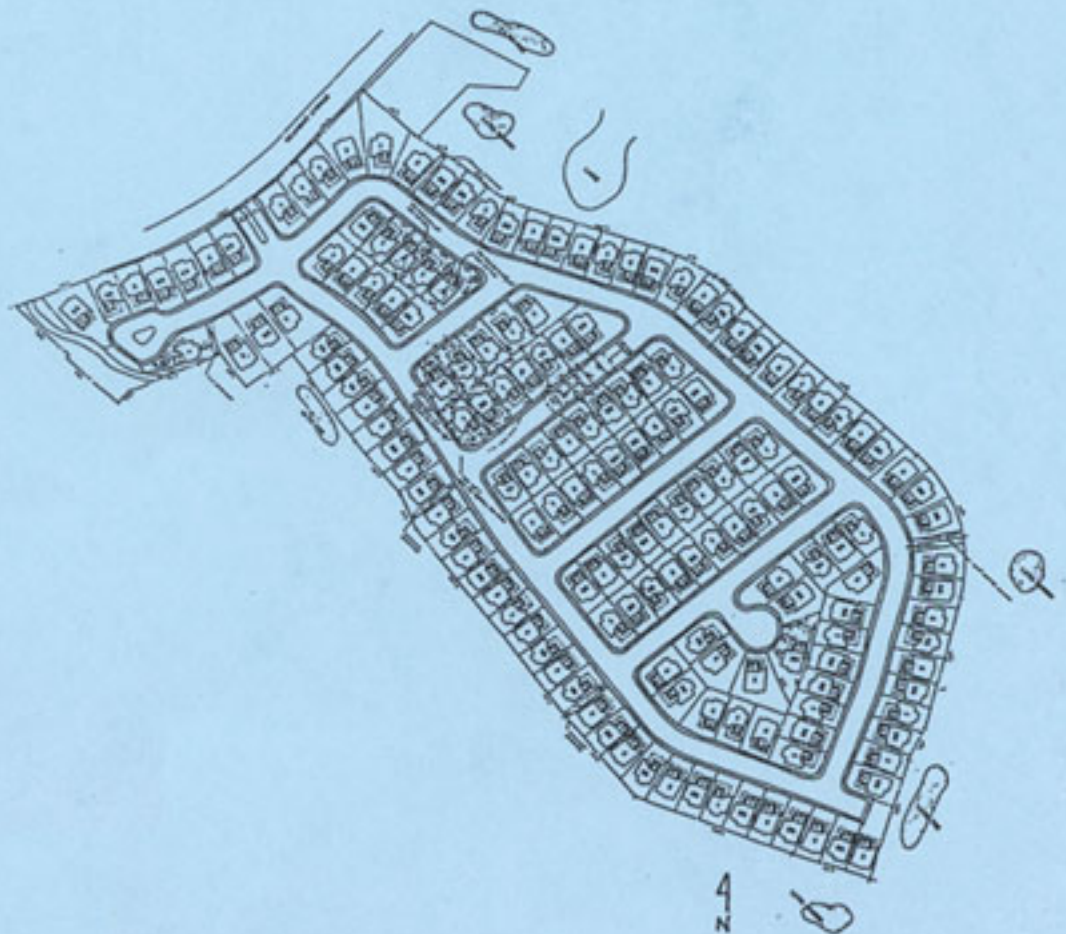


SEACLIFF

SPECIFIC PLAN # 1

City of Huntington Beach



SEACLIFF

SPECIFIC PLAN #1

City of Huntington Beach

(Adpoted September 19, 1988)

ORDINANCE NO. 2959

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ORDINANCE CODE BY AMENDING DISTRICT MAP 3 TO INCORPORATE SEACLIFF SPECIFIC PLAN NO.1 AND ADDING SECTION 9300(c) TO THE HUNTINGTON BEACH ORDINANCE CODE. (ZONE CHANGE NO.88-9)

WHEREAS, after notice duly given pursuant to Government Code Section 65500, the City Council of the City of Huntington Beach held a public hearing on Zone Change 88-9 (Seacliff Specific Plan No. I) and Negative Declaration No.88-18 on September 6, 1988 ; and

Adoption of Seacliff Specific Plan No. I, covering twenty eight acres, more or less, located southeasterly of current terminus of Seapoint Avenue, attached hereto and incorporated herein as Exhibit A, is the most desirable method of providing regulated development of the area included within said specific plan in accordance with the objectives set out in such specific Plan; and

On September 6, 1988 , after notice duly given, hearing was held before this Council on Seacliff Specific Plan No. 1 and Negative Declaration No.88-18, and the Council finds that such specific plan is necessary for the orderly, regulated development of the real property included within the Seacliff Specific plan #1, and finds that the policies and procedures set out in such specific plan are satisfactory and in agreement with the general concept as set out in the City's General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does ordain as follows:

SECTION I. District Map 3 of the Huntington Beach Ordinance Code is hereby amended to incorporate Seacliff Specific Plan No. 1.

SECTION 2. Seacliff Specific Plan No. 1, attached hereto as Exhibit A and by this reference incorporated herein, is hereby

approved, and copies of such specific plan shall be maintained for inspection in the Office of the City Clerk and the Department of Community Development.

SECTION 3. Section 9300(c) is hereby added to the Huntington Beach Ordinance Code to read as follows:

Section 9300(c). Seacliff Specific Plan No. 1.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 19th day of September, 1988.

ATTEST:

Connie Brockway
City Clerk

REVIEWED AND APPROVED:

RE [Signature]
City Administrator

bc

[Signature]
Mayor

APPROVED AS TO FORM:

[Signature] City Attorney 88-2-81

INITIATED AND APPROVED:

[Signature]
Director of Community Development

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F. Appendix A - Huntington Beach Ordinance Code. Article 911 (8/87)

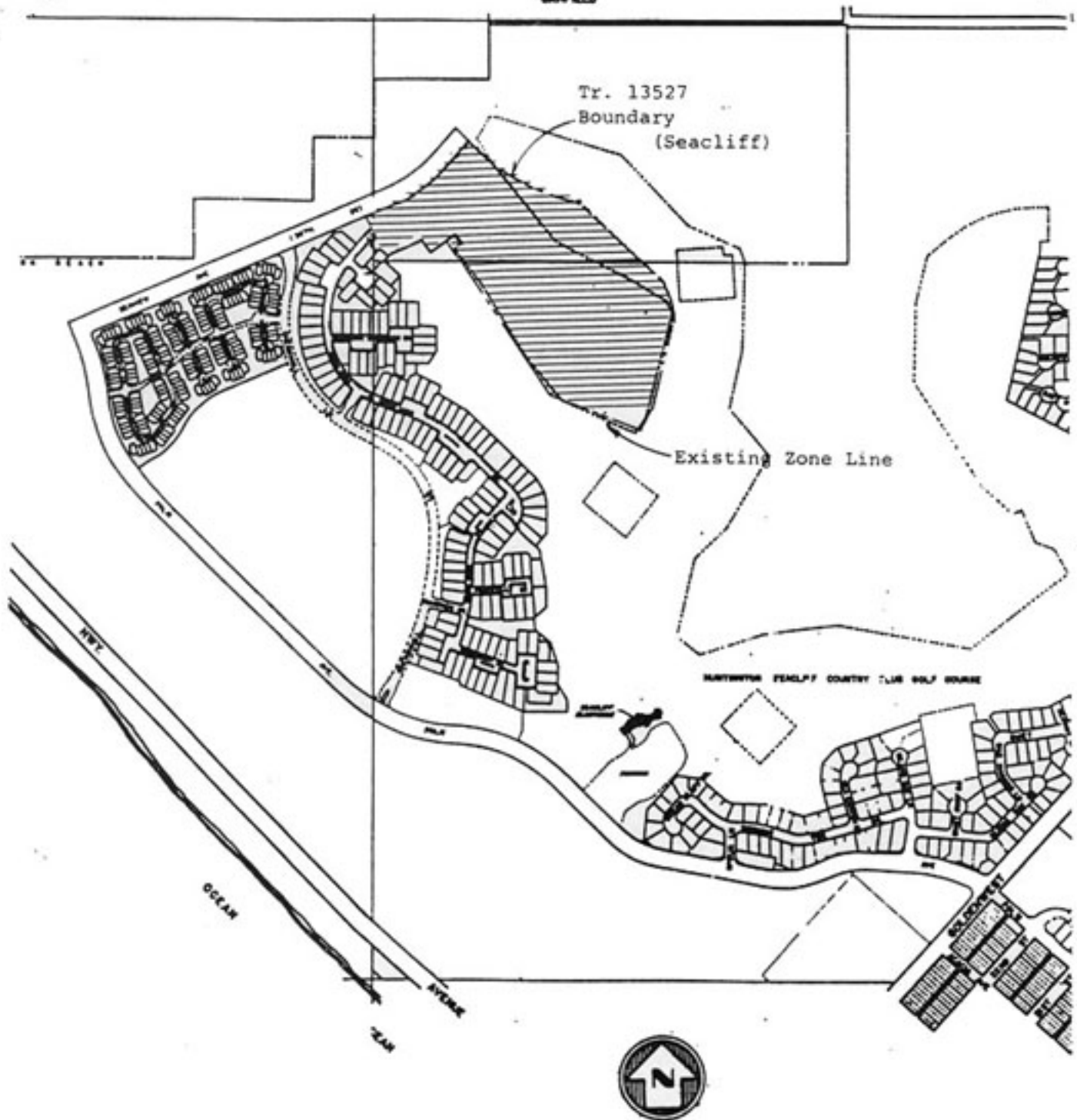
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Introduction

A. INTRODUCTION

1. Purpose - The Land Use Element of the General Plan for the City of Huntington Beach designates certain areas generally bounded by Garfield Avenue on the north, Goldenwest Street on the east, Pacific Coast Highway on the south and the City boundary on the west as Planned Community (see Exhibit A). The Planned Community designation is to be implemented through adoption of a Specific Plan. The Seacliff Specific Plan is designed to meet the planning requirements of the Land Use Element of the General Plan. It is intended to serve as a general set of conditions and regulations that will promote the orderly development of the property and provide direction for preparing a plan for development while providing sufficient flexibility to permit design creativity.
2. Specific Plan Boundaries - See Exhibit B attached.



AREA MAP
EXHIBIT "A"

EXHIBIT 'B'
LEGAL DESCRIPTION

3

BEING THAT PORTION OF FRACTIONAL SECTIONS 3 AND 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT S OF TRACT NO.10069, AS SHOWN ON THE MAP RECORDED IN BOOK 504, PAGES 37 THROUGH 48 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING ON THE SOUTHERLY LINE OF SEAPoint AVENUE, (SEAVIEW AVENUE AS SHOWN ON SAID TRACT NO.10069) 100.00 FEET IN WIDTH, AS SHOWN ON SAID MAP, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: NORTH 68°20'52" EAST 247.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 850.00 FEET NORTHEASTERLY 395.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°38'39" AND NORTH 41°42'13" EAST 164.55 FEET TO THE MOST NORTHERLY CORNER OF LOT P AS SHOWN ON SAID MAP; THENCE SOUTH 48°17'47" EAST 140.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT P; THENCE SOUTH 57°00'00" EAST 100.00 FEET; THENCE SOUTH 49°54'05" EAST 91.98 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY, 142.37 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°05'55"; THENCE SOUTH 75°00'00" EAST 213.39 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY, 116.80 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°46'09"; THENCE SOUTH 48°13'51" EAST 512.57 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY, 319.92 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°06'04"; THENCE SOUTH 12°52'13" WEST 236.13 FEET; THENCE SOUTH 23°17'43" WEST 100.63 FEET; THENCE SOUTH 15°48'38" WEST 255.75 FEET; THENCE NORTH 69°48'12" WEST 499.45 FEET; THENCE NORTH 39°21'27" WEST 413.24 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1325.00 FEET; THENCE NORTHWESTERLY, 118.06 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°06'18"; THENCE NORTH 34°15'09" WEST 445.62 FEET; THENCE NORTH 39°21'27" WEST 123.40 FEET TO THE SOUTHEASTERLY LINE OF LOT 147 OF SAID TRACT NO.10069; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT NO.10069 THE FOLLOWING COURSES: SOUTH 53°43'33" WEST 114.62 FEET, NORTH 37°08'48" WEST 82.80 FEET, SOUTH 66°48'08" WEST 190.39 FEET AND SOUTH 41°11'09" WEST 26.14 FEET; THENCE NORTH 47°27'33" WEST 140.00 FEET ALONG THE SOUTH LINE OF LOT R; THENCE NORTH 42°32'37" EAST 5.40 FEET ALONG THE EAST LINE OF LOT M; THENCE NORTH 47°27'33" WEST 136.28 FEET ALONG THE NORTH LINES OF LOTS M AND T, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 28.61 ACRES, MORE OR LESS.

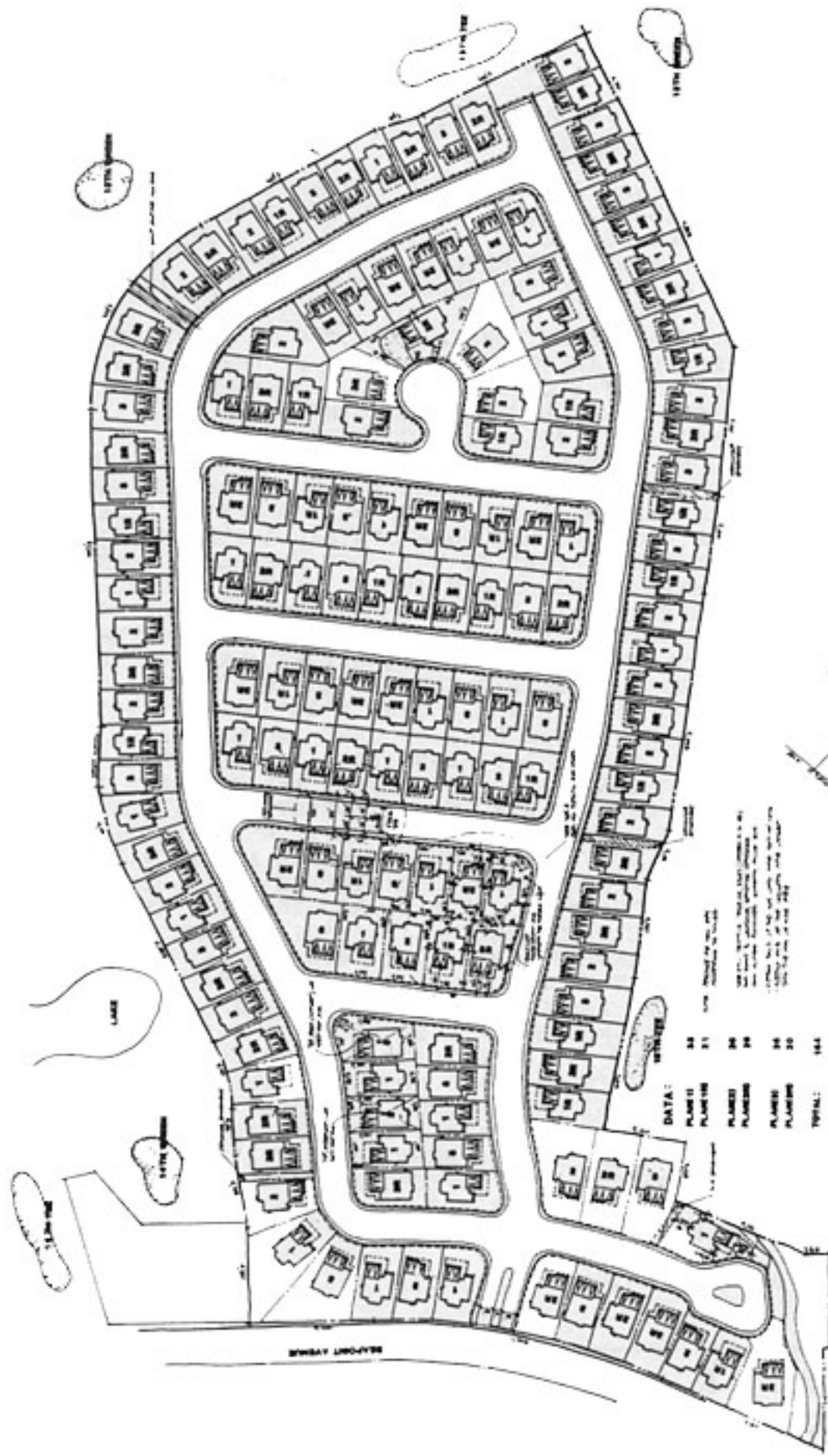


CIVIL ENGINEERS — PLANNERS — LAND SURVEYORS
18012 COWAN, SUITE 210 • IRVINE, CA 92714
714/660-0110 FAX: 660-0418

EXHIBIT 'B'
LEGAL DESCRIPTION

W.O. No. 0496-001-3
Enr. PR Chk. _____

Date 8/01/88
Sheet 1 Of 1



DATA:

PLANET 11	34	PLANET 12	34
PLANET 13	34	PLANET 14	34
PLANET 15	34	PLANET 16	34
PLANET 17	34	PLANET 18	34
PLANET 19	34	PLANET 20	34
TOTAL:	184		

184 TOTAL: 184

184 TOTAL: 184

pacific coast homes

1100 MAIN STREET HAWTHORNE BEACH, CA 92344 (714) 944-4331



illustrative site

1100 MAIN STREET
HAWTHORNE BEACH, CA
92344 (714) 944-4331



Dorius Architects
Corona del Mar, Ca
(714) 644-7111

SEA CLIFF

Definitions

B. DEFINITIONS

The following definitions shall apply to the Seacliff Specific Plan. Terms not described under this section shall be subject to the definitions contained in Article 970 of the Huntington Beach Municipal Code.

1. Grade (Adjacent Ground Elevation) - is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.
2. Height of Building - Is the vertical distance above a reference datum measured to the highest point of the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by the elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building.
3. Building Setback - shall be that dimension as measured from a specific object to an adjoining or referenced property line.
4. Property Line - Not to be confused with easement or setback lines, it is that line referenced in the grant deed as the fee boundary.

General Provisions

C. GENERAL PROVISIONS

1. Access/Circulation - Ingress and egress to and from the site shall be provided at the locations shown on Exhibit C. All internal streets and drives shall be privately owned and maintained. The standards for such streets and drives including width and construction, shall comply with City standards, and conform to the requirements of this Article. Street layout shall conform with Exhibit C.
2. Traffic Control - The Planning Commission shall determine the need for traffic control devices (i.e. traffic signals). Such determination shall include the appropriate time of installation. The developer shall pay the entire cost of installing traffic control devices. The developer shall provide for the future installation of any such improvements prior to issuance of building permits.
3. Fire Protection - All fire protection, appliances, appurtenances, emergency access and 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. A fire hydrant system shall be installed to provide adequate fire flow. The adequacy of such system shall be approved by the fire marshal after review of plans and engineering calculations have been submitted. Plans shall be submitted and approved prior to the issuance of building permits, and the fire hydrant system shall be in operation prior to the time of construction with any combustible materials.
4. Street lights - The developer shall install lighting on all vehicular access ways. A street lighting plan shall be submitted for approval to the Director of Development Services and Public Works Department prior to issuance of building permits. Such lighting shall be energy efficient.
5. Cable T.V. - No exterior television antenna shall be permitted. A common antenna with underground cable service to all dwelling units shall be provided.
6. Sewer and Water Systems - Sewer and water systems shall be designed to City standards. Such systems shall be located within streets, alleys or drives. Sewer facilities shall be privately maintained.
7. Drainage System - Drainage system shall be designed to City standards. Drainage shall be privately maintained.

8. Geology/Soils - Submittal of a soils study detailing grading and site preparation recommendations is required. This study shall be subject to the approval of the Departments of Public Works and Development Services, Grading and site preparation shall be accomplished In accordance with recommendations presented In the soils study.
9. Street Trees - Street trees along SeaPoint Avenue shall be provided pursuant to City standards. The landscaping shall be continued on SeaPoint Avenue as previously approved and maintained by the homeowners association.
10. Common Open Space - Common open space is not a requirement of this Specific Plan. If the developer chooses to provide common open space. then the site plan must designate the area of such open space. A landscape plan must be submitted and approved by the Director of Development Services prior to approval of the final map.

If common open space is provided, it shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for the benefit of residents of the development. The developer shall file with the Department of Development Services for recordation with the final subdivision map, legal documents which will provide for restricting the use of common spaces for the designated purpose, as approved on the final development plan.

All lands to be conveyed to the homeowner's association shall be subject to the right of the grantee or grantees to enforce maintenance and improvements of the common space.
11. Project Signs - All signs in the development shall conform to applicable provisions of Article 976 of the Huntington Beach Ordinance Code.

The developer shall install on-site street name signs at the intersections of access ways, as approved by the Director of Public Works. Street names and signs shall be approved by the Fire Department.

12. Homeowner's Association - Approval of all development proposals shall be subject to submission of a legal instrument or instruments setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas, and community facilities. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and by the Director of Development Services as to suitability for the proposed use of the open space areas. If the common open spaces are to be conveyed to a homeowners' association, the developer shall file a Declaration of Covenants to be submitted with the application for approval, that will govern the association.
- (a) The homeowners' association shall be established prior to the sale of the last dwelling unit.
 - (b) Membership shall be mandatory for each buyer and any successive buyer.
 - (c) The open space restrictions shall be permanent.
 - (d) Provisions to prohibit parking upon other than approved and developed parking spaces shall be written into the covenants, conditions. and restrictions for each project.
 - (e) If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.
13. Coastal Zone - The portion of the project area designated with a 'CZ' (Coastal Zone) suffix as shown on Exhibit 'Do shall be subject to the requirements of Article 969.9 (Coastal Zone) of the Huntington Beach Ordinance Code.

14. Recreation Open Space Replacement - An equivalent amount of land area (approximately 4.6 acres of open space) rezoned from 'ROS' to Seacliff Specific Plan as a result of Zone Change No.88-9 shall be replaced as open space within the vicinity. This may be accomplished by rezoning surrounding undeveloped properties to 'ROS'; providing a comparable amount of open space designated area in a subsequent Specific Plan; dedicating land for the linear park. The method for compliance shall be subject to review and approval by the Planning Commission. Such replacement shall be implemented concurrent with the approval of the next Specific plan within the Seacliff area submitted by the Huntington Beach Company.

Residential Dev. Standards

D. RESIDENTIAL DEVELOPMENT STANDARDS

1. Permitted Uses - The following represent the permitted uses within the Specific Plan area:
 - (a) Single family detached dwelling units, maximum one (1) dwelling unit per lot.
 - (b) Maximum number of units permissible shall be 164 detached units.
2. Minimum Lot Size/Frontage -
 - (a) Minimum lot size shall be 5,000 square feet.
 - (b) Minimum lot frontage shall be 50 feet except for cul-de-sac and knuckle lots, which have minimum lot frontages of 35 feet.
3. Density Requirements -
 - (a) Maximum one (1) dwelling unit per lot.
4. Maximum Building Height - The main dwelling building height shall be:
Main dwelling - Twenty-five (25) feet and two-story maximum.
Accessory building - Eight (8) feet.
5. Front Yard Setback - For all structures exceeding 42 inches in height, the minimum setback from the front property line shall be as follows:
 - (a) Main dwelling - 20 feet
 - (b) Architectural features such as archways, roof projections, decks, balconies, lattice type patio covers and walls exceeding 42" in height - 15 feet.
 - (c) Front entry garage - 20 feet. Garages shall be provided with a roll-up type garage door.
 - (d) Side entry garage - 10 feet
 - (e) Accessory buildings - 50 feet or rear one-half of lot, whichever is greater.
6. Side Yard Setback -
 - (a) Interior side yard - The minimum setback from interior side yard property lines for dwelling, garage and accessory buildings is 5 feet. Setback for fireplaces is 30 inches.
 - (b) Exterior side yard - The minimum setback from exterior side yard property lines for dwelling, garage (except front entry garages) and accessory buildings is 10 feet. Front entry garages shall be provided with minimum 20 foot setback and with roll-up garage doors. Setback for fireplaces is 7 feet.

7. Rear Yard Setback - The minimum setback from the rear property line for structures in excess of 42 inches in height shall be as follows:
 - (a) Main dwelling - 15 feet.
 - (b) Architectural features such as archways, roof projections, decks, balconies, lattice type patio covers - 10 feet.
 - (c) Accessory buildings - 10 feet.
8. Private Open Space - Any lot shall provide a minimum open space of 1,000 square feet. Said areas to be behind a 15 foot front yard setback line with no dimension less than 15 feet. Patios with a minimum 50% open lattice type cover may be included as open space.
9. Parking - A minimum two-car garage shall be provided per dwelling unit.
10. Accessory Buildings - Accessory buildings may be placed on any lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Accessory buildings shall not be located closer than 5 feet to any property line.
11. Building Bulk/Street Scenes - The following design standards are recommended for controlling building bulk and street scene:
 - (a) Building exteriors shall be provided with offsets in the building line to provide variation; and
 - (b) Building rooflines shall be designed so as to provide variation; and
 - (c) Configuration of front court walls shall be varied from unit to unit; and
 - (d) Garages shall be set back at varying distances from the right-of-way when possible; and
12. Appearance Standards - The following standards shall be considered by the Planning Commission when reviewing a development proposal:
 - (a) Architectural features and general appearance of the proposed development shall enhance the orderly and harmonious development of the area or the community as a whole.
 - (b) Architectural features and complementary colors shall be incorporated into the design of all vertical exterior surfaces of the buildings in order to create an aesthetically pleasing project.

Entitlements Required

E. ENTITLEMENTS REQUIRED

1. Application Procedure - Any request for a development proposal shall be accompanied by an application for a Conditional Use Permit. Any request for subdivision or resubdivision of any parcel shall also be accompanied by a Tentative Tract Map. Such applications shall include preliminary site plans, floor and elevation plans, and a statement of statistics. All plans shall be submitted concurrently and shall meet the following requirements.
2. Conditional Use Permit - Any proposed development within the Specific Plan area shall be subject to the approval of a conditional use permit as provided in Article 984 of the Huntington Beach Ordinance Code.
3. Site Plan - Site plans shall include the following:
 - (a) Location of all proposed structures;
 - (b) Location of pedestrian walkways;
 - (c) Circulation pattern of vehicular traffic;
 - (d) Structural street sections of all access ways;
 - (e) Use of common open space areas.
4. Floor and Elevation Plan Requirements - Floor and elevation plans shall indicate the following:
 - (a) Proposed exterior materials to be used on all structures;
 - (b) Colors of all exterior materials;
 - (c) Height of all buildings; and
 - (d) Energy sources proposed for heating and cooling of all buildings.
5. Tentative Tract Map Requirements - Tentative tract maps shall indicate the following:
 - (a) Sufficient description to define the location and boundaries of the proposed subdivision;
 - (b) Existing natural topography with contours at intervals of two (2) feet up to five percent (5%) grade, five (5) feet up to ten percent (10%) grade, and ten (10) feet over ten percent (10%) grade;
 - (c) Locations, names, widths and approximate grades of all streets within or adjacent to the proposed subdivision;
 - (d) Approximate layout and number of each lot proposed and all dimensions of each said lot;
 - (e) Outlines of all existing buildings on subject site;

- (f) Areas of property subject to inundation of storm water overflow and location, width and direction of flow of all watercourses;
 - (g) Location, width and purpose of all existing and/or proposed easements on or contiguous to the subdivision; and
 - (h) Typical street section.
6. Statement Requirements - A detailed statement shall also be included containing the following information:
- (a) Distance from the property to any known geological hazard;
 - (b) Gross area within the blue line border (area boundary) of the tentative map;
 - (c) Net lot area (i.e., gross area minus all public and private streets);
 - (d) Number and type of units and number of bedrooms;
 - (e) Total number of units and bedrooms per gross acre;
 - (f) Floor area of each unit;
 - (g) Percentage of site coverage of all buildings;
 - (h) Number and type of covered parking spaces;
 - (i) Amount of usable common open and recreational space provided;
 - (j) Types of recreation facilities proposed; and
 - (k) Schedule and sequence of development if proposed in phases.
7. Approval Period - Notwithstanding the provisions of Article 984, Conditional Use Permits, each Conditional Use Permit authorized under this Article shall become null and void within two (2) years, unless a final tract map has been recorded with the County Recorder's Office on any portion of the approved plans within such two (2) year period. Extensions of time may be granted pursuant to the provisions for extending approval of the tentative tract map,

Appendix

Article 911
LOW-DENSITY RESIDENTIAL DISTRICT (R1)

Sections:

- 9110 General provisions.
- 9110.1 Permitted uses.
- 9110.2 Minimum parcel size/frontage.
- 9110.3 Maximum density/intensity.
- 9110.4 Maximum building height.
- 9110.5 Maximum site coverage.
- 9110.6 Setback (front yard).
- 9110.7 Setback (side yard).
- 9110.8 Setback (rear yard).
- 9110.9 Open space.
- 9110.10 Parking.
- 9110.11 Miscellaneous requirements.

9110 General provisions. The low density residential district (R1) is intended to be the most restrictive residential zone in terms of population density and in the requirements for light, air, 'ventilation, and open space for each individual lot. (Ord. 2837, 16 Jul 86)

9110.1 Permitted uses. The following subsections list permitted uses and the approval process for each one:

(a) Building permit. Single family dwellings and accessory buildings which are permanently located on a parcel shall be subject to the issuance of a building permit. Tents, trailers, vehicles, or temporary structures shall not be used for dwelling purposes. ,

(b) Plan review. Zero side or rear yard setbacks shall be subject to plan review approval by the director pursuant to section 9110.8(a).

(c) Conditional use permit. The following uses may be permitted subject to the approval of a conditional use permit by the planning commission:

- (1) Planned residential developments pursuant to Article 915.

9110.2

(2) Building heights between twenty-five (25) and thirty (30) feet, and/or third stories pursuant to section 9110.4(a).

(3) Unclassified uses pursuant to Article 963.

(4) Second unit additions pursuant to section 9110.3.
(Ord. 2837, 16 "Jul 86)

9110.2 Minimum parcel size/frontage. A licensed land surveyor or Civil engineer shall submit calculations showing lot width, depth, and area for any new parcel.

(a) The minimum lot size shall be six thousand (6,000) square feet.

(b) The minimum lot frontage shall be sixty (60) feet: however, the minimum required for cul-de-sac and knuckle lots shall be forty-five (45) feet. Lot frontage shall be calculated as outlined in the Definitions section.

(c) Exception for averaging. The minimum lot size may be reduced to five thousand (5,000) square feet and/or the minimum lot frontage may be reduced to fifty (50) feet if the lot is part of up to six (6) contiguous lots under the same ownership at the time of subdivision which, when averaged, meet the minimum lot size and frontage requirements. Provided further that none of the lots in the group shall be used to compute the average for any other group of lots.

(d) Exceptions for lots created prior to code.

(1) An individual lot which does not conform to the minimum lot area or frontage requirement shall be considered a legal building site if it was legally created prior to the effective date of Ordinance 495 (June 5, 1946) and which since that date has not been held in common ownership with any "other lot with which it could have been merged.

(2) A parcel of land under one ownership consisting of two (2) or more lots with less than five thousand (5,000) square feet each, if legally created prior to the effective date of Ordinance 495 (June 5, 1946) shall be considered a legal building site if the total square footage of the lots is a minimum of five thousand (5,000) square feet and the parcel abuts a dedicated street or vehicular easement. (Ord. 2837, 16 Jul 86)

9110.3 Maximum density/intensity. The maximum density shall not exceed one (1) dwelling unit per lot.

Exception: a second unit may be added to an existing single family residence upon approval of a conditional use permit subject to the following standards:

- (a) The applicant shall be an owner occupant.
- (b) The minimum lot size shall be six thousand (6,000) square feet.
- (c) The second unit shall be attached to the main dwelling in such a manner as to create an architecturally unified whole, not resulting in any change to the visible character of the street. The entrance to the second unit shall not be visible from the street in front of the residence.
- (d) The maximum square footage of the second unit shall be six hundred fifty (650) square feet nor shall it exceed one (1) bedroom.
- (e) The second unit shall not be sold separately from the main dwelling.
- (f) Four (4) total on-site parking spaces (nine (9) by nineteen (19) feet in size) shall be provided, two (2) of which may be unenclosed, uncovered and arranged in tandem with the existing spaces. Unenclosed spaces shall be located on the driveway apron or on a paved area between the driveway and the nearest side property line. Recreational vehicle storage shall not be permitted within any required parking space.
- (g) The second unit shall comply with all applicable land use regulations of the Huntington Beach Ordinance Code except as specified herein.
- (h) The park and recreation fee shall be assessed at twenty-five (25) percent of the fee for a single family residence as set by resolution of the city council.
- (i) No separate utility meters shall be permitted for the second unit.
- (j) The following safety and conservation measures for the new unit shall be implemented:

9110.4--9110.5

- (1) Insulation of accessible attic areas to R~19.
- (2) Weatherstripping of doors and windows.
- (3) Installation of low flow shower heads and faucets certified by the California energy commission.
- (4) Installation of approved smoke detectors.

(Ord. 2837, 16 Jul 86)

9110.4 Maximum building height. Maximum building height shall be as follows:

Main dwelling	Twenty-five (25) feet and maximum two (2) stories
Accessory building	Fifteen (15) feet

(a) Exception b conditional use permit. A maximum building height thirty feet and or three (3) stories may be permitted subject to the approval of a conditional use permit. The planning commission shall consider the following guidelines in its decision on such a request:

(1) The proposed building shall not have a detrimental effect on the general health, safety, welfare or privacy of surrounding residents, or on surrounding property values.

(2) The location, site plan and building design shall be harmonious and compatible with the streets, driveways, property lines, and surrounding neighborhood.

(3) The age and anticipated permanence of buildings on adjacent properties shall be considered.

(4) The commission shall consider any other criteria it deems necessary to preserve the health, safety, welfare and convenience of the neighborhood. (Ord. 2837,

16 Jul 86)

9110.5 Maximum site coverage. Maximum site coverage shall be fifty (50) percent. Site coverage shall be as outlined in the definitions article.

Exception: the maximum site coverage shall be fifty-five (55) percent for all lots abutting a park, recreation area,

school, public waterway, or flood control or public utility right-of-way which is a minimum of one hundred (100) feet in clear width. (Ord. 2831, 16 Jul 86)

9110.6 Setback (front yard). The minimum setback from the front property lines for all structures exceeding forty-two (42) inches in height shall be as follows:

Dwelling	Fifteen (15) feet
Front entry garage or carport	Twenty-two (22) feet
Side entry garage	Ten (10) feet
Eaves, fireplaces, open, unroofed stair- ways and balconies	Eleven (11) feet
Accessory Buildings	Fifty (50) feet or located within rear one-half of lot Detached garages may be located in front one-half of a lot which does not exceed one hundred fifty (150) feet in length (Ord. 2837,

16 Jul 86)

9110.7 Setback (side yard). The minimum setback from the side property lines shall be as follows:

(a) Interior Side Yard

Dwelling, garages and accessory buildings	Ten (10) percent of lot width, minimum of three (3) feet, need not exceed five (5) feet
Eaves	Refer to Uniform Building Code
Fireplaces	Thirty (30) inches
Open, unroofed stair- ways and balconies	Three (3) feet
Exception for zero lot line	Refer to 9110.8(a)

(b) Exterior Side Yard

Dwelling and accessory buildings	Twenty (10) percent of lot width, minimum of six (6) feet, need not exceed ten (10) feet
Front entry garage	Twenty-two (22) feet or carport
Eaves	Refer to Uniform Building Code
Fireplaces	Thirty (30) inches
Open, unroofed stairways and balconies	Three (3) feet (Ord. 2837, 16 Jul 86)

9110.8 Setback (rear yard). The minimum setback from the rear property lines shall be as follows:

Dwelling and open unroofed stairways	Ten (10) feet except may be reduced to five (5) feet (including eaves) if rear yard abuts a park, recreation area, school, public waterway, or flood control or public utility right-of-way which is a minimum of one hundred (100) feet in clear width
Garage, carport or open parking: space	Five (5) feet if entered directly from alley Minimum turning radius shall be provided pursuant to Article 960
Accessory buildings	Five (5) feet (including eaves) except no setback required if abutting an alley
Eaves, fireplaces	Six (6) feet
Open, unroofed balconies	Ten (10) feet, except may be reduced to five (5) feet if rear yard abuts a public waterway

Unenclosed patio covers	Five (5) feet (including eaves) if walls composed of insect screening only, except no setback required if rear yard abuts a public waterway
Projecting decks on waterfront lots	Refer to section 9110.11(d)

(a) Exception for zero lot line. A plan review application may be approved by the director to permit either a zero side yard setback or a zero rear yard setback (only one zero setback per lot shall be permitted). The director shall consider the overall site plan, building materials, and the finish. If the wall constructed on the zero setback property line in reviewing such requests, as well as the following requirements:

(1) The lot adjacent to the zero setback side or rear yard shall be held under the same ownership at the time of application and the setback for the adjacent lot shall be either zero or a minimum of ten (10) feet.

(2) No portion of the dwelling or any architectural features shall project over the property line.

(3) The zero setback shall not be adjacent to a public or private right-of-way.

(4) Exposure protection between structures shall be provided as specified by the fire department and building division.

(5) The wall located at the zero setback property line shall be constructed of maintenance-free, solid decorative masonry for the first floor of the dwelling and of maintenance-free, decorative masonry or masonry veneer with a minimum thickness of two (2) inches for the second story. Decorative construction need not be used on that portion of the wall obscured from view of the adjacent lot by another structure or wall. For a zero side yard setback, the wall shall intersect the rear property line. For a zero rear yard setback, it shall intersect the side property lines.

(6) For parcels designed with one zero side yard setback, the opposite side yard shall be ten (10) feet wide and shall be perpetually maintained free and clear of

obstructions other than those specified below: eave encroachment of three (3) feet, swimming pools, normal landscaping, removable patio covers which maintain a minimum setback of five (5) feet from the side property line and/or garden walls and fences which cross said setback provided they are equipped with a gate and are equal in height to the first floor double plate, but not exceeding nine (9) feet. (Ord. 2837, 16 Jul 86}

9110.9 Open space. Open space shall be required in accordance with the following provisions except that lots with a minimum forty (40) feet of water frontage shall be exempt from any open space requirement. Open space shall be as outlined in the definitions section.

(a) Lots created after March 1969. Any lot recorded after the effective date of Ordinance 1469 (March 19, 1969) shall provide behind the front yard setback a minimum open space area of twelve hundred (1,200) square feet with no dimension less than twenty-five (25) feet.

Required open space may be allocated in conformance with one of the following alternatives when a building, structure or fence over forty-two (42) inches in height provides a physical separation between the front yard setback and the remainder of the lot:

(1) One (1) area of nine hundred (900) square feet, with no dimension less than twenty-five (25) feet, and an additional three hundred (300) square feet in up to two areas with no dimension less than fifteen (15) feet.

(2) Two (2) areas of six hundred twenty-five (625) square feet, with no dimension less than twenty-five (25) feet).

(b) Lots created before March 1969. Any lot recorded after the effective date of Ordinance 495 (June 5, 1946) and prior to the effective date of Ordinance 1469 (March 19, 1969) shall provide within the rear two-thirds of the lot a minimum open space area of nine hundred (900) square feet with no dimension less than twenty (20) feet. Required open space may be divided into two areas of four hundred fifty (450) square feet; minimum dimensions remain the same.

(c) Lots created before June 1946. Any lot recorded prior to the effective date of Ordinance 495 (June 5, 1946) shall

provide within the rear two-thirds of the lot a minimum open space area of ninety (90) square feet for each five (5) feet of lot frontage, not to exceed nine hundred (900) square feet. The required open space may be divided into two areas with no dimension less than fifteen (15) feet, plus one (1) foot for each five (5) feet of lot frontage over twenty-five (25) feet, not to exceed twenty (20) feet. (Ord. 2837, 16 Jul 86)

9110.10 Parking. Parking shall comply with the standards outlined in Article 960. The parking of motor vehicles, trailers, campers and boats shall be prohibited on all landscaped areas within the front one-half of the lot.

(a) Oversized vehicles may be parked on private property in all yard areas except in the required front yard setback and in any exterior side yard setback.

(b) Semitrailers, trailers or campers may be parked on the driveway apron or on a paved area between the driveway and the nearest side property line provided that they do not project over any property line and that the area is kept free of trash, debris and parts.

(c) Commercial oversized vehicles or special purpose machines shall be prohibited in any yard area. (Ord. 2837, 16 Jul 86)

9110.11 Miscellaneous requirements. (a) Accessory buildings. Accessory buildings may be permitted on a lot with a permitted main building. The minimum distance between an accessory building and any other building on the same lot shall be ten (10) feet. Setback requirements are as specified in this article.

(b) Architectural features. Architectural features, including eaves, fireplaces, and open, unroofed stairways and balconies shall maintain a minimum distance of five (5) feet from any portion of any other building on the same lot. Setback requirements are as specified in this article.

(c) Fencing. Fencing shall comply with the standards outlined in this code.

(d) Projecting decks. Decks on waterfront lots may project five (5) feet beyond the bulkhead or bulkhead line extended provided that side yard setbacks as required for the main dwelling are maintained, and subject to the following re-

quirements and Chapter 17.24 of the Huntington Beach Municipal Code.

(1) Covers and windscreens. Covers for projecting decks and windscreens may be permitted if constructed of light weight materials such as plastic, canvas, fiberglass, tempered glass or metal, except for necessary bracing and framing. The maximum height for windscreens shall be nine (9) feet above the finished surface of the deck at the bulkhead line, but not exceeding the height of the second story finished floor. A minimum eighty (80) percent of one side of such windscreen shall be open.

(2) Removal. Decks and windscreens projecting over city property which do not comply with the above provisions may be removed by the city upon thirty (30) days written notice. Such projections are declared to be a privilege which can be revoked for noncompliance and not a vested right.

(e) Minimum dwelling size.

(1) The minimum residential floor area shall be one thousand (1,000) square feet.

(2) The minimum width of a residential structure shall be twenty (20) feet. The director may approve a reduction in this requirement for a portion of or addition to the main dwelling. (Ord. 2837, 16 Jul 86)

(Prior law: Ord. 495, 6/46; Ord. 556, 2/50; Ord. 731, 10/59; Ord. 810, 1/61; Ord. 940, 1/63; Ord. 961, 6/63; Ord. 1077, 9/64; Ord. 1110, 2/65; Ord. 1120, 2/65; Ord. 1189, 4/66; Ord. 1194, 5/66; Ord. 1212, 7/66; Ord. 1377, 1/67; Ord. 1469, 3/69; Ord. 1492, 5/69; Ord. 1512, 8/69; Ord. 1533, 11/69; Ord. 1553, 3/70; Ord. 1608, 11/70; Ord. 1705, 2/72; Ord. 1754, 7/72; Ord. 1952, 2/75; Ord. 1953, 2/75; Ord. 2110, 10/76; Ord. 2115, 11/76; Ord. 2166, 3/77; Ord. 2373, 9/79; Ord. 2411, 2/80; Ord. 2560, 7/72; Ord. 2580, 11/82; Ord. 2680, 3/84 ;, Ord. 2735, 12/84)