

1.4.1.2. Existing General Plan Designations

Land uses designations for the Specific Plan area were established by the City’s Coastal Land Use Plan, which was adopted as part of the City’s Coastal Element and became part of the City’s General Plan. The Coastal Element used many of the same designations established for other parts of the City; in addition, new designations that more specifically reflect the intent of the State Coastal Legislation were also adopted. The following General Plan land use categories are found within the Specific Plan Area and are illustrated on Figure 1-2.

- Mixed Use
- Mixed-Use Horizontal
- Mixed-Use Vertical
- Commercial Visitor
- Residential High Density
- Open Space
- Public

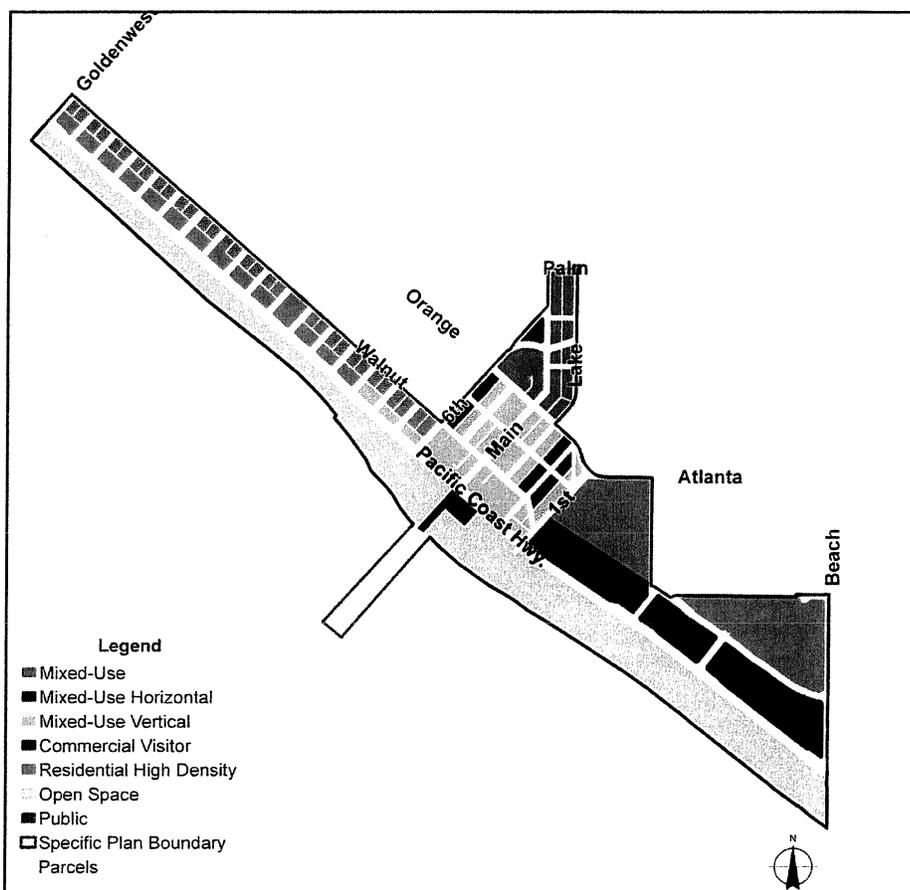


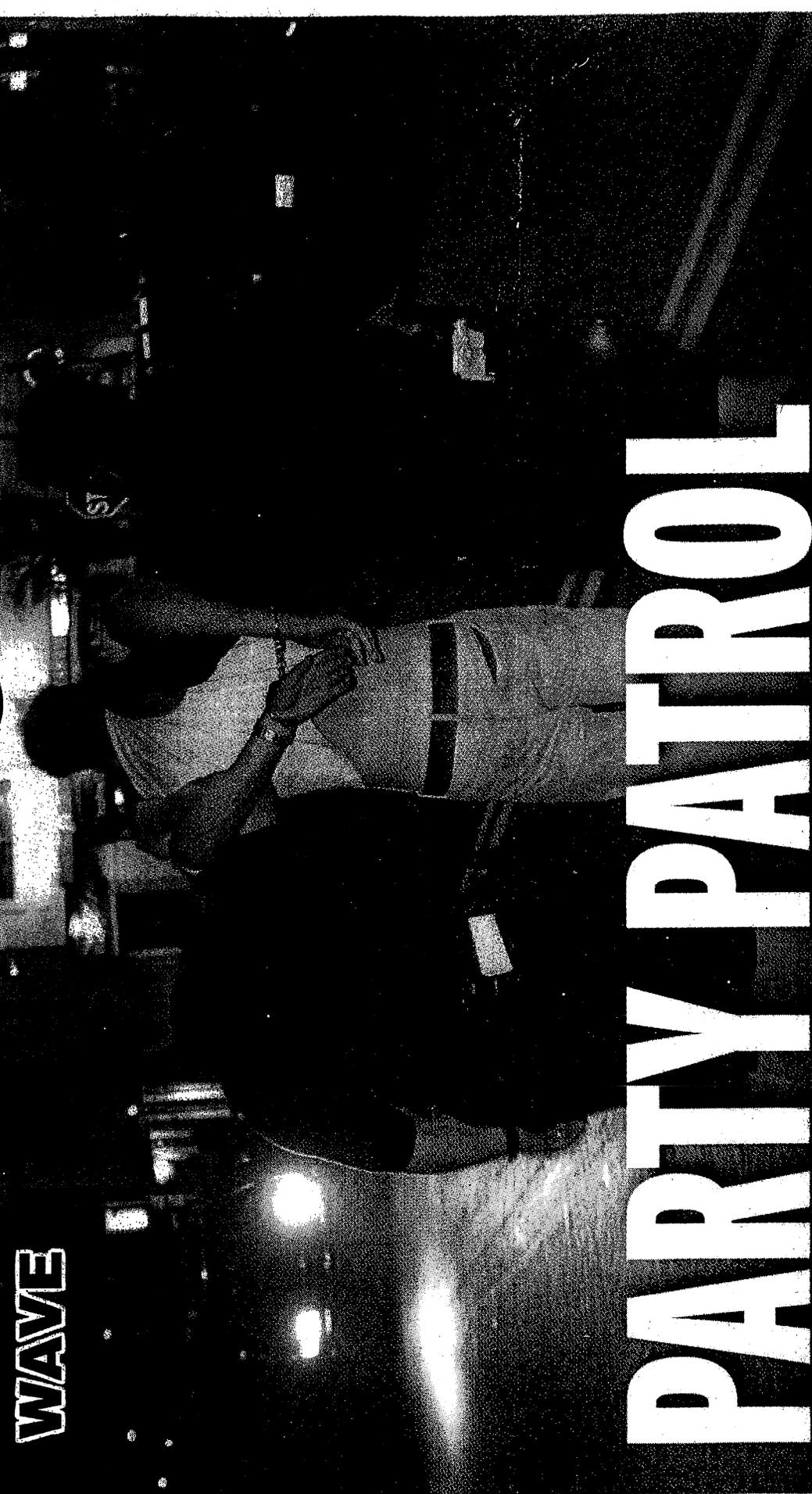
Figure 1-2 General Plan Designations

DRAFT

THURSDAY, AUG. 14, 2008 • THE ORANGE COUNTY REGISTER

FREE

# HUNTINGTON BEACH WAVE



# PARTY PATROL

HOW SURF CITY COPS HANDLE THE ROWDY CROWDS DOWNTOWN

PAGE 3

# Nightlife violence increases downtown

BY ANNIE BURRIS  
STAFF WRITER

**P**olice Officer Gabe Ricci got a call Saturday night that there was a fight at Fred's Mexican Grill in Huntington Beach.

As part of the city's special enforcement team walking Main Street during prime drinking hours, he headed toward Fred's. On the way, he yelled at an illegally parked limousine driver and took note of an intoxicated girl getting sick into a trash can. At Fred's, a trail of blood spots led up the two-story staircase.

No one seemed to know what happened. Ricci, with the help of about five other officers, dispersed a crowd, spoke with the manager and moved on to the next crisis on Main Street.

"It is like a powder keg down here," said Arver Elkins, another enforcement officer.

Hours later, the same team brought three men to the ground after a fight broke out in front of Gallagher's Pub and Grill. Five people were arrested, mostly tourists. The fight broke out because one man grabbed another's girlfriend, said police.

"It is like high priced baby-sitting," Elkins said.

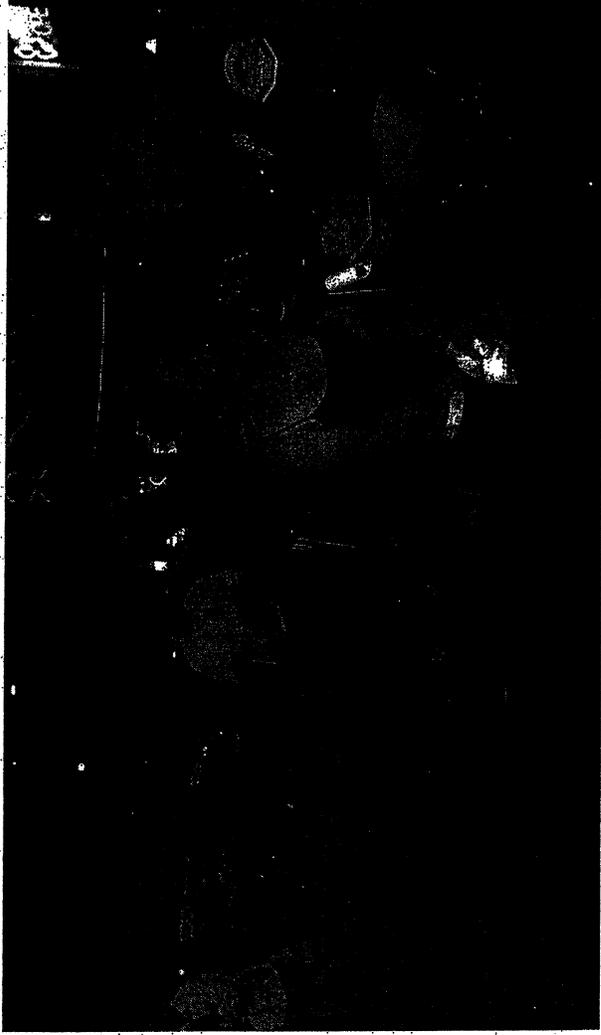
Like some other Orange County cities, Huntington Beach police officers are facing larger and rowdier crowds downtown. City officials say that doesn't jive with their goal of making Surf City a tourist destination.

"Quite frankly, we are looking for tourists from outside the area to come," said Police Chief Ken Small about Main Street. "I think most people after 9 or 10 p.m. wouldn't want to be in downtown with their family."

City officials are rethinking the way downtown functions. They hired two design firms last year for more than \$600,000 to plan a transformation of the downtown area into a more family-friendly living, shopping and dining destination.

In the fall, the firm's preliminary plans to change downtown's dynamic will be made public. The plans will include a new parking system, possibly adding a cultural center, second-story apartments, upscale stores and decorative walkways that connect it to planned hotel and retail areas.

For now, officers' largest struggles in



Officer Josh Calvert questions Gallagher's Pub & Grill waitress Brandi Marchegiano after a fight broke out when the bar closed. > KEN STEINHARDT/STAFF

## “It is like high-priced baby-sitting.”

Arver Elkins  
Police Officer

Huntington Beach's downtown are drunken drivers, public intoxication, violence and crowding, said Lt. Mike Reynolds, head of the special enforcement team.

Within the downtown's half-mile radius there are about 35 places that sell liquor, up from 18 such places in 1992, he said. Huntington Beach also attracts record-breaking crowds every year with events such as the U.S. Open of Surfing and their Fourth of July parade.

Police officers, fire officials and downtown owners, managers and security personnel met for the first time before summer started to prepare for the upcoming rowdiness.

"We are part of a team, the business owners and the cops," said Murat Coach, who's been a business owner on Main Street for 20 years.

## Revoked or pulled permits and fines

- The Huntington Beach Beer Co. appealed to the City Council in October when police Chief Kenneth Small revoked its entertainment permit. Small's decision was based on the arrests of 13 patrons on suspicion of intoxication, 36 crime and information reports and 14 citations of permit violations since Aug. 1, 2005. The council voted to let the restaurant and police reach new agreements on music and dancing. Cesar Pena, the restaurant's owner, said that the calls for service and citations were mischaracterized.
- Earlier this year, Crabby Kenny's and Hurricane's Bar were slapped with \$250 fines for exceeding their occupancy limits and Tuna Town was given a warning.
- Representatives from Sharkeez bar and grill pulled their request to the Planning Commission for an 80-square-foot dance floor in July 2007. At that time, police said they had 289 calls for service and 96 reports filed in relation to Sharkeez since its opening in March 2005.

## \$600,000

Money the city spent on two design firms to create a more family-friendly plan for downtown

## 18

Number of downtown businesses that sold liquor, as of 1992 within a half-mile radius

## 35

Number of downtown businesses that sell liquor now within a half-mile radius

For more photos of this police operation in Main Street log on to [ocregister.com/huntington](http://ocregister.com/huntington).

# HUNTINGTON BEACH INDEPENDENT

SO SERVING THE FOUNTAIN VALLEY AND SUNSET BEACH COMMUNITIES

JANUARY 1-7, 2009

## Worried locals push petition

Development director stressed that plans are not carved in stone for proposed cultural center near library property.

**By Candice Baker**  
Independent

A city official said a petition that is circulating about development on the Main Street Library grounds is premature.

J. Richardson Gray, whose residence in the Townsquare Condominiums overlooks the park-like Main Street Library grounds, has collected more than 240 signatures in his petition campaign to change the proposed Huntington Beach Downtown Specific Plan Update, released Dec. 4.

Gray is concerned about a potential plan to develop the green space into a cultural center.

But city Economic Development Director Stanley Smalewitz said the update is only in its early planning stages; it still requires additional workshops, study sessions and revisions, review by the City Council and a feasibility study.

"We're not just going to start building and then, at the end of the day, say 'Surprise!'" Smalewitz said.

Gray describes his efforts as a "David and Goliath battle" against the proposed plan, which offers the possibility of building a performing arts or cultural center that would increase the footprint of the library by up to 20,000 square feet.

"It's just beyond the pale as far as my neighbors and I are concerned," Gray said, describing a large space on

See **PETITION**, page **A7**

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# PETITION

Continued from A1

the plan map that serves as a place holder for future development.

"We don't know the how and the what and the why," Smalewitz said. "We intend to have future workshops, as we go through more opportunities. I guarantee the geometric shape shown in the plan is not carved in stone. I tried to explain that to him, and he decided that he wanted to do a petition anyway."

Smalewitz said that it is part of the vetting process for residents to become passionate about issues that interest them and that it helps decision-makers in developing the plan.

Community members had suggested the site due to its proximity to both the library and the Huntington Beach Art Center.

"We see it as an opportunity to do some really nice things there," Smalewitz said. "The space is there. There aren't too many public spaces where we have the opportunity to have an anchor away from the pier that attracts more business and foot traffic."

Gray said his concern was broader than the inconveniences of construction and views that he would experience.

He was worried the development would destroy the only open green space in downtown Huntington Beach.

However, the draft Downtown Specific Plan also calls for the construction of a small park and outdoor plaza on the site.

"At the Dec. 4 final community workshop, the city for the first time revealed the planned scope and height of the center," Gray said. "My neighbors and I were so shocked by the monolithic size of the structure that was planned that we

decided to go forward with the petition."

Gray said he bought his unit two years ago, after living in Massachusetts for decades.

He believes a better fit for the proposed cultural center is the vacant Pierside Pavilion, a shuttered six-screen movie theater that is about the same size as the proposed cultural center.

"Everybody talks about that, but it's a privately owned property," Smalewitz said.

He indicated concern about who would pay for the lease and maintenance should the center be placed there.

"We're not opposed to having a cultural center at the library site, but we don't want a monolithic project," Gray said.

"It's very early on in the process to be thinking anything is set in stone," Smalewitz said.

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**CANDICE BAKER** can be reached at (949) 494-5480 or at [candice.baker@latimes.com](mailto:candice.baker@latimes.com).

## 3 - LAND USES & DEVELOPMENT STANDARDS

d) In the Cultural Arts Overlay area, all parking shall be provided underground.

e) Access to parking lots and structures must be taken from an alley, rather than a public street, unless the development covers a full block.

### 2) In-lieu Fee

a) Participation in the parking in-lieu fee program shall require approval of a Conditional Use Permit from the Planning Commission.

b) The parking in-lieu fee amount shall reflect the market-rate value of constructing the additional parking space, which shall be established by the City Council.

c) The parking in-lieu fee may be paid in multiple installments. The first installment in an amount established by City Council Resolution for each parking space shall be paid prior to the issuance of building permits or a certificate of occupancy, whichever comes first. Any successive installments shall be paid and secured by a mechanism established in the conditions of approval.

### 3.2.27. Outdoor Storage

1. Outdoor storage that is not enclosed within a structure is not permitted, except for on single-family residential parcels.
2. Storage of boats, trailers, recreational vehicles, and other similar vehicles shall be prohibited unless specifically designated areas for the storage of such vehicles are set aside on the final development plan and, in the case of condominium developments, provided for in the association's covenants, conditions, and restrictions. Where such areas are provided, these areas shall be enclosed and screened from view on a horizontal plane from adjacent areas by a combination of a six-foot high masonry wall and permanently maintained landscaping.
3. An average of 50 cubic feet of private storage space shall be provided for each residential dwelling unit outside such unit. The private storage space shall be fully enclosed and able to be locked.

### 3.2.28. Utilities

1. All new and existing public and private utility lines and distribution facilities, on both the street and alley frontages, including but not limited to electric, communications, street lighting, and cable television lines, shall be installed underground, except that surface-mounted transformers, pedestal-mounted terminal boxes, meter cabinets, concealed ducts in an underground system and other equipment appurtenant to underground facilities located on private property or installed pursuant to a franchise or other agreement need not be installed underground.

**DRAFT**

- 13) Clear visibility into the business shall be maintained from all exterior glazing at all times.

**3.3.1.22. Cultural Arts Overlay**

**1) Purpose**

The purpose of the Cultural Arts Overlay is to promote continued enhancement of the cultural arts within Huntington Beach by building on existing cultural facilities within the downtown. The Cultural Arts Overlay area currently contains the Main Street Branch of the Huntington Beach Public Library and is adjacent to the Huntington Beach Art Center. A desire has been expressed in the community for a performing arts venue at the north end of Main Street.

Interest has also been expressed in retaining green space within the downtown area. By vacating the existing portion of 6th Street that curves around the Townsquare Condominiums, the City can gain valuable land to turn into a small park and outdoor plaza. This overlay provides the potential to implement underground parking. Opening 6th Street through to connect with Main Street at a right angle to Acacia Avenue will also eliminate the existing awkward intersection at Main Street and Acacia Avenue. This portion of District 1 demands special standards to ensure appropriate uses and adequate plaza space that will make the overlay area a public space for the entire City to enjoy.

**2) Boundary**

The Cultural Arts Overlay consists of the triangular-shaped area illustrated in Figure 3-33.

**3) Permitted Uses**

- a) Cultural facilities uses are required at the ground floor street frontage in the Cultural Arts Overlay portion of District 1. Examples of cultural facilities uses include the following: library, museum, performing arts venue, art gallery, and limited retail uses associated with the adjacent cultural arts uses.

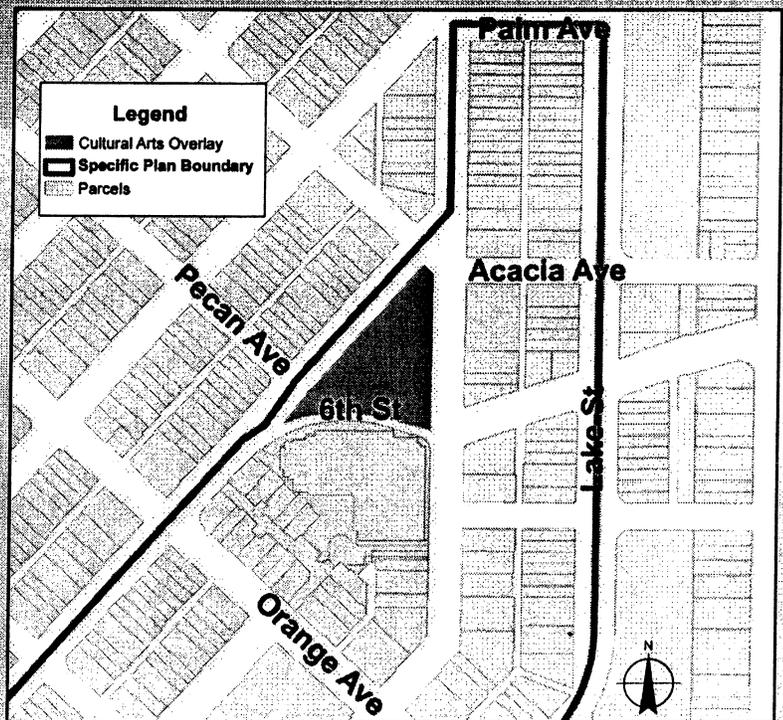


Figure 3-33 Cultural Arts Overlay Map

DRAFT

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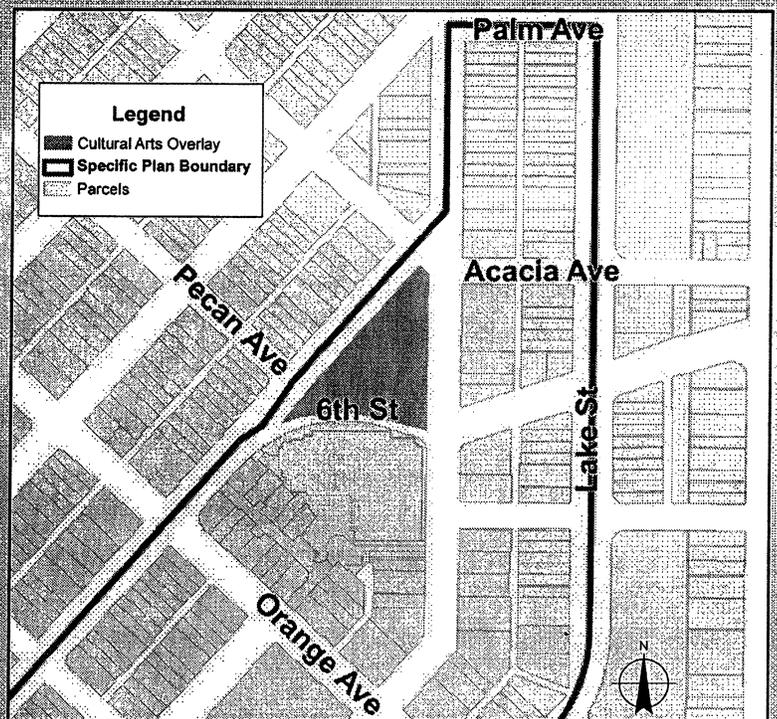


Figure 3-33 Cultural Arts Overlay Map

## 3 - LAND USES & DEVELOPMENT STANDARDS

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### 3 - LAND USES & DEVELOPMENT STANDARDS

Chapter 3  
District 1

- b) Figure 3-34 presents uses permitted within the Cultural Arts Overlay of District 1. The table details whether the use is permitted or whether the use requires a Conditional Use Permit from the Planning Commission. 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.

**Permitted Uses Cultural Arts Overlay of District 1**

Use	Permitted	CUP from PC
Library	✓	
Museum	✓	
Performing arts center	✓	
Art gallery	✓	
Limited retail uses <sup>1</sup>	✓	
Multi-family residential uses <sup>2</sup>		✓
<sup>1</sup> Must be associated with the adjacent cultural arts uses		
<sup>2</sup> May not be located on the ground floor		

Figure 3-34 Permitted Uses Cultural Arts Overlay of District 1

#### 4) Summary of Development Standards

Figure 3-35 presents a summary of the development standards within the Cultural Arts Overlay portion of District 1. 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.

#### 5) Maximum Site Coverage

The maximum site coverage shall be 60 percent of the net site area.

#### 6) Maximum Density/Intensity

The maximum allowable number of residential dwelling units shall be 30 dwelling units per net acre.

#### 7) Maximum Building Height

The maximum building height shall be 45 feet.

Summary of Development Standards Cultural Arts Overlay of District 1		
	Cultural Arts Overlay	Section
Maximum Site Coverage	60% net site area	3.3.1.22.5)
Maximum Density	30 du/ac	3.3.1.22.6)
Maximum Intensity	3.0 FAR	3.3.1.22.6)
Maximum Building Height	45'	3.3.1.22.7)
Upper Story Setback	None required	3.3.1.22.8)
Front Yard Setback	None required	3.3.1.22.9)
Interior Side Yard Setback	20'	3.3.1.22.9)
Exterior Side Yard Setback	None required	3.3.1.22.9)
Rear Yard Setback	None required	3.3.1.22.9)
Public Open Space	30%	3.3.1.22.10)
Pedestrian Connections		3.3.1.22.11)
Public Restrooms		3.3.1.22.12)
Loading		3.3.1.22.13)

Figure 3-35 Summary of Development Standards Cultural Arts Overlay of District 1

8) Upper Story Setback  
No upper story setback shall be required.

9) Setbacks

- a) The minimum interior side yard setback for the portion of the site bordering the existing Townsquare Condominiums site shall be 20 feet.
- b) No other setbacks shall be required.

10) Public Open Space

- a) A minimum of 30 percent of the net site area of the cultural arts overlay district must be preserved as public open space.
- b) A minimum of 70 percent of the public open space area shall be landscaped with drought tolerant landscaping.
- c) The public open space area shall include a new cultural arts plaza a minimum of 1,000 square feet in area that will serve as the primary outdoor gathering space for the

cultural arts overlay district. The plaza will become the largest public open space in the downtown area and will be a destination area for the downtown.

- d) The public open space shall incorporate the following amenities: open green space for pedestrian use and public events; decorative paving in hardscape areas; shade and accent trees, both in tree grates with special sub-surface construction and in turf areas; benches, trash receptacles, and decorative planters; decorative lighting; bicycle parking; and a variety of public art elements.

e) The Cultural Arts Overlay shall have no net loss of green space.

11) Pedestrian Connections

- a) A minimum of one hardscape pedestrian connection shall be provided within the 35-foot side yard setback adjacent to Townsquare Condominiums.
- b) Pedestrian connections shall be a minimum of eight feet wide and ADA compliant.

12) Public Restrooms

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

13) Loading

Loading and delivery activities shall occur off of the reopened portion of 6th Street and shall be designed to minimize impacts to nearby neighborhoods.

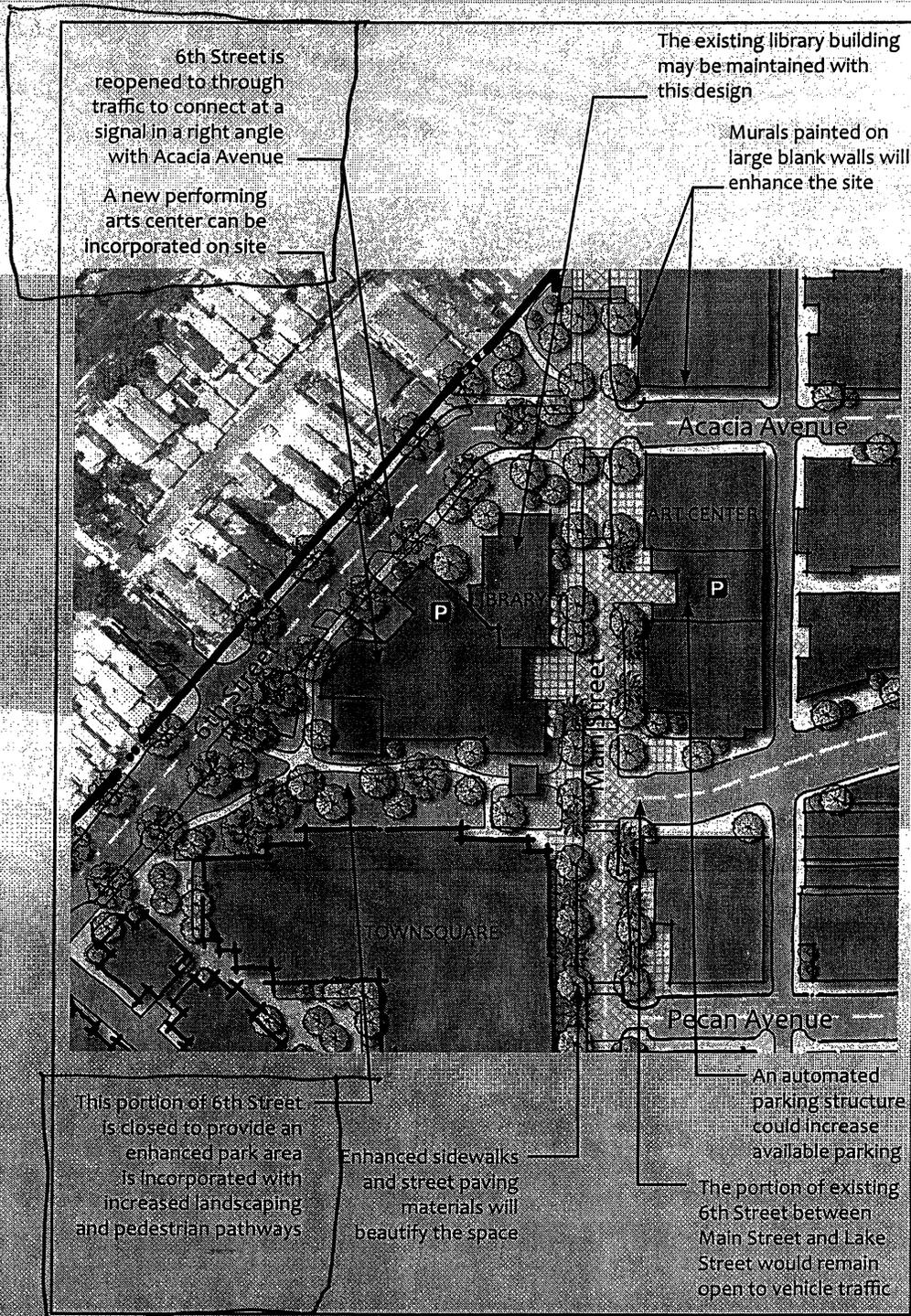


Figure 3-36 A new cultural arts plaza is proposed for the north end of Main Street

### 5.3.3. Year 2030 Specific Plan Development Trips

The Specific Plan trips were added to the year 2030 Future Conditions traffic volumes. The analysis indicated that the project would have a significant impact at one study intersection – the intersection of Goldenwest Street and Pacific Coast Highway. The addition of a second southbound right-turn lane on Goldenwest Street would mitigate the project's impact and bring the intersection operation to an acceptable level of service.

## 5.4. Street Network Improvements

The Specific Plan includes development that would result in changes to the circulation network in the downtown area. Network changes are illustrated on Figure 5-1. A description of the required street network improvements and the effect that these improvements have on the transportation network are described below.

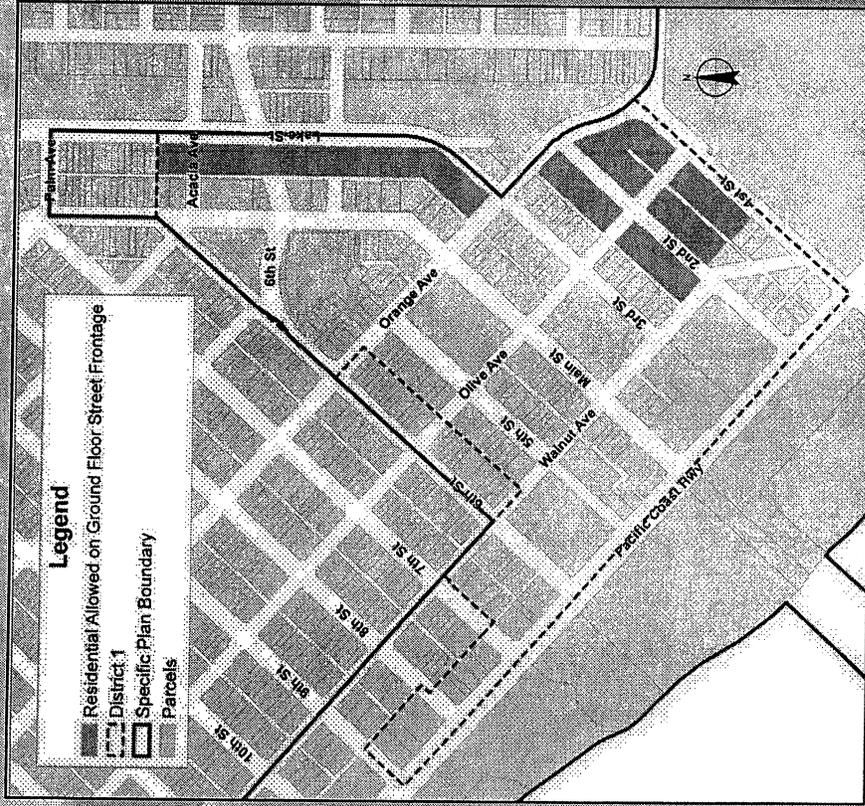
### 5.4.1. 6th Street Realignment

6th Street shall be realigned north of Orange Avenue to connect to Pecan Avenue. The existing curved segment of 6th Street between Orange Avenue and Main Street will be vacated. The portion of Pecan Avenue between 6th Street and Acacia Avenue will be reopened to traffic to connect with 6th Street and will be renamed 6th Street. The intersection of Acacia Avenue, 6th Street, and Main Street will be reconfigured so that 6th Street meets Main Street at a perpendicular angle directly across from Acacia Avenue. The area north of the intersection will be redeveloped as a small green space. Across Main Street, the portion of 6th Street located between Main Street and Lake Street will be renamed Frankfort Avenue.

To further decongest the reconfigured intersection, the portion of Acacia Avenue between 6th Street and 7th Street could be closed to vehicles and open only to pedestrian and bicycle traffic at this location. Additional analysis will be required at the time this improvement is considered.

An analysis conducted to identify the effects of the changes in traffic patterns that will occur as a result of the realignment indicated that the traffic that currently uses the segment of 6th Street between Orange Avenue and Main Street will be diverted to other streets, such as the realigned 6th Street and Orange Avenue. The study intersections will continue to operate at acceptable levels. Therefore, no significant negative effects to the street network system are expected as a result of this change.

# Downtown Residential Streets



- Residential allowed on ground floor street frontage on 1st, 2nd, and Lake

## Residential buffer standards

- Reduced heights adjacent to residential uses
- Lighting, odors, noise, directed away from residential



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

December 12, 1988

Mrs. Lois Freeman  
415 Sixth Street  
Huntington Beach, CA. 92646

Subject: Landscape For Realigned Sixth Street Parkway

Dear Mrs. Freeman:

Thank you for your timely response to your choice of Landscape Plan (Plan C).

I would only like to remind you that per our meeting on Tuesday, December 6, 1988, Plan C requires that you will have to irrigate and maintain the newly landscaped area.

Under Plan A or Plan B the City would irrigate and maintain the area.

I know you indicated that you already irrigate and maintain existing landscape and Plan C would only extend/enhance your area, however I feel Plan A or B would do the same and we would be able to design, install and maintain the area for you.

Thank you for your assistance and consideration in this project.

Very truly yours,

Daryl D. Smith  
Superintendent  
Park, Tree and Landscape Division

DDS:ds

cc: Les Evans  
Jack Miller  
Ulrich Stenzel  
Jerry Lochmann

