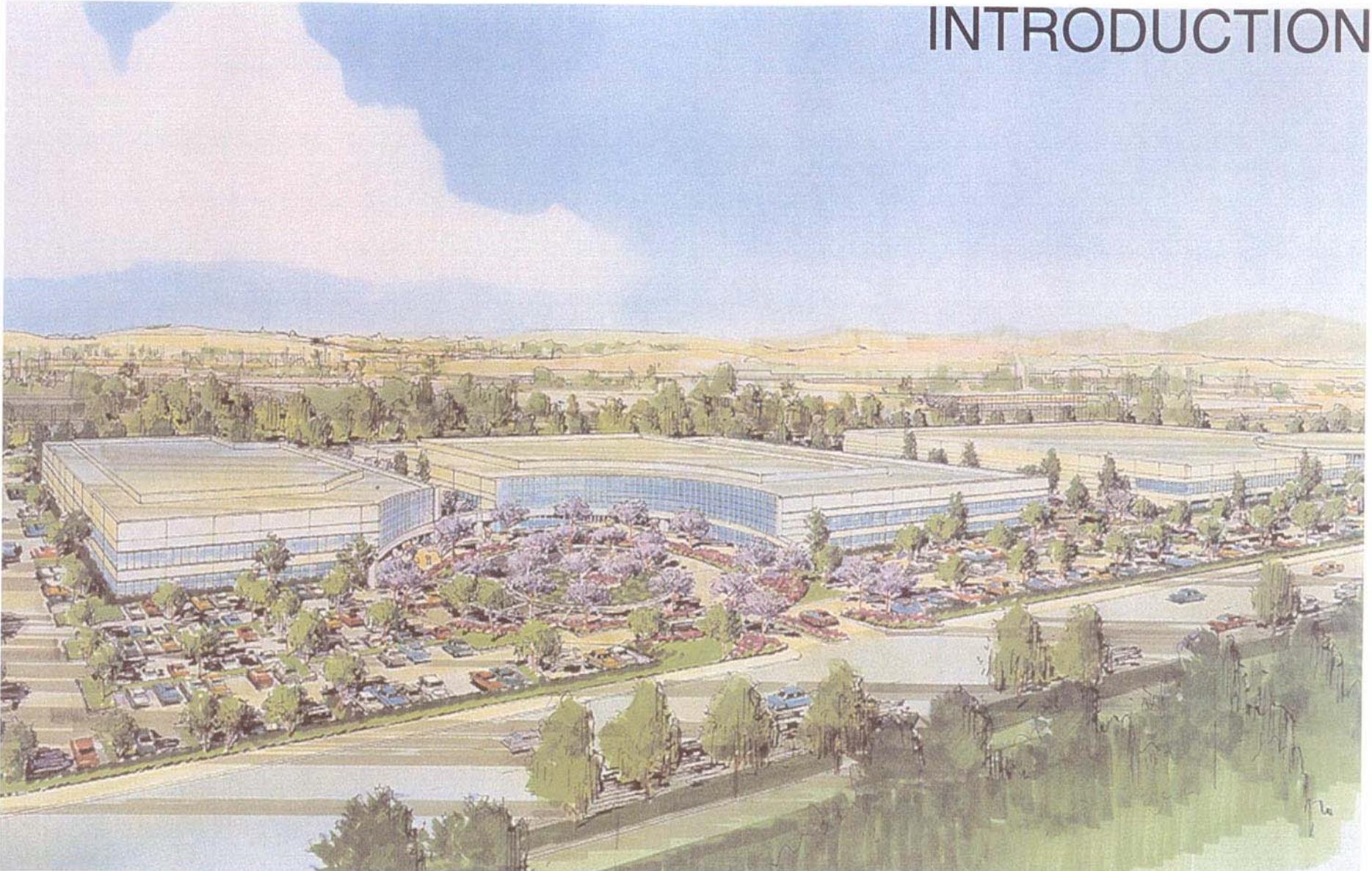


INTRODUCTION



Section One



INTRODUCTION

1.0 PURPOSE AND INTENT

The McDonnell Centre Business Park Specific Plan establishes that planning concept, design theme, development regulations and administrative procedures necessary to achieve an orderly and compatible development of the project area; and to implement the goals, policies, and objectives of the Huntington Beach General Plan. The intent is to establish a public private partnership to enable the creation of a “Campus-Park” industrial setting and achieve a high level quality in individual building design.

The McDonnell Centre Business Park Specific Plan identifies the location, character and intensities of the planned business park development activities. The Specific Plan establishes the alignment and design of a circulation system, and all public facilities and infrastructure necessary to facilitate a master planned development. The Specific Plan creates a compatible design theme for the project area and establishes the development regulations necessary to accomplish the identified objectives.

The Specific Plan is regulatory in nature and serves as zoning for the McDonnell Centre Business Park area. Subsequent development plans, Parcel Maps and other entitlement requests for the project area must be consistent with both the Specific Plan and the Huntington Beach General Plan. An Environmental Impact Report (E.I.R. 96-1), with identified mitigation measures, has been prepared as a companion report to the Specific Plan. An Addendum to EIR 96-1 addresses the Specific Plan Amendment No.1 modifications.

1.1 AUTHORITY AND PROCEDURE

The State of California requires that all cities and counties prepare and adopt a comprehensive General Plan for the physical development of their area of jurisdiction.

Following the adoption of the General Plan, the entity is required to develop and adopt regulating programs (zoning and subdivision ordinances, building and housing codes, and other regulations), which will implement the policies described in the General Plan.

California State law authorizes cities with complete General Plans to prepare and adopt Specific Plans (Government Code Sections 65450 et. seq.). Specific Plans are intended to be a bridge between the local General Plan and individual development proposals. Specific Plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, detailed development standards and other regulatory methods into one document which can be tailored to meet the needs of a specific area.

Local planning agencies or their legislative bodies may designate areas within their jurisdiction as ones for which a Specific Plan is “necessary or convenient” (Government Code Section 65451).



A Specific Plan may either be adopted by ordinance or resolution (Government Code Section 65507). Adoption by ordinance is common when the Specific Plan amends a development code, zoning ordinance, or other code when specific regulatory measures are included and when local charters require adoption by ordinance. Resolutions are commonly used when the plan is more of a policy document. Should the legislative body wish to change a proposed Specific Plan recommended by the Planning Commission, the change must first be referred back to the Commission for consideration, if not previously considered (Government Code Section 65504).

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA) and the State's Environmental Impact Report (EIR) guidelines. If the initial environmental review shows that the proposed or amended plan could significantly affect the environment, the jurisdiction must prepare an EIR and submit it in draft form for public review. The need for an EIR in a particular case is determined by the local government. A Specific Plan and an EIR on a Specific Plan overlap extensively; they must address many of the same concerns and the process for preparing them is nearly identical. Therefore, environmental assessment should be an integral part of preparing or revising a Specific Plan.

The preparation, adoption and implementation of the McDonnell Centre Business Park Specific Plan by the City of Huntington Beach is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

The Huntington Beach General Plan has recently been rewritten and adopted by the City Council (May 13, 1996). The amended General Plan maintains the industrial designation for the project area. The McDonnell Centre Business Park Specific Plan is consistent with the goals and policies of the Huntington Beach General Plan.

1.2 SCOPE AND FORMAT

The McDonnell Centre Business Park Specific Plan is divided into six sequential sections. Section One is the Introduction and describes the purpose and intent of the document along with a brief explanation of Specific Plan procedures and authorization.

Section Two is the Project Area Description and is intended to establish the reasons why the Specific Plan process is logical and necessary for this portion of the City. This section presents a general description of the Specific Plan area including designated land uses, existing zoning and existing uses. In addition, special characteristics and existing conditions which make this area unique have been identified.



Section Three is Implementation and discusses the process by which individual projects will be reviewed and approved. This section outlines the Parcel Map and Site Plan Review procedures. This section also describes the process for project appeals and the methods by which the Specific Plan can be modified or amended.

Section Four describes the Master Plan Concept. The design concept evolves from the objectives outlined in Section One and the existing conditions discussed in Section Two, along with input from numerous public meetings and special studies conducted by and for the City. This section presents the development options proposed for various sites and the circulation, public facilities, infrastructure and landscaping which will support the development concept and reinforce the design theme. In addition, a development phasing plan has been prepared as part of this section.

Section Five establishes Design Guidelines for the entire project area and for individual project development. This section identifies and describes the intended character for the area and provides a framework for project implementation.

Section Six presents a detailed description of the Development Regulations which are necessary to guide and control new projects and carry out the goals and policies of the Specific Plan and the City's General Plan.



An Appendix (printed under separate cover) has been compiled which contains all the special studies and reports which have contributed to the formation of the Specific Plan. The Appendix (Volume Two) includes the Legal Description of the site, a General Plan Consistency Analysis, and identifies the Mitigation Measures desired in the Environmental Impact Report.

