HUNTINGTON BEACH

GENERAL PLAN

# Community Development Chapter II

# II

LAND USE ELEMENT

# HUNTINGTON BEACH

# STATUTORY REQUIREMENTS

State of California law requires that a land use element be prepared as a part of a City's General Plan, as follows:

> *Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.*[1]

Of the General Plan elements required by the State, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are influenced by or influence this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Environmental Resources/ConservationElement.

# TECHNICAL SYNOPSIS

## A. DISTRIBUTION OF EXISTING LAND USES

The City of Huntington Beach contains approximately 17,730 acres, or 27.7 square miles. Ninety-eight percent of the City is developed with residential, commercial, industrial, institutional, public uses, and streets/highways (**Figure LU-1**). The remaining two percent of the land within city boundaries is vacant. **Table LU-1** identifies the various amounts of each type of existing land uses as surveyed in 1991.

As the table indicates, residential use is the largest single land use in Huntington Beach, of which, single family units represents the majority of all housing. The residential neighborhoods are structured as large "super blocks" throughout the City, generally defined by a one-mile arterial grid and often focusing on a school and/or park. The City's major commercial areas are generally located along the major streets, such as Beach Boulevard and Edinger Avenue, at major intersections, and in the downtown area on Pacific Coast Highway and Main Street. Industrial uses are generally developed in large centers in the northwest, as a linear corridor along Gothard Street, and adjacent to the coastal frontage in the southeast and southwest.

Residential development comprises 41% of the land area of the City. Single family units are characterized by densities up to 7.9 dwelling units per acre[2]. Multi-family housing units, at medium density (8.0-19.9 units per acre) and high density (20.0 units per acre and above), are generally concentrated in four areas: Huntington Harbour, Downtown, Warner Avenue between Golden West Street and Springdale Street, and along Beach Boulevard. There are also 21 mobile home parks scattered throughout the City.

1 The Government Code also requires that a Land Use Element identify areas that are subject to flooding. This has been incorporated in the Hazards Chapter of this plan.

2 The density range was established on the residential unit type found within the City at the time of the land use survey, Fall, 1992. The density categories do not reflect City density categories as stated in the existing General Plan and Zoning and Subdivision Ordinance.

Commercial development occupies approximately eight percent of the City's land use, and can be generally characterized into four general types:

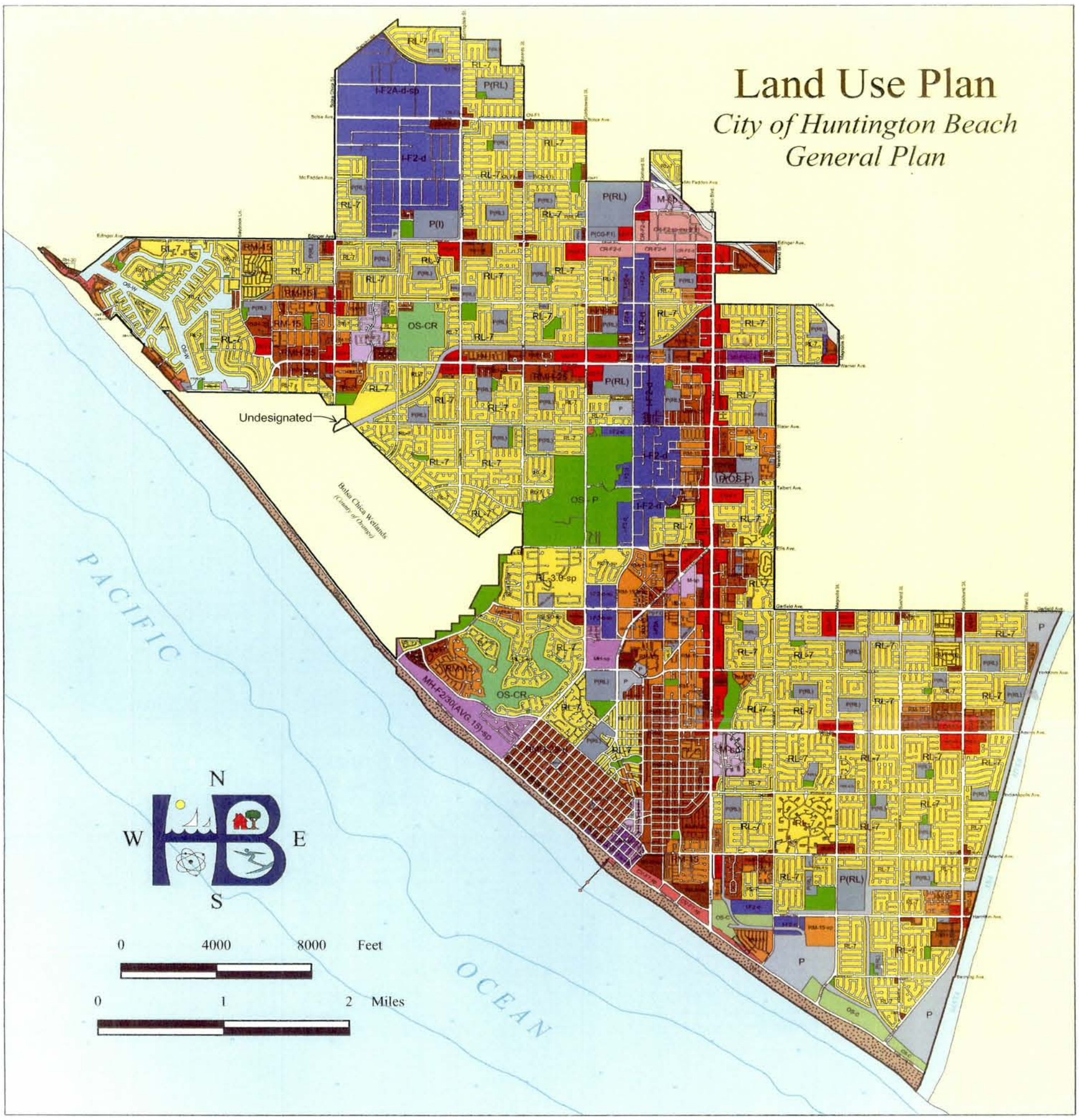
- neighborhood serving;
- highway serving;
- visitor serving; and
- regional serving.

The City's neighborhood serving commercial uses are "free standing," clustered at mini-malls, or at centers typically located at the intersections of major arterial roads, such as the Yorktown Plaza and Albertson Center. Beach Boulevard, Warner Avenue, Edinger Avenue, and Golden West Street are developed with highway-oriented commercial uses. While these contain a highly diverse mix of uses, there are a number of areas along these corridors in which common uses are clustered, such as the automobile dealers north of Slater and medical uses adjacent to the Columbia Huntington Beach Medical Center. Loehmann's Five Point Plaza and the Guardian Center are developed as larger highway serving commercial centers. Visitor-serving commercial uses are located in "tourist oriented" areas such as the Pacific Coast Highway, Downtown, Peter's Landing, Old World Village, and Beach Boulevard. The 58-acre Huntington Center located adjacent to the San Diego Freeway between Beach Boulevard and Gothard Street serves as Huntington Beach's regional center. The City's downtown area contains a mix of visitor and community serving uses, as well as multi-family housing units.

Industrial uses comprise approximately eight percent of the City's land area. These generally encompass oil production, light industrial, heavy manufacturing, warehousing, and business park uses. Areas in the northwest are largely developed for aerospace, research and development, and light manufacturing uses, with McDonnell Douglas being the single largest user of land. The Gothard Street corridor contains smaller manufacturing and incubator industries, as well as small commercial enterprises. Areas along the coastal frontage are developed with oil production and related uses.

Slightly in excess of one percent of the total land in the City is occupied by institutional uses. The Golden West Community College and the Columbia Huntington Beach Medical Center are the largest single institutional uses. These combined with religious uses represent nearly 65 percent of all institutional uses. Public/quasi-public uses, primarily public schools, occupy approximately 11 percent of Huntington Beach's land. It should be noted that some Huntington Beach school districts are considering the sale and reuse of public school sites for non-educational purposes.

Approximately 22 percent of the entire City's land use is occupied by streets and highways. There are also 638 acres of easements, 310 acres of coastal land (including State and local beaches), open space, wetlands, and agriculture.




# General Plan Designations

### Residential

- RL — Residential Low Density
- RM — Residential Medium Density
- RMH — Residential Medium High Density
- RH — Residential High Density

### Commercial

- CR — Commercial Regional
- CV — Commercial Visitor
- CG — Commercial General
- CN — Commercial Neighborhood
- CO — Commercial Office

### Industrial

- I — Industrial

### Mixed Use

- M — Mixed Use
- MH — Mixed Use Horizontal
- MV — Mixed Use Vertical

### Open Space

- OS-C — Conservation
- OS-CR — Commercial Recreation
- OS-P — Park
- OS-S — Shore
- OS-W — Water Recreation

### Public

- P — Public
- P ( ) — School, Hospital, Church (underlying designation)

Right of Ways & Bridges

### Commercial, Industrial, and Mixed Use Density Schedule

| Density Code | Permitted Density |
|---|---|
| F1 | 0.35 |
| F2 | 0.50 |
| F2A | 0.75 |
| F3 | 1.0 |
| F4 | 1.25 |
| F5 | 1.50 |
| F6 | 2.0 |
| F7 | 3.0 |
| F8 | 1.5 (MU)-0.35 (C)/25 du/ac |
| F9 | 1.5 (MU)-0.5 (C)/25 du/ac |
| F10 | 1.5 (MU)-1.5 (C)/25 du/ac |
| F11 | 2.0 (MU)-2.0(C)/25 du/ac |
| F12 | 3.0 (MU)-3.0(C)/35 du/ac |
| F13 | 1.5(MU)-0.5(C)/15 du/ac |

For additional development standards, please refer to the Community Subarea Map (Figure LU-6), and the Community District and Subarea Schedule (Table LU-4) of the Land Use Element of the General Plan.

### Overlay Suffixes

| | |
|---|---|
| -a | Auto District Overlay |
| -d | Design Overlay |
| -h | Historical Overlay |
| -mu ( ) | Mixed Use Overlay (Mixed Use Density) |
| -pd | Pedestrian Overlay |
| -rmp | Residential Mobile Home Park Overlay |
| -sp | Specific Plan Overlay |

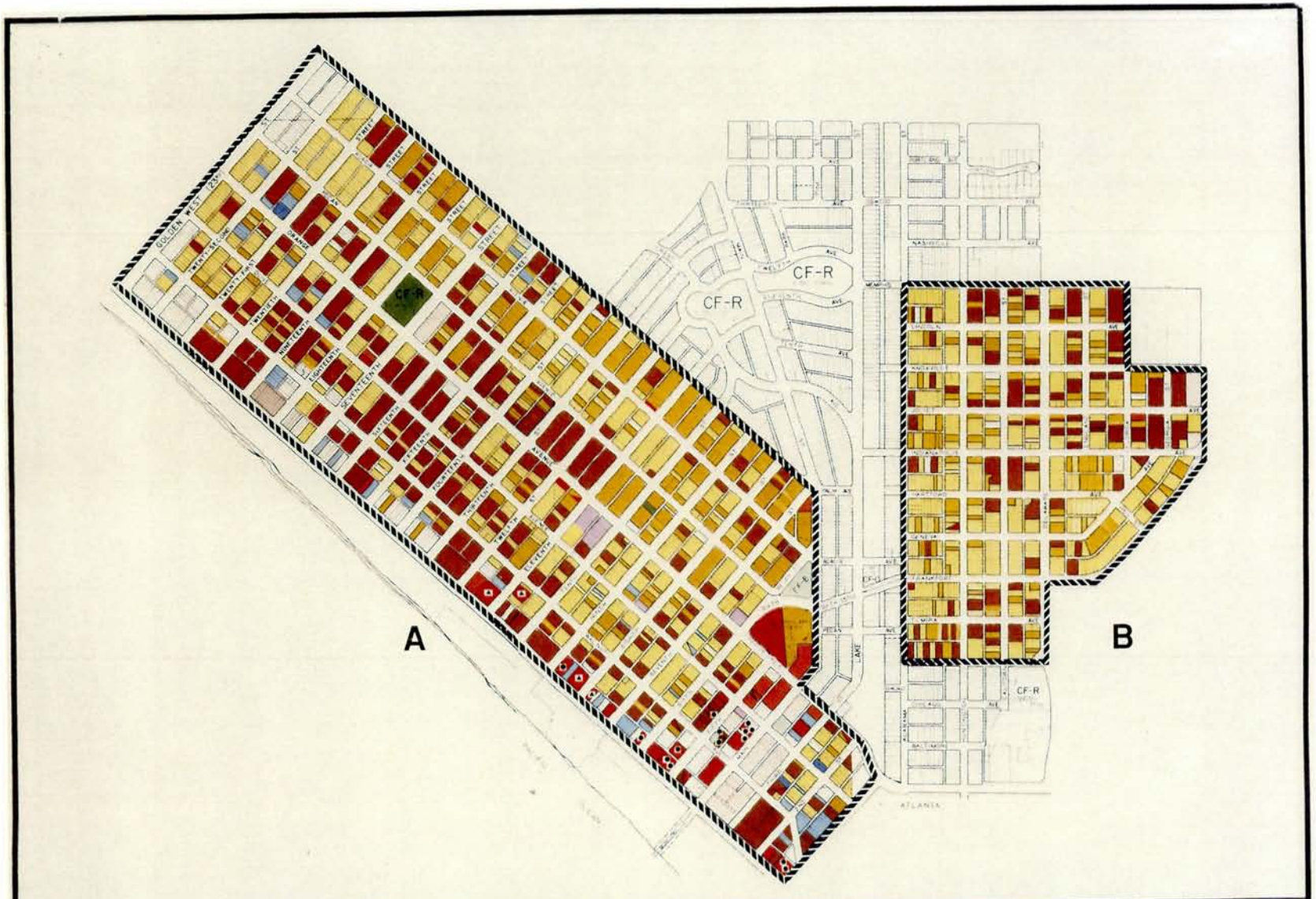
CAUTION
WHEN USING THIS MAP

Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

FIGURE **LU-5**

Amended August 2003




LEGEND

RESIDENTIAL
- LOW DENSITY (6.7-9 DU/AC)
- MEDIUM DENSITY (8.0 TO 13.5 DU/AC)
- HIGH DENSITY (20+ DU/AC)
- MOBILE HOME PARK

COMMERCIAL
- REGIONAL RETAIL CENTER
- RETAIL SERVICES MISCELLANEOUS COMMERCIAL
- OVERNIGHT ACCOMMODATIONS
- DINING - DRINKING - ENTERTAINMENT
- OFFICE - FINANCIAL
- MULTI-TENANT CENTER

MIXED USE
- MIXED USE (USES IDENTIFIED BY MIX OF COLORS)

INDUSTRIAL
- LIGHT INDUSTRIAL - BUSINESS PARK
- HEAVY MANUFACTURING - WAREHOUSE AND STORAGE YARDS
- OIL PRODUCTION

PUBLIC
- PUBLIC SCHOOLS
- PARKS AND RECREATION
- GOVERNMENT - OTHER
- UTILITIES

OTHER
- INSTITUTIONAL
- OPEN SPACE
- AGRICULTURE
- HARBOR
- HABITAT PRESERVATION
- VACANT

FIGURE LU-1a

# HUNTINGTON BEACH EXISTING LAND USE AS SURVEYED IN 1991 (Inset A & B)

Envicom Corporation

Acres | Scale in Feet | North

# TABLE LU-1

**Huntington Beach Existing Land Use Survey**
**1991-1992**

| Residential | | Total Acres | Total Units | % Total AC | | % of Category | | Avg. Den. |
|---|---|---|---|---|---|---|---|---|
| Single Family | | 4,955.80 | 33,043.4 | 28.0 | % | 48.5 | % | 6.7 |
| Duplex | | 90.8 | 1,332.0 | less than 1 | % | 2.0 | % | 14.7 |
| Multi-Fam. Townhouse | | 925.0 | 10,258.0 | 5.2 | % | 15.0 | % | 11.1 |
| Multi-Fam. Apartment | | 998.6 | 20,622.0 | 5.6 | % | 30.3 | % | 20.7 |
| Mobile Homes | | 351.1 | 2,916.0 | 2.0 | % | 4.3 | % | 8.3 |
| | Total | 7,321.30 | 68,171.4 | 41.3 | % | 100.0 | % | 9.3 |
| Commercial | | Total Acres | Total Units | | % | | % | |
| Office | | 124.2 | | less than 1 | % | 9.4 | % | |
| Retail | | 501.1 | | 2.8 | % | 37.8 | % | |
| Dining/Drinking | | 57.6 | | less than 1 | % | 4.3 | % | |
| Coastal Recreation Related | | 2.2 | | less than 1 | % | less than 1 | % | |
| Personal Services | | 3.6 | | less than 1 | % | less than 1 | % | |
| Financial | | 25.9 | | less than 1 | % | 2.0 | % | |
| Overnight Accommodations | | 22.3 | | less than 1 | % | 1.7 | % | |
| Auto Sales | | 53.9 | | less than 1 | % | 4.1 | % | |
| Auto Related (no Gas Stns.) | | 72.8 | | less than 1 | % | 5.5 | % | |
| Gas Station | | 24.0 | | less than 1 | % | 1.8 | % | |
| Entertainment | | 14.6 | | less than 1 | % | 1.1 | % | |
| Commercial Parking Lots | | 6.4 | | less than 1 | % | less than 1 | % | |
| Grocery Store | | 110.6 | | less than 1 | % | 8.3 | % | |
| Mini-mall | | 126.4 | | less than 1 | % | 9.5 | % | |
| Retail Regional Center | | 105.0 | | less than 1 | % | 7.9 | % | |
| Retail/Office | | 36.4 | | less than 1 | % | 2.7 | % | |
| Retail/restaurant | | 28.2 | | less than 1 | % | 2.1 | % | |
| Mixed Use (Res./Comm) | | 9.9 | 101 | less than 1 | % | less than 1 | % | |
| | Total | 1,325.2 | | 7.5 | % | 100.0 | % | |
| Industrial | | Total Acres | | | % | | % | |
| Light Industrial | | 218.6 | | 1.2 | % | 14.8 | % | |
| Heavy Manufacturing | | 418.8 | | 2.4 | % | 28.4 | % | |
| Warehousing | | 7.4 | | less than 1 | % | less than 1 | % | |
| Storage Yards | | 48.0 | | less than 1 | % | 3.3 | % | |
| Self Storage | | 36.1 | | less than 1 | % | 2.4 | % | |
| Business Park | | 128.3 | | less than 1 | % | 8.7 | % | |
| Oil Production | | 618.5 | | 3.5 | % | 41.9 | % | |
| | Total | 1,475.7 | | 8.3 | % | 100.0 | % | |

## TABLE LU-1 (cont.)

**Huntington Beach Existing Land Use Survey**
**1991-1992**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Institutional** | | **Total Acres** | | | % | | % | |
| Religious | | 144.9 | | less than 1 | % | 72.9 | % | |
| Private School | | 12.5 | | less than 1 | % | 6.3 | % | |
| Museum | | 0.2 | | less than 1 | % | less than 1 | % | |
| Hospital | | 41.1 | | less than 1 | % | 20.7 | % | |
| | Total | 198.7 | | 1.1 | % | 100.0 | % | |
| **Public/Quasi-Public** | | **Total Acres** | | | % | | % | |
| Public School | | 855.2 | | 4.8 | % | 43.7 | % | |
| Fire Service Related | | 14.6 | | less than 1 | % | less than 1 | % | |
| Police Service Related | | 133.2 | | less than 1 | % | 6.8 | % | |
| Utilities | | 234.8 | | 1.3 | % | 12.0 | % | |
| Parks&Rec/Comm. Rec. | | 665.1 | | 3.8 | % | 34.0 | % | |
| Government Office | | 38.9 | | less than 1 | % | 2.0 | % | |
| Library | | 11.4 | | less than 1 | % | less than 1 | % | |
| Municipal Parking | | 5.7 | | less than 1 | % | less than 1 | % | |
| | Total | 1,958.80 | | 11.0 | % | 100.0 | % | |
| **Other** | | **Total Acres** | | | % | | % | |
| Easements | | 638.5 | | 3.6 | % | 57.6 | % | |
| Habitat Preservation | | 24.7 | | less than 1 | % | 1.8 | % | |
| Open Space/Cemetery | | 70.9 | | less than 1 | % | 6.4 | % | |
| Agricultural/Livestock | | 69.1 | | less than 1 | % | 6.2 | % | |
| City Beach | | 2.0 | | less than 1 | % | less than 1 | % | |
| State Beach | | 308.0 | | 1.7 | % | 27.8 | % | |
| | Total | 1,109.0 | | 6.3 | % | 100.0 | % | |
| **Roadways** | | | | | | | | |
| Streets/Alleys/Roadways | | 3,866.80 | | 21.8 | % | 100.0 | % | |
| **Vacant** | | **Total Acres** | | | % | | | |
| Vacant | | 472.5 | | 2.7 | % | 100.0 | % | |
| | | | | | | | | |
| | | Total Acres | Total Units | | | | | |
| CITY TOTAL | | 17,728.0 | 68,272.4 | | | | | |
| **Sphere of Influence (Bolsa Chica)** | | | | | % | | | |
| Residential, Recreation, Public Facilities, | | 490 | | 30.9 | % | | | |
| and Roads Conservation | | 1098 | | 69.1 | % | | | |
| SPHERE OF INFLUENCE TOTAL | | 1588 | | 100.0 | % | | | |
| | | | | | | | | |

* Reflects the Orange County approved Bolsa Chica Land Use Plan, Option B with Tidal Inlet.

Source: Envicom Corporation, 1992

## B. SPECIAL DEVELOPMENT AREAS

The City of Huntington Beach contains ten approved Specific Plans (**Figure LU-2**).

- North Huntington Center
- Meadowlark
- Huntington Harbour Bay Club
- Ellis-Golden West
- Pacifica Community Plan
- Holly-Seacliff
- Seabridge
- Downtown
- Magnolia Pacific
- Seacliff

The City also contains five redevelopment project areas (**Figure LU-3**).

- Main-Pier
- Huntington Center
- Oak View
- Talbert-Beach
- Yorktown-Lake

## C. EXISTING LAND USE CONFLICTS

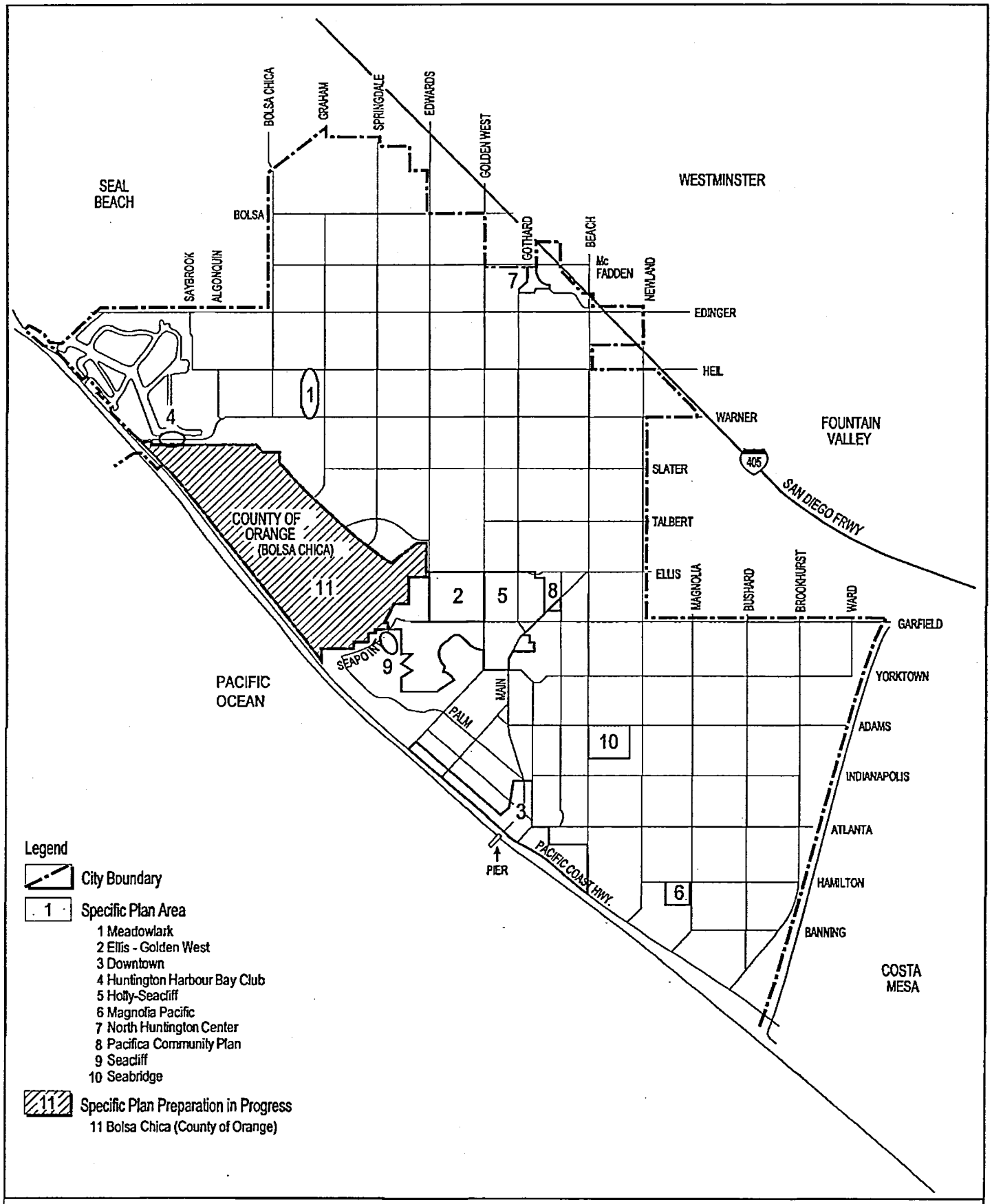
There are several areas of the City in which the juxtaposition of residential uses with commercial or industrial uses has resulted in conflicts (**Figure LU-4**). These areas are described below:

- Garfield Avenue, Huntington Street, Clay Avenue, Gothard Street - This area contains low density, medium density, and high density residential uses adjacent to heavy manufacturing uses. At this time, no manufacturing use poses a problem, however, a future manufacturing use as permitted by zoning may create a land use conflict with the residential uses.

- Magnolia Street, Warner Avenue - The northwestern area of this intersection contains industrial uses adjacent to a school, low density, and high density residential uses. The mix of industrial uses adjacent to noise sensitive uses create noise impacts on the noise sensitive uses.

- North of Adams, between Delaware Street and Huntington Street - This area contains a number of oil production sites adjacent to medium and high density residential uses. Oil production activities pose a possible risk of subsidence for adjacent residential lands.

- Garfield Avenue, Beach Boulevard, Ellis Avenue, Gothard Street - This area is a mix of single family residential units, multiple family residential units, light industrial, and institutional uses. This land use mix presents pedestrian - vehicular conflicts in addition to the health and environmental hazards presented by the industrial and non-industrial land use conflict.

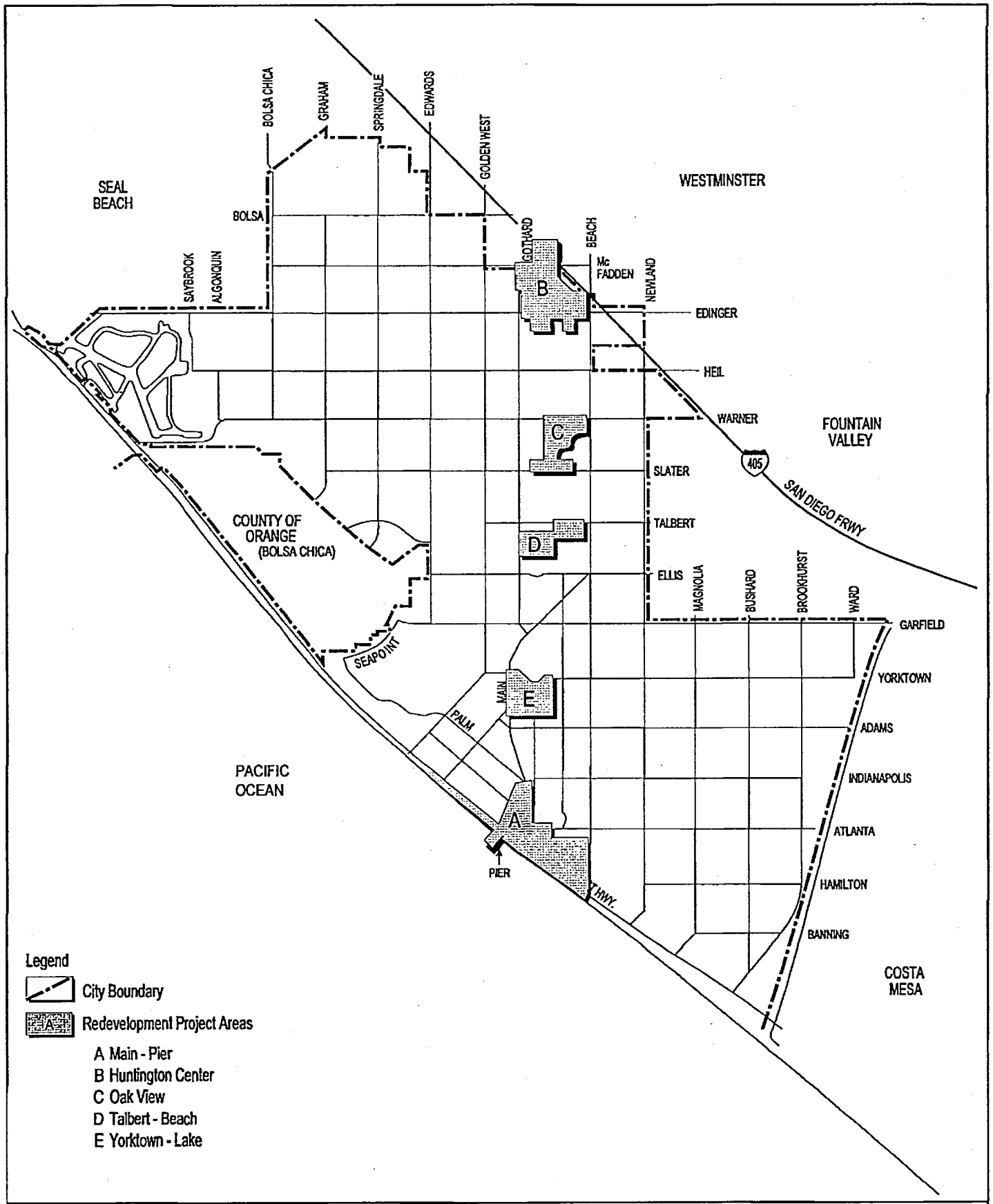



## SPECIFIC PLAN AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

MILES 0 0.5 1.0 NORTH

FIGURE LU-2

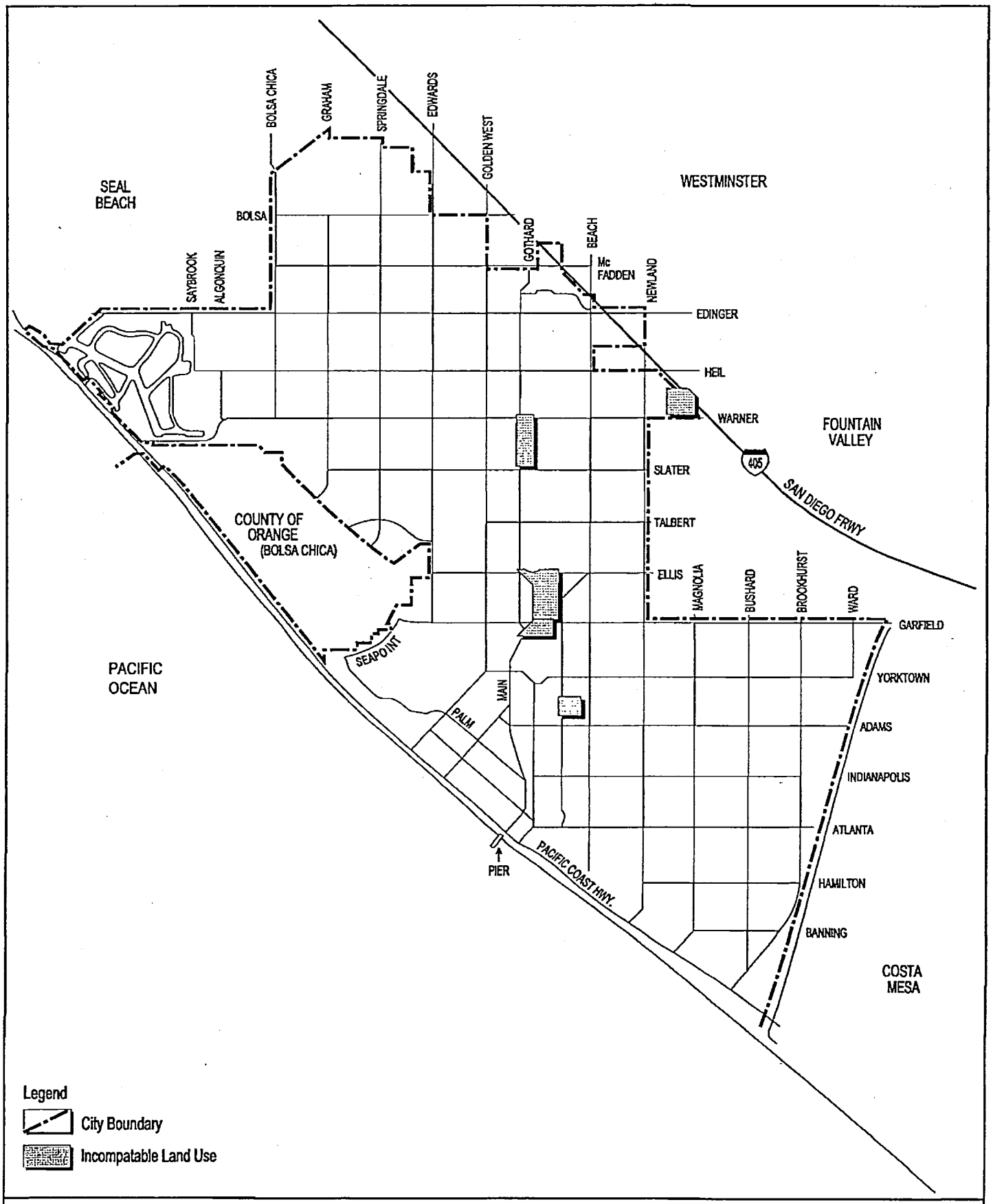



REDEVELOPMENT PROJECT AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

MILES 0 0.5 1.0 NORTH

FIGURE LU-3




LAND USE CONFLICT AREAS

CITY OF HUNTINGTON BEACH GENERAL PLAN

MILES 0 0.5 1.0 NORTH

FIGURE LU-4

- Warner Avenue, Gothard Street, Slater Avenue, and Southern Pacific Railroad Right-of-Way - The single family residential units, institutional, light industrial, and retail mix creates traffic conflicts and the potential for environmental and health hazards.

"Community character" is defined as the qualitative characteristics of existing land use that define the identity of the City (i.e., the height, scale, design and distribution of land uses). Huntington Beach's community character can be characterized by a pattern of "superblocks" bounded by primary arterials on a one mile square grid developed with commercial and/or higher density residential uses in which single family housing is centered around a school and/or park. Although the single family residential blocks of the City are fairly cohesive and stable in their character, the character of the primary arterials lacks continuity and consistency. Specifically, Beach Boulevard contains sporadic development sizes and is cluttered with chaotic signage and design patterns. In addition, historical and cultural landmarks are not well integrated into the urban fabric, and oil production facilities and other utilities constitute another source of "urban clutter."

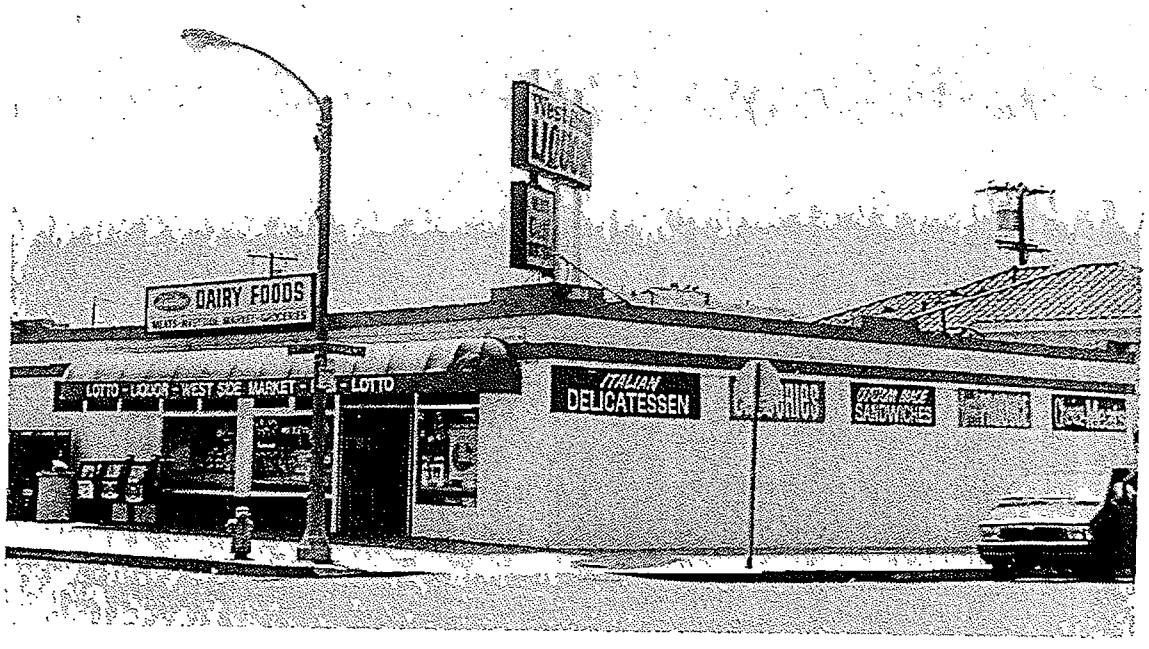
## ISSUES

1. Much of the City of Huntington Beach has been developed and many of the remaining undeveloped parcels have been committed to development by specific plans and development agreements or preserved for open space. Consequently, the fundamental patterns, distribution, and form of development of use have been established. Correcting existing problems, such as the establishment of distinct commercial and mixed use centers, will necessitate the recycling and re-use of these areas. Inherently, this is much more difficult to achieve than the development of vacant properties due to costs and possible opposition to change. *(LU 8.1.1)*
2. As much of the City's growth and development will necessitate infill and recycling of existing uses, it must be accommodated in a manner that does not adversely disrupt existing neighborhoods and the distinct qualities that distinguish Huntington Beach. *(LU 8.1.1, LU 9.2.1)*
3. The City contains a few well-defined places that are characterized by community activity and a high level of identity. These include the Pier-Main Street area, which is an example of a distinct pedestrian-oriented environment, and Central Park, which functions as a primary recreation and cultural center. Most other areas of the City, however, have developed as automobile-oriented environments that pose a challenge for neighborhood interactions *(LU 8.1.1)*
4. As the City's housing stock ages, efforts will be required to ensure that it is maintained and does not physically or economically deteriorate. Some residential areas have been characterized by a significant deterioration in their quality, resulting in declining property values and increased social problems and crime. *(LU 4.3.2, LU 4.3.1, and LU 4.3.3)*
5. Continued increases in land values and construction costs inhibit the ability to provide a range of housing types and prices to meet the needs of existing and future residents, particularly young family households and lower wage. *(LU 9.1.1)*
6. Unless designed and sited properly, multi-family residential development could negatively impact the aesthetic quality of the surrounding neighborhood. *(LU 9.1.3 and LU 9.3.2)*
7. In some areas of the City, residential units are incompatibly located in commercial and industrial districts and create conflicts with adjoining uses. *(LU 10.1.6)*

Older apartment building; "stucco-box" with no open space or recreational amenities.

8. Currently, the City contains a mix of commercial uses serving residents, regional populations, and recreational visitors. As the City grows, it is important to maintain a balance of uses that does not adversely impact the quality of life of the City's residents. (*LU 10.1.11*)

9. In general, existing local-serving uses (grocery stores, clothing, services, etc.) are sufficient to meet the needs of the City's residents. In some areas, there is an over concentration of commercial centers, particularly where there are three or more at an intersection, resulting in vacancies. (*LU 8.1.1*)

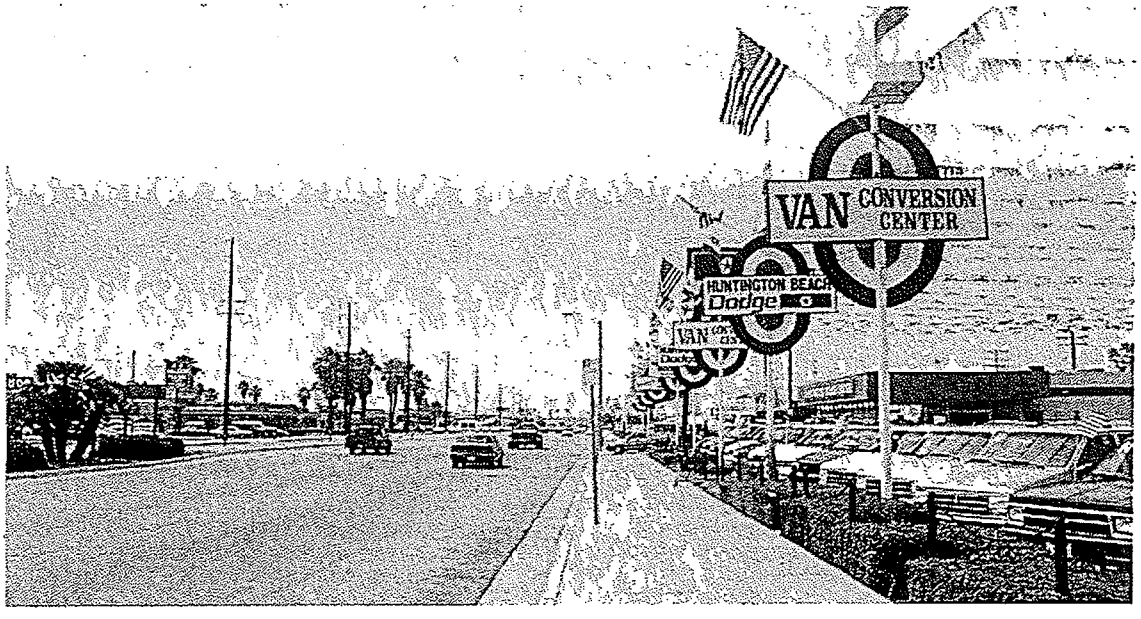



Local, neighborhood grocery store.

10. The City's regional retail uses are not competitive with centers in other cities and, to be effective, will require significant improvements. (*LU 10.1.16*)

Huntington Center.

11. Currently, the City contains a high concentration of automobile dealers that are located along Beach Boulevard in a relatively fragmented manner. These dealers could compete more effectively with other cities if they were located in a highly visible, consolidated automobile area. (*LU 8.1.1*)

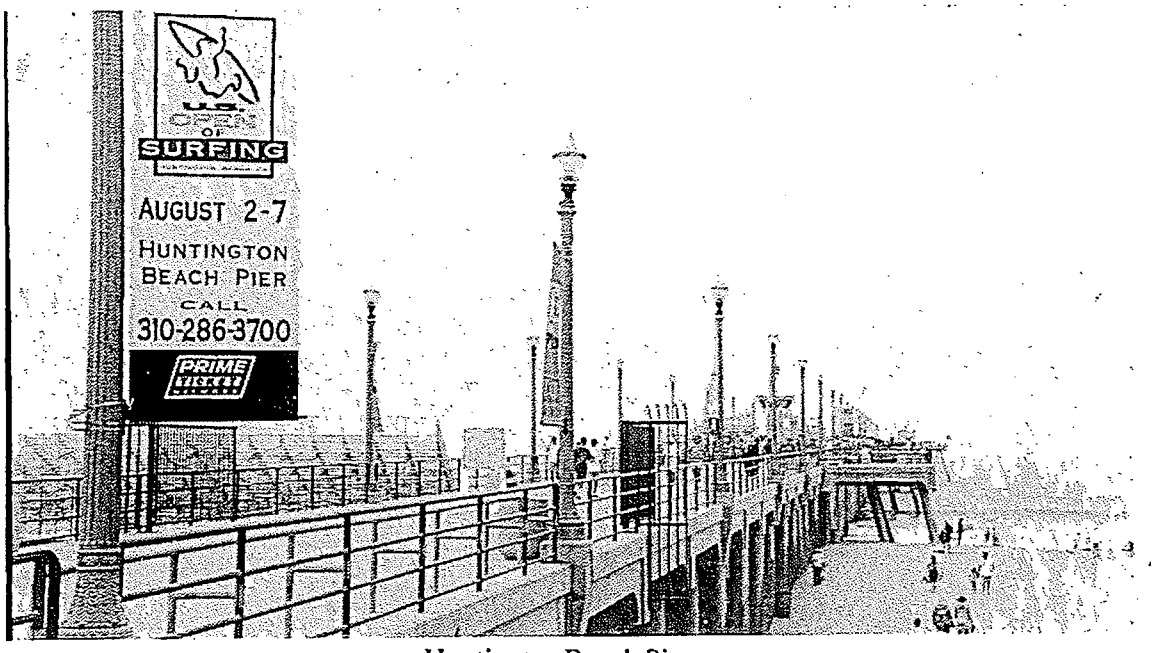



Beach Boulevard automobile dealerships.

12. Development in many commercial corridors is fragmented with few concentrations of uses. This results in the absence of identifiable and unified districts. Viable commercial districts necessitate the clustering of compatible uses in limited areas, rather than dispersion along corridors. (*LU 8.1.1*)
13. Traffic from many commercial areas is intruding onto adjacent residential streets. (*LU 10.1.6*)
14. As retail and office commercial growth continues and intensifies, it is essential that new buildings be designed and sited to be compatible in scale and character with existing development. Higher density structures could adversely impact the character of the City, unless they are scaled, *setback, and designed* to create visually distinctive architecture and places. (*LU 10.1.13, LU 10.1.16, LU 10.1.20, and LU 11.1.5*)

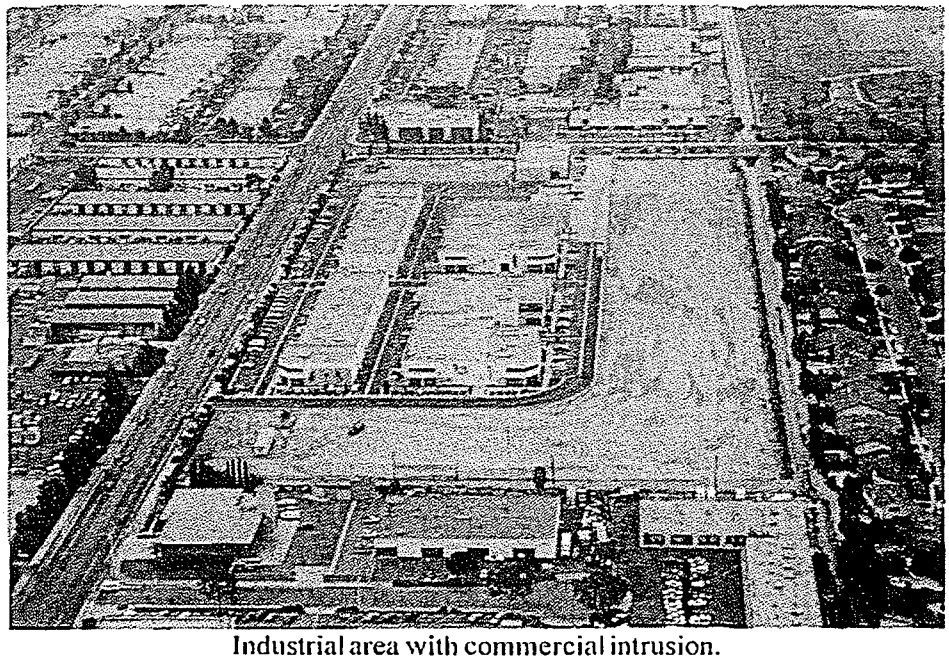
High density structure that has been modulated and articulated to create visual interest and character.

15. The Huntington Beach Pier, coastline, and open space resources are significant recreational assets that can be utilized as an attraction for the development of visitor-serving uses. *(LU 10.1.18)*




Huntington Beach Pier.

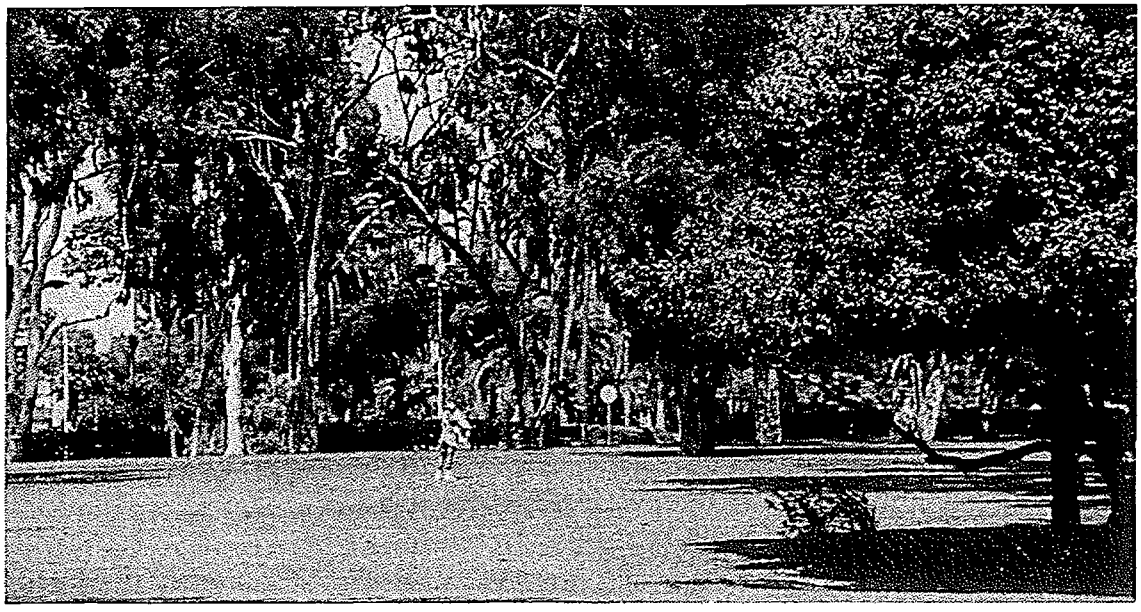
16. Commercial and other non-industrial uses have been introduced in some of the City's industrial areas. Many of these uses have supported and been ancillary to the primary industrial function. However, continuing pressures to replace industrial with commercial uses could, ultimately, reduce the capacity of the City to provide sufficient industrial uses that are needed to provide jobs for the City's residents. *(LU 12.1.1)*



Industrial area with commercial intrusion.

17. The Gothard Corridor represents an unique opportunity for the continued development of "incubator" industries (first generation businesses) and ancillary retail uses. *(LU 12.1.1)*

18. The City contains a network of parks and open spaces that represent a significant recreational and visual asset for residents and visitors. Increased growth in the City will result in greater demands and costs for the provision of adequate parks and open spaces to meet resident needs. *(LU 14.1.1)*



Neighborhood park.

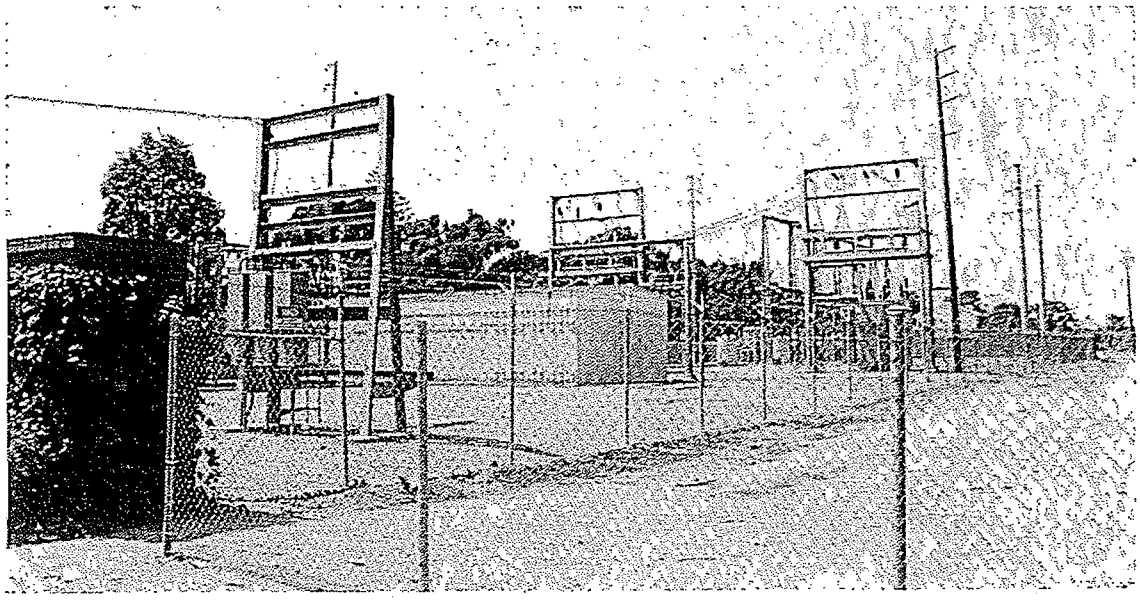
19. Many of the schools within the City have been closed in recent years due to declining student enrollments. However, forecasts of population growth and demographic characteristics clearly indicate a need for additional classroom space in the future. *(LU 13.1.4, 13.1.5, 13.1.6, and 13.1.7)*

20. The City contains important coastal and river wetland environments that contain significant habitat. As development expands, it is important to establish standards that ensure the protection of these resources. *(LU 5.1.1, LU 5.1.2, and LU 5.1.3)*

21. The Pacific Ocean and beach-front represent significant recreational and visual assets that attracts many visitors to Huntington Beach. *(LU 10.1.18 and LU 10.1.19)*

22. The City's streets are becoming increasingly impacted by traffic and continued growth and development will exacerbate these conditions. To maintain an acceptable level of service, physical improvements will be necessitated, as well as strategies implemented to reduce single occupant automobile trips. These will require the access of existing and new funding sources. *(LU 2.1.1, LU 2.1.2, and LU 2.1.3)*

23. Much of the City's utility infrastructure is aging and will require improvements or replacement over time. It is essential that the timing and funding of improvements is closely correlated with development phasing. *(LU 2.1.1, LU 2.1.2, LU 2.1.3, U 2.1.6, and U 3.2.1)*



Electrical sub-station.

## OVERVIEW OF LAND USE ELEMENT POLICIES AND PROGRAMS

The goals, objectives, policies, and programs (cumulatively, the "policy") contained in this element are intended to provide guidance regarding the manner in which lands are to be used in the City of Huntington Beach and address the issues summarized in the preceding section. In many respects, the land use policies are directly related to and integrate many of the policies contained in other General Plan Elements. As examples, the land use policies provide the capacity for the development of the range of housing specified in the Housing Element, define the intensity of development that will be accommodated by the Circulation and Public Services and Facilities Elements, and prescribe the manner in which environmental resources will be maintained.

## GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Land Use in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Land Use Implementation Matrix.

The goals, objectives, and policies are divided into two sections:

1. Policies regarding the manner in which lands are to be maintained and developed Citywide.
2. Policies that reflect intentions uniquely applicable to specific subdivisions and land use categories of the City.

Users of the General Plan should note that both the Land Use Plan (**Figure LU-5**), Community District Subarea maps (**Figure LU-6**) and **Table LU-4** should be reviewed in determining the appropriate land use and standards for development for parcels within the City. The first is integrated with policies and standards that are applicable to any like category of use or "overlay" regardless of location. The second references the applicable citywide policies and pertinent additional policies and standards to achieve development objectives for a specific subarea or district.

## Citywide Land Use Policy

The following prescribes goals, objectives, and policies applicable to development in general, regardless of type, density, or location. Pertinent policies must be considered for any land use or development activity.

### Correlation of Land Use Development with Market Demands

*Goal*
**LU 1**
**Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.**

*Objective*
**LU 1.1**
Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

*Policies*
**LU 1.1.1**
Establish incentives for the development of uses to support the needs and reflect the economic demands of City residents and visitors. (*I-LU 16 and I-LU 17*)

**LU 1.1.2**
Promote development in accordance with the Economic Development Element. (*I-LU 17*)

### Correlation Of Land Use Development with Supporting Public Infrastructure and Services

*Goal*
**LU 2**
**Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.**

*Objective*
**LU 2.1**
Review development with the ability of the City and other service providers to provide adequate public infrastructure (transportation facilities, wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, storm drainage) and quality public services (governmental, police, fire, recreational, cultural, and public educational system).

*Policies*
**LU 2.1.1**
Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan). (*I-LU 9 and I-LU 14*)

**LU 2.1.2**
Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Service Elements. (*I-LU 8, I-LU 9, I-LU 11, and I-LU 12*)

**LU 2.1.3**
Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development. (*I-LU 8*)

**LU 2.1.4**
Limit the total additional new development citywide (above that existing in 1990) that can be accommodated in the City to the following, or an equivalent number of trips that can be generated ("trip budget"), provided that the highway improvements stipulated by the Circulation Element are implemented[3]:

| | |
|---|---|
| Residential Units (single, multi-family, and mixed use) | 18,500 |
| Commercial Retail Square Feet | 3,165,000 |
| Commercial Office Square Feet | 1,570,000 |
| Industrial Square Feet | 2,505,000 |
| Overnight Accommodations Rooms | 2,500 |

The permitted development, or "trip budget," shall be allocated to specific sub-areas of the City as determined by the City's traffic model used in the preparation of the General Plan. The mix of uses that are permitted may be varied provided that the total "trip budget" is not exceeded. (*I-LU 8 and I-LU 12*)

**LU 2.1.5**
Permit increases in development capacity consistent with the types and densities of uses depicted on the Land Use Plan (**Figure LU-5**) and prescribed by **Policy LU 7.1.1**, when it can be demonstrated that additional transportation improvements have been implemented or are funded, or demands have been reduced (based on highway level of service and vehicle trips). (*I-LU 8, I-LU 12, and I-LU 9*)

**LU 2.1.6**
Monitor the capacities of other infrastructure (water, sewer, and other) and services and establish appropriate limits on development should their utilization and demands for service exceed acceptable levels of service. (*I-LU 9*)

**LU 2.1.7**
Ensure that development shall not occur without providing for adequate school facilities. (*I-PF 15, I-LU 24, I-LU 25, I-LU 26, and I-LU 27*)

**Annexation**

***Goal***
**LU 3**
**Achieve the logical, orderly, and beneficial expansion of the City's services and jurisdictional limits.**

***Objective***
**LU 3.1**
Ensure that any proposed annexation is consistent with the overall objectives and does not adversely impact fiscal or environmental resources, and public services and infrastructure of the City of Huntington Beach.

***Policies***
**LU 3.1.1**
Require that any lands proposed for annexation are contiguous with the City. (*I-LU 23*)

**LU 3.1.2**
Require that the existing and future land uses located within the proposed annexation area are compatible with the adjacent City land uses. (*I-LU 23*)

**LU 3.1.3**
Require that development within annexation areas be consistent with the development and resource management objectives and policies stipulated by the General Plan for existing lands within the City. (*I-LU 23*)

**LU 3.1.4**
Require that the proposed annexation areas generate a sufficient tax base or other revenue base to pay for their required or necessary City services. (*I-LU 23*)

**LU 3.1.5**
Require that the infrastructure and service provision to the proposed annexation areas will not create a burden on existing City services and infrastructure. (*I-LU 23*)

3 The trip budget incorporates development projects approved previous to the adoption of the General Plan.

**LU 3.1.6**[4]
Consider creating a policy directing the City to consider annexation of the Bolsa Chica area (prior to development) to link future development with the City's infrastructure. (*I-LU 23*)

**Quality of the City's Built Environment**

***Goal***
**LU 4**
**Achieve and maintain high quality architecture, landscape, and public open spaces in the City.**

***Objective***
**LU 4.1**
Promote the development of residential, commercial, industrial, and public buildings and sites that convey a high quality visual image and character.

***Policies***
**LU 4.1.1**
Require adherence to or consideration of the policies prescribed for *Design and Development* in this Plan, as appropriate. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, I-LU 13, and I-LU 15*)

**LU 4.1.2**
Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. (*I-LU 1, I-LU 4, I-LU 7, I-LU 13, and I-LU 10*)

**LU 4.1.3**
Require property owners to maintain landscaping, remove and abate weeds, and replace unhealthy or dead landscape. (*I-LU 19 and I-LU 22*)

**LU 4.1.4**
Encourage developers to incorporate mature and specimen trees and other significant vegetation, as defined by the City, that may exist on a site into the design of a development project for that site. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, and I-LU 19*)

**LU 4.1.5**
Consider creating incentives for the use of drought-tolerant species in landscape design. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 7*)

**LU 4.1.6**
Require that commercial and industrial development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 19*)

**LU 4.1.7**
Require that all commercial and industrial landscape be adequately irrigated with automatic irrigation systems. (*I-LU 1, I-LU 4, and I-LU 7*)

**LU 4.1.8**
Use reclaimed water for the irrigation of public and private landscape, as feasible. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 14*)

***Objective***
**LU 4.2**
Ensure that structures and sites are designed and constructed to maintain their long-term quality.

***Policies***
**LU 4.2.1**
Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings. (*I-LU 3*)

**LU 4.2.2**
Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code. (*I-LU 3 and I-LU 6*)

**LU 4.2.3**
Periodically, review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards. (*I-LU 3*)

**LU 4.2.4**
Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements. (*I-LU 1, I-LU 5,* and *I-LU 4*)

**LU 4.2.5**
Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the American's with Disabilities Act. (*I-LU 1, I-LU 3, and I-LU 4*)

[4] Mitigation Measure BR-2 as specified in EIR No. 94-1

**LU 4.2.6**
Monitor the conditions of buildings in the City and enforce pertinent building, municipal, and zoning codes to ensure their maintenance and quality. (*I-LU 19 and I-LU 13*)

***Objective***
**LU 4.3**
Ensure that property owners and tenants have access to educational programs regarding property maintenance.

***Policies***
**LU 4.3.1**
Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods. (*I-LU 22*)

**LU 4.3.2**
Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites. (*I-LU 22*)

**LU 4.3.3**
Provide economic assistance, as funds are available, for the improvement of physically deteriorated structures in the City. (*I-LU 16* and *I-LU 22*)

**Maintenance of Environmental Quality**

***Goal***
**LU 5**
**Ensure that significant environmental habitats and resources are maintained.**

***Objective***
**LU 5.1**
Provide for the protection and maintenance of environmental resources as new development and redevelopment projects occur during the planning, project review and permitting process.

***Policies***
**LU 5.1.1**
Require that development protect environmental resources by consideration of the policies and standards contained in the Environmental Resources/Conservation Element of the General Plan and Federal (NEPA) and State (CEQA) regulations. (*I-LU 1, I-LU 2, I-LU 4, I-LU 10, and I-LU 11*)

During the development review process[5]:

a. Review any development proposal for the Bolsa Chica area, Huntington Beach Wetlands and throughout the City to ensure that no development is permitted in Federally and state delineated wetlands; and

b. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

**LU 5.1.2**
Establish procedures, requirements, and programs for Huntington Beach's compliance with regional, State, and Federal environmental requirements, including such legislation as, but not limited to, the Clean Air Act, Clean Water Act, and the Congestion Management Plan. (*I-LU 1 and I-LU 21*)

**LU 5.1.3**
Participate in inter-jurisdictional and regional environmental management and mitigation programs. (*I-LU 20 and I-LU 21*)

**LU 5.1.4**
Protect areas that are susceptible to erosion and sediment loss from inappropriate development and re-development. *(I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10, I-LU 11 and I-ERC 1)*

**LU 5.1.5**
Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. *(I-LU 1, I-LU 2, I-LU 4, I-LU 10, I-LU 11 and I-ERC 1)*

**LU 5.1.6**
Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, infiltration and water bodies. *(I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)*

**LU 5.1.7**
Promote integration of water quality protection into construction and post-construction activities at all development and redevelopment sites. *(I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)*

[5] Mitigation Measure BR-2 as specified in EIR No. 94-1

**LU 5.1.8**
Preserve and/or acquire areas of open space that have water quality significance and minimize any clearing of vegetation from *those* development sites. *(I-LU 1, I-LU 2, I-LU 3, I-LU 4, I-LU 10 and I-LU 11)*

**Maintenance of the General Plan**

***Goal***
**LU 6**
**Ensure that the City's General Plan is maintained and updated to be an accurate guide for development and resource conservation.**

***Objective***
**LU 6.1**
Review the General Plan on an annual basis to retain internal consistency and consistency with other Federal, State and local regulations and policies.

***Policies***
**LU 6.1.1**
Prepare an annual report apprising the Planning Commission and City Council of the status and effectiveness of the General Plan. The report should detail how the goals, objectives, policies, and implementation programs have been achieved. *(I-LU 18)*

**LU 6.1.2**
Ensure that a method is available for the General Plan to be amended within State Guidelines. *(I-LU 18)*

## CITYWIDE LAND USE POLICY: BY LAND USE CATEGORY

**Types and Densities of Land Use to be Permitted**

***Goal***
**LU 7**
**Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.**

***Objective***
**LU 7.1**
Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic "relief" from urban development.

***Policies***
**LU 7.1.1**
Accommodate existing uses and new development in accordance with the Land Use and Density Schedules **(Table LU-2a and 2b)**. *(I-LU 1, I-LU 2, I-LU 4, and I-LU 7)*

**LU 7.1.2**
Require that development be designed to account for the unique characteristics of project sites and objectives for community character and in accordance with the Development "Overlay" Schedule **(Table LU-3)**, as appropriate. *(I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, and I-LU 13)*

**LU 7.1.3**
Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements. *(I-LU 1)*

**LU 7.1.4**
Establish guidelines to determine if and how conforming uses or structures may be expanded and/or replaced in the event of catastrophe. *(I-LU 1 and I-LU 6)*

**LU 7.1.5**
Accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources. *(I-LU 1, I-LU 11, I-LU 12, and I-LU 17)*

**LU 7.1.6**
Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs to housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths and emphasizing the clustering of similar or complementary industries. *(I-LU 1 and I-LU 17)*

**Distribution and Pattern of Development**

***Goal***
**LU 8**
**Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.**

***Objective***
**LU 8.1**
Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

***Policies***
**LU 8.1.1**
Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map (**Figure LU-5**), and in accordance with the principles discussed below.

a. Create a network of interrelated activity centers and corridors through the use of distinct functional roles, activities, and/or through the form and scale of development.

b. Vary uses and densities along the City's extended commercial corridors, such as Beach Boulevard.

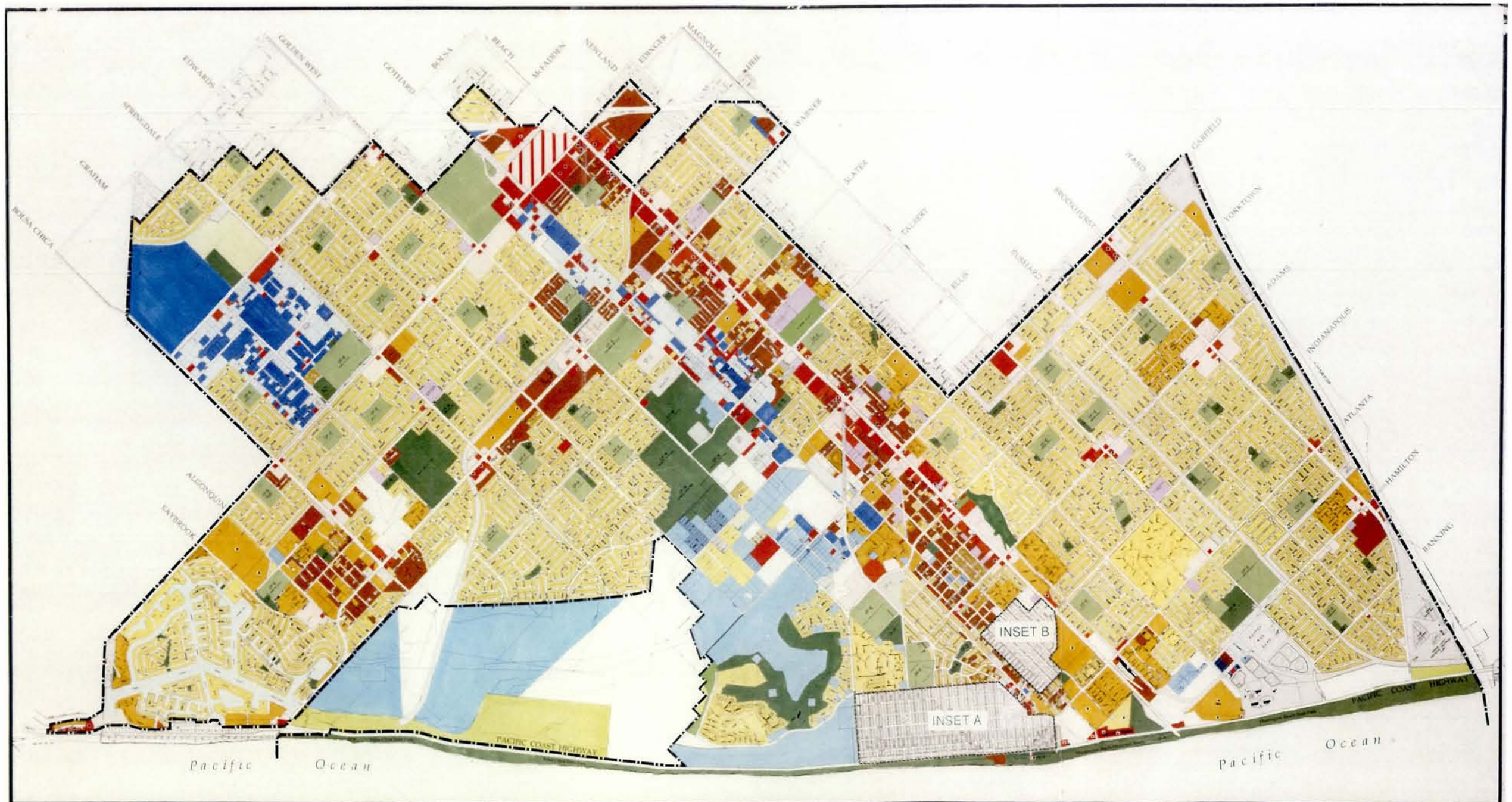
c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.

d. Improve industrial districts to accommodate the changing characteristics and needs of manufacturing and other industrial sectors.

e. Intermix uses and densities in large-scale development projects.

f. Site development to capitalize upon potential long-term transit improvements.

g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions in form, scale, and density of development, and other elements. (*I-LU 1, I-LU 4 I-LU 5, I-LU 10, and I-LU 13*)




## LEGEND

FIGURE LU-1

**RESIDENTIAL**
- LOW DENSITY (0-7.9 DU AC)
- MEDIUM DENSITY (8.0 TO 19.9 DU AC)
- HIGH DENSITY (20.0+ DU AC)
- MOBILE HOME PARK

**COMMERCIAL**
- REGIONAL RETAIL CENTER
- RETAIL SERVICES MISCELLANEOUS COMMERCIAL
- OVERNIGHT ACCOMODATIONS
- DINING, DRINKING, ENTERTAINMENT
- OFFICE - FINANCIAL
- MULTI-TENANT CENTER

**MIXED-USE**
- MIXED-USE (USES IDENTIFIED BY MIX OF COLORS)

**INDUSTRIAL**
- LIGHT INDUSTRIAL - BUSINESS PARK
- HEAVY MANUFACTURING - WAREHOUSE AND STORAGE YARDS
- OIL PRODUCTION

**PUBLIC**
- PUBLIC SCHOOLS
- PARKS AND RECREATION
- GOVERNMENT - OTHER
- UTILITIES

**OTHER**
- INSTITUTIONAL
- OPEN SPACE
- AGRICULTURE
- HARBOR
- HABITAT PRESERVATION
- VACANT

Acres | Scale in Feet | North

# HUNTINGTON BEACH EXISTING LAND USE AS SURVEYED IN 1991

Envicom Corporation

# TABLE LU-2a

**Land Use Schedule**[6]

| Land Use Category | Typical Permitted Uses |
|---|---|
| *RESIDENTIAL* | |
| Residential Low (RL) | Single family residential units; clustered zero-lot line developments; and "granny" flats. |
| Residential Medium (RM) | Single family residential units, duplexes, townhomes, and garden apartments. |
| Residential Medium High (RMH) | Townhomes, garden apartments, apartment "flats." |
| Residential High (RH) | Townhomes, garden apartments, and apartments. |
| *COMMERCIAL* | |
| Commercial Neighborhood (CN) | Small-scale retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drug stores, personal services, cultural facilities, institutional, health, government offices, and similar uses. Generally, individual establishments should not exceed 10,000 square feet. If permitted. their frontage should be designed to convey the visual character of small storefronts. |
| Commercial General (CG) | Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, government offices, educational, health, institutional and similar uses. |
| Commercial Regional (CR) | Anchor department stores, outlet stores, promotional ("big box") retail, retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses. |
| Commercial Office (CO) | Professional offices and ancillary commercial services (financial institutions, photocopy shops, small restaurants, and similar uses). |
| Commercial Visitor (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. |
| *INDUSTRIAL* | |
| Industrial (I) | • Light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, and restaurants, and similar uses.<br>• Warehouse and sales outlets. |
| *PUBLIC AND INSTITUTIONAL* | |
| Public (P) | Governmental administrative and related facilities, such as public utilities, schools, public parking lots, infrastructure, religious and similar uses. |

[6] See LU 7.1.1 and LU 7.1.2

## TABLE LU-2a (Cont.)

**Land Use Schedule (Cont.)**[7]

| Land Use Category | Typical Permitted Uses |
|---|---|
| *MIXED USE* | |
| Mixed Use (M) | • Single uses containing Commercial Neighborhood (CN), or Commercial General (CG) or Residential uses as listed above.<br>• Mixed use areas that may include Vertically Integrated Housing (MV) or Horizontally Integrated Housing (MH) uses, townhomes, garden apartments, and mid-/high-rise apartments, Neighborhood (CN) and Commercial General (CG) uses.<br>• The exact density, location, and mix of uses in this category is intended to be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area. |
| Mixed Use-Vertically Integrated Housing (MV) | • Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above.<br>• Mixed use structures incorporating residential units on the second floor and/or rear of commercial uses; with restrictions on the types of commercial uses to ensure compatibility with the housing. |
| Mixed Use-Horizontally Integrated Housing (MH) | • Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above.<br>• Multi-family residential, including townhomes, garden apartments, and mid-/high-rise apartments.<br>• (Note: each use is limited to a portion of the total designated site, as prescribed by policy in this element.) |
| *OPEN SPACE* | |
| Parks (OS-P) | Public parks and recreational facilities. |
| Shoreline (OS-S) | Publicly owned coastal beaches. Ancillary buildings may be permitted, such as food stands and recreation equipment rentals, as determined by City review and approval. |
| Commercial Recreation (OS-CR) | Publicly or privately owned commercial recreation facilities such as golf courses. |
| Conservation (OS-C) | Properties to be retained for environmental resource conservation and management purposes (e.g., wetlands protection). Ancillary buildings, such as maintenance equipment storage, may be permitted, as determined by City review and approval. |
| Water Recreation (OS-W) | Lakes and other water bodies used for recreational purposes, such as boating, swimming, and water skiing. |

[7] See LU 7.1.1 and LU 7.1.2

# TABLE LU-2b

**Land Use Density and Intensity Schedule**

| Density Category | Permitted Density/Intensity |
|---|---|
| *RESIDENTIAL* | Residential densities indicate the maximum density which may be permitted on a site. The actual development density may be reduced to account for site conditions and constraints. |
| 3.0 | Maximum of 3.0 dwelling units per net acre. |
| 4.0 | Maximum of 4.0 dwelling units per net acre. |
| 7.0 | Maximum of 7.0 dwelling units per net acre. |
| 15 | Maximum of 15.0 dwelling units per net acre. |
| 25 | Maximum of 25.0 dwelling units per net acre. |
| >30 | Greater than 30.0 dwelling units per net acre. |
| *COMMERCIAL AND INDUSTRIAL* | Commercial and industrial intensities indicate the maximum floor area ratio (FAR)which may be permitted on a site. The actual development intensity may be reduced to account for site conditions and constraints. FAR represents the total building area (floor space, excluding basements, balconies, and stair bulkheads) on a lot divided by the total area of that lot. (Note: commercial FARs exceeding 0.4 normally necessitate subterranean or subterranean parking to provide adequate space to meet code required parking). |
| -F1 | Maximum floor area ratio of 0.35. |
| -F2 | Maximum floor area ratio of 0.5. |
| -F2A | Maximum floor area ratio of 0.75. |
| -F3 | Maximum floor area ratio of 1.0. |
| -F4 | Maximum floor area ratio of 1.25 |
| -F5 | Maximum floor area ratio of 1.5. |
| -F6 | Maximum floor area ratio of 2.0. |
| -F7 | Maximum floor area ratio of 3.0. |

## TABLE LU-2b (cont.)

**Land Use Density and Intensity Schedule**

| Density Category | Permitted Density/Intensity |
|---|---|
| *MIXED USE-VERTICAL INTEGRATION* | The intensities/densities of structures vertically-integrating housing and commercial uses shall be determined by a combination of FAR and units per net acre. Each Mixed Use site shall be limited by a total building area FAR, a commercial area FAR, and a residential density. The cumulative total of commercial area FAR and residential density cannot exceed the total building area FAR. |
| -F8 | Maximum total building area floor area ratio of 1.5, commercial FAR of 0.35, and 25 units per net acre. |
| -F9 | Maximum total building area floor area ratio of 1.5, commercial FAR of 0.5, and 25 units per net acre. |
| -F10 | Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre. |
| -F11 | Maximum total building area floor area ratio of 2.0; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 25 units per net acre. |
| -F12 | Maximum total building area floor area ratio of 3.0; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 30 units per net acre. |
| -F13 | Maximum total building area floor area ratio of 1.5; structure may be fully developed with commercial uses, or combined with housing at a maximum density of 15 units per net acre. |
| *MIXED USE-HORIZONTAL INTEGRATION* | The densities/intensities of commercial and residential uses are indicated by an FAR for the commercial portion of the site and units per acre for the residential portion of the site. Site areas allocated for each use are specified in the policies contained in this element. |
| -(FAR)/upa* | Maximum floor area ratio and units per net acre as indicated for each zone on the Land Use Plan. |

# TABLE LU-3

**Development "Overlay" Schedule**

| Land Use "Overlay" Category | Characteristics/Requirements |
|---|---|
| Specific Plan<br>-sp | Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation. |
| Pedestrian District<br>-pd | Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage. |
| Historic District<br>-h | Permits re-use of existing historic structures for the underlying land uses. |
| Residential Mobile Home Park<br>-rmp | Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park. |
| Mixed Use<br>-mu | Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (**See LU 11.1.1**). The design and density for a mixed use project shall be as shown on the **Figure LU 5** in parentheses (See **Table LU-2b for more detail**). If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (*I-LU 1, I-LU 13, and I-LU 10*). |
| Automobile District<br>-a | Permits the development of an automobile district in addition to the underlying land uses. |
| Special Design Standards<br>-d | Permits underlying land uses in accordance with special design standards. |

## RESIDENTIAL NEIGHBORHOODS

*Goal*
**LU 9**
**Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.**

*Objective*
**LU 9.1**
Provide for the development of single- and multi-family residential neighborhoods.

*Policies*
**Development Types and Densities**

**LU 9.1.1**
Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules (**Policy LU 7.1.1**). (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**Design and Development**

**LU 9.1.2**
Require that single-family residential units be designed to convey a high level of quality and character considering the following guidelines:

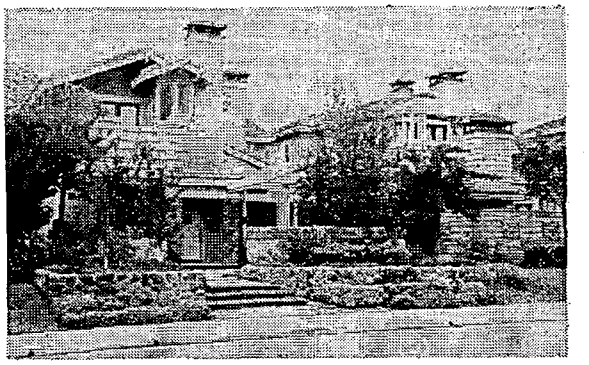
a. Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated "box-like" structures).

b. Avoid building materials, colors, and construction elements that visually dominate their setting and contrast significantly with the character of their neighborhood.

c. Minimize the amount and width of the paving of front yards for driveway and garage access.

d. Encourage innovative and creative design concepts.

e. Locate and design garages so that they do not dominate the street frontage. (*I-LU 1, I-LU 4, I-LU 5, I-LU 10, and I-LU 13*)



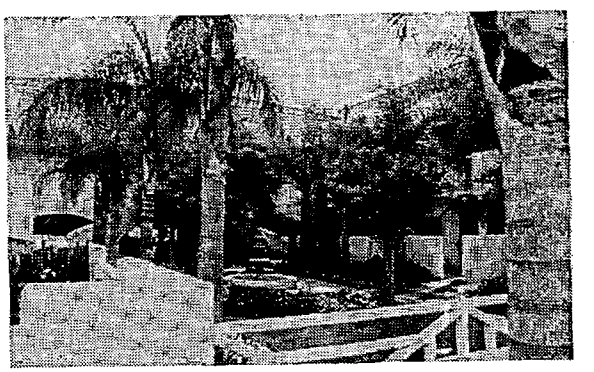
Single family housing that is oriented to the street, and is designed with varying setbacks and miniminzed driveway

**LU 9.1.3**
Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character as discussed below.

a. Design building elevations treatment to convey the visual character of individual units rather than a singular building mass and volumes.

b. Locate the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, visually screening subterranean parking facilities from the street frontage.

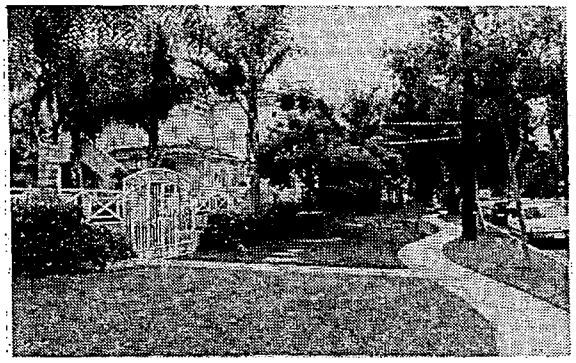
c. Include separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be accessed from exterior facades, interior courtyards, and/or common areas.



Orientation of multi-family units on a courtyard

d. Site and design parking areas and facilities that are integrated with but do not dominate the architectural character of the structure.

e. Include an adequate landscape setback along the street frontage that is integrated with abutting sidewalks and provides continuity throughout the neighborhood. *(I-LU 1, I-LU 4, I-LU 5, I-LU 10, and I-LU 13)*



Landscape setback along a muti-family street frontage

**LU 9.1.4**
Require that recreational and open space amenities be incorporated in new multi-family developments and that they be accessible to and of sufficient size to be usable by all residents. *(I-LU 1, I-LU 4, and I-LU 10)*

**Residential Infill**

***Objective***
**LU 9.2**
Provide for the preservation of existing residential neighborhoods.

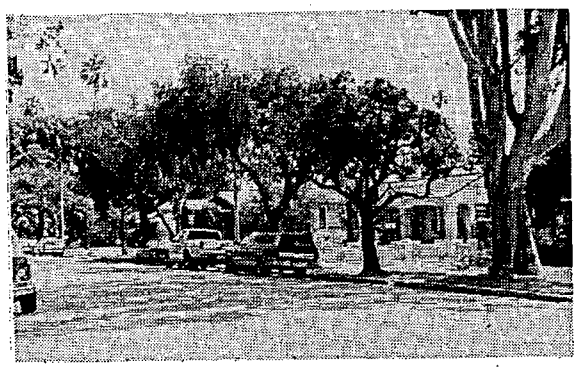
***Policies***
**LU 9.2.1**
Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the:

a. maintenance of the predominant or median existing front yard setbacks;

b. use of building heights, grade elevations, orientation, and bulk that are compatible with the surrounding development;

c. use of complimentary building materials, colors, and forms, while allowing flexibility for unique design solutions; and

d. maintenance of privacy on abutting residences *(I-LU 1, I-LU 5, I-LU 10, and I-LU 13)*



Traditional residential street with porches on the street, minimized driveways, and extensive landscaping

**New Residential Subdivisions**

***Objective***
**LU 9.3**
Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses and are configured to establish a distinct sense of neighborhood and identity.

***Policies***
**Permitted Uses and Densities**

**LU 9.3.1**
Permit the development of master-planned residential projects that incorporate a mix of housing types, neighborhood-serving commercial, services, schools, parks, open space, and other elements in areas designated for residential on the Land Use Plan Map. *(I-LU 1, I-LU 2, I-LU 4, and I-LU 7)*

**Design and Development**

**LU 9.3.2**
Require that the design of new residential subdivisions consider the following.

a. Establish a street configuration involving the interconnection of individual streets that emphasizes a pattern of "blocks" rather than cul-de-sacs **(Plate LU-1 and LU-2)**.

b. Integrate public squares, mini-parks, or other landscaped elements.

c. Cluster residential units and, if possible, integrate small clusters of multi-family housing within single family areas to preserve open space.

d. Establish a common "gathering" or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services, such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

e. Site common facilities around a public park or plaza to encourage a high level of community activity.

f. Establish a continuous network of sidewalks, bicycle and pedestrian paths, and other elements that link all community areas and provide linkages to land uses in adjacent areas.

g. Orient housing units to neighborhood and collector streets.

h. Site and design of units and incorporate elements, such as porches, that emphasize front yards as an activity area and "outdoor living room," by locating garages in the rear or side yards.

i. Consider reduced street widths to achieve a more "intimate" relationship between structures, to the extent feasible and in accordance with Huntington Beach Fire Department regulations.

j. Consider an increase in front yard setbacks, sidewalk widths, and the inclusion of landscaped parkways, especially in neighborhoods where the street width is reduced.

k. Include alleys or other means to minimize the dominance of garages along the street frontage.

l. Include setbacks and other design elements that buffer residential units from the impacts of abutting existing commercial and/or industrial development. (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, and I-LU 10*)

**LU 9.3.3**
Require that nonresidential structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 10*)

**LU 9.3.4**
Require the preparation and approval of a specific or master plan for large scale residential development projects, where appropriate. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**Institutional Uses in Residential Areas**

***Objective***
**LU 9.4**
Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

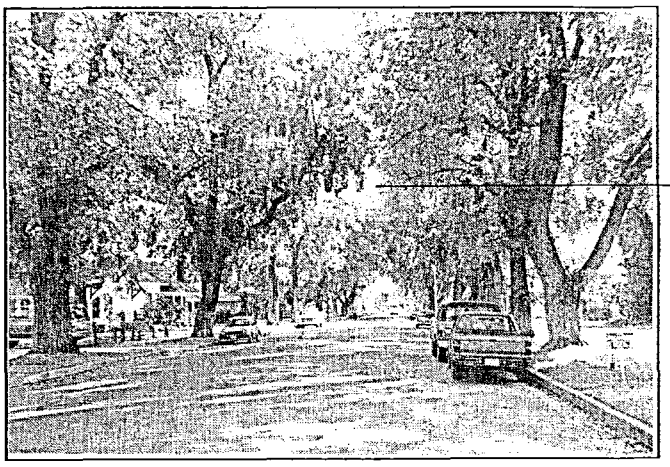
***Policies***
**Permitted Uses**

**LU 9.4.1**
Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**Design and Development**

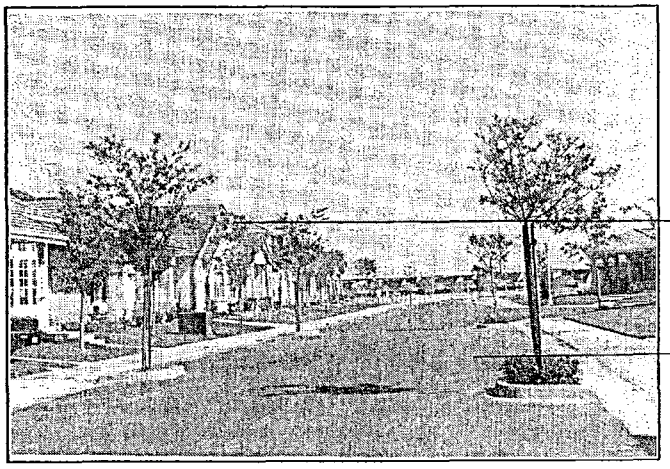
**LU 9.4.2**
Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures. (*I-LU 1 I-LU 5, and I-LU 13*)

**LU 9.4.3**
Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin one another in order to maximize the use of property, minimize the cost of development, and enhance the recreational and educational opportunities for the community. (*RCS 3.1, I-LU 1 I-LU 25, I-LU 25, and I-LU 13*)



**"TRADITIONAL" RESIDENTIAL NEIGHBORHOOD**

- EXTENSIVE LANDSCAPE
- HOUSING ORIENTED TO STREET
- NARROW STREETS; SLOWS TRAFFIC
- GARAGES ARE NOT VISUAL DOMINANT



**"NEO-TRADITIONAL" SUBDIVISIONS**

HOUSES FACE THE STREET AND EACH OTHER

STREET WIDTHS REDUCED FROM TYPICAL SUBURBAN SUBDIVISIONS

PEDESTRIAN/NEIGHBORHOOD-ORIENTED LIGHTING

USABLE FRONT PORCHES

ORIENTATION OF HOUSES DEFINE FRONT YARDS AS OUTDOOR "LIVING ROOMS"; GARAGES DO NOT VISUALLY DOMINATE

## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES

CITY OF HUNTINGTON BEACH GENERAL PLAN

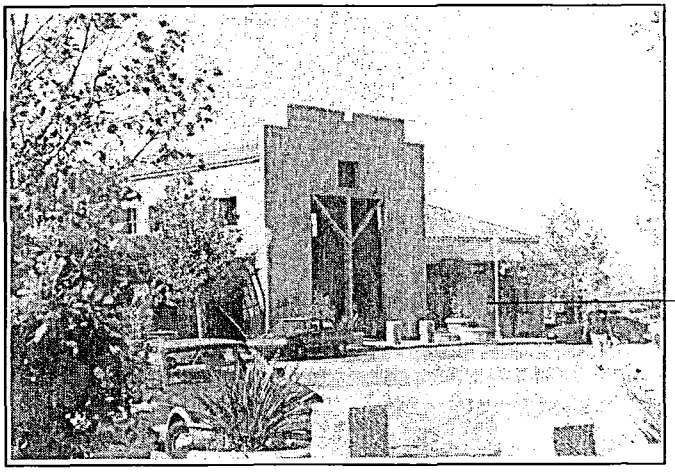
PLATE LU-1

ACCESSORY DWELLING

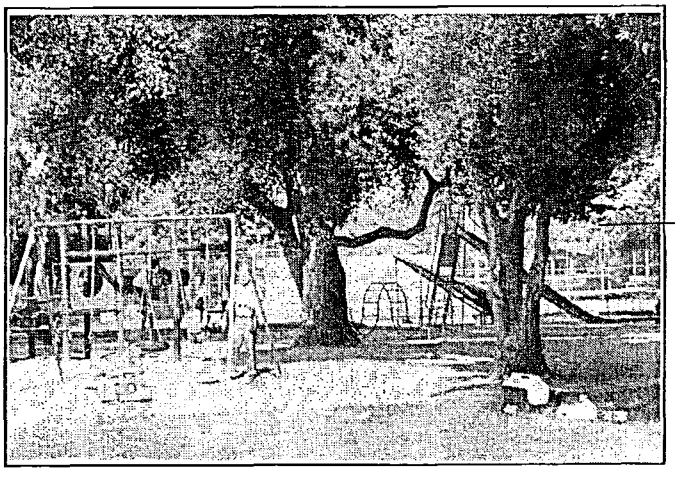
USABLE PORCH ON STREET ELEVATION

GARAGE LOCATED IN REAR; VIEW FROM STREET IS MINIMIZED

DRIVEWAY PAVING IS MINIMIZED



COMMUNITY ACTIVITY CENTER INCORPORATED WITH HOUSING ("FOCAL POINT")



INCLUSION OF NEIGHBORHOOD AND COMMUNITY PARKS

## RESIDENTIAL COMMUNITIES DESIGN PRINCIPLES (CONTINUED)

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE LU-2

**Housing for Special Needs**

*Objective*
**LU 9.5**
Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

*Policies*
**Permitted Uses**

**LU 9.5.1**
Accommodate the development of housing types, such as multifamily development and Single Room Occupancies (SRO), intended to meet the special needs of senior citizens, the physically and mentally challenged, and, very low, low and moderate income households in areas designated for residential and mixed-use on the Land Use Plan Map, in accordance with the Housing Element. (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

**Design and Development**

**LU 9.5.2**
Require that special needs housing is designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur. (*I-LU 1, I-LU 4, I-LU 5, and I-LU 10*)

**Commercial Districts and Corridors**

*Goal*
**LU 10**
**Achieve the development of a range of commercial uses.**

*Objective*
**LU 10.1**
Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

*Policies*
**Permitted Uses**

**LU 10.1.1**
Accommodate the development of neighborhood, community, regional, office, and visitor-serving commercial uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**LU 10.1.2**
Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in commercial districts; possibly including the use of density bonus incentives, expedited entitlements, or other techniques. (*I-AQ 1, I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**LU 10.1.3**
Require the incorporation of facilities to promote the use of public transit, such as bus turnouts and drop-offs where appropriate. (*CE 3.2.1, I-LU 1, I-LU 4, and I-LU 7*)

**Design and Development**

**LU 10.1.4**
Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality. (*I-LU 4, I-LU 5, I-LU 10, and I-LU 13*)

**LU 10.1.5**
Require that buildings, parking, and vehicular access be sited and designed to prevent adverse impacts on adjacent residential neighborhoods. (*I-LU 1, I-LU 10, and I-LU 11*)

**LU 10.1.6**
Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards. (*I-LU 1, I-LU 5, I-LU 10, I-LU 13, I-LU 13, and N 1.4.1*)

**LU 10.1.7**
Require that parking structures located on commercial parcels abutting residential uses (a) be designed to prevent adverse noise and air emission impacts and (b) incorporate architectural design elements, such as facade articulation, offset planes, and landscape, to provide visual interest and compatibility with the residences. (*N 1.4.3, I-LU 1, I-LU 4, I-LU 5, I-LU 10, I-LU 11, and I-LU 13*)

**LU 10.1.8**
Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties. (*I-LU 1, I-LU 10, I-LU 11, N 1.8.2 and N 1.8.3*)

**LU 10.1.9**
Continue to control the location and amount of alcohol sales, adult businesses, game arcades, and other "community-sensitive" uses, based on proximity to residences, schools, religious facilities, and parks as authorized by legislative and legal requirements. (*I-LU 1*)

**Commercial Neighborhood Uses (CN)**

**Design and Development**

**LU 10.1.10**
Require that development be designed to convey a local neighborhood's character considering the following:

a. limitation of building heights to those compatible with of the surrounding neighborhood;
b. siting and design of structures and inclusion of amenities to facilitate and encourage pedestrian activity;
c. siting of buildings along common sidewalks, pedestrian areas, and bicycle routes that are connected with surrounding residential areas;
d. siting and location of access points and, where feasible, the inclusion of reciprocal access.
e. inclusion of extensive landscape that should be used to visually "extend" the character of surrounding residential neighborhoods; and (*CE 2.3.3, I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10 and I-LU 13*)

**Commercial General Uses (CG)**

**Permitted Uses ( in addition to Policy 7.1.1)**

**LU 10.1.11**
Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity. These may encompass such uses as adult or child daycare facilities, community meeting rooms, "neighborhood' restaurants, entertainment, and cultural facilities. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, and I-LU 17*)

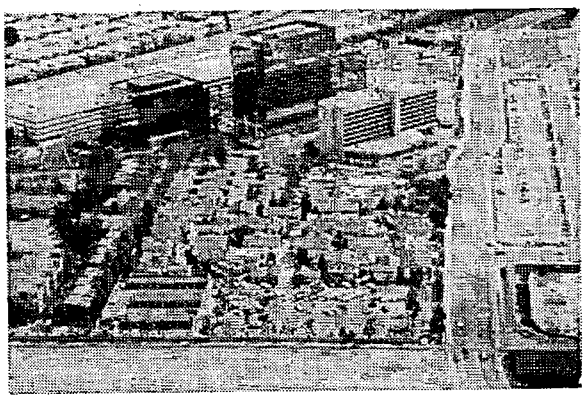
**Design and Development**

**LU 10.1.12**
Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of:

a. incorporation of site landscape, particularly along street frontages and in parking lots;
b. linkage of buildings by common architectural design, landscape and pedestrian systems, to avoid the appearance of independent free-standing structures surrounded by parking;
c. siting and design of structures to facilitate and encourage pedestrian activity;
d. siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;
e. architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations; and
f. inclusion of consistent signage designed and integrated into the building's architectural character. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 11*)

**LU 10.1.13**
Encourage the long-term physical maintenance and economic vitality of Commercial General areas, including the consideration of the use of pro-active programs of economic reinvestment, code enforcement and redevelopment. (*I-LU 16 and I-LU 17, and I-LU 19*)

**Commercial Regional Uses (CR)**



Regional Commercial Center

**Permitted Uses (in addition to Policy LU 7.1.1)**

**LU 10.1.14**
Encourage the incorporation of community-oriented facilities in regional commercial developments, such as telecommunications centers, public meeting rooms, daycare facilities, and cultural uses. (*I-LU 1, I-LU 4, and I-LU 7*)

**Design and Development**

**LU 10.1.15**
Require that regional commercial developments be designed to convey the visual sense of an integrated center by consideration of the following principles:

a. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes";

b. use of roofline or height variations to visually differentiate the building massing and incorporation of recesses and setbacks on any elevation above the second floor above grade;

c. siting of a portion of the buildings in proximity to their primary street frontage to convey a visual relationship to the street and sidewalks;

d. design of the exterior periphery of the structures to contain shops, restaurants, display windows, and other elements that provide visual interest to parking areas and the street elevation;

e. inclusion of a "public square" as a gathering place of public activity in multi-tenant regional centers;

f. clear identification of building entrances;

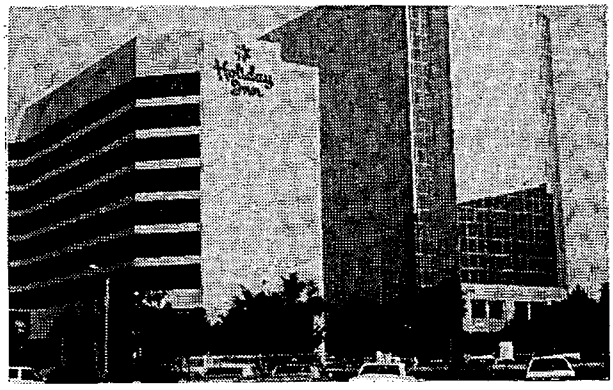
g. use of landscape that provides a three-dimensional character;

h. encourage the provision of public art;

i. inclusion of consistent and well-designed signage integrated with the building's architectural character, including pedestrian-oriented signage; and

j. design of parking structures to be visually integrated with the commercial buildings. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

**Commercial Office Uses (CO)**



Corporate office center

**Permitted Uses (in addition to Policy LU 7.1.1)**

**Design and Development**

**LU 10.1.16**
Require that additions to existing office developments be designed to complement the existing structures and achieve a consistent character. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 10*)

**Commercial Visitor Uses (CV)**

**Permitted Uses (in addition to Policy LU 7.1.1)**

**LU 10.1.17**
Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.). (*I-LU 1, I-LU 2, and I-LU 7*)

**LU 10.1.18**
Encourage the incorporation of meeting rooms, conference and banquet facilities, and other uses available to visitors and the City's residents in major visitor-serving development projects. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**Design and Development**

**LU 10.1.19**
Require that visitor-serving commercial developments be designed to reflect and be compatible with their setting and/or function (e.g., design of park buildings avoiding colors, materials, and architectural forms that visually dominate the park setting). (*I-LU 1, I-LU 2, I-LU 4, and I-LU 10*)

**Mixed-Use Districts and Corridors (MH, MV, M)**

***Goal***
**LU 11**
**Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.**

***Objective***
**LU 11.1**
Provide for the development of structures that integrate housing with commercial uses, and ensure the compatibility of these uses.

***Policies***
**Permitted Uses**

**LU 11.1.1**
Accommodate the development of structures and sites that integrate housing units with retail and office commercial uses in areas designated for "mixed use" on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 4, and I-LU 7*)

**LU 11.1.2**
Limit commercial uses in mixed-use development projects to those uses that are compatible with the residences. (*I-LU 1, I-LU 4, I-LU 7, and I-LU 10*)

**LU 11.1.3**
Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in mixed-use districts; possibly including the use of bonus densities, expedited entitlements, or other techniques. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**LU 11.1.4**
Require the incorporation of adequate onsite open space and recreational facilities to serve the needs of the residents in mixed-use development projects. (*I-LU 1, I-LU 4, I-LU 8, and I-LU 10*)

**Design and Development**

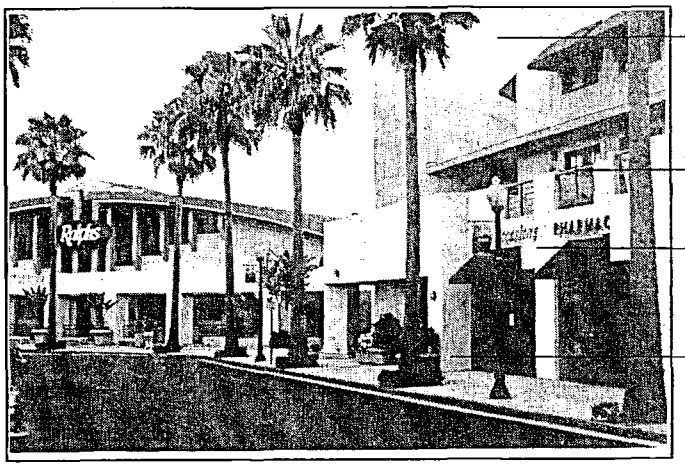
**LU 11.1.5**
Require that mixed-use developments be designed to mitigate potential conflicts between the commercial and residential uses, considering such issues as noise, lighting, security, and truck and automobile access. (*N 1.5.1, I-LU 1, I-LU 4, I-LU 10, and I-LU 11*)

**LU 11.1.6**
Require that the ground floor of structures that horizontally integrate housing with commercial uses locate commercial uses along the street frontage (housing may be located to the rear and/or on upper floors). (*I-LU 1, I-LU 4, and I-LU 5*)

**LU 11.1.7**
Require that mixed-use development projects be designed to achieve a consistent and high quality character, including the consideration of the:

a. visual and physical integration among the commercial and residential uses (**Plates LU-3 and LU-4**);

b. architectural treatment of building elevations to convey the visual character of multiple building volumes and individual storefronts and residential units;




MODULATION OF BUILDING MASSES, VOLUMES AND ROOF LINE

DIVERSITY OF USES (FOOD, SERVICES, AND HOUSING)

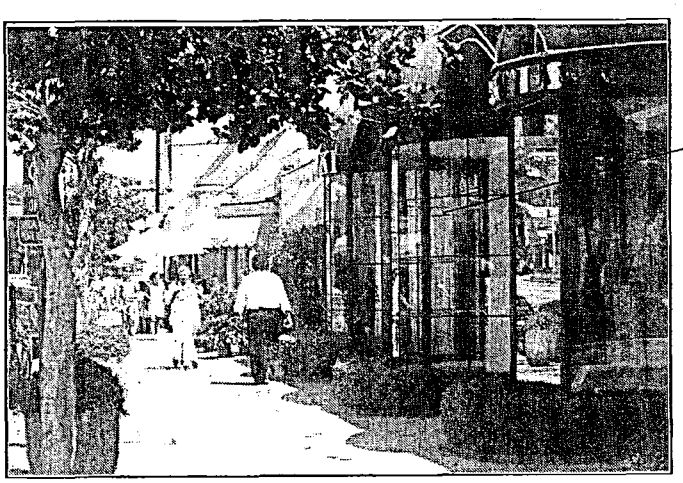
SIGNS INTEGRATED WITH ARCHITECTURAL CHARACTER

BUILDING LOCATED IN PROXIMITY TO SIDEWALKS AND STREET

SIGNS ORIENTED TO PEDESTRIANS; NOT AUTOMOBILES

ARTICULATED BUILDING ELEVATIONS

SIDEWALK IS A PLEASANT PLACE TO BE

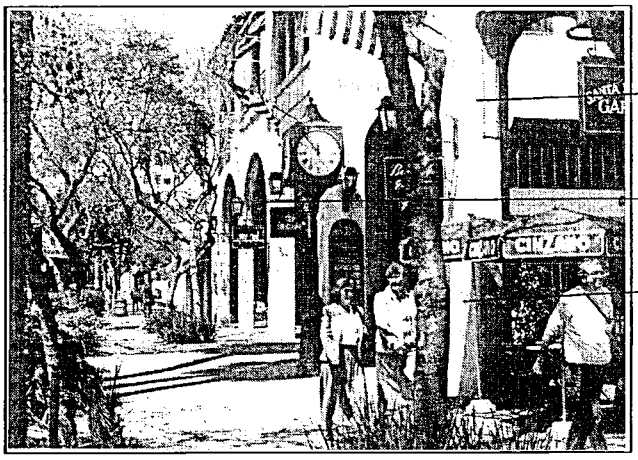


BUILDING STOREFRONTS ARE ORIENTED TO PEDESTRIANS; TRANSPARENT AND AT GRADE

## COMMERCIAL AND MIXED-USE DISTRICTS DESIGN PRINCIPLES

CITY OF HUNTINGTON BEACH GENERAL PLAN

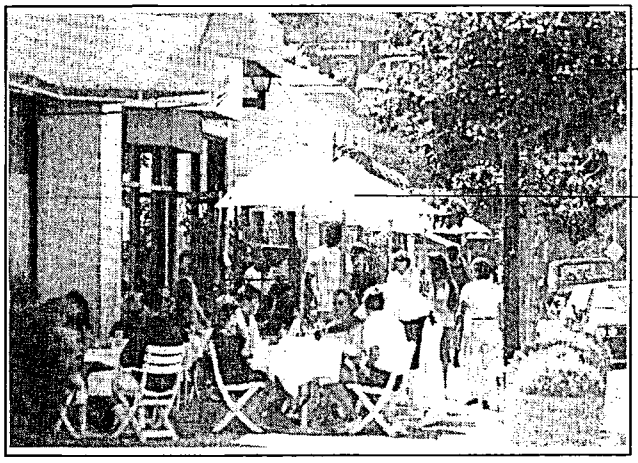
PLATE LU-3



COMMON BUILDING ELEVATION ALONG SIDEWALKS AND STREET

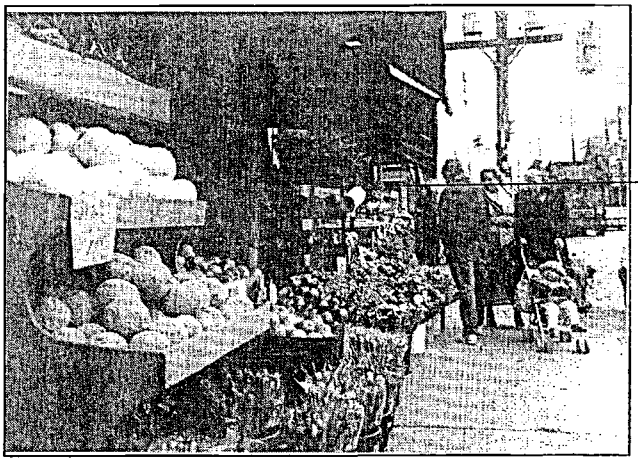
ARCHITECTURAL TREATMENT OF ALL ELEVATIONS

PEDESTRIAN-ORIENTED AMENITIES



STREET TREE "CANOPY"

OUTDOOR RESTAURANTS AND CAFES



USE OF SIDEWLAKS AND STREETS FOR FARMERS MARKET

## COMMERCIAL AND MIXED-USE DISTRICTS DESIGN PRINCIPLES (CONTINUED)

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE LU-4

c. inclusion of separate and well-defined entries that convey the visual character of individual identity for commercial uses and each residential unit, which may be accessed from exterior facades, interior courtyards, and/or common areas;

d. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure(s); and

e. inclusion of extensive site landscape, where feasible. *(I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13)*

## INDUSTRIAL DISTRICTS AND CORRIDORS (I)

*Goal*
**LU 12**
**Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.**

*Objective*
**LU 12.1**
Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

*Policies*
**Permitted Uses**

**LU 12.1.1**
Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. *(I-LU 1, I-LU 2, I-LU 4 and I-LU 7)*

**LU 12.1.2**
Allow for the development of warehouse and sales outlets on industrial sites that are located on and front designated arterial highways in proximity to arterial intersections provided that the use will not adversely impact the economic integrity or cohesiveness of the industrial district in which it is located or substantially reduce job opportunities for the City's residents. *(I-LU 1, I-LU 4, and I-LU 7)*

**LU 12.1.3**
Establish incentives for the inclusion of day-care, public meeting rooms, and other community-oriented facilities in industrial districts; possibly including the use of bonus densities, expedited entitlements, or other techniques. *(I-LU 1, I-LU 2, I-LU 4, and I-LU 7)*

**Design and Development**

**LU 12.1.4**
Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses. *(I-LU 1, I-LU 4, I-LU 5, and I-LU 10)*

**LU 12.1.5**
Require that new and recycled industrial structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses, considering the:

a. use of multiple building masses and volumes to provide visual interest and minimize the visual sense of bulk and mass;

b. architectural design treatment of all building elevations;

c. use of landscaping in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;

d. enclosure of storage areas with decorative screening or walls;

e. location of site entries to minimize conflicts with adjacent residential neighborhoods; and

f. mitigation of noise, odor, lighting, and other impacts. *(I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13)*

**LU 12.1.6**
Require that multiple tenant and large-scale sites developed for light industrial uses be designed with the following considerations:

a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);

b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;

c. use of common or compatible architectural design (materials, colors, design character, etc.);

d. use of consistent and well-designed public and informational signage; and

e. installation of elements defining the key entry points and activity locations. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

**LU 12.1.7**
Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts that may adversely impact Huntington Beach. (*I-LU 1 and I-LU 10*)

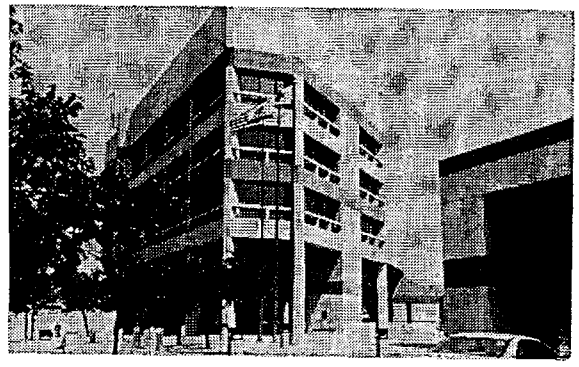
**LU 12.1.8**
Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operational impacts with adjacent land uses. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, and I LU-10*)

**LU 12.1.9**
Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts. (*CE 1.2.3, I-LU 1, I-LU 4, I-LU 10, I-LU 11, and I-LU 12*)

**Public and Institutional Development (P)**

***Goal***
**LU 13**
**Achieve the development of a mix of governmental service, institutional, educational, and religious uses that support the needs of Huntington Beach's residents.**

***Objective***
**LU 13.1**
Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.



Huntington Beach City Hall

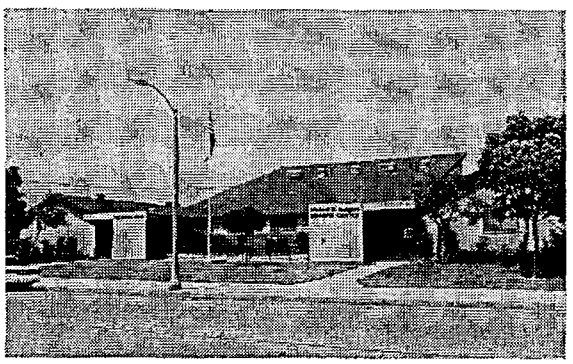
***Policies***
**Permitted Uses**

**LU 13.1.1**
Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**LU 13.1.2**
Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval. (*I-LU 1, I-LU 4, and I-LU 7*)

**LU 13.1.3**
Allow for the continuation of existing and development of new child, adult, and senior adult daycare facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval. (*I-LU 1, I-LU 4, and I-LU 7*)

**LU 13.1.4**
Create a Surplus School Property Purchasing Plan consistent with State Law (*I-LU 24*)



Huntington Beach Fire Station

**LU 13.1.5**
Consider creating a School Site Land Use Plan that addresses the long term open space and recreational needs of the school districts and the City's residents. (*I-LU 25*)

**LU 13.1.6**
Encourage surplus schools and other public properties to be made available first for other public purposes, such as parks, open space, adult or child care, and secondarily for reuse for private purposes and/or other land uses and development. (*I-LU 10 and I-LU 20*)

**LU 13.1.7**
The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:

a. compatibility with the type and character of adjacent uses (**See Residential Infill LU 9.2**);
b. integration with adjacent commercial uses through the use of such amenities as common automobile access and reciprocal access agreements, consistent architectural treatment and pedestrian connections;
c. the land use designations and policies for surrounding properties as defined by this plan;
d. formulation and approval of an appropriate site plan;
e. working with residents of surrounding neighborhoods in the formulation of a reuse plan; and,
f. the utilization of appropriate design features, such as, but not limited to:
    - the maintenance of active, usable open space for use by the surrounding neighborhood
    - the provision of buffering, such as open space areas or landscaping between new development and existing development
    - compliance with the applicable Design and Development Standards specified in the General Plan (*See LU 9.1.2 and LU 9.3.2*)

**Design and Development**

**LU 13.1.8**
Ensure that the City's public buildings, sites, and infrastructure improvements are designed to be compatible in scale, mass, character, and architecture with existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, and work with non-City public agencies to encourage compliance. (*I-LU 1 and I-LU 5*)

**Open Space (OS)**

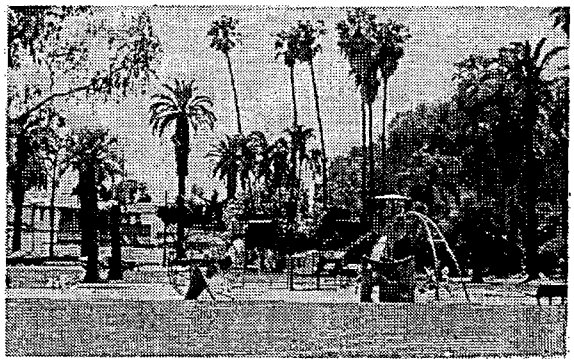
***Goal***
**LU 14**
**Preserve the City's open spaces.**

***Objective***
**LU 14.1**
Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

***Policies***
**Permitted Uses**

**LU 14.1.1**
Accommodate the development of public parks, coastal and water-related recreational uses, and the conservation of environmental resources in areas designated for Open Space on the Land Use Plan Map and in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)

**LU 14.1.2**
Permit the acquisition and/or dedication of lands for new open space purposes in any land use zone where they complement and are compatible with adjacent land uses and development, contingent on City review and approval. (*I-LU 1, I-LU 2, I-LU 4, and I-LU 7*)



Neighborhood park

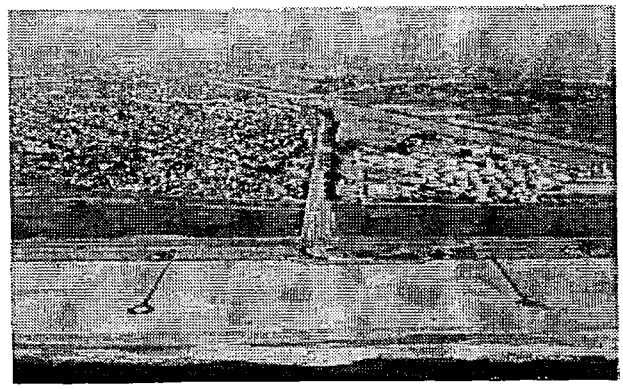
**Design and Development**

**LU 14.1.3**
Require that structures located in the City's parks and other open spaces be designed to maintain the environmental character in which they are located. (*I-LU 5, I-LU 10, and I-LU 13*)

**LU 14.1.4**
Provide for the acquisition and development of the City's parks in accordance with the Parks and Recreation Element of the General Plan. (*I-LU 1, I-LU 7, and I-LU 14*)

**LU 14.1.5**
Cooperate with the California Department of Fish and Game, United States Fish and Wildlife Service, and any other appropriate agencies in establishing programs for the protection and, where appropriate, restoration of significant environmental habitats including the Bolsa Chica wetlands, coastal marshes throughout the City and Santa Ana River drainage. (*I-LU 20*)

**LU 14.1.6**
Provide for the protection of the City's environmental resources in accordance with the Natural Resources and Hazards Elements of the General Plan. (*I-LU 1, I-LU 2, I-LU 4, I-LU 7, I-LU 10, and I-LU 11*)



Coastal Wetlands

**Development "Overlays"**

***Goal***
**LU 15**
**Achieve new development that enhances the City's quality of development and sense of place, goals for community character, and preserves significant historical resources.**

**Specific Plan Overlay (-sp)**

***Objective***
**LU 15.1**
Ensure that large scale, mixed-use, and multi-phased development projects and significant land use and activity districts achieve a consistent character, are compatible with their surrounding environment, and benefit the City.

***Policies***
**LU 15.1.1**
Require the formulation, adoption, and implementation of Specific Plans for areas designated with a "Specific Plan Overlay (-sp)." This overlay provides greater specificity for the uses permitted and their design than defined for the underlying land use zone. (*I-LU 1, I-LU 2, and I-LU 4*)

**Pedestrian Zone Overlay (-pd)**

***Objective***
**LU 15.2**
Promote the establishment of commercial and mixed-use districts characterized by high levels of pedestrian activity.

***Policies***
**Permitted Uses**

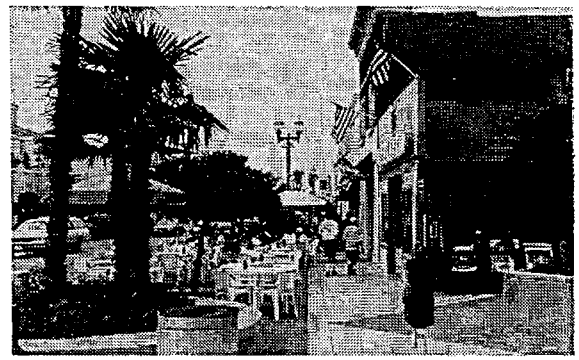
**LU 15.2.1**
Preclude the development of uses that are characterized by low levels of patronage or conflict with pedestrian activity along the primary sidewalk and street frontages. (*I-LU 1, I-LU 5, and I-LU 6*)

**Design and Development**

**LU 15.2.2**
Require that structures located in the pedestrian overlay zone be sited and designed to enhance pedestrian activity along the sidewalks, in consideration of the following guidelines:

a. incorporation of uses that stimulate pedestrian activity in the first floor along the street frontage, encouraging professional offices, data computing, and other similar uses to be located in the rear or above the first floor unless economically infeasible;

b. siting of the linear frontage of the building along the front yard property line to maintain a "building wall" character, except for areas contiguous with the structure used for outdoor dining or courtyards;



Pedestrian oriented commercial uses with buildings openings facing the street, low planters, and landscaping

c. assurance that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians, except as may be required for landscape and security;

d. extensive articulation of the building facade and use of multiple building volumes and planes;

Pedestrian oriented commercial uses with outdoor cafes and buioldings oriented to the street

Pedestrian oriented buildings with variated setbacks, varying rooflines, and open areas at the street level.

e. incorporation of landscape and other elements such as planted beds, planters, and window boxes that visually distinguish the site and structure;

f. incorporation of arcades, courtyards, and other recesses along the street elevation to provide visual relief and interest;

g. use of roofline and height variations to break up the massing and provide visual interest;

h. visual differentiation of upper and lower floors;

i. distinct treatment of building entrances; and

j. use of pedestrian-oriented signage (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 13*)

**Historic Preservation Overlay (-h)**

***Objective***
**LU 15.3**
Facilitate the preservation of historically and architecturally significant points, structures, sites and districts.

***Policies***
**LU 15.3.1**
Encourage that structures designated with a "Historic Preservation Overlay" be retained, unless infeasible due to structural conditions or costs that prohibit a reasonable economic use of the property. (*HCR 1.1.3, I-LU 1 and I-LU-6*)

**Automobile District Overlay (-a)**

***Objective***
**LU 15.4**
Encourage the development of an automobile district that consolidates existing and accommodates additional automobile dealerships.

***Policies***
**Permitted Uses**

**LU 15.4.1**
Permit the development of an automobile district containing automobile sales and repair and ancillary retail and support facilities in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1. (*I-LU 1, I-LU 4, and I-LU 7*)

**Design and Development**

**LU 15.4.2**
Require that the site and structures of an automobile district be designed to convey a high quality character and be compatible with adjacent land uses, considering the following:

a. incorporation of site landscape that does not inhibit the visibility of vehicles along primary street frontages;

b. incorporation of appropriate buffers to screen unattractive site operations (e.g., repair and body shops) from adjacent uses and public rights-of-way;

c. mitigation of the impacts of onsite activities, such as vehicular noise and repair operations; and

d. incorporation of well-designed and unified signage, including temporary signs, pennants, and balloons. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10, and I-LU 19*)

**Special Design Overlay (-d)**

***Objective***
**LU 15.5**
Ensure that development achieves the visual and physical character intended for the district in which it is located.

***Policies***
**LU 15.5.1**
Require that development located in areas designated as "Special Design Overlay (-d)" adhere to the specific design standards stipulated by design and development policies for specific community subareas prescribed in the ensuing section of this element, as appropriate. (*I-LU 1, I-LU 4, I-LU 5, I-LU 7, I-LU 10 and I-LU 13*)

Attractive residential design

**Residential Mobile Home Park (-rmp)**

***Objective***
**LU 15.6**
Facilitate the preservation and development of Residential Mobile Home Parks.

***Policies***
**LU 15.6.1**
Allow mobile home park developments located in areas designated as "Residential Mobile Home Park (-rmp)" to exceed the underlying density. This designation is specifically intended to allow mobile home park developments in Low Density Residential areas to exceed the maximum density of seven (7) units per acre up to the existing density (*I-LU 1 and I-LU 10*).

**Mixed Use (-mu)**

***Objective***
**LU 15.7**
Allow for the development of mixed use projects.

***Policies***
**LU 15.7.1**
Allow the development of residential uses in conjunction with the underlying commercial designation. The Mixed Use overlay permits the development of horizontally or vertically integrated mixed use projects (**See LU 11.1.1**). The design and density for a mixed use project shall be as shown on the **Land Use Map** in parentheses (See **Table LU-2B for more detail**). If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (*I-LU 1, I-LU 13, and I-LU 10*).

**DEVELOPMENT POLICY: COMMUNITY SUBAREAS**

***Goal***
**LU 16**
**Achieve the development of distinct neighborhoods, boulevards, and centers.**

***Objective***
**LU 16.1**
Provide for the differentiation of the City's neighborhoods, boulevards, and districts by their functional role, uses, form, scale, and character of development.

***Policies***
**LU 16.1.1**
Accommodate development of the City's neighborhoods, boulevards, and districts according to the Community Districts and Subareas Schedule (**Table LU-4**). (*I-LU 1, I-LU 2, I-LU 4, I-LU 5, I-LU 7, I-LU 10, I-LU 13, and I-LU 15*)

**Community District and Subarea Schedule**

The Community District and Subarea Schedule describes the intended functional role of each of the City's principal subareas (**as depicted in Figure LU-4**) and references the applicable permitted uses, densities, and pertinent overlays (as listed in the Land Use, Density and Intensity, and Development "Overlay" Schedules, defined by **Policies LU 7.1.1 and LU 7.1.2**). Development shall adhere to the policies for permitted use and design and development prescribed for each land use category in the preceding section of this Element and any additional specific design and development standards listed in this Schedule.

## TABLE LU-4

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **1 Downtown (cumulative)** | **Area wide Functional Role** | Maintain the City's downtown as a principal focal point of community identity, containing a mix of community-serving and visitor-serving commercial uses, housing, and cultural facilities. Development should achieve a pedestrian-oriented, "village-like" environment that physically and visually relates to the adjacent shoreline. |
| **1A Main Street/ PCH "Core"** | **Permitted Uses** | Category: Mixed Use-Vertical Integration of Housing ("MV")<br>Uses permitted by the "CG" and "CV" land use categories), shared parking facilities, and mixed-use structures vertically-integrating housing with commercial uses. |
| | **Density/Intensity** | Category: "-F12"<br>• Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures |
| | **Design and Development** | Categories: Specific Plan ("-sp") and Pedestrian District ("-pd")<br>• Requires the preparation of a Specific Plan.<br>• Development must be designed and sited to establish a pedestrian-oriented character.<br>• Maintain and expand streetscape amenities.<br>• Establish an unified architectural character and highly articulated facades.<br>• Require vertical setbacks of upper stories.<br>• Emphasize design elements that maintain viewsheds of the shoreline and Pier.<br>• Encourage the preservation of historical structures.<br>• Establish linkages (walkways) to adjacent streets; providing connectivity of public open spaces and plazas. |
| **1B Main Street/ Olive "Core"** | **Permitted Uses** | Category: Mixed Use-Vertical Integration of Housing ("MV")<br>Same uses as Subarea 1A. |
| | **Density/Intensity** | Category: "-F6/25"<br>• Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures |
| | **Design and Development** | Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") Same as **Subarea 1**, except standard for shoreline viewshed. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **1C Abutting Downtown "Core"** | **Permitted Uses** | Category: Mixed Use-Horizontal Integration of Housing ("MH")<br>Professional offices, supporting retail commercial, restaurants, cultural, and civic (as permitted in "CO" land use category) shared parking facilities, and free-standing multi-family residential. |
| | **Density/Intensity** | Category: "-F4/30"<br>• Height: three (3) stories |
| | **Design and Development** | Categories: Specific Plan ("-sp") and Pedestrian District ("-pd")<br>• Requires the preparation of a Specific Plan.<br>• Buildings should be sited and designed to facilitate pedestrian activity.<br>• Establish an unified architectural character and highly articulated facades.<br>• Require vertical setbacks above the second story.<br>• Require that the scale and massing of structures be consistent with the downtown character and as a transition to adjacent residential neighborhoods.<br>• Provide linkages with the Main Street/PCH "cores" (Subareas 1A and 1B) |
| **1D Main Street, North of Orange** | **Permitted Uses** | Category: Mixed Use ("M")<br>Uses permitted in Commercial General ("CG") and Commercial Neighborhood ("CN") land use categories, cultural and civic, mixed use structures vertically-integrating housing and commercial, and free-standing multi-family housing. Uses that conflict with residential units should be excluded. |
| | **Density/Intensity** | Category: "-F11/25"<br>• Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures |
| | **Design and Development** | Same as **Subarea 1C** |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **2 Pier** | **Functional Role** | Maintain the Huntington Beach Pier and adjacent properties for beach-related recreational purposes, emphasizing its identity as a coastal and cultural amenity. |
| | **Permitted Uses** | Category: Commercial Visitor ("CV")<br>Visitor-serving commercial (surf, bicycle and skate rentals, bait and tackle shops, etc.), restaurants/cafes, beach-related cultural facilities, and parking lots. |
| | **Density/Intensity** | • Pier: limit development to be compatible with the recreational role of the Pier<br>• Shoreline: limit development to the existing Maxwell's building "footprint"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Specific Plan ("-sp") and Special Design District ("-d")<br>• Design structures to reflect its beachfront location.<br>• Establish an unifying architectural character for all structures.<br>• Maintain public view of the ocean.<br>• Emphasize the Huntington Beach Pier as a community landmark.<br>• Facilitate pedestrian access.<br>• Link the Pier to the Main Street Downtown "Core" (Subarea 1A). |
| **3 "Old Town"** | **Area wide Functional Role** | Maintain the "Old Town" residential area as a distinct neighborhood of the City, incorporating local-serving commercial and community "focal" points to enhance its "village" character. The single family character of the small lot subdivisions shall be maintained. |
| **3A PCH Frontage** | **Permitted Uses** | Category: Residential High ("RH") |
| | **Density** | Category: "-30" |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Design multi-family units to convey the visual character of single family units and incorporate extensive mass and facade modulation and articulation.<br>• Site and design development to maintain public views of the coast from public places. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **3B Town Lots** | **Permitted Uses** | Category: Residential Medium High ("RMH") |
| | **Density** | Category: "-25" |
| | **Design and Development** | • Incorporate front yard setbacks to maintain the existing residential neighborhood character.<br>• Site and design development to maintain public views of the coast from public places. |
| **3C PCH Nodes** | **Permitted Uses** | Category: Mixed Use-Vertical Integration of Housing ("MV")<br>Visitor-serving commercial uses permitted by the Commercial Visitor ("CV") land use category, excluding uses that may adversely impact character of surrounding residential, and mixed-use structures vertically-integrating housing with commercial. |
| | **Density/Intensity** | Category: "-F8"<br>• Height: three (3) stories |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Design structures to achieve a consistent visual character and be compatible with adjacent residential units in scale and mass.<br>• Require structures to be sited along the PCH frontage, with parking to the rear, sides, or within structures.<br>• Site and design development to maintain public views of the coast from public places. |
| **3D** | **Permitted Uses** | Category: Commercial Neighborhood ("CN") |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design District ("-d")<br>• Design structures to be visually consistent and compatible with adjacent residential units.<br>• Design and site structures to achieve a "village" character. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **4 PCH Coastal Corridor** | **Area wide Functional Role** | Preserve and enhance the recreational character of the Pacific Coast Highway coastal corridor by the expansion of visitor-serving uses and maintenance of open spaces and recreational opportunities. Establish distinct commercial nodes, residential communities, and open spaces along its length. |
| **4A Peter's Landing** | **Permitted Uses** | Category: Commercial Visitor ("CV") |
| | **Density/Intensity** | Category: "-F2"<br>• Height: three (3) stories |
| | **Design and Development** | Category: Special Design District ("-d")<br>• Promote the revitalization and enhancement of the Peter's Landing commercial center.<br>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses.<br>• Establish a pedestrian character.<br>• Provide pedestrian linkages with surrounding residential areas, where feasible.<br>• Establish a well-defined entry from PCH.<br>• Physically and visually link development to Huntington Harbour's waterways and PCH.<br>• Incorporate measures to mitigate the noise impacts of vehicular use of PCH.<br>• Incorporate elements to ensure compatibility with surrounding residential areas. |
| **4B Existing Oil Property** (Continued on next page) | **Permitted Uses** | Category: Mixed Use-Horizontal Integration of Housing (MH)<br>• Residential Medium High ("RMH")<br>• Single and multi-family residential<br>• Visitor serving commercial (as permitted by Commercial Visitor ["CV"] land use category)<br>• Parks, golf courses, and other recreational amenities<br>• Open spaces<br>• Continued Oil Production |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **4B Existing Oil Property (Cont.)** | **Density/Intensity** | Category: "F2-30"<br>• Height: four (4) stories<br>• Average Density: 15 units per acre |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Requires the preparation of and development in conformance with a Conceptual Master Plan of Development and Specific Plan.<br>• The preparation of a Specific Plan may be phased in conformance with the conceptual Master Plan.<br>• Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" **(Policies LU 9.3.1 and LU 9.3.4).**<br>• Allow for the clustering of mixed density residential units and integrated commercial sites.<br>• Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.<br>• Commercial development shall be prohibited along the Palm Avenue frontage.<br>• Residential development along Palm Avenue shall be compatible in size, scale, height, type, and massing with existing development on the north side of Palm Avenue.<br>• Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage.<br>• Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Golden West Street, Pacific Coast Highway, and Seapoint Street.<br>• Open space and neighborhood parks, which may be private, shall be provided on site. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **4C PCH/First (Lake) Street** | **Permitted Uses** | Category: Commercial Visitor ("CV")<br>Visitor-serving and community-serving commercial uses, restaurants, entertainment, and other uses (as permitted by the "CV" and "CG" land use categories) |
| | **Density/Intensity** | Category: "-F7"<br>• Height: eight (8) stories |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses.<br>• Require vertical setbacks of structures above the second floor.<br>• Incorporate pedestrian walkways, plazas, and other common open spaces for public activity.<br>• Provide pedestrian linkages with surrounding residential and commercial areas.<br>• Establish a well-defined entry from PCH.<br>• Maintain views of the shoreline and ocean. |
| **4D Waterfront** | **Permitted Uses** | Category: Commercial Visitor ("CV")<br>Hotels/motels and supporting visitor-serving commercial uses (in accordance with Development Agreement) |
| | **Density/Intensity** | Category: "-F7"<br>• Hotel/motel rooms: 1,690<br>• Commercial: 75,000 square feet |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>As defined by the adopted Development Agreement. |
| **4E PCH/Beach Northeast** | **Permitted Uses** | Category: Open Space Conservation ("OS-C"), uses permitted by the Commercial Visitor ("CV") land use category, and free-standing multi-family housing ("RM").<br>**(Please refer to the Land Use Map for the exact boundaries of each land use designation.)** |
| (Continued on next page) | **Density/Intensity** | Category:<br>• For RM designations, 15 units per acre<br>• For CV designations, F2<br>• Height: three (3) stories |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **4E PCH/Beach Northeast (Cont.)** | **Design and Development** | Category:<br>• Establish a major streetscape element to identify the Beach Boulevard-PCH intersection.<br>• Site, design, and limit the scale and mass of development, as necessary, to protect wetlands.<br>• Maintain visual compatibility with the downtown.<br>• Incorporate onsite recreational amenities for residents.<br>• Minimize access to and from PCH, providing an internal roadway system.<br>• Incorporate extensive landscape and streetscape. |
| **4F Wetlands** | **Permitted Uses** | Category: Conservation ("OS-C")<br>• Wetlands conservation. |
| **4G Edison Plant** | **Permitted Uses** | Category: Public ("P") and Conservation ("OS-C")<br>• Wetlands conservation.<br>• Utility uses. |
| | **Design and Development** | In accordance with **Policy LU 13.1.8**. |
| **4H Brookhurst-Magnolia** | **Permitted Uses** | Category: Conservation ("OS-C")<br>Wetlands conservation. |
| **4I Atlanta-First (Lake) Street** | **Permitted Uses** | Category: Residential High ("RH")<br>Multi-family residential, parks and other recreational amenities, schools, and open spaces. |
| | **Density/Intensity** | Category: "-30"<br>• Height: four (4) stories |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Requires the preparation and conformance to a specific or master plan.<br>• Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (**Policies 9.3.1-9.3.4**).<br>• Allow for the clustering of mixed density residential units and integrated commercial sites.<br>• Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **4J Beach** | **Permitted Uses** | Category: Shoreline ("OS-S")<br>• Coastal and recreational uses. |
| | **Design and Development** | In accordance with **Policy LU 14.1.3.** |
| **5 Regional "Core"** | **Area wide Functional Role** | Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce. |
| **5A Huntington Center** | **Permitted Uses** | Category: Commercial Regional ("CR")<br>Region-serving commercial uses permitted by the "CR" land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the "-mu" overlay. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: four (4) stories |
| | **Design and Development** | Category: Mixed Use (-mu) ; Specific Plan (-sp)<br>• Require the preparation of and development in conformance with a specific or master plan.<br>• Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16.<br>• Locate buildings around common courtyards and pedestrian areas.<br>• Locate a portion of development along the Beach Boulevard frontage.<br>• Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points.<br>• Implement extensive streetscape improvements along the Beach Boulevard and Edinger street frontages.<br>• Promote the economic enhancement and revitalization of the Center. |
| **5B Corporate Center** | **Permitted Uses** | Category: Mixed Use ("M") |
| | **Density/Intensity** | Category: "-F4"<br>• Height: per existing structures |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Require the preparation of and development in conformance with a specific or master plan.<br>• Design additional uses and buildings to complement existing structures and improve visibility from the Interstate 405 Freeway. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **5C Edinger Corridor** | **Permitted Uses** | Category: Commercial Regional ("CR")<br>Region-serving commercial uses, including "big-box" retail uses permitted by the "CR" land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: three (3) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Design and site development as a cohesive and integrated center as stipulated by **Policy LU 10.1.15.**<br>• Mitigate noise and vehicular impacts that may occur on adjacent residential neighborhoods.<br>• Implement extensive streetscape improvements (landscape, signage, lighting, etc.) along Edinger. |
| **5D "Old World"** | **Permitted Uses** | Category: Mixed Use ("M")<br>Community-serving commercial uses, motel/bed and breakfast, restaurants, cultural facilities, and similar uses (as permitted by the "CG" land use category) and free-standing multi-family housing. |
| | **Density/Intensity** | Category: "-F2/45"<br>• Motel: 12 units<br>• Height: three (3) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• New development shall be designed to be consistent with the style of existing buildings.<br>• Provide pedestrian linkages to uses within the subarea and adjacent centers. |
| **5E "Student Center"** | **Permitted Uses** | Category: Commercial General ("CG")<br>Community-serving commercial uses permitted by the "CG" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Design and site development to achieve a unified "village" environment (as defined by **Policy LU 10.1.12).**<br>• Locate buildings around common courtyards and pedestrian areas.<br>• Discourage the development of office uses on the first floor.<br>• Establish pedestrian linkages to Golden West College and adjacent regional commercial centers. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **5F Transit Center** | **Permitted Uses** | Category: Mixed Use-Vertical Integration of Housing ("MV")<br>Community-serving commercial uses permitted by the Commercial General ("CG") land use category and transit-related uses. |
| | **Density/Intensity** | Category: "-F8"<br>• Height: four (4) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Design to integrate commercial and transit-oriented uses and facilities.<br>• Cluster buildings on common walkways, open spaces, and/or plazas.<br>• Incorporate unifying design elements (signage, streetscape, architectural design, and other).<br>• Link Transit Center with adjacent parcels in the Regional Core.<br>• Design structures to be compatible with adjacent residential uses. |
| **6 Beach Boulevard Corridor** | **Area wide Functional Role** | Provide for the evolution of the Beach Boulevard corridor into a series of distinct commercial, mixed-use, and residential nodes. Develop a high level of design identity for each node, which improves the visual character of the Boulevard and establishes a unique "sense of place." Facilitate pedestrian activity within each to minimize the need for automobile travel among individual uses. |
| **6A SWC of Beach and Warner** | **Permitted Uses** | Category: Commercial Office ("CO")<br>Uses permitted by the "CO" land use category. |
| | **Density/Intensity** | Category: "-F3"<br>• Height: per existing structures |
| | **Design and Development** | Category: Special Design ("-d")<br>• Design additional uses and structures to complement existing structures.<br>• Design and site structures to maintain pedestrian activity.<br>• Improve pedestrian linkages to surrounding land uses, where feasible. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **6B Beach Warner area** | **Permitted Uses** | Category: Commercial General ("CG"); and Mixed Use-Vertical Integration of Housing ("MV")<br>Commercial and community-serving commercial uses permitted by the Commercial General ("CG") land use category. |
| | **Density/Intensity** | Category: "-F13"; and "-F8"<br>• Height: four (4) stories |
| | **Design and Development** | Category: Special Design ("-d"), Automobile District ("-a")<br>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas.<br>• Locate buildings along the Beach and Warner street frontages and incorporate a visual landmark at the intersection (signage, landscape, architectural element, etc.).<br>• Require vertical setbacks of structures above the second floor.<br>• Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses.<br>• Provide pedestrian linkages with surrounding residential and commercial areas.<br>• Encourage the creation of an automobile district. |
| **6C Five Points** | **Permitted Uses** | Category: Commercial General ("CG")<br>Commercial uses permitted by the "CG" land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: three (3) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas.<br>• Integrate new development to be consistent with existing structures.<br>• Achieve a high level of development quality in accordance with **Policy LU 10.1.12.** |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **6D Five Points Medical Center** | **Permitted Uses** | Category: Mixed Use-("M")<br>Medical facilities, professional offices, and supporting retail commercial uses permitted by the Commercial ("CO") land use category, congregate care facilities, multi-family and senior housing, and shared parking facilities. |
| | **Density/Intensity** | Category: "-F3/30"<br>• Height: four (4) stories |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>• Require the preparation of and development in conformance with a specific or master plan.<br>• Integrate new development with existing to ensure compatibility.<br>• Require vertical setback of building heights along the peripheral street frontages, except Main Street.<br>• Establish pedestrian linkages to surrounding neighborhoods and districts, where feasible. |
| **6E Office Node (Adams-York town)** | **Permitted Uses** | Category: Commercial Office ("CO")<br>Uses permitted by the "CO" land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: four (4) stories |
| | **Design and Development** | • Design to be consistent in scale and architectural character with existing structures.<br>• Require vertical setback of elevations above the second story.<br>• Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses.<br>• Implement pedestrian linkages to surrounding areas, where feasible. |
| **6F Newland Center** | **Permitted Uses** | Category: Commercial General ("CG")<br>Commercial uses permitted by the "CG" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>Design structures to maintain the scale and character of the adjacent Heritage Park. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **6G General Commercial** | **Permitted Uses** | Category: Commercial General ("CG")<br>Commercial uses permitted by the "CG" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | • Design and site structures to achieve a high level of quality in accordance with **Policy LU 10.1.4 and Policy LU 10.1.12.**<br>• Limit access to and from Beach Boulevard, clustering driveways and entrances as feasible for multiple businesses.<br><br>Commercial uses permitted by the Commercial General ("CG") land use category. , and shared parking, mixed-use structures vertically-integrating housing with commercial uses, and automobile sales and related uses. **(Please refer to the Land Use Map for the exact boundaries of each land use designation.)** |
| **7 Civic Center Node** | **Area wide Functional Role** | Provide for the enhancement of the Civic Center as a primary focal point of governmental and cultural identity and intensification of adjacent areas with uses that support and reinforce this identity. |
| **7A Civic Center** | **Permitted Uses** | Category: Public ("P")<br>Governmental administrative, cultural, and similar uses permitted by the "P" land use category. |
| | **Density/Intensity** | To be determined based on community needs. |
| | **Design and Development** | • Design and site new development to complement existing structures, maintaining the "civic" identity of the site.<br>• Site and design additional development to maintain compatibility with surrounding residential neighborhoods.<br>• Maintain significant open space, plazas, and other areas for outdoor community activities.<br>• Establish pedestrian and bicycle linkages to surrounding neighborhoods and districts. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **7B Civic Center Village (Yorktown-Main)** | **Permitted Uses** | Category: Commercial Office ("CO") Commercial uses, civic theater, and similar uses permitted by the Commercial Office ("CO") land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: four (4) stories |
| | **Design and Development** | Category:<br>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses, and siting buildings around common courtyards and pedestrian areas.<br>• Require vertical setbacks of structures above the second floor.<br>• Incorporate art in public places.<br>• Incorporate extensive streetscape amenities (landscape, signage, lighting, etc.) along the Main Street and Yorktown frontages.<br>• Provide pedestrian linkages with the Civic Center and Subarea 7C. |
| **7C Seacliff Center** | **Permitted Uses** | Category: Mixed Use-Horizontal Integration of Housing ("MH")<br>Commercial uses, civic theater, and similar uses permitted by the Commercial General ("CG") land use category, professional offices [as permitted by the Commercial Office ("CO") land use category], and free-standing multi-family residential. |
| | **Density/Intensity** | • Retail commercial: 200,000 square feet<br>• Office commercial: 100,000 square feet<br>• Residential: 475 units<br>• Height: 80 feet |
| | **Design and Development** | Category: Specific Plan ("-sp")<br>Same as **Subarea 7B**. |
| **8 Commercial Nodes** | **Area wide Functional Role** | Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community. |
| **8A Community Commercial** | **Permitted Uses** | Category: Commercial General ("CG")<br>• Commercial uses permitted by the "CG" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | Design to achieve a high level of quality in conformance with **Policy LU 10.1.4. and Policy LU 10.1.12** |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **8B Neigh-borhood Commercial** | **Permitted Uses** | Category: Commercial Neighborhood ("CN")<br>Commercial uses permitted by the "CN" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: two (2) stories |
| | **Design and Development** | Design to achieve a high level of quality in conformance with **Policy LU 10.1.10** |
| **9 Industrial** | **Area wide Functional Role** | Ensure the development of industrial uses to provide employment for the City's residents and contribute revenue for the City's services. |
| **9A McDonnell Douglas** | **Permitted Uses** | Category: Industrial ("I")<br>Uses permitted by the "I" land use category. |
| | **Density/Intensity** | Category: "-F1"<br>• Height: consistent with existing development, with vertical setbacks adjacent to residential areas and the site's periphery |
| | **Design and Development** | Category: Special Design ("-d")<br>• Design and site development to achieve a "campus-park" setting in adherence to **Policy LU 12.1.5** and buildings to achieve a high level of design quality in accordance with **Policy LU 12.1.4**.<br>• Integrate new development to be compatible with existing structures and open spaces.<br>• Incorporate extensive landscape along the primary street frontages.<br>• Design and site buildings to ensure compatibility with adjacent residential neighborhoods. |
| **9B Bolsa-Spring dale Park** | **Permitted Uses** | Category: Industrial ("I")<br>Same as Subarea 9A. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Same as **Subarea 9A**<br>• Encourage the preparation of a specific or master plan to guide development in a unified manner.<br>• Incorporate visual elements to distinguish key entries along principal streets. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

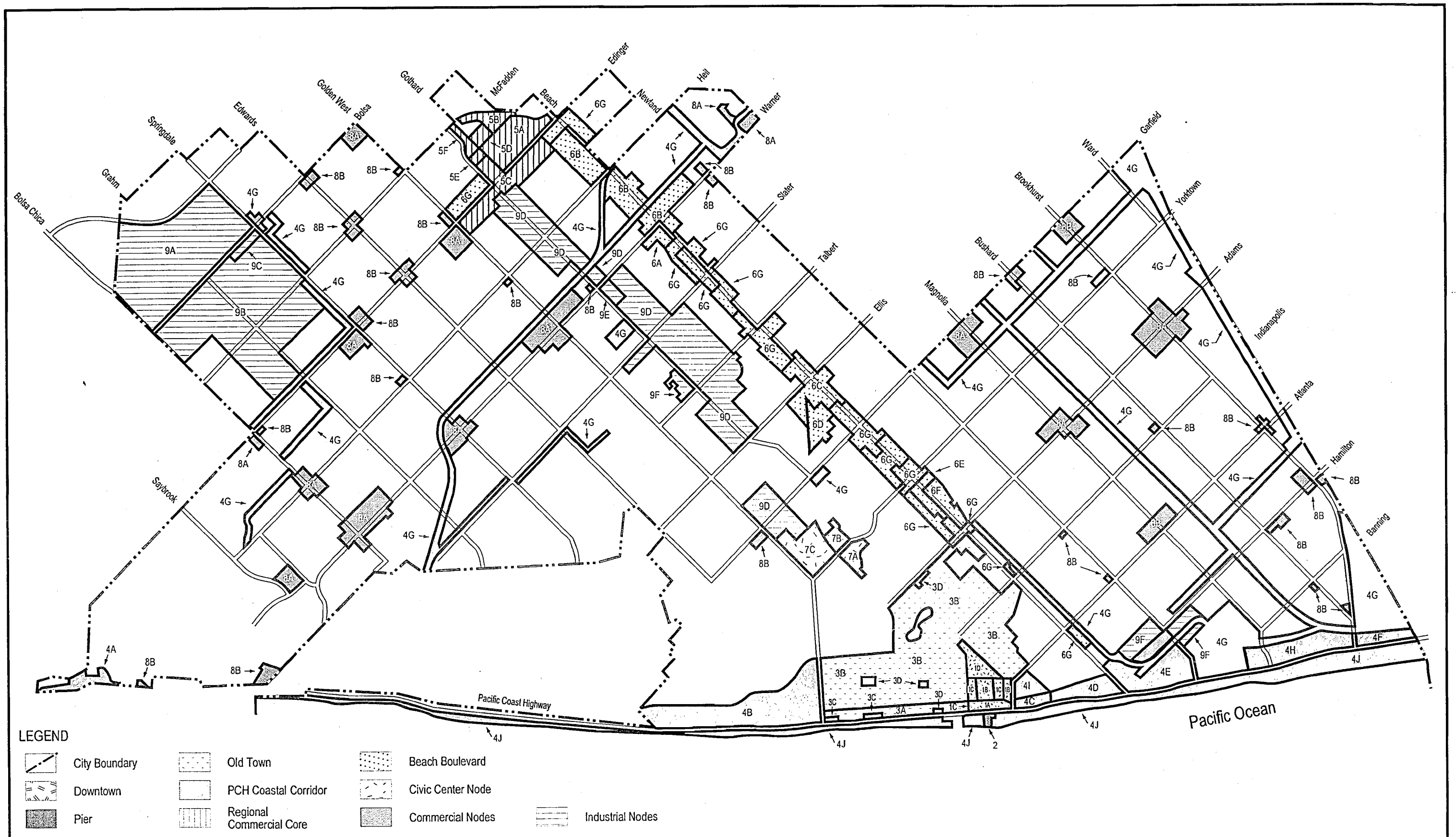
| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **9C Industrial/ Office Park** | **Permitted Uses** | Category: Commercial Office ("CO")<br>Offices, and supporting retail uses permitted by the "CO" land use category and light industrial uses permitted by the "I" land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Integrate structures into a cohesive development.<br>• Encourage the preparation of a specific or master plan to guide development.<br>• Design structures to convey visual interest, including modulation of building masses and extensive facade articulation.<br>• Encourage parcel consolidation to support larger scale development. |
| **9D Gothard Corridor** | **Permitted Uses** | Category: Industrial ("I")<br>Uses permitted by the "I" land use category. |
| | **Density/Intensity** | Category: "-F2"<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Same as **Subarea 9A**<br>• Incorporate visual elements to distinguish key entries along principal streets.<br>• Incorporate design and site planning elements that facilitate the long-term development of the railroad corridor for rail transit use. |
| **9E Gothard Historic District** | **Permitted Uses** | Category: Industrial ("I")<br>Light industrial, office, and similar uses, provided that the existing historic structures are retained. |
| | **Density/Intensity** | Category: "-F2" |
| | **Design and Development** | Category: Historic District ("-h")<br>Design uses to retain character of historic structures. |

## TABLE LU-4 (Cont.)

**Community District and Subarea Schedule**

| Subarea | Characteristic | Standards and Principles |
|---|---|---|
| **9F Newland Hamilton Industrial** | **Permitted Uses** | Category: Industrial ("I")<br>Uses permitted by the "I" land use category. |
| | **Density/Intensity** | Category: "-F2" on the northern portion of the area only.<br>• Height: two (2) stories |
| | **Design and Development** | Category: Special Design ("-d")<br>• Same as **Subarea 9A**<br>• Site, design, and limit the scale and mass of development, as necessary, to protect wetlands. |
| **10 Public** | **Permitted Uses** | Category: Public ("P")<br>Uses permitted by the "P" land use category. |
| | **Density/Intensity** | To be determined on an individual basis to reflect the character of surrounding land uses. |
| | **Design and Development** | In accordance with **Policy LU 13.1.8.** |

Note: Areas designated by the **Land Use Plan Map** for single family and multi-family residential are not delineated as Community Subareas, other than those listed above. Refer to the **Land Use Plan Map** and associated policies to determine appropriate use, density, and design and development standards.




HUNTINGTON BEACH
SUB-AREA MAP

City of Huntington Beach General Plan



MILES 0 .25 .5 1 NORTH

FIGURE LU-6

## IMPLEMENTATION PROGRAMS

**I-LU 1**
**Zoning and Subdivision Ordinance**

The principal method for the implementation of a General Plan Land Use Element is the Huntington Beach Zoning and Subdivision Ordinance. The City's zoning mechanisms, such as the "City of Huntington Beach District Maps," abd Huntington Beach Zoning and Subdivision Ordinance shall be updated to be consistent with the General Plan provisions of the land use, density/intensity, design and development standards, and other pertinent policies contained in this Element.

**I-LU 2**
**Local Coastal Program**

The City's Local Coastal Element, LCP (as required by the California Coastal Act) shall be updated to ensure its consistency with the provisions of the General Plan.

**I-LU 3**
**Building Code**

The City shall continue to use the Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, American Disabilities Act, and Uniform Fire Code as adopted by the State of California and local amendments as the sets of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Codes shall be reviewed to (a) ensure their consistency with the provisions of the General Plan, (b) reflect changes in the State legislation, and (c) reflect conditions that are unique to the City, such as the adoption of a Historic Structures Building Code.

**I-LU 4**
**Specific Plans**

Continue to use Specific Plans as a mechanism to provide more thorough and definitive planning standards for both the undeveloped lands and the revitalization of existing urbanized areas. Specific Plans shall be considered and/or continued for a number of areas, including the following:

- Downtown (existing);
- McDonnell-Douglas Industrial Area;
- Huntington Center and Edinger Corridor;
- Oil Properties on Pacific Coast Highway;
- Pacific Coast Highway-Beach Boulevard Intersection;
- Beach Boulevard;
- Edinger Avenue; and
- Large scale residential subdivisions (e.g., Holly-Seacliff).

For areas where specific plans do not currently exist but are designated as specific plan overlays on the Land Use Map, specific plans shall be required to be reviewed and approved by the Planning Commission and City Council prior to initial development of vacant land or major redevelopment of developed property.

**I-LU 5**
**Architecture, Site, and Landscape Design Guidelines and Standards**

Land Use policies specify standards and guidelines for architecture, site, and landscape design for development in selected areas of the City. These should be implemented by three methods.

a. The most critical should be incorporated in the City's Zoning and Subdivision Ordinance, as described above (**See I-LU 1**).

b. They can be integrated and more precisely defined in Specific Plans (**See I-LU 4**).

c. They can be formally structured as Design Guidelines, for which development projects subject to discretionary review would be held accountable. In this application, guidelines should be defined as they apply to each category of use citywide and for specific uses and subareas.

**I-LU 6**
**Historic Structure Building Code**

Utilize the State of California Historic Structures Building Code to accommodate the rehabilitation and revitalization of historic and older structures.

**I-LU 7**
**Development Agreements**

Where appropriate, the City may use Development Agreements as binding implementation tools. Development Agreements are authorized by State law to enable a city to enter into a binding contract with a developer that assures the city as to the type, character, and quality of development and additional "benefits" that may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

**I-LU 8**
**Growth Management Ordinance**

The amount of development that would result if each parcel in the City was to be developed to the maximum density permitted by the Land Use Plan (or "theoretical buildout") would considerably exceed the capacity limits of transportation and utility infrastructure and public services (refer to Draft City of Huntington Beach General Plan Environmental Impact Report). Consequently it will be necessary to adopt and implement an ordinance that restricts the amount of development to a specified limit, determined by the capacity of these resources.

The most critical limitation has been determined to be transportation. Policies have been defined by this Plan that would limit the increment of growth to the level imposed by the Circulation Element's specified Levels of Service standards and associated traffic capacity.

Structurally, the ordinance should incorporate these four methods and mechanisms.

a. A development limit determined by the capacity of infrastructure and services (note: while traffic represents the most critical limit, it may be appropriate to define capacity limits related to other infrastructure and services, which in the opinion of the City, bear an important relationship to development).

b. A method to allocate new development within the stipulated limit (e.g., "first-come, first-served" or priority for "desired" economic uses, affordable housing, or extraordinary architectural design).

c. A mechanism to modify the prescribed development limit based on actual levels of demand and service, based on data provided by a growth monitoring system (**See I-LU 9, below**).

d. A mechanism to increase the development limit by providing additional infrastructure, facilities, or service capacity or mitigation (e.g., new roadway or sewer). This should incorporate a "triggering" mechanism that would initiate the planning and funding for the provision of additional resource capacity or other mitigation when the existing capacity is exhausted (practically, this should occur at some level below the existing capacity, for example, 80 percent).

Procedurally, such a growth management system should be updated on an annual or biannual basis and should be reviewed with other public agencies that provide infrastructure, facilities, and/or services to the community.

**I-LU 9**
**Growth Monitoring Program**

The City should establish and implement a program to monitor the quantity and impacts of growth. Annually, this should include a tabulation of the amount of growth (by type, density, and location), levels of utilization of infrastructure and services (e.g., traffic volumes and school enrollments), and capacity of infrastructure and services to accommodate additional growth (e.g., quantity of additional trips and additional school children).
This data should be used as input, where necessary, for a Growth Management Ordinance (described above), the County of Orange Congestion Management Plan, and for planning purposes for the various infrastructure and service departments and agencies serving the City.

The monitoring of growth and the determination of the impacts of such growth should be coordinated and reviewed with other public agencies that provide infrastructure, facilities, and services to the community. In the event the impacts of growth are not being mitigated and/or addressed to a level acceptable to the City, the City should review and modify the Growth Management Ordinance and Monitoring Program to include appropriate measures to alleviate or eliminate the impact on such public infrastructure, facilities, and services.

**I-LU 10**
**Development Review**

Re-evaluate the development review process and regulations for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, location, economic viability, trips generated, infrastructure and service demands, land use compatibility, impact mitigations, and other appropriate criteria.

Development review procedures should include reviews by all City Departments and outside service providers, as appropriate. Recommendations of other public agencies that provide infrastructure, facilities, and services should be reviewed through the development review process.

**I-LU 11**
**Environmental Review**

Annually review procedures of the California Environmental Quality Act mandating environmental review of projects for consistency with this Plan, legislative changes, and their effectiveness in providing adequate information for discretionary project approvals.

**I-LU 12**
**Traffic Analysis**

Require an analysis of traffic impacts and a program for the implementation of mitigation measures for new development and the adaptive re-use of existing structures, where it is determined to be appropriate The studies should include an analysis of:

a. specific site characteristics (e.g., access and egress), level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods;
b. compliance with the Congestion Management Plan and Circulation Element;
c. improvements required by new development;
d. timing of improvements;
e. funding of improvements; and
f. transportation demand management strategies.

**I-LU 13**
**Architectural Design Review**

The City's Design Review Board shall review projects subject to discretionary approval according to their compliance with established design (**See I-LU 5**) and, as applicable, historic (**See I-LU 6**) guidelines and standards.

**I-LU 14**
**Capital Improvements Program**

The City of Huntington Beach shall continue to incorporate and fund necessary public infrastructure and service improvements by the annual Capital Improvements Program (CIP).

**I-LU 15**
**Urban Design Improvement Programs**

Consider creating an urban design improvement plan that provides for the implementation of streetscape and other urban design improvements throughout the City. The Urban Design Element Implementation Program specifies the methods, responsibilities, funding, and schedule for these.

**I-LU 16**
**Redevelopment Plans**

The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33,000 et seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. Redevelopment actions should be targeted to the projects that can be demonstrated to be economically feasible and effectively stimulate further revitalization. Currently, five Redevelopment Projects are being implemented (Main-Pier, Huntington Center, Talbert-Beach, Yorktown-Lake, and Oak View). Additional Projects should be initiated where normal market and planning conditions fail to mitigate problems of blight and misuse.

**I-LU 17**
**Economic Marketing Strategy**

Establish a strategy to attract the development and investment of key industries and commercial establishments that will contribute jobs and revenue to the City. Policies and programs are elaborated on in the Economic Development Element.

**I-LU 18**
**General Plan Monitoring and Update**

As required by State statute (California Government Code Section 65400), the City shall review and report on the status of the General Plan annually. In addition, the Plan should be revised and updated periodically. This shall include (a) an update of baseline data, analyses, and issues to account for current conditions; (b) evaluation of the policies and programs contained in this Plan to determine their effectiveness in achieving the Plan's goals and objectives; and (c) revision of the policies and programs to increase their effectiveness, where necessary, and account for current issues and legislation. Public input shall be actively solicited in the update. Because of the changing dynamics of land use and development it is suggested that the Land Use Element be updated every five to ten years.

In the event of a proposed amendment to the General Plan, the following procedure shall be followed:

a. Initial Contact - Applicant contacts the Planning staff to indicate desire to have General Plan Amendment/Zoning Map Amendment initiated.

b. Pre-Application Meeting - Planning staff and applicant discuss applicant's request. Planning staff explains procedure for filing General Plan Amendment/Zoning Map Amendment petition and informs applicant of necessary forms and filing fees.

c. Filing of Application - Applicant files petition for General Plan Amendment/Zoning Map Amendment and necessary Environmental Assessment forms.

d. Analysis - Planning staff initiates General Plan Amendment/Zoning Map Amendment and Environmental Assessment study after receiving all necessary information.

e. Planning Commission Public Hearing - General Plan Amendment/Zoning Map Amendment and Environmental Assessment goes before the Planning Commission for public hearing. Planning Commission may recommend approval or conditional approval, in whole or in part, or denial after receiving public comment at the hearing.

f. City Council Public Hearing - City Council holds a public hearing to receive public comment concerning the General Plan Amendment/Zoning Map Amendment study and Environmental Assessment. At the public hearing, the City Council may approve or conditionally approve (by resolution), or deny the General Plan Amendment/Zoning Map Amendment study and Environmental Assessment.

**Administrative Amendments**

In maintaining and amending the General Plan, there are often changes made which in themselves have little or no significant potential direct impact on either the environment or current development patterns in the City. Such changes would include minor word changes in the document, format changes, and revisions or updates to the Technical Synopsis. None of these types of changes impact Goals, Objectives, Policies or Implementation Measures but allow the document to be updated in an efficient manner.

In accordance with State law, Plan amendments to Goals, Objectives, Policies, Implementation Measures and the Land Use Map may be adopted a maximum of four times a year. Those related to the provision of affordable housing may be updated without limit.

**I-LU 19**
**Code Enforcement**

City of Huntington Beach codes and ordinances that implement the General Plan shall be enforced. The City may wish to expand pro-active code enforcement efforts to include periodic City-initiated surveys of buildings and site conditions, and, where problems are found, require code compliance.

**I-LU 20**
**Interagency Coordination**

The City of Huntington Beach will continue to coordinate with:

a. surrounding jurisdictions to ensure land use compatibility and interface of streets and traffic;

b. California Department of Transportation, Orange County Transportation Authority, and County of Orange Traffic Planning Division for regional transportation (Interstate 405, Pacific Coast Highway, Beach Boulevard, and Southern Pacific Railroad) and public transit issues;

c. California Coastal Commission for development of coastal properties;

d. State of California for the operation and maintenance of state beach beaches;

e. SCAQMD for regional air quality issues;

f. SCAG and State of California Department of Housing and Community Development for the provision for affordable housing units;

g. County of Orange for the provision of social services; and

h. local school districts to ensure adequate facilities.

**I-LU 21**
**Local Compliance With Regional Regulations**

The City of Huntington Beach shall continue to prepare local plans and be responsible for compliance with a number of regional environmental regulations. These include:

a. South Coast Air Quality Management Plan (AQMP); South Coast Air Quality Management District (SCAQMD); and Southern California Association of Governments (SCAG);

b. Growth Management Plan (Measure M). The City shall continue to update the Growth Management Element;

c. Congestion Management Plan (CMP). Procedurally, the City's compliance with the Growth Management Plan infers compliance with the CMP; and

d. Integrated Waste Management Plan and Hazardous Waste Management Plan. Huntington Beach has adopted the County of Orange Hazardous Waste Management Plan by reference to comply with state legislation (AB2948, Tanner). The City, as appropriate, shall determine if it will prepare its own Hazardous Waste Management Plan.

**I-LU 22**
**Coordinate with Property Owners and Developers for Property and Neighborhood Maintenance**

The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs may include:

a. allocation of redevelopment housing "set-aside" funds for the rehabilitation of residential units;

b. examination of the availability of Federal or State funds and/or the potential participation of local financial institutions to support maintenance and rehabilitation efforts;

c. continuation of the assessment of the feasibility of establishing financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. These may include State and County programs, low interest private bank loans, and/or developer fees;

d. continuation and expansion of the HOME Program. This program is directed at the improvement of deteriorated renter occupied residential units;

e. conduct of periodic visual surveys of the conditions of the City's neighborhoods, identifying sites that exhibit substantial inadequate maintenance;

f. continuation of the implementation and funding of the Commercial Rehabilitation Program; and

g. provision of informational videos to property owners regarding standard maintenance procedures.

h. declaration of an official "clean-up day" by the City Council.

Other educational programs that may be considered by the City include:

i. collaborate with the Golden West College in the conduct of classes that provide Huntington Beach residents with technical skills regarding property and landscape maintenance and upgrade; and

j. collaboration with the local cable television franchise to broadcast property and landscape maintenance programs.

Other maintenance and rehabilitation actions that may be pursued by the City include:

k. contact the owners or tenants of substandard properties to encourage remedial actions;

l. provision of technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where trees are not present; and

m. establishment of Special Assessment Districts to assess fees for the structures' and sites' maintenance and rehabilitation. Such districts necessitate an affirmative vote of 2/3 of the property owners in the affected area.

**I-LU 23**
**Annexation Feasibility Study**

Upon receipt of a request for annexation, the City shall conduct an "annexation feasibility study" to determine whether the proposed annexation:

a. is adjacent to existing corporate boundaries;

b. contains or will contain land uses that are compatible with City land uses;

c. contains or will contain land uses that have the ability to provide economic benefit to the City;

d. would place an undue or excessive burden on the City's or other service provider's ability to provide services; and

e. would place an undue burden on school and other public services.

Based on the study's findings, the City may pursue annexation, as appropriate.

**I-LU 24**
**Surplus School Property Purchasing Plan**

The City of Huntington Beach shall prepare a Surplus School Property Purchasing Plan as required by Section 39397.5 of the State Education Code.

**I-LU 25**
**Surplus School Site Land Use Plan**

The City of Huntington Beach shall consider the preparation of a Surplus School Site Land Use Plan that focuses on the disposition and development of surplus school properties and the potential impacts to the surrounding neighborhoods. The Plan should be created in conjunction with the school districts and address the recreational, open space and quality of life needs for the City's residents.

**I-LU 26**
**City review of requests to dispose of Surplus School Sites**

Upon receipt of an intention to dispose of a surplus school site, the City of Huntington Beach shall proceed in the following manner:

a. Consult the Surplus School Property Purchasing Plan;

b. Inform the City Council and Planning Commission of the intent to dispose of surplus school property and of relevant State law (section 39393-39404 of the State Education Code);

c. Notify residents within a one-quarter mile radius of the impending sale. The notice may include information such as an option to pay an additional tax to purchase the surplus property or the possible loss of open space if the surplus site is not purchased;

d. Notify the school district of any intent to purchase the surplus property within the limits prescribed in Section 39394 of the State Education Code;

e. Determine the type and number of existing recreational programs that may be located on the surplus school site;

f. Determine the possible sites for relocation of the recreational programs and the possible impacts to the surrounding neighborhood;

g. Obtain from the School Districts, and give consideration to, information regarding the highest and best use of the property as if it were to be developed for a non-public purpose, defining the economic value of the property equivalent to the value the District could obtain through private land use and development of the property;

h. Compile and review demographic information showing the lack of need for the surplus school site.

**I-LU 27**
**Development Impacts on Educational Facilities**

Develop a review process that would require that development impacts be reviewed by the City with the developer and with the School Districts prior to project review for determination of necessary mitigations to school impacts. Require developers to meet with the appropriate school district with the intent to mitigate the impact on school facilities, prior to project approval by the permitting City authority.

| No. | Name | ADMINISTRATION | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Community Development Department | Community Services Department | Economic Development Department | Fire Department | Library Services Department | Police Department | Public Works | Planning Commission | City Council | School Districts | County of Orange | Other | General Funds | Assessment Districts | Development Fees | Redevelopment Tax Increment Revenue | Grants | Other Approved Fees | State Funds | Federal Funds | |
| | | CITY OF HUNTINGTON BEACH | | | | | | | | | | | | CITY OF HUNTINGTON BEACH | | | | | | | | |
| PROGRAM | | RESPONSIBLE AGENCY | | | | | | | | | | | | FUNDING SOURCE | | | | | | | | SCHEDULE |
| LU-1 | Zoning and Subdivision Ordinance | ● | | | ● | | ● | ● | ● | ● | | | | ● | | | | | | | | 1 Year upon Plan's Adoption |
| LU-2 | Local Coastal Program | ● | | | ● | | ● | ● | ● | ● | | | | ● | | | | | | | | 1 Year upon Plan's Adoption |
| LU-3 | Building Code | ● | | | | | | ● | ● | ● | | | | ● | | | | | | | | Ongoing |
| LU-4 | Specific Plans | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | ● | | ● | ● | | | | | Ongoing |
| LU-5 | Architecture, Site, and Landscape Design Guidelines and Standards | ● | | | | | | ● | ● | ● | | | | ● | | ● | | | | | | Upon Plan Adoption * |
| LU-6 | Historic Structure Building Code | ● | | | | | | | ● | ● | | | | ● | | | | | | | | 2 Years upon Plan's Adoption * |
| LU-7 | Development Agreements | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | | ● | | ● | | | | | | Ongoing |
| LU-8 | Growth Management Ordinance | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | | ● | | | | | | | | Upon Plan Adoption |
| LU-9 | Growth Monitoring Program | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | | ● | | | | | | | | Ongoing |
| LU-10 | Development Review | ● | ● | ● | ● | | ● | ● | ● | ● | | | | ● | | | | | | | | Ongoing |
| LU-11 | Environmental Review | ● | | | | | | | ● | ● | | ● | ● | ● | | ● | | | | | | Ongoing |
| LU-12 | Traffic Report | ● | | | ● | | ● | ● | ● | ● | | | ● | ● | | | | | | | | Ongoing |
| LU-13 | Architectural Design Review | ● | | | | | | ● | ● | ● | | | ● | ● | | ● | | | | | | 1 Year upon Plan's Adoption |
| LU-14 | Capital Improvements Program | ● | ● | | ● | ● | ● | ● | ● | ● | | | ● | ● | | | | | | | | 1 Year upon Plan's Adoption |
| LU-15 | Urban Design Improvement Programs | ● | ● | | | | ● | ● | ● | | | | | ● | | | | | | | | Ongoing * |
| LU-16 | Redevelopment Plans | ● | | ● | | | | ● | ● | ● | | | | ● | | | ● | | | | | Ongoing |

* As funding permits

## LAND USE IMPLEMENTATION MATRIX (page 1 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX LU

| No. | Name | ADMINISTRATION | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Community Development Department | Community Services Department | Economic Development Department | Fire Department | Library Services Department | Police Department | Public Works | Planning Commission | City Council | School Districts | County of Orange | Other | General Funds | Assessment Districts | Development Fees | Redevelopment Tax Increment Revenue | Grants | Other Approved Fees | State Funds | Federal Funds | |
| | | CITY OF HUNTINGTON BEACH | | | | | | | | | | | | CITY OF HUNTINGTON BEACH | | | | | | | | |
| PROGRAM | | RESPONSIBLE AGENCY | | | | | | | | | | | | FUNDING SOURCE | | | | | | | | SCHEDULE |
| LU-17 | Economic Marketing Strategy | ● | | ● | | | | | ● | ● | | | | ● | | | | | | | | 2 Years upon Plan's Adoption * |
| LU-18 | General Plan Monitoring and Update | ● | | | | | | | ● | ● | | | | ● | | | | | | | | Ongoing |
| LU-19 | Code Enforcement | ● | | | ● | | ● | ● | ● | ● | | | | ● | | | | | | | | Ongoing |
| LU-20 | Interagency Coordination | ● | | | | | | | | | ● | ● | ● | ● | | | | | | | | Ongoing |
| LU-21 | Local Compliance with Regional Regulations | ● | | | ● | | | ● | ● | ● | | ● | | ● | | | | | | | | Ongoing |
| LU-22 | Coordinate with Property Owners and Developers for Property and Neighborhood Maintenance | ● | | ● | | | | ● | ● | ● | | | ● | ● | ● | | | ● | ● | ● | ● | Ongoing * |
| LU-23 | Annexation Feasibility Study | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | | | | | | As needed * |
| LU-24 | Surplus Property Purchasing Plan | ● | ● | | | | | | ● | ● | ● | | | ● | | | | | | | | 2 Years upon Plan's Adoption * |
| LU-25 | Surplus School Site Land Use Plan | ● | | | | | | | ● | ● | ● | | | ● | | | | | | | | 2 Years upon Plan's Adoption * |
| LU-26 | Surplus School Site Procedure | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | ● | | | | | | | | Ongoing * |
| LU-27 | Development Impacts to Educational Facilities | ● | ● | ● | | | | | ● | ● | ● | | | ● | | | | | | | | 6 Months upon Plan's Adoption * |

* As funding permits

LAND USE IMPLEMENTATION
MATRIX (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

MATRIX LU