

i.1 PURPOSE

The *Beach and Edinger Corridors Specific Plan* is established to orchestrate private and public investment activities along the Beach Boulevard and Edinger Avenue Corridors, and to support and promote investment that will enhance the beauty and vitality of these, the City's primary commercial corridors. This Specific Plan presents the community's vision for the evolution and continued growth of the two corridors, and it establishes the primary means of regulating land use and development within the Specific Plan Area (see section i.3 - Specific Plan Area). Finally, the Plan contains a program of planned actions and investments that the community intends to implement to stimulate and complement private investment along the corridors.

i.2 AUTHORITY AND PROCEDURE

The Specific Plan is established by the Huntington Beach City Council in accordance with Chapter 215 of the *Huntington Beach Zoning & Subdivision Ordinance*, which establishes Specific Plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This Specific Plan implements the broad policies established in *The City of Huntington Beach General Plan* to guide growth and change along the Beach Boulevard and Edinger Avenue Corridors and is consistent with the General Plan. The Development Code contained within the *Specific Plan* replaces previous land use and development regulations contained within the *Huntington Beach Zoning and Subdivision Ordinance* for these portions of the City.

The specific plan document is based on community input resulting from six community meetings, several study sessions with City Council and the public hearing process with the Planning Commission and City Council. A specific plan may either be adopted by ordinance or resolution (Government Code Section 65507). 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).

1) CEQA Compliance

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). If the initial environmental review shows that the proposed or amended plan could significantly affect the environment, the jurisdiction must prepare an environmental impact report (EIR).

Pursuant to CEQA, an Initial Study was prepared as part of the Specific Plan approval process. Based on the results of the Initial Study, the City of Huntington Beach determined that a Program EIR would be the appropriate level of environmental review for the Specific Plan. As part of the Specific Plan Program EIR a traffic study, noise study, air quality study and utilities analysis, including a Water Supply Assessment, was completed. The Program EIR also evaluated land use, aesthetics, biological resources, cultural resources, hydrology and water quality, public services, recreation and hazards and hazardous materials. Mitigation measures included as part of the Program EIR have been incorporated in Appendix ~~D~~ **A** and will be included as requirements on development projects within the Specific Plan area.

All subsequent approvals necessary to develop property within the Specific Plan Area must be consistent with the Specific Plan, the Maximum Amount of New Development established in section 2.1.1 of this Specific Plan and be within the scope of the Program EIR. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines.

2) Specific Plan Amendments

Specific Plan Amendments shall be made through the Zoning Text Amendment process; subject to consideration and approval of the Planning Commission and City Council in accordance with the provisions of the Huntington Beach Zoning and Subdivision Ordinance.

3) Severability

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

I.3 SPECIFIC PLAN AREA

The Specific Plan refers to all private and public properties that come under the purview of the Specific Plan as indicated in the Specific Plan Area Map presented in Figure i.1. **The total acreage of the Area is approximately 459 acres.** The Beach & Edinger Specific Plan Area is composed of portions of two primary development corridors, the Beach Boulevard Corridor, and the Edinger Avenue Corridor, as follows:

The Edinger Corridor Plan Area. The portion of the Specific Plan centering on Edinger Avenue extends westward from the Beach Boulevard intersection to the west of Goldenwest Street intersection. Development Standards contained in this Specific Plan will apply solely to properties formally located in the Specific Plan Area. The properties that will be included in that formal Specific Plan Area are illustrated in Figure i.1 - Specific Plan Area.

Notwithstanding these formal policy-area boundaries, the primary developments influencing the optimum potential future for all properties in this portion of the City are Bella Terra shopping center, Golden West College, Goldenwest Transit Center, and the properties adjacent to these three located between Edinger Avenue and Interstate 405. Although these properties are outside of the formal Beach and Edinger Specific Plan Area for regulatory purposes, the first section of this Specific Plan - Book I, Community Intent - ~~describes the community's vision for this entire portion of the City.~~ **reflects the interconnectedness of the area.** The Specific Plan refers to this cohesive portion of the City as *the Edinger Avenue Corridor and Environs*. The Edinger Corridor and Environs includes all properties lining Edinger Avenue between the intersection of Goldenwest Street and Beach Boulevard, as well as the triangle of properties formed by the eastern edge of Golden West College, Interstate 405, and Edinger Avenue – see Figure i.2 - The Edinger Avenue Corridor

and Environs. For specific development regulations pertaining to properties in the Edinger Avenue corridor and Environs that are outside of the Specific Plan area presented in Figure i.1, refer to *The Crossings at Huntington Beach Specific Plan (SP13)*, as well as to the *Huntington Beach Zoning & Subdivision Ordinance*. Figure i.2 illustrates the location of properties that are regulated by *The Crossings at Huntington Beach Specific Plan*.

The Beach Boulevard Corridor Plan Area. The Beach Boulevard Corridor portion of this Specific Plan extends from Edinger Avenue to the north, to the northern edge of the Coastal Zone, which is located south of Atlanta Avenue (see Figure i.1 – Specific Plan Area).

I.4 DOCUMENT ORGANIZATION

The *Beach and Edinger Corridors Specific Plan* is organized into three mutually reinforcing “Books” or primary sections,” as follows:

Book I: Community Intent describes the ~~envisioned physical outcomes~~ **community objectives** that the Specific Plan is intended to ~~instigate~~ **achieve** and the primary means by which the community intends to support the emergence of those desired outcomes.

Book II: Development Code establishes the primary means of regulating land use and development on ~~privately owned~~ properties located within the Plan Area.

Book III: Public Improvements describes the planned investment of City resources **and infrastructure needs** to stimulate, promote and support the desired growth and change in the Plan Area.

In addition to these three primary sections, additional information upon which the Specific Plan is founded is ~~included both in the appendices of this document,~~ as well as **located** in ~~separately bound technical reports~~ **the Beach and Edinger Corridors Reference Volume**

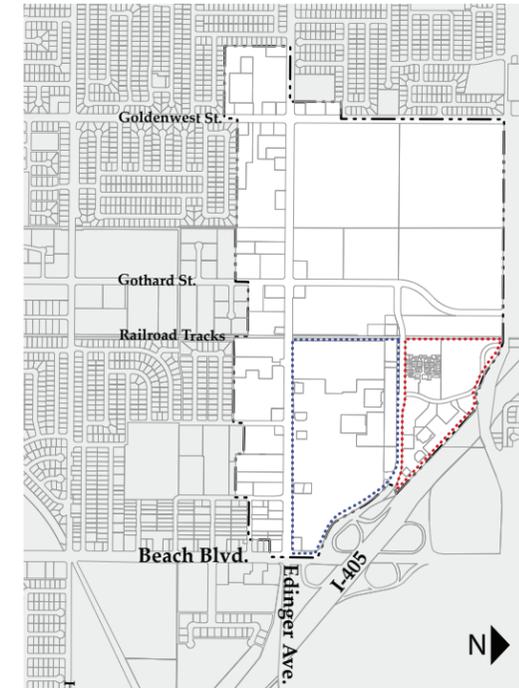


Fig.i.2. Edinger Avenue Corridor and Environs

- • • Edinger Avenue Corridor and Environs Boundary
- • • • • The Crossings Specific Plan Area Boundary
- • • • • North Huntington Center Specific Plan Area Boundary

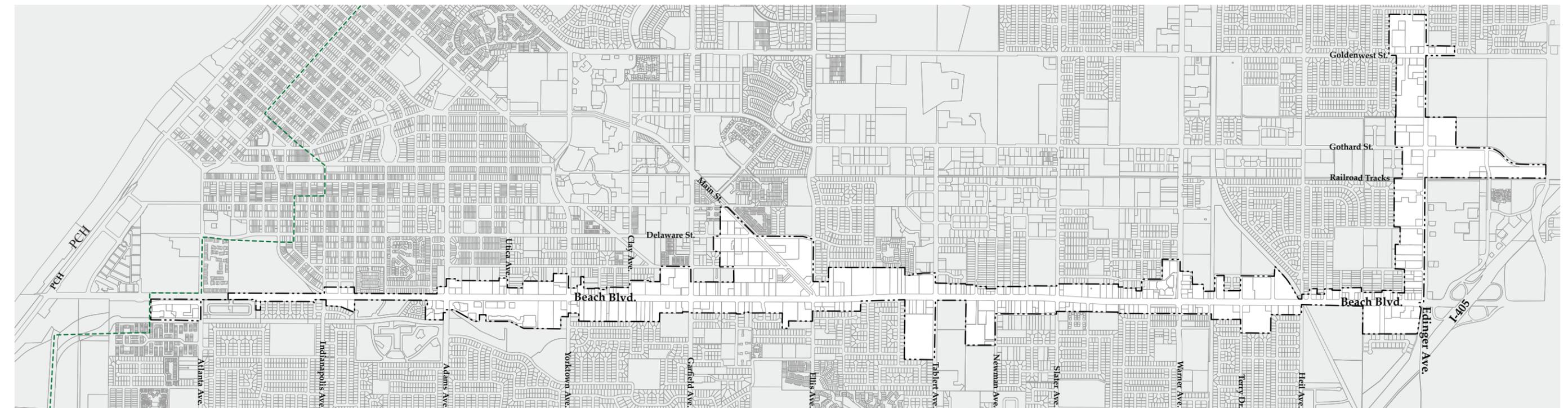


FIG. I.1. PLAN AREA MAP

- Coastal Zone Boundary
 - Specific Plan Area Boundary
- N 1,000 500 0 1,000 2,000 Feet