

**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION
ZONING TEXT AMENDMENT NO. 15-003
(BEACH AND EDINGER CORRIDORS SPECIFIC PLAN)
MARCH 24, 2015**

SUMMARY

- **Location:** Beach and Edinger Corridors Specific Plan (BECSP - SP 14) boundary
- **Background:** The 459 acre Beach and Edinger Corridors Specific Plan was adopted on March 1, 2010. In 2006, the City Council initiated the BECSP in response to the issues facing the corridors in an effort to enhance the overall economic performance, the failing physical environment and functionality of the Corridors with the objectives to:
 - Position the city such that it would remain competitive and attractive to businesses;
 - Re-position disinvested corridor properties to capture value in the contemporary marketplace;
 - Realign development policies and planned public investments to capitalize on the current primary market trends;
 - Provide a reliable environment for investors that spell out municipal requirements in sufficient detail and that provides enhanced reliability and clarity as to character of future development; and
 - Capitalize on residents with discretionary spending potential to support restaurants, quick foods, electronics, fashion and accessories and services, thereby spinning off additional retail spending.

Various public meetings including 6 community workshops, 8 Planning Commission study sessions, 3 City Council study sessions, PC/CC field trips and 3 public hearings were held.

On March 2, 2015, the City Council held a study session to discuss issues related to the impact of development in the BECSP area. During the study session the City Council discussed potential amendments to the BECSP to address the following issues: Residential MAND, Entitlement Processing, Residential Parking, Building Setbacks, Retail/Commercial Uses, Auto Dealer Standards, Existing Commercial Uses and Residential Density.

- **City Council Action:** On Monday, March 16, 2015, the City Council (Attachment No. 2) directed staff to pursue the following amendments to the Beach and Edinger Corridors Specific Plan:
 - Allow Religious Assembly uses on the ground level in certain districts with a CUP
 - Restrict building heights to four stories maximum
 - Reduce the Maximum Amount of Net New Development (MAND) to 2,100 units
 - Require a CUP for all residential and mixed-use projects
 - Apply the coastal zone parking requirements to all residential projects
 - Increase frontage setbacks to 30 feet minimum for projects fronting public streets (allow CUP to deviate) and require 10-foot upper story setbacks above third story
 - Require all residential projects to have retail/commercial uses at street level (allow CUP to deviate)
 - Modify development standards for auto dealers
 - Allow deviation to Edinger Avenue frontage road requirements for commercial projects adding up to 50 percent of existing square footage
- **Proposed Project:** Zoning Text Amendment (ZTA) No. 15-003 represents a request to amend BECSP pursuant to City Council direction of March 16, 2015. The proposed amendments are provided in Attachment No. 1. A copy of the BECSP is available at the following link:
http://www.huntingtonbeachca.gov/government/departments/planning/major/beach_Edinger.cfm.

- **CEQA:** The proposed amendments are within the scope of the Beach and Edinger Corridors Specific Plan (BECSP) Program Environmental Impact Report (EIR No. 08-008) certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this zoning text amendment and no further environmental review or documentation is required.
- **The Planning Commission public hearing is tentatively scheduled for April 16, 2015.**
A City Council public hearing is tentatively scheduled for May 4, 2015.

Attachments:

1. Draft Resolution and Legislative Draft
2. Request for City Council Action report dated March 16, 2015
3. BECSP – Fact Sheet

DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH APPROVING AN AMENDMENT TO
THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN (SP 14)
(ZONING TEXT AMENDMENT NO. 15-003)

WHEREAS, Zoning Text Amendment No. 15-003 has been prepared and analyzed in the Planning Commission staff report dated April 14, 2015; and Zoning Text Amendment No. 15-003 is a request to amend Specific Plan No. 14 – Beach and Edinger Corridors Specific Plan to reflect a reduction in the Maximum Amount of Net New Development (MAND) and amend various development standards and regulations. The Planning Commission held a public hearing pursuant to Government Code section 65353 on April 14, 2015 to consider said Zoning Text Amendment; and

The Planning Commission is required to make a recommendation to the City Council on the amendment to the Specific Plan pursuant to Government Code Section 65354.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Huntington Beach finds as follows:

SECTION 1: The amendment to the Beach and Edinger Corridors Specific Plan is consistent with the adopted Land Use Element of the General Plan, and other applicable policies and is compatible with surrounding development.

SECTION 2: The amended Beach and Edinger Corridors Specific Plan will continue enhance the potential for superior urban design in comparison with the development standards under the base district provisions that would apply if the Plan had not been adopted.

SECTION 3: The amended Beach and Edinger Corridors Specific Plan provisions are justified by the compensating benefits of improved urban design.

SECTION 4: Amendments to the Beach and Edinger Corridors Specific Plan, attached hereto as Exhibit “A” and incorporated by this reference as thoroughly set forth herein, is hereby adopted and approved.

DRAFT

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on the _____ day of _____.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Director of Planning and Building

ATTACHMENTS

Exhibit A: ZTA No. 15-003 -Specific Plan No. 14 - Beach and Edinger Corridors Specific Plan (Legislative Draft)

EXHIBIT A

LEGISLATIVE DRAFT 03-17-15

(Added text is shown in **bolded and underlined** font and deleted text is shown as ~~strikethrough~~)

BEACH AND EDINGER CORRIDORS SPECIFIC PLAN (SP 14)

BOOK II: DEVELOPMENT CODE

2.1 Development Standards

2.1.1 Maximum Amount of Net New Development (MAND) (Page 10 – BECSP)

This section establishes the maximum amount of net new development that occurs after the adoption of the specific plan in a form to be determined by the Planning and Building Director. Updates to this summary of development will occur each time new development takes place. When the Maximum Amount of New Development (MAND) is reached, no further development may be permitted without an amendment to the MAND provisions and environmental review.

Upon issuance of a Building Permit, a project shall be deemed entitled to its allocation of the MAND specified in the Building Permit, but as such entitlement shall expire unless construction commences for such units within one year of the date of issuance of the Building Permit and is pursued reasonably to completion as determined by the Chief Building and Safety Official. No Building Permit may be issued to allow a net increase in development in excess of the MAND.

The MAND established herein corresponds to the installation of intersection capacity improvements necessary to maintain the community's level of service standard for primary arterial corridor intersections as well as installation of utility infrastructure (i.e. sewer, water, drainage and dry utilities). Detailed descriptions of those infrastructure improvements are included in Book III – Public Improvements.

The MAND for the Beach and Edinger Corridors planning area is analyzed in Environmental Impact Report (EIR) No. 08-008 corresponding to the Beach and Edinger Corridors Specific Plan and is set forth as follows:

Corridor	Dwelling Unit	<u>Permitted Dwelling Units</u>	<u>Remaining Dwelling Units*</u>	Retail SF	Office SF	Hotel Rooms
Edinger	1,745	<u>1,375</u>	<u>0</u>	206,000	0	150
Beach	2,755	<u>525</u>	<u>200</u>	532,000	112,000	200
Total	4,500	<u>1,900</u>	<u>2,100</u>	739,400	112,000	350

*As of the effective date of this amendment to the Beach and Edinger Corridors Specific Plan.

2.1.3 TOWN CENTER – CORE (Pages 12-13 BECSP)

DEVELOPMENT STANDARDS CHARTS

2.2 BUILDING USE REGULATIONS	STANDARDS
2) Civic & Cultural	<u>conditional permitted (C2)</u>
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional permitted (C2, C14, C15 & L4)</u>
b) Multi-Family w/Individual Entries	<u>conditional permitted (C14, C15) (L4) only</u>
c) Attached Single Family	----
d) Detached Single Family	----
2.3 BUILDING SCALE REGULATIONS	STANDARDS
2.3.1 Building Height	
minimum height	3 stories; (A): 1 story
maximum height	<u>4</u> 6-stories
2.4 FRONTAGE & BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.3 Front Yard Setback	
minimum / maximum – Edinger	0 ft / 5 ft <u>30 ft min (C16)</u>
minimum / maximum – Beach	0 ft / 5 ft <u>30 ft min (C16)</u>
minimum / maximum – all other public streets	0 ft / 5 ft: L4: 5/15/ft <u>30 ft min (C16)</u>
<u>Upper story setback</u>	<u>Required (C 13)</u>
2.5 STREET REGULATIONS	STANDARDS
2.5.1 Improvements to Existing Streets	
3) Classic Boulevard	Required (L2)(<u>C12</u>)
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	<u>2</u> ± min / 1 max
spaces per 1 br unit	<u>2</u> ± min / 1.5 max
spaces per 2 br + unit	<u>2</u> ± min / 2 max
<u>spaces per 3 br + unit</u>	<u>2.5 min</u>
Guest spaces per 10 units	<u>5</u> 2-min (<u>0.5 per unit</u>) / 3 max (C12)
location	on site

Development Standards Charts Legend: (Applies to All Centers and Segments)

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I-405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.7 TOWN CENTER – NEIGHBORHOOD (Pages 14-15 BECSP)

DEVELOPMENT STANDARDS CHARTS

2.2 BUILDING USE REGULATIONS	STANDARDS
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional</u> permitted (U9, C14, C15)
b) Multi-Family w/Individual Entries	<u>conditional</u> permitted (U9, C14, C15)
c) Attached Single Family	<u>conditional</u> permitted (U9, C14, C15)
d) Detached Single Family	----
2.3 BUILDING SCALE REGULATIONS	STANDARDS
2.3.1 Building Height	
minimum height	2 stories
maximum height	<u>4</u> 6 stories
2.4 FRONTAGE & BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.3 Front Yard Setback	
minimum / maximum - Beach	0 ft / 10 ft 30 ft min (C16)
minimum / maximum - Main	0 ft / 5 ft 30 ft min (C16)
minimum / maximum - all other public streets	0 ft / 15 ft 30 ft min (C16)
Upper story setback	Required (C 13)
2.5 STREET REGULATIONS	STANDARDS
2.5.1 Improvements to Existing Streets	
3) Classic Boulevard	Required (L2) (C12)
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	2 ± min / 1 max
spaces per 1 br unit	2 ± min / 1.5 max
spaces per 2 br + unit	2 ± .5 min / 2 max
spaces per 3 br + unit	2.5 min
Guest spaces per 10 units	5 2-min (0.5 per unit) / 3 max (C12)
location	on site

Development Standards Charts Legend: *(Applies to All Centers and Segments)*

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a</u>

	<u>Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I-405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.5 NEIGHBORHOOD CENTER (Pages 16-17 BECSP)

DEVELOPMENT STANDARDS CHARTS

2.2 BUILDING USE REGULATIONS	STANDARDS
2) Civic & Cultural	<u>conditional</u> permitted (C2)
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional</u> permitted (C2 or C1/L9, C14, C15)
b) Multi-Family w/Individual Entries	<u>conditional</u> permitted (C2 or C1/L9, C14, C15)
c) Attached Single Family	----
d) Detached Single Family	----
2.3 BUILDING SCALE REGULATIONS	STANDARDS
2.3.1 Building Height	
minimum height	1 story
maximum height	<u>4.5</u> stories (C13)
2.4 FRONTAGE & BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.3 Front Yard Setback	
minimum / maximum - Beach	5 ft / 10 ft; 0 ft / 5 ft (C5) 30 ft min (C16)
minimum / maximum - all other public streets	5 ft / 15 ft (A) 30 ft min (C16)
Upper story setback	Required (C13)
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	2 ± min / 1 max
spaces per 1 br unit	2 ± min / 1.5 max
spaces per 2 br + unit	2 1.5-min / 2 max
spaces per 3 br + unit	2.5 min
Guest spaces per 10 units	5 2-min (0.5 per unit) / 3 max (C12)
location	on site

Development Standards Charts Legend: (Applies to All Centers and Segments)

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height

	<u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I 405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.6 TOWN CENTER BOULEVARD (Pages 18-19 BECSP)

DEVELOPMENT STANDARDS CHARTS

2.2 BUILDING USE REGULATIONS	STANDARDS
1) Retail	
m) Vehicle Sales	Permitted (L1) only
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional permitted (C14 & C15)</u>
b) Multi-Family w/Individual Entries	<u>conditional permitted (C14 & C15)</u>
c) Attached Single Family	<u>conditional permitted (C14 & C15)</u>
d) Detached Single Family	----
2.3 BUILDING SCALE REGULATIONS	STANDARDS
2.3.1 Building Height	
minimum	1 story
maximum	<u>4</u> 5 stories (C14)
2.4 FRONTAGE AND BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.2 Private Frontage Types	
3) Private Frontage Specification	<u>(U11)</u>
2.4.3 Front Yard Setback	
minimum / maximum – Edinger	0 ft / 15 ft <u>30 ft min (C16)</u>
minimum / maximum – Beach	12 ft / 25 ft <u>30 ft min (C16)</u>
minimum / maximum – all other public streets	5 ft / 15 ft <u>30 ft min (C16)</u>
<u>Upper story setback</u>	<u>Required (C 13)</u>
2.4.7 Frontage Coverage	
minimum – Edinger/Beach/Main	50% <u>(U11)</u>
minimum – all other streets	50% (A)
2.5 STREET REGULATIONS	STANDARDS
2.5.1 Improvements to Existing Streets	
3) Classic Boulevard	required (L2, <u>C12</u>)
2.6 OPEN SPACE REGULATIONS	STANDARDS
2.6.1 Provision of Public Open Space	
1) Retail	50 s.f. / 1000 s.f. (C8) <u>(U11)</u>
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	<u>2</u> ± min / <u>1</u> max
spaces per 1 br unit	<u>2</u> ± min / <u>1.5</u> max
spaces per 2 br + unit	<u>2</u> ± <u>1.5</u> min / <u>2</u> max

spaces per 3 br + unit	2.5 min
Guest spaces per 10 units	5 2 min (0.5 per unit) /3 max (C12)
location	on site
2.7.2 Parking Types	
1) Surface Lot – Front	---- Permitted (U10)
4) Surface Lot – Exposed	----- (A) (U10)
2.8 ARCHITECTURAL REGULATIONS	STANDARDS
2.8.1 Façade Height Articulation Regulations	
Top	Required (U11)
Base	Required (U11)

Development Standards Charts Legend: *(Applies to All Centers and Segments)*

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I 405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
	<u>(U10) Auto dealers only</u>
	<u>(U11) Not applicable to new or existing Auto dealers</u>

2.1.7 NEIGHBORHOOD BOULEVARD (Pages 20-21 BECSP)	
DEVELOPMENT STANDARDS CHARTS	
2.2 BUILDING USE REGULATIONS	STANDARDS
2) Retail	
m) Vehicle Sales	Permitted
6) Residential	
a) Multi-Family w/Common Entry	conditional permitted (C14 & C15)
b) Multi-Family w/Individual Entries	conditional permitted (C14 & C15)
c) Attached Single Family	conditional permitted (C14 & C15)
d) Detached Single Family	----
2.4 FRONTAGE AND BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.2 Private Frontage Types	
4) Private Frontage Specification	(U11)
2.4.3 Front Yard Setback	
minimum / maximum - Beach	12 ft to 25 ft 30 ft min (C16)
minimum / maximum - all other public streets	5 ft / 15 ft 30 ft min (C16)
Upper story setback	Required (C 13)
2.4.7 Frontage Coverage	
minimum – Edinger/Beach/Main	50% (U11)
minimum – all other streets	50% (A) (U11)
2.6 OPEN SPACE REGULATIONS	STANDARDS
2.6.1 Provision of Public Open Space	
2) Retail	50 s.f. / 1000 s.f. (C8) (U11)
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	2 ± min /1 max
spaces per 1 br unit	2 ± min /1.5 max
spaces per 2 br + unit	2 ±.5 min /2max
spaces per 3 br + unit	2.5 min
Guest spaces per 10 units	5 ± min (0.5 per unit) /3 max (C12)
location	on site
2.7.2 Parking Types	
2) Surface Lot - Front	---- Permitted (U10)
5) Surface Lot - Exposed	----- Permitted (U10)
2.8 ARCHITECTURAL REGULATIONS	STANDARDS
2.8.1 Façade Height Articulation Regulations	
Top	Required (U11)
Base	Required (U11)

Development Standards Charts Legend: *(Applies to All Centers and Segments)*

Special Conditions:	
(C12)	Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic

	<u>Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I-405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.8 NEIGHBORHOOD PARKWAY (Pages 22-23 BECSP)

DEVELOPMENT STANDARDS CHARTS

2.2 BUILDING USE REGULATIONS	STANDARDS
3) Retail	
m) Vehicle Sales	NC (C7)
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional permitted (C14 & C15)</u>
b) Multi-Family w/Individual Entries	<u>conditional permitted (C14 & C15)</u>
c) Attached Single Family	<u>conditional permitted (C14 & C15)</u>
d) Detached Single Family	----
2.4 FRONTAGE AND BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.2 Private Frontage Types	
5) Private Frontage Specification	<u>(U11)</u>
2.4.3 Front Yard Setback	
minimum /maximum - Beach	30 ft (C6) / <u>no max min (C16)</u>
minimum /maximum - all other public streets	<u>5 ft / 15 ft 30 ft min (C16)</u>
Upper story setback	<u>Required (C 13)</u>
2.4.7 Frontage Coverage	
minimum – Edinger/Beach/Main	no min
minimum – all other streets	70% <u>(U11)</u>
2.6 OPEN SPACE REGULATIONS	STANDARDS
2.6.1 Provision of Public Open Space	
3) Retail	50 s.f. / 1000 s.f. (C8) <u>(U11)</u>
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	<u>2 ± min / 1 max</u>
spaces per 1 br unit	<u>2 ± min / 1.5 max</u>
spaces per 2 br + unit	<u>2 ± 5 min / 2 max</u>
spaces per 3 br + unit	<u>2.5 min</u>
Guest spaces per 10 units	<u>5 ± min (0.5 per unit) / 3 max (C12)</u>
location	on site
2.7.2 Parking Types	
3) Surface Lot - Front	---- <u>Permitted (U10)</u>
6) Surface Lot - Exposed	----- <u>Permitted (U10)</u>
2.8 ARCHITECTURAL REGULATIONS	STANDARDS
2.8.1 Façade Height Articulation Regulations	
Top	Required <u>(U11)</u>
Base	Required <u>(U11)</u>

Development Standards Charts Legend: (Applies to All Centers and Segments)

Special Conditions:	
(C12)	Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a

	<u>Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I-405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.9 RESIDENTIAL PARKWAY (Pages 24-25 BECSP)	
DEVELOPMENT STANDARDS CHARTS	
2.2 BUILDING USE REGULATIONS	STANDARDS
6) Residential	
a) Multi-Family w/Common Entry	<u>conditional</u> permitted (C14, C15)
b) Multi-Family w/Individual Entries	<u>conditional</u> permitted (C14, C15)
c) Attached Single Family	<u>conditional</u> permitted (C14, C15)
d) Detached Single Family	<u>conditional</u> permitted (C14, C15)
2.4 FRONTAGE & BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.3 Front Yard Setback	
minimum / maximum - Beach	30 ft (C6) / no max <u>min (C16)</u>
minimum / maximum - all other streets	10 ft / 25 ft <u>30 ft min (C16)</u>
<u>Upper story setback</u>	<u>Required (C 13)</u>
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	<u>2 ± min / 1 max</u>
spaces per 1 br unit	<u>2 ± min / 1.5 max</u>
spaces per 2 br + unit	<u>2 ±.5-min / 2 max</u>
<u>spaces per 3 br + unit</u>	<u>2.5 min</u>
Guest spaces per 10 units	<u>5 2-min (0.5 per unit) / 3 max (C12)</u>
location	on site

Development Standards Charts Legend: (Applies to All Centers and Segments)

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
(C13)	Up to 6 stories with a CUP if on the same site with existing buildings of same or greater height <u>Minimum 10 ft setback along front and sides of building for a depth of minimum 100 ft for structures above three stories</u>
(C14)	Up to 14 stories with a CUP if property is within 500 ft. of I-405 <u>All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a Conditional Use Permit from the Planning Commission</u>
(C15)	<u>Conditional Use Permit from the Planning Commission shall be required for all residential and mixed-use: residential/commercial projects</u>
(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.1.9 RESIDENTIAL TRANSITION ZONE (Pages 26-27 BECSP)	
DEVELOPMENT STANDARDS CHARTS	
2.2 BUILDING USE REGULATIONS	STANDARDS
6) Residential	
a) Multi-Family w/Common Entry	----
b) Multi-Family w/Individual Entries	<u>conditional permitted (C14, C15)</u>
c) Attached Single Family	<u>conditional permitted (C14, C15)</u>
d) Detached Single Family	<u>conditional permitted (C14, C15)</u>
2.4 FRONTAGE & BUILDING PLACEMENT REGULATIONS	STANDARDS
2.4.3 Front Yard Setback	
minimum / maximum - Edinger	15 ft / 30 ft <u>min (C16)</u>
minimum / maximum - all other public streets	5 ft / 20 ft <u>30 ft min (C16)</u>
Upper story setback	N/A
2.7 PARKING REGULATIONS	STANDARDS
2.7.1 Provision of Parking	
13) Residential Uses	
spaces per studio unit	<u>2 ± min / 1 max</u>
spaces per 1 br unit	<u>2 ± min / 1.5 max</u>
spaces per 2 br + unit	<u>2 ± 1.5-min / 2 max</u>
spaces per 3 br + unit	<u>2.5 min</u>
Guest spaces per 10 units	<u>5 2-min (0.5 per unit) / 3 max (C12)</u>
location	on site

Development Standards Charts Legend: (Applies to All Centers and Segments)

Special Conditions:	
(C12)	<u>Commercial projects proposing additions greater than 20% of existing square footage but not exceeding 50% have the option to provide the Classic Boulevard design or a Neighborhood Street configuration with 6' sidewalk and 6' parkway; however, Classic Boulevard street lights and furnishings shall apply</u> A minimum of 1 guest space/10DU requires a conditional use permit
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(C16)	<u>May be reduced to minimum of 15 ft pursuant to Conditional Use Permit from the Planning Commission</u>
Use:	
<u>(U10) Auto dealers only</u>	
<u>(U11) Not applicable to new or existing Auto dealers</u>	

2.2 Building Use Regulations (Pages 28 & 29 BECSP)

2) Civic & Cultural Definition: Services (including education and utilities), cultural institutions, and recreational facilities made available to the general public for free or at a reasonable cost such as those listed. <u>Special Conditions for Civic and Cultural uses</u> (1) <u>A conditional use permit shall be required in the Neighborhood Center and Town Center – Core segments</u>		
	Religious assembly	•
	Baseball, football, soccer, tennis, and other sports fields and courts	•
	Educational facilities	•
	Indoor public recreation facilities	•
	Libraries	•
	Exhibition, convention, or conference centers	•
	City halls	•
	Hospitals	c
	Courthouses	•
	Museums	•
	Performing arts facilities	•
	Stadiums, not including stadiums for professional sports teams	c
	Swimming pools	•
Post offices	•	
Transit facilities, terminals & stations	•	
Police stations & fire stations	•	

6) Residential		
a) Multi-family with Common Lobby Entry	Dwelling units, accessory	•
Definition: Buildings designed as a residence for multiple households where some dwelling units are accessed from a common lobby entry or shared hallway	Dwelling units, primary, two or more households per structure	• <u>C</u>
b) Multi-family with Individual Entry	Dwelling units, accessory	•
Definition: Building designed as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from a public sidewalk	Dwelling units, primary, two or more households per structure	• <u>C</u>
c) Attached Single –Family Homes	Dwelling units, accessory	•
Definition: Attached homes on separate parcels sharing common walls with each home featuring an entrance accessed directly from a public sidewalk	Dwelling units, primary, one household per structure	• <u>C</u>
d) Detached Single-Family Homes	Dwelling units, accessory	•
Definition: A detached building designed as a residence for one household	Dwelling units, primary, one household per structure	• <u>C</u>

2.6 Open Space Regulations

2.6.4 PUBLIC OPEN SPACE TYPES *(Page 58 BECSP)*

Public open spaces within the Plan Area shall be designed as one of the Public Open Space Types defined in this section. Guidelines for design are provided in Section 2.6.8.

4.) Plaza

- i) An open space available for civic purposes, commercial activities, and community recreation.
- ii) A plaza shall be open to by a public street on at least one side.
- iii) Plazas should be located at the intersection of primary pedestrian routes.
- iv) Landscaping is primarily **paths, lawns or ornamental grasses, trees, and** enhanced/enriched hardscape.
- v) Plazas shall not exceed one (1) acres.
- vi) The ground level frontage(s) not separated from the plaza by public streets shall be primarily lined with shopfronts **or residential units provided a minimum of one single public or private entry point is incorporated along the front façade.**



CITY OF HUNTINGTON BEACH REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: 3/16/2015
SUBMITTED TO: Honorable Mayor and City Council Members
SUBMITTED BY: Fred A. Wilson, City Manager
PREPARED BY: Scott Hess, AICP, Director of Planning and Building
SUBJECT: Direct Staff to pursue Amendments to the Beach and Edinger Corridors Specific Plan (BECSP)

Statement of Issue:

Based on input provided by the City Council at the March 2, 2015, City Council Study Session, this item directs staff to pursue amendments to the Beach and Edinger Corridors Specific Plan (BECSP).

Financial Impact:

Not applicable.

Recommended Action:

Direct staff to pursue amendments to the BECSP to:

- A) Reduce the residential MAND to 2,100 units;
- B) Require a CUP for all residential and mixed-use projects;
- C) Apply the coastal zone parking requirements to all residential projects;
- D) Increase front yard setbacks to 30 feet minimum (allow CUP to deviate) and require 10-foot upper story setbacks above the third story;
- E) Require all residential projects to have retail/commercial uses at street level (allow CUP to deviate);
- F) Modify development standards for auto dealers; and,
- G) Allow deviation to Edinger frontage road requirements for commercial projects adding up to 50 percent of existing square footage.

Alternative Action(s):

Do not direct staff to pursue amendments to the Beach and Edinger Corridors Specific Plan.

Analysis:

At the March 2, 2015, City Council Study Session, staff presented eight issues related to development within the BECSP and identified areas of the BECSP that could be amended to specifically address the issues. (ATTACHMENT NO. 1) The City Council discussed each issue and provided input to staff. Based on the input received from the City Council, the following amendments to the BECSP will be pursued:

1. Modify the residential MAND from 4,500 units to 2,100 units;

Once the residential MAND is reached, any project proposing residential units would require a Zoning Text Amendment to amend the BECSP to increase the residential MAND, an Environmental Assessment to conduct environmental review in accordance with CEQA, and a Conditional Use Permit pursuant to item two below.

2. Require a Conditional Use Permit (CUP) to the Planning Commission for all residential and mixed-use: residential/commercial projects;
3. Modify the residential parking requirements to reflect the coastal zone multi-family residential parking requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) as follows:

Coastal Zone Parking Standards

Number bedrooms	Spaces Required
Studio/1 BR	2 spaces/unit min.
2 BR	2 spaces/unit min.
3 or more BR	2.5 spaces/unit min.
Guest	0.5 space/unit min.

4. Increase the required front yard setback to 30 feet minimum on Beach Boulevard and Edinger Avenue and allow deviations with approval of a CUP, and require minimum 10-foot upper story setbacks above the third story.
5. Require all residential projects to have retail/commercial uses at street level and allow deviations with approval of a CUP.
6. Modify development standards for auto dealers;
7. Allow commercial projects proposing additions of up to 50 percent of the existing square footage to deviate from the Edinger Avenue streetscape requirements.

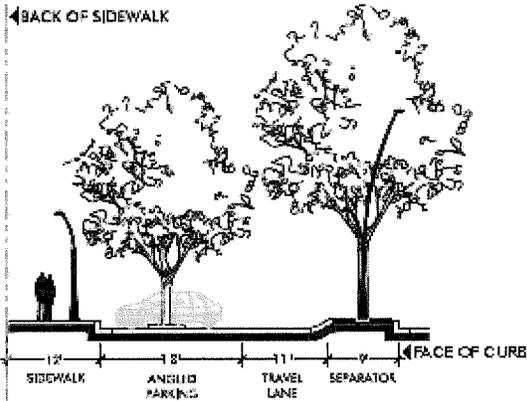
Currently, any project proposing new construction or an addition over 20 percent of the existing square footage is required to provide streetscape improvements to the existing public right-of-way (i.e. – sidewalk and parkway improvements). On Edinger Avenue, the prescribed streetscape improvements require a landscaped median separating the existing vehicular travel lanes, a drive aisle and a row of angled parking in addition to a new sidewalk.

The BECSP amendment would allow commercial projects proposing additions of more than 20 percent (i.e. – projects that trigger the Edinger Avenue streetscape improvements), but not exceeding 50 percent, to deviate from the prescribed Edinger Avenue streetscape improvements, specifically the requirement for a separator median with a row of angled parking and drive aisle. However, those projects that propose to add more than 20 percent, but not exceeding 50 percent, would still be required to provide sidewalk and parkway improvements. The projects proposing additions between 21 and 50 percent will have the option to provide sidewalk and parkway improvements only or implement the full Edinger Avenue streetscape. Commercial projects proposing additions over 50 percent and new construction would require the full Edinger Avenue streetscape improvements.

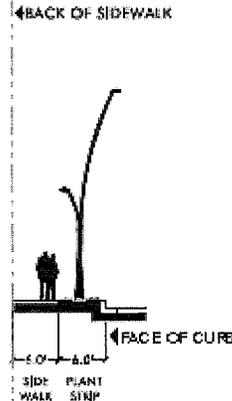
Edinger Avenue Commercial Project – Streetscape Requirements

Additions ≤ 20%	Additions >20% and ≤50%	Additions >50%/New Construction
No streetscape improvements required	Sidewalk and Parkway Only <i>or</i> Full Edinger Avenue Streetscape	Full Edinger Avenue Streetscape

Edinger Avenue Streetscape



Sidewalk and Parkway Only



Upon City Council direction, staff will commence the process to amend the BECSP. A tentative timeline to amend the BECSP is provided in the table below.

Task	Date
Planning Commission Study Session	March 24, 2015
Planning Commission Public Hearing	April 14, 2015
City Council Public Hearing	May 4, 2015
Effective Date	May 5, 2015

Environmental Status:

This item involves City Council direction to pursue amendments to the BECSP only and is exempt under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, which exempts activities where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

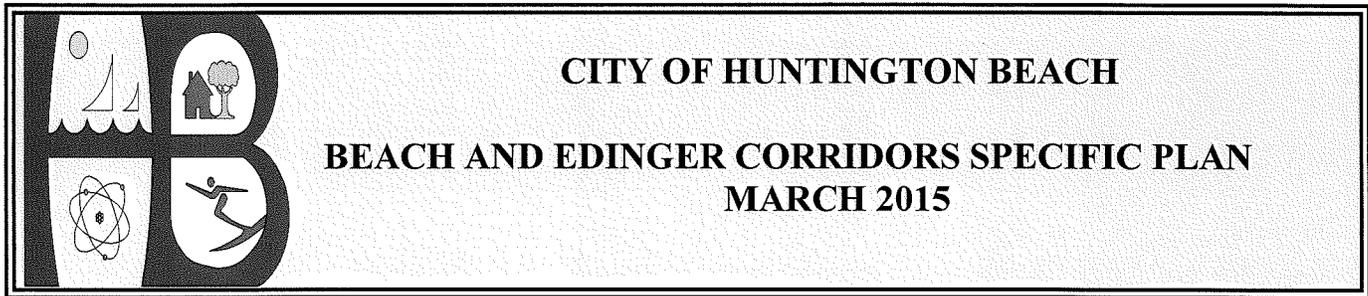
Any proposed amendments to the BECSP would require environmental review pursuant to CEQA prior to adoption.

Strategic Plan Goal:

Improve quality of life

Attachment(s):

1. City Council Study Session PowerPoint Presentation titled "BECSP Amendment," dated March 2, 2015



FACT SHEET

- **Location Overview:** 459 ac, Edinger Ave from Goldenwest to Beach Blvd, south to Atlanta (see project area map)
- **General Plan:** M-sp-d (Mixed Use – Specific Plan - Design Overlay)
- **Zoning:** Beach and Edinger Corridors Specific Plan (SP 14)
- **History:**

In 1999, the City Council added the Edinger Corridor Specific Plan (ECSP) and Economic Development Action Plan to their priority list of projects. In 2000, a consulting firm was hired to prepare the ECSP. The ECSP was initiated by City Council because various special studies concluded that as a primary entrance to the City of Huntington Beach Edinger Avenue was not taking advantage of its location next to the Mall or as a potential commercial regional destination. Special studies explored a variety of development options within and surrounding the project area.

During 2000-2001, a total of three community workshops were conducted to solicit comments and participation from the community. Throughout the three workshops, participants showed considerable support for ongoing efforts to address the complicated issues affecting Huntington Beach and the Edinger Corridor area. In March 2005, an update of the ECSP was presented to the City Council. By the end of 2005, the draft ECSP was completed. A draft was made available to the public on January 6, 2006 for review and comments. The draft ECSP was presented to the City Council at a study session on January 17, 2006 and two study sessions were held with the Planning Commission.

On February 28, 2006, a public hearing was held before the Planning Commission for consideration of the adoption of the draft Edinger Corridor Specific Plan. Upon discussion and significant comments by the public, including property owners, the Planning Commission voted to continue the Specific Plan and outlined a list of issues to improve that Specific Plan document. The revitalization of Beach Boulevard was also under discussion during this timeframe and a Corridor Workshop was held in September 2005. After a review of the Planning Commission's concerns, the City concluded that it would be more efficient to combine both corridors into a comprehensive Specific Plan. In 2006, the City Council directed staff to combine both Beach Boulevard and Edinger Avenue to form the Beach and Edinger Corridors Specific Plan.

The Beach and Edinger Corridors Specific Plan project began in 2007 with a series of workshops to solicit public comments and receive input prior to the drafting of the Specific Plan document. The analysis of the revised Specific Plan began with a series of workshops and study sessions, as well as meetings with focus groups. Below is a list of the public meetings held for the Beach and Edinger Corridors Specific Plan.

2007

Community Workshop #1: Existing Conditions and Community Aspirations - May 10, 2007
Community Workshop # 2: Revitalization Concepts-Broad Brush Alternatives and Trade-Offs - June 20, 2007
Community Workshop # 3: Traffic - August 27, 2007
Community Workshop # 4: Making the Most of Near Term Opportunities/Vision for Edinger - Sept. 20, 2007

2008

City Council Study Session: Making the Most of Short-Term Opportunities/Vision for Edinger – Jan. 8, 2008
Community Workshop # 5: Design Character & Identity for the Beach/Edinger Corridors – Jan. 30, 2008
Community Workshop # 6: Envisioned Future/Revitalization Strategy for Beach Blvd. – Feb. 7, 2008
City Council Study Session: Revitalization Strategy & Envisioned Future Corridors – April 17, 2008
City Council Study Session: Draft Specific Plan – Oct. 20, 2008

2009

Planning Commission Study Session #1: Introduction and Book I Overview - March 24, 2009
Planning Commission Study Session #2: Book II Overview - April 14, 2009
Planning Commission Study Session #3: Book II Overview – May 12, 2009
Planning Commission Study Session #4: Book III Overview - May 26, 2009
Planning Commission Study Session #5: Book III Continued Overview - June 9, 2009
Planning Commission Study Session #6: Specific Plan Comments – Sept. 22, 2009
Planning Commission Study Session #7: Specific Plan Comments – Oct. 13, 2009
Planning Commission Field Trip: Review of Development Standards – Oct. 29, 2009
Planning Commission Study Session #8: EIR – Nov. 9, 2009
Planning Commission Public Hearing: EIR and Project – Dec. 8, 2009

2010

Planning Commission Approved Specific Plan – January 12, 2010
City Council Approved Specific Plan/General Plan Amendment/Zoning Map Amendment – March 1, 2010
Specific Plan effective April 16, 2010