

APPENDIX J

Existing Land Use Technical Report

Existing Land Use Technical Report

Draft



City of Huntington Beach General Plan Update

August 2014

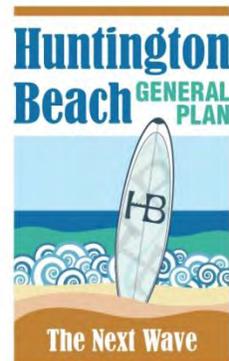


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LIST OF ABBREVIATIONS

CCC	California Coastal Commission
GHG	greenhouse gas
GIS	geographic information system
LAFCO	Local Agency Formation Commission
LCP	Local Coastal Program
OCCOG	Orange County Council of Governments
OCSD	Orange County Sanitation District
OPR	Governor's Office of Planning and Research
RCP	regional comprehensive plan
RTP	Regional Transportation Plan
SB	Senate Bill
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy

INTRODUCTION

This technical report identifies and summarizes existing (2014) land uses within the Huntington Beach General Plan planning area to support the Huntington Beach General Plan Update. The intent of this report is to summarize fieldwork and to evaluate available information necessary to understand and summarize current land use conditions.

In February 2014, PMC completed an update to the City of Huntington Beach's existing land use geographic information system (GIS) database originally created in 2005. The update focused on changing land use categories for numerous parcels that were developed in the intervening years, adding the recently annexed Sunset Beach and Brightwater areas, and correcting known errors in the original data. The update was conducted citywide, with particular emphasis on newly annexed areas, Downtown Huntington Beach, and commercial corridors. The updated 2014 database was used as the basis to describe existing land uses in this technical report.

ENVIRONMENTAL SETTING

PLANNING AREA

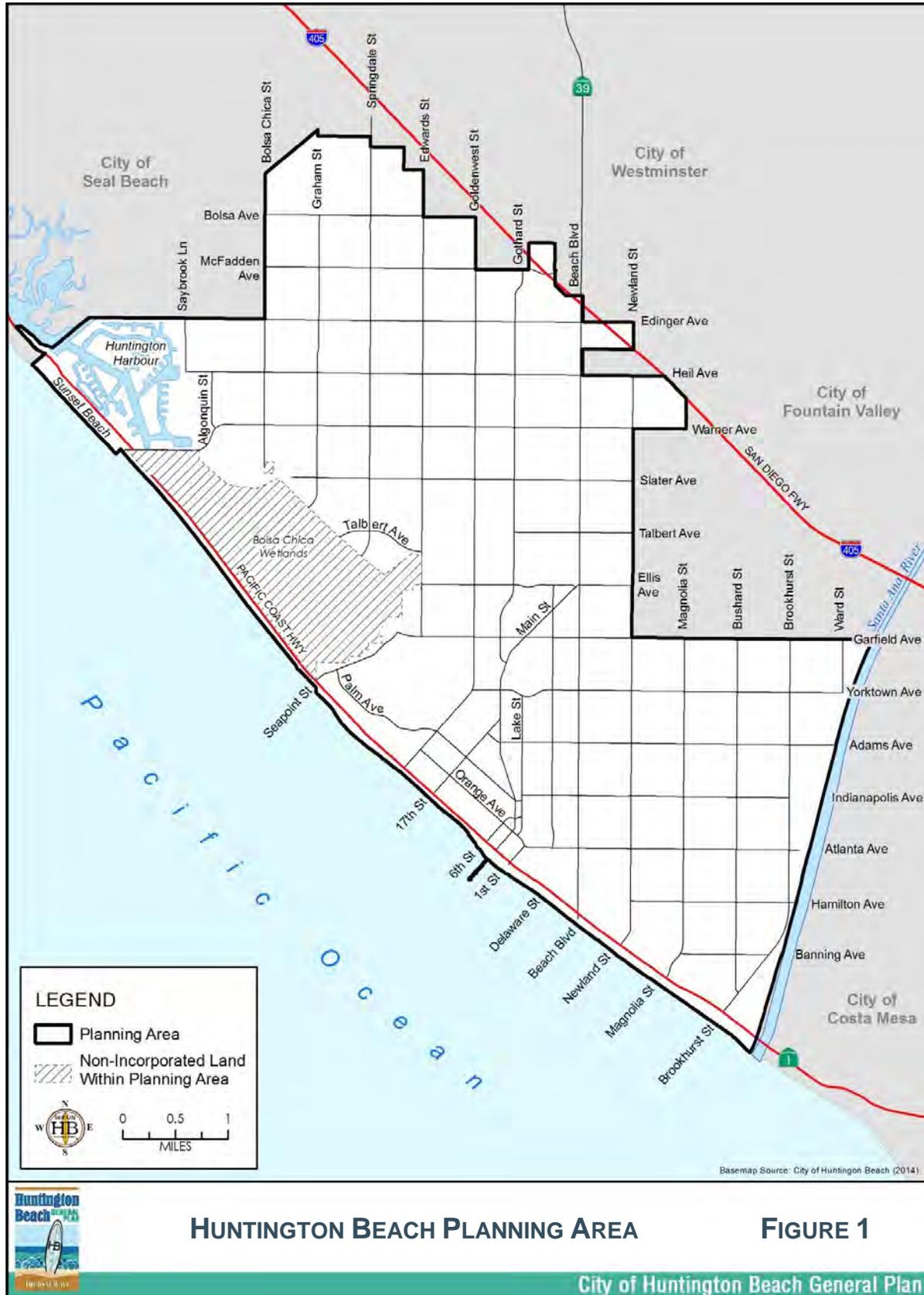
The General Plan addresses all land within the city limits, as well as unincorporated Orange County properties surrounded by Huntington Beach, including the Bolsa Chica wetlands and the Goodell property located northeast of the wetlands. These areas are located within Huntington Beach's Sphere of Influence. Throughout this and other technical reports, this combined area is referred to as the "planning area," as illustrated in **Figure 1**. While properties outside the city limits are under the jurisdiction of Orange County, they bear a critical relationship to Huntington Beach's planning activities, and from a resource perspective, provide value to the community.

Huntington Beach's planning area is bordered by the Pacific Ocean to the southwest, the City of Seal Beach to the north, the City of Westminster to the northeast, the City of Fountain Valley to the east, and the Cities of Costa Mesa and Newport Beach to the southeast. The planning area encompasses 29.6 square miles (18,964 acres) on the western edge of Orange County, located 37 miles southeast of downtown Los Angeles. Land within the current city limits (including the Huntington Beach Municipal Pier) comprises 27.3 square miles (17,474 acres), or 92% of the planning area, while unincorporated areas comprise 2.3 square miles (1,489 acres), or 8% of the planning area.

The existing land use survey does not include the 6.2-acre Goodell Property (currently vacant), or the 1,484-acre Bolsa Chica wetlands (currently open space). The remainder of this report addresses existing land uses within the 17,474 acres located within the city limits, including the Municipal Pier.

EXISTING LAND USES

Existing land uses in Huntington Beach include a mix of residential, commercial, industrial, mixed-use, open space, park, beach, and public uses, as defined using the land use survey categories presented in **Appendix A**. Given its unique environmental and regulatory setting, existing land uses in the portion of the city located in the coastal zone are described separately. These coastal land uses are included in the citywide totals presented throughout this section.



Residential

The predominant existing use type in the city is residential housing, which comprises 7,735 acres (45% of the city) as shown in **Table 2**. A total of 78,705 residential housing units are identified in the 2014 land use survey. Of these units, 78,175 are located in areas identified as residential within the survey, and 530 units are identified in mixed-use areas.

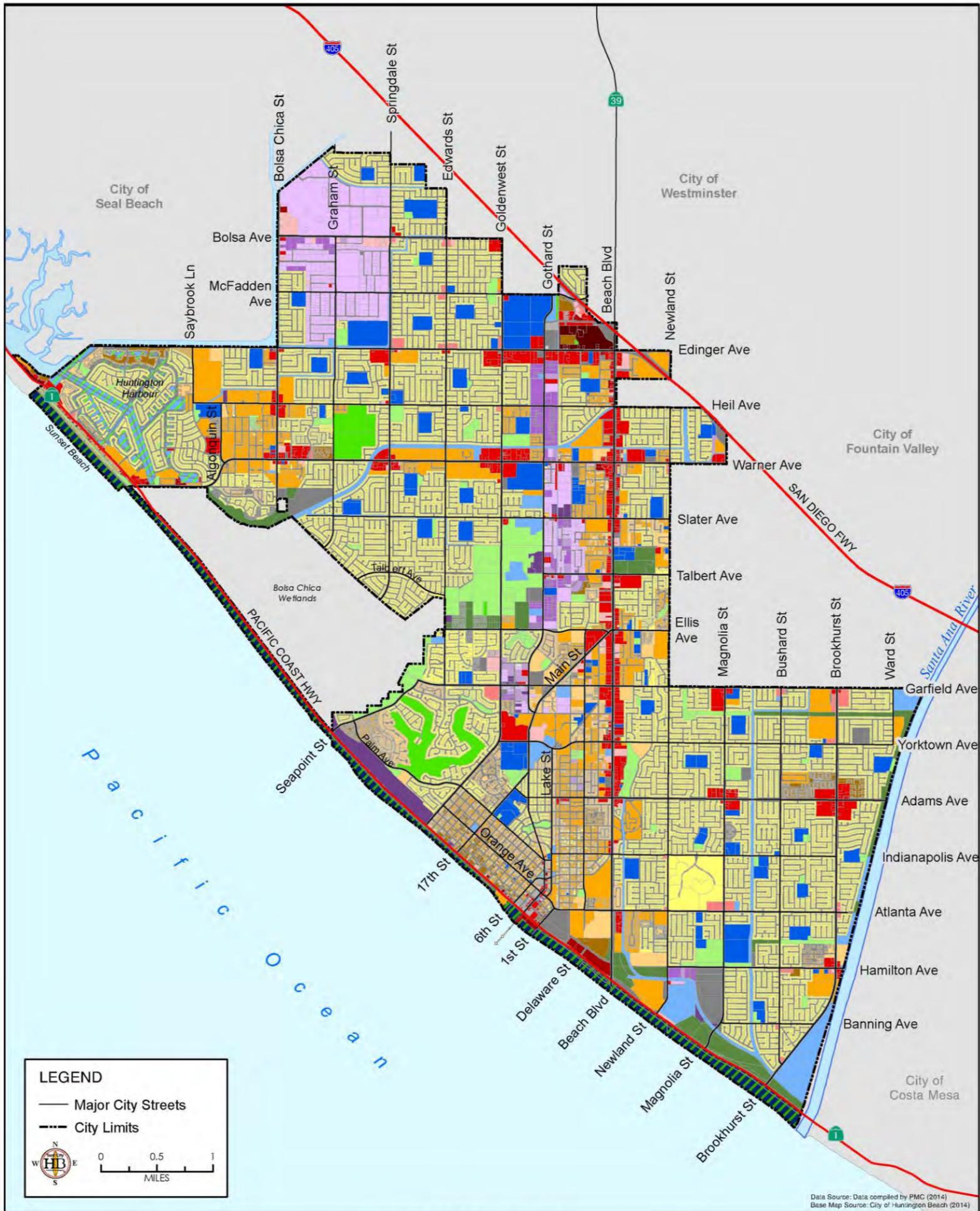
A number of new planned unit developments and new mixed-use building projects were in various stages of construction at the time of the survey. Plans for these projects anticipate that there will be an additional 1,116 residential units in the planning area when construction is completed. Of those units, the majority, 987 units are part of mixed-use projects.

**TABLE 2
EXISTING CITYWIDE RESIDENTIAL LAND USES (2014)**

Use Type	Density Range (du/ac)	Dwelling Units	Acreage	Percent of Residential Acreage	Percent of Total Acreage
Low Density	0-7	35,034	5,260	68%	30%
Medium Density	7.01-15	6,364	647	8%	4%
Medium-High Density	15.01-25	31,739	1,618	21%	9%
High Density	25.01+	5,038	210	3%	1%
Total	-	78,175	7,735	100%	45%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts. Mixed-use dwellings are not included in table.



LEGEND

- Major City Streets
- City Limits

Data Source: Data compiled by PMC (2014)
Base Map Source: City of Huntington Beach (2014)

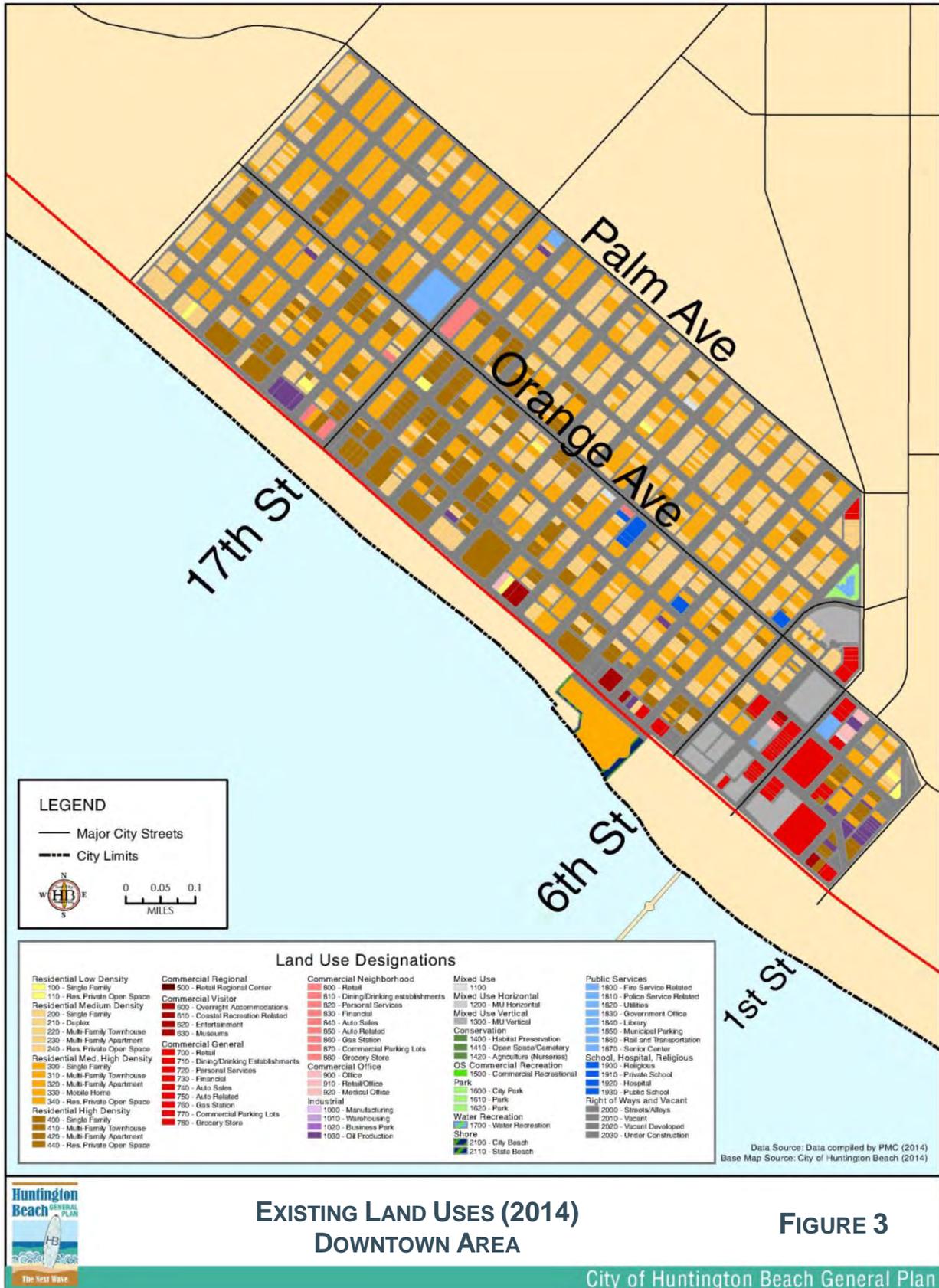
Land Use Designations

<p>Residential Low Density</p> <ul style="list-style-type: none"> 100 - Single Family 110 - Res. Private Open Space <p>Residential Medium Density</p> <ul style="list-style-type: none"> 200 - Single Family 210 - Duplex 220 - Multi-Family Townhouse 230 - Multi-Family Apartment 240 - Res. Private Open Space <p>Residential Med. High Density</p> <ul style="list-style-type: none"> 300 - Single Family 310 - Multi-Family Townhouse 320 - Multi-Family Apartment 330 - Mobile Home 340 - Res. Private Open Space <p>Residential High Density</p> <ul style="list-style-type: none"> 400 - Single Family 410 - Multi-Family Townhouse 420 - Multi-Family Apartment 440 - Res. Private Open Space 	<p>Commercial Regional</p> <ul style="list-style-type: none"> 500 - Retail Regional Center <p>Commercial Visitor</p> <ul style="list-style-type: none"> 600 - Overnight Accommodations 610 - Coastal Recreation Related 620 - Entertainment 630 - Museums <p>Commercial General</p> <ul style="list-style-type: none"> 700 - Retail 710 - Dining/Drinking Establishments 720 - Personal Services 730 - Financial 740 - Auto Sales 750 - Auto Related 760 - Gas Station 770 - Commercial Parking Lots 780 - Grocery Store 	<p>Commercial Neighborhood</p> <ul style="list-style-type: none"> 800 - Retail 810 - Dining/Drinking establishments 820 - Personal Services 830 - Financial 840 - Auto Sales 850 - Auto Related 860 - Gas Station 870 - Commercial Parking Lots 880 - Grocery Store <p>Commercial Office</p> <ul style="list-style-type: none"> 900 - Office 910 - Retail/Office 920 - Medical Office <p>Industrial</p> <ul style="list-style-type: none"> 1000 - Manufacturing 1010 - Warehousing 1020 - Business Park 1030 - Oil Production 	<p>Mixed Use</p> <ul style="list-style-type: none"> 1100 Mixed Use Horizontal 1200 - MU Horizontal Mixed Use Vertical 1300 - MU Vertical <p>Conservation</p> <ul style="list-style-type: none"> 1400 - Habitat Preservation 1410 - Open Space/Cemetery 1420 - Agriculture (Nurseries) <p>OS Commercial Recreation</p> <ul style="list-style-type: none"> 1500 - Commercial Recreational <p>Park</p> <ul style="list-style-type: none"> 1600 - City Park 1610 - Park 1620 - Park <p>Water Recreation</p> <ul style="list-style-type: none"> 1700 - Water Recreation <p>Shore</p> <ul style="list-style-type: none"> 2100 - City Beach 2110 - State Beach 	<p>Public Services</p> <ul style="list-style-type: none"> 1800 - Fire Service Related 1810 - Police Service Related 1820 - Utilities 1830 - Government Office 1840 - Library 1850 - Municipal Parking 1860 - Rail and Transportation 1870 - Senior Center School, Hospital, Religious 1900 - Religious 1910 - Private School 1920 - Hospital 1930 - Public School Right of Ways and Vacant 2000 - Streets/Alleys 2010 - Vacant 2020 - Vacant Developed 2030 - Under Construction
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EXISTING LAND USES (2014)

FIGURE 2

City of Huntington Beach General Plan



Residential uses are distributed throughout the planning area. Low density residential uses, comprising mostly single-family housing at a maximum of 7 dwelling units per acre (du/ac), account for about a third (30%) of land identified as residential. The survey categorizes the remaining housing units using the following density ranges: medium density (7.01-15 du/ac), medium-high density (15.01-25 du/ac), and high density (greater than 25 du/ac). Medium density and medium-high density areas encompass a similar share of residential acreage, accounting for about 9 percent and 21 percent, respectively, and a total of just over 2,200 acres. High density uses comprise approximately 1 percent of residential land.

Medium, medium-high, and high density residential uses are primarily located along blocks between Gothard Street and Beach Boulevard, adjacent to Warner Avenue and Brookhurst Street, and adjacent to and within Downtown Huntington Beach. There is also a pocket of higher density residential use located on blocks between Bolsa Chica Street and Algonquin Street in the western portion of the planning area. Medium and medium-high density areas include a mix of duplexes, townhouses, and smaller-scale apartment buildings, often intermixed with commercial uses. High density areas generally contain larger, multi-family housing developments with two- to four-story buildings, frequently as part of a larger planned use development which contains a mix of commercial, retail, and office uses.

Commercial

Commercial uses in the planning area consist of regional retail centers, general commercial uses, neighborhood commercial uses, and offices. As shown in **Table 3**, commercial uses comprise 995 acres (7% of the city), most of which is characterized as general commercial. Retail is the most common commercial use, accounting for 6 percent of all uses across these commercial areas.

**TABLE 3
COMMERCIAL AND OFFICE LAND USES**

Use Type	Acreage	Percent of Commercial	Percent of Total
General Commercial	691	69%	4%
Office	124	13%	1%
Commercial Regional	100	10%	1%
Neighborhood Commercial	80	8%	1%
Total	995	100%	7%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Existing commercial uses are predominantly located in regional shopping centers such as Bella Terra, in Downtown Huntington Beach, and along the blocks adjacent to both sides of Beach Boulevard, Gothard Street, Edinger Avenue, and Warner Avenue. Smaller-scale commercial uses are located along Pacific Coast Highway in the Sunset Beach area, and are also present at most arterial road intersections.

The primary regional retail center in Huntington Beach is Bella Terra, located near the intersection of Edinger Avenue and Beach Boulevard. This center contains numerous specialty retail stores, restaurants, and small office uses. Most visitor-oriented commercial uses, including hotels, dining, and entertainment facilities, are concentrated along Beach Boulevard, the Pacific Coast Highway, and the Five Points intersection at Ellis Avenue, Main Street, and Beach Boulevard.

Mixed-Use Development

As noted in the section above, a number of areas within Huntington Beach support existing mixed-use development, which consists of residential units that are horizontally or vertically integrated with commercial uses on the same lot. Mixed-use development is mostly found in the Downtown area, along Main Street, and in new projects under construction or recently completed along Beach Boulevard and Edinger Avenue. Areas identified as mixed-use development in the land use survey accounted for 16 acres (<1% of the city) and approximately 530 dwelling units.

Industrial

As shown in **Table 4**, industrial uses account for 1,157 acres (7% of the city). As shown in **Figure 4**, industrial use types are located primarily in the northwestern portion of the planning area (including and adjacent to the Boeing campus), along the Gothard Street corridor, in the Holly-Seacliff area surrounding the intersection of Stewart Lane and Garfield Avenue, throughout the Downtown area, and along Pacific Coast Highway (near and including oil production facilities and the AES power plant).

**TABLE 4
INDUSTRIAL LAND USES**

Use Type	Acreage	Percent of Industrial	Percent of Total
Manufacturing	783	68%	5%
Business Park	184	16%	1%
Oil Production	135	12%	1%
Warehousing	55	5%	<1%
Total	1,157	100%	7%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

The nature of industrial uses within the city differs by location. Many of the industrial uses along Gothard Street and in the Holly-Seacliff area are related to oil extraction from the Huntington Beach Oil Field. Small parcels of oil-related industrial are also scattered throughout the Downtown grid. Industrial parcels characterized in the land use survey with uses related to oil production account for 12% of all industrial land, and about 1% of Huntington Beach’s land area. Much of the remaining industrial use along the Gothard Street corridor is characterized as warehouse use, consisting largely of vehicle and equipment storage.



INDUSTRIAL LAND USES

FIGURE 4



The other predominant concentration of industrial use is located in northwestern Huntington Beach, generally north of Edinger Avenue and west of Springdale Street. Industries in this area consist primarily of manufacturing and research and development related to the aerospace industry. The Boeing Company operates major facilities in this area, and many of the surrounding uses are dependent or related to these primary uses. Some industrial uses are related to Naval Weapons Station Seal Beach, located to the west in the City of Seal Beach.

Open Space

As shown in **Table 5**, open space in Huntington Beach comprises 1,925 acres (11% of the city), inclusive of the beach/pier use type identified in **Table 1**. The open space use type consists of parks, beaches, commercial recreation uses, habitat conservation areas, cemeteries, agriculture, and water recreation uses located throughout the city, as shown in **Figure 5**.

**TABLE 5
OPEN SPACE LAND USES**

Use Type	Acreage	Percent of Open Space	Percent of Total
Parks	630	33%	4%
Beaches	423	22%	2%
Water Recreational	249	13%	1%
Commercial Recreational	244	13%	1%
Habitat Conservation	212	11%	1%
Open Space/Cemetery	86	4%	<1%
Agriculture (Nurseries)	81	4%	<1%
Total	1,925	100%	11%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Parks make up the largest land area among these uses, accounting for 630 acres (4% of the city). Much of this acreage consists of Central Park, which accounts for about half of the parkland. Beaches comprise second largest land area among these uses, accounting for 423 acres (2% of the city). This includes both state and city beach areas, the pier, the multi-use trail running the length of the beach, recreational amenities, parking, and a range of private retail, food, and personal service activities associated with the beach.

Water recreation and commercial recreation uses make up the third and fourth largest open space uses at 249 acres (1.4% of the city) and 244 acres (1.4% of the city). Water recreation uses include all of Huntington Harbour and Sunset Channel. Commercial recreation uses are composed primarily of the Meadowlark Golf Club and SeaCliff Country Club.

Habitat conservation areas comprise the fifth largest open space use at 212 acres (1% of the city). Much of this area is located in the Huntington Beach wetlands near the southeast edge of the city, or on lands located at the southern edges of Central Park. An additional 1,484 acres of habitat conservation area is located in the Bolsa Chica wetlands, which is considered a part of the planning area, but not currently incorporated. These lands are set aside to protect habitat and the species using the habitat.



OPEN SPACE LAND USES

FIGURE 5

City of Huntington Beach General Plan

The Open Space/Cemetery use type (86 acres, 0.5% of the city) includes the Good Shepherd Cemetery located at Beach Boulevard and Talbert Avenue. This use and Agricultural uses, consisting primarily of nurseries located under power line easements and adjacent to the Santa Ana River, make up the remaining open space land.

Public Uses

Public uses include government facilities, public and private schools, utility-related uses, hospitals, and religious institutions, as well as public rights-of-way such as streets and alleys (see **Figure 6**). As shown in **Table 6**, taken together, these public uses comprise 5,348 acres (33% of the city).

**TABLE 6
PUBLIC USES**

Use Type	Acreage	Percent of Public	Percent of Total
Streets/Alleys/Roadways	3,839	72%	22%
Public Schools	692	13%	4%
Utilities	495	9%	3%
Private School	111	2%	1%
Religious	88	2%	1%
Government Office*	43	<1%	<1%
Fire Service Related	10	<1%	<1%
Hospital	24	<1%	<1%
Rail and Transportation	22	<1%	<1%
Library/Senior Center	23	<1%	<1%
Municipal Parking	1	<1%	<1%
Total	5,48	100%	33%

Source: Data compiled by PMC, 2014

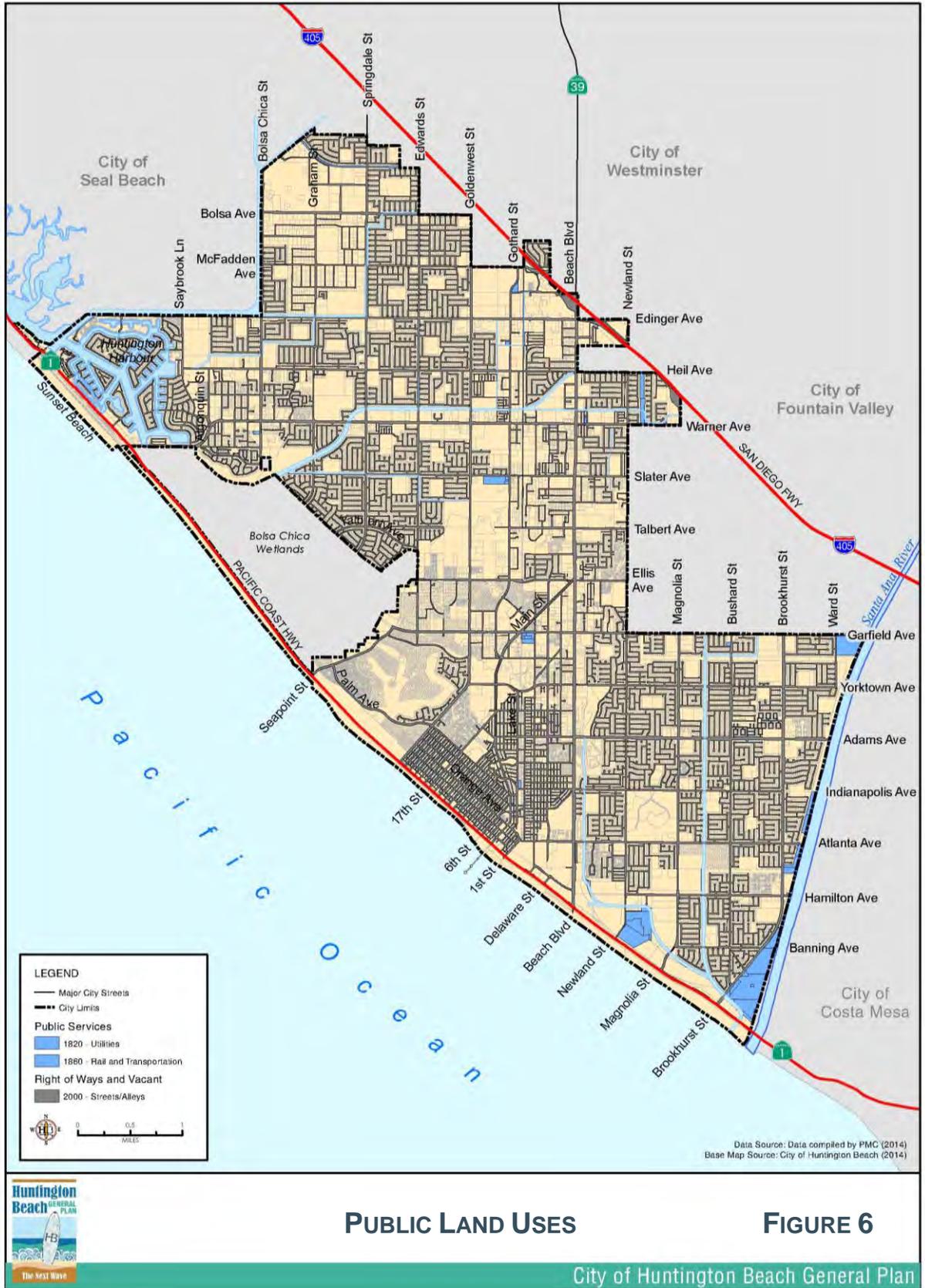
Note: Due to rounding, totals may not equal the sum of the individual parts.

* This category also includes post office and police-related uses

The largest public use type is public rights-of-way including streets, sidewalks, and alleys. These corridors account for 3,839 acres (22% of the city), and more than two-thirds of the public uses in Huntington Beach. The second largest public use in the city is public school facilities and grounds (692 acres, 4% of the city). The third largest public use is utilities (495 acres, 3% of the city), which includes the Orange County Sanitation District (OCSD) Plant No. 2 facility and drainage channels throughout the city. All other public uses together comprise 322 acres (2% of the city).

Vacant

Currently vacant land in Huntington Beach consists of 142 acres (1% of the city). Vacant parcels are distributed throughout the city. The largest vacant areas are located on the north side of the AES power plant, and near the intersection of Goldenwest Street and Garfield Avenue in the



Holly-Seacliff area. Many smaller vacant parcels are located within the Beach Boulevard, Warner Avenue, and Gothard Street corridors.

COASTAL ZONE USES

Approximately 3,375 acres (19% of the city) are located within the coastal zone identified by the California Coastal Commission (CCC), as shown in **Figure 7**. The Bolsa Chica wetlands and Goodell property are also located in the coastal zone. Coastal zone areas have special considerations, as City plans and regulations in these areas are subject to review by the CCC, and development in the coastal zone must be consistent with the City’s Local Coastal Program (LCP) and developed in a manner that maximizes protection of environmental, visual, cultural, and recreational coastal resources. In consideration of this particular environmental and regulatory setting, land uses within Huntington Beach’s coastal zone are broken down separately in this section, as shown in **Table 7**.

**TABLE 7
COASTAL ZONE LAND USE DISTRIBUTION (2014)**

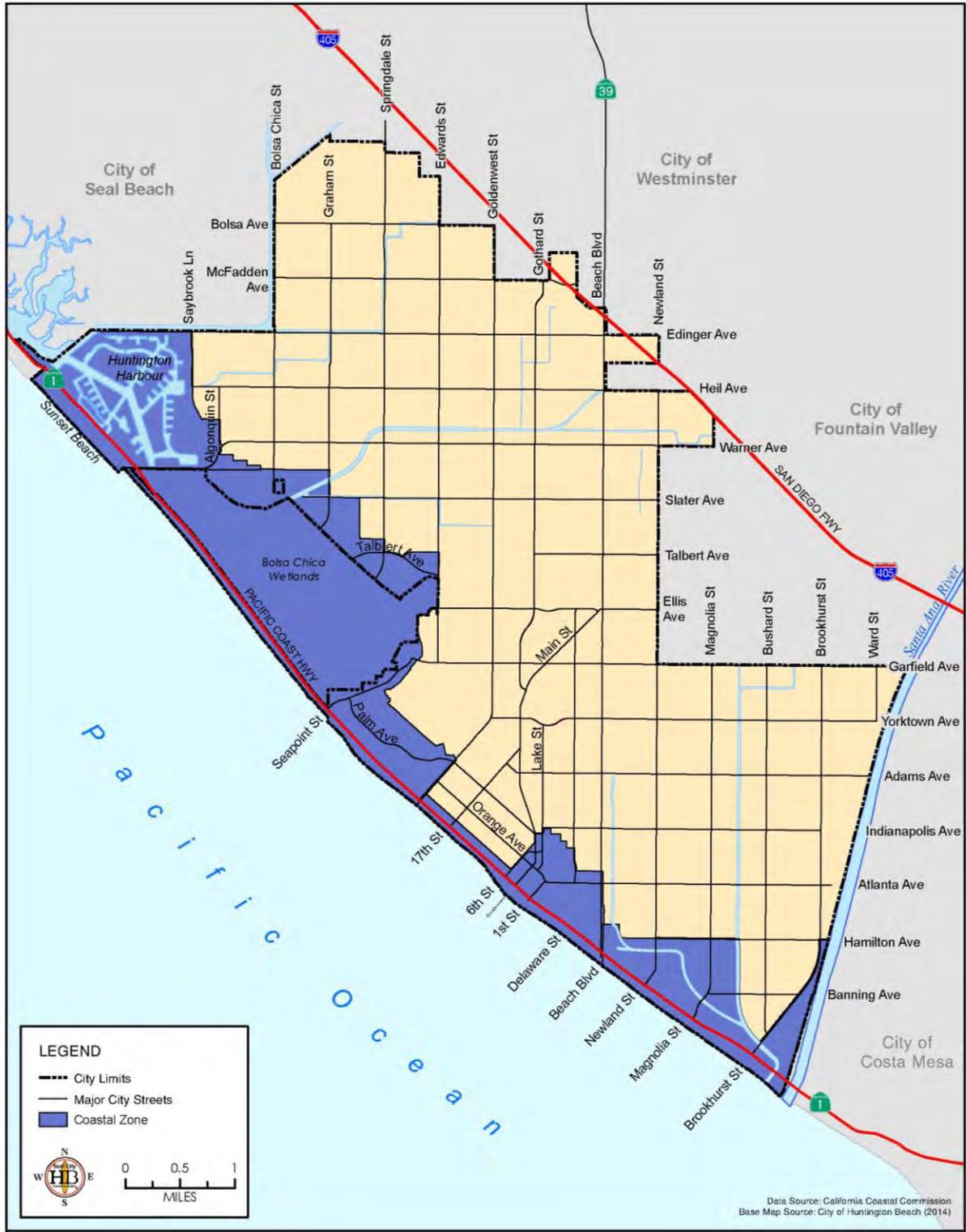
Use Type	Acreage	Percent of Coastal Zone
Residential	1,136	34%
Commercial	91	3%
Industrial	116	3%
Mixed-Use	10	<1%
Open Space/Park	560	17%
Public	870	26%
Beach/Pier	423	13%
Under Construction	98	3
Vacant	70	2%
Total	3,375	100%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Residential

As shown in **Table 8**, residential uses in the coastal zone comprise 1,136 acres (34% of the coastal zone). A total of 11,107 residential housing units are identified in the coastal zone in the 2014 land use survey. Of these units, 10,959 are located in areas identified as residential within the survey, and 144 units are identified in mixed-use areas. As in the city as a whole, low density residential single-family use accounts for a large portion of residential land (674 acres, 20% of the coastal zone). Residential uses in the coastal zone represent 15% of the total residential acreage in Huntington Beach.



COASTAL ZONE

FIGURE 7

City of Huntington Beach General Plan

**TABLE 8
COASTAL ZONE RESIDENTIAL LAND USES**

Use Type	Density Range (du/acre)	Dwelling Units	Acreage	Percent of Coastal Zone Residential Acreage	Percent of Total Coastal Zone Acreage
Low Density	0-7	4,375	674	59%	20%
Medium Density	7.01-15	1,446	171	15%	5%
Medium-High Density	15.01-25	3,831	211	19%	6%
High Density	25.01+	1,307	80	7%	2%
Total	-	10,959	1,136	100%	34%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Commercial

As shown in **Table 9**, commercial uses in the coastal zone comprise 93 acres (3% of the coastal zone). Most commercial uses in the coastal zone are identified as general commercial or commercial regional uses, together comprising 87 acres (3% of land in the coastal zone). Coastal commercial uses are located in Downtown Huntington Beach, along Pacific Coast Highway, and in Sunset Beach. Commercial uses in the coastal zone represent 9% of the total commercial acreage in Huntington Beach.

**TABLE 9
COASTAL ZONE COMMERCIAL AND OFFICE LAND USES**

Use Type	Acreage	Percent of Coastal Zone Commercial	Percent of Coastal Zone Total
General Commercial	50	53%	2%
Commercial Regional	37	40%	1%
Office	4	4%	<1%
Neighborhood Commercial	2	3%	<1%
Total	93	100%	3%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Industrial

As shown in **Table 10**, industrial uses in the coastal zone comprise 116 acres (3% of the coastal zone). Much of the oil production-related activity (100 acres, 3% of the coastal zone) occurs within the coastal zone. Several business parks (12 acres, <1% of the coastal zone) are also located within the coastal zone. Most manufacturing and warehousing uses in Huntington Beach are located outside of the coastal zone. Industrial uses in the coastal zone represent 10% of the total industrial acreage in Huntington Beach.

**TABLE 10
COASTAL ZONE INDUSTRIAL LAND USES**

Use Type	Acreage	City-wide	
		Percent of Coastal Zone Industrial	Percent of Coastal Zone Total
Oil Production	100	86%	3%
Business Park	12	10%	<1%
Manufacturing	3	2%	<1%
Warehousing	2	2%	<1%
Total	116	100%	3%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Mixed-Use Development

Approximately 10 acres (<1% of the coastal zone) of mixed-use development are located in the coastal zone. Mixed-use in the coastal zone is located in the Downtown area and is typically older development of a smaller scale than mixed-use development found elsewhere in the city. Approximately 144 residential units are located in mixed-use areas within the coastal zone. Mixed-use development in the coastal zone represents 63% of the total acreage allowing mixed-use development in Huntington Beach.

Open Space and Beaches

As shown in **Table 11**, open space uses in the coastal zone comprise 983 acres (30% of the coastal zone). Huntington Beach’s most iconic open spaces consist of beaches (423 acres, 13% of the coastal zone), water recreation areas (249 acres, 7% of the coastal zone), and wetland habitat conservation areas (192 acres, 6% of the coastal zone). Open space uses in the coastal zone represent 56 percent of the total open space acreage in Huntington Beach. There are 1,484 acres of habitat conservation area located in the Bolsa Chica wetlands, which is considered a part of the planning area, and is in the coastal zone, but is not currently incorporated. This acreage is not included in the acreages shown in Table 11. These lands are set aside to protect habitat and the species using the habitat.

**TABLE 11
COASTAL ZONE OPEN SPACE LAND USES**

Use Type	Acreage	Percent of Coastal Zone Open Space	Percent of Coastal Zone Total
Beaches	423	43%	13%
Water Recreation	249	25%	7%
Habitat Conservation	192	20%	6%
Parks	119	12%	4%
Total	983	100%	30%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

Public

As shown in **Table 12**, public uses in the coastal zone comprise 870 acres (26% of the coastal zone). The majority of public uses within the coastal zone comprise utilities (222 acres, 7% of the coastal zone) including OCSD Plant No. 2, and paved streets and alleys (647 acres, 19% of the coastal zone). Few other types of public facilities, such as hospitals, fire and police stations, schools, and libraries, are located in the coastal zone. Public uses in the coastal zone represent 6% of the total public use acreage in Huntington Beach.

**TABLE 12
COASTAL ZONE PUBLIC USES**

Use Type	Acreage	Percent of Coastal Zone Public	Percent of Coastal Zone Total
Utilities	222	25%	7%
Streets/Alleys/Roadways	647	74%	19%
Library/Senior Center	<1	<1%	<1%
Government Office	1	<1%	<1%
Fire Service Related	<1	<1%	<1%
Religious	<1	<1%	<1%
Private School	<1	<1%	<1%
Total	870	100%	26%

Source: Data compiled by PMC, 2014

Note: Due to rounding, totals may not equal the sum of the individual parts.

LAND USE DATABASE CHANGES BETWEEN 2005 AND 2014

The following section describes notable changes to the land use database between the original 2005 version and the 2014 update. Changes to the database were made either to address recent annexations, new development, or known errors in the original database.

Annexations

Since the 2005 land use survey was completed, the City of Huntington Beach has completed two annexations: the Brightwater subdivision, and the Sunset Beach community. (These areas are identified as part of specific plan areas identified in **Figure 9**, presented later in this report.)

The Brightwater subdivision consists of 106 acres located northeast of the Bolsa Chica wetlands. This area was annexed from Orange County in 2005, and is being developed with 349 single-family homes. At the time of the 2014 land use survey, many of these homes were being built and, therefore, the area has been categorized as partially developed and partially vacant.

The Sunset Beach community consists of approximately 137 acres annexed from Orange County in 2011. Predominant land uses in Sunset Beach include approximately 533 dwelling units on 24 acres, 6 acres of commercial use, 93 acres of beaches, and 13 acres of parks.

Land Use Type Reclassifications

In addition to changes made to individual parcel land uses based on the 2014 field survey due to development of vacant parcels, addition of the Sunset Beach and Brightwater areas, and verification of existing uses in key corridors, several larger reclassifications were made to the 2005 land use database as described herein. Parcels where use categories were changed between the 2005 and 2014 land use databases are identified in **Figure 8**.

Numerous residential parcels in the Downtown grid and other areas were reclassified from medium-high and high density residential use to low and medium density residential use to more accurately reflect the existing number of units on each parcel. In addition, the density ranges for existing residential units were changed between the 2005 and 2014 surveys to allow the 2014 survey to correspond to the residential density ranges established within the General Plan. These adjustments were made using a GIS calculation considering the acreage and estimated number of units on each parcel.

In addition, several large industrial parcels located near the intersection of Garfield Avenue and Stewart Lane in the Holly-Seacliff area were reclassified from manufacturing to warehousing to reflect the current use of these parcels as parking and storage areas for vehicles and equipment.

LAND USE SURVEY METHODS

This report is based on a GIS database created in 2005 and updated in February 2014. The original database was created to classify vacant parcels and developed land uses to support traffic analysis conducted as part of the City's Circulation Element update. The 2005 land use database was constructed using a single-layer GIS input system, using parcel polygons as the base layer. The existing GIS database was used as a basis for updating existing conditions in 2014, providing a variety of reference information.

The 2014 update captured and/or verified information about each parcel using the following data fields present in the GIS database:

- GP-Code: Land use designations and subcategories as established within the adopted General Plan. Primary designations include residential, commercial, industrial, mixed-use, open space, and public. A complete list of categories is provided in **Appendix A**.
- LU-Code: Existing (on-the-ground) use type of the parcel. A list of land use types is provided in **Appendix A**.
- DUS: The estimated number of dwelling units on the parcel.
- DUTYPE: Type of dwelling unit on each residential parcel (e.g., single-family, duplex, townhouse, multi-family, mobile home).
- %Mixed Use: Describes how much of a primarily nonresidential structure is used for residential purposes.
- Date: The date each parcel was last assessed by windshield survey.



Data Source: Data compiled by PMC (2014)
Base Map Source: City of Huntington Beach (2014)

Land Use Designations

<p>Residential Low Density</p> <ul style="list-style-type: none"> 100 - Single Family 110 - Res. Private Open Space <p>Residential Medium Density</p> <ul style="list-style-type: none"> 200 - Single Family 210 - Duplex 220 - Multi-Family Townhouse 230 - Multi-Family Apartment 240 - Res. Private Open Space <p>Residential Med. High Density</p> <ul style="list-style-type: none"> 300 - Single Family 310 - Multi-Family Townhouse 320 - Multi-Family Apartment 330 - Mobile Home 340 - Res. Private Open Space <p>Residential High Density</p> <ul style="list-style-type: none"> 400 - Single Family 410 - Multi-Family Townhouse 420 - Multi-Family Apartment 440 - Res. Private Open Space 	<p>Commercial Regional</p> <ul style="list-style-type: none"> 500 - Retail Regional Center <p>Commercial Visitor</p> <ul style="list-style-type: none"> 600 - Overnight Accommodations 610 - Coastal Recreation Related 620 - Entertainment 630 - Museums <p>Commercial General</p> <ul style="list-style-type: none"> 700 - Retail 710 - Dining/Drinking Establishments 720 - Personal Services 730 - Financial 740 - Auto Sales 750 - Auto Related 760 - Gas Station 770 - Commercial Parking Lots 780 - Grocery Store 	<p>Commercial Neighborhood</p> <ul style="list-style-type: none"> 800 - Retail 810 - Dining/Drinking establishments 820 - Personal Services 830 - Financial 840 - Auto Sales 850 - Auto Related 860 - Gas Station 870 - Commercial Parking Lots 880 - Grocery Store <p>Commercial Office</p> <ul style="list-style-type: none"> 900 - Office 910 - Retail/Office 920 - Medical Office <p>Industrial</p> <ul style="list-style-type: none"> 1000 - Manufacturing 1010 - Warehousing 1020 - Business Park 1030 - Oil Production 	<p>Mixed Use</p> <ul style="list-style-type: none"> 1100 Mixed Use Horizontal 1200 - MU Horizontal Mixed Use Vertical 1300 - MU Vertical <p>Conservation</p> <ul style="list-style-type: none"> 1400 - Habitat Preservation 1410 - Open Space/Cemetery 1420 - Agriculture (Nurseries) <p>OS Commercial Recreation</p> <ul style="list-style-type: none"> 1500 - Commercial Recreational <p>Park</p> <ul style="list-style-type: none"> 1600 - City Park 1610 - Park 1620 - Park <p>Water Recreation</p> <ul style="list-style-type: none"> 1700 - Water Recreation <p>Shore</p> <ul style="list-style-type: none"> 2100 - City Beach 	<p>Public Services</p> <ul style="list-style-type: none"> 1800 - Fire Service Related 1810 - Police Service Related 1820 - Utilities 1830 - Government Office 1840 - Library 1850 - Municipal Parking 1860 - Rail and Transportation 1870 - Senior Center <p>School, Hospital, Religious</p> <ul style="list-style-type: none"> 1900 - Religious 1910 - Private School 1920 - Hospital 1930 - Public School <p>Right of Ways and Vacant</p> <ul style="list-style-type: none"> 2000 - Streets/Alleys 2010 - Vacant 2020 - Vacant Developed 2030 - Under Construction
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PARCELS WITH CHANGED LAND USE CODES BETWEEN THE 2005 AND 2014 SURVEYS

FIGURE 8



Both the original survey and the 2014 update identify and classify existing land use conditions and vacant parcels. The 2014 update consisted of analysis of 2013 aerial photography, recent assessor parcel data, and a windshield survey aided by use of mobile GIS applications. The survey focused on uses in the Downtown area, recently annexed areas, and major commercial corridors and industrial areas, including the following:

- Beach Boulevard corridor and adjacent side-streets between Indianapolis Avenue and Edinger Avenue
- Warner Avenue corridor between Bolsa Chica Street and Beach Boulevard
- Edinger Avenue corridor between Beach Boulevard and Edwards Street
- Brightwater subdivision and Sunset Beach community annexation areas
- Gothard Street corridor and adjacent uses
- Garfield Avenue near Gothard Street intersection and adjacent uses
- Downtown Huntington Beach grid area

Following aerial analysis and field surveys, an updated GIS layer was created reflecting changes identified during the 2014 update.

REGULATORY SETTING

STATE

California Planning Law and General Plan Guidelines

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development (Government Code Section 65300). To successfully guide long-range development, general plans require a complex set of analyses, comprehensive public outreach and input, and public policy covering a broad range of topics. State law also specifies the content of general plans. Current law requires preparation of the following seven mandated elements:

- land use
- circulation
- housing
- conservation
- open space
- noise
- safety

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. According to the Governor’s Office of Planning and Research (OPR) *General Plan Guidelines* (last updated in 2003, currently undergoing a comprehensive update), topics from different elements may be combined, but all must be addressed within the general plan (OPR 2003).

California Coastal Act

The California Coastal Act of 1976 (Coastal Act; Public Resources Code Section 30000) and the CCC, the state's coastal protection and planning agency, were established by voter initiative to plan for and regulate new development, and create strong policies to protect public access to and along the shoreline.

To ensure maximum public access to the coast and public recreation areas, the Coastal Act directs each local government lying within the coastal zone to prepare an LCP consistent with Section 30501 of the Coastal Act, in consultation with the Coastal Commission and with public participation.

Until an LCP has been adopted by the local jurisdiction and certified compliant with the Coastal Act, the Coastal Commission retains permitting authority within the local jurisdiction. Regardless of state or local jurisdiction, a coastal development permit is required for development in the coastal zone that results in changes to the density or intensity of the use of land, changes in water use, and/or impacts to coastal access.

The components of the Coastal Act most relevant to land use and development within the coastal zone in the planning area include:

- Chapter 3: Coastal Resources Planning and Management Policies – provides goals and objectives associated with California's coastal resources and associated public access, recreation, marine environment, land resources, development, and industrial development.
- Chapter 6: Implementation – establishes the process and procedure for the development and certification of LCPs within the coastal zone.
- Chapter 7: Development Controls – creates general provisions and procedures for development within the coastal zone to best achieve the goals and objectives identified in Chapter 3.

REGIONAL AND LOCAL

Southern California Association of Governments Regional Comprehensive Plan

The Southern California Association of Governments (SCAG) is responsible for most regional planning in Southern California. SCAG represents a six-county region that includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties and 189 cities; Huntington Beach is part of the Orange County Council of Governments (OCCOG), which is a sub-region of the SCAG planning area.

SCAG prepared the *2008 Regional Comprehensive Plan (RCP)* to address regional issues, goals, objectives, and policies related to growth and infrastructure challenges in the Southern California region. The RCP is a plan to address issues such as housing, traffic/transportation, air quality, and water and serves as an advisory document to local agencies for their use in preparing local plans that deal with issues of regional significance. The RCP is based on the growth management framework of the Compass Blueprint, but further promotes environmental policies to support the Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) (SCAG 2008).

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

The *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy: Towards a Sustainable Future* provides a comprehensive outline of the regional vision for transportation investments in Southern California through 2035. The RTP was adopted in 2012 and is updated every four years to address regional transportation needs. Only projects included in the RTP become eligible for federal and state funding and federal environmental clearance.

To fulfill its commitments as a metropolitan planning organization under Senate Bill (SB) 375, SCAG adopted an SCS as part of the 2012–2035 RTP designed to reduce greenhouse gas (GHG) emissions from passenger vehicles by 8 percent per capita by 2020, and by 13 percent per capita by 2035 compared to 2005, consistent with regional targets set by the California Air Resources Board. The SCS focuses the majority of new regional housing and job growth in high-quality transit areas and other opportunity areas in existing main streets, downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development.

One aspect of SB 375 that is unique to the SCAG region is that sub-regions within SCAG have the option of creating their own sub-regional SCS. Of SCAG's 15 sub-regions, two accepted this option, including OCCOG. The underlying land use, socioeconomic, and transportation data provided in the OCCOG sub-regional SCS were incorporated into the regional SCS. In Huntington Beach, the Beach Boulevard and Edinger Avenue transportation corridors are identified as SCS high quality transit areas in 2035.

The SCS identifies several GHG emissions reduction actions and strategies for the state, SCAG, and local jurisdictions. The SCS recommends that local jurisdictions: a) update zoning codes to accelerate adoption of SCS land use strategies; b) prioritize transportation investments to support compact infill development that includes a mix of land uses and housing options; c) develop infrastructure plans and educational programs that promote active transportation options; d) emphasize active transportation projects as part of complying with the Complete Streets Act (Assembly Bill 1358), and e) increase the efficiency of existing transportation systems (SCAG 2012).

Orange County Local Agency Formation Commission

Responsibilities of the Orange County Local Agency Formation Commission (LAFCO) include annexations and detachments of land to cities or special districts, the formation and dissolution of governmental agencies (including cities and special districts), and the establishment of spheres of influence, which identify the probable future boundaries of governmental agencies. LAFCO review and approval would be required for any annexations of land or for changes in utility or special district service areas.

City of Huntington Beach Municipal Code

The City of Huntington Beach Zoning Code (Huntington Beach Municipal Code Title 20 – Title 25) is the primary implementation tool for the General Plan Land Use Element. The Zoning Code consists of two parts: the official Zoning Map dividing the city into zones consistent with General Plan land use designations, and text establishing development standards for each zone including permitted uses, density and intensity of uses, building height, performance standards, and other regulations.

Specific Plans

Under California law, a specific plan is a tool for the systematic implementation of the general plan. It links implementing policies of the general plan to the individual development proposals in a defined area. Specific plans are intended to specify the types of uses to be permitted, development standards (e.g., setbacks, heights, landscape, architecture), and circulation and infrastructure improvements more broadly defined by the general plan. Specific plans are often used to ensure that multiple property owners and developers adhere to a single common development plan and to provide flexibility in development standards beyond those contained in the zoning ordinance as a means of achieving superior design.

The City of Huntington Beach has 16 specific plans, as identified below and shown in **Figure 9**.

- | | |
|--------------------------------|------------------------------------|
| 1) North Huntington Center | 10) Magnolia Pacific |
| 2) Pacifica Community | 11) McDonnell Centre Business Park |
| 3) Seabridge | 12) Palm/Goldenwest |
| 4) Huntington Harbour Bay Club | 13) Bella Terra |
| 5) Downtown | 14) Beach and Edinger Corridors |
| 6) Seacliff | 15) Brightwater |
| 7) Ellis-Goldenwest | 16) <i>not in use</i> |
| 8) Meadowlark | 17) <i>Sunset Beach</i> |
| 9) Holly-Seacliff | |

Of these specific plans, 14 have been adopted and are being implemented on an ongoing basis. The Brightwater Specific Plan, which includes the Brightwater subdivision annexation area, was adopted by the City Council in 2007, but has not been submitted to the CCC for an LCP Amendment. The Sunset Beach Specific Plan, which includes the Sunset Beach community annexation area, was adopted by the City Council in 2010, and the corresponding LCP Amendment is currently pending at the CCC (Villasenor 2014).

Local Coastal Program

The California Coastal Act directs each local government located partially or wholly within the coastal zone to prepare an LCP for its portion of the coastal zone. An LCP typically consists of a coastal land use plan and policies for development and conservation within the coastal zone, and an implementation program consisting of ordinances, maps, and implementing actions for the land use plan and policies.

The City of Huntington Beach fulfills the coastal land use plan requirements with its adopted Coastal Element, which is part of the General Plan. The City's Zoning Code and specific plans fulfill the implementation program requirement. The LCP was last comprehensively updated in 2001, and will be updated again following completion of the General Plan update.



REFERENCES

OPR (Governor's Office of Planning and Research). 2003. *State of California General Plan Guidelines*. Sacramento, CA.

SCAG (Southern California Association of Governments). 2008. *Regional Comprehensive Plan*. Los Angeles, CA.

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APPENDICES

**APPENDIX A
LAND USE CODING TABLE**

General Plan Designations	GP Code	Land Use Name	LU Code
Residential			
Residential Low Density	1	Single Family	100
		Res. Private Open Space	110
Residential Medium Density	2	Single Family	200
		Duplex	210
		Multi-Fam. Townhouse	220
		Multi-Fam. Apartment	230
		Res. Private Open Space	240
Residential Med. High Density	3	Single Family	300
		Multi-Fam. Townhouse	310
		Multi-Fam. Apartment	320
		Mobile Home	330
		Res. Private Open Space	340
Residential High Density	4	Single Family	400
		Multi-Fam. Townhouse	410
		Multi-Fam. Apartment	420
		Mobile Home	430
		Res. Private Open Space	440
Commercial			
Commercial Regional	5	Retail Regional Center	500
Commercial Visitor	6	Overnight Accommodations	600
		Coastal Recreation Related	610
		Entertainment	620
		Museums	630
Commercial General	7	Retail	700
		Dining/Drinking establishments	710
		Personal Services	720
		Financial	730

DRAFT EXISTING LAND USE TECHNICAL REPORT

General Plan Designations	GP Code	Land Use Name	LU Code
		Auto Sales	740
		Auto Related	750
		Gas Station	760
		Commercial Parking Lots	770
		Grocery Store	780
Commercial Neighborhood	8	Retail	800
		Dining/Drinking establishments	810
		Personal Services	820
		Financial	830
		Auto Sales	840
		Auto Related	850
		Gas Station	860
		Commercial Parking Lots	870
		Grocery Store	880
Commercial Office	9	Office	900
		Retail/Office	910
		Medical Office	920
Industrial			
Industrial	10	Manufacturing	1000
		Warehousing	1010
		Business Park	1020
		Oil Production	1030
Mixed Use (Must include residential)			
Mixed Use	11	Mixed Use	1100
Mixed Use Horizontal	12	MU Horizontal	1200
Mixed Use Vertical	13	MU Vertical	1300
Open Space			
Conservation	14	Habitat Preservation	1400
		Open Space/Cemetery	1410
		Agricultural/Livestock	1420

DRAFT EXISTING LAND USE TECHNICAL REPORT

General Plan Designations	GP Code	Land Use Name	LU Code
OS Commercial Recreation	15	Commercial Recreational	1500
Park	16	City Park	1600
			1610
			1620
Water Recreation	17	Water Recreation	1700
Shore	21	City Beach	2100
		State Beach	2110
Public			
Public Services	18	Fire Service Related	1800
		Police Services Related	1810
		Utilities	1820
		Government Office	1830
		Library	1840
		Municipal Parking	1850
		Rail and Transportation	1860
		Senior Center	1870
School, Hospital, Religious Institution	19	Religious	1900
		Private School	1910
		Hospital	1920
		Public School	1930
Right of Ways and Bridges	20	Streets/Alleys/Roadways	2000
Vacant			
		Vacant	2010
		Vacant developed	2020