

3 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

The purpose of this section is to provide the specific development standards and regulations that will be applied to all new development permitted within the PLC property. These regulations provide criteria for use by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain quality design of the project area.

Development Standards shall be consistent with the City's Coastal Element (LCP), General Plan and the Conceptual Master Plan. Appendix A describes the consistency of this Specific Plan with the Huntington Beach General Plan. Amendments to the Palm/Goldenwest Specific Plan or changes to the General Plan which affect the Palm/Goldenwest Specific Plan area, or the Conceptual Master Plan must be certified by the California Coastal Commission as an LCP amendment before they can become effective. Specifically these standards satisfy the following goals of the General Plan:

- LU4: Achieve and maintain high quality architecture, landscape and open spaces in the City.
- LU8: Achieve a pattern of land uses that preserves, enhances and establishes a distinct identity for the City's neighborhoods, corridors and centers.
- LU9: 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.
- ERC1: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.

3.2 GENERAL PROVISIONS

All development activity within the PLC property will be subject to the following general conditions and requirements, as noted. The Palm/Goldenwest Specific Plan Area is entirely within the California Coastal Zone and all development projects shall require approval of a Coastal Development Permit in accordance with the regulations contained in Chapter 221 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as may be amended from time to time. Amendments to the Specific Plan will not become effective until certified by the California Coastal Commission.

3.2.1 Applicability

These Development Standards shall be applicable to all property within the PLC portion of the Palm/Goldenwest Specific Plan Area. The Specific Plan shall be the zoning document for all areas identified in the Development Plan. Where there is a conflict between the provisions of the Specific Plan and the HBZSO, the Specific Plan shall apply. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

3.2.2 Principal Permitted Uses (All Planning Areas within the PLC property)

The following are permitted uses for all project areas within the PLC property of the Specific Plan:

Residential Dwelling Units;
Parks and other recreational amenities, including tot lots, swimming facilities, community recreation center/association buildings, etc.; and
Guardhouse at project entries.

3.2.3 Accessory Building Uses

Accessory buildings and uses where related and ancillary to the primary residence subject to the provisions of Section 230.08 of the HBZSO. These uses include but are not limited to garages, carports, porte cocheres, swimming pools, spas, covered patios, non-commercial greenhouses, gazebos and storage sheds. Home occupations in accordance with Section 230.12 of the HBZSO.

3.2.4 Conditionally Permitted Uses

All conditional uses shall be processed in conformance with Section 210.04 of the HBZSO. These uses are limited to:

Second kitchen units will be allowed provided that the residential cap of 315 residential units is not exceeded. Each second kitchen unit shall constitute a residential unit and shall count towards the 315 unit residential cap; and
Guest houses.

3.2.5 Prohibited Uses

Industrial uses;
Commercial uses, except home offices;
Billboards;
Signs which do not display information related to an activity, service, or commodity available on the premise; and
Uses not expressly permitted in Sections 3.2.2, 3.2.3 and 3.2.4.

3.2.6 Temporary Permitted Uses

Temporary homefinder/sales center including mobile homes or trailers;
Model home complexes;
Real estate signs relating to the sale, lease or other disposition of real property on which the sign is located are permitted; and
Other uses in conformance with Section 241.20 of the HBZSO.

3.2.7 Landscaping

Landscaping shall be required in accordance with Section 3.3 for each Planning Area. Where the Specific Plan is silent, the provisions of HBZSO Chapter 232 shall apply. Developers shall consult with the Public Works Department regarding landscaping conservation measures.

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any development or Tentative Map application. All landscaping shall be consistent with the Plant Palette for this Specific Plan Area included in Section 4.3.9.

All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and maintained by either the owner of the property or the homeowners' association in an attractive manner with permanent irrigation facilities. Where irrigation is necessary, the system will be designed with an efficient technology which minimizes water requirements and the

potential for failure and in compliance with the requirements of Section 2.6.4 (Water Quality).

3.2.8 Walls and Fences

Walls and fences shall be constructed in accordance with Section 230.88 of the HBZSO. All walls and fences shall be consistent with the Conceptual Master Plan for Subarea 4B.

A conceptual plan showing the proposed location, height, design, and materials of all proposed walls and fences shall be submitted for review and approval by the Planning Department concurrent with any development or tentative map application.

3.2.9 Signs and Outdoor Lighting

All signs and outdoor lighting shall be in accordance with Chapters 232 and 233 respectively, of the HBZSO. Signs and Outdoor Lighting shall be consistent with the Conceptual Master Plan for Subarea 4B.

Outdoor lighting shall be designed to provide adequate illumination of on-site areas without intruding upon surrounding properties or sensitive uses. A plan showing the proposed location, size and materials of all proposed signs and outdoor lighting shall be submitted for review and approval by the Planning Department prior to the issuance of a building permit.

3.2.10 Utilities

All development projects shall be required to install adequate utility services necessary to serve the development. All utilities shall be placed underground and identified in easements, excluding street lights and electrical transmission lines of 66kV or greater. Utility systems shall be designed to conserve the use of electrical energy and natural resources. Developers shall coordinate with the gas, electricity, telephone and cable television companies regarding energy conservation and proper planning, phasing and sizing of lines.

3.2.11 Fire Protection and Emergency Vehicle Access

All development projects shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code), and shall be consistent with the Conceptual Master Plan. A plan showing the location of fire hydrants and emergency vehicle access shall be submitted for review and

approval by the Fire Department prior to the issuance of a building permit for residential uses.

3.2.12 Affordable Housing

In order to assist the City in meeting its goal of providing adequate housing for all economic segments of the community, all developers of residential projects within the Specific Plan Area will be required to submit an affordable housing plan. The affordable housing plan shall include the following requirements:

1. A minimum of ten (10) percent of the total number of residential units approved shall be restricted for a period of thirty (30) years to occupancy by households earning less than eighty (80) percent of the Orange County Median Family Income. Said occupancy restriction shall be in the form of a recordable covenant acceptable to the City Attorney.
2. Restricted income units may be for-sale or rental units and may be located either onsite within the project or at an offsite location within the City of Huntington Beach.
3. If a separate entitlement or use permit is required for the restricted income units, no more than one-half of the building permits for the developer's project shall be issued until such entitlement or use permit has been approved by the City, which approval shall not be unreasonably withheld. The final certificate of occupancy for developer's project shall not be issued until the restricted income units are under construction, as evidenced by the issuance of a building permit.

3.2.13 Parking

1. Any public on-street parking spaces (including parking on the roads fronting the specific plan area such as Seapoint, Pacific Coast Highway, and Palm) lost as a result of development within the Specific Plan area shall be replaced on a one to one basis on-street or within public parking lots within the Coastal Zone of the City of Huntington Beach.
2. Off-street parking shall be provided, at a minimum, consistent with Section 231 of the City's Zoning Code.

3.3 DEVELOPMENT STANDARDS

3.3.1 Low Density Residential (Planning Areas 1 and 2)

1. Purpose

The Low Density Residential designation is intended to permit single- family detached dwelling units at densities of up to 7 units per net acre. Planning Areas 1 and 2 allow for up to 130 Low-Density Residential dwelling units.

2. Permitted Uses

Single-family detached dwelling units;
Clustered, zero lot line, Z-lot and patio homes;
Recreational amenities including tot lots, swimming pools, etc.;;
Granny units; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.2 Medium Density Residential (Planning Area 3)

3. Purpose

The Medium Density Residential designation is intended to permit single- family detached and attached dwelling units, townhomes and multi-family residential developments at densities of up to 15 units per net acre. Planning Area 3 allows for up to 70 dwelling units of Medium Density Residential dwelling units.

4. Permitted Uses

Single-family detached dwelling units;
Cluster, zero lot line and patio homes;
Single-family attached condominiums, townhomes, stacked flats and garden apartments;
Recreational amenities including tot lots, swimming pools, etc.; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.3 Medium High Density Residential (Planning Area 4)

1. Purpose

The Medium High-Density Residential designation is intended to permit single-family detached and attached dwelling units, townhomes and multi-family residential developments or apartments at densities up to 25 units per net acre. Planning Area 4 allows for up to 115 dwelling units of Medium High Residential dwelling units.

2. Permitted Uses

Single-family dwelling units per the Development Standards of Planning Area 3;
Cluster, Z-lot, zero lot line and patio homes per the Development Standards of Planning Area 3;
Condominiums, townhomes, stacked flats, and apartments;
Recreational amenities including tot lots, swimming pools, etc.; and
Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.4 Public Park Site (Part of Planning Area 4)

1. Purpose

The 3.5 acre public neighborhood park is intended to provide recreational amenities to the public.

2. Permitted Uses

Public recreational amenities such as play fields, tot lots, picnic tables, open space, public parking, and picnic areas.

**Table 3.3-A
BUILDING SITE STANDARDS**

CRITERIA	LOW DENSITY RESIDENTIAL (PLANNING AREAS 1 AND 2)	MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 3)	MEDIUM HIGH DENSITY RESIDENTIAL (PLANNING AREA 4)
<i>General Building Standards</i>			
<i>Detached Homes</i>			
Minimum Lot Size	Planning Area 1 - 6,000 square feet Planning Area 2 - 5,000 square feet	3,600 square feet	3,000 square feet
Minimum Lot Width	Planning Area 1 - 60 feet Planning Area 2 - 50 feet	40 feet	30 feet
Minimum Lot Depth	100 feet	80 feet	75 feet
Minimum On-site Parking ¹	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms
<i>Attached Homes</i>			
Minimum Site Area per Unit	Not Applicable	2,950 square feet	1,750 square feet
Minimum On-site Parking	Not Applicable	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.
<i>All Residential Development</i>			
Maximum Density	1 dwelling unit per lot	15 dwelling units per acre	25 dwelling units per acre
Maximum Building Height	30 feet/2 stories for detached dwelling units	35 feet/3 stories ² for attached units and 30 feet for detached units	40 feet/3 stories ² for attached units and 30 feet for detached units
Maximum Site Coverage	50 percent	50 percent	50 percent
Minimum Building Separation	10 feet	10 feet	15 feet; 20 feet if 3 story building
Minimum Setback From PLC/Aera Common Property Line	40 foot habitable structural setback	40 foot habitable structural setback	40 foot habitable structural setback

¹ Open (unenclosed) parking spaces shall be provided on site of the dwelling unit for detached projects.

² Habitable area above the second story top plan line shall be permitted with the approval of a Conditional Use Permit and the requirements of Section 210.06(1)(d) of the Huntington Beach Zoning and Subdivision Ordinance.

<i>Front Setbacks</i>			
Dwellings	15 foot minimum	15 foot minimum	15 foot minimum
Side entry garages ³	10 foot minimum	10 foot minimum	10 foot minimum
Front entry garages or Carports	20 foot minimum with automatic roll-up doors	20 foot minimum with automatic roll-up doors	Not Applicable
Bay windows, eaves, fireplaces, and balconies	12 foot minimum	5 foot minimum	5 foot minimum
Covered porches, covered decks, and patio covers	5 feet maximum projection	5 feet maximum projection	5 feet maximum projection
<i>Interior Side Setbacks</i>			
Dwellings, garages, and accessory buildings	Minimum of five (5) feet	Minimum of five (5) feet	Minimum of five (5) feet
Bay windows, balconies, open stairways, and architectural features	3 foot minimum	3 foot minimum	3 foot minimum
Patio covers, Eaves, and Fireplaces	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
<i>Exterior Side Yard Setbacks</i>			
Dwellings, garages, and accessory buildings	Minimum of six (6) feet on any exterior yard, but need not exceed eight (8) feet [or aggregate of thirteen (13) feet]	10 foot minimum	10 foot minimum
Bay windows, balconies, open stairways, and architectural features ⁴	3 foot minimum	8 foot minimum	8 foot minimum
Patio Covers, Eaves, and Fireplaces	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
<i>Rear Yard Setbacks</i>			
Dwellings	15 foot minimum	10 foot minimum	10 foot minimum
Garages or accessory □ buildings/unen closed patio □ covers	5 foot minimum	5 foot minimum	5 foot minimum
Balconies, bay windows, open stairways, and architectural projections	12 foot minimum	5 foot minimum	5 foot minimum

³ Garage door must be perpendicular to the street.

⁴ Cannot exceed more than half of the exterior side.

<i>Other General Requirements</i>			
Minimum Landscaping	One 36" box tree per lot	One 36" box tree per 45 feet of street frontage	One 36" box tree per 45 feet of street frontage
Minimum Open Space required	For detached projects: Building setback areas constitute the required open space For multi family and/or attached projects: Minimum 75 sq. ft. Private Open Space per DU, plus Common Open Space in the following amounts: 250 sq. ft. per 1 bedroom 300 sq. ft. per 2 bedroom 350 sq. ft. per 3 bedroom		
Architectural Projections	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
Minimum Building Separation	Not applicable	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).