

Development Standard Matrix of Changes  
Proposed District #1 –Neighborhood Overlay

Standard	Existing District #4 (portion on 2 <sup>nd</sup> St.)	Existing District #5 (portion on 1 <sup>st</sup> St.)	Proposed Neighborhood Overlay
Parcel Size	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area
Lot coverage	50%	None	None
Density	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	30 du/ac
Height	35'/3 stories	< full block: 3stories/35' Full block: 4 stories/45'	35'/3 stories; single-family: 25' maximum height within front 25' of lot
Front Setback	15'	15'	Mixed Use: 5' max. Residential: 10' min. Single-family: 15'
Side Setback - Interior	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	None	Mixed Use: none Residential: 20% aggregate; 3' min.
Side Setback - Exterior	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW	5' from ROW	Mixed Use: none Residential: 20% aggregate; 5' min.
Rear Setback	3'	3'	3'
Uses	Mixed use office/ residential; single-family residential	Mixed Use: Commercial/Office/Resid ential	Mixed Use: Office/Residential; single- family residential
Upper-story setback	10' from 2 <sup>nd</sup> story façade (covered area)	10' from 2 <sup>nd</sup> story façade (covered area)	10' from 2 <sup>nd</sup> story façade (covered area)
FAR	1.5; 1.0 single-family residential	2.0	None; single-family: 1.0
Dedication	Additional 2.5' on 6 <sup>th</sup> St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side	Additional ROW required to widen alley to 24' – no more than ½ from 1 side	No changes to existing requirements

Development Standard Matrix of Changes  
Proposed District #1 – Cultural Arts Overlay

<b>Standard</b>	<b>Existing District #6 (portion between Acacia and Palm)</b>	<b>Proposed Cultural Arts Overlay</b>
Parcel Size	25' street frontage and 2,500 s.f. net site area	N/A
Lot coverage	None	50%
Density	25 du/ac	N/A
Height	<100' frontage: 2 stories/30'; 100' but < full block: 3 stories/35'; full block: 4 stories/45'	35'
Front Setback	15'; 5' on 5 <sup>th</sup> , 3 <sup>rd</sup> and Main Streets	None
Side Setback - Interior	10'; non-residential: none	20'
Side Setback - Exterior	15' from ROW	None
Rear Setback	3'	None
Uses	Mixed Use: Commercial/Office/Residential	Cultural Arts related uses
Upper-story setback	10' from 2 <sup>nd</sup> story façade (covered area)	None
FAR	<half block: 1.5; ≥half block: 2.0	None
Dedication	None	No changes to existing requirements

Development Standard Matrix of Changes

Proposed District #2

(Visitor-Serving Mixed Use)

<b>Standard</b>	<b>Existing District # 7</b>	<b>Proposed District # 2</b>
Parcel Size	No minimum parcel size	No change
Lot coverage	50%	No change
Density	No maximum density	No change
Height	8 stories	No change
Front Setback	50' from PCH	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	20'	No change
Rear Setback	20'	No change
Uses	Hotel and visitor-serving commercial	No change
Upper-story setback	None	No change
FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension; 20' cooridor between Atlanta Ave. and PCH	No change

Development Standard Matrix of Changes  
Proposed District #3  
(Visitor Serving Recreation)

<b>Standard</b>	<b>Existing District # 9</b>	<b>Proposed District # 3</b>
Parcel Size	No minimum parcel size	No change
Lot coverage	35% net site area; max. 25% of site area may be used for vehicle access and parking	No change
Density	No maximum density	No change
Height	None	No change
Front Setback	50' along PCH and Beach Blvd.	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	50' along Beach Blvd. 20' all other streets	No change
Rear Setback	20'	No change
Uses	Hotel – visitor-serving recreation	No change
Upper-story setback	None	No change
FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension	No change

Development Standard Matrix of Changes  
Proposed District #4  
(Established Residential)

Standard	Existing District #2	Existing District #4* (portion along 6 <sup>th</sup> St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Parcel Size	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	No change
Lot coverage	50%	50%	None	50% (no change from District 2)
Density	<50' frontage: 1 du 50': 4 du ≥51': 30 du/ac	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	≤ 25' street frontage & 2,500 s.f. site area: 1 du; > 25' frontage/2,500 s.f. to ≤ 50' frontage/5,000 s.f.: 4 du; > 50' frontage & 5,000 s.f.: 30 du/ac
Height	35'/3 stories; front and rear 25' of lot: 25' maximum height	35'/3 stories	<100' frontage: 2 stories/30' 100' to < full block: 3 stories/35' Full block: 4 stories/45'	35'/3 stories; 25' maximum height within front 25' of lot
Front Setback	25' along PCH; all other streets 15'	15'	15'	25' along PCH; all other streets 15' (no change from District 2)
Side Setback - Interior	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	Residential: 10' Non-residential: none	Single family: 10% lot width, not less than 3', 5' max. Multi-family: 20% aggregate lot width (≤100' frontage – 3' min.; >100' frontage – 7' min.)
Side Setback - Exterior	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW	15'	Single-family: 5' from ROW Multi-family: 20% aggregate lot width (≤100' frontage – 5' min.; >100' frontage – 15' min.)

Development Standard Matrix of Changes  
Proposed District #4  
(Established Residential)

Standard	Existing District #2	Existing District #4* (portion along 6 <sup>th</sup> St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Rear Setback	3' along PCH, all other streets 7.5'	3'	3'	3' along PCH, all other streets 7.5' (no change from District 2)
Uses	Single- and Multi-family residential	Mixed use office/residential; single-family residential	Mixed use commercial/office/residential	Single- and Multi-family residential (no change from District 2)
Upper-story setback	10' from 2 <sup>nd</sup> story façade (covered area)	10' from 2 <sup>nd</sup> story façade (covered area)	10' from 2 <sup>nd</sup> story façade (covered area)	No change
FAR	1.0 single-family; no FAR for multi-family	1.5; 1.0 single-family residential	<half block: 1.5 ≥half block: 2.0	1.0 single-family; no FAR for multi-family 2.0 (no change from District 2)
Dedication	Additional ROW dedication required to widen alley to 20'	Additional 2.5' on 6 <sup>th</sup> St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side	Additional ROW required to widen alley to 24' – no more than ½ from 1 side	No changes to existing requirements

\*note: single-family uses in existing District 4 and 6 are currently subject to development standards for District 2.

Development Standard Matrix of Changes  
Proposed District #5  
(Pacific City and Waterfront Residential)

<b>Standard</b>	<b>Existing District # 8A, 8B</b>	<b>Proposed District # 5</b>
Parcel Size	No minimum parcel size	No change
Lot coverage	50%	No change
Density	30 du/ac	No change
Height	50'	No change
Front Setback	20'	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	25' along Beach Blvd. 20' all other streets	No change
Rear Setback	20'	No change
Uses	Multi-family residential	No change
Upper-story setback	Portion of structures which exceed 35' in height will be recessed a minimum of 100' from northern exterior property line	No change
FAR	None	No change
Dedications	Additional ROW dedication for Walnut extension	No change

Development Standard Matrix of Changes  
Proposed District #6  
(Pier)

<b>Standard</b>	<b>Existing District # 10</b>	<b>Proposed District # 6</b>
Parcel Size	No minimum parcel size	No change
Lot coverage	No maximum lot coverage; no more than 25% of pier shall be covered with any roofed structure	No change
Density	No maximum density	No change
Height	25' and 2 stories; 1 story on pier (excluding end of pier restaurant) and northwest of the pier	No change
Front Setback	None	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	None	No change
Rear Setback	None	No change
Uses	Pier/Beach related commercial	No change
Upper-story setback	None	No change
FAR	None	No change
Dedications	N/A	No change

Development Standard Matrix of Changes  
Proposed District #7  
(Beach)

<b>Standard</b>	<b>Existing District # 11</b>	<b>Proposed District # 7</b>
Parcel Size	No minimum parcel size	No change
Lot coverage	No maximum lot coverage	No change
Density	None	No change
Height	20' (exception: no maximum height for lifeguard towers or other public safety); parking shall be 1 foot below adjacent bluff	No change
Front Setback	None	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	None	No change
Rear Setback	None	No change
Uses	Beach	No change
Upper-story setback	None	No change
FAR	None	No change
Dedications	N/A	No change

**Villasenor, Jennifer**

---

**From:** Fritzal, Kellee  
**Sent:** Thursday, January 15, 2009 3:53 PM  
**To:** Villasenor, Jennifer  
**Subject:** Fw: MAIN STREET LIBRARY DEVELOPMENT PLANS

---

**From:** Ruthe Gorman  
**To:** Fritzal, Kellee; Machado, Jason  
**Cc:** richardson.gray@yahoo.com  
**Sent:** Thu Jan 15 14:24:29 2009  
**Subject:** MAIN STREET LIBRARY DEVELOPMENT PLANS

I am a long-time resident of Huntington Beach and live at 726 Main Street. I am also a volunteer at the Main Street branch of the HB Library. The purpose of this e-mail is to urge the City not to build a 4-story center on the library property for a number of reasons, including the following:

1. The building would wipe out the "green" space residents now enjoy. This site is virtually the only park-like open space in the immediate vicinity.
2. Its monolithic size and height would dwarf the nearby buildings and result in lower residential property values in the surrounding area. There are no 4-story buildings downtown, including the commercial district, and the proposed building would be totally incompatible and stand out like a sore thumb.
3. The new center would result in the eventual closing of the Main Street library, which would be a major loss to the many downtown (and other) residents who rely on the library for many reasons. It would also create a hardship for senior citizens and others who are unable to drive to the Talbert Street library. Also, the library is used constantly by many visitors who utilize the computers and other research materials.

I am not against progress and have watched the downtown area evolve from being a rundown eyesore in the early 1980s to a thriving and attractive location enjoyed by both residents and tourists. However, a huge 4-story structure plopped down in the middle of a peaceful residential area does not represent progress. It is a stupid concept and building it would be detrimental to the quality of life now enjoyed by both residents and visitors.

Ruthe Gorman  
726 Main Street  
(714) 960-1846

ATTACHMENT NO. 8.1

Bob Corona  
(714) 960-6990  
(714) 342-4095 (cell)

- Development standards – consider allowances for clear glass to top a maximum 42” height wall; 25’ required setback on PCH – reduce to 10’ to allow for patios/landscaping other than lawn/turf
- Design guidelines – good! Pictures and images shown in Design Guidelines generally good except corporate signage picture of Burger King (consider using different image to show good example of good corporate signage); stay away from trendy design themes – encourage architecture that will stand the test of time
- Parking – trolley system – good idea! Shuttle service – good idea! tiered-parking structure at beach – not a good idea – will be problematic; best to leave beach and pier alone as it is main attraction for downtown
- Wayfinding signs – good!
- Chapters 7 and 8 – good! 2<sup>nd</sup> right turn lane on Goldenwest to PCH should be of highest priority

**Villasenor, Jennifer**

**From:** Fritzal, Kellee  
**Sent:** Monday, January 26, 2009 8:15 AM  
**To:** Villasenor, Jennifer; Fauland, Herb  
**Cc:** Hess, Scott  
**Subject:** FW:

Team One – Jeff's comments

**From:** Kellee Fritzal [mailto:kel970@yahoo.com]  
**Sent:** Saturday, January 24, 2009 9:58 AM  
**To:** Fritzal, Kellee  
**Subject:**

City of Huntington Beach  
 1/23/2009  
 Redevelopment and Planning  
 2000 Main Street  
 Huntington Beach, CA

RE: Comment on D.T.S.P.

1. My goal is that items within the plan be changed or deleted if an item would deter development from its maximum potential or practical implementation. Small code items can have the net effect of making a project not "pencil."

Make the code as specific as possible allowing Administrative approval (Director and Zoning Administration) except for "Major Projects" which would require D.R.B. and Planning Commission Review. All other projects should be non-discretionary. (Section 2.5 and Permitted Use Tables).

- 3a. (2.7) Definitions: Omit "Full block" and "Half Block" definitions and replace with definitions for "Major Project" and/or "Face Block": Net Lot area of 25,000 s.f. or 200 l.f.t. of street frontage.
- 3b. "Height of Building" add: excluding penthouse structures located 30' from property lines, not to exceed 10' above maximum height.
4. (3.2.6.2) Omit requirement to access only from alleys. Access could be from "side" streets including Walnut, Olive, Orange, Pecan, Acacia, Palm ("Tree Street")
5. (3.2.6.3) Change 'full block" to "major projects" or "face block."
6. (3.2.10.2) Omit five foot setback for subterranean structures; utilities are in alleys and would not affect most streets. Public Works can address on a "Major Project" review.
7. (3.2.13) Mixed-Use Projects:  
Omit #3. Common entries work well, access to residential area can be limited by

1/26/2009

ATTACHMENT NO. 8.3

elevator or door key/card.

Omit #4. Shared parking for guests and commercial is desired.

Omit #6 Not needed.

Change #7 to allow for Live/Work access.

Omit "state-of-the-art" to open to interpretation.

8. (3.2.15.1.4 Private) Open Space:  
Add "planted (vine) fence" and change to 60" height (privacy). Also, glass dividers.
9. (3.2.18) Refuse and Recycling:  
Omit #3. Most trash rooms are in the buildings in downtown. Add to #5, Building Code approved trash chutes can meet this requirement.
10. (3.2.19) Affordable Housing: All sites are within Project Area?
11. (3.2.20) Residential Buffers:  
Change to apply to the perimeter of all districts.  
Figure 3.-8 is good illustration of height, density and 'cake' setbacks to achieve density with less impact to residential, make illustration larger for better reference. Eliminate "state-of-the-art" in #7, maybe add scrubber requirements at perimeter projects only.
12. (3.2.22.5) Projecting or Hanging Sign:  
Are these not commonly called "Blade" signs?
13. (3.2.24.1.4) Allow outdoor dining next to building on Main to 5<sup>th</sup> Street parkways.
14. (3.2.24.3) Parking for Outdoor Dining:  
Omit maximum tables and seats, difficult to enforce. Set area (1,200 s.f.) is easier to control.
15. (3.2.26.1) Parking Space Dimensions:  
Change space dimensions to 8.5' wide by 18' long with 25' Aisle and allow for column /wall incursions except at door swing area. Change notes in matrix to correspond.
16. (3.2.26.10.1) c.) District Special Standard:  
Remove 50% requirement and add that 'x' number of parking spaces are available to be used in the in-lieu fee program. In-lieu parking is allowed for commercial /guest parking only. In-lieu fee amounts established by City Council. City will provide new parking spaces in a timely manner for in-lieu parking program when current residual spaces have been allocated.
17. (3.3.1.3) Permitted Uses:  
Expand "green zone" residential on ground floor" to 3<sup>rd</sup> Street east and 2<sup>nd</sup> Street / 1<sup>st</sup> Street southwest to Alley at PCH. These areas not viable as commercial.

18. (3-40) Permitted Uses:  
Add Family Doctor, Dentist and Quick Clinic, Emergicare to permitted uses.
19. (3-42) Summary of Development Standards District 1 Commercial Only:  
Minimum Parcel Size: -5,000 s.f. / 50' frontage  
  
Maximum Building Height: 40' / 3-stories  
Major project / Face Block – 50' / 4-stories with cake step-backs  
  
Front Yard Setback: Minimum 0', Maximum 5'  
  
Public Open Space: N/A except Major Projects = 4% + Paseo + Public Art Piece
20. (3.3.1.8) Building Height: See above
21. (3.3.17) Maximum Density: 40 units / acre  
Major Project: 60 Units / acre
22. (3.3.1.14) Public Open Space: See above
23. (3.3.1.15) Storefront 3) add low-e coatings permitted.
24. (3-57) Maximum Height: 50' /4 story with cake step-backs
25. (3-59) Cultural Arts Plaza:  
Add alternative street closure designs to communicate conceptual nature of this area.
26. (Figure 3-5) Alley Dedications:  
Alley at Main Street east should be uneven dedication (existing large dedication on one side)
27. (3.2.22.1) General Sign Standards:  
3) Projects may have five users but only need signs for two users. Change to "five users with signs."
28. Plan should address undergrounding of electrical distribution system, future transformer and vault locations.

After reviewing the Draft Specific Plan I have the following comments:

1. The Specific Plan states as one the goals and objectives are to increase city revenue and create a well balance mix of land uses for both residences and visitors. The Plan however, emphasizes development for more visitors during peak time usage than development for local residence during non-peak times. The amount of revenue the city derives is directly related to usage. During peak times there is only limited extra capacity to drive more revenue. During non-peak times (49% of the days per the Parking Study) there is much more potential to increase revenues. If the City's goal is to increase revenue and have a well balance mix of land uses, then the emphasis should be on increasing usage when there is more headroom for revenue, and focus on local residence.
2. Priority needs to focus on the future development of Walnut Avenue as a pedestrian link with Pacific City. Currently, the emphasis is using PCH as the primary pedestrian link between downtown and Pacific City. PCH is uninviting as a pedestrian link because Pierside Colony lacks ground floor retail, creating a non-pedestrian friendly "retail dead zone". Only the north side of Walnut Avenue could provide a continuous stretch of retail uses and a pedestrian friendly link between Main Street and Pacific City. The Specific Plan should use the same street concepts for Walnut Avenue as it proposes for 5<sup>th</sup> Street. A strong early priority needs to be given to straightening Walnut Avenue with Pacific View to allow an easy to follow linkage to Main Street that will be visually understandable by visitors.
3. Development north of Orange Avenue along Main Street is being proposed for high-density tourist oriented land uses. The emphasis should be for local residence land uses that bring a balance of retail uses to downtown. Retail use could include smaller format grocery store, hardware store, or service oriented stores. The smaller format stores of Fresh & Easy would be feasible near this intersection. No hotels should be allowed north of Orange Avenue and no development over three stories.
4. The block with the Main Street Library should remain as, open space. We already have a newly remodeled Performing Arts Center less than a mile along Main Street at Huntington High School and another facility at the Central Library. A third smaller facility with expensive underground parking is clearly not needed nor feasible. This block should remain as open public space and no 4 or 5 story development should be allowed.
5. While the city has limited control over the cars we drive, the city controls the parking and rates. The new Plan should create a few parking spaces for Low

Emmission Vehicles (LEV) or Low Speed Vehicles (LSV) to encourage their use, minimizing traffic, and lower environmental emissions. Newport Beach and other beach communities already provide smaller parking spaces for LEV and LSV with lower parking fees.

The Parking Study that is a part of this plan has incorrect conclusions and future strategies. The Parking Study only focused on daily parking charges and not monthly charges. Employee's working downtown do not utilize free street parking located blocks away, when they can park in the Main Promenade Garage or the beach lots for 57¢ per day (\$150/ 220 work days=57¢ per day). The beach lots and a description of Pacific City's parking facility should be mentioned and studied. Frankly, the downtown area has an abundance of parking when compared to other nearby beach towns of Newport Beach, Seal Beach, Manhattan Beach and Hermosa Beach. The parking study concludes it reaches capacity only 5% of the days. There is a need to direct drivers to available empty spaces, but there is rarely a shortage of empty stalls.

6. Objective 2 (1.5.2.3) states the plan should encourage development of underused existing properties. The east side of Pierside Pavilion is a "retail dead zone". This area needs new ideas and city assistance. One solution: create a "Gallery Row" along both sides of the east plaza. Move many of the vendor's from the upper pier parking area to the new "Gallery Row". The vendors will have a permanent home, pay more revenue to the city, and reinforce the link between PCH and Walnut Avenue. The Plan should also address the closed theatres.

I look forward to participating in this planning process.

Richard Plummer  
940 11<sup>th</sup> Street  
Huntington Beach, CA 92648  
(714) 960-4542



**HUNTINGTON BEACH TOMORROW**  
P. O. BOX 865, HUNTINGTON BEACH, CA 92648  
"Making a difference today for Huntington Beach tomorrow"  
Phone: (714) 840-4015 E-Mail: info@hbtomorrow.org  
Website: www.hbtomorrow.org

---

---

RECEIVED JAN 26 2009

January 23, 2009

City of Huntington Beach  
2000 Main St.  
Huntington Beach CA 92648

Ref: Downtown Specific Plan Draft

Attn: Jennifer Villasenor

Here are our comments on this well done, professional specific plan.

**Land Use & Development Standards**

**I. All Districts – Some residential development standards are in excess of existing zoning ordinance standards. This would result in overbuilding a site and diminish the quality of life for residents and the public.**

**Recommendations:**

**Ensure residential development standards do not exceed the development standards approved for Bella Terra II.**

**Page 3-42 and 3-43. Change the maximum density for residential only table for 1<sup>st</sup>, 2<sup>nd</sup> and Lake from the proposed 60 du/ac to existing density. Reflect the same in 3.3.1.7.**

**II. Page 3-56 Cultural Arts Overlay**

**The cultural arts overlay allows an intensity of use that is incompatible with existing residential uses. The purpose of the cultural arts overlay should be revisited and practicality assessed. Funding, usage and community support questions should be answered before the plan is adopted.**

**Recommendations:**

**Page 3-56, 5) Maximum site coverage should be changed to 50%.**

**City standard has always been 50%. 60% would allow too massive a building.**

**Page 3-56 7) Maximum building height should be changed to 35 feet.**

**Buildings in this area should be limited to three stories to avoid glaring incompatibility with adjacent residential structures.**

ATTACHMENT NO. 8.8

**Page 3-57 Maximum intensity FAR should be changed to 2.25 from 3.0. A massive building would be out of character for this location. Either the building needs should be reduced or another site should be found.**

**Page 3-57 8) Upper story setback shall be required.**

**City design guidelines require upper story setbacks. Planning Commission and Design Review Board review should be stated.**

### **III. Permitted Uses District 7**

#### **Recommendations:**

**Parking Lots on the seaward side of the bluffs shall not be allowed if automobiles and traffic interfere with the aesthetics, safety, views and use of the bluff top and beach. The public has previously voiced significant opposition to seaward side parking proposals.**

**Recommendation: Determine if the proposed project assuages the public's concerns as stated above before inclusion in the plan.**

#### **HBT Downtown Specific Plan Subcommittee**

**Ed Kerins  
Mark Porter**

**Stephenson, Johanna**

3520

---

**From:** Dapkus, Pat  
**Sent:** Monday, January 26, 2009 8:50 AM  
**To:** Stephenson, Johanna; Van Dorn, Kay  
**Subject:** FW: Main Street Library

---

**From:** Mark Leeson [mailto:mleeson@thematlockgroup.com]  
**Sent:** Saturday, January 24, 2009 8:23 PM  
**To:** CITY COUNCIL  
**Subject:** Main Street Library

Dear City Council Members:

As a long time resident of Huntington Beach I would like to make known my strong opposition to the proposed development on the Main Street Library site. Open space in the downtown area is already in short supply. In recent years the practice of building two houses on the original 50 foot lots has already degraded the atmosphere of our city.

Our tax dollars would be much better used cleaning up the alleys in the downtown area. This will enhance the look and feel of Huntington Beach far more than one more over budget underutilized developers dream.

Yours truly,

Mark K. Leeson  
515 Pecan Ave  
Huntington Beach, CA 92648  
Off. 1-714-596-6648  
Cell 1-714-308-6612

1/26/2009

ATTACHMENT NO. 8.10

Roger and Marilyn Smith  
501 Pecan Avenue, Huntington Beach, CA 92648 / 714-969-5125 / [rocketguy99@socal.rr.com](mailto:rocketguy99@socal.rr.com)

January 22, 2009

Mayor Keith Bohr and  
Council Members Carchio, Coerper, Green, Hansen, Hardy, and Dwyer  
City of Huntington Beach  
via [city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org)

JAN 27 2009

Re: Downtown Specific Plan  
New Performing Arts Center

Dear Mayor Bohr:

As residents of downtown Huntington Beach, we are very concerned about the possibility of an Arts Center on the property at 525 Main Street and the many identified and yet to be identified consequential problems.

We love Huntington Beach. We love the park at 525 Main Street where many people enjoy playing sports, exercising their dogs, relaxing outdoors, and a multitude of other special activities. We're a city of walkers, bicyclers, pet-lovers, and nature-lovers, and all of us see the 525 Main Street park as a refuge and oasis that greatly contributes to the quality of our lives and brings in balance and beauty to an otherwise growing congestion of concrete, traffic, and loss of historical preservation. We share in the affection so many people feel for Huntington Beach, and ours is boosted every time another person voices their awe over the regal ambiance and sense of preserved history along Main Street, from Yorktown to 6<sup>th</sup> Street. Really, we're yet to have an out-of-town guest who drives that route who doesn't rave about the unique and amazing feeling created by that stretch. The awe is never about just one thing, but includes appreciation of and amazement over the charming homes and yards, the historical high school buildings, the Lake Park, the 525 main Street library, and the 525 Main Street park. We love taking our grandchildren and others across the street to enjoy the 525 Main Street park. We spend quality time in the 525 Main Street library. We often stroll up Main Street toward Lake Park and sometimes cross the street with the children's crossing guard.

My primary point in all of these descriptions is that the proposed Cultural Center would eliminate and/or drastically minimize the charm and beauty of the area between Yorktown and 6<sup>th</sup> Street. Having Main Street as an access route to a performing arts center would be like a mini-4<sup>th</sup> of July event throughout all the scheduled venues. What would happen to the tranquility and ambiance between York Town and 6<sup>th</sup> Street? Would a crossing guard be able to ensure safety for those trying to cross the street and enjoy the neighborhood and park, or would there even be a neighborhood and park that would still be enjoyable? Without the 525 Main Street park, many people would lose the quality of life that it affords and, I believe, the City would lose even more by jeopardizing the balance that has made us an attractive and amazingly unique City.

Also, I believe that the City's Specific Plan, particularly in 4.2.1.2, 4.2.1.3, and 4.2.1.7, points out the potential for extreme negative consequences to 525 Main Street's surrounding residences and residents.

Sincerely,

  
Roger and Marilyn Smith

c: Mr. Fred Wilson, City Administrator  
Mr. Paul Emery, Deputy City Administrator  
Mr. Robert Hall Deputy City Administrator  
Ms. Elizabeth Shier-Burnett, Chairperson, Planning Commission  
Ms. Blair Farley, Vice-Chair, Planning Commission  
Planning Commissioners Delgleize, Livengood, Scandura, and Speaker

ATTACHMENT NO. 8.11

Roger and Marilyn Smith  
501 Pecan Avenue, Huntington Beach, CA 92648 / 714-969-5125 / [rocketguy99@socal.rr.com](mailto:rocketguy99@socal.rr.com)

JAN 27 2009

----- Original Message -----

**From:** Marilyn Smith  
**To:** CITY COUNCIL ; Bohr, Keith  
**Cc:** Wilson, Fred  
**Sent:** Friday, January 23, 2009 2:27 PM

**Subject:** Thank you for your response -- Re: Very Concerned About the Possibility of an Arts Center at 525 Main Street

Dear Mayor Bohr,

Thank you for your prompt response to our email. We appreciate your stating that you will keep our concerns in mind.

We are hopeful that you will not only keep our concerns in mind, but that you will find that our concerns are significant and shared by many of your constituents.

None of us see our concerns as merely about a "green patch" in our neighborhood. The DSP proposal would mean losing a primary recreation area for people and pets; suffering the effects of demolition, construction, new and changed streets, and having our home addresses changed. To a community who loves their residential neighborhood, this proposal is about a loss of green and open views, drastic increases in traffic, looking at more parking structures, looking at more multi-storied buildings, suffering negative consequences of deliveries and delivery vehicles, dealing with lighting and noise that is incompatible with residential living, and so much more. The proposed DSP would impose negative impacts on the quality of life of many residents and visitors, and threaten their safety as well. (How would the crossing guard at the School Crossing on Main Street deal with the increased traffic and how safe would it be for children and others to cross at that crossing? Or would the Crossing Guard be one more thing that the City would need to get rid of to "expand/improve a cultural node"?) This DSP would equate to a lack of appropriate respect for existing residences and residents. It would mean drastic increases in traffic and extreme deterioration of the safety, ambiance, and historical charm. Turning 525 Main Street into a "cultural node" would mean destroying what Huntington Beach residents and visitors consider to be a park. Not calling this area a "park" reminds me of the saying that, "If it looks like a duck and quacks like a duck, it probably is a duck." 525 Main Street does look like a park, does function as a park, is designated on the City's posted sign as a park, and has park regulations listed for park occupants to follow while enjoying activities typically enjoyed at a park (hard to refer to this area as a "green patch").

Please accept our communication as heartfelt and enthusiastic and our hopeful attempt at stressing the importance of our concerns. We do believe that we want what is really best for the City of Huntington Beach. There are other sites that could be used, would have better access routes, and would cause less damage to existing neighborhoods, residences and residents.

Thanks again, Mayor Bohr. We look forward to opportunities to join you in finding the best way to honor these significant concerns.

Sincerely,  
Roger and Marilyn Smith

c: Mr. Fred Wilson, City Administrator  
Mr. Paul Emery, Deputy City Administrator  
Mr. Robert Hall Deputy City Administrator  
Ms. Elizabeth Shier-Burnett, Chairperson, Planning Commission  
Ms. Blair Farley, Vice-Chair, Planning Commission  
Planning Commissioners Delgleize, Livengood, Scandura, and Speaker

----- Original Message -----

**From:** Bohr, Keith

ATTACHMENT NO. 8.12

**Villasenor, Jennifer**

---

**From:** Fritzal, Kellee  
**Sent:** Friday, January 23, 2009 8:47 AM  
**To:** Smalewitz, Stanley; Hess, Scott; Fauland, Herb; Villasenor, Jennifer  
**Subject:** FW: Draft EIR for Downtown Plan

FYI

-----Original Message-----

From: lgeisse@aol.com [mailto:lgeisse@aol.com]  
Sent: Thursday, January 22, 2009 11:00 PM  
To: Fritzal, Kellee; richardson.gray@yahoo.com  
Subject: Draft EIR for Downtown Plan

Please add these comments to the Draft EIR for the Downtown Plan.

Sirs:

I am not in favor of losing parkland for any project, especially when other, better, options exist. The downtown park should not be developed. The park will always be a place of respite and retreat in the midst of the huge project you desire. It needs to stay. As President of the Parks Legal Defense Fund, we will support the defense of this park against any attempt to develop it. Thank you.

Larry Geisse, M.D. (resident of Huntington Beach)

January 22, 2009

In regards to: Huntington Beach Downtown Specific Plan No 5 Section 3.3.1.20

City of Huntington Beach  
Economic Development  
Attn: Nova  
2000 Main Street  
Huntington Beach, CA 92648

Dear Nova:

It has come to our attention, at this late hour, that the City of Huntington Beach, and in particular the Huntington Beach Police Department, wishes to amend the Downtown Specific Plan No 5 Section 3.3.1.20.

As Hurricanes has been a business member of our downtown community since 1992 we have seen many changes over the years with our continued growth and an influx of many new businesses.

Certain issues that are included in the revised plan 3.3.1.20 offered some great concern. To place a blanket standard across the board because of some businesses in the area does not seem, basically, very patriotic.

The kitchen being open during all hours is one of our concerns. As we are not in a major city such as Los Angeles or San Francisco, people do not tend to eat after 9:00pm. Our current kitchen hours are from 11:00am to 11:00pm and we average 20 covers from 9:00pm to 11:00pm on most off nights and a few more on the weekend. To spend labor dollars that our not necessary is not good for businesses that are already struggling in a bad economy.

However, understanding the need to combat customers becoming over intoxicated and becoming a problem, Hurricane's has, for the last year, taken upon itself that on Fridays and Saturdays and major holidays to offer a Free food product, i.e. tacos, brats etc from 12:00am to 1:00am. This has been successful to our customers and easy on our labor as we can have a bus boy handle the buffet product.

This may be a better alternative to keeping a kitchen fully staffed and open during all hours of the day. As long as there is a food product available for customers should be the minimum standard, not a fully staffed kitchen.

Restaurant Alcohol Permit Fee and Security Fee. Are these fees just required by the merchants in the downtown business district or does this apply to any restaurant doing business in the City of Huntington Beach? As merchants, we are already burden with many annual fees, high rents, licenses, etc. these fees seem a bit discriminatory to apply to just businesses in the downtown area. If this was to be applied City wide, we could understand, but do not feel that these are fair in a democracy such as ours.

Also the time restraints do not comply with the State of California Alcohol Beverage Control which states that alcohol can be served between the hours of 6:00am and 2:00am.

At Hurricanes, we are opened from 11:00am to 2:00am with a "last call" at 1:25am daily. This gives our customers ample time to finish there drinks, close out there tabs, and get a cab. We understand there are some businesses on the street that choose to get that last drink sale to the very last minute. Again it is not fair to penalize an entire community for the shortcomings a few bad apples. Again, if this is a city wide ordinance we could understand but not just a downtown issue.

By limiting alcohol sales to 1:00am means that we would have to do a "last call" at 12:30am to ensure that all customers are closed out and vacated at the appropriate time. This is a significant income loss over the span of a year when you take into consideration major holidays. If customers can't get what they want they will choose another city to do business in. Some of us remember the 1990's when we use to close the businesses on the 4<sup>th</sup> of July. Within a few short years we had no business on that day and it took many years to get it back.

In 1992, I believe there were around 19 liquor licenses' in the downtown area; I believe we now have something like 38. If the city was concerned about problems, why does it continue to offer permits to these types of establishments and then are upset when they do business. That would be a better place to start. Put a limit on permits in the downtown community, not penalize businesses that have invested years and millions of dollars establishing there businesses and run good operations.

In the past we use to have 1<sup>st</sup> block slow down consumption around 1:15am, 2<sup>nd</sup> block was 1:30am and 3<sup>rd</sup> block was around 1:45am. This allowed a nice flow and release on the street so that not all businesses were dumping 100's of people on the street at one time. It worked in the past why can't we discuss this with the merchants and get everyone to agree to a "last call" policy.

January 23, 2009

All other conditions, while a bit extreme, should be acceptable for those businesses operating well run operations.

We understand why the Huntington Beach Police are attempting to rectify the problems that have arisen over the past few years in our fine community. We offer our continued support and hope that these few changes can be amended to this program.

Sincerely,

*Kerry Lovett*

General Manager

ATTACHMENT NO. 8.16

JAN 23, 2009

RECEIVED

JAN 23 2009

DEPARTMENT OF ECONOMIC DEVELOPMENT

RE: THE DRAFT OF THE DOWNTOWN SPECIFIC PLAN UPDATE

ITEM #1: THE DOWNTOWN MAIN ST. LIBRARY

I AM A BACKER OF THE MOPS IN DOWNTOWN HB. THE PROPERTY AT 6TH & MAIN IS EXTREMELY LIMITED PARKING-WISE. I LIKE THE IDEA OF ADDING A CULTURAL CENTER. I LIKE THE CONCEPT OF A SMALL PERFORMING ARTS CENTER.

I AM ADAMANTLY OPPOSED TO OUR SURFING MUSEUM BEING PUT IN THIS LOCATION. DANK POINT HAS APPROVED A 30,000 \$ SURFING MUSEUM. WE MUST MAKE EVERY EFFORT TO NOT COMPROMISE / MINIMIZE OUR SURF CITY HERITAGE. PLACING AN ENEMIC SURFING MUSEUM ON THIS LOCATION WOULD BE A HORRIBLE SELL-OUT FOR THE CITIZENS OF THIS GREAT CITY AND IT'S FIRST CLASS TOURISM INDUSTRY.

THE ONLY VIABLE LOCATION FOR OUR NEW HBISM IS THE "VISITOR SERVING COMMERCIAL" BLOCK 163. THE PACIFIC CITY DISCOVERY CENTER AT 120 PCH IS IDEAL. AS AN AMENITY TO THE DOWNTOWN IT SHOULD NOT REQUIRE PARKING ONSITE.

MATTHEW "CLINT" ORR  
Matthew "Clint" Orr

CULTURAL OVERLAY YES  
SMALL PERFORMING ARTS CENTER YES  
HBISM @ MAIN ST LIBRARY ABSOLUTELY NOT

JAN 23, 2009

RE: THE DRAFT OF THE DOWNTOWN SPECIFIC PLAN UPDATE.

ITEM #2:

## BLOCK 163 UPDATE

BLOCK 163 (PCH BETWEEN 1ST & 2ND ST) IS THE ONLY VIABLE LOCATION, AS MENTIONED, FOR A MAGNIFICENT THEATRE.

IT IS ALSO THE ONLY POSSIBLE LOCATION FOR A WORLD CLASS DESTINATION THEATRE ANYWHERE ALONG THE COAST FROM NEWPORT TO SEAS BEACH. THE VISITOR SERVING COMMERCIAL ZONING IS IDEAL. THE PARKING IS EXCELLENT, WITH BLACK OUT DATES & TIMES A 1200 SEAT THEATRE WOULD HAVE 1,000'S OF <sup>PUBLIC</sup> PARKING SPACES WITHIN 1/4 MILE. WE COULD HAVE BIG NAME BANDS BACK IN TOWN & INVITE THE GOLDEN BEAR TO PROMOTE MAJOR CONCERT EVENTS. WE CAN HAVE OPERA'S & PLAYS ON OTHER NIGHTS. WE COULD HOST AN OCCASIONAL HOLLYWOOD MOVIE PREMIER.

WITH MINIMAL OFFSITE COSTS (SPELLED "MASSIVE PARKING HOLE") IT COULD BE BUILT BEFORE PACIFIC CITY IS DONE ACROSS THE STREET. THE PROPERTY OWNERS LIKE THE IDEA. LET'S DO IT, SHALL WE?

MATTHEW "CLINT" ORR  
Matthew "clint" Orr

PLEASE SEE ATTACHED

EXHIBITS A THRU I (9 PAGES)

ATTACHMENT NO. 8-18

(PAGE 7 OF 7)

## **Chapter 1 - Introduction**

### 1.1 Purpose & Intent

- “to ensure that planning regulations and guidelines provide direction with flexibility to accommodate both current and future development opportunities “ The plan fails to provide a more flexible direction and introduces a greater amount of discretionary approvals.
- “customizing the planning process and land use regulation” This intent could be realized if upon adoption of the Plan all future project proposals consistent with the Specific Plan could be permitted without further discretionary approval and environmental review.
- “to promote orderly and viable development that meets the community’s vision for the future...” The Plan does not present the community’s vision, what can the downtown look like, what activities will be included and how is it implemented over what time frame?

### 1.3.1 Specific Plan (Consolidated Document)

- “The Specific Plan eliminates the Downtown Parking Master Plan by combining the documents.” While this is a positive approach, the draft Plan does not present a Parking Master Plan. The following parking questions need to be addressed up front.
  - Based on the current level of activity downtown the parking demand is \_\_\_\_\_ spaces.
  - The current parking supply comprised of on-street and off-street public and private parking is \_\_\_\_\_ spaces.
  - The current surplus of parking (\_\_\_\_\_ spaces) will allow for \_\_\_\_\_ sq. ft. of additional development.
  - In order to achieve the invisioned potential development for the downtown \_\_\_\_\_ additional parking spaces will be necessary, based on the proposed parking standards.
  - The proposed parking standards are based on the following assumptions and theories:
  - The additional necessary parking spaces can be provided at the following locations:

### 1.4.1 Existing Conditions

- There needs to be a greater recognition of the current improvements including the entitled development projects.

### 1.4.2 General Plan

- How will the General Plan be amended to facilitate the amended Specific Plan?

### 1.4.3 Existing Issues

- Of the three items listed only parking is a true concern or issue. “the lack of pedestrian orientation of some locations, and the desire to expand development past the first three blocks of Main Street are salient concerns” These may be goals which could be implemented with Specific development standards but they are not major issues like, vehicular circulation, variety of commercial uses, expanded office and residential opportunities and public amenities.

#### 1.4.3.1-1.4.3.7

- The issues identified in the above sections are only statements and should be readdressed as a goal or objective, or omitted.

### 1.5 Specific Plan Intent

- Only two goals are identified (Vision/Land Use/Tourism), this seems like a very narrow focus. The goals should be a guideline to implement the issues identified in Section 1.4.3

#### 1.5.1.1 Vision and Land Use

- “Establish the Vision and create a land use plan ....” The Plan uses vague words and crude graphics to show the vision only the proposed cultural center is represented with an image. The proper mix of land uses for the downtown is not identified nor are any incentives proposed to attract specific uses.

#### 1.5.1.1 Tourism

- “Create an environment that promotes tourism...” Clear objectives and policies are not identified to implement the goal

#### 1.5.2 Objectives and Policies

- The objectives and policies are poorly phrased and do not relate to the two identified goals.
- What constitutes a “well balanced” mix of land uses?
- Why limit alcohol related uses as opposed to greater regulations?
- What prior land use assumptions were never realized and where are the new assumptions identified.
- Where is the plan identifying future public parking opportunities?
- “working closely with the Coastal Commission and area stakeholders” are nice statements however, the phrase is not a policy to implement a healthy mix of land uses.
- The issue to open or close Main Street to vehicular traffic should be part of a circulation goal or objective, not expressed as policy to implement future land uses.
- How do the objective and policies related to architectural design implement the two goals identified?

- Objective 3 should simply state to "ensure that adequate parking is available" the remaining sentence does not implement the identified goals.
- The policy shown under objective 1 "to identify locations where public parking should be provided..." should be moved to objective 3.
- Consider all available options for additional parking... is weak and should be replaced with the previous policy statement.

### 1.5.3 Vision

- The link between the downtown and the ocean already exists. How will the Specific Plan further address this other than through pedestrian movement along Main Street? The "Vision" section should be placed before the implementing objectives and policies. Greater discussion needs to be conducted on the desires and benefits of closing Main Street to vehicular traffic and encouraging a greater emphasis on pedestrian circulation.
- A concept design plan should be drawn for the Fifth Street right-of-way. Improvements have already been implemented in all three blocks, how will those improvements be modified?
- What revised development and parking standards are proposed for the fifth street "primary corridor"?
- The cultural center concept can be achieved without the need to reopen 6<sup>th</sup> Street. The current alignment of 6<sup>th</sup> Street to Main Street is a better route to move vehicular traffic around the downtown area. The curved portion of 6<sup>th</sup> Street can be removed to facilitate additional subterranean parking and reconstructed as an overcrossing with limited parking, similar to 5<sup>th</sup> Street in the Strand project.
- The "elements central to the vision for downtown" should be rephrased as objectives and policies and not repeated.

### 1.6 Downtown Design Concepts

- This entire section should be rephrased into goals, objectives and policies or omitted. Unless specific elements are proposed to be uniquely implemented in the Downtown area differently than the City as a whole, this section does not belong in the Plan.

## **Chapter 2 - Administration**

- This section provides the opportunity to streamline the project approval process as highlighted in section 1.1. All projects up to a specific size (50,000 sq. ft.) should be permitted without any discretionary review, if the proposal is consistent with the Specific Plan development standards and design guidelines. Only projects proposing unique activities, design concepts or over an established size should be subject to a Conditional Use Permit.
- Special Permits should be able to address all development standards up to a specific percentage of deviation (20%).

- Special Permits should be acted upon by the Zoning Administrator and only by the Planning Commission if the overall project size warrants a Conditional use Permit.
- Variances should only be necessary if the required deviation is beyond the scope of a Special Permit.
- Temporary use permit should be acted upon by the Director.
- Design Review Board action should only be necessary with a Conditional Use Permit.
- The findings for a Special Permit should be edited to a smaller list, and only require one of the findings for approval.
- The nonconforming use section needs further review and discussion. As outlined the provisions will discourage private improvements to nonconforming activities.

## 2.7 Definitions

- Only identify words or phrases unique to the implementation of the Downtown Specific Plan

## **Chapter 3 - Land Uses and Development Standards**

### 3.2.1 Design Guidelines

- “All development shall comply with the spirit and intent...” This statement seems contrary to the previously expressed desire to obtain unique architectural design. The Design Guidelines reflect a uniformity and common style, which discourages a continuation of the eclectic pattern of design and development that create the unique aspects of the downtown area.

### 3.2.2 Sustainable Development

- “All development projects shall contain sustainable features.” The above statement needs to be properly defined and explained. Sustainable policies should be addressed City wide and are not unique to the downtown.

### 3.2.4 Encroachments

- The Plan should allow for architectural projection over sidewalks and plazas, subject to adequate vertical clearance. In addition, upper story and subterranean connection linking various blocks should be permitted. These encroachments currently exist and have been approvable in the past.

### 3.2.5 Street Vacations

- This section does not propose anything unique for the Downtown and therefore should be omitted. Again, the concept for removing vehicle traffic from Main Street is raised. The Main Street issue should be addressed in the Circulation section. The Main Street closure should be

addressed as an objective in a yet to be developed circulation goal or dropped from further discussion.

### 3.2.6 Alleys

- Only the points which address zoning should be included. Repeating information which is City policy or procedure along with Public Works construction standards should be eliminated.
- Any new pavement patterns or materials proposed should be highlighted in the Public Facilities section. A greater degree of discussion concerning the proposed design, materials and costs needs to occur before this recommendation is adopted.

### 3.2.8 Accessory Structures

- "...such structures shall not exceed 15 feet in height nor be closer than 10 feet to any other structure ..." This is an old standard no longer applicable to the downtown area and can only serve to confuse, impede or prevent development.

### 3.2.9 Building Separation

- There is not a need for this provision

### 3.2.10 Subterranean Development

- The building code definition of a semi-subterranean structure should be used, which is not greater than one-half of the floor to ceiling height, not 42".
- Remove the shoring and raker discussion, these are not zoning issue and right-of-way encroachment was previously addressed.

### 3.2.11 Landscaping

- The landscaping provisions should reflect an urban type design theme, the arbitrary minimum amount of landscaping will conflict with outdoor dining, pedestrian paseo development and private plaza areas.
- The landscaping pattern should be part of the streetscape section, with setback and landscape standards consistent for the entire street. The proposed detailed standards for parking lot setbacks should be removed.
- "...special sub-surface construction may be required." If this is referring to root barriers or other sidewalk protection devices just say so, and what will determine this need, the type of landscape materials specified?

### 3.2.12.1 Fences and Walls

- "In the front yard fences and walls may not exceed 42 inches in height." Add in the front yard setback.
- Is the articulation every 10-12 feet truly necessary for interior side property lines?
- Why are smooth block walls prohibited? This is still an economical solution for interior side property lines.

### 3.2.13 Mixed-Use Projects

- There should not be the need for separate access to the commercial and residential uses. Plaza Almaria has a shared front lobby and elevator for both office and residential activities.
- If the parking is intended to be shared for residential, visitor, commercial and office tenants, why is there a need for “the spaces allocated for each use to be clearly marked”?
- Access to common residential open space from the commercial portion of the project is not a problem. If you are trying to say, the open space is for the exclusive use of the residents, than so state.
- The location and access to loading and trash areas in the downtown will most likely be from an alleyway. Locating these activities away from residential units may not be possible.
- More specific information is necessary to understand the phrase “state of the art ventilization systems”

### 3.2.14 Minimum Dwelling Unit Size

- Why mention the Affordable Housing section, there is no reference to minimum unit size.

### 3.2.15 Open Space

- Open Space may be a combination or private and common areas. The minimum amount should be 60 square feet per bedroom.
- A minimum of 75% of the units shall be required to have private open space is unnecessary. An urban environment adjacent to the beach should provide sufficient justification for the elimination of the requirement for private open space.
- Private open space shall be for the exclusive use of one unit, however if access is shared with other tenants that should be allowed. For example a series of rooftop courts or patios with a shared stairwell and access route.
- Common Open Space should allow for rooftop solutions.
- “Common Open Space ... shall be designed so that no dimension is less than 10 feet.” should be rephrased to state a minimum dimension of 10 feet.
- “Shall be open to the sky” should be modified to allow shade structures or building overhangs 50-75% open should be sufficient in the downtown.
- The restrictive covenant provision discussion should be omitted. All multi-family projects will be subject to the creation of CC&R reviewable by the City, the State Department of Real Estate and recorded with the county.

### 3.2.18 Refuse Areas

- The requirement that the refuse facility be located within 200 feet of each residential unit, seem arbitrary, eliminate the minimum dimension.

- A shared refuse system for both residential and commercial can work, don't preclude the option.
- Items 7, 8&9 are not zoning issues and should be eliminated from this section.

### 3.2.19 Affordable Housing

- Only include the reference to the City's Zoning Code. The overall approach to Affordable Housing is currently being reviewed and may result in changes to the Zoning Code. The discussion of a different affordable percentage for Redevelopment areas should be omitted.

### 3.2.20 Residential Buffers

- The proposed change in permitted uses will now allow for residential activity anywhere downtown. Therefore, the entire discussion of residential buffers should be redrafted as a Design Guideline. As a regulation, the items listed are either too restrictive or too vague. Excessive upper story setbacks on all sides and minimum setbacks for service and trash areas are arbitrary and excessive. The Downtown area is very limited in parcel and project sizes; therefore, a greater amount of individual review and customized modifications will be necessary, minimum setback standards will simply artificially constrain development.

### 3.2.21 Historic Properties

- The historically significant structures should be listed and the necessary process outlined. The illusion of discretionary approval should not be implied for either the Historic Resources Board or the Design Review Board.
- If a historically significant structure is proposed for demolition or significant change, will the Director or Zoning Administrator be able to approve the various Entitlements or will all historic decisions be referred to the Planning Commission?

### 3.2.22 Signs

- The entire sign section does not allow for innovative signage materials, sizes or design. The standards outlined are not unique to the Downtown and will make many of the existing signage non-conforming. This entire section should be redrafted to encourage a more creative approach and break away from the uniform standards found throughout the city.

### 3.2.24 Outdoor Dining

- The outdoor dining along PCH (within District 1) and Main Street (between PCH and Orange) should be identified on the proposed streetscape plans. The streetscape landscaping should be modified in response to the proposed requirement of a minimum 10-foot clear passage area and the potential outdoor dining area.

- Issue #3 should be eliminated, issue #4 can express the same thing by modifying the clear passage requirement to six feet.
- Issue #5 should be eliminated once the streetscape plan is approved, staff should not have the discretion to widen the passageway. Any future concerns could be addressed through the right-of-way License Agreement.
- Private sidewalk areas should be allowed to further reduce the necessary passageway to five feet, due to the limited pedestrian traffic. A permanent cordon should not be required.
- Issue #7 should be omitted, the visibility concerns for vehicular traffic is already addressed with the four way stop signs at all intersections.
- Design standards for the 36" barrier proposed for outdoor dining with alcohol should be reworked to allow a greater variety of solutions.
- Issue #10 omit the quality of outdoor furniture discussion.
- Issue #11 should be rephrased to say, "no seating is allowed for kiosk food sales", instead of may not provide outdoor dining.

#### 3.2.24.2 Operating Requirements

- Issue #1 omit as worded this only states the obvious.
- The entire section should be reworded to eliminate redundancy and better communicate the intent.
- The finding for the License Agreement should be placed directly under the License Agreement discussion.
- Termination of a License Agreement should not nullify the C.U.P. Outdoor Dining will generally be an extension of a restaurant, both approved with a single C.U.P.
- The License Agreement and Maintenance Agreement should be combined.
- The detailed repeat of the already approved outdoor dining procedures is not necessary and can be accomplished by reference.

#### 3.2.24.3 Parking

- The entire section needs to be reworded if the intent is to reflect the regulations currently in effect.

#### 3.2.24.4 Mushroom Heaters

- Omit entire discussion not a zoning issue. The Building and Fire Departments can prepare a hand out enforcement should not be a Planning Department function.

#### 3.2.24.5 Permitting

- The permitting procedures for outdoor dining should be placed in the document before any of the design and operating regulations.
- Outdoor dining without alcohol should require no discretionary approval providing the outlined standards are adhered to.

- Outdoor dining with alcohol sales should be subject to a C.U.P. to the Zoning Administrator.
- All other issues identified should be omitted.

### 3.2.25 Outdoor Display and Sales

- The regulations outlined reflect the City as a whole, the downtown is unique and should be allowed greater freedoms. The limitation on number of days per years, the size of the sales area and type of merchandise sold should be omitted. Provided adequate pedestrian passageways is available, all other identified issues should be omitted.

### 3.2.26 Parking

- Simply state the parking stall sizes, standards and handicap requirements.
- The Non-residential Uses Parking requirement chart should reflect a need for the same requirement in District 1, 2, and 3 the remaining Districts (with the exception of District 6 the Pier) do not allow non-residential uses. Therefore omit the line " All other Districts"
- Restaurant parking requirements are the same as elsewhere in the City. This requirement should be reduced to 8 spaces per 1000 sq. ft. (20% reduction) in recognition of the shared parking concept. In addition the restaurant busy time is generally different from office and retail uses.
- Restaurants with 12 seats or less should be required the same parking as retail uses 3 spaces per 1,000 sq. ft.
- The outdoor dining parking requirements should be added to the chart.
- Hotel/Motel parking requirements should be the same in all Districts, 1.1 spaces/room plus the added requirements identified.
- Bed and Breakfast parking requirements should be the same in all Districts, 1 space/room plus 1 guest and manager space.
- Cultural Facilities parking requirements should be the same as retail due primarily to the different time of day demand. These uses should benefit from a shared parking approach.
- Assembly Uses should be omitted. If a specific project is proposing a unique activity, a special parking study should be conducted.
- The Planning Commission should only have the discretionary ability to conditionally require additional parking upon review of an independent parking analysis for the proposal.
- Residential uses parking should be expanded to allow tandem parking, front to back and stacked with a mechanical hoist system.
- In residential uses, properly designed carports should be considered "enclosed".
- Alley access may require a 5' setback in order to assure a 25' turning radius.
- The additional parking requirement for single family units greater than 3 bedrooms simply needs to say "the additional required parking must be located on-site". All additional wording should be omitted.

- Multi-family residential should be the same in all Districts, with the proposed changes :
  - 2 or more bedrooms should require 2 spaces' omit the 3 or more provisions.
  - Guest parking throughout the downtown should be .25 parking spaces per unit, based on the availability of on street and off street public parking.
- Bicycle parking should not be required for commercial development but should be allowed as an alternative. Bicycle parking should be provided in public areas, on street, in plazas or within the parking structures.
- Bicycle parking for residential projects should only be required for multi-family developments and the same in all Districts, 1 space per 4 units.

#### 3.2.26.5 Coastal Zone Design Standard

- Amend chapter 231 of the Zoning Code to remove this provision. The previously outlined parking standards should be consistent in or out of the Coastal Zone.

#### 3.2.26.6 Tandem Parking

- Tandem parking in commercial development is permitted subject to review of a parking management plan and not arbitrarily limited to 40% of the spaces.
- Tandem parking in residential projects should be permitted provided the tandem parking spaces are assigned to individual units.

#### 3.2.26.8 Other Parking Considerations

- This provision should be limited to the following:
  - Require a Parking Management Plan for review of a valet parking proposal, or projects greater than 50,000 sq. ft.
  - All other provisions should be omitted.

#### 3.2.26.9 Parking Structures

- The design concerns for a parking structure should be the same as any building in the downtown. The setback and landscape provisions should be established with the individual streetscape concept and should not be treated differently. The design provisions outlined are more appropriate for conventional parking structures found elsewhere in the City, they propose unnecessary regulations. Omit all design issues identified. Any proposed parking structure in the future will likely be a public facility and therefore subject to greater City review. Any private parking facilities proposed will be in conjunction with a development project which will control the overall design.

#### 3.2.26.10 District 1 Special Standards

- Commercial parking within District 1 should be allowed to use any public parking available. On-site parking should be permitted but not required.

- Future projects may only be permissible if there is sufficient parking available (a combination of public and private).

### 3.2.28 Utilities

### 3.2.29 Water Quality

### 3.2.30 Methane Mitigation

### 3.2.31 Fire Prevention

- All of the above provisions are unrelated to Zoning and should be omitted. Unless all items related to obtaining a building permit are identified, why list a select few?

## 3.3 District Provisions

### 3.3.1.1 Purpose (District 1)

- This District is established as the Downtown core so the purpose should not be re-established. The purpose should be to expand the commercial core area beyond Main Street and along PCH.
- Large amounts of ground level open space are encouraged at the north end of Main Street in the District not the District as a whole.
- How will "large amounts" of ground level open space: further promote a pedestrian environment and provide additional view opportunities?

### 3.3.1.3 Permitted uses

- New construction alone should not require the need for a Conditional Use Permit, only specific types of development should require discretionary approval.
- The Permitted use charts should be adjusted (see attached recommendations).

### 3.3.1.5 Minimum Parcel Size

- Ok

### 3.3.1.6 Maximum Site Coverage

- Ok

### 3.3.1.7 Maximum Density

- Ok, but not achievable without major consolidation of parcels.

### 3.3.1.8 Building Height

- Ok, but need to add language to allow for rooftop mechanical screening, elevator or rooftop access housings and roofline variation. Without some flexibility, all roofs will be flat and a boring skyline will result.

### 3.3.1.9 Upper Story Setback

- Setting back the 4<sup>th</sup> and 5<sup>th</sup> floor can be accomplished architecturally without the minimum average 10' setback requirement.

#### 3.3.1.10 Front yard Setback

- All setbacks should be established to implement the various desired streetscapes.
- Main Street shall have a 0'-5' (max) setback. If additional dedication is required for Main Street to implement the streetscape concept than require dedication at time of development.
- A reduction of the front setback requirement (15' - 10' avg.) for residential only parcels will result in new developments inconsistent with relatively recent developments.
- The need for additional right-of-way dedication of 5 feet along PCH from 1<sup>st</sup> to 6<sup>th</sup> Street for expanded sidewalks seems a bit late. New projects currently front PCH from 6<sup>th</sup> to 2<sup>nd</sup> Street on the inland side. Additional sidewalk area can be achieved by adopting a streetscape plan for PCH and requiring that new or expanded improvements provide an adequate setback. The discussion of dedication does not belong in a setback requirement. The dedication is also unclear as to which side of PCH needs the right-of-way. Will the additional right-of-way be used for widening PCH?
- No minimum setback for parking lots unless the proposed streetscapes design requires a specific dimension.

#### 3.3.1.11 Side Yard Setback

- Same comment the exterior side setbacks should be determined by the streetscape design of the adjacent street.
- Residential only projects should only require a 5 foot, interior side setback (no aggregate calculation), with an exception for parcels less than 50 feet in width where the setback can be 3 feet.
- Same comment for parking lot setbacks as before, the proposed streetscape design should determine the setback.

#### 3.3.1.12 Corner Setback

- Ok, for the main building, however, allowances should be permitted for architectural projections and outdoor activities, subject to vehicle visibility concerns.

#### 3.3.1.13 Rear Setback

- Ok

#### 3.3.1.14 Public Open Space

- Only projects over a minimum size of 20,000 sq, ft, (commercial) should require a public open space provision.
- The discussion of residential open space should be omitted, it is addressed in section 3.2.15.
- Projects with less than 20,000 sq. ft. of commercial activity in the ground level shall pay an in-lieu fee for public open space.
- All the remaining issues in this section #4 through #11 should be omitted.

#### 3.3.1.15 Storefront

- This entire section should be a Design Guideline not a regulation. Even as a design guideline it encourages uniformity, which will prohibit an eclectic and creative approach to design development.

#### 3.3.1.16 Public Art

- Public Art should be included in the streetscape plans with all projects contributing through an in-lieu fee. Encouraging individual solutions may be counter productive to an overall downtown design theme.
- The three-step approval process, Design Review Board, Planning Director and Cultural Services staff seem awkward. Development of an overall public improvements Master Plan by the Planning Commission and City Council, will allow for a better implementation process.

#### 3.3.1.17 Paseos

- Paseos can provide a good means of connecting activities to non-vehicular traffic. However, they need to serve a connecting purpose, simply requiring one every 250 feet may not be practical.
- All paseo design issues should be part of the Design Guidelines and omitted from the regulations

#### 3.3.1.18 Loading and Service Areas

- Projects of various sizes may require dedicated loading areas. The project Entitlement review should determine the appropriate number and locations, the identified amount seems arbitrary.

#### 3.3.1.19 Refuse Enclosures

- Ok

#### 3.3.1.20 Restaurant Alcohol Permit

- This entire sections should be omitted it goes way beyond Zoning and is counter productive to the intensions of the Plan. It proposes new standards and procedures which are only reflective of the problems of the past, they are not intended to encourage new economic development. This item needs a greater amount of discussion outside of the Specific Plan and the new procedures outlined would require a change to the municipal code.

#### 3.3.1.21 Entertainment Permit

- Same comment as above this entire discussion should be omitted from the Specific Plan. The detailed issues should be addressed on a project-by-project basis. With the detail regulations outlines there should not be the need for any discretionary review. The way the proposed regulations are drafted it will not encourage new economic development.

### 3.3.1.22 Cultural Arts Overlay

- Good concept
- The proposal to close 6<sup>th</sup> Street and realign to intersect Main Street at Acacia Avenue should be addressed as part of the circulation plan. Downtown Circulation is better served with 6<sup>th</sup> Street in its current alignment. If the goal is simply to assemble a larger parcel for the cultural complex, than removal of 6<sup>th</sup> Street for subterranean parking and reconstruction of 6<sup>th</sup> Street over the top with a smaller street section, will accomplish the same thing.
- The detailed development standards may only serve to limit the sites potential. Any development of the site will most likely be a public project, therefore the concerns anticipated with the suggested design standards could be accomplished with statements of intent and not potentially limiting dimensions and standards. A rewrite of this section is suggested or this will become the focal point for the entire discussion of the amended Specific Plan through the public hearing process.

### 3.3.1.1 Purpose (District 2)

- The purpose is also to implement the entitled commercial portions of the Pacific City Master Plan.
- An image of the adopted plan should be inserted in the graphics.
- Any alteration to the Plan will require an amendment to the approved Entitlement and should be consistent with that approval, and the adopted Development Agreement.

### 3.3.2.4 Development Standards

- All development standards should be omitted. Future development of the site should be consistent with the approved plan, any proposed alterations should be reviewed for compatibility on a form planning basis consistent with the standards reflected in the adopted plan.

### 3.3.2.15 Fractional Ownership Hotel

- This issue should be omitted from the Specific Plan, the pertinent provisions have been addressed in the project Development Agreement.
- The use is simply a hotel for zoning purposes. How the hotel is financed or how the ownership is structured is not a zoning function.

### 3.3.3.1 Purpose (District 3)

- The purpose is to implement the entitled commercial portion of the Waterfront Master Plan.
- An image of the adopted plan should be inserted in the graphics.
- Any alteration to the plan will require an amendment to the approved Entitlement and should be consistent with that approval and the adopted Development Agreement.

#### 3.3.3.3 Development Standard

- All development standards should be redrafted to reflect the standards adopted with the existing project Entitlement. Future development scale or appropriateness should be determined on the proposals compatibility with the built surroundings.

#### 3.3.3.15 Condominium Hotel

- Omit entire section
- All the appropriate concerns have been addressed in the existing Development Agreement.

#### 3.3.4.1 Purpose (District 4)

- Consider expanding the District to include both sides of 2<sup>nd</sup> Street and 1<sup>st</sup> Street between Walnut and Orange; and the inland side of Lake Street, between Orange and Acacia; which has experienced a great deal of new residential development over the past few years. The established pattern of exclusively residential development should be encouraged to continue. 1<sup>st</sup>, 2<sup>nd</sup>, and Lake Streets are only adjacent to the downtown and it is not appropriate for the same level of development intensity to be permitted in these areas.

#### 3.3.4.4 Development Standards

- Maximum Building Height is not identified (in the chart) however a continuation of the density calculation is.
- Upper story setback should not be mandated at a 10-foot average. The setback can be achieved with a number of techniques at various dimensions. A greater amount of flexibility should be encouraged to avoid a continuation of the same architectural solution.
- Exterior side setbacks should be reduced to a maximum of 10 feet; omit the complicated calculation.

#### 3.3.4.15 Street Frontage

- The statement that all new single-family homes are required to have a front porch should be omitted. The inclusion of a front porch could be encouraged in the Design Guidelines.
- The second issue addressing alley access to garages does not belong in this section and should be omitted. The policy is stated elsewhere.

#### 3.3.5.1 Purpose (District 5)

- To implement the adopted plans the graphics should be adjusted to include the approved Entitlement plans for both the Waterfront project and Pacific City.

### 3.3.5.3 Permitted uses

- The public transportation center should be omitted. The opportunity for including a transportation center in the Pacific City project has passed. A Transportation Center is now more appropriate in District 1 or 7.

### 3.3.5.4 Development Standards

- The development standards need to reflect the two entitled projects and the adopted Development Agreements. Future modification to these approved plans need to be anticipated. The Waterfront project will need to address remodeling, maintenance and potential expansion, with individual additions. The Pacific City project may need to change the project scope entirely. In the later case why limit the density to 30du/ac when the downtown core is proposing 60du/ac.

### 3.3.5.14 Corridor Dedication

- This issue was addressed with the Development Agreement and can be omitted from the Plan

### 3.3.5.15 Conservation Overlay

- All outlined regulations can be omitted, these provisions are part of the Development Agreement.

### 3.3.6.1 Purpose (District 6)

- The approved building layouts should be added to the graphics.

### 3.3.7.1 Purpose (District 7)

- To preserve, protect and enhance the beach area.

### 3.3.7.3 Permitted use

- This is the most logical location for a future transportation center; is the wording Public transit facilities the same?

### 3.3.7.9 Maximum Building Height

- The maximum building height should be consistent with District 6, which allows 25 feet and 2 stories.

## **Chapter 4 - Design Guideline**

- The Design Guidelines section should only be an appendix to the Plan. The intent is for this chapter to serve as suggestions, recommendations and guidelines; however by including them in the Plan the guidelines become interpreted as mandatory regulations.
- This chapter reads like a lecture on design with only a hand full of local examples. Many of the issues are vague and presented in an awkward fashion.

- The concept of sustainable development, while a worthy objective, should be part of a much larger City wide discussion and not presented in a piece meal fashion within a section intended to address aesthetics.
- Many of the images are in conflict with text in the regulations section. In addition, various items discussed are not pertinent to downtown Huntington Beach.
- The Design Guidelines ad hoc committee should be reassembled to review the recommended amendments to the Guidelines and report back to City Council.

## **Chapter 5 - Circulation and Parking**

Proposed Improvements include:

- “wider sidewalks with ADA paths of travel from street to building entrance.” Which sidewalks? If buildings are zero front setback why ADA path of travel?
- “realignment of selected roadways” Which ones and how wide?
- “improvements to the bicycle and transit networks” Describe the existing networks and how they will be improved.
- “increasing the parking supply with creative and traditional approaches” Describe the new approaches.
- “managing parking demand” What does this mean?
- “The improvements should make it easier for residents, employees and visitors to bicycle, walk, and utilize transit...” Is the above statement a goal and how will it be implemented.

### 5.3 Trip Generation

- Appendix D (Traffic Study) was not included and the summary in the Plan is weak.
- What are the traffic impacts generated by the existing developments?
- Will the existing network of streets need to be widened, will on-street parking be eliminated for bike paths or will additional right-of-way dedication be required?
- How were the 12,800 new daily vehicle trips determined, what are the mix and amounts of new uses anticipated and over what period of time?

#### 5.3.1 Year 2020

- What is the projected extent of development?

#### 5.3.2 Year 2030

- What is the projected extent of development? Two of the improvements listed will be implemented by 2010 (Pacific View Avenue and 5<sup>th</sup> Street reopening). Lake Street increasing to four lanes will likely not occur, what are the impacts assuming no change to Lake Street?

### 5.3.3 Year 2030

- The only negative traffic impact will be at the intersection of Goldenwest and PCH. Seems unrelated to the proposed additional downtown development. In addition, the mitigation measure of an additional right turn lane seem extreme, however the current R.O.W. exists so why make the statement, when the need warrants to just restripe the street.

### 5.4 Street Network Improvements

- The existing circulation system needs to be analyzed with 4-lane PCH, 2-lane Lake Street and an open Main Street as opposed to the Master Plan designations of wider streets.
- PCH is only 6 lanes through a portion of the downtown area, expansion of the roadway and elimination of on-street parking will create a very negative physical barrier between the inland side and ocean side.
- Main Street should remain open to through traffic with limited on street parking; closing for special events should be encouraged.
- First Street and Lake Street should remain 2 lanes with on-street parking. Any additional widening will simply allow traffic to travel faster through a residential area.

#### 5.4.1 6<sup>th</sup> Street

- The proposed realignment of 6<sup>th</sup> Street has little to do with circulation and is only proposed to create a larger lot for the Cultural Arts concept. The anticipated vehicular conflicts at Acacia/Main/6<sup>th</sup> are due to the proposed reopening 6<sup>th</sup> Street to through traffic, closing Acacia between 6<sup>th</sup> and 7<sup>th</sup> will serve little purpose.
- 6<sup>th</sup> Street should remain 2 lanes and loop the downtown to connect with Main Street in its current configuration. On-street parking should be encouraged to help limit traffic speed.

#### 5.4.2 Walnut Avenue

- The proposed realignment of Walnut Avenue between 2<sup>nd</sup> and 1<sup>st</sup> needs to be shown with design details.
- Continuation of Walnut Avenue at Pacific View Drive is very important and a continuation of the right-of-way design concept adopted for Pacific City should be encouraged.
- Orange Avenue needs to be redesigned between 1<sup>st</sup> Street and 6<sup>th</sup> Street. On-street parking should be limited to allow for left and right turn pockets along with public transportation turnouts.
- PCH has three signalized intersections with the downtown core (1<sup>st</sup>, Main & 6<sup>th</sup>) which direct vehicular traffic into and around the downtown area. Therefore a circulation network around the downtown core needs to be reinforced. These established access opportunities need to lead conveniently to the various parking opportunities.

#### 5.4.3 Pedestrian Phase Signal

- A good concept that should be expanded

#### 5.6 Bicycle Improvements

- The class II bikeway should be for continuation beyond Lake Street to Goldenwest Street. In addition, the class II bikeway should extend along 1<sup>st</sup> Street as a continuation of Lake Street. Huntington and 17<sup>th</sup> Streets should be designated as class II bikeways. Class III bikeway designations should be considered for 5<sup>th</sup> Street along with 3<sup>rd</sup> Street.

#### 5.6.2 Bicycle Parking

- Bicycle parking should be provided in the public parking facilities. Bicycle parking locations should be added to the various streetscape proposals, not the downtown sign program.
- Providing bicycle parking in-lieu of vehicles parking should be considered as an incentive to encourage select types of development.

#### 5.8 Transit Improvement

- "Improvements to the transit system shall be provided to increase pedestrian movement" What does that say? The downtown area needs a public transportation center. This can be accomplished in District 7 near the current bus layover area.

#### 5.8.1 Trolley System

- This is a good idea to supplant the regional bus system and may also facilitate remote beach parking facilities that are lightly used in non-peak hours and seasons.

#### 5.9 Parking Conditions

- Appendix E has not been provided for review, therefore the adequacy of the existing parking system is not reviewable.

#### 5.10 Parking Improvements

- A far greater review of the necessary parking facilities required to facilitate new downtown development needs to be offered. The proposed elimination of on-street parking to facilitate greater pedestrian and bicycle circulation is very short sighted. Better management of the existing parking resources are desperately needed. New public parking opportunities need to be identified, the sole solution for additional public parking in conjunction with the development of a cultural center does not adequately address the issue. Other creative solutions must be explored in order for the downtown area to implement the types of development intensities recommended in the Plan.

#### 5.10.1 Valet Parking

- The report was not available for review.

#### 5.10.2 Commercial Parking

- Need to identify the potential sites, including District 6&7.

#### 5.10.3 Shuttle Service

- Good idea, implement a trial program for Tuesday nights.

#### 5.10.4 Public/Private Partnership

- Good idea

#### 5.10.5 Employees Parking

- Good idea

#### 5.10.6 Temporary Parking Facilities

- This section should be retitled to the above. Temporary facilities could be proposed if the City would develop temporary parking lot standards that reduce the overall construction and permit costs. The map in Figure 5.7 is very misleading.

#### 5.10.7 Automated Parking Structures

- The concept should be further explored but may have limited application downtown. The site next to the Art Center is not conveniently located to an area of need and if the Cultural Center is achieved sufficient parking should be available within that complex, across the street.

#### 5.10.8 Beach Parking Structures

- Signage is not the solution to the City's downtown parking problem. Better circulation needs to be proposed. The current signage system is not effective.

#### 5.10.10 Parking Guideline Systems

- Good idea

### **Chapter 6 - Streetscapes**

- The intent is good
- The design concept is valid, however the main goal should not primarily focus on creating a pedestrian friendly environment.

#### 6.3 Improvements

- The downtown area is not very large therefore, each segment of all streets should be shown in more precise detail in both a plan and cross section format.

##### 6.3.1 Main Street

- The intersection of Main and PCH is currently three lanes and should be depicted.

- On-street parking should be allowed in select locations.
- The travel way width of 28 feet may be too narrow to encourage bicycle travel. Previously bikeways were proposed for street other than Main Street.
- Main Street in the first block currently displays plaques for the annual inductees into the Surfing Walk of Fame and handprints for the Surfing Walk of Fame. These efforts should be recognized and a variation of the existing sidewalk theme should be prepared for future expansion. The proposed logo in the street at Main and Walnut should be the Surfing Walk of Fame logo, the concept was previously presented to Council.
- Overall, the design concept is fine, however more complete details need to be identified. The various products proposed should simply be received as recommendations, the variety available is far greater than the section few shown.

#### 6.5 Street Trees

- The design approach seems fine, each street segment should establish a unique character.

#### 6.6 Public Signs

- The current abundance of public signage detracts from the overall appearance of the downtown. An overall public signage set of regulations is encouraged.

### **Chapter 7 - Public Facilities**

- The information presented should be summarized and moved to the front of the document
- A greater detailed discussion for each item should be part of the Environmental Review. Only mitigation measure that result from the Environmental review should become regulator measures or standards in the Specific Plan

### **Chapter 8 - Implementations**

#### 8.3 Economic Conditions

- The issues are weakly presented and obvious. The good and bad are mixed together with no recommendations.

#### 8.4 Summary of Demand

- This discussion should be part of the Plan concept which is weakly outlined in Chapter One

#### 8.6 Action Plan

- This section is an essential element of the Plan. The chart outlines both broad action concepts and small detailed steps. Greater discussion and prioritization needs to occur at the City Council level. However, as a first step, the information presented should begin the process.

#### 8.7 Potential Funding

- While this information is interesting it is unrelated to a zoning document; although it does logically follow a discussion on implementation. The missing discussion is on the potential competition for the limited source and funds; along all City's the existing commitments for the same funding.

**J. RICHARDSON GRAY**  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

**MAIN STREET LIBRARY DEVELOPMENT PLANS**

Dear Townsquare Condo Owner,

The City apparently has met our requests for underground parking and no net loss of green space in its future development of the Main Street Library site as a new cultural center. Upon further review of their plans, however, I am concerned that the new building will be too large and too tall. For these reasons, I have begun work on a petition to keep the library site as it is now.

With this note, I have included one page of this petition. My goal is to obtain over 1,000 signatures, with nearly 100 gathered in the first several days of work. **Please sign this petition page and mail it back to me by the middle of January.** If you could have any other Huntington Beach registered voters sign it as well, I would greatly appreciate it.

As you can see from the four pages of the City's Downtown Specific Plan Update Draft of December 4, 2008 that I have provided you, the City plans to build a 30,000-square-foot performing arts or cultural center on the library site. This space is comprised of 20,000 square feet of net new space and the roughly 10,000 square feet of the existing library building, which might be demolished. 30,000 square feet is about the size of a football field, for example, 300 feet by 100 feet.

Furthermore, the building could be as tall as 45 feet, or four stories, a true monolith replacing the present pastoral library setting in the middle of established and high-end residential areas. Under this plan, I understand that the City might discontinue the library use within 10 years.

I have enclosed a copy of a letter that I sent to the City Council for their study session on the downtown plan on December 15<sup>th</sup>. I also am putting together an email list to try and alert residents of the public hearings on the library site and downtown plan, for possible letter writing or email campaigns on specific issues, and about other important news. If you want me to include you on this list, please send me an email. If you know of anyone else who wants to be on such a list, have them email me as well. This list could serve as one starting point for an association of residents interested in improving our downtown.

**Full information on the City's downtown plans is available on the City's website, [www.surfcity-hb.org](http://www.surfcity-hb.org), under Economic Development, including the draft Environmental Report (EIR), for which written public comments must be received before 5:00 PM on Friday, January 23, 2009. I encourage you to send a written comment on this draft EIR stating your opposition to the development plans for the library site. Send comments via e-mail to Kellee Fritzal, Deputy Director of Economic Development, [kfritzal@surfcity-hb.org](mailto:kfritzal@surfcity-hb.org), or Jason Machado, Development Specialist, [Jason.Machado@surfcity-hb.org](mailto:Jason.Machado@surfcity-hb.org), or via mail to: City of Huntington Beach, Economic Development Department, 2000 Main Street, Huntington Beach, CA 92648, Attn: Jason Machado.**

Concerning the library site's development, the current schedule calls for public hearings before the City's Planning Commission in Spring 2009, public comments on a final Environmental Impact Report in Spring 2009, public hearings before the City Council in Summer 2009, and submission of the City's plans to the California Coastal Commission in Summer 2009.

If you have any questions, please give me a call. Thank you for your consideration of this important challenge to the quality of residential life surrounding downtown Huntington Beach.

ATTACHMENT NO. 8.42

Dear Members of the California Coastal Commission, Members of the Huntington Beach City Council, Members of the Huntington Beach Planning Commission, and Members of the Huntington Beach Zoning Commission:

We, the undersigned, are registered voters, residing in Huntington Beach, California.

We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.

For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Street Address

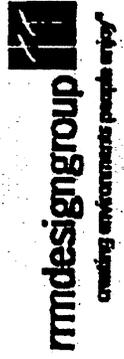
\_\_\_\_\_  
Huntington Beach, CA Zip Code

\_\_\_\_\_  
Date

# Downtown Specific Plan

December 4, 2008

Huntington Beach Downtown Specific Plan Workshop 4



ATTACHMENT NO. 8.44

# District 1 - Key Standards

- Building Height
  - Minimum building height: 25'
  - Density
    - 60 du/ac
- No FAR
- Reduced setbacks
  - 5' maximum for commercial/mixed-use
  - 10' minimum for residential only
- Required paseos, public open space, public art, storefront development standards

Condition	Max Height
≤ 50' street frontage	35' & 3 stories
> 50' street frontage & < Full block	45' & 4 stories
Full block	55' & 5 stories
Residential only	35' & 3 stories

# Maximum Net New Development Potential

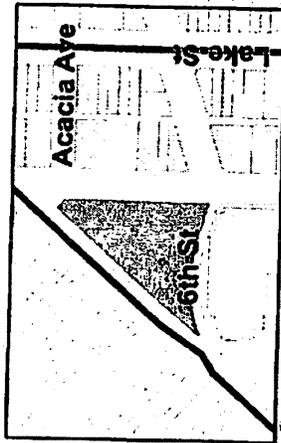
- Expected new development in addition to existing and currently approved development
- Developed through analysis of typical development prototypes containing a mix of retail, restaurant, office, and residential uses
- Calculated by:
  - Market demand
  - Physical assessment
  - Community input/character

Land Use	Maximum Development
Retail	213,467 sq.ft.
Restaurant	92,332 sq.ft.
Office	92,784 sq.ft.
Cultural Facilities	20,000 sq.ft.
Residential	648 units
Hotel	235 rooms

ATTACHMENT NO. 8.46

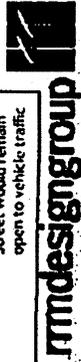
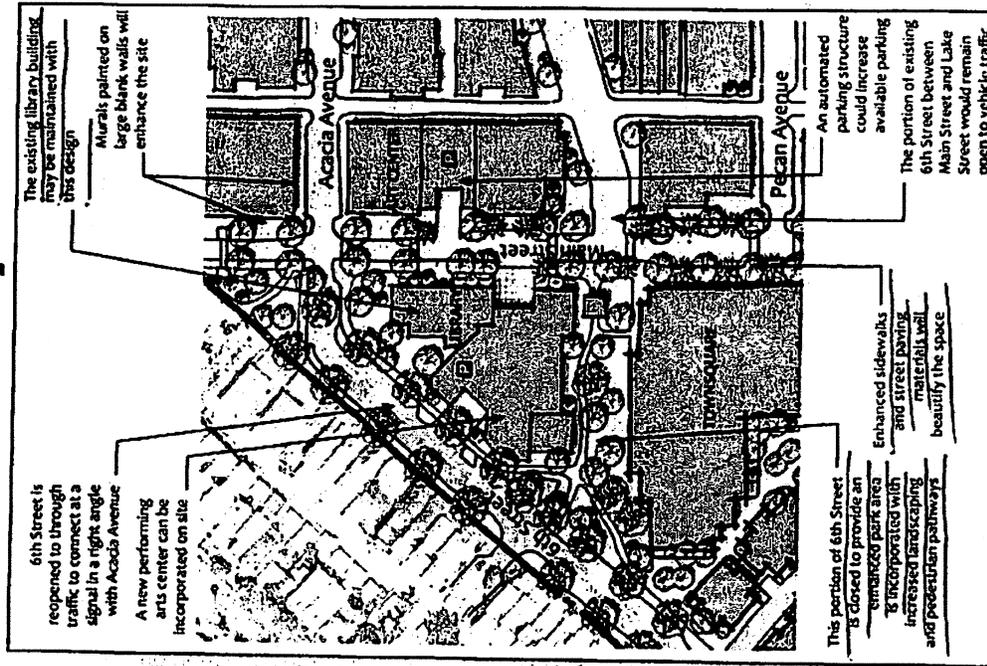
Huntington Beach Downtown  
Specific Plan Workshop 4

# Cultural Arts Overlay



- To promote continued enhancement of the cultural arts
- Provide a focus point at the north end of Main Street
- Building on existing cultural facilities within the downtown
- Vacate portion of 6th Street to create larger space for arts facility
- No net loss of green space
- All parking underground

Huntington Beach Downtown  
Specific Plan Workshop 4



creating environments people enjoy

**J. RICHARDSON GRAY**  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

**HAND DELIVERED**

December 15, 2008

Mayor Keith Bohr  
Council Member Joe Carchio  
Council Member Gil Coerper  
Council Member Devin Dwyer  
Council Member Cathy Green  
Council Member Don Hansen  
Council Member Jill Hardy

City of Huntington Beach  
City Hall  
Fourth Floor  
2000 Main Street  
Huntington Beach, CA 92648

**Re: Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008**

Dear Mayor and Council Members:

We have enclosed a copy of a **petition from seventy-seven (77) registered voters** who reside in Huntington Beach. If you need to examine the original of our petition, please let us know. After such an enthusiastic response in the first few days, we expect that well over one thousand (1,000) Huntington Beach registered voters will sign this petition by the City Council's public hearings on the Downtown Specific Plan Update in the summer of 2009. The petition's substance reads as follows:

**"We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.**

**"For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts."**

After knocking on the doors of the over one hundred ten (110) homes abutting the library this last weekend, I know that our group's consensus is that **we will do absolutely whatever is necessary to stop any large new project at the library site.** We simply are not going to let a large new building, such as the proposed performing arts or cultural center, get built on the library parcel with its park-like grounds.

To avoid a protracted battle, we urge you to endorse the recommendations of your many constituents who have signed this petition, and the countless more who will. Thank you for your support.

Sincerely yours,

J. Richardson Gray

cc: All City of Huntington Beach Planning Commissioners  
All Residential Abutters of the Main Street Library

ATTACHMENT NO. 8.48

J. RICHARDSON GRAY  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

**HAND DELIVERED**

December 15, 2008

Mayor Keith Bohr  
Council Member Joe Carchio  
Council Member Gil Coerper  
Council Member Devin Dwyer  
Council Member Cathy Green  
Council Member Don Hansen  
Council Member Jill Hardy

City of Huntington Beach  
City Hall  
Fourth Floor  
2000 Main Street  
Huntington Beach, CA 92648

**Re: Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008**

Dear Mayor and Council Members:

We have enclosed a copy of a **petition from seventy-seven (77) registered voters** who reside in Huntington Beach. If you need to examine the original of our petition, please let us know. After such an enthusiastic response in the first few days, we expect that well over one thousand (1,000) Huntington Beach registered voters will sign this petition by the City Council's public hearings on the Downtown Specific Plan Update in the summer of 2009. The petition's substance reads as follows:

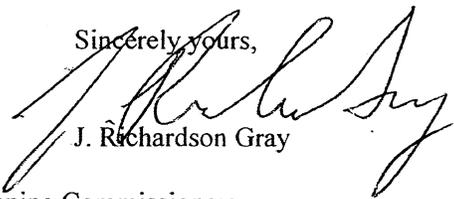
"We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: **The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.**

"For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts."

After knocking on the doors of the over one hundred ten (110) homes abutting the library this last weekend, I know that our group's consensus is that **we will do absolutely whatever is necessary to stop any large new project at the library site.** We simply are not going to let a large new building, such as the proposed performing arts or cultural center, get built on the library parcel with its park-like grounds.

To avoid a protracted battle, we urge you to endorse the recommendations of your many constituents who have signed this petition, and the countless more who will. Thank you for your support.

Sincerely yours,

  
J. Richardson Gray

cc:  All City of Huntington Beach Planning Commissioners  
All Residential Abutters of the Main Street Library

ATTACHMENT NO. 849

**HAND DELIVERED TO LINDA WINE 12-15-08 AT 3:40 PM**

**FOR DISTRIBUTION TO PLANNING COMMISSION**



Dear Members of the California Coastal Commission, Members of the Huntington Beach City Council, Members of the Huntington Beach Planning Commission, and Members of the Huntington Beach Zoning Commission:

We, the undersigned, are registered voters, residing in Huntington Beach, California.

We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.

For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts.

*[Signature]*  
Signature

8141 Kingfisher  
Print Street Address

*[Signature]*  
Signature

415 TOWN SQUARE LN, #203  
Print Street Address

*[Signature]*  
Signature

17901 Whittard Lane  
Print Street Address

*[Signature]*  
Signature

6832 Sylvia Dr.  
Print Street Address

*[Signature]*  
Signature

415 Townsquare Ln 92648  
Print Street Address

*[Signature]*  
Signature

415 6th St 92648  
Print Street Address

Patricia Sontag  
Print Name

HB CA 92646 12-11-08  
Huntington Beach, CA Zip Code Date

DAVID SANKOWITZ  
Print Name

HB, CA 92698 12-12-08  
Huntington Beach, CA Zip Code Date

Kristen Doering  
Print Name

92649 12/12/08  
Huntington Beach, CA Zip Code Date

Tammy Smith  
Print Name

92647 12/12/08  
Huntington Beach, CA Zip Code Date

Katie Lashinsky  
Print Name

92648 12/13/08  
Huntington Beach, CA Zip Code Date

Lois Freeman  
Print Name

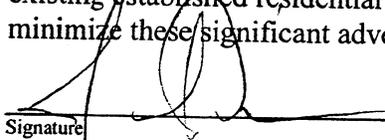
92648 12/14/08  
Huntington Beach, CA Zip Code Date

Dear Members of the California Coastal Commission, Members of the Huntington Beach City Council, Members of the Huntington Beach Planning Commission, and Members of the Huntington Beach Zoning Commission:

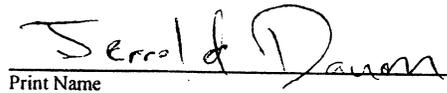
We, the undersigned, are registered voters, residing in Huntington Beach, California.

We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.

For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts.

  
Signature

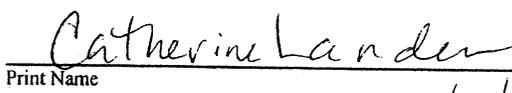
415 Townsquare Ln. #301 H.B. 92648  
Print Street Address

  
Print Name

Huntington Beach, CA Zip Code 92648  
Date 12/13/08

  
Signature

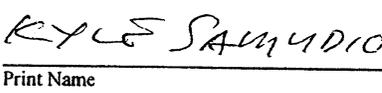
415 Townsquare Ln #302 H.B. 92648  
Print Street Address

  
Print Name

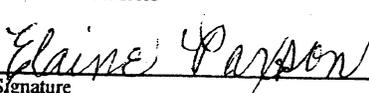
Huntington Beach, CA Zip Code H.B. 92648  
Date 12/13/08

  
Signature

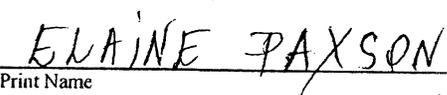
415 TOWNSQUARE LN. #308  
Print Street Address

  
Print Name

Huntington Beach, CA Zip Code 415 92648  
Date 12/13/08

  
Signature

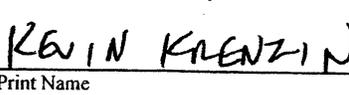
415 TOWNSQUARE LANE #305  
Print Street Address

  
Print Name

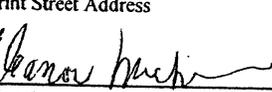
Huntington Beach, CA Zip Code CALIF 92648  
Date 12/13/08

  
Signature

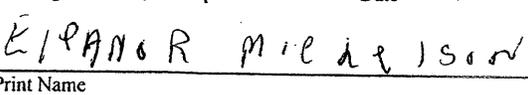
415 TOWNSQUARE LN #310  
Print Street Address

  
Print Name

Huntington Beach, CA Zip Code 92648  
Date 12/13/08

  
Signature

415 TOWN SQUARE # 313  
Print Street Address

  
Print Name

Huntington Beach, CA Zip Code 92648  
Date 12-13-08

ATTACHMENT NO. 52

Dear Members of the California Coastal Commission, Members of the Huntington Beach City Council, Members of the Huntington Beach Planning Commission, and Members of the Huntington Beach Zoning Commission:

We, the undersigned, are registered voters, residing in Huntington Beach, California.

We recommend the following change in the Huntington Beach Downtown Specific Plan Update Draft of December 4, 2008 and its Cultural Arts Overlay: The City should continue and maintain for the long term the existing land uses on the Main Street Library site in their present heights, sizes, and configurations.

For this Main Street Library site, we believe that the addition of a performing arts or cultural center with a permissible height of up to forty-five (45) feet and four (4) stories, and as much as twenty thousand (20,000) square feet in net new development, would be incompatible with and substantially degrade the aesthetic quality of the immediate surrounding area and its existing established residential uses. We think that no mitigation measures are feasible to minimize these significant adverse impacts.

*Danny C. Santucci*  
Signature

427 6th Street  
Print Street Address

Victoria Silveria  
Signature

517 Pecan Dr  
Print Street Address

*Tom Dixon*  
Signature

415 Town Square Ln #217  
Print Street Address

*John Hardwick*  
Signature

617 MAIN ST  
Print Street Address

E. Burton  
Signature

617 Main St.  
Print Street Address

*C. Crowder*  
Signature

617 Main St  
Print Street Address

DANNY C. SANTUCCI  
Print Name

H.B. CA 92648 12/13/08  
Huntington Beach, CA Zip Code Date

Victoria Silveria  
Print Name

HB, CA 92648 12/13/08  
Huntington Beach, CA Zip Code Date

Tom Dixon 12-13-08  
Print Name Date

92648 12/13/08  
Huntington Beach, CA Zip Code Date

JOHN HARDWICK  
Print Name

92648 12/13/08  
Huntington Beach, CA Zip Code Date

Elizabeth Burton  
Print Name

HB, CA 92648 12/13/08  
Huntington Beach, CA Zip Code Date

Cory Crowder  
Print Name

92648 12/13/08  
Huntington Beach, CA Zip Code Date

ATTACHMENT NO. 853