

As activity in the downtown extends further up Main Street past Orange Avenue, an opportunity is created for the north end of Main Street to create a community-oriented cultural activity area, which builds on the preservation and enhancement of the Main Street Branch of the Huntington Beach Public Library and the Huntington Beach Art Center. A cultural arts plaza will incorporate: open green space for pedestrian use and public events; decorative paving along pathways; shade and accent trees, as well as turf areas; street furnishings such as benches and trash receptacles; bicycle parking; and public art.

All of these proposed features work together within the Specific Plan to establish a mixed-use urban village with an identity that builds off of the ocean as the downtown's major asset. The following elements are central to the vision for downtown:

- Creating a successful mixed-use environment that incorporates visitor-serving retail, restaurants, offices and residential development that thrive off of each other.
- Creating a link between focus points of the Municipal Pier and the cultural arts area at each end of Main Street within the Specific Plan Area.



The intent of the Specific Plan is to establish a mixed-use urban village with an identity built off of the ocean

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- 5) The design of adjacent buildings shall not present blank walls to the paseo but should be architecturally detailed to complement the front of the building. Businesses adjacent to paseos are allowed to create window and outdoor displays, outdoor dining, and appropriated designed outdoor vendor kiosks along the paseos.
- 6) Secondary entrances to adjacent businesses, where possible, are permitted off of paseos.
- 7) Shall allow safe passage by avoiding configurations that allow for concealment or blind spots hidden from public view.
- 8) Paving accents, signs, and/or overhead structures shall denote paseo entrances.
- 9) Shall have lighting and low level landscaping to allow pedestrians to clearly see ahead and around the walkways.
- 10) Shall include directional signs.

3.3.1.18. Loading and Service Areas

- 1) 2 dedicated on-site loading spaces for developments exceeding 25,000 sf of building space.
- 2) 12' wide by 20' long by 14' high minimum dimensions for each loading space.
- 3) Shall be accessed from an alley
- 4) Shall not block vehicular traffic in the alley or fire or emergency access.

3.3.1.19. Refuse and Recycling Enclosures

- 1) Access shall be from an alley, where an alley exists.
- 2) No access from Main Street.

3.3.1.20. Subdistrict 1A

1) Purpose

The purpose of the Subdistrict 1A is to provide uses that are compatible with existing and surrounding uses on and surrounding the Main Street Library while promoting the enhancement of the cultural arts within Huntington Beach by building on existing cultural facilities within the downtown. Uses within this area include the Main Street Branch of the Huntington Beach Public Library.

Interest has also been expressed in retaining green space within the downtown area. This subdistrict requires parking on the Main Street library site.

This portion of District 1 demands special standards to ensure appropriate uses and adequate public open space that will make the subdistrict area a public space for the entire City to enjoy.

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2) Boundary

Subdistrict 1A consists of the triangular-shaped area bound by Main Street and 6th Street, as illustrated in Figure 3-35.

3) Permitted Uses

a) Figure 3-36 presents uses permitted within Subdistrict 1A. The table details permitted uses. Other cultural facility-related uses that have the same parking demand as the existing use not specified herein, as well as a change of use, may be allowed subject to the approval of the Director.



Figure 3-35 Subdistrict 1A Map

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| <u>Permitted Uses Subdistrict 1A</u> | | | | |
|---|------------------|-------------------------|------------------------|------------------------|
| <u>Use</u> | <u>Permitted</u> | <u>Admin Permit</u> | <u>CUP from PC</u> | <u>CUP from ZA</u> |
| Accessory Uses ¹ | | | ✓ | |
| Art Gallery | | | ✓ | |
| Community Theater ² | | | ✓ | |
| Carts and Kiosks | | ✓ | | |
| Cultural Institution | | | ✓ | |
| Library | | | ✓ | |
| Museum | | | ✓ | |
| Park | ✓ | | | |
| ¹ Accessory uses to primary uses such as a gift shop, retail uses, or small cafe ² Must be associated with a cultural institution which include the uses permitted within this table including: libraries, museums, and art galleries. | | | | |

Figure 3-36 Permitted Uses Subdistrict 1A of District 1

4) Development Standards

a) Figure 3-37 presents a summary of the development standards for Subdistrict 1A. This figure is only a summary of the standards and the sections of the plan referenced in the figure must be consulted for the complete requirements of each standard.

1) Maximum Site Coverage

50% of the net site area.

2) Floor Area Ratio

FAR = 0.3 maximum

3) Maximum Building Height

35' maximum.

4) Setbacks

a) 20' minimum interior setback for the portion of the site bordering the existing residential development.

b) No other setbacks shall be required.

5) Parking

a) Shall be provided.

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6) Public Open Space

- a) Shall have no net loss of green space equivalent to approximately 27,944 sf.
- b) Shall incorporate the following amenities: open green space for pedestrian use and public events; shade and accent trees; benches; trash receptacles; decorative lighting; bicycle parking; and a variety of public art elements.

7) Public Restrooms

Public restrooms shall be required to be incorporated into a new cultural institution and shall be accessible from the exterior of the building.

8) Loading

Loading and delivery activities shall be designed to minimize impacts to nearby neighborhoods.

| <u>Summary of Development Standards for the Main Street Library Site</u> | | |
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| | <u>Subdistrict 1A: Main Street Library Site Only</u> | <u>Section</u> |
| Maximum Site Coverage | 50% net site area | 3.3.1.20.4.a.1 |
| Floor Area Ratio | 0.3 | 3.3.1.20.4.a.2 |
| Maximum Building Height | 35' | 3.3.1.20.4.a.3 |
| Setbacks | 20' adjacent to residential | 3.3.1.20.4.a.4 |
| Parking | Provided below grade | 3.3.1.20.4.a.5 |
| Public Open Space | No net loss of green space (27,944 sf) | 3.3.1.20.4.a.6 |
| Public Restrooms | Incorporate into new cultural institution | 3.3.1.20.4.a.7 |
| Loading | Minimize impact to adjacent neighborhoods | 3.3.1.20.4.a.8 |

Figure 3-37 Summary of Development Standards Subdistrict 1A of District 1

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