

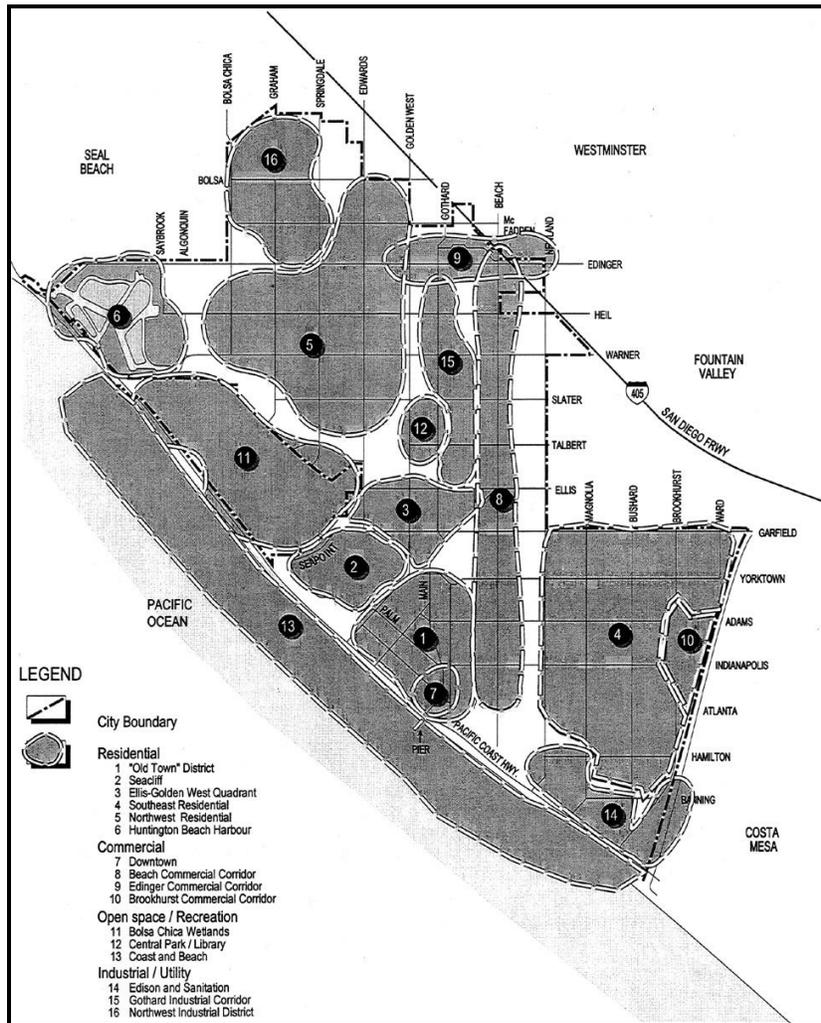
Chapter 11

District-Specific Guidelines

Introduction

The District-Specific Guidelines chapter provides design direction that reinforces the unique character of each of the 16 Huntington Beach districts.

The guidelines are intended to be used in conjunction with applicable land use specific design guidelines in this manual and to supplement the General Plan Land Use Element Community District and Subarea schedule design and development standards and principles. Site specific standards and guidelines shall take precedence when in conflict with the following guidelines. Where site specific standards or guidelines are silent, these guidelines will serve as a supplement.



Huntington Beach Districts

1. Old Town

Major Identifying Features and Characteristics

- Short and narrow blocks
- “Mansionization” altering beach bungalow architectural character and scale
- Mature landscaping
- Distinctive palm-lined streets
- Newer tract homes on Main St. adjacent to commercial uses
- Large landscaped medians and islands
- Three-story single and multi-family housing
- Well-defined pedestrian crosswalks

District Specific Design Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce the positive attributes unique to the Old Town District.

- The architecture and intensity of new residential development should respect the character and scale of existing adjacent residences
- Commercial development should be designed to respect prevailing building edge conditions, promote compatibility with adjacent uses, and include human scale design elements
- Residential streets should be small in scale. Placement and access of garages from alleys is highly recommended
- Dwellings with front porches and gable roofs along street frontages are encouraged

The following photos illustrate the Old Town District.



2. Seacliff

Major Identifying Features and Characteristics

- Golf course
- Large neo-Mediterranean homes
- Remnant pumping wells
- Older residential neighborhood tract distinctively different from newer homes
- New gated entries tracts with distinctive entry landscaping, monumentation, water features, and signage

District Specific Design Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Seacliff District.

- Use of varied front setbacks to minimize visual impact of large single-family residences is encouraged
- Minimizing the dominance of garage doors along street frontages. Placing garages toward the rear of the lot is encouraged
- Residential streets should form a continuous network of streets
- Prominent views should be protected. Where opportunities exist, recreation/landscape corridors should be created
- Pedestrian paths and bike paths should provide linkages to the beach

The following photos illustrate the Seacliff District.



3. Ellis-Golden West Quadrant

Major Identifying Features and Characteristics

- Newer tracts of single-family detached dwellings accommodate estate residential uses and feature common open space areas and equestrian trails
- Newer construction features traditional architectural styles

District Specific Design Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Ellis-Golden West Quadrant District.

- Single-family residential neighborhoods in the Ellis-Golden West Quadrant District (EGWSP) should convey a sense of spaciousness
- Landform alteration should be minimized, in accordance with EGWSP provisions
- Large residential structures should be designed to provide variety in massing and scale
- Development within open space corridors should be limited, in accordance with EGWSP provisions
- Open space should be visible from residences and adjacent streets
- Public open spaces should be designed to encourage public use

The following photos illustrate the Ellis-Golden West Quadrant District.



4. Southeast Residential

Major Identifying Features and Characteristics

- Walled-in older single-family tract homes
- Higher densities along major arterials and intersections
- Visual uniformity
- Little variation or distinction between neighborhoods
- Neighborhood parks located under transmission towers and lines
- Cul-de-sacs

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Southeast Residential District.

- New homes should be compatible with the scale of existing development
- Walls along major arterial streets should be constructed of quality materials
- New walls, including reconstructed walls, should be designed to add visual interest
- Permitted wall extensions should be compatible with the wall they are located upon
- Visibility of boat and RV storage should be minimized
- Facilitate pedestrian access. Where feasible, public pedestrian linkages with surrounding residential, commercial and other activity areas should be provided through community perimeter walls

The following photos illustrate the Southeast Residential District.



5. Northwest Residential District

Major Identifying Features and Characteristics

- Walled-in older single-family tract homes
- Higher densities along major arterials and intersections
- Visual uniformity
- Little variation or distinction between neighborhoods
- Neighborhoods planned around community parks

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Northwest Residential District.

- Parks and open spaces should be maintained as central neighborhood unifying features
- Multi-family residences should be designed to be compatible in scale with existing development
- The landscaping of parkways, between residential properties and major roads, should be intensified
- Facilitate pedestrian access. Where feasible, public pedestrian linkages with surrounding residential, commercial and other activity areas should be provided through community perimeter walls

The following photos illustrate the Northwest Residential District.



6. Huntington Beach Harbour

Major Identifying Features and Characteristics

- Limited access
- 2-story and 3-story homes with rear boat slips
- Inland waterway network
- Higher density housing—apartments and condos
- Commercial centers along water frontage

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Huntington Beach Harbour District.

- Developments should take advantage of water frontage location while respecting adjacent properties
- Huntington Harbour views should be protected
- Wood and concrete shingle roof tiles are preferred over barrel or “S” tiles as roofing materials
- Flat roofs are discouraged
- Use of pipe railings is encouraged on commercial projects
- Horizontal wood siding or clapboard is preferred over stucco as exterior wall building materials

The following photos illustrate the Huntington Beach Harbour District.



7. Downtown

Major Identifying Features and Characteristics

- Minimal building setbacks
- Pedestrian-scale and pedestrian-oriented commercial uses
- Outdoor cafes
- New “landmark quality” buildings
- Newer mixed-use developments and entertainment uses
- Older historically significant/ architecturally distinctive buildings
- Fountains and water features at key nodes
- Pedestrian crosswalks with decorative paving
- Parking structures
- Angled meter parking on Main Street
- Multi-family housing
- Landscape planters provide greenery and seating
- Buildings orientated towards the street
- Public open space areas at street and upper levels for pedestrians
- Distinctive Mediterranean theme and architecture
- Major tourist attraction

General Guidelines

The following guidelines are intended to supplement other guidelines in this manual and reinforce positive attributes unique to the Downtown District.

- Storefronts should convey an open, inviting appearance rather than a closed, fortress look. Storefronts should include a minimum of 60% glass
- Pedestrian amenities should be provided to the greatest feasible extent
- Mixed-use development that supports the pedestrian character of the Downtown District is encouraged
- New infill development should be consistent with the established neighborhood character. Historically significant structures should be preserved

The following photos illustrate the Downtown District.



8. Beach Commercial Corridor

Major Identifying Features and Characteristics

- Auto-oriented development
- No identifiable architectural or landscaping theme
- Outdated architecture and deteriorating buildings, centers, and signage
- Wide mix of commercial uses
- Typical strip commercial pattern
- Mix of individual and multi-tenant buildings
- Uncoordinated signage with no unifying themes
- Low and mid-rise structures with varying setbacks
- Surface and parking structures
- Minimal landscaping
- Enclaves of concentrated auto and medical uses

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Beach Commercial Corridor District.

- Landscaping along medians and sidewalks should be enhanced
- Parking lots should be screened from the public street
- Utility lines should be undergrounded
- Contemporary architecture should be considered in lieu of Mediterranean styles
- Standardized, unimaginative franchise architectural designs are strongly discouraged
- Drive-thru facilities are discouraged
- Building setbacks should be minimized. Pedestrian connections from buildings to sidewalk should be provided

The following photos illustrate the Beach Commercial Corridor.



9. Edinger Commercial Corridor

Major Identifying Features and Characteristics

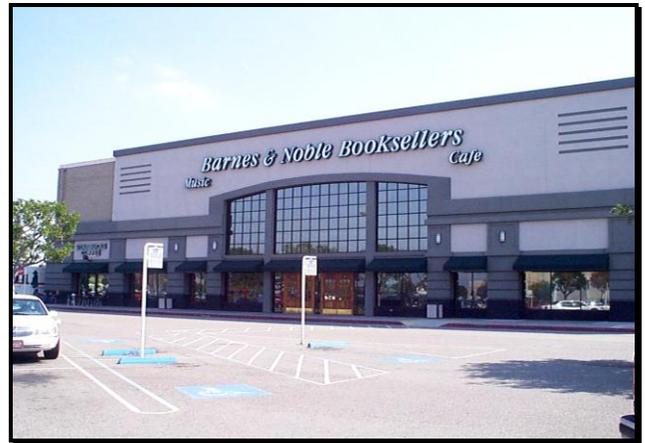
- Larger retail centers, “big box” format
- Auto-oriented developments
- Vast surface parking areas
- No identifiable architectural or landscaping theme
- Minimal landscaping
- Confusing uncoordinated signage
- Outdated architecture and deteriorating buildings, centers, and signage

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Edinger Commercial Corridor District.

- Intensified landscaping, especially trees, should be provided in parking lots, along building perimeters, adjacent to sidewalks and in medians
- Significant fenestration/ glazing surfaces should be included in “big-box” design solutions
- The massing of large commercial structures should be enhanced with quality details and perimeter landscaping
- Standardized, unimaginative franchise architectural designs are strongly discouraged
- Drive-thru facilities are discouraged
- Building setbacks should be minimized. Pedestrian connections from buildings to sidewalk should be provided

The following photos illustrate the Edinger Commercial Corridor.



10. Brookhurst Commercial Corridor

Major Identifying Features and Characteristics

- Mix of larger commercial and neighborhood serving uses
- Strip commercial pattern
- No linkages between adjacent centers
- Lack of a unifying architectural or landscaping theme
- Minimum landscaping
- Unimpressive commercial architecture

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Brookhurst Commercial District.

- Drive-through aisles should be screened from view
- Pedestrian pathways and crosswalks should be clearly defined
- Intensify parking lot landscaping. Parking lots with over 100 parking stalls should incorporate planting strips between every row of parking
- Parking areas along street frontages should be screened from view by a 30-36 inch high evergreen hedge

The following photos illustrate the Brookhurst Commercial Corridor.



11. Bolsa Chica Wetlands

Major Identifying Features and Characteristics

- Limited physical access
- Strong visual and cultural link to city
- Significant wildlife habitat
- Environmental interpretive/educational sites

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Bolsa Chica Wetlands District.

- Views of the Bolsa Chica Wetlands from adjacent public rights-of-way should be preserved
- Adjacent uses should be designed to minimize adverse visual impacts to the Bolsa Chica Wetlands
- All sites within and adjacent to the Bolsa Chica Wetlands should respect its fragile ecosystem

The following photos illustrate the Bolsa Chica Wetlands District.



12. Central Park/Library

Major Identifying Features and Characteristics

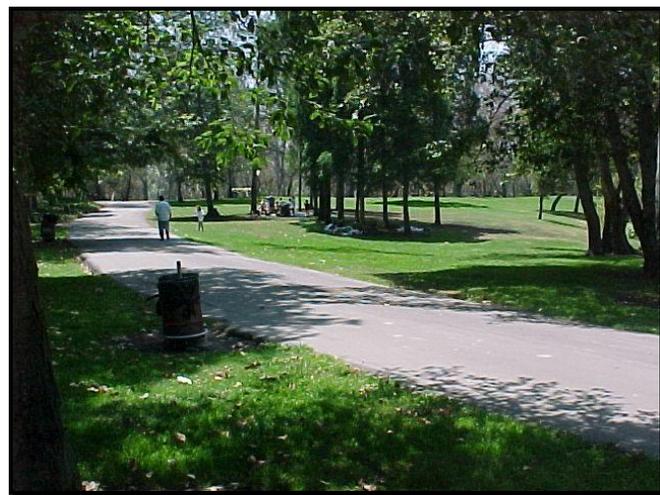
- Lacks linkage with adjacent recreational facilities and residential neighborhoods
- Primary recreational and cultural center of City
- Natural open space
- Mature landscaping

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Central Park/Library District.

- Uses within and adjacent to Central Park should compliment the natural environment
- Natural features such as existing trails and mature trees should be preserved

The following photos illustrate the Central Park/Library District.



13. Coast & Beach

Major Identifying Features and Characteristics

- Unobstructed ocean views
- Pier/ Pier Plaza/ Commercial development
- Beach facilities like concession stands, fire pits, volleyball courts
- Continuous bike/pedestrian path
- Billboards obstruct coastal views and clutter landscape
- Ocean-oriented activities and sports

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Coast and Beach District.

- Beach access and unobstructed ocean views should be maintained
- All improvements should consider ocean views, passive and active recreational opportunities, pedestrian connections, fragile beach ecology, and climate conditions
- Beachfront amenities and development should visually link the ocean and downtown Huntington Beach
- Beach facilities design should be coordinated to the greatest extent possible
- Creative but restrained in terms of size signage is encouraged

The following photos illustrate the Coast & Beach District.



14. Edison & Sanitation

Major Identifying Features and Characteristics

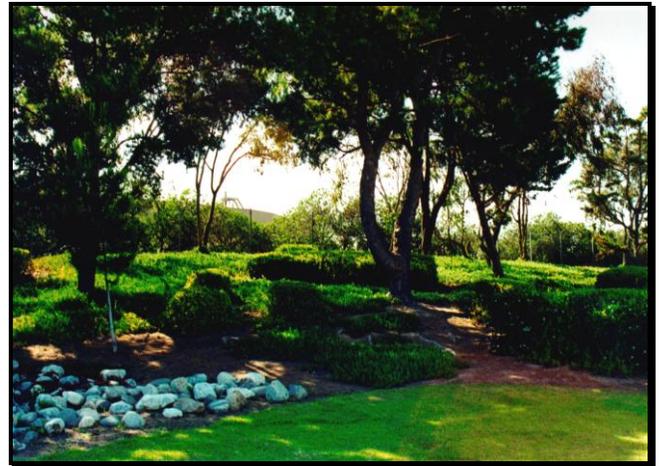
- Large industrial plant facilities
- Perimeter fencing
- Entry gates with employee-only access
- Visually prominent storage tanks, stacks, power lines, and machinery

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Edison and Sanitation District.

- Intensified landscaping should be provided to screen industrial facilities
- Entry gates should be landscaped
- Use of natural stone such as river rock is encouraged in perimeter wall design

The following photos illustrate the Edison & Sanitation District.



15. Gothard Industrial Corridor

Major Identifying Features and Characteristics

- Auto related, commercial and industrial uses
- Undefined District edges
- Residential frontages along Gothard
- Architectural scale and massing lack consistent theme
- Smaller manufacturing and incubator industries
- Small commercial enterprises
- Auto-oriented developments, high speed traffic

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Gothard Industrial Corridor District.

- Building design should include significant architectural details and massing variation
- Building setbacks along Gothard should create a strong identifiable edge
- Residential structures of architectural significance should be retained and incorporated into future development plans and projects
- Intensified landscaping along Gothard is encouraged
- Contemporary style masonry structures are encouraged
- Metal buildings are discouraged

The following photos illustrate the Gothard Industrial Corridor.



16. Northwest Industrial

Major Identifying Features and Characteristics

- Well-defined concentration of light manufacturing, industrial, office, and commercial uses within a campus setting
- Boeing Aerospace facilities
- Landscaped business parks
- Inconsistent placement of street trees and site landscaping
- Research and development industries
- Random signage

General Guidelines

The following guidelines are intended to supplement other applicable guidelines in this manual and reinforce positive attributes unique to the Northwest Industrial District.

- Entry monuments and gateways should be incorporated into larger industrial developments
- Pedestrian linkages through industrial districts are encouraged
- High quality architecture is encouraged
- Intensified landscaping along project perimeter areas is recommended

The following photos illustrate the Northwest Industrial District.

