APPENDIX F SPECIFIC PLAN CONFORMITY ANALYSIS

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
4.2.01; 4.9.01	Permitted Uses	The following list of visitor-serving commercial uses are allowed in District 7. Other visitor-serving uses that have the same parking demand as the uses set forth below may be allowed subject to the approval of the Director. ○ Art galleries ○ Bakeries ○ Banks and savings and loan branch offices (not to exceed 5,000 sq.ft.) ○ Beach, swimming, and surfing equipment sales, rentals and repairs ○ Bicycle sales, rentals and repairs ○ Boat and marine supplies ○ Bookstores ○ Carts and kiosks, pursuant to HB Municipal Code §230.94 ○ Clothing stores ○ Delicatessens ○ Florists ○ Groceries (convenience) ○ Ice cream parlors ○ Laundromats and laundries ○ Meat and fish markets ○ Museums ○ Newspaper and magazine stores and stands ○ Outdoor dining, pursuant to the *Downtown Specific Plan* §4.2.33. ○ Photographic equipment sales and processing ○ Professional office (not to exceed 50 percent of total floor area) ○ Public transportation services ○ Shoe stores ○ Sporting goods ○ Tourist-related public and semi-public buildings, services and facilities ○ Travel agencies In accordance with the *Downtown Specific Plan*, all street-level uses will be visitor-serving commercial uses and will be a part of the overall development of District 7.	Potential uses may include: ○ Art galleries ○ Bakeries ○ Banks and savings and loan branch offices (not to exceed 5,000 square feet) ○ Beach, swimming, and surfing equipment sales, rentals, and repairs ○ Bicycle sales, rentals, and repairs ○ Boat and marine supplies ○ Bookstores ○ Carts and kiosks, pursuant to HB Municipal Code §230.94 ○ Clothing stores ○ Delicatessens/specialty food stores ○ Florists ○ Groceries (convenience) ○ Ice cream parlors ○ Museums ○ Newspaper and magazine stores and stands ○ Outdoor dining, pursuant to the *Downtown Specific Plan* §4.2.33. ○ Photographic equipment sales and processing ○ Professional office (not to exceed 50 percent of total floor area) ○ Shoe stores ○ Sporting goods ○ Tourist-related public and semi-public buildings, services, and facilities ○ Travel agencies
4.9.01	Conditionally Permitted Uses	○ Automobile service stations ○ Dancing and/or live entertainment ○ Health and sports clubs and spas ○ Hotels and motels ○ Liquor stores	Potential uses may include: ○ Dancing and/or live entertainment ○ Health and sports clubs and spas ○ Hotels

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
		• Permanent parking lots, subterranean, semi-subterranean and above-ground parking structures. • Restaurants • Taverns • Movie and live theaters	• Subterranean parking structures • Restaurants • Taverns • Live entertainment theaters
–	Accessory Building Uses	None identified.	Accessory buildings and uses where related and ancillary to the primary uses subject to the provisions of the *Huntington Beach Ordinance Code*. Uses may include but are not limited to maintenance/storage structures/buildings.
4.2.02; 4.9.02	Minimum Parcel Size	No minimum parcel size; master site plan is required.	District 7 includes a Hospitality Parcel that is 4.20 acres and a retail promenade parcel that is 6.40 acres. Master Plan has been submitted for District 7.
4.2.03; 4.9.03	Maximum Intensity	3.0 Floor Area Ratio (FAR), calculated on net acreage for all of District 7. General Plan – 3.0 FAR	District 7 is 10.6 acres (461,736 sq ft), which would allow an FAR of 1,385, 208 sq ft of floor area. Pacific City is proposing up to 610,000 sq ft. See Lot Coverage Exhibit in the Conditional Use Permit Pacakge
4.2.04; 4.9.04	Maximum Building Height	8 stories 4.2.04(a): Additional 10 feet permitted for roofline treatment and architectural features 4.2.04(b): Additional 14 feet allowed for elevator equipment. Increased height subject to a Special Permit.	Maximum building height for the Hospitality use is 8 stories; the retail promenade will have a maximum height of 3 stoires; roofline treatments, architectural treatments, and elevator equipment may exceed the 8 story height limit, but will be within noted height restrictions of Section 4.2.04 (a) and 4.2.04 (b). Use of hotel rooftop is requested to allow for future uses such as pool, music, food and beverage related activities (i.e. rooftop bar / lounge).
4.2.05; 4.9.05	Maximum Site Coverage	50 percent of the net site area; any part of the site covered by a roof, including covered walkways, patios and carports is included in coverage. Deviation subject to a Special Permit. Subterranean & semi-subterranean parking: Less than 42 inches in height above adjacent grade are subject to provisions of Section 4.2.13(b).	Site coverage for District 7 will not exceed requirement.
4.2.06; 4.9.06	Minimum Setback: Front Yard	50 feet from Pacific Coast Highway for all structures exceeding 42 inches in height; no projection into or over a public right-of-way. Deviation subject to a Special Permit.	Special Permit is requested for a minor deviation from front yard setback from Pacific Coast Highway in order to better articulate the frontage along Pacific Coast Highway.
4.2.07; 4.9.07	Minimum Setback: Exterior Side Yard	20 feet 10 feet for parking lots and above grade parking structures Deviation subject to a Special Permit.	Consistent with requirements.
4.2.08; 4.9.08	Minimum Setback: Rear Yard	20 feet from Pacific View Avenue Deviation subject to a Special Permit.	Special Permit is requested for minor deviation from rear yard setback from Pacific View Avenue to create a more storefront pedestrian friendly experience to Pacific View Avenue.
4.2.09; 4.9.09	Minimum Setback: Upper Story	Not applicable to District 7.	Not applicable.

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
4.2.11; 4.9.10	Open Space	Public open space and/or pedestrian access is required. No specific size of public open space is described.	Open space will be provided in District 7 in the form of the retail promenade that will include plazas for sitting, gathering, and public view opportunities.
4.9.11	Corridor Dedication	Dedication of a 20-foot-wide public access corridor between Atlanta Avenue and Pacific Coast Highway, unless condition waived by City.	The 20 foot public access corridor is proposed through District 8A (Residential Village) and across Pacific View Avenue up to District 7. The 20 foot easement requirement is being proposed to be waived within District 7 as it is unnecessary with the proposed retail promenade.
4.2.13; *Huntington Beach Ordinance Code*	Parking	All parking to be provided on the site. Commercial business (retail, office, restaurant) participation in the City's in-lieu parking program is subject to a Conditional Use Permit. Hotel Parking 1.1 space/room Retail 1 space/200 sq. ft. Restaurant 1 space/100 sq. ft. Office 1 space/250 sq. ft.	The parking for District 7 (Visitor Serving commercial) will be based on a shared parking analysis as outlined in the Conditional Use Permit. The proposed shared parking analysis is included within the narrative submitted with the Pacific City Conditional Use permit. Up to approximately 1,543 subterranean parking spaces can be provided for District 7. Please see the July 3, 2003 Linscott Law & Greenspan Parking Demand Analysis for the Pacific City Visitor Serving Commercial Project.
4.2.14	Downtown Parking Master Plan	Not applicable to District 7.	District 7 is not within the Downtown Master Parking Plan.
4.2.15; *Huntington Beach Design Guidelines Chapters 4 and 5*	Landscaping	Emphasis on California and Mediterranean landscapes, hardscapes, furniture/design details and lighting. Native planting, vines, flowering plants, arbors, trellises and container planting are encouraged. Site Entry–Main Entry Drive: a) A median with a minimum 10-foot-wide landscaped area between the street and first bisecting parking aisle; b) minimum 5-foot-wide sidewalk on each side of driveway; c) minimum 10-foot-wide landscaped parkway on each side of driveway; d) minimum 20-foot-wide decorative paving band. Use a three-tiered planting system: 1) grasses and ground covers; 2) shrubs and vines; 3) trees. Tree placement: a) minimum 8 feet between center of trees and edge of driveway and 6 feet from water/gas meter and sewer laterals; b) minimum 25 feet between center of trees and intersection of edge of driveways and streets or sidewalks; c) minimum 15 feet between center of trees/large shrubs to utility poles/street lights; d) minimum 8 feet between center of trees/large shrubs and fire hydrants/fire department sprinklers/standpipe connections Landscape and irrigation plan is required. Street tree plan: Figure 1 of the *Huntington Beach Design Guidelines Chapter 5*	Conceptual landscape plan submitted as a part of CUP application.

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
4.2.16	Street Vacations	Not applicable to Pacific City District 7 project.	Not applicable
4.2.17	Access Ways	4.2.17(a): 24-foot-wide alleys; no more than ½ of total alley dedication from one side. No new automobile curb cuts on Pacific Coast Highway. 4.2.17(b): All access ways to be free and clear of any and all structures including but not limited to trash enclosures, utility devices or storage areas. 4.2.17(c): Not applicable to District 7. 4.2.17(d): Not applicable to District 7.	4.2.17(a): No alleys planned. 4.2.17(b): Consistent with requirements. 4.2.17(c): Not applicable. 4.2.17(d): Not applicable.
4.2.18	Lighting	Provide onsite lighting system on all vehicular access ways and along major walkways. Provide lighting within all covered/enclosed parking areas. Prepare lighting plan to Director.	A lighting plan will be prepared for Pacific City that will include lighting for all vehicular access, along major walkways including the 20 foot wide pedestrian easement, and in all parking areas.
4.2.20	Sewer and Water Systems	Designed to City standards. Located underneath streets, alleys or drives.	Sewer and water systems will be based on the Pacific City EIR technical reports prepared for sewer and domestic water.
4.2.21; *City of Huntington Beach Design Guidelines: Chapter 5*	Signs	Conform to the Huntington Beach Ordinance Code. 4.2.21(a): Address numbers will be in a uniform location throughout development; Director approval required. 4.2.21(b): When appropriate, install onsite street name signs at intersections of access ways; City Engineer approval required; Director approval for design and type. Must be consistent with Design Guidelines.	Signage program will be prepared.
4.2.22	Refuse Collection Area	Enclosed/screened by masonry walls. Sited to minimize noise and visual intrusion on adjacent property and eliminate fire hazard to adjacent structures.	Refuse collection areas for District 7 will be included within the three enclosed service areas located on 1st Street, Pacific View Avenue, and Huntington Street.
4.2.23	Vehicle Storage	Boat, trailer, recreational vehicle, and similar vehicle storage permitted within specifically designated areas on final development map and included in association's CC&Rs. Must be enclosed by 6-foot-high masonry wall and landscaped.	Boat, trailer, recreational vehicle, and similar vehicle storage are not proposed within the Pacific City project.
4.2.24	Antennas	Antennas will be consistent with zoning requirements.	Consistent with requirements.
4.2.25	Utility Lines	All utility lines will be underground where possible.	Utility lines abutting the project boundary are proposed to be relocated underground with the exception of the 66kv lines located on Atlanta Avenue.
4.2.26	Bus Turnouts	Dedication required for a bus turnout, as recommended. Incorporate into development plan.	A bus turnout is proposed along Pacific Coast Highway near the intersection with Huntington Street.
4.2.27	Orange County Transit Authority Center	Locate transit center within proximity of downtown area.	No transit center is proposed within the Pacific City project. Existing major bus turnout is located on the south side of Pacific Coast Highway, between 1st Street and Huntington Street.

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
4.2.28	Homeowner's or Community Association	Not applicable to District 7.	Not applicable.
4.2.29; *City of Huntington Beach General Plan Draft Coastal Element*	Coastal Zone (CZ) Suffix	Located in Coastal Zone 4-Downtown. Land use designation and general plan overlay: *CV-F7-SP*: Commercial Visitor, 3.0 FAR, Specific Plan Overlay Design District 4C: Permitted Uses: visitor-serving and community-serving commercial uses, restaurants, entertainment and other uses as permitted by the *CV* and *Commercial General (CG)* land use categories. *CV*: hotels/motels, restaurants, recreation-related retail sales, cultural uses (e.g., museums) and similar uses oriented to coastal and other visitors to the City. *CG*: Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drug stores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, institutional, health, government offices and other similar uses. Height: 8 stories Design and Development: a) Requires a Specific Plan or Master Plan; b) establish a unified "village" character; required vertical setbacks above second floor; c) incorporate pedestrian walkways, plazas, and common open space; d) provide pedestrian linkages with surrounding residential and commercial areas; e) establish well-defined entry from Pacific Coast Highway; f) maintain views of shoreline and ocean. Downtown Specific Plan: Comply with *Downtown Specific Plan* overall and District 7 requirements.	Consistent with requirements.
4.2.30	Affordable Housing	Not applicable to District 7.	Please refer to the affordable housing plan prepared by Mary Erickson Community Housing as part of the Pacific City Conditional Use Permit submittal.
4.2.31	School	Provide school facilities impact mitigation and reimbursement agreement.	The District 7 project will comply with the requirements of the school districts

DISTRICT 7 ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Permitted Uses	Intended Development
	Facilities	Condition can be waived by Planning Commission. Condition does not apply to affordable housing projects.	serving the District 7 site and enter into a School Facilities Mitigation Agreement, as required by such districts.
4.2.32	Historic Properties	Not applicable to District 7.	Not applicable.
4.2.33	Outdoor Dining	Location and Design Criteria: a) extension of eating establishment on contiguous property; b) permitted on public right-of-way sidewalk areas; c) minimum 8-foot-wide clear passage for pedestrian access for outdoor dining in sidewalk area of public right-of-way; d) not applicable to District 7; e) establishments not serving alcohol and on public property must be separated from public sidewalk/pedestrian walkway by temporary cordon and removed when not in use; f) establishments serving alcohol must have a 36-inch-high physical barrier around outdoor eating area that will prohibit passage of alcohol through barrier; g) remove tables, chairs and umbrellas when not in use; h) minimum8-foot-wide clear passage (or permanent cordon and five-foot-wide clear passage) for pedestrian access in private sidewalk areas. Operating Requirements, Provisions and Conditions: a) obtain license agreement; b) enter into Maintenance Agreement with City; c) provide a public liability insurance policy; d) prohibit food and beverage sales to occupant or rider of motor vehicles or bicycles; e) alcohol beverages in glass containers only; f) pay all fees and deposits as required by the Huntington Beach Municipal Code; g) applicable provisions of the Huntington Beach Municipal Code and Zoning and the Subdivision Ordinance; h) applicable provisions regarding alcohol beverages; I) conditional use permit may be transferred. Parking: Comply with Huntington Beach Zoning and Subdivision Ordinance. Findings: a) as set forth for the Zoning Administrator; b) no obstruction of building entryways; c) pedestrian traffic volumes are not inhibited; d) handicapped accessibility is provided as required.	Outdoor dining will be provided within District 7 as shown on the Pacific City Conditional Use Permit.

DISTRICT 8A ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
4.2.01; 4.10.01	Permitted Uses	Permitted Uses, for example: Permanently attached residential uses; including multi-family housing, condominiums, stock-cooperatives, and apartments.	Permanently attached residential uses; including condominiums. Parks and other recreational amenities such as swimming facilities and tot lots. Guardhouses or automatic gates at project entries. Subterranean parking structures and surface parking on private loop road.
–	Accessory Building Uses	–	Accessory buildings and uses where related and ancillary to the primary residence are subject to the provisions of the *Huntington Beach Ordinance Code*. Uses may include covered patios, maintenance/storage structures/buildings within parking structure, onsite vehicle storage, spas, gazebos, and recreation facilities (indoors and outdoors).
4.2.02; 4.10.02	Minimum Parcel Size	No minimum parcel size; conceptual site plan is required.	Same as requirements.
4.2.02	Minimum Residential Floor Area Requirements	**Unit Type** — **Min. Floor Area (sq.ft.)** Bachelor & Single — 450 One bedroom — 650 Two bedrooms — 900 Three bedrooms — 1,100 Four bedrooms — 1,300	Residential Village condominiums meet or exceed requirements. Condominium units range from 1 to 3 bedrooms with square footages ranging in size from approximately 850 square feet to 2,450 square feet.
4.2.03; 4.10.03	Maximum Density	1 du/1,452 sq.ft. of net lot area or 30 du per net acre.	Residential Village parcel is 17.23 acres and includes 516 units with an average of 30 dwelling units per acre.
4.2.04; 4.10.04	Maximum Building Height	50 feet — General Plan – 4 Stories 4.2.04(a): Additional 10 feet permitted for roofline treatment and architectural features 4.2.04(b): Additional 14 feet allowed for elevator equipment. Increased height subject to a Special Permit.	Maximum building height for residential village is 50 feet; roofline treatments, architectural treatments, and elevator equipment may exceed the 50 foot height limit, but will be within noted height restrictions of Section 4.2.04 (a) and 4.2.04 (b).
4.2.05; 4.10.05	Maximum Site Coverage	50 percent of the net site area; any part of the site covered by a roof, including covered walkways, patios, and carports is included in coverage. Deviation subject to a Special Permit. Subterranean & semi-subterranean parking: Less than 42 inches in height above adjacent grade are subject to provisions of Section 4.2.13(b).	Maximum site coverage does not exceed 50% of the net site area for the Pacific City Residential Village.

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
4.2.06; 4.10.06	Minimum Setback: Front Yard	20 feet: All structures exceeding 42 inches in height; no projection into or over a public right-of-way. 10 feet: Parking lots; structures below 42 inches in height are not subject to provision. 5 feet: Subterranean & semi-subterranean parking Deviation subject to a Special Permit.	Decks/balconies encroach into front and side setbacks, but the deck/balcony structures are below 42 inches in height. ZSO Chapter 230 allows.
4.2.07; 4.10.07	Minimum Setback: Exterior Side Yard	20 feet 10 feet for parking lots and above grade parking structures Deviation subject to a Special Permit.	Decks/balconies encroach into front and side setbacks, but the deck/balcony structures are below 42 inches in height. ZSO Chapter 230 allows.
4.2.08; 4.10.08	Minimum Setback: Rear Yard	20 feet Deviation subject to a Special Permit.	Consistent with requirements.
4.2.09; 4.10.09	Minimum Setback Upper Story	100 feet from northern exterior property line (along Atlanta Avenue) for that portion of structure exceeding 35 feet Deviation subject to a Special Permit.	Consistent with requirements; the residential buildings fronting Atlanta Avenue will not exceed 35 feet in height for 100 feet inward from the northern exterior property line (along Atlanta Avenue).
4.2.10	Minimum Building Separation	10 feet between detached buildings	Consistent with requirements.
4.2.11(a)	Common Open Space	25% of the floor area of each unit with a minimum dimension of 20 feet. Deviation subject to a Special Permit.	Based on the 25% floor area requirement, the Pacific City Residential Village is required to provide 225,805 square feet (5.18 acres) of common open space; Pacific City Residential Village will included 341,737 square feet (7.85 acres).
4.2.11(b)	Private Open Space – Ground Floor	**Unit Type / Min. Area (sq.ft.) / Min. Dim. (ft.)** Bachelor, single, Or one bedroom: 200 / 10 Two bedrooms: 250 / 10 Three bedrooms: 300 / 10 Four bedrooms: 400 / 10	Consistent with requirements.
4.2.11(b)	Private Open Space – above ground floor	**Unit Type / Min. Area (sq.ft.) / Min. Dim. (ft.)** Bachelor, single, Or one bedroom: 60 / 10 Two bedrooms: 120 / 6 Three bedrooms: 120 / 6 Four bedrooms: 120 / 6	Consistent with requirements.

DISTRICT 8A ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
4.10.10	Public Open Space	None required.	Public areas proposed include a public access corridor through District 8A (High-Density Residential) extending from Atlanta Avenue to the proposed extension of Pacific View Avenue.
4.10.11	Corridor Dedication	Dedication of a 20-foot-wide public access corridor between Atlanta Avenue and Pacific Coast Highway, unless condition waived by City.	The 20-foot wide public access corridor starts at Atlanta Avenue directly across from Alabama Street extending through the residential village to the interior loop road, then runs along the west side of the interior village loop road along the pedestrian parkway extending across Pacific View Avenue, where it splits into two 10-foot corridors that run parallel on both sides of the commercial parking garage entry and around the commercial event lawn joining together again at the Pacific Coast Highway public sidewalk.
4.10.12; 4.14.03	Resource Production Overlay	Conceptual site plan for overlay area required prior to project development or subdivision of land.	The conditional use permit is intended to serve as a reuse plan for the reuse of Oil Overlay "C" as the proposed residential village.
4.2.13; *Huntington Beach Ordinance Code*	Parking	All parking to be provided on the site. Exceptions apply to affordable housing.	Parking in District 8A (Residential Village) will be per code as shown in the Conditional Use Permit. A special permit will be requested for 15% parking garage ramps in four locations in order to enhance common open space areas.
4.2.15; *Huntington Beach Design Guidelines Chapter 3*	Landscaping	One 36-inch box tree or the equivalent thereof per unit. 75% of requirement will be 36-inch box trees & 25% will be 24-inch box trees at a ratio of 1-inch for 1-inch. Landscape and irrigation plan is required. Deviation subject to a Special Permit.	A preliminary landscape plan is included in the Pacific City Conditional Use Permit.
4.2.17	Access Ways	4.2.17(a): Not applicable to District 8A. 4.2.17(b): All access ways to be free and clear of any and all structures including but not limited to trash enclosures, utility devices, or storage areas. 4.2.17(c): Private access ways: minimum 28 feet of paved width. 4.2.17(d): Private access ways exceeding 600 feet:	4.2.17(a): Not applicable. 4.2.17(b): Consistent with requirements. 4.2.17(c): Consistent with requirements; private loop road meets or exceeds 28 foot width requirement. 4.2.17(d): Consistent with requirements; private access way is a loop road.
4.2.18	Lighting	Provide onsite lighting system on all vehicular access ways and along major walkways. Provide lighting within all covered/enclosed parking areas. Prepare lighting plan for review and approval of Director.	A lighting plan will be prepared for Pacific City that will include lighting for all vehicular access, along major walkways including the 20 foot wide pedestrian easement, and in all parking areas.

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
4.2.19	Outdoor Storage Space	Attached garage or minimum 100 cubic feet of outdoor storage space per unit.	Outdoor storage space will be provided within the residential units and/or within the parking structure.
4.2.20	Sewer and Water Systems	Designed to City standards. Located underneath streets, alleys, or drives. No individual dwelling unit sewer lines or mains can extend underneath another dwelling unit.	Sewer and water systems will be based on the Pacific City EIR technical reports prepared for sewer and domestic water.
4.2.21	Signs	Conform to the Huntington Beach Ordinance Code. 4.2.21(a): Address numbers will be in a uniform location throughout development; Director approval required. 4.2.21(b): When appropriate, install onsite street name signs at intersections of access ways; City Engineer approval required; Director approval for design and type. Must be consistent with Design Guidelines.	A signage program will be prepared.
4.2.22	Refuse Collection Area	Within 200 feet of dwelling units being served. Enclosed/screened by masonry walls. Sited to minimize noise and visual intrusion on adjacent property and eliminate fire hazard to adjacent structures.	Consistent with requirements.
4.2.23	Vehicle Storage	Boat, trailer, recreational vehicle, and similar vehicle storage permitted within specifically designated areas on final development map and included in association's CC&Rs. Must be enclosed by 6-foot-high masonry wall and landscaped.	Boat, trailer, recreational vehicle, and similar vehicle storage are not proposed within the Pacific City project.
4.2.24	Antennas	Antennas will be consistent with zoning requirements.	Consistent with requirements.
4.2.25	Utility Lines	All utility lines will be underground where possible.	Utility lines abutting the project boundary are proposed to be relocated underground with the exception of the 66kv lines located on Atlanta Avenue.
4.2.26	Bus Turnouts	Not applicable to District 8A.	Not applicable.
4.2.27	Orange County Transit Authority Center	Locate transit center within proximity of downtown area.	No transit center is proposed within the Pacific City project. Existing major bus turnout is located on the south side of Pacific Coast Highway, between 1st Street and Huntington Street.
4.2.28	Homeowner's or Community Association	Development approval subject to submission of legal instrument(s) establishing a plan or manner of permanent care and maintenance of open space, recreational areas, and communal facilities. City Attorney approval required; Department of Community Development approval required for use of open areas.	Legal instrument(s) establishing a plan or manner of permanent care and maintenance of open space, recreational areas, and communal facilities will be submitted to the City for review and approval.

DISTRICT 8A ZONING CONFORMANCE MATRIX

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
4.2.29	Coastal Zone (CZ) Suffix	Located in Coastal Zone 4-Downtown. Land use designation and general plan overlay: RH-30-SP: Residential High Density, Greater than 30 units per net acre, Specific Plan Overlay Design District 4I: Permitted Uses: multi-family residential, parks and other recreational amenities, schools, and open spaces Density/Building Height: 4 stories Design and Development: a) Requires a Specific Plan or Master Plan; b) Follow policies and principles for "New Residential Subdivisions" (Policies 9.3.1-9.3.4); c) allows clustering of mixed density residential units and integrated commercial sites; d) requires variation of building heights from 2 to 4 stories Downtown Specific Plan: Comply with Downtown Specific Plan overall and District 8A requirements.	Consistent with requirements.
4.2.30	Affordable Housing	Where project offers 50% of units for 30 years to persons and households earning between 80% and 100% of Orange County Median Income, the following reductions in development standards may apply: Guest Parking: Up to 100% waiver if adequate excess public parking available Common Open Space: Up to 70% reduction if replaced by private open space, including roof decks Site Coverage: Up to 75% Height: Maximum four stories Density: Maximum 1.0 FAR or applicable density. Minimum Unit Size: Studio: 400 sq.ft.	Please refer to the affordable housing plan prepared by Mary Erickson Community Housing as part of the Pacific City Conditional Use Permit submittal.

Downtown Specific Plan Section #	Criteria	Requirements	Proposed
		1 bedroom: 600 sq.ft. 2 bedrooms: 800 sq.ft.	
4.2.31	School Facilities	Provide school facilities impact mitigation and reimbursement agreement. Condition can be waived by Planning Commission. Condition does not apply to affordable housing projects.	The District 8A project will comply with the requirements of the school districts serving the District 8A site and the developer will enter into a School Facilities Mitigation Agreement, as required by such districts.
4.2.32	Historic Properties	Not applicable to District 8A.	Not applicable.
4.2.33	Outdoor Dining	Not applicable to District 8A.	Not applicable.