



# McDONNELL CENTRE BUSINESS PARK

City of Huntington Beach

SPECIFIC PLAN NO. 11  
(Volume One of Two)

McDONNELL CENTRE  
BUSINESS PARK  
City of Huntington Beach  
SPECIFIC PLAN NO. 11



Prepared by  
EDAW, INC. with  
Michael C. Adams Associates  
Urban Design Camp  
Langdon Wilson Architecture  
Peter D. Brandow & Associates, Landscape Architects  
Adams, Streeter Civil Engineers, Inc.  
WPA Traffic Engineering, Inc.

Adopted - October 6, 1997 - Ordinance No. 3372  
Amendment No. 1 – February 7, 2002 – TPM No. 01-122/MASP  
Amendment No. 2 - February 21, 2006 – Ordinance No. 3727

# CONTENTS

	<u>Page</u>		<u>Page</u>
1. INTRODUCTION		4. MASTER PLAN CONCEPT	
1.0 Purpose and Intent	2	4.0 Development Concept	21
1.1 Authority and Procedure	2	4.1 Land Use Plan	25
1.2 Scope and Format	3	4.2 Circulation Plan	29
2. PROJECT AREA		4.3 Public Facilities Plans	35
2.0 Location	6	4.4 Landscape Concept	43
2.1 General Plan Designation	7	4.5 Phasing Plan	47
2.2 Zoning Regulations	7	5. DESIGN GUIDELINES	
2.3 Current Land Uses	9	5.0 Project Area Character	51
2.4 Planning History	9	5.1 Site Planning Guidelines	51
2.5 State Mandated Requirements	10	5.2 Architectural Guidelines	57
3. IMPLEMENTATION		5.3 Landscape Guidelines	63
3.0 Administration	13	5.4 Signage Guidelines	75
3.1 Development Phasing Plan	13	6. DEVELOPMENT REGULATIONS	
3.2 Methods and Procedures	13	6.0 Purpose	85
3.3 Master Plan	14	6.1 General Provisions	85
3.4 Parcel Maps	14	6.2 Definitions	86
3.5 Site Plan Review	14	6.3 Development Standards	91
3.6 Reuse/Change of Use Review	17	APPENDICES (Volume Two)	
3.7 Environmental Determination	17	A -Legal Description	
3.8 Request for Deviation	17	B -General Plan Consistency	
3.9 Specific Plan Amendments	18	C- Environmental Mitigation Measures	
3.10 Severability	18	D -Specific Plan Amendment No.1	

## LIST OF EXHIBITS

	<u>Page</u>		<u>Page</u>
Exhibit 1	6	Exhibit 28	59
Exhibit 2	8	Exhibit 29	60
Exhibit 3	12	Exhibit 30	61
Exhibit 4	16	Exhibit 31	61
Exhibit 5	20	Exhibit 32	62
Exhibit 6	23	Exhibit 33	64
Exhibit 7	24	Exhibit 34	66
Exhibit 8	26	Exhibit 35	68
Exhibit 9	28	Exhibit 36	70
Exhibit 10	30	Exhibit 37	71
Exhibit 11	32	Exhibit 38	72
Exhibit 12	34	Exhibit 39	74
Exhibit 13	36	Exhibit 40	75
Exhibit 14	38	Exhibit 41	76
Exhibit 15	42	Exhibit 42	77
Exhibit 16	44	Exhibit 43	77
Exhibit 17	45	Exhibit 44	78
Exhibit 18	46	Exhibit 45	79
Exhibit 19	48	Exhibit 46	80
	48	Exhibit 47	80
Exhibit 20	50	Exhibit 48	81
Exhibit 21	52	Exhibit 49	82
Exhibit 22	54	Exhibit 50	84
Exhibit 23	55	Exhibit 51	90
Exhibit 24	56	Exhibit 52	92
Exhibit 25	57	Exhibit 53	93
Exhibit 26	58	Exhibit 54	95
Exhibit 27	59	Exhibit 55	96