

Article 964PACIFICA COMMUNITY PLAN

(2484-6/81, 2543-4/82, 2627-8/83, 2806-12/85, 2987-3/89, 3070-11/90)

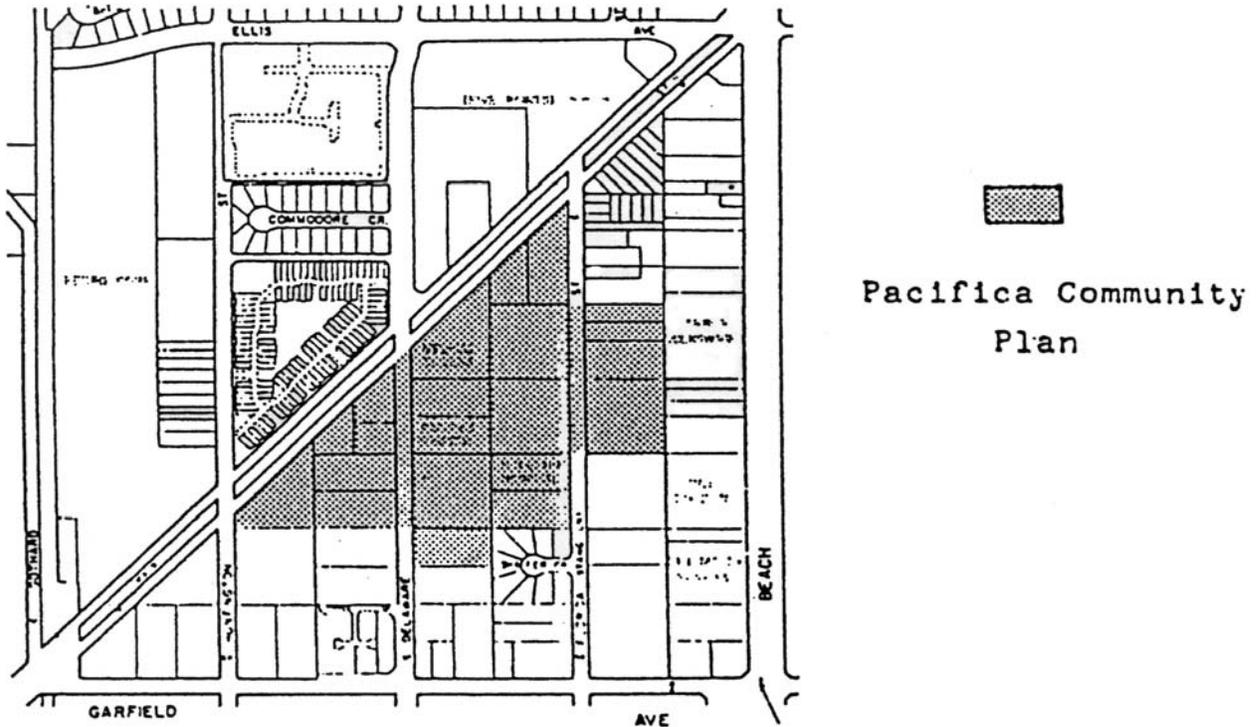
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9640 Purpose. The purpose of this article is to establish a specific plan to promote the orderly development and improvement of a section of the City of Huntington Beach referred to as the Pacifica Community. This specific plan is intended to integrate the area "into an office/professional, medical senior citizen multistory residential complex, and to provide necessary support services that will meet the health, business and housing needs for the elderly of the community.

9641 Specific Plan Boundaries. The real property described herein is included in the Pacifica Community Plan and shall be subject to development provisions and requirements set forth in this article. The Pacifica Community Plan encompasses that area located within the specific plan boundaries as delineated on the area map in subsection (a) hereof and described in subsection (b) hereof.

(a) Area Map



(b) Legal Description. Precisely, Pacifica Community Plan includes the real property described as:

The North 1/2 of Lot 20, Block H of Tract No. 7, Block F, Lots 1-5; Block G, Lots 1-9; the north half of Lot 10 of Tract 7 and Lot 21 and the south half of Lot 20, Block H, as recorded in Book 9, page 8 of Miscellaneous Maps of Orange County, California. (2543-4/82, 2627-8/83)

9642 Definitions. For the purposes of this article, the following words and phrases shall have the meaning set forth. .

(a) Building site shall mean a legally created parcel of land bounded by property lines after dedication.

(b) Office/Professional uses shall mean office building used for the following professional services:

9642 (b) -- 9645.1 (a)(3)

Accountant, architect, attorney, chiropractor, collection agency, dentist, engineer, insurance broker, optometrist, physician and surgeon, private detective, real estate sales, social workers, surveyor, pharmacies or similar uses and occupations.

Diagnostic laboratories and biochemical laboratories that do not exceed twenty-five hundred (2500) square feet in gross area are also considered office/professional uses.

- (c) Perimeter setback shall mean the required setback distance between the specific plan boundary line and any proposed buildings along said boundary lines.
- (d) Property line shall mean the lot line established after street dedication.
- (e) Resident shall mean the occupant or occupants of residential dwelling units located within the specific plan area.
- (f) Specific plan shall mean the Pacifica Community Plan as adopted by the City Council of the City of Huntington Beach.
- (g) Specific plan map shall mean the map described in Section 9646.10.

9643 Conditional Use Permit Required. Any development under the provisions of this specific plan shall be subject to approval of a conditional use permit as provided in Article 984 of the Huntington Beach Ordinance Code. In addition to the criteria provided in Article 984, development proposals within the specific plan area shall be subject to the imposition of conditions to provide for future parking needs in addition to the minimum parking requirements herein.

9644 Establishment of District Areas. This specific plan is divided into District One and District Two, as delineated in the specific plan map contained in Section 9616.10.

9645 Development Standards. Proposed development within the Pacifica Community Plan shall comply with the following development standards, provided further that all applicable provisions of the Huntington Beach Municipal Code shall also apply except where there is conflict with the provisions of this article, in which case the provisions of this article shall take precedence.

9645.1 Permitted Uses. The following uses are permitted in the specific plan area in accordance with the development standards contained in this article, and as delineated on the specific plan map:

- (a) District One Permitted Uses
 - (1) Hospitals and convalescent hospitals;
 - (2) Medical and dental buildings;
 - (3) Pharmacies;

9645.1 (a)(4) -- 9645.5

- (4) Rest homes, nursing homes, residential health care facilities and sanitariums;
- (5) Office/professional uses;
- (6) Service stations with or without convenience markets in conformance with Commercial District Standards contained in Article 922. (2987-3/89)
- (7) Apartments or condominiums when support services prescribed herein are integrated into such structures to implement the purpose of this article.
- (8) Support services to apartments and condominiums including but not limited to eating facilities, beauty/barber shops, libraries, private health clubs, health care facilities and retail commercial establishments.

(b) District Two Permitted Uses

- (1) Apartments when support services prescribed herein are integrated into such structures to implement the purpose of this article.
- (2) Support services to apartments including but not limited to eating facilities, beauty/barbershops, libraries, private health clubs, health care facilities and retail commercial establishments.
- (3) Office/professional uses.
- (4) Public institutions.

9645.2 Minimum Building Site Area.

- (a) Buildings forty-five (45) feet or less in height shall have a minimum building site area or ten thousand (10,000) square feet.
- (b) Buildings exceeding forty-five (45) feet in height shall have a minimum building site area of twenty thousand (20,000) square feet.

9645.3 Maximum Site Coverage. Total site coverage shall not exceed 45 percent of site. provided further. buildings exceeding forty-five (45) feet shall not exceed 25 percent of site coverage.

9645.4 Rear Yard and Interior Side Yard Setback. Except as provided in Section 9645.6, the minimum rear yard and interior side yard setback shall be five (5) feet, provided further that all buildings exceeding forty-five (45) feet in height shall have an additional setback of one (1) foot for every two (2) feet above forty-five (45) feet of building height plus an additional one (1) foot setback for every ten (10) feet of building length facing said yard.

9645.5 Setback From Public Street. Except as provided in Section 9645.6, all buildings and structures shall be set back from a public street as follows:

9645.5 (a) -- 9645.12

- (a) All buildings and structures forty-five (45) feet or less in height shall be set back from a public street a minimum of fifteen (15) feet.
- (b) All buildings and structures exceeding forty-five (45) feet in height shall be set back from a public street a minimum of twenty (20) feet, provided further that said setback shall be increased one (1) foot for each two (2) feet above forty-five (45) feet of building height plus an additional one (1) foot setback for every ten (10) feet of building length facing said street shall also be required.
- (c) The required setback shall be measured from the property line parallel to the public street.

9645.6 Perimeter Setback. All building-s not exceeding forty-five (45) feet in height shall have a minimum perimeter setback of twenty (20) feet from the boundaries of the specific plan unless otherwise designated on the specific plan map. All buildings exceeding forty-five (45) feet in height shall have a minimum perimeter setback of twenty (20) feet provided further that an additional two (2) foot setback for every ten (10) feet above forty-five (45) feet of building height plus an additional one (1) foot setback for every ten (10) feet of building length facing said yard shall be required.

The required perimeter setback shall be measured from the property line along the specific plan boundary.

9645.7 Minimum Distance Between Buildings. The minimum distance between main' buildings shall be fifteen (15) feet provided further that an additional one (1) foot separation shall be provided for every additional two (2) feet of building height above forty-five (45) feet. Where more than one structure exceeds forty-five (45) feet in height, the separation between adjacent buildings shall be calculated by using the tallest structure proposed to be developed on the site.

9645.8 Building Height. Building height within the specific plan area shall not exceed the limitations for each district as delineated upon the specific plan map.

9645.9 Minimum Dwelling Unit Size. All dwelling units within a residential multistory structure shall be exclusively one (1) bedroom units of not less than five hundred (500) square feet of floor area.

9645.10 Parking and loading. All developments shall comply with the standards outlined in Article 960. (3070-11/90)

9645.11 Parking Area Landscaping and Screening. Parking area landscaping and screening shall conform with the standards outlined in Article 960. (3070-11/90)

9645.12 Pedestrian Walkway System. A continuous pedestrian walkway system shall be provided within District Two of the specific plan for the benefit of the residents.

9645.13 Open Space Landscaping and Screening Requirements.

- (a) Excluding any portion of a setback area assigned for parking purposes all setback areas fronting a public street and all recreation, leisure and open space areas shall be landscaped and permanently maintained in an attractive manner.
- (b) Decorative landscape/architectural design elements such as fountains, pools, benches, sculptures, planters, gardens and similar elements shall be provided and incorporated as part of the landscape plan.
- (c) Permanent irrigation facilities shall be provided in all landscaped areas.
- (d) Detailed landscape and irrigation plans shall be submitted to and subject to approval by the Director of the Department of Community Development prior to issuance of building permits.
- (e) Landscaping in the public right-of-way shall be installed in accordance with standard plans and specifications on file in the Department of Public Works.
- (f) Such landscaping shall be installed prior to final inspection.

9645.14 Open Space and Recreation Areas. Open space and recreation areas shall be provided to serve the recreational and leisure activity needs of residents within the specific plan area. Open space and recreation areas shall conform to the following criteria:

- (a) The amount of open space and recreation area shall be provided. at a ratio of two hundred (200) square feet per dwelling unit.
- (b) Common open space and recreation areas may include but not be limited to game courts or game rooms, swimming pools, gyms, saunas, putting greens, garden roofs or grounds, and other similar type facilities.
- (c) At least one (1) main recreation area or facility shall be provided. This area shall be conveniently located to afford maximum use by all residents and shall be located within District Two of the specific plan area.
- (d) Enclosed buildings used for recreational or leisure facilities shall not constitute more than 50 percent of the required open space and recreational area.
- (e) Private balconies shall be provided to serve the private open space needs of residents within the specific plan area. Such balconies shall be located adjacent to the unit they are intended to serve and shall have a minimum area of sixty (60) square feet.

9646 General Provisions. In addition to satisfying the development provisions contained in this article, all proposed development shall comply with the applicable general provisions set out herein.

9646.1 -- 9646.9

9646.1 Transit Facilities. There shall be a transportation transfer facility provided adjacent to Main Street for the purpose of accommodating mass transit vehicles. Said facility shall include a canopy shelter for the convenience and comfort of persons utilizing the facility which shall not be subject to setback requirements of this article. The location of the facility shall generally conform to the location designated upon the specific plan map.

9646.2 Sign Regulations. All signs shall conform to Article 976 of the Huntington Beach Ordinance Code.

9646.3 Sewage and Water Systems Fire Prevention.

- (a) All sewage systems shall comply with standard plans and specifications of the city and shall connect to the city sewage system.
- (b) All water systems shall comply with standard plans and specifications of the city and shall connect to the city water system.
- (c) All fire protection appliances, appurtenances, emergency access and any other applicable requirements pursuant to Chapter 17.56 of the Huntington Beach Municipal Code, shall meet the standard plans and specifications on file with the Fire Department.

9646.4 Telephone and Electrical Service. All on-site electrical lines (excluding lines in excess of 12KV) and telephone lines shall be placed underground.

9646.5 Lighting. The developer shall install an on-site lighting system on all vehicular access ways and along sidewalks. Such lighting shall be directed onto driveways and walkways within the development and away from adjacent properties. Lighting shall also be installed within all parking areas.

9646.6 Refuse Collection Areas.

- (a) Opaque materials shall be used to screen outdoor refuse containers from view from access streets and adjacent property.
- (b) No refuse container area shall be permitted between a street and the setback line.

9646.7 Undeveloped Areas. Undeveloped areas for future expansion shall be maintained in a weed and dust-free condition and shall remain free of debris.

9646.8 Nonconforming Uses and Buildings. Existing uses and buildings which do not meet the criteria contained in this article are declared non-conforming and subject to the applicable requirements of Article 991 and Article 941 of the Huntington Beach Ordinance Code.

9646.9 Park and Recreation Facilities. Any residential developments with the specific plan shall be subject to the requirements of Article 996B, Park and Recreation Facilities, of the Huntington Beach Ordinance Code.

(See specific plan map on next page)

LEGEND

DISTRICT ONE

- A. HOSPITAL COMPLEX/OFFICE PROFESSIONAL/MEDICAL BUILDING
- B. CONVALESCENT AND RESIDENTIAL CARE
- C. RESIDENTIAL CARE/APARTMENTS AND CONDOMINIUMS
- D. RECREATION PARK
- E. MEDICAL FACILITY
- F. MEDICAL BUILDING AND OFFICE/PROFESSIONAL

DISTRICT TWO

- Residential
- Office/Professional and Public Institutions

- SPECIFIC PLAN BOUNDARY
- - - DISTRICT SEPARATION LINE
- ▲ TRANSIT STOP

