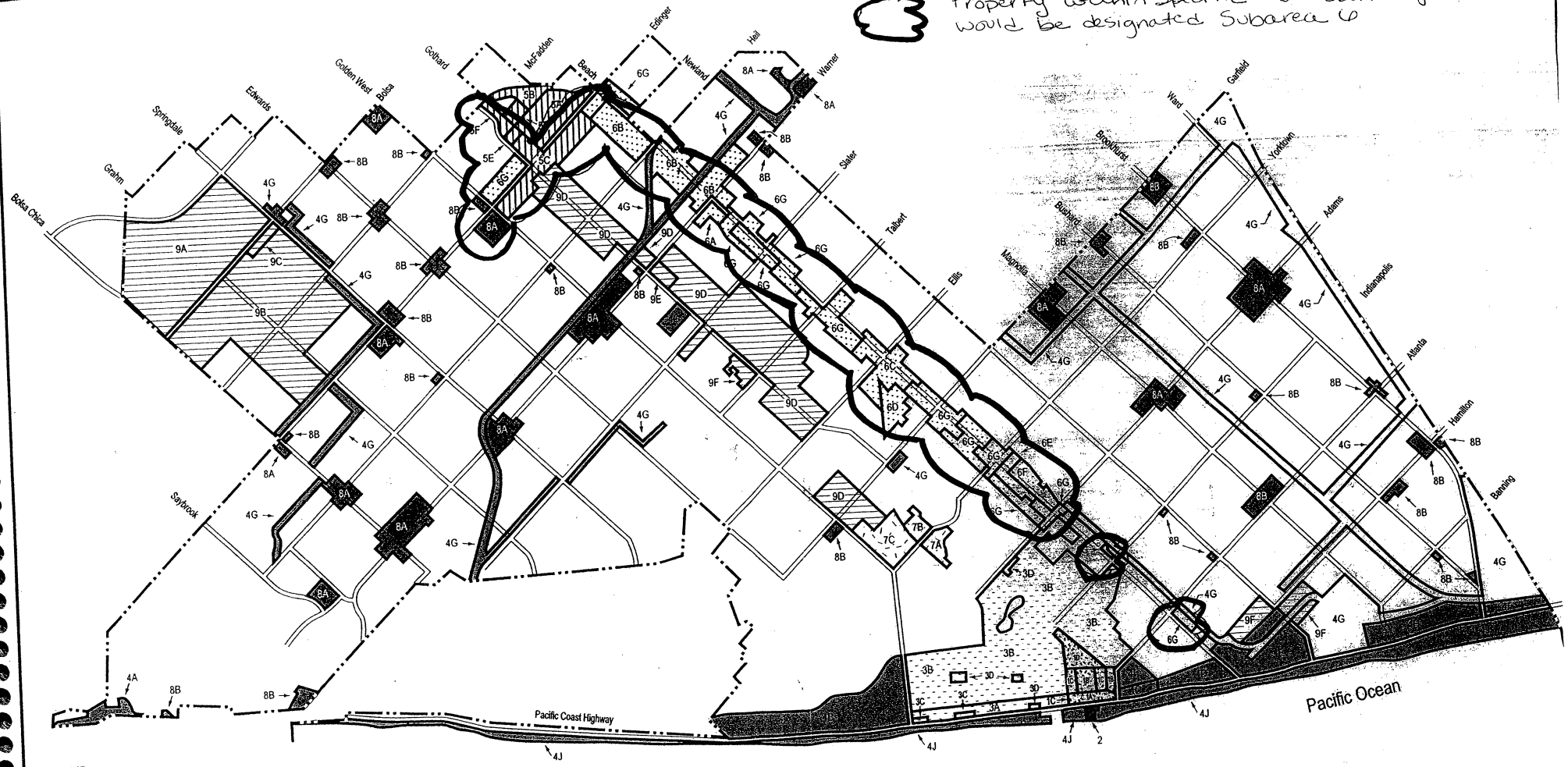
TABLE LU-4 (Cont.)

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
~~5F Transit Center~~	~~Permitted Uses~~	~~Category: Mixed Use-Vertical Integration of Housing ("MV")~~ ~~Community-serving commercial uses permitted by the Commercial General ("CG") land use category and transit-related uses.~~
	~~Density/Intensity~~	~~Category: "F8"~~ ~~• Height: four (4) stories~~
	~~Design and Development~~	~~Category: Special Design ("-d")~~ ~~• Design to integrate commercial and transit-oriented uses and facilities.~~ ~~• Cluster buildings on common walkways, open spaces, and/or plazas.~~ ~~• Incorporate unifying design elements (signage, streetscape, architectural design, and other).~~ ~~• Link Transit Center with adjacent parcels in the Regional Core.~~ ~~• Design structures to be compatible with adjacent residential uses.~~
6 Beach and Edinger ~~Boulevard~~ Corridors	Area wide Functional Role	Provide for the evolution of the Beach Boulevard and Edinger Avenue corridors into a series of distinct commercial, mixed-use, and residential ~~nodes~~centers and segments. Develop a high level of design identity for each ~~node~~center and segment, which improves the visual character of the ~~Boulevard~~corridors and establishes a unique "sense of place." Facilitate pedestrian activity within each to minimize the need for automobile travel among individual uses.
	Permitted Uses	Category: Mixed Use ("M") Single uses containing commercial or residential uses and mixed uses pursuant to the Beach and Edinger Corridors Specific Plan (SP 14)
	Density/ Intensity	Pursuant to the Beach and Edinger Corridors Specific Plan (SP 14)
	Design and Development	Category: Special Design ("-d") • Require conformance with the SP 14
~~6A SWC of Beach and Warner~~	~~Permitted Uses~~	~~Category: Commercial Office ("CO")~~ ~~Uses permitted by the "CO" land use category.~~
	~~Density/Intensity~~	~~Category: "F3"~~ ~~• Height: per existing structures~~
	~~Design and Development~~	~~Category: Special Design ("-d")~~ ~~• Design additional uses and structures to complement existing structures.~~

#B-1 ATTACHMENT NO. 3.41

Property within Specific Plan boundary would be designated Subarea 6



LEGEND

- City Boundary
- Downtown
- Pier
- Old Town
- PCH Coastal Corridor
- Regional Commercial Core
- Beach Boulevard
- Civic Center Node
- Commercial Nodes
- Industrial Nodes

#B-1 ATTACHMENT 3.45

MILES 0 .25 .5 1

NORTH

FIGURE LU-6

HUNTINGTON BEACH
SUB-AREA MAP

City of Huntington Beach General Plan

ATTACHMENT NO. 3.45