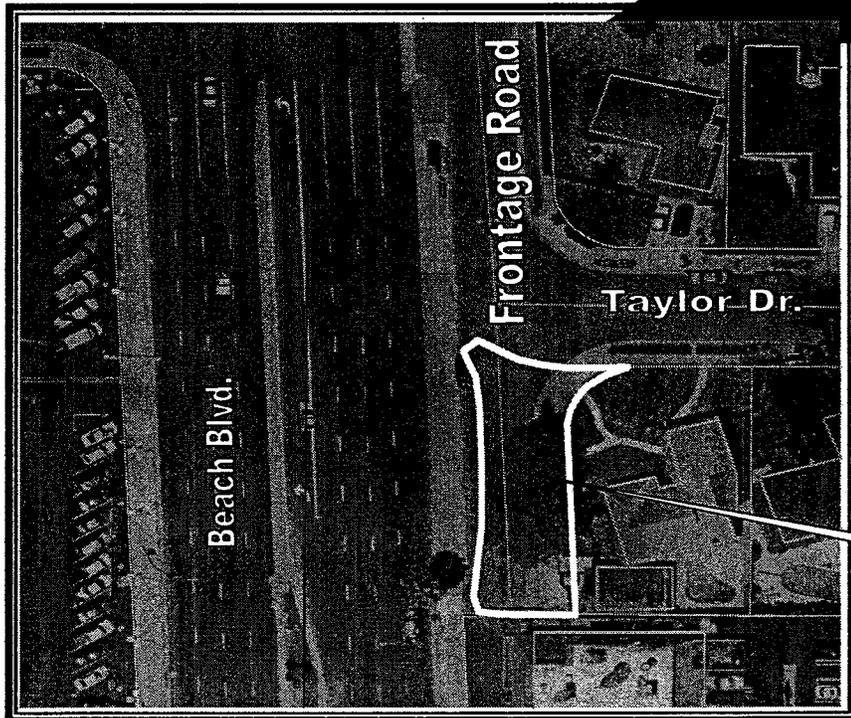
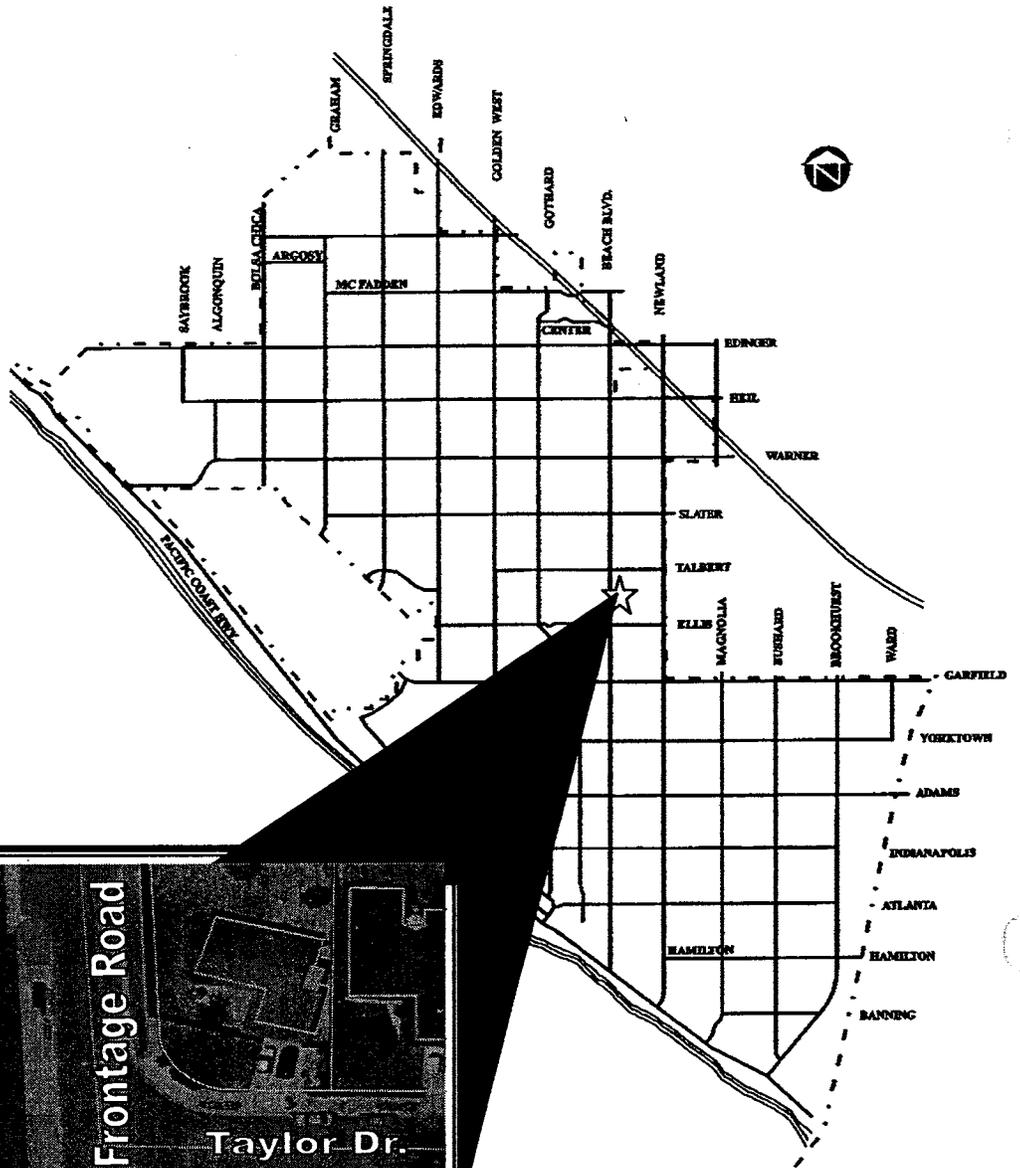
Motion to:

"Adopt Resolution No. 1613 approving General Plan Conformance No. 06-02 with findings. (Attachment No. 2);"

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Continue General Plan Conformance No. 06-02 and direct staff accordingly."
- B. "Deny General Plan Conformance No. 06-02 with findings for denial."



**SUBJECT SITE**

**VICINITY MAP**  
**8002 TAYLOR DRIVE**  
**GENERAL PLAN CONFORMANCE NO. 06-02**  
**(VACATION OF PUBLIC STREET RIGHT-OF-WAY EASEMENT)**

**GENERAL INFORMATION:**

**APPLICANT/**

**PROPERTY OWNER:** City of Huntington Beach, Public Works Department  
2000 Main Street  
Huntington Beach, CA 92648

**REQUEST:** To determine whether the proposed vacation of a 140-foot right-of-way easement is in compliance with the goals and policies of the General Plan.

**DATE OF COMPLETE APPLICATION:**  
March 9, 2006

**MANDATORY PROCESSING DATE(S):**  
Not Applicable

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property Public Street:	Right of Way	Right of Way	Public Street
North of Subject Property:	RL-7 (Residential Low Density – 7 units per acre)	RL (Residential Low Density)	Single-family residential
South of Subject Property:	CG-F2-d (Commercial General - .50 Max Density – Design Overlay)	CG (Commercial General)	Restaurant
West of Subject Property:	Right of Way	Right of Way	Beach Boulevard
East of Subject Property	RL-7 (Residential Low – 7 Units Per Acre)	RL (Residential Low Density)	Single-family residential

**PROJECT PROPOSAL:**

General Plan Conformance No. 06-02 is a request to determine if the vacation of an approximately 4,174 sq. ft. portion of the Beach Boulevard frontage road is in compliance with the goals and policies of the City’s General Plan. The subject area is an underutilized portion of the public street right-of-way easement located at the south end of the Beach Boulevard frontage road between Beach Boulevard and the property located at 8002 Taylor Drive. The area is rectangular in shape (approximately 140 ft. by 30 ft.) and does not provide access to the adjacent commercial property to the south. The vacation will allow the property owner to widen his property by approximately 30 feet. The city is currently constructing landscape and hardscape improvements along the entire length of the frontage road (approximately 960 lineal ft) as part of the Beach Boulevard Parkway Enhancement Project approved by the Design Review Board on April 14, 2005. The project involves the construction of a variable height wall, a concrete bus turnout, curb and gutter, and concrete sidewalk. Within the subject area the project involves the construction of a concrete driveway to preserve the existing residential garage access at 8002 Taylor Drive.

The Government Code of the State of California, Section 65402, requires that a local agency shall not acquire real property or dispose of any real property, nor construct a public building or structure in any County or City until the location, purpose and extent of such activity has been submitted to and reported upon as to its conformity with the City’s General Plan

## ISSUES:

### General Plan Conformance:

The proposed project is consistent with the goals and objectives of the City's General Plan and the Land Use Element designation of Residential Low Density on the subject property. The following is a summary of the specific policies with which the vacation complies:

#### A. Land Use Element

LU Goal 4: "Achieve and maintain high quality architectural, landscape, and public open spaces in the city."

The expanded lot and adjacent frontage road are being improved as part of the Beach Boulevard Parkway Enhancement Project. The project includes enhanced landscaping and a new split face block wall fronting Beach Boulevard. New curb, gutter, sidewalk and a bus pocket are included in the overall scope of the project.

LU Policy 4.3.2: "Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites."

The proposed vacation of the public street easement would result in a transfer of land to the underlying fee owner of the property located at 8002 Taylor Drive. The transfer of land would allow the property owner to capture approximately 4,174 square feet in total lot area. Prior to recordation of the public street right-of-way easement vacation, a concrete driveway and concrete walkway extensions will be constructed within the existing street easement.

#### B. Urban Design Element

UD Goal 1: "Enhance the visual image of the City of Huntington Beach."

The portion of the frontage road proposed to be vacated is currently being used as vehicular access to the existing residential garage located at 8002 Taylor Drive. The purpose of the project is to provide aesthetic improvements to a portion of a major transportation corridor that is bordered by a single-family residence to the east. The project proposes to install landscape and hardscape improvements along 960 lineal feet of the public frontage road including a new driveway access to 8002 Taylor Drive.

#### C. Circulation Element

CE Goal 1: "Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections."

The vacation of the public street right-of-way easement will not adversely impact the City's transportation system. This portion of the frontage road is only utilized by the residential property to the east to access their garage. The proposed project intends to construct a new driveway and drive approach to maintain vehicular access to the existing residential garage located at 8002 Taylor Drive.

**Environmental Status:**

The proposed project is categorically exempt pursuant to Class V: Alterations in Land Use Limitations, subsection (a) Minor street, alley, and utility easement vacations of Resolution No. 4501 of the City of Huntington Beach. This resolution consists of the City's implementing procedures for the California Environmental Quality Act (CEQA) and establishes additional categorical exemptions, pursuant to 150619(c) of the Guidelines for Implementation of the California Environmental Quality Act.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:**

The proposed landscape improvements were reviewed and approved by the Design Review Board on April 14, 2005 as submitted.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Fire, Community Services and Building and Safety have no concerns.

**ANALYSIS:**

The portion of the frontage road was initially intended to provide vehicular access to the property located at 8002 Taylor Drive due to the location of the garage. Vacating this portion of the public frontage road easement will maintain the vehicular circulation within the residential tract and access to the on site parking. The vacation of a portion of the Beach Blvd. frontage road easement will not have an adverse impact to the adjacent property because it would provide additional useable land area for the underlying fee owner and maintain necessary vehicular access to the existing garage. Additional landscape and hardscape will be provided by the City of Huntington Beach, which includes the installation of trees, shrubs, and ground cover within the right-of-way.

Staff recommends that the Planning Commission approve General Plan Conformance No. 06-02 because the vacation of the public street right-of-way easement is consistent with the goals and policies of the General Plan. Furthermore, this segment of the frontage road is not necessary for efficient circulation, and will be better utilized by the underlying fee owner. Pedestrian circulation will be maintained by the construction of a new sidewalk adjacent to Beach Blvd. The added landscape to the project area will further enhance the visual image of a major transportation corridor within the City of Huntington Beach.

**ATTACHMENTS:**

1. Suggested Findings of Approval
2. Resolution No. 1613
3. Site Plan

SH:HF:jk:cs

# ATTACHMENT NO. 1

## SUGGESTED FINDINGS OF APPROVAL

### FOR GENERAL PLAN CONFORMANCE NO. 2006-06

#### SUGGESTED FINDINGS FOR APPROVAL – GENERAL PLAN CONFORMANCE NO. 2006-06

1. The proposed frontage road vacation is consistent with the following goals and policies of the Land Use, Urban Design and Circulation Elements of the City's General Plan:

##### A. Land Use Element

LU Goal 4: "Achieve and maintain high quality architectural, landscape, and public open spaces in the city."

The expanded lot and adjacent frontage road are being improved as part of the Beach Boulevard Parkway Enhancement Project. The project includes enhanced landscaping and a new split face block wall fronting Beach Boulevard. New curb, gutter, sidewalk and a bus pocket are included in the overall scope of the project.

LU Policy 4.3.2: "Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites."

The proposed vacation of the public street easement would result in a transfer of land to the underlying fee owner of the property located at 8002 Taylor Drive. The transfer of land would allow the property owner to capture approximately 4,174 square feet in total lot area. Prior to recordation of the public street right-of-way easement vacation, a concrete driveway and concrete walkway extensions will be constructed within the existing street easement.

##### B. Urban Design Element

UD Goal 1: "Enhance the visual image of the City of Huntington Beach."

The portion of the frontage road proposed to be vacated is currently being used as vehicular access to the existing residential garage located at 8002 Taylor Drive. The purpose of the project is to provide aesthetic improvements to a portion of a major transportation corridor that is bordered by a single-family residence to the east. The project proposes to install landscape and hardscape improvements along 960 lineal feet of the public frontage road including a new driveway access to 8002 Taylor Drive.

C. Circulation Element

CE Goal 1: "Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections."

The vacation of the public street right-of-way easement will not adversely impact the City's transportation system. This portion of the frontage road is only utilized by the residential property to the east to access their garage. The proposed project intends to construct a new driveway and drive approach to maintain vehicular access to the existing residential garage located at 8002 Taylor Drive.

**DRAFT RESOLUTION NO. 1613**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HUNTINGTON BEACH FINDING THE VACATION OF PUBLIC STREET  
EASEMENT OVER A PORTION OF THE BEACH BOULEVARD FRONTAGE ROAD IS  
IN CONFORMANCE WITH THE GOALS AND POLICIES OF THE GENERAL PLAN  
(GENERAL PLAN CONFORMANCE NO. 06-02)**

**WHEREAS**, the Government Code of the State of California, Section 65402, provides that a local agency shall not acquire real property, nor dispose of any real property, nor construct a public building or structure in any county or city until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

**WHEREAS**, the City of Huntington Beach, as the applicant, requests the vacation of a 140 lineal foot portion of the Beach Boulevard frontage road.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Huntington Beach as follows:

**SECTION 1:** The portion of the Beach Boulevard frontage road is a public street easement, and is designated as right of way on the General Plan Land Use Map.

**SECTION 2:** The vacation of the 140 lineal foot portion of the public street easement over the Beach Blvd. frontage road is in conformance with the goals and policies of the City's adopted General Plan.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Huntington Beach at a regular meeting held on the twenty-sixth day of September 2006, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Scott Hess, Secretary

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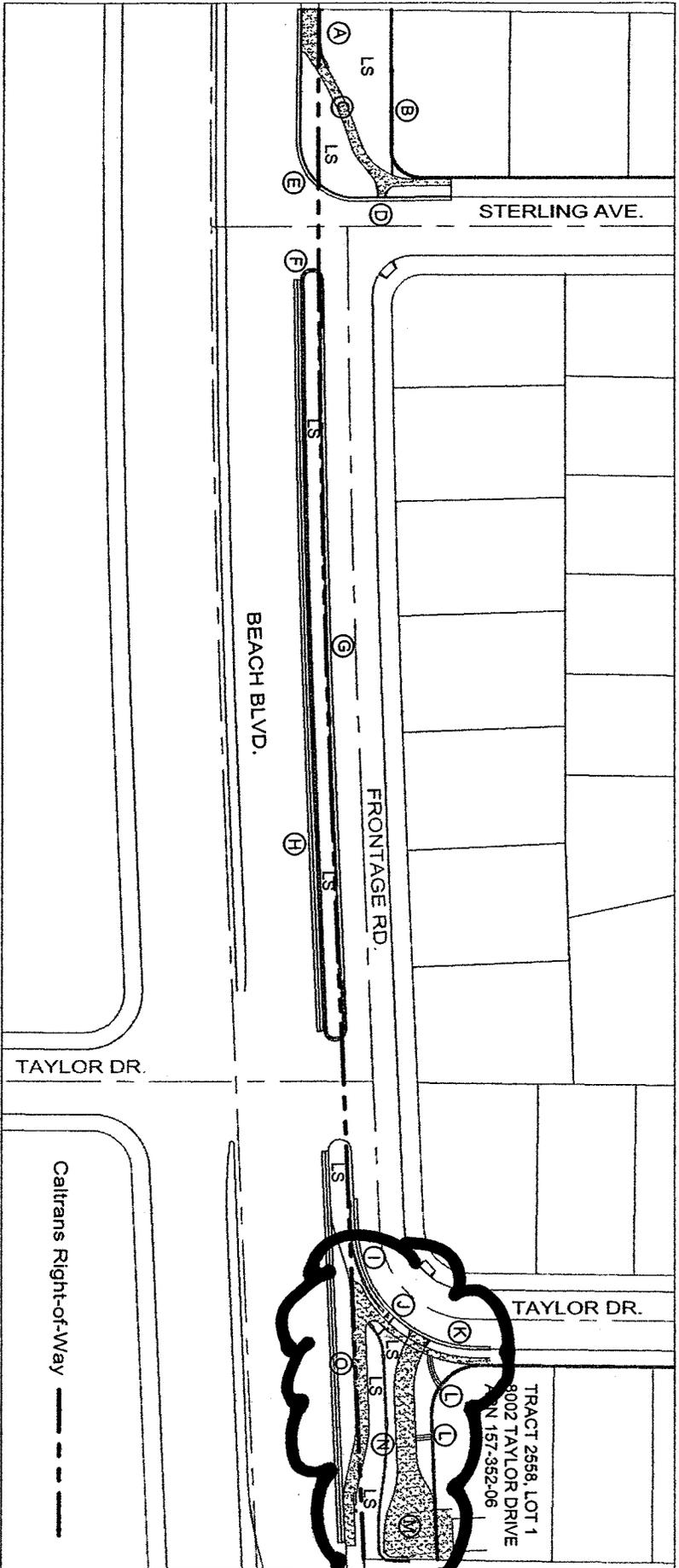
Chairperson, Planning Commission

(RES1613-GPC 06-02)

ATTACHMENT NO. 2.0



SCALE: 1" = 100'



- (A) 32" HIGH SPLIT-FACE WALL
- (B) 72" HIGH BLOCK WALL EXTENSION
- (C) MEANDERING CONCRETE WALKWAY
- (D) WHEELCHAIR RAMP
- (E) FULL-HEIGHT CURB & GUTTER

- (F) 24" WIDE MAINTENANCE WALK
- (G) 42"-96" SPLIT-FACE/SHOT-BLAST WALL
- (H) FULL-HEIGHT CURB & GUTTER
- (I) 32"-72" SPLIT-FACE/SHOT-BLAST WALL
- (J) WHEELCHAIR RAMP

- (K) FULL-HEIGHT CURB & GUTTER
- (L) CONCRETE WALKWAY EXTENSIONS
- (M) CONCRETE DRIVEWAY
- (N) 32"-96" SPLIT-FACE/SHOT-BLAST WALL
- (O) CONCRETE BUS TURN-OUT

LS LANDSCAPE AREA

Caltrans Right-of-Way - - - - -

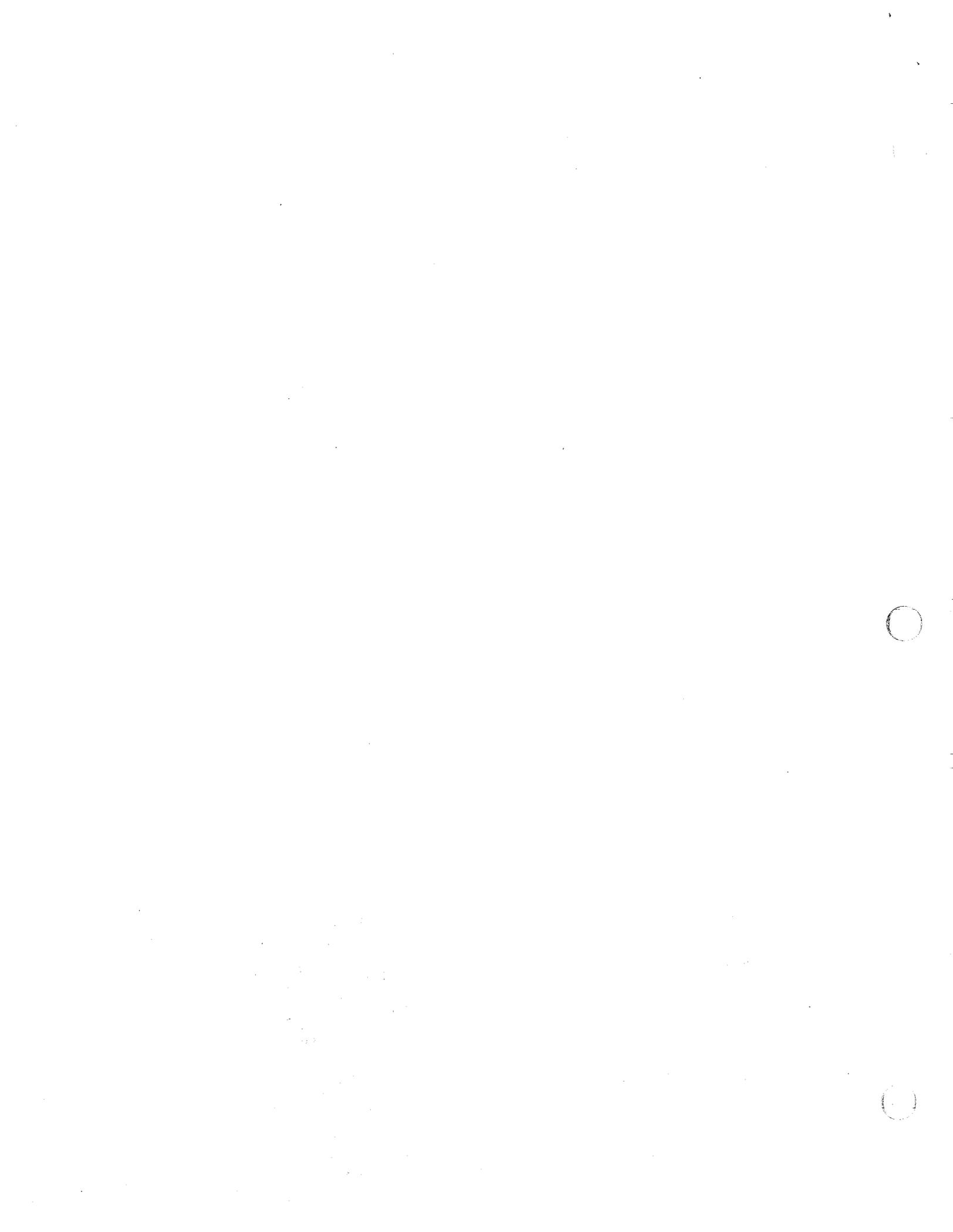
**Exhibit "C"**

**Beach Blvd. Pkwy. Landscape Enhancement Project (CC-1229)**

**OWNERSHIP INFORMATION**

APN: 157-352-06  
 OWNER: ANGELA McRAE  
 ADDRESS: 8002 TAYLOR DRIVE  
 PHONE: (714) 715-6521

TRACT 2558, LOT 1  
 8002 TAYLOR DRIVE  
 APN 157-352-06





City of Huntington Beach Planning Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Acting Director of Planning  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** September 26, 2006

**SUBJECT:** **APPEAL OF DESIGN REVIEW NO. 06-24 (CIVIC CENTER ADMINISTRATION BUILDING SEISMIC RETROFIT)**

**APPLICANT:** City of Huntington Beach

**APPELLANT:** Jill Hardy, Council Member

**PROPERTY OWNER:** City of Huntington Beach

**LOCATION:** 2000 Main St., Civic Center Administration Building

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**STATEMENT OF ISSUE:**

- ◆ Design Review No. 06-24 request:
  - To review the design and materials for the seismic retrofit of Civic Center Administration Building.

**RECOMMENDATION:**

Motion to:

“Approve Design Review No. 06-24 with suggested conditions of approval (Attachment No.1).”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Approve Design Review No. 06-24 as approved by the Design Review Board.”
- B. “Continue Design Review No. 06-24 and direct staff accordingly.”

D-2

## **PROJECT PROPOSAL:**

Design Review No. 06-24 represents a request to review the design and materials for the Civic Center Administration Building seismic retrofit. The City has received a grant to seismically retrofit the Civic Center Administration Building within a specified period of time. Although the modifications to the building are predominantly structural, there are aesthetic considerations to improve the appearance of the bracing system.

### **Design Review Board Action:**

On August 10, 2006, the Design Review Board (DRB) evaluated design alternatives for a proposed bracing system needed on all four sides of the Civic Center Administration Building. The City's engineering consultant presented the proposed building elevations. The DRB recommended a couple of design changes and asked the applicant to present them at a special DRB meeting.

On August 24, 2006, the DRB reviewed basically two revised elevations (Attachment No. 2) for each side of the building. Upon discussion with the applicant and the City's design consultants for the retrofit, the DRB selected the design that included an extension of the column depth reveal to the top of the parapet (Attachment No. 3).

### **Appeal:**

The applicant presented an update of the project to the City Council at a study session on September 5, 2006. At that meeting, there were basically two design alternatives presented, one reflecting the fundamental retrofit requirements (Attachment No. 4) and the other was the Design Review Board's approved elevations. The primary difference is that the latter included an extension of the column depth reveal to the top of the parapet. (Attachment No. 3)

## **ISSUES:**

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

The Civic Center Administration building is located within the Civic Center development in the Public Semi-Public Zoning District, General Plan, Public District designation. The surrounding uses consist of Commercial Office land use to the north, Huntington High School in the Public Zone to the west, Residential Medium Density (RMH) to the south and east.

### **General Plan Conformance:**

The General Plan Land Use Map designation for the City's public right of ways is Right of Ways and Bridges. The proposed project is consistent with this designation and the goals and

objectives of the City's General Plan based on the following:

**Environmental Hazards Element**

**Goal EH 1.2:** Ensure that new structures are designed to minimize damage resulting from seismic hazards, ensure that existing unsafe structures are retrofitted to reduce hazards and mitigate other existing unsafe conditions.

**Goal EH 1.2.1:** Require appropriate engineering and building practices for all new structures to withstand grounding shaking and liquefaction such as stated in the Uniform Building Code (UBC)

The retrofitting of the Civic Center Administration Building will improve the structural design of the building to better withstand ground shaking and minimize damage resulting from seismic hazards.

**Zoning Compliance:** Not Applicable

**Urban Design Guidelines Conformance:**

Chapter 6 of the City's Design Guidelines related to office buildings encourages vertical and horizontal wall plan offsets. Both design alternatives comply with the intent of this provision.

**Environmental Status:**

The proposed project is categorically exempt pursuant to Section 15302, Class 2, Replacement or Reconstruction, of the California Environmental Quality Act.

**Coastal Element:** Not Applicable

**Redevelopment Status:** Not applicable

**Subdivision Committee:** Not applicable

**Other Departments Concerns and Requirements:**

The other City departments have reviewed the proposed request and have no special or unique suggested conditions of approval.

**Public Notification:** Not applicable

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

August 1, 2006

**MANDATORY PROCESSING DATE(S):**

Not Applicable

**ANALYSIS:**

DRB reviewed several elevations and selected a design alternative that, in their view, provides a visual design balance to the building. The DRB believes design balance is achieved with the continuation of the seismic facade element to the top of the building at each elevation. It also gives the appearance that the bracing system could have been designed as part of the original building as opposed to the alternative design which does not extend to the top of the parapet.

With either design, the retrofitting of the Civic Center Administration Building will improve the structural design of the building to better withstand ground shaking and minimize damage resulting from seismic hazards.

**ATTACHMENTS:**

1. Suggested Condition of Approval-DR No. 06-24
2. Proposed Civic Center Administration Building Elevations
3. Design Review Board Approved Elevations
4. Elevations Discussed by City Council
5. Design Review Board Notice of Action dated August 24, 2006
6. Appeal Memo dated September 06, 2006

**ATTACHMENT NO. 1**

**SUGGESTED CONDITION OF APPROVAL**

**DESIGN REVIEW NO. 06-24**

**CONDITION OF APPROVAL – DESIGN REVIEW NO. 06-24:**

1. The elevations as depicted in Attachment No. 4 of the Staff Report shall be the conceptually approved elevations.



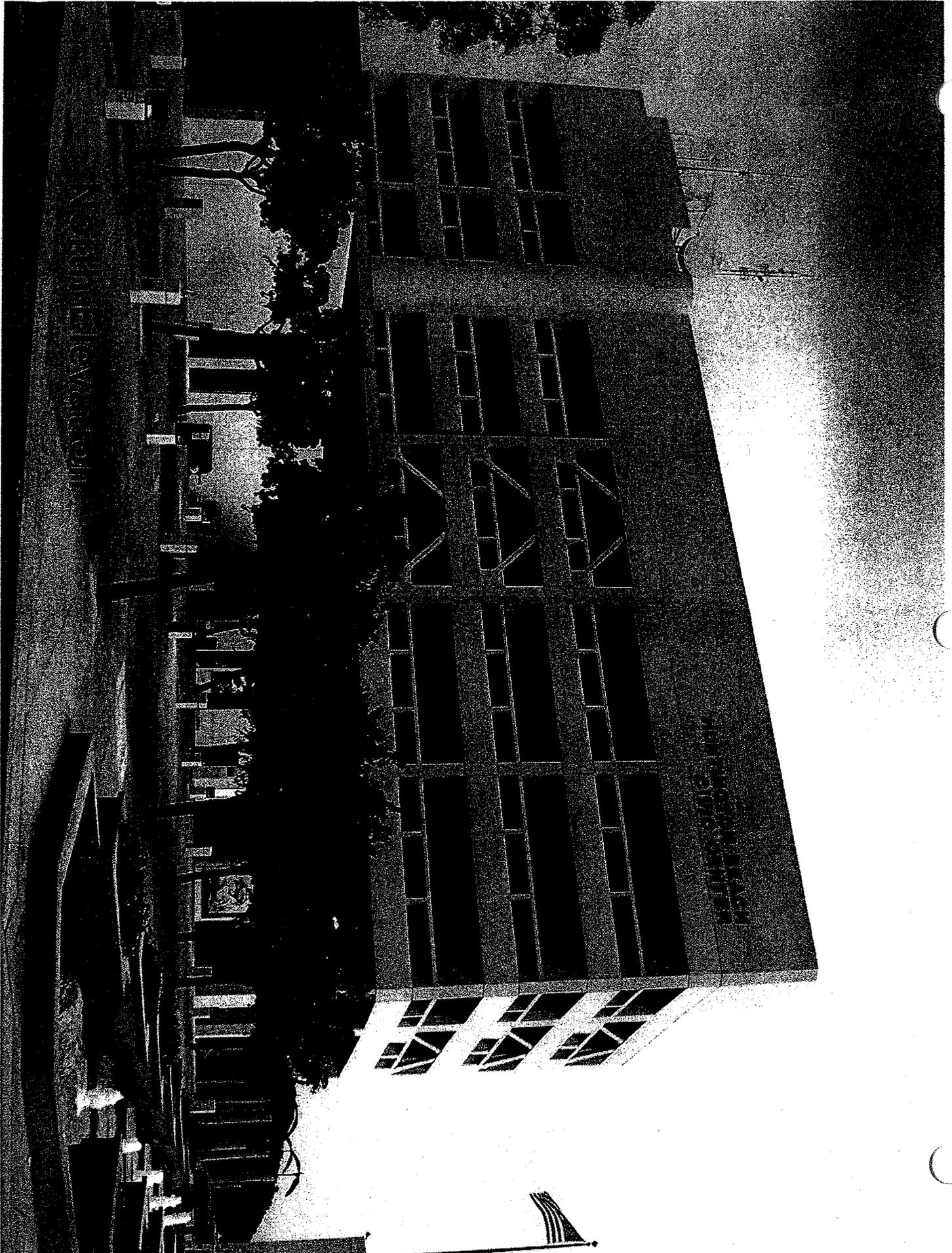
SAIFUL/BOUQUET  
STRUCTURAL ENGINEERS

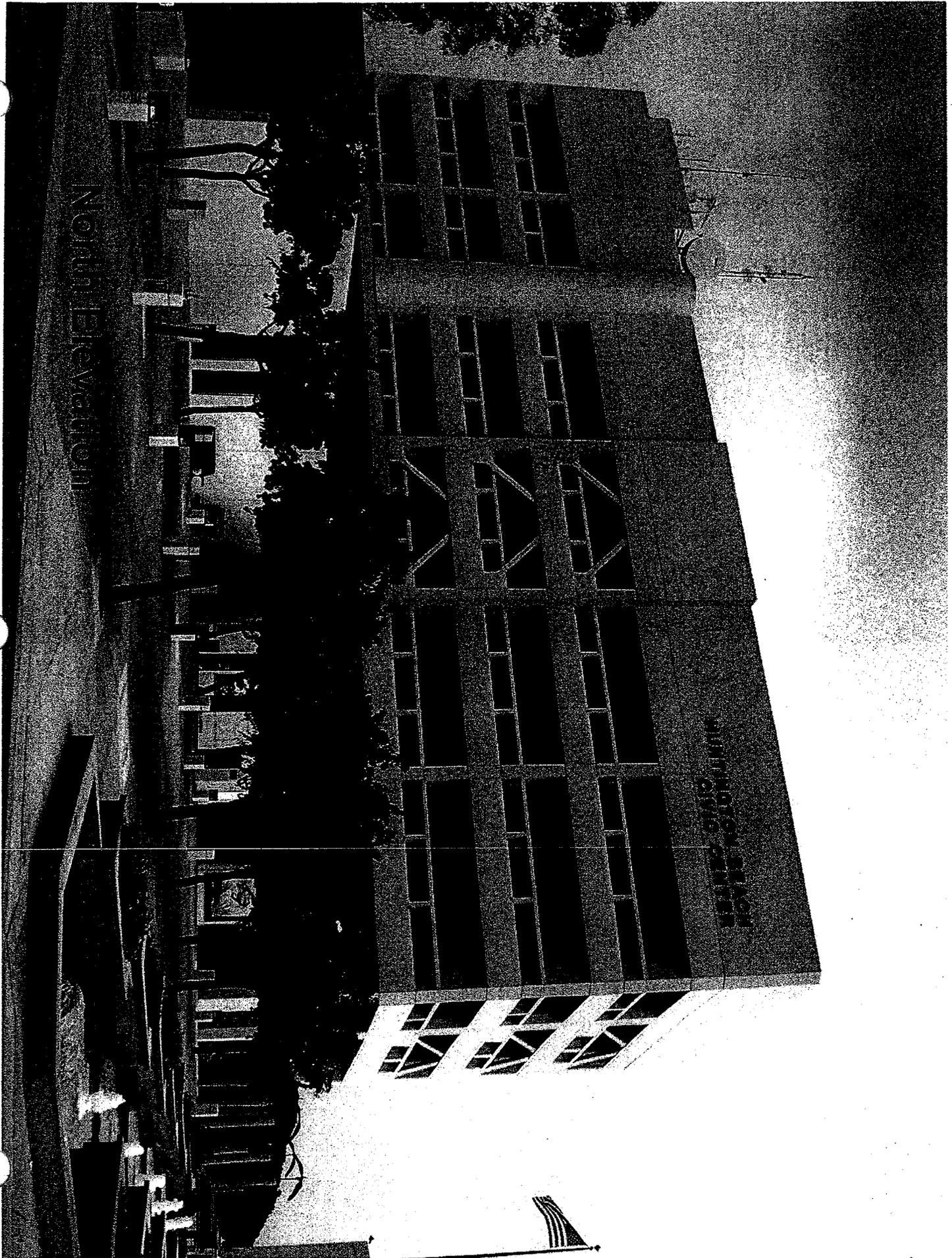


LHA

HUNTINGTON BEACH CIVIC CENTER  
ADMINISTRATION BUILDING SEISMIC UPGRADE







West Elevation



West Elevation

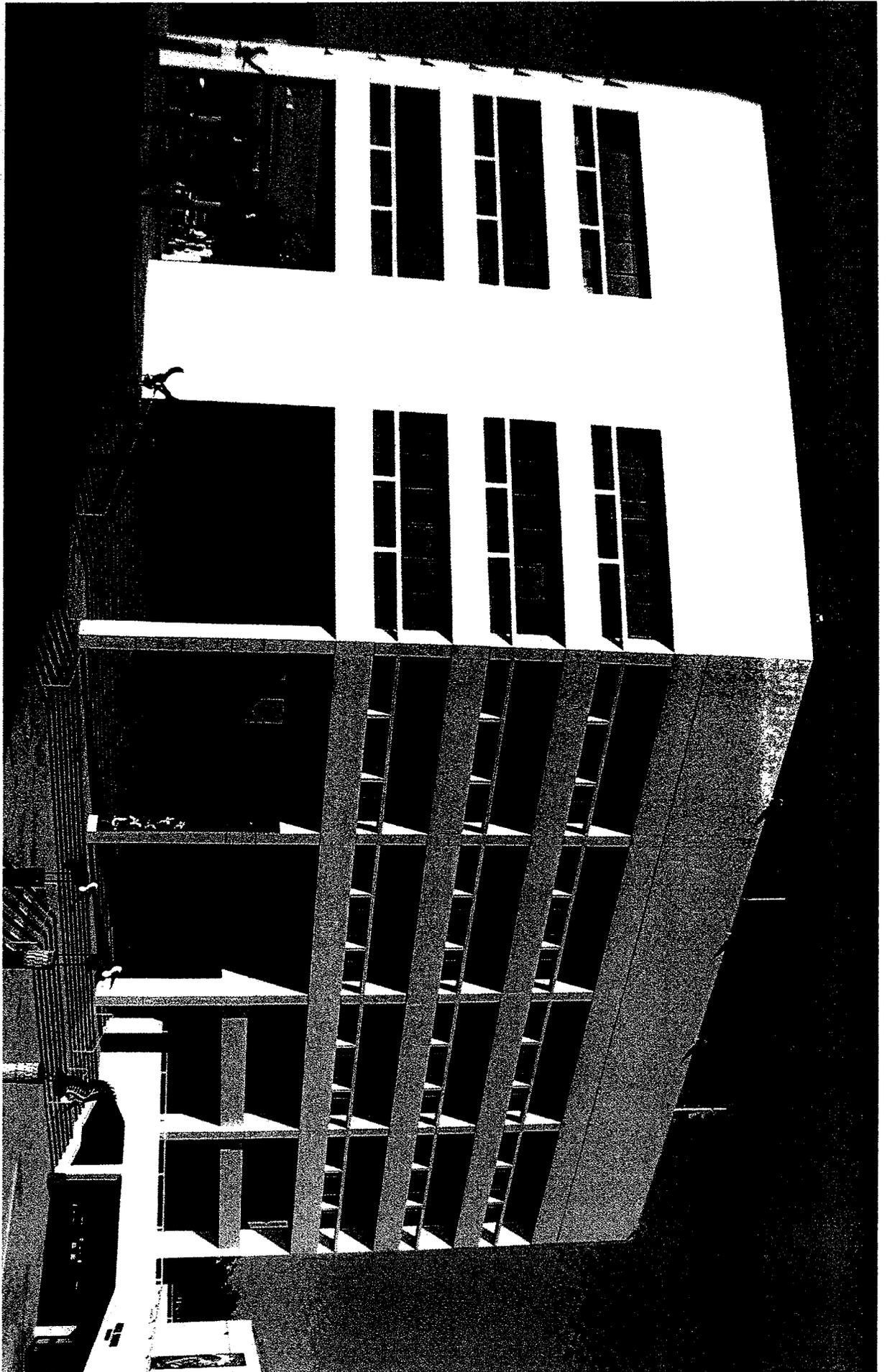


West Elevation

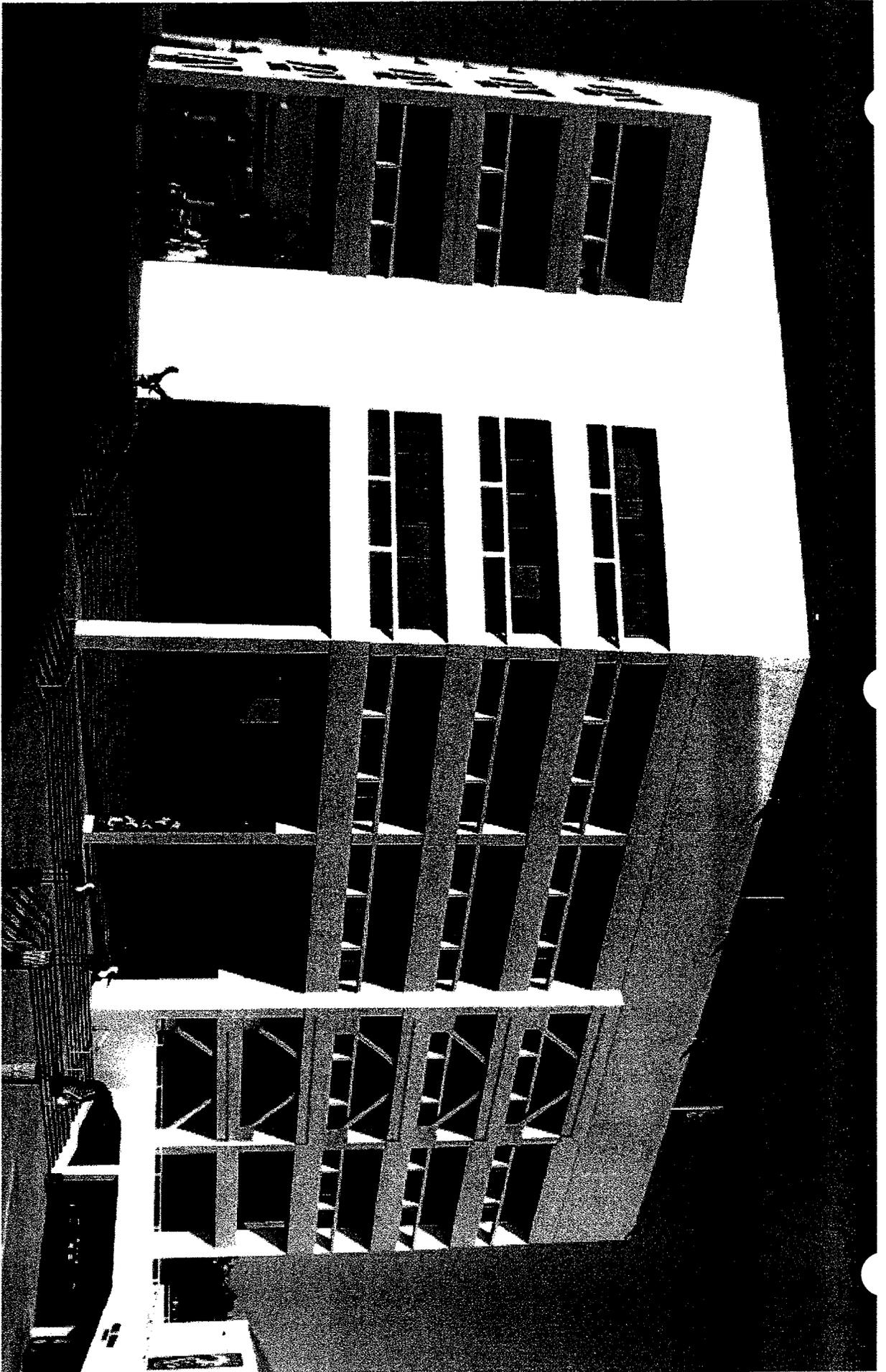


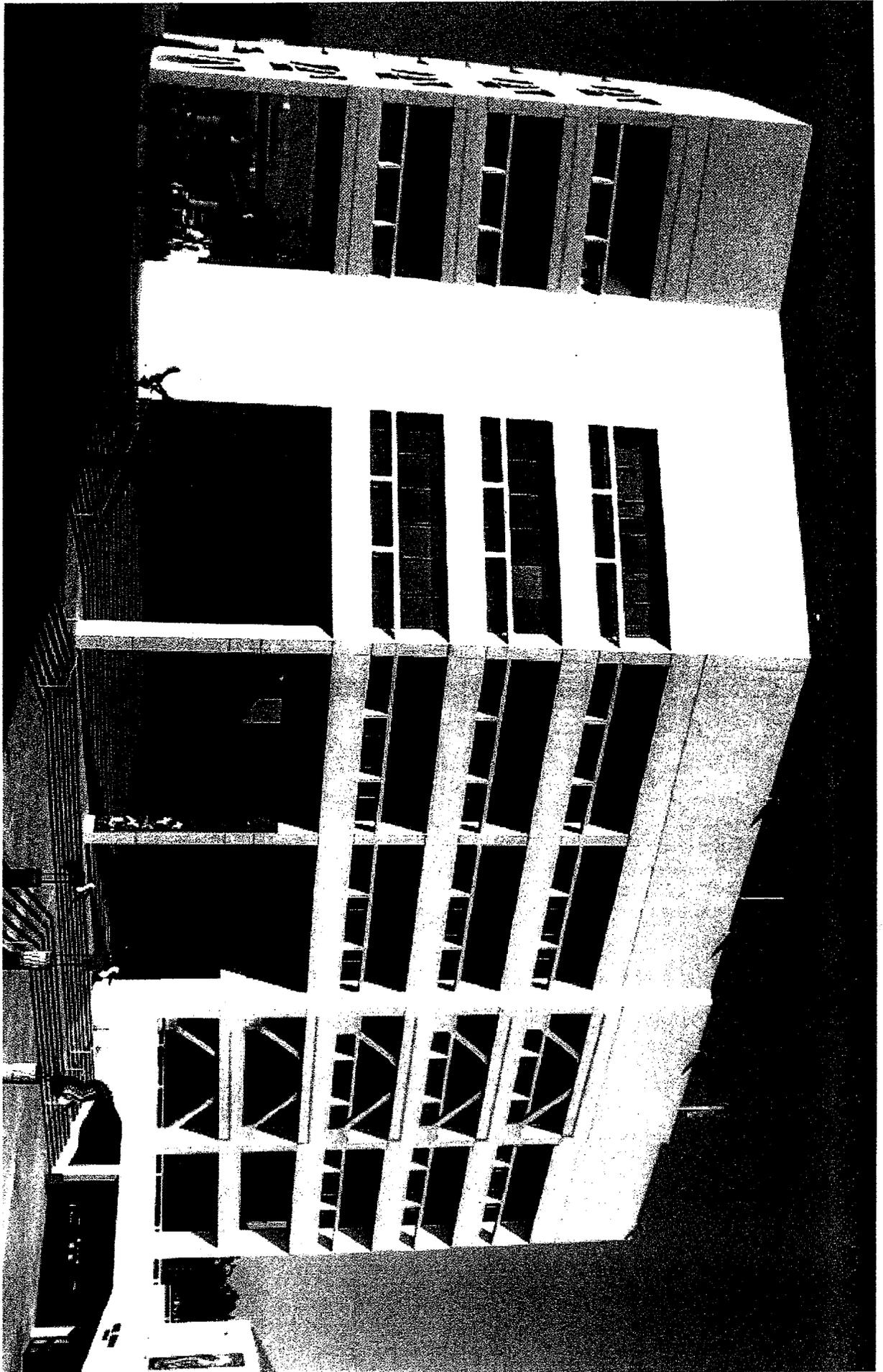
ATTACHMENT NO. 273

South Elevation



**South Elevation**





South Elevation

East Elevation



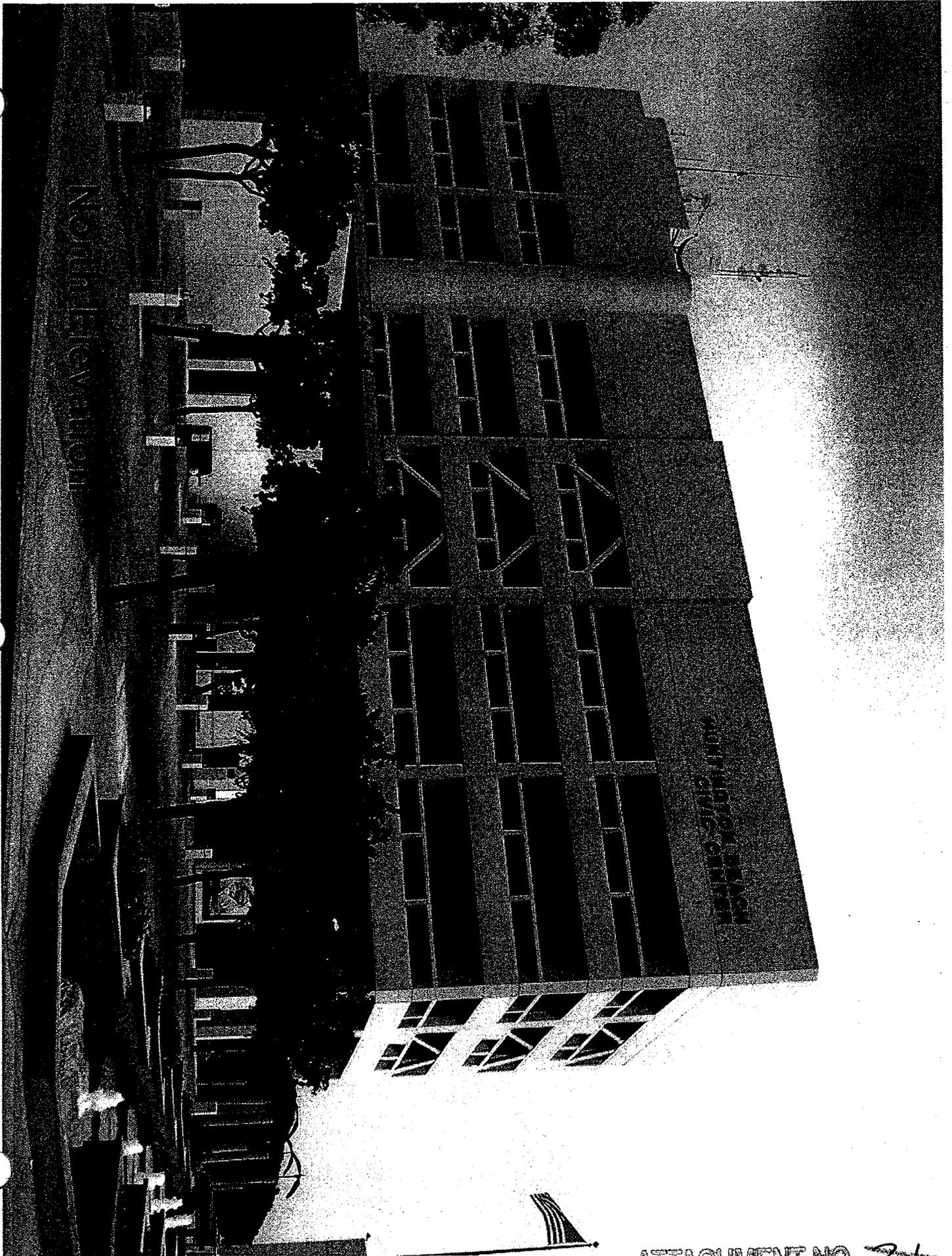
JUL 18 2006

East Elevation



East Elevation

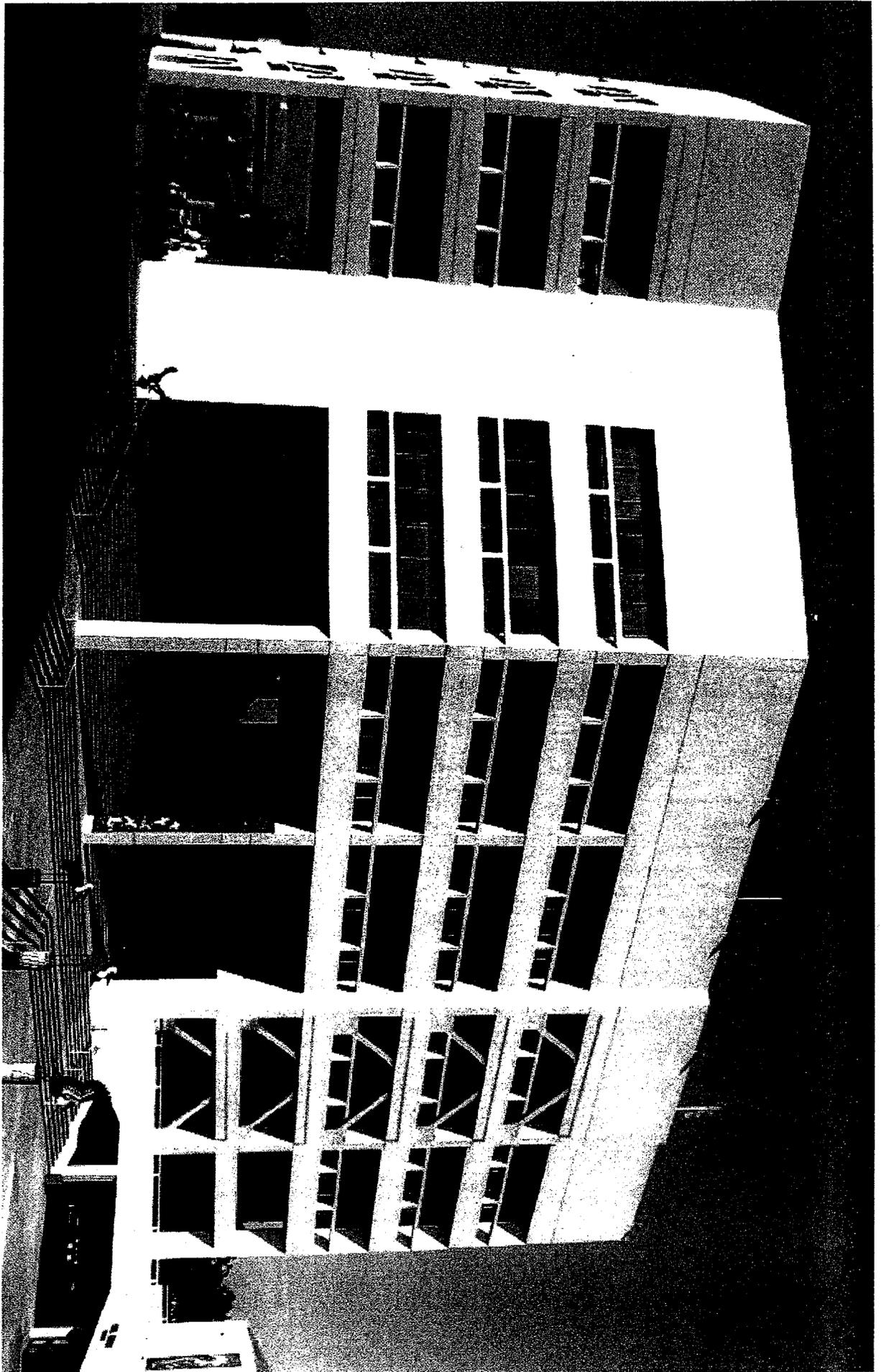




West Elevation



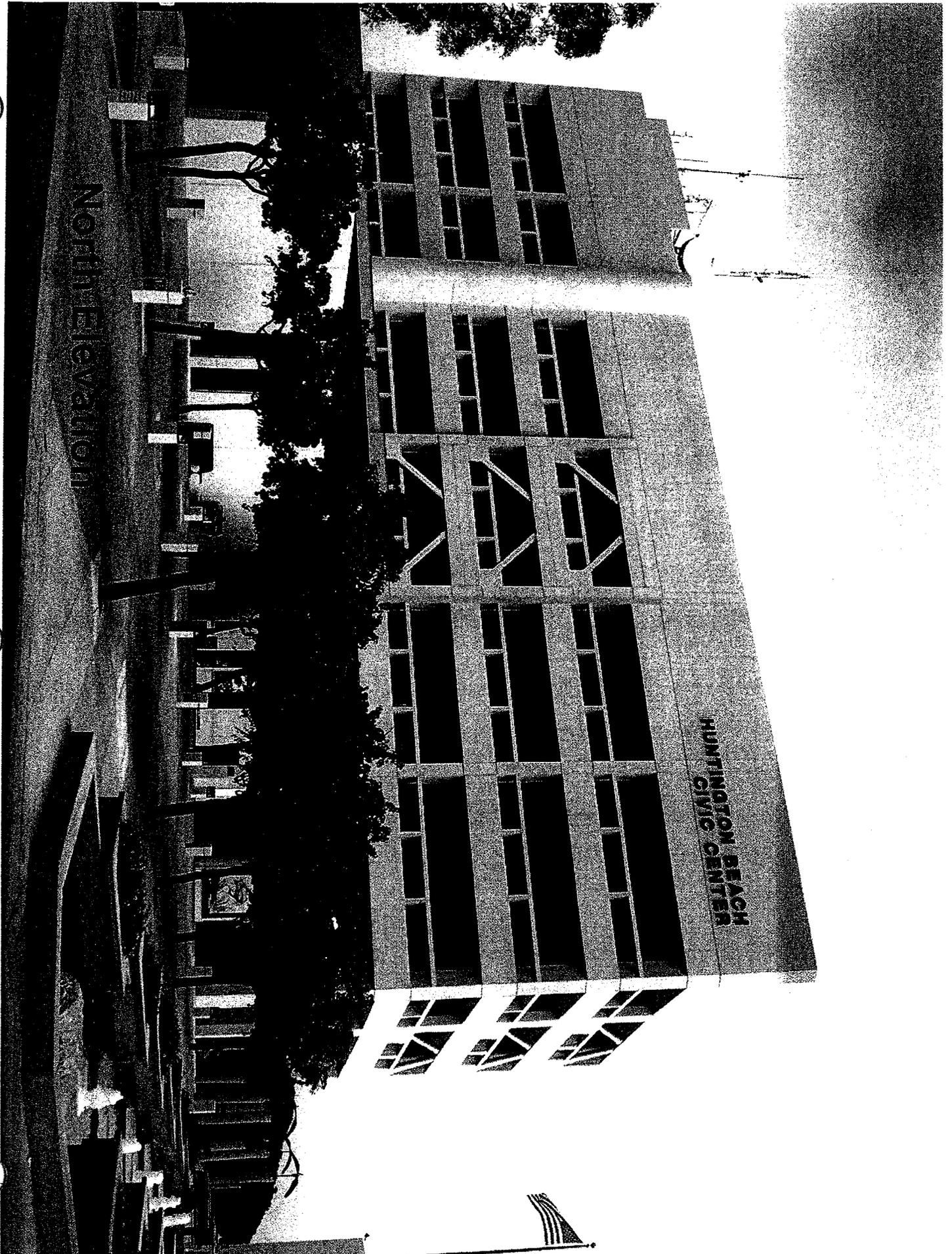
**South Elevation**



East Elevation



ATTACHMENT NO. 3.4



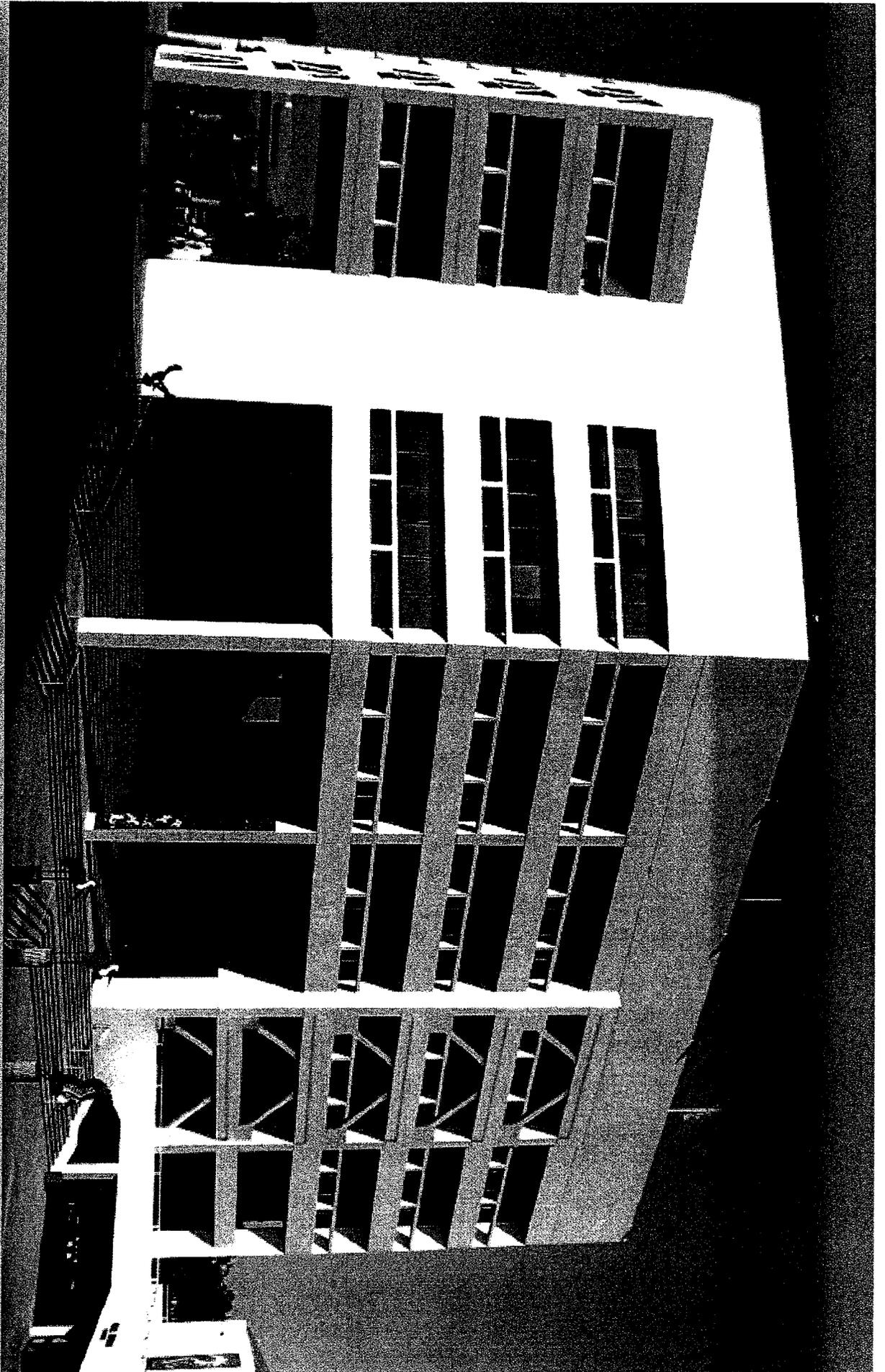
NOVEMBER 1961

HUNTINGTON BEACH  
CIVIC CENTER

East Elevation



South Elevation



West Elevation





# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

## DESIGN REVIEW BOARD

Phone 536-5271  
Fax 374-1540  
374-1648

### NOTICE OF ACTION

August 29, 2006

City of Huntington Beach  
C/o Ross Cranmer, Director of Building & Safety  
2000 Main Street  
Huntington Beach, CA 92648

**APPLICATION:** **DESIGN REVIEW NO. 06-24 (CITY HALL SEISMIC RETROFIT)**

**APPLICANT:** City of Huntington Beach

**PROPERTY OWNER:** City of Huntington Beach

**REQUEST:** Review design, colors, and materials for the seismic retrofit of City Hall.

**LOCATION:** 2000 Main Street (East side of Main St. at Yorktown Ave.)

**DATE OF ACTION:** August 24, 2006

The Design Review Board of the City of Huntington Beach took action on your application on August 24, 2006, and your application was recommended for approval to the Planning Department. On August 29, 2006, the Planning Department approved your application. Attached to this letter are the conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Department becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten calendar days of the date of the Planning Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. A filing fee of \$485.00 shall also accompany the notice of appeal. In your case, the last day for filing an appeal and paying the filing fee is September 8, 2006.

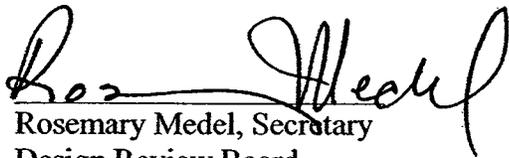
ATTACHMENT NO. 51

Please be advised that the Planning Department reviews the conceptual plan as a basic request for entitlement. The action taken by the Planning Department does not presume issuance of building permits. Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing of your building permit application and the completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020

If there any further questions, please contact Rosemary Medel, Associate Planner at (714) 536-5271.

Sincerely,



Rosemary Medel, Secretary  
Design Review Board

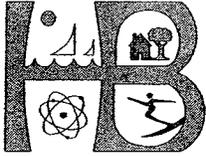
RM:rk

c: City Council  
Planning Commission  
Penny Culbreth-Graft, City Administrator  
Paul Emery, Deputy City Administrator  
Scott Hess, Acting Director of Planning  
Herb Fauland, Acting Planning Manager  
Ross Cranmer, Director of Building & Safety  
Project File

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 06-24**

- 1 The elevations received and dated August 24, 2006, shall be the conceptually approved elevations with the selection of the following pages:
  - a. North Elevation: Page 2
  - b. East Elevation: Page 4
  - c. South Elevation: Pages 6 and 9
  - d. West Elevation: Pages 11 and 14



# CITY OF HUNTINGTON BEACH

## City Council Interoffice Communication

**To:** Planning Commission Chair Dingwall.  
**From:** Jill Hardy, City Council Member *JH*  
**Date:** September 7, 2006  
**Subject:** **APPEAL OF DESIGN REVIEW NO. 06-24**  
**(Civic Center Administration Building Seismic Retrofit)**

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I am hereby appealing the Design Review Board's approval of Design Review No. 06-24 for the seismic retrofit of the Huntington Beach Civic Center Administration Building located at 2000 Main Street. On September 5, 2006 the Building and Safety Director presented an update of the Civic Center Administration Building Seismic Retrofit to the City Council at their Study Session. The presentation included two design façade alternatives; one reflecting the fundamental retrofit requirements and the other was the Design Review Board's approved elevations. The primary difference is that the latter included an extension of the column depth reveal to the top of the parapet.

The grounds for my appeal are:

1. Based on the City Council's comments during the Study Session, the first design alternative was preferred over the Design Review Board's approval.
2. The fundamental retrofit design provides more visual building offsets than the design approved by the Design Review Board.

JH:SH

xc: Penelope Culbreth - Graft, City Administrator  
Paul Emery, Deputy City Administrator  
Scott Hess, Acting Director of Planning  
Ross Cranmer, Building & Safety Director  
Herb Fauland, Acting Planning Manager  
Rosemary Medel, Associate Planner