

III. ZONING AND DEVELOPMENT STANDARDS

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A. Purpose and Intent

The purpose of this section is to provide the specific development and density standards and regulations that will be applied for each type of development permitted within the Holly-Seacliff Specific Plan. Unless otherwise stated, the Specific Plan will be the zoning document for the Planning Areas identified in the Development Plan. This section contains the definitions, general provisions and development standards.

The following Zoning and Development Standards apply to all properties within the Specific Plan area. All references to the "Huntington Beach Ordinance Code" mean the current Code, except for properties included in Development Agreement 90-1 which are subject to the Code in effect at the time of adoption of Development Agreement 90-1.

B. Definitions

The following definitions shall apply to the Holly-Seacliff Specific Plan. Terms not defined herein shall have the same definitions as used in the City of Huntington Beach Ordinance Code in effect at the time of adoption of the Holly-Seacliff Specific Plan.

1. Building Height

Building height shall be defined as a vertical dimension measured from the top of the highest roof feature, including mechanical equipment screening, to the top of the subfloor/slab directly underneath. In addition, the following standards shall apply:

- a. Datum (100) shall be set at the highest point of the curb along the front property line. If no curb exists, datum shall be set at the highest centerline of the street along the front property line.
- b. The differential between top of subfloor and datum shall be a maximum of two (2) feet as determined by Public Works. In the event that any subfloor, stemwall or footing is proposed greater than two (2) feet above datum, the height in excess shall be deducted from the maximum allowable ridgeline height.
- c. Roofs shall have a 5/12 pitch or greater.

- d. In the case of proposed development adjacent to existing structures and infill development involving individual lots with a grade differential of three (3) feet or greater between the high point and the low point, determined before rough grading, Use Permit approval shall be required. Use Permit approval shall be based upon a building and grading plan which terraces the building with the grade and which is compatible with adjacent development.

2. Planning Areas

The four areas depicted on the Development Plan, bounded by major streets as shown, and labeled I, II, III and IV.

3. Planning Unit

A sub-area of a Planning Area numbered and identified on the Development Plan and Land Use Table.

4. Z-lot

A lot in which the house is laid out in a diagonal between its front and rear yards and the creation of use easements with other residential properties on its sides results in wider usable side yards.

C. General Provisions

All development activity within the Holly-Seacliff Specific Plan Area will be subject to the following general conditions and requirements, as noted.

1. Permitted Uses

- a. Permitted Uses within the Specific Plan Area shall be defined in the Development Standards section for each district or subarea.
- b. All requests for residential density transfers shall comply with the procedures contained in Section IV-D, Density Transfer Procedure.
- c. In addition to Permitted Uses, Unclassified Uses shall be permitted in accordance with the regulations contained in the Huntington Beach Ordinance Code.
- d. Nonconforming Uses shall be permitted within the Specific Plan Area in accordance with the regulations contained in the Huntington Beach Ordinance Code.

- e. Oil and gas production shall be permitted within the Specific Plan Area in accordance with the regulations contained in the Development Standards section herein and the Huntington Beach Ordinance Code.

The continued operation, redrilling and servicing of existing oil and gas wells shall be permitted throughout the Specific Plan Area, subject to applicable City regulations and compliance with the mitigation measures contained in Final Environmental Impact Report No. 89-1, see Section VI.

The drilling of new oil and gas wells and consolidation of existing operations shall be permitted only within Planning Units II-8 and IV-5, subject to the approval of a Conditional Use Permit and compliance with applicable City regulations and mitigation measures contained in Final Environmental Impact Report No. 89-1.

2. Overlay Areas

Additional regulations to those stated in the Development Standards section herein are applicable in the following areas:

- a. Flood Plain Zone Overlay

Development within the Flood Plain Zone Overlay, identified in Exhibit 16, shall comply with the regulations contained in the Huntington Beach Ordinance Code.

- b. Alquist-Priolo Zone Overlay

All development projects within the Alquist-Priolo Zone Overlay identified in Exhibit 16 shall be required to submit a geotechnical investigation identifying any active traces of the Newport/Inglewood Fault and establishing any required building setback lines prior to issuance of a building permit.

- c. Coastal Zone Overlay

All development projects located entirely or partially within the Coastal Zone boundary identified on Exhibit 16 shall require approval of a Coastal Development Permit in accordance with the regulations contained in the Huntington Beach Ordinance Code.

LEGEND

-  COASTAL ZONE BOUNDARY
-  FLOOD PLAIN BOUNDARY
-  ALONGSHORE ZONE
-  ACCESS PLAN
-  WINDOW TREES
-  SWALE AREA

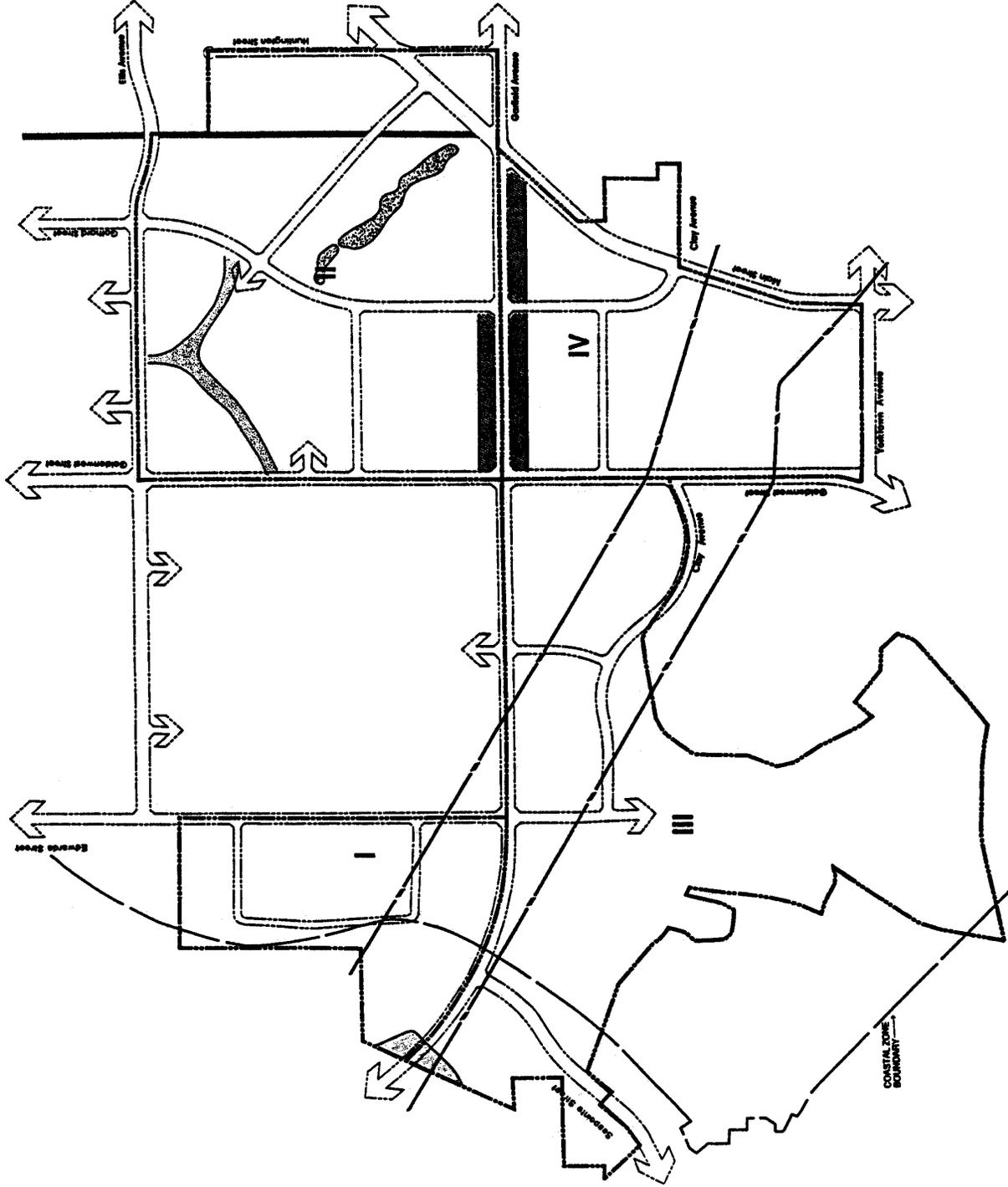


EXHIBIT 16
OVERLAY AREAS
 FORM

**CITY OF HUNTINGTON BEACH
 HOLLY-SEACLIFF AREA SPECIFIC PLAN**

d. Access Plan Overlay

Exhibit 16 identifies parcels in Planning Areas II and IV where coordination of access on Garfield Avenue is necessary for safe and efficient traffic movement. All development applications within this overlay area shall require approval of an access plan by the Public Works Department.

e. Windrow Trees and Swales

Exhibit 16 shows areas in Planning Area II of existing "windrow" trees and swales. Wherever feasible, existing windrows should be preserved within park sites or replaced to maintain the aesthetic benefits they contribute to the community. Further studies should be completed to assess the health of these trees. Where it is not feasible, as determined by the City of Huntington Beach, to preserve healthy, mature trees, trees may be replaced with 36" box trees at a 1:1 ratio. Landscaping plans specifying the number and type of replacement trees shall be submitted for review and approval by the Huntington Beach Public Works Department prior to the issuance of a building permit.

The existing swales should be incorporated into a recreation/open space corridor including landscaping and a recreation trail per the typical cross section shown on Exhibit 17.

3. Parking

Parking shall be provided for all development projects in accordance with the regulations contained in the Huntington Beach Ordinance Code.

4. Landscaping

- a. Landscaping shall be required as defined within the Development Standards in Section III for each district.
- b. All projects fronting on an arterial highway shall be responsible for installing landscaping consistent with the Community Theme Guidelines outlined in Section II-G.
- c. Residential and industrial/commercial uses shall be adequately separated. Since all such uses in the Specific Plan area are separated by streets, new development and redevelopment shall include a minimum of 15 foot landscape area with a 6 foot high solid masonry wall. Buildings shall be set back as required by the development standards. See Exhibit 18.

60' MINIMUM

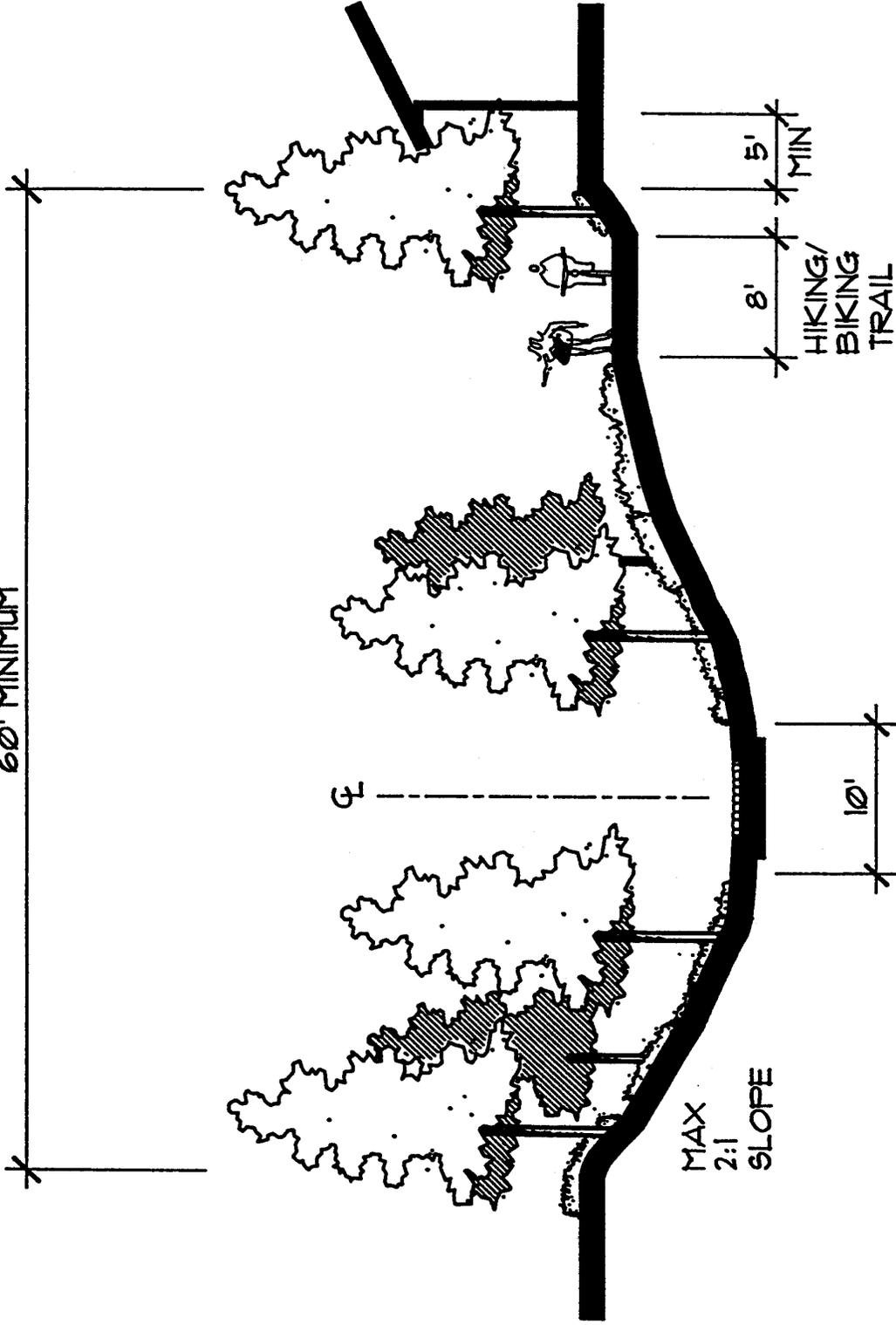


EXHIBIT 17

RECREATION/OPEN SPACE CORRIDOR
TYPICAL CROSS SECTION

CITY OF HUNTINGTON BEACH

HOLLY SEACLIFF AREA SPECIFIC PLAN

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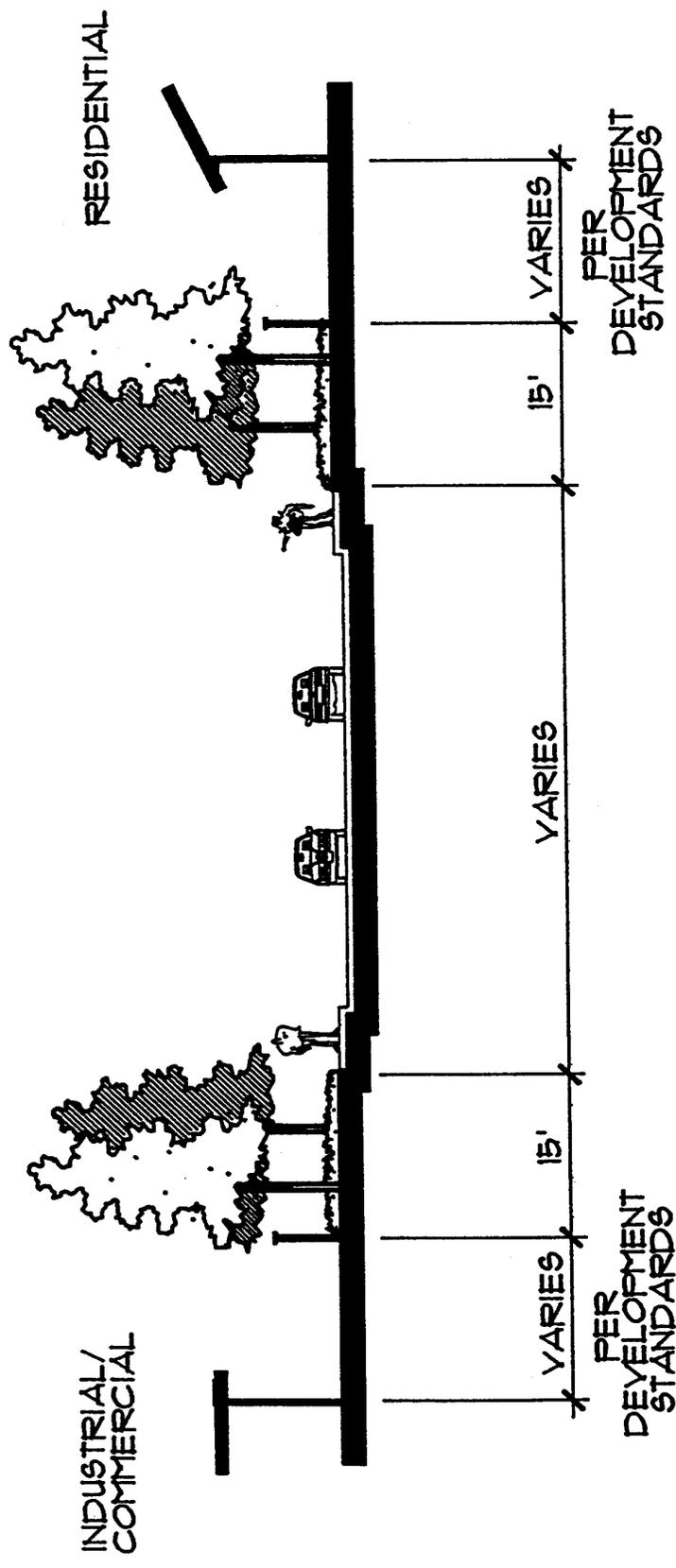


EXHIBIT 18

COMMERCIAL/INDUSTRIAL AND RESIDENTIAL
TYPICAL SEPARATION FOR NEW DEVELOPMENT

CITY OF HUNTINGTON BEACH

HOLLY SEA CLIFF AREA SPECIFIC PLAN

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
FORM

- d. Developers shall consult with the Public Works Department regarding landscaping conservation measures and shall submit landscape and irrigation plans for approval.
- e. Wherever feasible, trees suitable for use by raptors should be preserved or replaced in accordance with Final Environmental Impact Report No. 89-1.

5. Walls and Fences

A plan showing the proposed location, size and materials of all proposed walls and fences shall be submitted for review and approval by the Community Development Department prior to the issuance of a building permit.

6. Signs and Outdoor Lighting

A plan showing the proposed location, size and materials of all proposed signs and outdoor lighting shall be submitted for review and approval by the Community Development Department prior to the issuance of the building permit. All signs shall conform to the regulations contained in the Huntington Beach Ordinance Code. Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses.

7. Public Facilities and Infrastructure

All development projects shall construct or fund required public facilities and infrastructure per a Holly-Seacliff Public Facilities Development Fee Ordinance in conformance with the Public Facilities Plan (Section II-F) and the Holly-Seacliff Specific Plan Technical Appendix. Developers shall consult with the Orange County Transit District regarding locations for bus stops, turnouts and shelters prior to the approval of a tentative tract map or issuance of a building permit.

8. Utilities

All development projects shall be required to install adequate utility services necessary to serve the development. All utilities shall be placed underground and identified in easements, excluding street lights and electrical transmission lines of 66 kV or greater. Utility systems shall be designed to conserve the use of electrical energy and natural resources. Developers shall coordinate with the gas, electricity, telephone and cable TV companies regarding energy conservation and proper planning, phasing and sizing of lines.

9. Fire Protection and Emergency Vehicle Access

All development projects shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code). A plan showing the location of fire hydrants and emergency vehicle access shall be submitted for review and approval by the Fire Department prior to the issuance of a building permit. All projects involving the closure of public streets shall be reviewed by the Fire Department for adequate emergency apparatus access.

10. Environmental Requirements

Development within the Specific Plan Area shall implement the mitigation measures contained in Final Environmental Impact Report No. 89-1 (see Section VI).

General mitigation measures are identified within the Specific Plan. Other mitigation measures are triggered by specific permits or entitlement requests and must be addressed at that time. In addition, each development project shall include an environmental mitigation monitoring program prior to approval.

In compliance with the mitigation measures contained in Final Environmental Impact Report No. 89-1, the following studies or plans may be required as a condition of project approval prior to the issuance of grading and/or building permits, final inspection, or certificate of occupancy as indicated:

a. Geotechnical Investigation

A geotechnical investigation addressing potential hazards due to seismic activity, erosion, tsunami, liquefaction and subsidence including recommendations for grading and the placement and design of structures, shall be submitted for review and approval by the Public Works Department prior to the issuance of a building permit.

b. Soils Report

A soils report containing recommendations regarding the placement of fill, design of slopes, slabs, footings and foundations shall be submitted for review and approval by the Public Works Department prior to the issuance of a grading permit. In areas containing active, idle or abandoned oil and gas wells or storage tanks, a report indicating the location and status of all facilities and any contaminated soils and methane, together with recommended mitigation measures, shall be submitted to the Fire Department prior to the issuance of a building permit. Mitigation from Final Environmental Impact Report 89-1 has been attached (see Section VI). The methane zone can include areas that do not contain oil

wells. A study should be required for all areas within the methane zone.

c. Hydrology Report

A hydrology report identifying the design of all proposed drainage and flood control facilities required to accommodate projected runoff shall be submitted for review and approval by the Public Works Department prior to the issuance of a grading permit.

d. Cultural Resources Report

For development projects in areas identified as archaeological or paleontological sites in Section 4.11 of Final Environmental Impact Report No. 89-1, the mitigation measures listed in the Final Environmental Impact Report shall apply. These mitigation measures are included in Section VI of this document. A report containing the results of any test excavations and data/materials recovered and conclusions shall be submitted to the Community Development Department prior to the issuance of a grading permit.

e. Noise Report

A noise report will be required for development projects abutting an arterial highway or within a helicopter flight corridor to identify recommended design features prior to issuance of a building permit.

11. Maintenance Mechanisms

For development projects which include privately-owned streets, parking, recreation, open space, landscaped areas, or community buildings or facilities, the developer shall submit a legal instrument or instruments setting forth a plan or manner of permanent care and maintenance of such areas and facilities. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and by the Director of Community Development as to suitability for the proposed use of said areas and facilities. If the common areas are to be conveyed to a homeowners' association, the developer shall file a Declaration of Covenants to be submitted with the application for approval, that will govern the association.

These covenants shall include:

- a. The homeowners' association shall be established prior to the sale of the last dwelling unit.
- b. Membership shall be mandatory for each buyer and any successive buyer.
- c. The open space restrictions shall be permanent.

- d. Provisions to prohibit parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
- e. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, or restrictions, reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.

12. Affordable Housing

All developers of residential projects shall be required to submit an affordable housing plan in conjunction with any subdivision in accordance with the City's adopted Housing Element. An affordable housing plan shall provide for on-site affordable housing within the Holly-Seacliff Specific Plan. The contents of the affordable housing plan shall include the following:

- a. Fifteen (15) percent of the total units proposed shall be for households earning less than 120% of the Orange County Median Income.
- b. A detailed description of the type, size, location and phasing of the units being built.
- c. The estimated applicable sales price and rental rate of the units.
- d. Residential projects for households earning less than 80% of the Orange County Median Income may request a subsidy by one or more of the following:
 - 1. Direct financial assistance.
 - 2. Reduction in fees and/or exactions.
 - 3. Deviations from specific development standards of the Holly-Seacliff Specific Plan.

Exception: An In-Lieu Fee may be applied on small projects.

Parcels one (1) acre in size or less may pay a fee established by the City Council in lieu of providing on-site affordable housing units.

13. Parks

The final design of neighborhood parks, as well as any requests for private recreation facilities parks credit, shall be reviewed by the Community Services Commission.

14. Lot Consolidation

The City should consider adoption of a redevelopment plan or other strategy to assemble encyclopedia lots and other non-buildable parcels in Planning Areas II and IV.

15. Air Quality Conservation Measures

Development within the specific Plan area should consider the following during project design: bicycle facilities, bus turnout lanes, bus shelters, park and ride areas, energy conserving lighting and traffic signal synchronization, where feasible.

16. Non-Residential Building Materials

Non-residential building materials should be compatible with nearby residential structures and should minimize glare.

17. Department of Fish and Game Notification

Upon City approval of any grading or development plans within streambed areas under the jurisdiction of the California Department of Fish and Game, the Developer shall be required to notify and obtain appropriate permits from the Department of Fish and Game.

D. Development Standards

1. Low Density Residential (RL-1)

a. Purpose

The Low Density Residential District is intended to provide for single-family detached dwellings at the lowest density.

b. Permitted Uses

- 1) Lot sale subdivisions, subject to approval of a tentative parcel map or tentative tract map.
- 2) Single-family home subdivisions, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- 3) Single-family detached dwelling units and associated accessory buildings, subject to issuance of a building permit.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be seven thousand (7,000) square feet.
- 2) The minimum lot frontage shall be sixty (60) feet. The minimum required lot frontage for cul-de-sac and knuckle lots shall be forty-five (45) feet; however, if one additional off-street parking space is included, the minimum shall be thirty (30) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Exception: A second unit may be added to an existing single-family residence upon approval of a Conditional Use Permit in accordance with standards contained in the Huntington Beach Ordinance Code.

e. Maximum Building Height

The maximum building height shall be thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100-feet in clear width.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

Dwellings: Fifteen (15) feet.

Front entry garages and carports: Twenty (20) feet.

Side entry garages: Ten (10) feet.

Balconies, Bay windows, Eaves and Fireplaces: Twelve (12) feet, except eight (8) feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

Dwellings, patio covers, garages, carports and accessory buildings:
Minimum of five (5) feet.

Eaves: Thirty (30) inches.

Fireplaces: Thirty (30) inches.

Bay windows, balconies, open stairways and architectural features:
Three (3) feet.

2) Exterior Side Yard

Dwellings, garages, carports, and accessory buildings: Minimum of ten (10) feet.

Eaves: Seven (7) feet.

Bay windows, balconies, open stairways, architectural features and
Fireplaces: Seven and one-half (7.5) feet.

Unenclosed patio covers: Five (5) feet.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

Dwellings: Twenty (20) feet.

Garages or accessory buildings: Minimum of five (5) feet.

Bay windows, balconies, open stairways and architectural features:
Fifteen (15) feet.

Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be ten (10) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas.

l. Parking

Parking shall comply with the Huntington Beach Ordinance Code.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Setback requirements are as previously specified.

n. Parkway Landscaping

One (1) 36-inch box tree per lot. If a parkway is not provided, the required street tree shall be planted within the front setback prior to final inspection.

2. **Low Density Residential 2 (RL-2)**

a. Purpose

The Low Density Residential 2 district is intended to provide for single-family detached dwelling units at low densities in Planning Area III.

b. Permitted Uses

- 1) Single-family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- 2) Golf Course maintenance facility, subject to the approval of a conditional use permit.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be five thousand (5,000) square feet on one-half of the total number of lots and a minimum six thousand (6,000) square foot lots for the balance.
- 2) The minimum lot frontage shall be fifty (50) feet. The minimum required lot frontage for cul-de-sac and knuckle lots shall be forty-five (45) feet; however if one additional off-street parking space is included, the minimum shall be thirty (30) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Second units are not permitted.

e. Maximum Building Height

The maximum building height shall be Thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area, or public utility right-of-way which is a minimum of 100-feet in clear width.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: Fifteen (15) feet.
- Front entry garages and carports: Twenty (20) feet.
- Side entry garages: Ten (10) feet.
- Balconies, Bay windows, Eaves and Fireplaces: Twelve (12) feet, except eight (8) feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

- Dwellings, patio covers, garages, carports and accessory buildings:
Minimum of five (5) feet.
- Eaves: Thirty (30) inches.
- Fireplaces: Thirty (30) inches.
- Bay windows, balconies, open stairways and architectural features:
Three (3) feet.

2) Exterior Side Yard

- Dwellings, garages, carports and accessory buildings: Minimum of ten (10) feet.
- Eaves: Seven (7) feet.
- Bay windows, balconies, open stairways, architectural features and
Fireplaces: Seven and one-half (7.5) feet.
- Unenclosed patio covers: Five (5) feet.

3) Exception for Zero Lot Line

A zero side yard setback or a zero rear yard setback shall be permitted as long as the following requirements are met:

- The lot adjacent to the zero setback side or rear yard shall be held under the same ownership at the time of application and the setback for the adjacent lot shall be either zero or a minimum of ten (10) feet.
- All architectural features shall comply with the Uniform Building Code.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Division.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

Dwellings: Twenty (20) feet.

Garages or accessory buildings: Five (5) feet.

Bay windows, balconies, open stairways and architectural features: Fifteen (15) feet.

Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be ten (10) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas.

l. Parking

Parking shall comply with the Huntington Beach Ordinance Code.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Setback requirements are as previously specified.

Prior to the approval of a tentative tract map adjacent to the Seacliff Golf Course, preliminary landscape plans and development/open space edge treatments plans should be submitted for City approval. These plans should provide for the review of planting compatibility along the relevant edge of the development.

n. Parkway Landscaping

One (1) 36-inch box tree per lot. If a parkway is not provided, the required street tree shall be planted within the front setback prior to final inspection.

3. **Low Density Residential 3 (RL-3)**

a. Purpose

The Low Density Residential 3 District is intended to provide for single-family detached or attached dwelling units at low densities in Planning Area II.

b. Permitted Uses

Single-family detached or attached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings, subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Minimum Parcel Size/Frontage

A licensed land surveyor or civil engineer shall submit calculations showing lot width, depth and area for any new parcel.

- 1) The minimum lot size shall be three thousand-three hundred (3,300) square feet.
- 2) The minimum lot frontage shall be thirty (30) feet; however, the minimum required lot frontage for cul-de-sac and knuckle lots shall be twenty (20) feet.

d. Maximum Density/Intensity

The maximum density shall not exceed one (1) dwelling unit per lot. Second units are not permitted.

e. Maximum Building Height

The maximum building height shall be thirty-five (35) feet and a maximum of two (2) stories.

f. Maximum Site Coverage

Maximum site coverage shall be fifty-five (55) percent.

g. Setback (Front Yard)

The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

Dwellings: Fifteen (15) feet.

Front entry garages or carports: Eighteen (18) feet.

Side entry garages: Ten (10) feet.

Baywindows, eaves, fireplaces and balconies: Twelve (12) feet, except 10 feet on side entry garage.

h. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

Dwellings, patio covers, garages and accessory buildings: minimum aggregate twenty (20) percent of lot frontage at any point of the structure; with minimum three (3) feet on any interior yard but need not exceed five (5) feet [or aggregate ten (10) feet].

Eaves: Thirty (30) inches.

Fireplaces: Thirty (30) inches.

Bay windows, balconies, open stairways and architectural features: Three (3) feet.

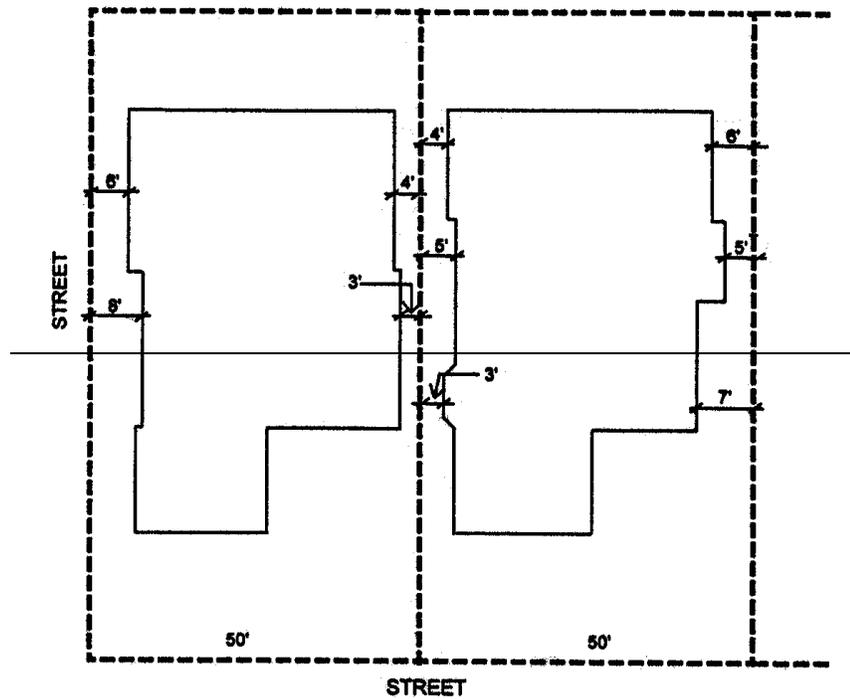
2) Exterior Side Yard

Dwellings, garages, carports and accessory buildings: minimum aggregate twenty (20) percent of lot frontage at any point of the structure; with minimum six(6) feet on any exterior yard but need not exceed eight (8) feet [or aggregate of thirteen (13) feet].

Bay windows, balconies, open stairways, architectural features, eaves-and Fireplaces: Three and one-half (3.5) feet.

Patio covers: Three (3) feet.

ILLUSTRATION OF SIDE YARD SETBACKS



Lot Frontage = 50 ft.
20% of Frontage = 10 ft.

3) Exception for Zero Lot Line

A zero side yard setback or a zero rear yard setback shall be permitted as long as the following requirements are met:

- The lot adjacent to the zero setback side or rear yard shall be held under the same ownership at the time of application and the setback for the adjacent lot shall be either zero or a minimum of six (6) feet.
- All architectural features shall comply with the Uniform Building Code.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Community Development Department.

i. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

Dwellings: Fifteen (15) feet.

Garages or accessory buildings: Five (5) feet.

Balconies, Bay windows, open stairways and architectural features:
Twelve (12) feet.

Unenclosed patio covers: Five (5) feet.

j. Building Separation

The minimum building separation between buildings on the same lot shall be six (6) feet.

k. Open Space

Open space shall be provided on the lot by the required minimum setback areas, except where an RL-3 development is constructed on property designated for RM and RMH development projects with 20 or more units shall provide common open space (recreation area) as follows:

150 square feet per lot for lots with less than 40 feet of lot frontage,
and
100 square feet per lot for lots with 40 feet or more of lot frontage.

In no case shall the common open space area be less than 3,000 square feet. The minimum dimension of the common open space area shall be 50 feet. The total common open space area required may be provided in one or more areas as long as each area is a minimum of 3,000 square feet and has a minimum dimension of 50 feet.

For projects with less than 20 units, a minimum 600 square feet of open space (private or common) shall be provided per unit. Private open space excludes side and front yard setback areas. If a portion is provided as common open space that area shall have a minimum dimension of 10 feet.

l. Parking

Parking shall comply with the Huntington Beach Ordinance Code.

m. Miscellaneous Requirements

Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be six (6) feet. Setback requirements are as previously specified.

All streets within Planning Unit II-1 shall be privately maintained but permit public access. The site plan shall be designed as an inward-oriented planned community.

n. Parkway Landscaping

One (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof. If a parkway is not provided, the required street tree shall be planted within the front setback of each lot prior to final inspection.

4. **Medium Density Residential (RM)**

a. Purpose

The Medium Density Residential district is intended to provide for single family detached and attached dwelling units, condominiums, townhomes and multi-family residential developments at medium densities.

b. Permitted Uses

1) Single-family attached condominiums, townhouses, stacked flats and multi-family dwelling units (including apartments), and customary accessory uses and structures permanently located on a parcel, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.

2) Single family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings are permitted in accordance with the development standards contained in the RL-3 District (Section D herein), subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Maximum Density/Intensity

The maximum density shall not exceed fifteen (15) units/gross acre.

d. Maximum Building Height

Maximum building height shall be:

Dwellings: Forty (40) feet and a maximum of three (3) stories.
Accessory Buildings: Thirty-five (35) feet.

Vertical identification elements for non-habitable common area structures may be twenty-five (25) feet higher than the maximum building height.

e. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100-feet in clear width.

f. Setback (Front Yard)

The minimum setback from the front property lines for all structures, except stairways, exceeding forty-two (42) inches in height shall be as follows:

Dwellings: fifteen (15) feet.

Front entry garages or carports: Twenty (20) foot minimum, or five (5) foot minimum without driveway parking.

Side entry garages: Ten (10) feet.

Eaves, fireplaces, open space easements and balconies: Five (5) feet.

g. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

Dwellings, garages and accessory buildings: Minimum of five (5) feet. Also, fifteen (15) foot minimum building structure separation for one (1) and two (2) story buildings on the same lot. Twenty (20) foot minimum building structure separation for three (3) story buildings on the same lot.

Eaves: Eighteen (18) inches.

Fireplaces: Thirty (30) inches.

Bay windows, unroofed balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

Dwellings, garages and accessory buildings: Minimum of ten (10) feet.

Side entry garages or carports: Ten (10) feet.

Eaves: Eighteen (18) inches.

Fireplaces: Seven and one-half (7.5) feet.

Bay windows, unroofed balconies, open stairways and architectural features: Eight (8) feet.

h. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

Dwellings and open, unroofed stairways and balconies: Five (5) feet.

Garages/accessory buildings: Five (5) feet.

i. Open Space

A minimum of 75 square feet per dwelling unit shall be provided in private open space. In addition, the following minimum common open space per dwelling unit shall be provided: 250 square feet (1 bedroom unit); 300 square feet (2 bedroom unit); 350 square feet (3 bedroom unit).

j. Parking

Parking shall comply with the Huntington Beach Ordinance Code.

k. Miscellaneous Requirements

- 1) Building Offset: Structures having dwellings attached side-by-side shall be composed of not more than six (6) dwelling units unless such structures provide an offset on the front of the building a minimum of two (2) feet for every two dwelling units in the structure.
- 2) Landscaping: All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per sixty (60) feet of street frontage or fraction thereof.
- 3) A transportation corridor in Planning Area II shall be set aside and maintained in accordance with Development Agreement 90-1 and as illustrated in Exhibit 19. Habitable floor area shall be set back a minimum of ten (10) feet from the southerly five hundred (500) feet on both sides of the corridor. The corridor shall also be landscaped to the extent legal access is available to the developer.

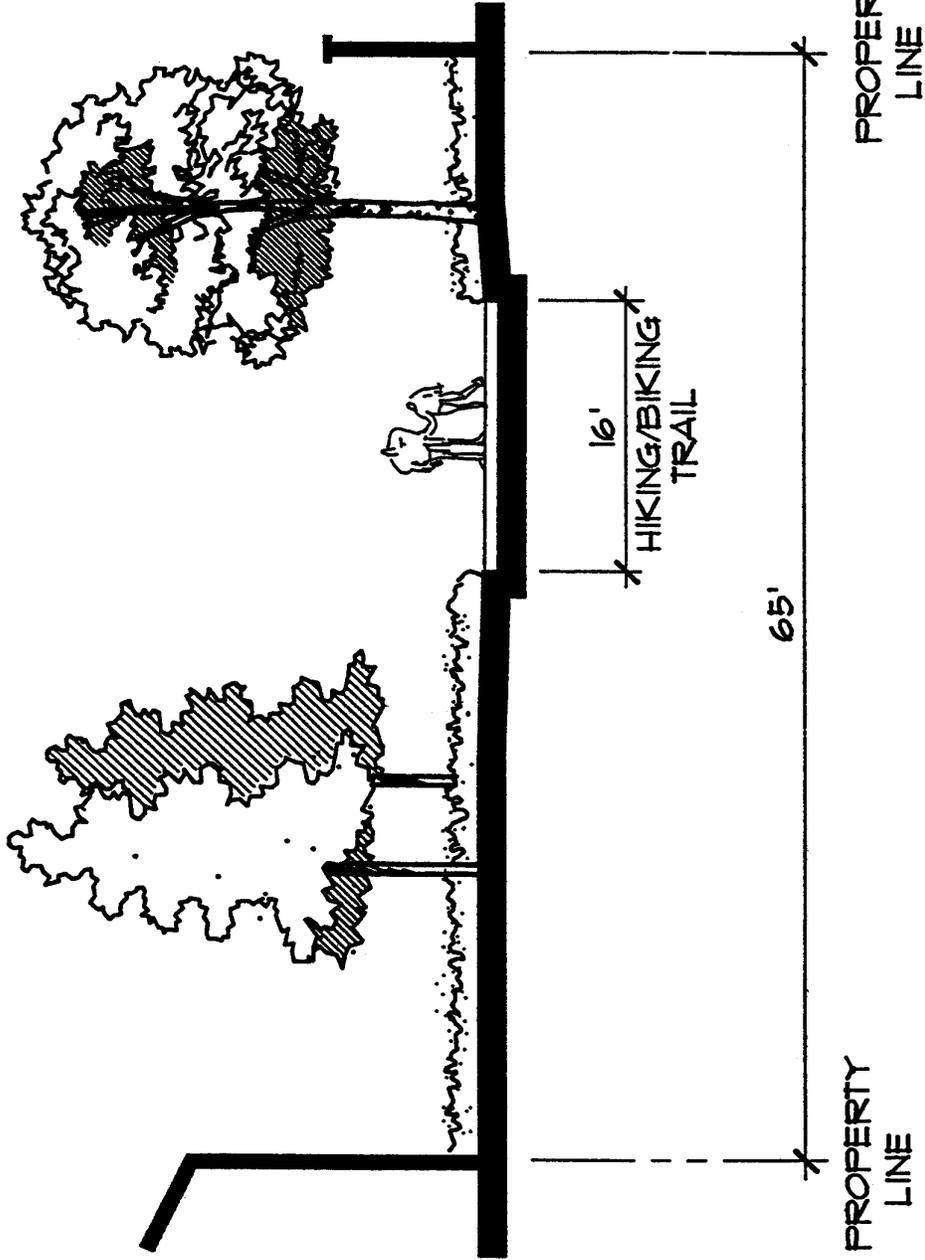


EXHIBIT 19

TYPICAL CROSS SECTION
TRANSPORTATION/TRAIL CORRIDOR

CITY OF HUNTINGTON BEACH

HOLLY SEACLIFF AREA SPECIFIC PLAN



5. Medium-High Density Residential (RMH)

a. Purpose

The Medium-High Density Residential district is intended to provide for single family detached and attached dwelling units, condominiums, townhomes and multi-family residential developments at medium-high densities.

b. Permitted Uses

- 1) Single-family attached condominiums, townhouses, stacked flats and multi-family dwelling units (including apartments), and customary accessory uses and structures.
- 2) Plan Review: Conditional Use Permit.
- 3) Single family detached dwelling units (including zero lot line, Z-lot and patio homes) and their associated accessory buildings are permitted in accordance with the development standards contained in the RL-3 District (Section D herein), subject to approval of a conditional use permit and tentative parcel map or tentative tract map.

c. Maximum Density/Intensity

The maximum density shall not exceed density twenty-five (25) unit/gross acres.

d. Maximum Building Height

Maximum building height shall be:

Dwellings: Forty-five (45) feet and three (3) stories.

Accessory buildings: Thirty-five (35) feet.

Vertical identification elements for non-habitable common area structures may be twenty-five (25) feet higher than the maximum building height.

e. Maximum Site Coverage

Maximum site coverage shall be fifty (50) percent. The maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area or public utility right-of-way which is a minimum of 100-feet in clear width.

f. Setback (Front Yard)

The minimum setback from the front property lines for all structures, except stairways, exceeding forty-two (42) inches in height shall be as follows:

Dwellings: fifteen (15) feet.

Front entry garages or carports: Twenty (20) foot minimum, or five (5) foot minimum without driveway parking.

Side entry garages: Ten (10) feet.

Eaves, fireplaces, open/unroofed building stairways and balconies: Five (5) feet.

Accessory buildings: Ten (10) feet.

g. Setback (Side Yard)

The minimum setback from the side property lines shall be as follows:

1) Interior Side Yard

Dwellings, garages and accessory buildings: Minimum of five (5) feet. Also, fifteen (15) foot minimum building structure separation for one (1) and two (2) story buildings on the same lot. Twenty (20) foot minimum building structure separation for three (3) story buildings on the same lot.

Eaves: Eighteen (18) inches.

Fireplaces: Thirty (30) inches.

Bay windows, unroofed balconies, open stairways and architectural features: Three (3) feet.

2) Exterior Side Yard

Dwellings and accessory buildings: Ten (10) feet.

Side entry garages or carports: Ten (10) feet.

Eaves: Eighteen (18) inches.

Fireplaces: Seven and one-half (7.5) feet.

Bay windows, unroofed balconies, open stairways and architectural features: Eight (8) feet.

h. Setback (Rear Yard)

The minimum setback from the rear property lines shall be as follows:

Dwellings, open/unroofed building stairways and balconies: Five (5) feet.

Garages/accessory buildings: Three (3) feet.

i. Open Space

A minimum of 75 square feet per dwelling unit shall be provided in private open space. In addition, the following minimum common open space per dwelling unit shall be provided: 250 square feet (1 bedroom unit); 300 square feet (2 bedroom unit); 300 square feet (2 bedroom unit); 350 square feet (3/ bedroom unit).

j. Parking

Parking shall comply with the Huntington Beach Ordinance Code.

k. Miscellaneous Requirements

- 1) Building Offset: Structures having dwellings attached side-by-side shall be composed of not more than six (6) dwelling units unless such structures provide an offset on the front of the building a minimum of two (2) feet for every two dwelling units in the structure.
- 2) Landscaping: All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.
- 3) A transportation corridor in Planning Area II shall be set aside and maintained in accordance with Development Agreement 90-1 and as illustrated in Exhibit 19. Habitable floor area shall be set back a minimum of ten (10) feet from the southerly five hundred (500) feet on both sides of the corridor. The corridor shall also be landscaped to the extent legal access is available to the developer.

6. Mixed Development (MD)

a. Purpose

The Mixed Development District is intended to provide for a variety of commercial uses, limited public uses and the opportunity for residential uses. Commercial uses may include retail sales; services; and professional, administrative and medical offices. Public uses may include senior care facilities, general day care facilities and churches. Such uses shall be planned so as to create compatibility to each other and the surrounding area.

Development within the Mixed Development District may combine uses horizontally, where residential uses are developed in conjunction with commercial and/or limited public uses as an integrated development, either in attached or in separate building complexes.

A comprehensive site plan for the entire district shall be submitted and reviewed by the Planning Commission prior to or concurrent with entitlements for new development to ensure compatibility between surrounding uses, proposed uses and activities in this area.

Concurrent with the filing of the comprehensive site plan, a comprehensive pedestrian access plan shall be submitted which provides linkages between residential and commercial project areas.

A comprehensive, permanent set of covenants, conditions and restrictions covering limitation of the mixed development entitlement, including a list of permitted uses and any conditions of approval for the project, and all development, performance and management standards shall be required as a condition of approval.

b. Permitted Uses

The following primary uses and structures shall be permitted, subject to approval of a conditional use permit and appropriate subdivision map:

1. Residential Uses -- All residential uses including single-family and multi-family housing, apartments, condominiums and stock cooperatives.
2. Office Uses -- Professional, general and medical offices.
3. Commercial Uses -- Retail establishments, restaurants, automobile service stations and theaters.
4. Limited Public Uses--Senior care facilities such as convalescent, independent living and assisted living facilities; general day care facilities for all age groups; and churches.

c. Comprehensive Site Planning Requirements:

1. Any application for a conditional use permit and/or tentative map shall be accompanied by a comprehensive site plan for development of the entire Mixed Development area. This requirement does not apply to a minor expansion (10 percent or less) of the existing commercial center.
2. The comprehensive site plan shall provide a well-planned vehicular circulation system, pedestrian accessways segregated from arterials and internal streets, and aesthetically pleasing landscape features.

Buildings shall be oriented and designed to minimize visual intrusion upon existing residential areas.

3. A Planned Sign Program for the entire Mixed Development area shall be submitted for approval by the Design Review Board for all uses. The Planned Sign Program shall be processed prior to submittal for the first sign permit.

d. Maximum Density/Intensity

1. Retail: In accordance with Development Agreement No. 90-1, a minimum of 100,000 square feet gross leasable area of retail uses shall be maintained.

A maximum of 260,000 total square feet of gross leasable area of retail uses may be permitted.

2. Office and Limited Public: Development shall be regulated pursuant to development standards.
3. Residential: The maximum number of residential dwelling units shall be 165.

e. Site Development Standards

The following standards shall apply to all development:

1. Building site area: The building site area is the entire net mixed development planning unit.
2. Maximum Building Height:

Maximum building height shall be: Eighty (80) feet

Vertical identification elements shall not exceed the maximum building height.

* Building height shall be measured from the closest arterial street.

3. Maximum Site Coverage

Maximum site coverage for the entire mixed development area shall be fifty (50) percent of net site area. If any structure exceeds sixty-five (65) feet in height, then the maximum site coverage for the entire mixed development area shall be forty (40) percent of the net site area.

4. Building Setbacks and Orientation

a) Arterial Setbacks*

1) Along Main Street and Yorktown Avenue, the minimum building setback shall be the greater of:

- a) Twenty-five (25) feet, or
- b) A horizontal distance equal to the building height (one to one setback).

2) Along Goldenwest Street, the minimum building setback shall be the greater of:

- a) Twenty-five (25) feet, or
- b) One to one for buildings less than thirty (30) feet in height, or
- c) Two to one for buildings between thirty (30) and sixty-five (65) feet in height, or
- d) Four to one for buildings greater than sixty-five (65) feet in height.

3) Structures facing arterial streets shall be designed to avoid visual intrusion upon existing residential areas. A line-of-sight/visual intrusion study shall be provided for future development which will analyze visual impacts to existing residential development. The study shall be subject to review and approval by the Planning Commission.

4) Structures shall be sited to provide a break in massing along arterial streets.

- 5) Building elevations along arterials shall incorporate one or more of the following to create visual interest:
 - a) Facade relief,
 - b) Fenestration,
 - c) Horizontal/vertical offsets and/or
 - d) Upper story setbacks

b) General Building Setbacks:

1) Front setbacks:

- a) Ten (10) feet minimum from the interior street line or property line if building is under twenty-five (25) feet in height.
- b) Fifteen (15) feet minimum from the interior street line or property line if building is between five (25) and thirty-five (35) feet in
- c) Twenty (20) feet minimum from the interior street line or property line if building is over thirty-five (35) feet in height.
- d) Twenty (20) percent of the building facade shall step back an average of ten (10) feet from the interior street line or property line along interior streets.

twenty-height.

2) Side and Rear Setbacks:

- a) Ten (10) foot minimum from the side or rear property line for structures thirty-five (35) feet or less in height.
- b) Fifteen (15) foot minimum from the side or rear property line if building is over thirty-five feet in height.
- c) Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project up to fifty (50) percent into the required setback not to exceed six (6) feet.

(35)

5. Free-standing residential projects shall conform to the Medium High Density Residential development standards.
6. Residential components of integrated development projects shall conform to the mixed-use provisions. Open space and parking

requirements shall conform to the Medium High Density Residential development standards.

- f. Lighting: All lighting, exterior and interior, shall be designed and located to minimize impacts to adjacent properties.
- g. Commercial Loading and Unloading: All commercial loading and unloading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, adjacent Residential Planning Areas, and on-site residential uses.

Truck loading, dock facilities, and the doors for such facilities shall not face a residential area or be located within twenty (20) feet of property zoned or general-planned for residential use. Adequate on-site truck maneuvering space shall be provided to minimize conflicts on adjacent streets.

- h. Trash and Storage Areas: All storage, including cartons, containers or trash, shall be located within a building or an area enclosed by a wall of not less than six (6) feet in height. An overhead enclosure shall be required if visible from a residential area.
- i. Parking: Parking shall comply with the Huntington Beach Ordinance Code.

Exception: Medical office uses within vertically integrated commercial/residential projects shall comply with General Office parking requirements.

- j. Screening and Landscaping: Screening and landscaping shall comply with the screening and landscaping provisions of the Huntington Beach Ordinance Code. A landscape buffer adjacent to proposed and existing industrial land uses shall be provided as depicted on Exhibit 18.
- k. Covenants, Conditions and Restrictions: A recorded copy of covenants, conditions and restrictions shall be submitted to the Community Development Department prior to occupancy of any building. Approval for content shall be the responsibility of the Community Development Department and approval as to form by the City Attorney.
- l. Agent: A person or agent shall be designated as a permanent liaison to the City under the covenants, conditions and restrictions of any project for the purpose of processing occupancy requests, resolving land use enforcement problems, and any other matters in which the City and property owner are involved.

7. **Commercial (C)**

- a. Purpose

The Commercial district is intended to provide retail, commercial and service uses in a neighborhood setting. Permitted uses, development standards, parking, landscaping and procedures will be regulated through the General Commercial District of the Huntington Beach Ordinance Code.

b. Additional Permitted Uses

Existing, oil and gas production facilities and consolidation of existing facilities, and drilling of new wells are permitted within commercial areas in accordance with the Huntington Beach Ordinance Code, subject to approval of a conditional use permit.

c. Landscaping

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.

8. Industrial (I)

a. Purpose

The Industrial district is intended to allow general industrial uses. Such uses shall be sensitively designed in relation to each other and the surrounding area. Permitted uses, development standards, parking, landscaping and procedures will be regulated through the General Industrial District of the Huntington Beach Ordinance Code.

b. Additional Permitted Uses

Existing oil and gas production facilities, consolidation of existing facilities and drilling of new wells are permitted within Planning Units II-8 and IV-5 in accordance with the Huntington Beach Ordinance Code, subject to approval of a conditional use permit. The drilling of new oil wells is prohibited within Planning Unit IV-3.

c. Landscaping

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and permanently maintained in an attractive manner with permanent automatic irrigation facilities provided. Trees shall be provided at a rate of one (1) 36-inch box tree per forty-five (45) feet of street frontage or fraction thereof.

9. Open Space (OS)

a. Purpose

The Open Space district is designated as areas to be provided as permanent public recreational open space.

b. Permitted Uses

Permitted uses and other regulations for this district are in accordance with the Recreational Open Space (ROS) provisions in of the Huntington Beach Ordinance Code.