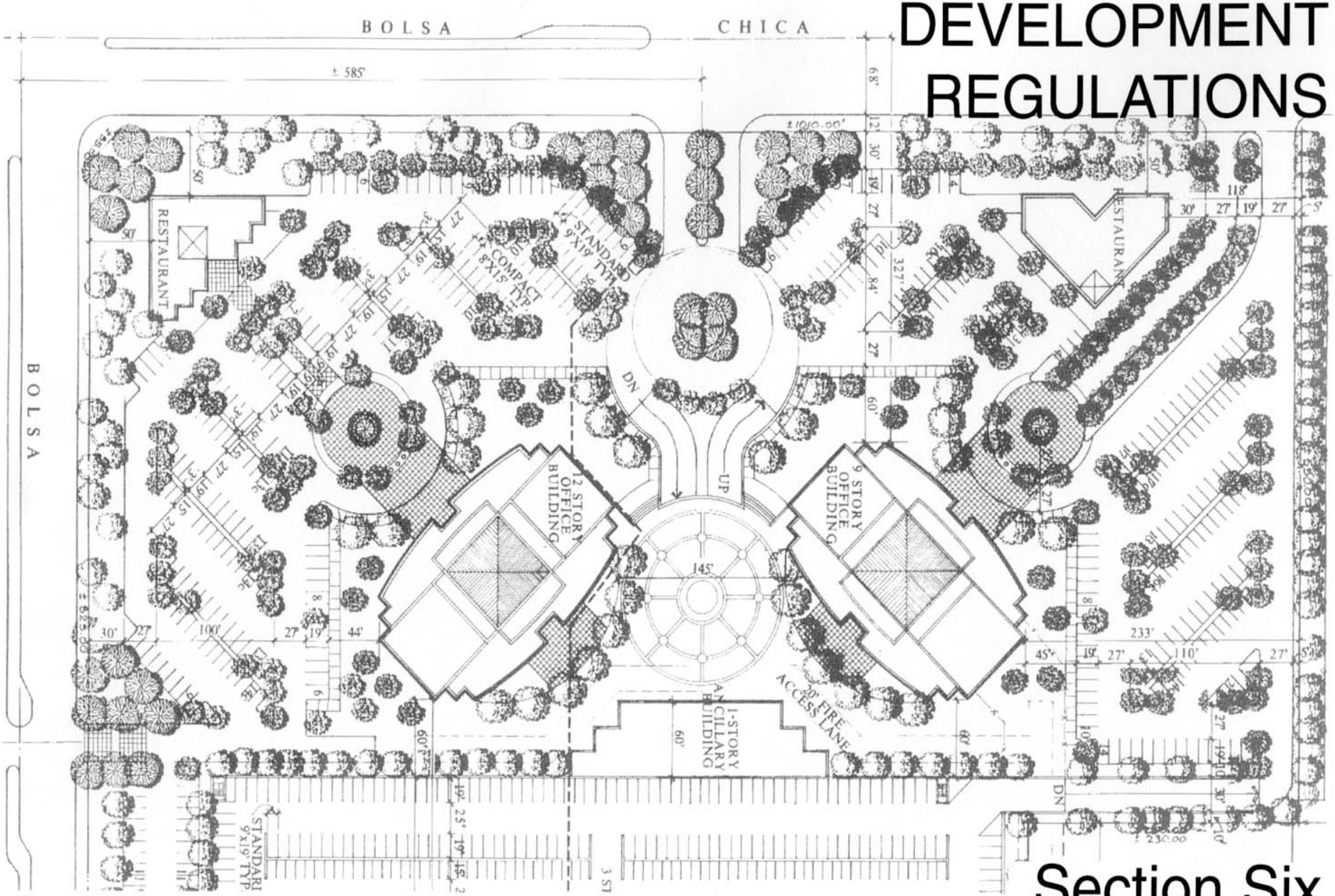
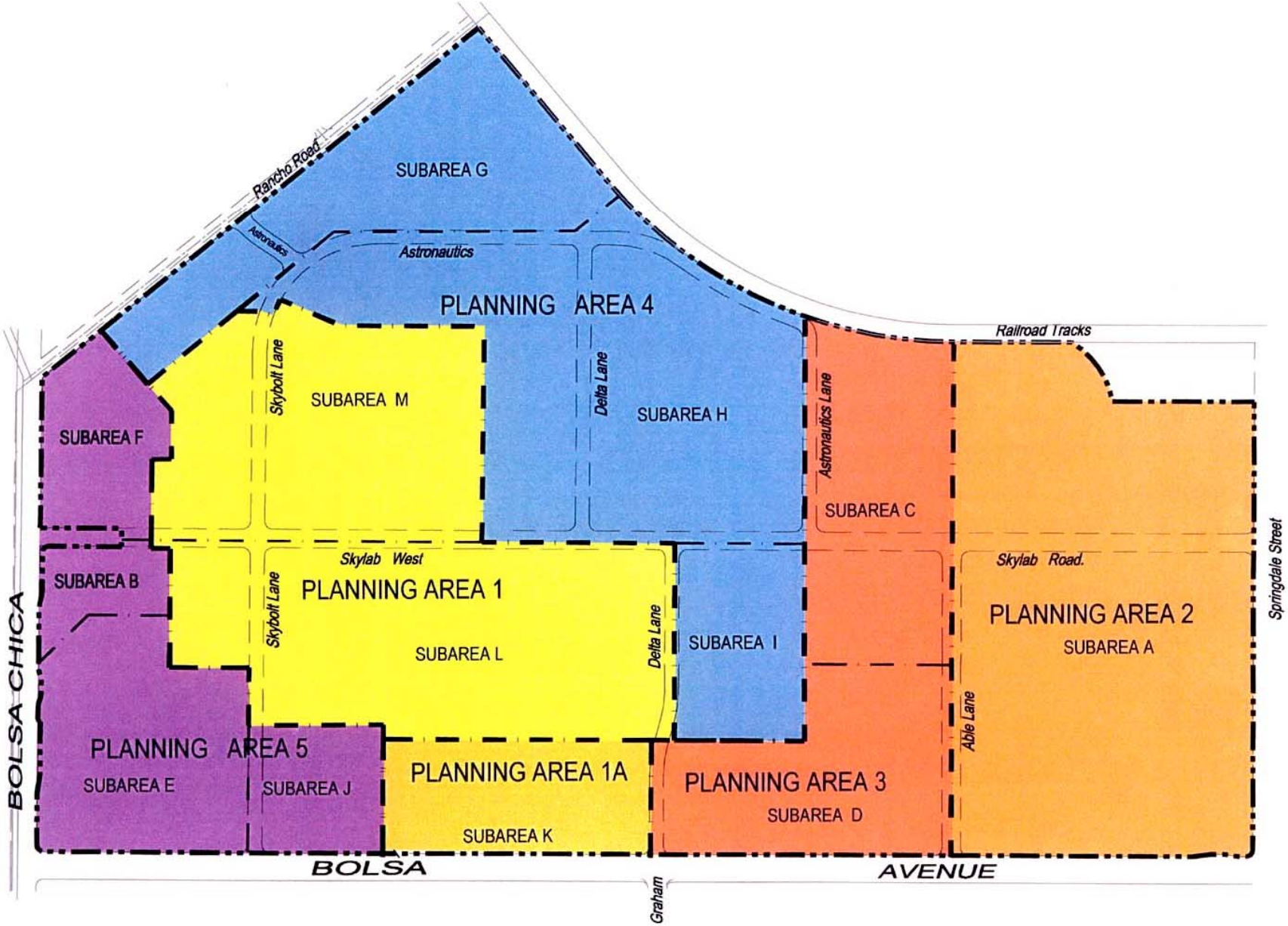
DEVELOPMENT REGULATIONS



Section Six



Planning Areas and Subareas Map

Exhibit 50 - Revised 12/2001

North

DEVELOPMENT REGULATIONS

6.0 PURPOSE

The purpose of this section is to provide specific development regulations and standards that will be applied to individual development projects in each Planning Area of the Specific Plan. Upon adoption by the City of Huntington Beach, the McDonnell Centre Business Park Specific Plan will be the zoning document for the project area.

6.1 GENERAL PROVISIONS

The provisions contained herein shall govern the design and development of the McDonnell Centre Business Park Specific Plan area. Standards and/or criteria for development and activities not specifically addressed in this Specific Plan may require referral to the current provisions of the Huntington Beach Zoning and Subdivision Ordinance and Municipal Code.

Whenever a use has not been specifically listed as being a permitted use in a particular Planning Area of the Specific Plan, it shall be the duty of the Director of Planning to determine if the use is consistent with the intent of this Specific Plan and compatible with other permitted uses. In the case of any conflicting provisions the regulation and policies of the Specific Plan shall prevail. In addition, all projects must comply with the following policies.

6.1.0 POLICIES:

6.1.1 Not withstanding provisions to the contrary, all grading shall be approved by both the Directors of Planning and Public Works.

6.1.2 All construction shall comply with all provisions of the current Uniform Building Code and as subsequently amended in the future and applicable sections of the Huntington Beach Municipal Code.

6.1.3 Construction may commence only after the Director of Planning finds that the project is consistent with the regulations, and applicable policies and guidelines of the Specific Plan.

6.1.4 All structures in existence at the time of adoption shall be deemed in conformance with the Specific Plan. All existing buildings and facilities are deemed to be permitted and are in conformity with the Specific Plan.

6.1.5 Request for expansion and/or new construction of aerospace buildings and facilities within Planning Area 1 for aerospace related uses shall be compatible with the existing uses and subject to the limited industrial ("IL") & ("IL-H") provisions of the current Huntington Beach Zoning and Subdivision Ordinance and Municipal Code. This type of project shall not be subject to the provisions of the Specific Plan.

6.1.6 Expansion of the existing aerospace facility beyond Planning Area 1 into an adjacent Planning Area shall

be subject to both the current provisions of the City's Zoning and Subdivision ordinance and The McDonnell Centre Business Park Specific Plan.

6.2 DEFINITIONS

For the purposes of the Specific Plan, words, phrases and terms shall have the meanings as defined below. Terms not specifically defined in the Specific Plan shall have the same definition as used in the City of Huntington Beach Zoning and Subdivision Ordinance at the time of Specific Plan adoption.

When not inconsistent with the context, words used in the present tense include the future tense; words used in the singular number include the plural number; and words of the masculine gender include the feminine and neuter gender. The word "shall" is always mandatory and the word "may" is permissive.

6.2.1 **Accessory building.** A detached building on the same site as a main building, the use of which is incidental to that of the main building such as a storage shed, etc., and which is used exclusively by the occupants of the main building.

6.2.2 **Antenna, satellite dish.** An apparatus capable of receiving communications from a transmitter or transmitter relay.

6.2.3 **Architectural projections or appurtenances.** Features on buildings which provide visual variation and/or relief but do not serve as interior or exterior living or working space.

6.2.4 **Building height.** The vertical dimension measured from the top of the highest roofline to the finished pad elevation shown on the approved grading plan.

6.2.5 **Building, main.** A building in which the principal use of the lot is conducted.

6.2.6 **Director.** Director of Planning for the City.

6.2.7 **Entryway.** The point of ingress and egress from a public or private street to the individual project.

6.2.8 **Final approval.** Ten (10) days after approval by the discretionary body and no appeal of that decision has been filed.

6.2.9 **Grade.** The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project by this code, includes natural grade.

6.2.10 **Gross floor area.** The total area of each floor within the building exterior walls.

6.2.11 **Gross site area.** The area computed within the lot lines of a parcel of land before public streets, easements, or other areas, to be dedicated or reserved for public use, have been deducted.

6.2.12 **Landscaping.** The planting and continued maintenance of suitable plant materials, and which includes an adequate irrigation system.

6.2.13 **Line of sight.** A visual path emanating from an average eye level adjudged to be five (5) feet above ground level.

6.2.14 **Local street.** A low-speed, low-volume thoroughfare used primarily for access to individual properties.

6.2.15 **Lot.** Any numbered or lettered parcel shown on a recorded tract map, a record of survey pursuant to an approved division of land, or a parcel map. A lot includes any area of land under one ownership abutting upon at least one street, alley or recorded easement.

6.2.16 **Lot area.** See net site area.

6.2.17 **Lot depth.** The average horizontal distance between the front and rear property lines, measured in the mean direction of the side property lines.

6.2.18 **Lot frontage.** The linear length of a lot measured along the property line adjacent to a street or easement.

6.2.19 **Lot line.** Any line bounding a lot. "Property line" means the same as "lot line."

6.2.20 **Lot line, front.** On an interior lot, the front lot line is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specified another line as the front lot line. On a through lot, or a lot with three or more sides abutting a street, or a corner or a reverse corner lot with lot lines of equal length, the Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of this division. On a private street or easement, the front and/or exterior lot line shall be designed as the edge of the easement.

6.2.21 **Lot line, interior.** A lot line not abutting a street.

6.2.22 **Lot line, rear.** A lot line not abutting a street which is opposite and most distant from the front lot line; in the case of an irregularly shaped lot, the rear lot line shall be determined by the Director. A lot which is bounded on all sides by streets may have no rear lot lines.

6.2.23 **Lot width.** Lot width shall be calculated as indicated for the following types of lots:

(a) Rectangular lot shall be measured along a line equidistant to and twenty (20) feet from the front property line.
(b) Cul-de-sac and knuckle lots shall be measured twenty (20) feet from the front property line along a line perpendicular to the bisector of the front property line.
(c) Cul-de-sac lots siding on another street, or similar properties, shall be measured along a line perpendicular to the interior side property line and twenty (20) feet from the front property line.

6.2.24 **Net site area.** The total horizontal area within the property lines of a parcel of land exclusive of all rights-of-way, easements or dedications which physically prohibit the surface use of that portion of the

property for other than vehicular ingress and egress, and/or landscaping.

6.2.25 **Open space.** Any part of a lot or parcel unobstructed from the ground upward, excepting architectural features extending no more than thirty (30) inches from the structure. Driveways and other parking areas shall not be considered open space.

6.2.26 **Parking structure.** A structure used for parking of vehicles where parking spaces, turning radii and drive aisles are incorporated within the structure.

6.2.27 **Person.** The word "person" includes association, company, firm, corporation, partnership, copartnership or joint venture.

6.2.28 **Private street.** A privately owned and maintained roadway used to provide vehicle access to abutting properties.

6.2.29 **Retail commercial use.** Permitted uses within this designation include restaurants, hotels, entertainment and general merchandise establishments.

6.2.30 **Setback line.** The line which defines the width or depth of the required yard. Such line shall be parallel to the property line and removed therefrom by the perpendicular distance described as the setback.

6.2.31 **Site.** Any legally created parcel of land bounded by property lines after dedication.

6.2.32 **Site coverage.** The building area of all structures on a site, as measured from all exterior building surfaces. Architectural features such as bay windows, eaves and canopies that do not project more than thirty (30) inches, and decks that do not exceed more than forty-two (42) inches in height are excluded.

6.2.33 **Site plan.** A plan prepared to scale, showing accurate and complete dimensions of all: buildings, structures, landscaping, parking, drive aisles, uses, etc. and the exact manner of development proposed for a specific parcel of land.

6.2.34 **Story.** That portion of a building included between the surface of any floor and the surface of the floor next above it or the finished under surface of the roof directly above.

6.2.35 **Street.** A public or approved private thoroughfare or road easement which affords the principal means of access to abutting property.

6.2.36 **Structure.** Any building or portion thereof, wall, fence, etc., extending forty-two (42) inches in height above the grade.

6.2.37 **Structural alteration.** Any change in, or alterations to, the structure of a building involving: the bearing wall, column, beam or ceiling joints, roof rafters, roof diaphragms, foundations, retaining walls or similar components.

6.2.38 **Ultimate right-of-way.** The adopted maximum width for any street, alley or thoroughfare as established by: the general plan, a precise plan of street, alley or private street alignment, a recorded parcel map, or a standard plan of the department of Public Works. Such thoroughfares shall include any adjacent public easement used as a walkway and/or utility easement.

6.2.39 **Use.** The purpose for which land or building is arranged, designed, or intended, or for which it is occupied or maintained.

6.2.40 **Wall or fence.** Any structure or devise forming a physical barrier. This definition shall include: wood, concrete, concrete block, brick, stone or other masonry material.

6.2.41 **Yard.** An open, unoccupied space on a lot on which a building is situated and, except where provided in the ordinance code, is completely unobstructed from the ground to the sky.

6.2.42 **Yard, front.** A yard extending across the full width of the lot between the side lot lines and between the front lot line and either the nearest line of the main building or the nearest line of any enclosed or covered porch. The front lot line shall be deemed to be the existing nearest right-of-way line of the abutting street, road or highway, unless a different right-of-way line for future use shall have been precisely fixed by formal action of the City Council pursuant to law or ordinance.

6.2.43 **Yard, rear.** A yard extending across the full width of the lot between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch.

6.2.44 **Yard, side.** A yard extending from the front yard to the rear yard between the side property line and the nearest line of the main building or any accessory building.

6.2.45 **Zone.** A district as defined in the state Conservation and Planning Act, shown on the official zoning maps and to which uniform regulations apply.

6.2.46 **Zoning maps.** The official zoning maps of the City of Huntington Beach which are a part of the comprehensive zoning ordinance.

Permitted Uses	Planning Area					
	1	1a	2	3	4	5
INDUSTRIAL						
MDA Aerospace, including all existing buildings and facilities as well as expansion of similar facilities under the existing development standards. Such uses may include tank fabrication and assembly operation, heavy welding, insulation, and thermal protective coatings.	●	●		●	●	●
Manufacturing	●	●	●	●	●	●
Warehousing	●	●	●	●	●	●
Light Industrial	●	●	●	●	●	●
Research and Development	●	●	●	●	●	●
COMMERCIAL						
Banks and other Financial Institutions		●				●
Commercial Recreation and Entertainment						●
Communication Facilities	●	●	●	●	●	●
Eating & Drinking Establishments	●	●	◐	●	●	●
Hotels, Motels and Ancillary Retail Uses		●	◐	●		●
Retail Sales		●		●		●
Maintenance & Repair Services	●	●	●	●	●	●
Warehouse & Sales Outlets	●	●	●	●	●	●
OFFICE						
Business & Professional	●	●	●	●	●	●
Personal Services		●				●
Research & Development Services	●	●	●	●	●	●
Laboratories	●	●	●	●	●	●
PUBLIC AND SEMIPUBLIC						
Conference Facilities	●	●		●	●	●
Day Care, General	●	●	●	●	●	●
Governmental Facilities	●	●	●	●	●	●
Heliports Maintenance and Service Facilities	●				●	
Public Utilities and Facilities	●	●	●	●	●	●

◐ Restaurant and Hotel uses are only permitted within Planning Area 2, north of Skylab Road

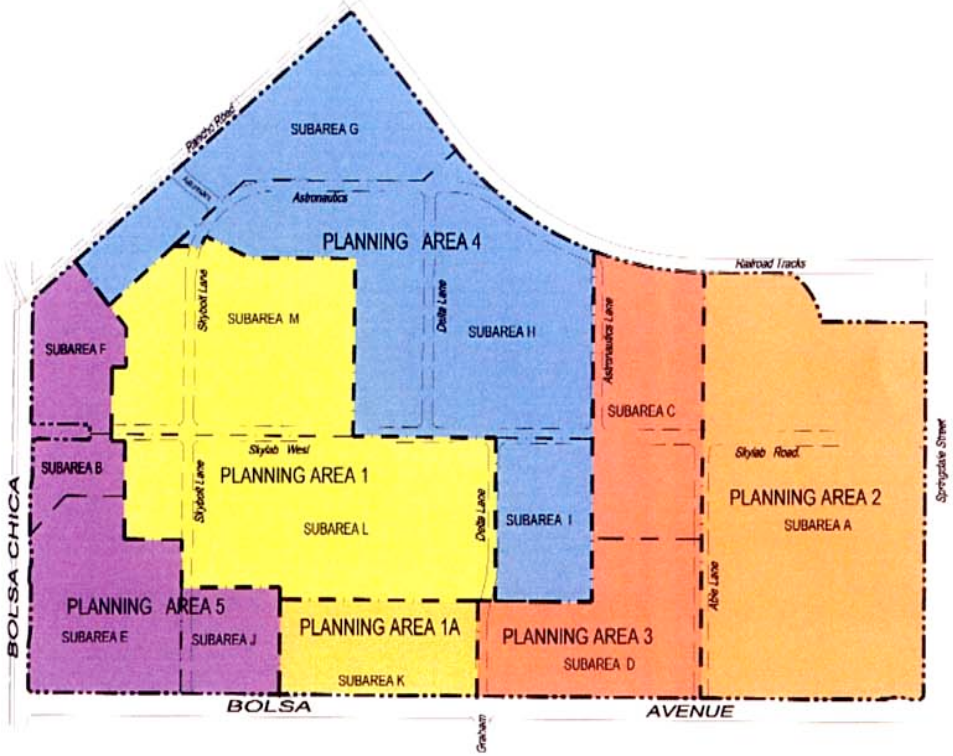


Exhibit 51 - Revised 12/2001

6.3 DEVELOPMENT STANDARDS

The Development Standards shall serve as the mechanism for the implementation of the McDonnell Centre Business Park land uses. The standards set forth in this section will assure that future development within the Centre is implemented in a manner consistent with the intent of the project area Master Plan. The standards contained herein provide flexible mechanisms to anticipate future needs and achieve compatibility between land uses and the surrounding community. Standards and guidelines are designed to be compatible with the existing land use categories of the City. The primary land uses in the McDonnell Centre Business Park shall be industrial and research and development. Commercial, office, public and semi-public uses are secondary and may be permitted in certain Planning Areas. Development Standards shall be established for each Planning Area in order to accommodate a variety of alternative uses in each area.

6.3.1 **Permitted Uses.** Permitted uses shall be established in each Planning Area and shall be required to meet all applicable provisions of the Huntington Beach Ordinance Code.

All structures incidental and accessory to a permitted principal use or structure, may be erected on any parcel containing a main building provided that such structures conform with all requirements of the Specific Plan.

Parking structures may be constructed in each Planning Area and subject to all the development regulations of the Planning Area with the exception of maximum floor area ration and maximum site coverage. No maximum shall be established for these provisions.

6.3.2 **Maximum building height.** The maximum allowable building height shall be established in each Planning Area. An additional ten (10) feet in height will be allowed for roofline treatment, architectural features and special equipment or mechanical devices. Building height may also be increased by fourteen (14) feet to allow roof top mechanical, multi story buildings, (three (3) or more) may request up to twenty (20) percent of the building height for mechanical equipment housing.

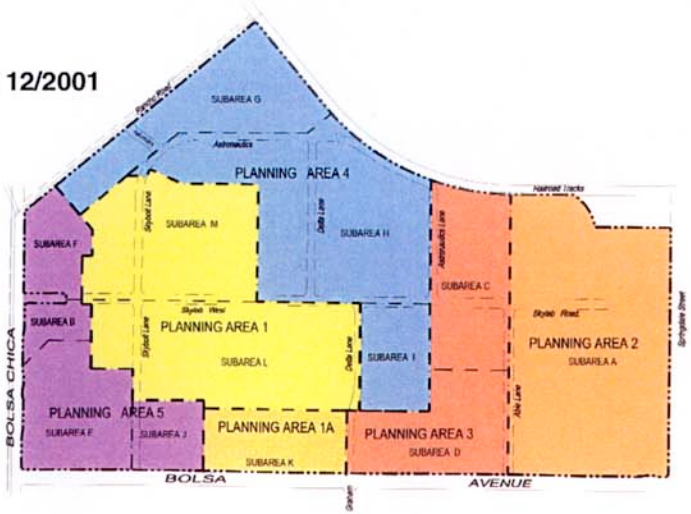
6.3.3 **Intensity.** Maximum intensity shall be established in each Planning Area. The overall intensity for the Specific Plan area has been established by the City's General Plan with a floor area ratio (F.A.R. of. 75.) The maximum F.A.R. for each Planning Area varies to accommodate the anticipated uses.

Development Regulations Chart

		1 [1]	1		1A	2	3		4			5			
			L	M	K	A	C	D	G	H	I	B	E	F	J
Maximum Intensity (F.A.R.)		0.75	0.75	0.75	0.75	0.65	0.65	0.65	0.65	0.65	0.65	0.75	0.75	0.75	0.75
Minimum Lot Size (AC) [2]		NA	2.5	2.5	1.0	2.5	2.5	2.5	1.0	2.5	2.5	1.0	1.0	1.0	1.0
Minimum Lot Frontage		100'	250'	250'	250'	250'	250'	250'	250'	250'	250'	250'	250'	250'	250'
Maximum Bldg. Height		250'	50'	50'	50'	50'	50'	50'	40'	40'	50'	50'	175'	75'	75'
Maximum Lot Coverage		50%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Minimum Setback															
	Front	20'	25'	35'	35'	35'	35'	35'	25'	25'	25'	35'	35'	35'	35'
	Interior Side	15'	10'	15'	10'	15'	15'	10'	10'	15'	15'	10'	10'	10'	10'
	Exterior Side	10'	15'	25'	15'	25'	25'	15'	15'	25'	25'	15'	15'	15'	15'
	Rear		10'	15'	10'	15' [3]	15' [3]	10'	10'	15'	15'	10'	10'	10'	10'
Minimum Landscape		8%	10%	10%	15%	10%	10%	15%	10%	10%	10%	15%	15%	15%	15%
Minimum Perimeter Landscape															
	Front		15'	15'	15'	15'	15'	15'	10'	15'	15'	15'	15'	15'	15'
	Interior Side		5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
	Exterior Side		10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
	Interior Rear		5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
	Exterior Side		10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Adjacent to Arterial Hwy.			NA	NA	24'	24'	NA	24'	24'	NA	NA	24'	24'	24'	24'

1 Only expansion to existing Aerospace Facility is subject to these regulations.
2. Smaller parcels can be approved by the Director of Planning for public utility uses.
3 Minimum rear setback 50' when adjacent to residential areas.

Exhibit 52 - Revised 12/2001



6.3.4 **Parking.** All developments will be required to meet the minimum on-site parking standards of the Huntington Beach Zoning and Subdivision Ordinance. In addition, the following may apply:

- Standard parking stall size shall be nine (9) feet wide by nineteen (19) feet deep and may be reduced to provide a wheel stop at seventeen (17) feet with a two (2) foot overhang to expand the landscaping. This additional landscape area will not be credited toward the required landscape percentage.

- A compact parking stall size of eight feet zero inches (8'-0") wide by seventeen (17) feet deep may be proposed for employee parking areas, up to maximum a of twenty five (25) percent of the total required parking spaces.

- Total parking required by the Huntington Beach Zoning and Subdivision Ordinance may be installed in phases, as needed, provided sufficient parking for employee projections can be met. The initial phase of required parking shall be a minimum of fifty (50) percent of the required parking. A covenant shall be recorded on the property prior to occupancy to insure provision of all parking as necessary.

- Shared parking may be permitted for combined office and commercial uses. A shared parking program may allow for a reduction of code required parking by up to twenty five (25) percent, based upon a shared parking analysis.

Parking Standards

Use	Required Parking
Office Administrative Research and Development	1 sp./250 s.f.
Industrial and Manufacturing	1 sp./500 s.f.
Warehouse and Distribution	1 sp./500 s.f. (for the first 20,000 s.f.) 1 sp./5,000 s.f. (for over 20,000 s.f.)
Hotel/Motel	.75 sp./room plus 2 sp./Manager
Restaurant	1 sp./100 s.f.
Retail	1 sp./200 s.f.

Exhibit 53

- Shared off-site parking facilities may also be permitted for adjacent office and industrial uses.

- Handicap accessible parking spaces shall be provided as required by the California Building Code.

- All areas set aside for future parking facilities shall be landscaped consistent with other on-site landscaping and may not be used for building development or expansion.

- Any existing aerospace required surface parking as described in the Specific Plan parking requirements, removed for new development shall be replaced on a one for one basis concurrent with new development.

6.3.5 **Landscaping.** In addition to the Landscape Guidelines contained in the Specific Plan and City Standard Landscape Plans: all setback and parking lot areas fronting on, or visible from, adjacent public streets shall be landscaped and permanently maintained in an attractive manner.

6.3.6 **Signs.** All signs in the project area shall conform to the provisions of the City's Zoning and Subdivision Ordinance and shall be consistent with the guidelines of the Specific plan.

6.3.7 **Lighting.** All illumination of streets, parking areas, and project sites, shall be coordinated to provide a consistent illumination intensity. Emphasis shall be placed on areas of high vehicular and pedestrian activity. Light fixtures and standards shall be consistent with building architectural style.

6.3.8 **Fencing.** Walls and fences are encouraged as means of providing security and screening. Walls shall be constructed of masonary or concrete materials consistent with, and complimentary to, building architecture. Fencing shall be restricted to ornamental iron; chain-link fencing shall not be used.

6.3.9 **Electrical vehicle charging station** may be required for new commercial/industrial developments at the discretion of the Directors of Planning and Public Works.

Development Regulations Check List

	Required/ Allowed	Request	Comments
Use			
Intensity (F.A.R.)			
Lot Size (AC)			
Lot Frontage			
Building Height			
Lot Coverage			
Setback			
Front			
Interior Side			
Exterior Side			
Rear			
Landscape			
Perimeter Landscape			
Front			
Interior Side			
Exterior Side			
Interior Rear			
Exterior Side			
Arterial Highway			

Exhibit 54

Design Guidelines Policy Check List

5.1	Site Planning Guidelines	Good	Modify/ Explain	Redesign	Comments
5.1.1	Site Layout				
5.1.2	Building Orientation				
5.1.3	Parking Layout				
5.1.4	Loading & Storage Layout				
5.1.5	Site Access				
5.1.6	On-Site Circulation				
5.1.7	Entry Drive Design				
5.1.8	Handicap Accessibility				
5.1.9	Energy Conservation				
5.1.10	Security Provisions				
5.1.11	Relationship to Adj Sites				

Exhibit 55

Design Guidelines Policy Check List

5.2	Architectural Guidelines	Good	Modify/ Explain	Redesign	Comments
	All Buildings				
5.2.1	Building Location				
5.2.2	Building Massing				
5.2.3	Building Articulation				
5.2.4	Building Relationships				
5.2.5	Building Entries				
5.2.6	Building Materials				
5.2.7	Glazing				
5.2.8	Equipment Screening				
5.2.9	Exterior Lighting				
5.2.10	Trash Enclosures				
	Industrial Buildings				
5.2.11	Building Design				
5.2.12	Building Entries				
5.2.13	Building Materials				
5.2.14	Mechanical Equipment				
5.2.15	Satellite Structures				
5.2.16	Loading Areas				
5.2.17	Outdoor Storage				
	Commercial/Office Buildings				
5.2.18	Building Design				
5.2.19	Building Materials				
5.2.20	Building Illumination				

Exhibit 55

Design Guidelines Policy Check List

5.3	Landscape Guidelines	Good	Modify/ Explain	Redesign	Comments
5.3.1	Site Layout				
5.3.2	Existing Trees				
5.3.3	Landscape Design				
5.3.4	Plant Materials				
5.3.5	Right-Of-Way Areas				
5.3.6	Pedestrian Walkways				
5.3.7	Perimeter Landscaping				
5.3.8	Parking Lots				
5.3.9	Interior Property Lines				
5.3.10	Entry Drives				
5.3.11	Entry Plazas				
5.3.12	Buffer Areas				
5.3.13	Screening				
5.3.14	Lighting				
5.3.15	Water Conservation				

Exhibit 55

Design Guidelines Policy Check List

5.4	Signage Guidelines	Good	Modify/ Explain	Redesign	Comments
5.4.1	Wall Sign Design				
5.4.2	Wall Sign Location				
5.4.3	Wall Sign Materials				
5.4.4	Wall Sign Size				
5.4.5	Tenant Sign Location				
5.4.6	Tenant Sign Quantity				
5.4.7	Additional Wall Sign Design/Size				
5.4.8	Free Standing Sign Design/Size				
5.4.9	Entry Sign Design/Size				
5.4.10	Entry Sign Content				
5.4.11	Business Directory Sign Content				
5.4.12	Business Directory Sign Design/Size				
5.4.13	Information/Directional Sign Design/Size				
5.4.14	Information/Directional Sign Content				
5.4.15	Temporary Sign Design/Size				
5.4.16	Temporary Directory Sign Design/Size				
5.4.17	Future Tenant Sign Design/Size				
5.4.18	Centre Identification Sign Design/Size				

Exhibit 55