

**HUNTINGTON HARBOUR**

**BAY CLUB**

**SPECIFIC PLAN**

**ADOPTED BY  
HUNTINGTON BEACH CITY COUNCIL  
FEBRUARY 1983**

**REVISED JULY, 1984**

ORDINANCE NO. 2605

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
BY AMENDING SECTION 9061 THEREOF AND DISTRICT  
MAP 34 TO INCORPORATE HUNTINGTON HARBOR BAY  
CLUB SPECIFIC PLAN (ZONE CASE NO. 82-16)

WHEREAS, pursuant to the state Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have had separate public hearings relative to Zone Case No. 82-16 wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper, and consistent with the general plan,

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

SECTION 1. The following described real property, generally located north of Warner Avenue between Sceptre and Edgewater Lanes, is hereby changed from ROS, "Recreational Open Space" and R1, "Low Density Residential District" to "Huntington Harbor Bay Club Specific Plan:"

PARCEL 1: Lot 174, Tract No. 4880, as shown on a map recorded in Book 172, pages 12 to 19 inclusive of Miscellaneous Maps, Records of Orange County, California.

Excepting therefrom that portion included within Lot 3, Tract No. 5775, as shown on a map recorded in Book 210, pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

PARCEL 2: That portion of the northwest quarter of Section 29, Township 5 South, Range 11 West in the Rancho La Bolsa Chica, as shown on a map

recorded in Book 51, page 13 of Miscellaneous Maps, Records of Orange County, California described as:

Beginning at an angle point in the boundary line of Tract No. 5775 as shown on a map recorded in Book 210, pages 11 and 12 of Miscellaneous Maps, Records of Orange County, said angle point being the intersection of the northerly line of Warner Avenue with the westerly line of Tract No. 4880, as shown on a map recorded in Book 172, pages 12 to 19 inclusive of Miscellaneous Maps, Records of said Orange County; thence along the boundary line of said Tract No. 5775, south  $89^{\circ}51'53''$  west 105.00 feet to the beginning of a tangent curve concave northeasterly having a radius of 15.00 feet; thence northwesterly along said curve, and continuing along said boundary line, through a central angle of  $90^{\circ}00'00''$  an arc distance of 23.56 feet; thence north  $00^{\circ}08'07''$  west 305.00 feet and north  $89^{\circ}51'53''$  east 120.00 feet to said westerly line of Tract No. 4880; thence along said westerly line south  $00^{\circ}08'07''$  east 320.00 feet to the point of beginning.

PARCEL 3: Lot B, Tract No. 4880, as shown on a map recorded in Book 172, pages 12 to 19 inclusive of Miscellaneous Maps, Records of Orange County, California.

Excepting therefrom that portion included within Lots A and B of Tract No. 5775 as shown on a map recorded in Book 210, pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

PARCEL 4: That portion of Lot 3 of Tract No. 5775, as shown on a map recorded in Book 210, pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

Beginning at the northeast corner of Lot 3 of said tract; thence along the easterly line of said Lot 3, south  $00^{\circ}08'07''$  east 50.00 feet; thence continuing along the line of said Lot 3, north  $89^{\circ}51'53''$  east 14.04 feet; thence continuing along the line of said Lot 3, south  $00^{\circ}08'07''$  east 70.00 feet; thence continuing along said lot line south  $89^{\circ}51'53''$  west 53.00 feet; thence leaving said lot line north  $00^{\circ}08'07''$

west 120.00 feet to the northerly line of said Lot 3; thence along said northerly line north 89°51'53" east 33.96 feet to the point of beginning.

SECTION 2. The Development Services Director is hereby directed to amend Section 9061, District Map 34 (Sectional District Map 29-5-11) to reflect Zone Case No. 82-15, described in Section 1 hereof. A copy of said district map, as amended hereby is available for inspection in the office of the City Clerk.

SECTION 3. This ordinance shall take effect thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 22nd day of February, 1983.

Robert P. Mandin Jr.  
Mayor

ATTEST:

APPROVED AS TO FORM:

Alicia M. Wentworth  
City Clerk

[Signature]  
City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

Charles A. Thompson  
City Administrator

James D. Valie  
Director of Development  
Services

# SECTIONAL DISTRICT MAP

29-5-11

## CITY OF HUNTINGTON BEACH ORANGE COUNTY, CALIFORNIA



AMENDED BY ZONE CASE  
152, 498, 68, 68-40, 70-5, 71-9, 71-27(M), 71 43, 73-30, 74-76 1, 74-77 1, 77-12, 77 6, 79-6.

ADOPTED MARCH 20, 1960

CITY COUNCIL ORDINANCE NO 824

AMENDED	ORD. NO.	AMENDED	ORD. NO.
6-24-63	978		
11-18-63	1019		
10-18-63	1183		
5-6-68	1405		
12-18-68	1458		
4-20-70	1973		
7-17-71	1659		
12-20-71	1701		
2-22-72	1721		
2-24-73	1984		
8-7-76	2109		
3-21-77	2182		
9-19-77	2223		
9-19-77	2226		
9-4-79	2393		

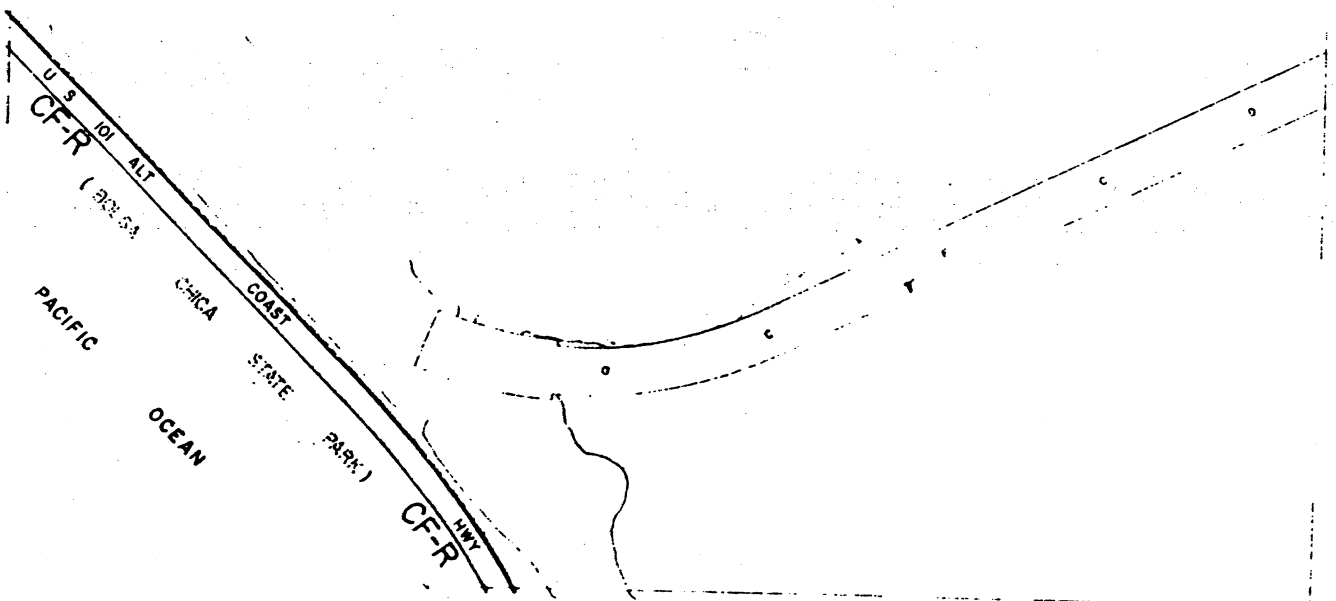
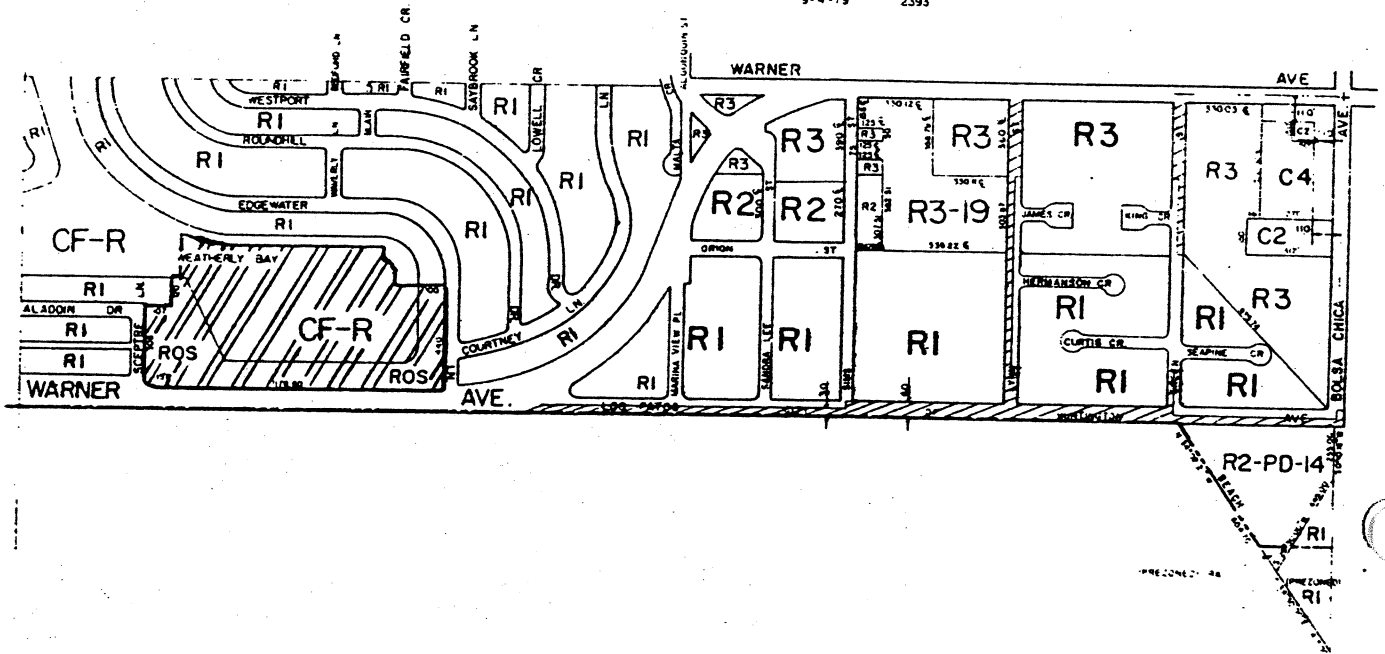
SCALE  
0 1000  
1000

NOTE:  
ALL DIMENSIONS ARE IN FEET  
ANY ZONE ADJOINING ANY RIGHT OF WAY  
IS INTENDED TO EXTEND TO THE CENTER  
OF SUCH RIGHT OF WAY

LEGEND:

- [R1] SINGLE FAMILY RESIDENCE DISTRICT
- [C2] COMMUNITY BUSINESS DISTRICT
- [R2] TWO FAMILY RESIDENCE DISTRICT
- [R3] LIMITED MULTIPLE FAMILY RESIDENCE DIST
- [C4] HIGHWAY COMMERCIAL
- [R3-19] RESIDENTIAL AGRICULTURAL DISTRICT
- [R2] PLANNED DEVELOPMENT
- [R3] COMMUNITY FACILITIES (RECREATIONAL) DIST
- [R3] RECREATIONAL OPEN SPACE DISTRICT
- [X] PRECISE PLAN OF STREET ALIGNMENTS

--- SETBACK LINE



ZC82-16

STATE OF CALIFORNIA       )  
COUNTY OF ORANGE        ) ss:  
CITY OF HUNTINGTON BEACH )

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 7th day of February 1983, and was again read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 22nd day of February, 19 83, and was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council.

AYES: Councilmen:

Pattinson, MacAllister, Mandic, Kelly

NOES: Councilmen:

Thomas, Finley, Bailey

ABSENT: Councilmen:

None

*Alicia M. Wentworth*

City Clerk and ex-officio Clerk  
of the City Council of the City  
of Huntington Beach, California

I, Alicia M. Wentworth CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that a synopsis of this ordinance has been published in the Huntington Beach Independent on

3-10-1983

In accordance with the City Charter of said City.

ALICIA M. WENTWORTH

City Clerk

*J. Smith*

Deputy City Clerk

RESOLUTION NO. 5389

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF HUNTINGTON BEACH ADOPTING AMENDMENT NO. 1  
TO THE HUNTINGTON HARBOUR BAY CLUB SPECIFIC  
PLAN

WHEREAS, the California Coastal Commission has suggested modifications to the Huntington Harbour Bay Club Specific Plan to conform the zoning of the Huntington Beach Coastal Land Use Plan to the California Coastal Act; and

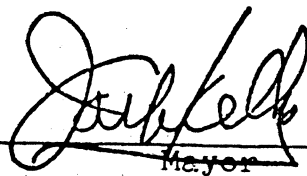
After notice duly given pursuant to Government Code section 65500, the Planning Commission of the City of Huntington Beach held a public hearing on June 6, 1984 to consider proposed Amendment No. 1 to the Huntington Harbour Bay Club Specific Plan, and such amendment was recommended to the City Council; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on proposed Amendment No. 1 to the Huntington Harbour Bay Club Specific Plan, and the Council finds the proposed modifications to such specific plan necessary in order to conform zoning in the Huntington Beach Coastal Land Use Plan to the requirements of the California Coastal Act,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach that Huntington Harbour Bay Club Specific Plan, attached hereto as Exhibit A, and Amendment No. 1 containing the zoning modifications set forth in Attachment 1 hereof, incorporated herein by reference, are hereby adopted.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 2<sup>nd</sup>

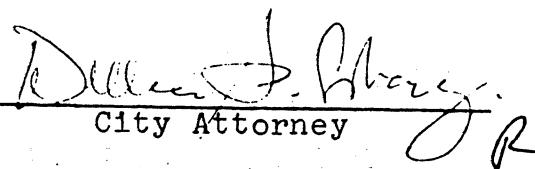
day of July, 1984.

  
\_\_\_\_\_  
Mayor

ATTEST:

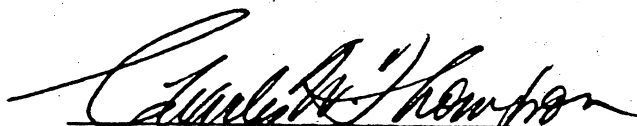
APPROVED AS TO FORM:

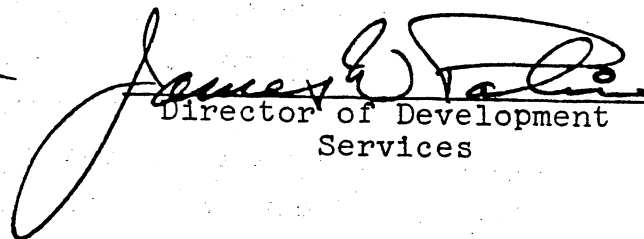
  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

  
\_\_\_\_\_  
City Administrator

  
\_\_\_\_\_  
Director of Development  
Services



The HUNTINGTON HARBOUR BAY CLUB SPECIFIC PLAN shall be modified as follows:

- A. Section XII Access (p. 13) shall be modified to require lateral access dedications as follows:

As a condition of new development, the applicant shall cause to be executed and recorded a document, in a form and content approved by the Director of Development Services, irrevocably offering to dedicate an easement for public access and passive recreation along the shoreline and the beach. The easement shall be for the length of the property. Along the bulkhead it shall be measured from the inland edge of the bulkhead a distance of 10 feet and the applicant shall provide a walkway within the easement area. On the beach the easement shall include the entire sandy beach area between the existing development and mean high tide line. The easement shall not be located closer than 5 feet to an existing structure. The easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Director determines may affect the interest being conveyed. The offer shall run with the land, binding successors and assigns of the applicant or landowner. The offer of dedication shall be irrevocable for a period of 21 years, such period to run from the date of recording.

Prior to issuance of any permit for development, the applicant shall record a document such as a covenant running with the land agreeing for himself and all successors in interest to maintain and otherwise keep open and free from impediments to pedestrian use the accessway along the boardwalk, beach area, and parking. The document shall be recorded free of all prior liens or encumbrances except tax liens and shall bind the applicant, his heirs and successors in interest.

- B. The Specific Plan Section XII Access shall be modified to require that no facilities or activities shall be permitted within the easement area which could obstruct public access.
- C. Section XII Access shall require that as a condition of development the applicant shall provide signing of all public accessways, recreation facilities and parking.
- D. Section XII Access shall be modified to require that as a condition of development the applicant shall execute and record a deed restriction allowing public use of all recreation facilities onsite (excluding private open space area of the residential units) and restricting and signing a minimum of 10 parking spaces for public beach use.

- E. Section XII Access shall require that access dedications, deed restrictions, and signing are assured prior to issuance of certificates of use and/or occupancy of the residential structures.
- F. Section XIV Development Standards shall be modified as follows: In Area A (p. 14) beaches shall be a permitted use. Standards shall prohibit development of structures within easements over the sandy beach.
- G. As a condition of a Coastal permit on this site, the applicant shall be required to open and maintain accessways and facilities for public use concurrent or prior to issuance of certificates of use and/or occupancy permits of any residential structure.
- H. Add to page 8 under A, Conditional Use Permit.  
Prior to the transmittal of a permit, the applicant shall submit to the Director of Development Services a determination from the State Lands Commission that:
  - a) No state lands and/or lands subject to the public trust are involved in the development and all necessary authorizations required by the State Lands Commission have been obtained; or
  - b) State lands and/or lands subject to the public trust are involved in the development and all necessary authorizations required by the State Lands Commission have been obtained; or
  - c) State lands or lands subject to the public trust may be involved in the development, but pending a final determination agreement has been made with the State Lands Commission for the project to proceed without prejudice to that determination.

STATE OF CALIFORNIA       )  
COUNTY OF ORANGE        ) ss:  
CITY OF HUNTINGTON BEACH )

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council at a regular \_\_\_\_\_ meeting thereof held on the 2nd day of July, 1984, by the following vote:

AYES: Councilmen:

Pattinson, MacAllister, Kelly, Finley, Bailey, Mandic

NOES: Councilmen:

None

ABSENT: Councilmen:

Thomas

*Alicia M. Wentworth*

City Clerk and ex-officio Clerk  
of the City Council of the City  
of Huntington Beach, California

The foregoing instrument is a correct copy  
of the original on file in this office.

Attest July 3 1984

Alicia M. Wentworth

City Clerk and Ex-officio Clerk of the City  
Council of the City of Huntington Beach, Cal.

By Bonnie Brockway Deputy

## SECTIONAL DISTRICT MAP

29-5-11

CITY OF

HUNTINGTON BEACH

ORANGE COUNTY, CALIFORNIA



ADOPTED MARCH 20, 1980

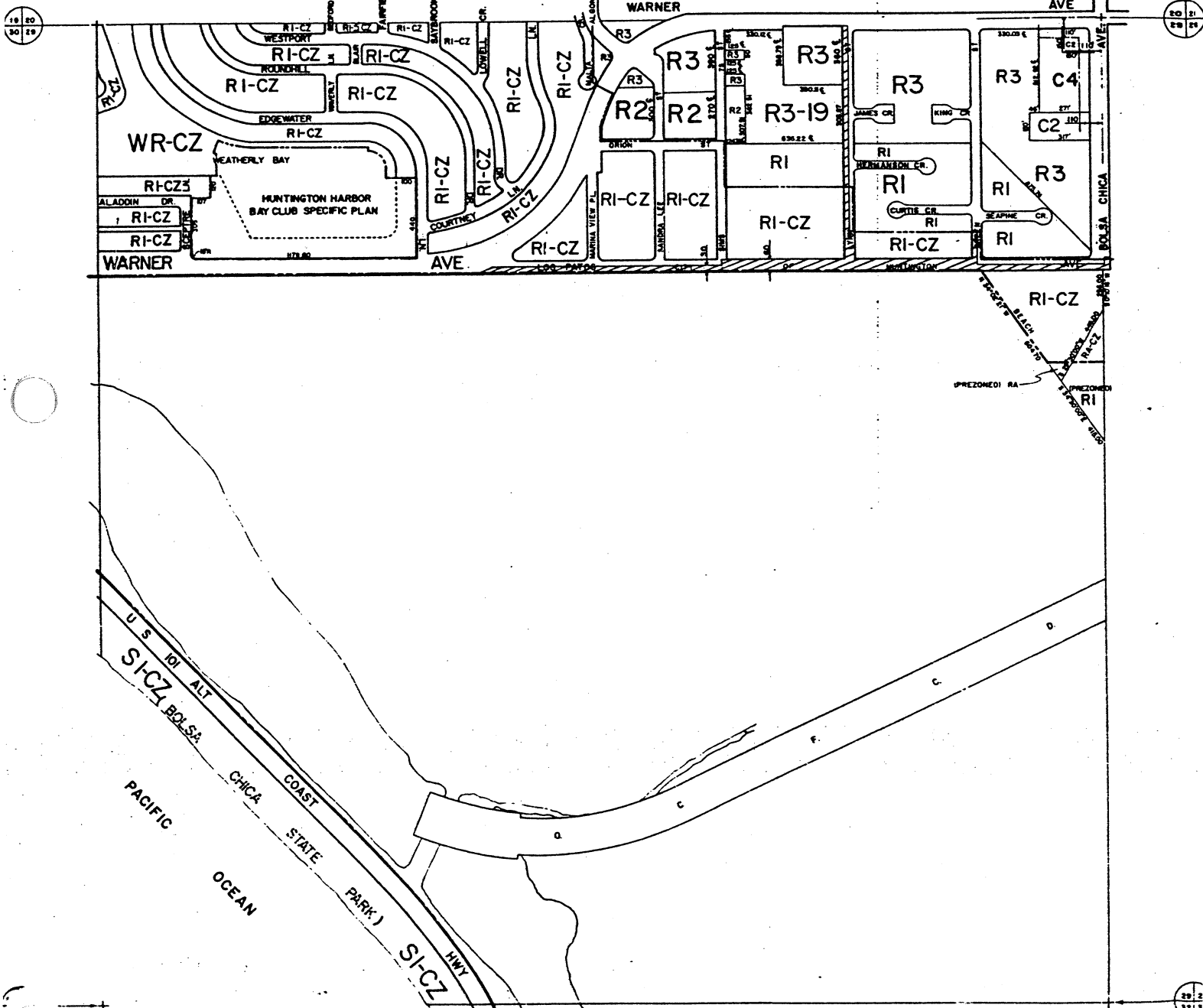
CITY COUNCIL ORDINANCE NO. 824

AMENDED	ZONE	CASE	ORD. NO.	AMENDED	ORD. NO.
6-24-63	332	978			
11-18-63	332	1018			
10-16-65	498	1163			
8-6-68	68-7	1405			
12-18-68	68-40	1458			
4-20-70	70-5	1873			
7-17-71	71-9	1659			
12-20-71	71-2088	1701			
2-22-72	71-43	1721			
2-24-73	73-50	1964			
9-7-76	PPA76-3	2109			
3-21-77	PPA77-1	2182			
9-19-77	77-12	2223			
9-19-77	77-16	2226			
2-22-83	83-6	2508			
8-20-84	84-12	2718			
8-20-84	84-13	2719			



NOTE:  
ALL DIMENSIONS ARE IN FEET  
ANY ZONE ADJOINING ANY RIGHT OF WAY  
IS EXTENDED TO EXTEND TO THE CENTER  
OF SUCH RIGHT OF WAY

- LEGEND:
- [R] SINGLE FAMILY RESIDENCE DISTRICT
  - [C2] COMMUNITY BUSINESS DISTRICT
  - [R2] TWO FAMILY RESIDENCE DISTRICT
  - [R3] LIMITED MULTIPLE FAMILY RESIDENCE DISTRICT
  - [C4] HIGHWAY COMMERCIAL
  - [RA] RESIDENTIAL AGRICULTURAL DISTRICT
  - [PD] PLANNED DEVELOPMENT
  - [C] COMMUNITY FACILITIES (RECREATIONAL) DISTRICT
  - [RO] RECREATIONAL OPEN SPACE DISTRICT
  - [PS] PRECISE PLAN OF STREET ALIGNMENTS
  - [CZ] COASTAL ZONE SUFFIX
  - [B] BOWLINE DISTRICT
  - [SL] SETBACK LINE
  - [---] COASTAL ZONE BOUNDARY



## TABLE OF CONTENTS

I.	PURPOSE	1
II.	SPECIFIC PLAN BOUNDARIES	3
III.	DEFINITIONS	6
IV.	APPLICATION PROCEDURE	7
	A. Conditional Use Permit	7
	B. Site Plan	7
	C. Preliminary Grading Plan Requirements	8
	D. Floor and Elevation Plan Requirements	8
	E. Tentative Tract Map Requirements	9
	F. Statement Requirements	9
	G. Development Agreement	10
V.	ACCESS/CIRCULATION	10
VI.	TRAFFIC CONTROL	10
VII.	RECIPROCAL PARKING	11
VIII.	NOISE	11
IX.	LANDSCAPE PLAN	11
X.	APPEARANCE STANDARDS	11
XI.	PIERHEAD LINE	11
XII.	PUBLIC ACCESS	12
XIII.	ESTABLISHMENT OF DISTRICT AREAS	13

XIV. DEVELOPMENT STANDARDS

A. Area A - Recreation/Open Space	13
1. Uses Permitted	13
2. Building Height	13
3. Setback	14
4. Parking	14
5. Signs	14
B. Area B - Restaurant and Banquet Facilities	14
1. Uses Permitted	14
2. Building Height	14
3. Setbacks	14
4. Parking	14
5. Signs	15
C. Area C - Public Marina	15
1. Uses Permitted	15
2. Parking	15
3. Pump-out Facilities	15
4. Live Aboard Prohibited	16
D. Area D - Residential	16
1. Uses Permitted	16
2. Building Height	16
3. Building Bulk	16
4. Site Coverage, Setbacks, and Open Space Requirements	16

D. Area D - Residential (Cont'd)

5. Private Open Space	17
6. Minimum Floor Area	18
7. Private Access Ways	19
8. Parking	20
9. Landscaping	21
10. Address Signs	22
11. Cable T.V.	22
12. Fire Hydrant System	22
13. Fire Protection	22
14. Laundry Areas	22
15. Lighting	23
16. Private Storage Space	23
17. Sewer and Water Systems	23
18. Signs	23
19. Street Signs	23
20. Street Trees	24
21. Trash Collection Areas	24
22. Vehicular Storage	24
23. Common Areas	25
XV. HOMEOWNERS' OR COMMUNITY ASSOCIATION	25
XVI. APPROVAL PERIOD	26

HUNTINGTON HARBOUR  
BAY CLUB  
SPECIFIC PLAN

I. PURPOSE - The purpose of this Specific Plan is to permit a mix of open space and recreational uses, commercial uses, residential uses, a public marina, parking, and uses incidental to these activities within the area herein referred to as the Huntington Harbour Bay Club.

There are several constraints affecting development of this property. They are:

A. The property consists of 5.33 acres of land, plus a public marina. Approximately three (3) acres of this property is 100 feet to 115 feet wide, which imposes a severe constraint on development.

B. The City has expressed a desire to have a public walkway adjacent to the bulkhead, thereby further restricting the developable width of the property.

The Specific Plan process provides a means of addressing these constraints by setting forth standards for development.

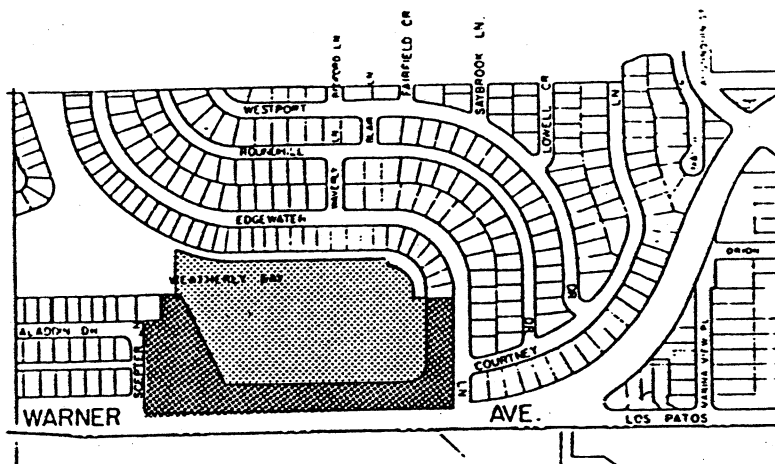


A Specific Plan includes policies and descriptive maps which are more detailed than the General Plan, but do not include detail found in an application for a specific development proposal.

The Huntington Harbour Bay Club 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, while providing sufficient flexibility to permit design creativity.

II. SPECIFIC PLAN BOUNDARIES - The Huntington Harbour Bay Club Specific Plan encompasses that area delineated on the map in subsection (a) hereof and described in subsection (b) hereof.

(a) Area Map



(b) Legal Description - The Huntington Harbour Bay Club Specific Plan includes the real property described as follows:

Parcel 1

Lot 174, Tract No. 4880, as shown on a map recorded in Book 172, Pages 12 to 19 inclusive of Miscellaneous Maps, Records of Orange County, California.

Excepting therefrom that portion included within Lot 3, Tract No. 5775, as shown on a map recorded in Book 210, Pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

Parcel 2

That portion of the northwest quarter of Section 29, Township 5 south, Range 11 west, in the Rancho La Bolsa Chica, as shown on a map recorded in Book 51, Page 13 of Miscellaneous Maps, Records of Orange County, California, described as:

Beginning at an angle point in the boundary line of Tract No. 5775, as shown on a map recorded in Book 210, Pages 11 and 12 of Miscellaneous Maps, Records of Orange County, said angle point being the intersection of the northerly line of Warner Avenue with the westerly line of Tract No. 4880, as shown on a map recorded in Book 172, Pages 12 to 19 inclusive of Miscellaneous Maps, Records of said Orange County; thence along the boundary line of said Tract No. 5775, south 89 degrees 51' 53" west 105.00 feet to the beginning of a tangent curve concave northeasterly having a radius of 15.00 feet; thence northwesterly along said curve, and continuing along said boundary line, through a central angle of 90 degrees 00' 00" an arc distance of 23.56 feet; thence north 00 degrees 08' 07" west 305.00 feet and north 89 degrees 51' 53" east 120.00 feet to said westerly line of Tract No. 4880; thence along said westerly line south 00 degrees 08' 07" east 320.00 feet to the point of beginning.

PARCEL 3

Lot B, Tract No. 4880, as shown on a map recorded in Book 172, Pages 12 to 19 inclusive of Miscellaneous Maps, Records of Orange County, California.

Parcel 3 (cont'd)

Excepting therefrom that portion included within Lots A and B of Tract No. 5775, as shown on a map recorded in Book 210, Pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

Parcel 4

That portion of Lot 3 of Tract No. 5775, as shown on a map recorded in Book 210, Pages 11 and 12 of Miscellaneous Maps, Records of Orange County, California.

Beginning at the northeast corner of Lot 3 of said Tract; thence along the easterly line of said Lot 3, south 00 degrees 08' 07" east 50.00 feet; thence continuing along the line of said Lot 3, north 89 degrees 51' 53" east 14.04 feet; thence continuing along the line of said Lot 3, south 00 degrees 08' 07" east 70.00 feet; thence continuing along said lot line south 89 degrees 51' 53" west 53.00 feet; thence leaving said lot line north 00 degrees 08' 07" west 120.00 feet to the northerly line of said Lot 3; thence along said northerly line north 89 degrees 51' 53" east 38.96 feet to the point of beginning.

III. DEFINITIONS - The following definitions shall apply to the Huntington Harbour Bay Club Specific Plan. Terms not described under this section shall be subject to the definitions contained in Article 970 of the Huntington Beach Municipal Code.

A. Bulkhead Line - is the line or point where the outer portion of the bulkhead meets the water.

B. 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.

C. Height of Building - is the vertical distance above the sidewalk adjacent to the bulkhead measured to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of a pitched or hipped roof.

D. Pierhead Line - The line between the bulkhead and the waterway which separates the area open for navigation from the area extending outward from the bulkhead in which only the mooring and docking of vessels is permitted.

E. Specific Plan - shall mean the Huntington Harbour Bay Club Specific Plan as adopted by the City Council of the City of Huntington Beach.

IV. 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, grading plans, floor and elevation plans, and a statement of statistics. All plans shall be submitted concurrently and shall meet the following requirements.

A. 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. Prior to the transmittal of a permit, the applicant shall submit to the Director of Development Services, a determination from the State Lands Commission that:

1. No state lands and/or lands subject to the public trust are involved in the development and all necessary authorizations required by the State Lands Commission have been obtained; or
2. State lands and/or lands subject to the public trust are involved in the development and all necessary authorizations required by the State Lands Commission have been obtained; or
3. State lands or lands subject to the public trust may be involved in the development, but pending a final determination, agreement has been made with the State Lands Commission for the project to proceed without prejudice to that determination.

B. Site Plan - Site plans shall include the following:

1. Location of all proposed structures;

2. Preliminary landscaping proposals showing the location, and type of plant materials;
3. Location of pedestrian walkways;
4. Circulation pattern of vehicular traffic;
5. Structural street sections of all access ways;
6. Type and location of outside lighting;
7. Size and location of maintenance and storage facilities;
8. Type, size and location of trash areas;
10. Use of common open space areas;
11. Type and location of all vehicle parking;
12. Type and location of fences and signs; and
13. Layout showing proposed sewage and water facilities.

C. Preliminary Grading Plan Requirements - Preliminary grading plans shall indicate the following:

1. A full inventory of the natural features of the site, including all trees exceeding a diameter of six (6) inches;
2. Preliminary soils report and chemical analysis of existing soils conditions;
3. Cut and fill proposed on the site;
4. Proposed surface drainage of the site;
5. Ground floor elevations of all proposed structures;
6. Differences in finished grades on the site and those grades on abutting property;
7. Underground services; and
8. Statement on quantity of excavated material.

D. Floor and Elevation Plan Requirements - Floor and elevation plans shall indicate the following:

1. Proposed exterior materials to be used on all structures;
2. Colors of all exterior materials;
3. Height of all buildings and/or structures; and
4. Energy sources proposed for heating and cooling of all buildings.

E. Tentative Tract Map Requirements - Tentative tract maps shall indicate the following:

1. Sufficient description to define the location and boundaries of the proposed subdivision;
2. Existing natural topography with contours at intervals of two (2) feet up to five (5) percent grade, five (5) feet up to ten (10) percent grade, and ten (10) feet over ten (10) percent grade;
3. Locations, names, widths and approximate grades of all streets within or adjacent to the proposed subdivision;
4. Approximate layout and number of each lot proposed and all dimensions of each said lot;
5. Outlines of all existing buildings on subject site;
6. Areas of property subject to inundation or storm water overflow and location, width and direction of flow of all watercourses;
7. Location, width and purpose of all existing an/or proposed easements on or contiguous to the subdivision; and
8. Typical street section.

F. Statement Requirements - A detailed statement shall also be included containing the following information:

1. Distance from the property to any known geological hazard;
2. Gross area within the blue line border (area boundary) of the tentative map;
3. Net lot area (i.e. gross area minus all public and private tstreets and/or driveways, and waterways);



4. Number and type of units and number of bedrooms;
5. Total number of units and bedrooms per gross acre;
6. Floor area of each unit;
7. Area and minimum dimensions of private patios (open space) and balconies;
8. Percentage of site coverage of all buildings;
9. Number and type of covered parking spaces;
10. Number of open parking spaces;
11. Amount of usable common open and recreational space provided, using regulations set forth in this article;
12. Types of recreation facilities proposed; and
13. Schedule and sequence of development if proposed in phases.

G. Development Agreement - A Preliminary Development Agreement shall be filed concurrently with the applications for a Conditional Use Permit and Tentative Tract Map. Said Development Agreement shall establish phases for development and coordinate major development activities.

The public hearings for the Development Agreement shall be held concurrently with the public hearings for the Conditional Use Permit and Tentative Tract Map.

V. ACCESS/CIRCULATION - Ingress and egress to and from the site shall be provided at the locations shown on Exhibit A. All internal streets and drives shall be privately owned and maintained. The standards for such streets and drives, including width and construction, shall meet the requirements of the Director of Public Works, and conform to the requirements of this Article.

VI. 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.

VII. RECIPROCAL PARKING - In order to provide for efficient use of the parking facilities within Areas A and B, and to permit flexibility in site layout and design, the required parking for one area may be satisfied within another area, provided a reciprocal parking agreement between each area is executed, and the total number of required parking spaces are provided.

VIII. NOISE - Prior to the issuance of building permits for residential development, a noise study conducted by an acoustical engineer to determine existing ambient noise levels on Warner Avenue, shall be submitted to the Development Services Department for review and approval. Structural designs for proposed residential units shall be reviewed, and design modifications recommended in the noise study shall be incorporated into the project design.

IX. LANDSCAPE PLAN - A preliminary landscape plan shall be submitted along with the Conditional Use Permit application. Said plan shall include provisions to provide a buffer between the Huntington Harbour Bay Club and adjacent uses.

X. 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.

C. Particular attention shall be given to incorporating the design of signs, including colors of signs, into the overall design of the entire development in order to achieve conformity.

D. Vehicular access ways shall be designed with landscaping and building variation to eliminate an alley-like appearance.

XI. PIERHEAD LINE - For a residential project within Area D, the pierhead line within Lot "B" of Tract 4880 shall be established pursuant to Exhibit "A".

XII. PUBLIC ACCESS/WALKWAY - The owner/developer shall provide a public walkway or make an irrevocable offer to dedicate a ten (10) foot wide easement for public access along the bulkhead as shown on Exhibit "A". Such public walkways shall be maintained jointly by the Homeowners' Association and the Huntington Harbour Bay Club. Provisions shall be made to permit construction and/or installation of utilities and/or facilities that serve the public marina within the walking easement. Provisions shall also be made to permit use of the walkway for activities relating to the public marina, as long as such activities do not interfere with the main purpose of the walkway.

The applicant shall cause to be executed and recorded a document, in a form and content approved by the Director of Development Services, irrevocably offering to dedicate an easement for public access and passive recreation along the shoreline and the beach. The easement shall be for the length of the property. Along the bulkhead it shall be measured from the inland edge of the bulkhead a distance of ten (10) feet and the applicant shall provide a walkway within the easement area. On the beach the easement shall include the entire sandy beach area between the existing development and mean high tide line. The easement shall not be located closer than five (5) feet to an existing structure. The easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Director determines may affect the interest being conveyed. The offer shall run with the land, binding successors and assigns of the applicant or landowner. The offer of dedication shall be irrevocable for a period of 21 years, such period to run from the date of recording.

Prior to issuance of any permit for development, the applicant shall record a document such as a covenant running with the land agreeing for himself and all successors in interest to maintain and otherwise keep open and free from impediments to pedestrian use the accessway along the boardwalk, beach area and parking. The document shall be recorded free of all prior liens or encumbrances except tax liens and shall bind the applicant, his heirs and successors in interest.

No facilities or activities shall be permitted within the easement area which could obstruct public access.



As a condition of development, the applicant shall provide signing of all public accessways, recreation facilities and parking.

As a condition of development, the applicant shall execute and record a deed restriction allowing public use of all recreation facilities onsite (excluding private open space area of the residential units). A minimum of ten (10) parking spaces shall be restricted and signed for public beach use.

Access dedications, deed restrictions and signing shall be assured prior to issuance of certificates of use and/or occupancy of the residential structures.

As a condition of a coastal permit on this site, the applicant shall be required to open and maintain accessways and facilities for public use concurrent or prior to issuance of certificates of use and/or occupancy permits of any residential structures.

XIII. ESTABLISHMENT OF DISTRICT AREAS - The configuration of the property for which this Specific Plan is prepared is such that there are four (4) distinct areas. These areas are delineated on the Specific Plan Map shown on Exhibit "A". A description of development standards for these areas are included in the sections that follow.

XIV. DEVELOPMENT STANDARDS - Proposed development within the Huntington Harbour Bay Club Specific Plan shall comply with the following standards:

A. Area A - Recreation/Open Space

1. Uses Permitted - Recreation and Open Space uses including: racquet and tennis clubs, recreation centers, swimming pools, clubhouse facilities, similar recreation facilities, beaches and incidental structures.

2. Building Height - The maximum building height shall not exceed thirty (30) feet, except that any building located within fifty (50) feet of property that is General Planned or zoned for residential use shall not exceed fifteen (15) feet in height.

3. Setback - The minimum setback from any exterior property lines shall be twenty-five (25) feet. Such setback shall not apply to fencing, tennis courts and related fencing and semi-subterranean parking structures. This section shall not apply to existing structures.

4. Parking - Parking for uses within Area A shall conform to Article 979. The access, dimensions, landscaping, and turning radii for all parking shall also conform to the provisions of Article 979.

5. Signs - All signs shall conform to the requirements of Article 976 Sign Code.

B. Area B - Restaurant and Banquet Facilities

1. Uses Permitted - Public and/or private restaurants and banquet facilities and related activities.

2. Building Height - The building height shall not exceed forty-five (45) feet, except that any building located within fifty (50) feet of property that is General Planned or zoned for residential use shall not exceed fifteen (15) feet in height.

3. Setbacks - The minimum setback from any exterior property line, shall be twenty-five (25) feet. This section shall not apply to existing structures.

4. Parking - Parking for the restaurant and banquet facilities shall be as follows:

- (a) One (1) space per table and/or booth;
- (b) One (1) space for each five (5) fixed seats;
- (c) One (1) space for each thirty-five (35) square feet of gross floor area where there are no fixed seats.

The access, dimensions, landscape provisions, and turning radii for all parking shall conform to the provisions of Article 979.

5. Signs - All signs shall conform to the requirements of Article 976 Sign Code.

C. Area C - Public Marina

1. Uses Permitted - Public marinas, parking, and related facilities.

2. Parking - Parking shall be provided at a ratio of three (3) spaces for each four (4) boat slips (0.75 spaces per slip). The access, dimensions, landscape provisions and turning radii for all parking shall conform to the provisions of Article 979.

Vehicular access from the parking lot to Edgewater Lane shall be prohibited. To assure compliance with this requirement, vehicular access rights to Edgewater Lane shall be dedicated to the City of Huntington Beach.

3. Pump-out Facilities - A pump-out system shall be installed to accommodate the total number of boat slips that can be docked within the public marina. The type and adequacy of

such facilities shall be approved by the Department of Public Works.

4. Live Aboard Prohibited - Living aboard boats docked or moored at the public marina shall be prohibited. To assure compliance with this requirement, the owner or operator of the public marina shall provide a clause within each lease agreement prohibiting living aboard any boat, docked or moored, at the public marina.

D. Area D - Residential

1. Uses Permitted - A maximum of forty-two (42) attached residential units and related recreational facilities.

2. Building Height - The maximum building height shall not exceed three (3) stories or forty-five (45) feet.

3. Building Bulk - The following design standards are recommended for controlling building bulk.

(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) Structures having dwelling units attached side by side shall not be composed of more than six (6) dwelling units on any one level.

4. Site Coverage, Setbacks, and Open Space Requirements - No buildings shall be constructed outside the building envelopes shown on Exhibit B. The setbacks of such buildings shall also conform to the setbacks of the building envelopes. All areas that are not within the building envelopes and are not paved for access or parking, shall be landscaped and maintained as permanent open space.



EDSWELL LN.

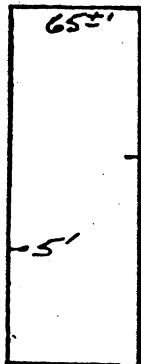
LOT E

1" = 100'

SCALE:

N

10' PUBLIC WALKWAY



30'

160'

185'

60'

185'

105'

60'

HARBOR AVE.

AREA D

HUNTINGTON HARBOR BAY CLUB  
SPECIFIC PLAN  
EXHIBIT "B"

NOTE: DIMENSIONS FOR BUILDING FOOTPRINTS AND ACCESS POINTS ARE APPROXIMATE AND WILL BE FINALIZED UPON SITE PLAN APPROVAL. BUILDING ENVELOPE DOES NOT APPLY TO SET BACKS OF THE SEMI-SUBTERRANEAN PARKING STRUCTURE.

D.

(a) The common open space areas shall be designed and located for maximum use by all residents of the project.

(b) Such areas shall be fully improved. Improvements may include paved surfaces, landscaped areas, water features, and recreational facilities, not to include fully enclosed structures.

(c) Active recreation areas shall not be located within ten (10) feet of any ground floor dwelling unit wall having a door or window.

(d) At least one (1) main recreational area shall be provided, and two (2) or more of the following recreational activities shall be provided within the main recreational area: swimming pool, spa, sauna, tennis court, basketball court, putting green, playground equipment, volleyball court, lawn bowling, outdoor cooking facility, or similar facilities.

5. Private Open Space - Private open space areas, in the form of patios or balconies shall be provided for each unit. Such areas shall be located adjacent to the unit they are intended to serve. The minimum size of such patios or balconies shall meet the following standards.

(a) Where patios are provided, the minimum areas shall be as follows:

<u>Unit Type</u>	<u>Minimum Area** (Sq. Ft.)</u>	<u>Minimum Dimension (Ft.)</u>
Efficiency/or one (1) bedroom	120	10
Two (2) bedrooms	200	10
Three (3) or more bedrooms	300	10

\*\* This area may be divided into two (2) separate areas; however, neither area shall contain less than sixty (60) square feet.

(b) Where balconies are provided, the minimum area shall be as follows:

<u>Unit Type</u>	<u>Minimum Area (Sq. Ft.)</u>	<u>Minimum Dimension (Ft.)</u>
Efficiency/or one (1) bedroom	60	6
Two (2), three (3) or four (4) bedrooms	120	6

(c) Two story units which are provided with a patio at the lower level are permitted a ten percent (10%) reduction in the patio area requirement if a balcony having a minimum area of sixty (60) square feet is provided. Balconies which serve as entrances or exits shall not satisfy this requirement except where entrances or exits are for the sole use of a particular unit.

6. Minimum Floor Area - Each dwelling within the development shall have the following minimum floor area:

<u>Unit Type</u>	<u>Minimum Floor Area (Sq. Ft.)</u>
Efficiency	550
One (1) Bedroom	750
Two (2) Bedrooms	1200
Three (3) Bedrooms	1300

7. Private Access Ways - The following standards shall apply to all private vehicular access ways.

(a) Private ways serving as access shall be provided with a minimum paved width equivalent to not less than two (2) twelve (12) foot wide travel lanes, not including curb and gutter.

(b) Access ways exceeding one hundred fifty (150) feet in length, but less than three hundred (300) feet in length, shall be provided with a curbed turn-around having a minimum radius of thirty-one (31) feet or a "Hammerhead" turn-around per Fire Department standards;

(c) Access ways exceeding three hundred (300) feet in length, but less than six hundred (600) feet in length, shall be provided with a curbed turn-around having a minimum radius of forty (40) feet, a "Hammerhead" turn-around per Fire Department standards, or an intertying loop circulation system;

(d) Access ways exceeding six hundred (600) feet in length shall be provided with an intertying loop circulation system; a turn-around meeting the requirements of the Fire Department may be permitted where a loop system is impractical;

(e) Exceptions to the above standards may be granted by the Planning Commission upon recommendation of the Department of Development Services and Fire Department.

8. Parking - Parking for units within Area D shall be provided at the following ratio.

(a) Efficiency and one (1) bedroom units shall be provided with two (2) on-site parking spaces.

(b) Dwelling units with two (2) or more bedrooms shall be provided with two and one-half (2½) on-site parking spaces.

(c) At least one (1) parking space per unit shall be covered. The remaining spaces may be open.

(d) All parking spaces required by this section shall be distributed at convenient locations to serve both residents and guests.

(e) All required covered parking shall be located within two hundred (200) feet of the dwelling unit it is designed to serve.

(f) Any allocation for compact car parking spaces shall be determined through the Conditional Use Permit process.

(g) The access, dimensions, and turning radii for all parking shall conform to the provisions of Article 979.

9. Landscaping - The purpose of this section is to insure a more pleasant living environment through the use of plans and decorative design elements.

(a) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open areas shall be landscaped and permanently maintained in an attractive manner.

(b) Permanent irrigation facilities shall be provided in all landscaped areas.

(c) One (1) thirty (30) inch box tree, or equivalent, shall be provided on-site for each residential unit. Seventy-five percent (75%) of the total requirement shall be thirty (30) inch box trees. The remaining twenty-five percent (25%) of such requirement may be provided at a ratio of one (1) inch for (1) inch through the use of twenty (20) or twenty-four (24) inch box trees. Additional trees and shrubs shall also be planted to provide a well balanced landscaped development.

(d) A landscape and irrigation plan shall be submitted to the Department of Development Services for approval prior to the issuance of building permits.

10. Address Signs - The placement of address numbers shall be at a uniform location throughout the development, and the placement of such numbers shall be approved by the Department of Development Services.

11. Cable T.V. - No exterior television antenna shall be permitted. A common antenna with underground cable service to all dwelling units shall be provided.

12. Fire Hydrant System - A fire hydrant system shall be installed to provide an 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.

13. 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.

14. Laundry Areas - Laundry areas shall be located within individual dwelling units.

15. Lighting - The developer shall install an on site lighting system on all vehicular access ways and along major walkways. A lighting plan shall be submitted for approval to the Director of Development Services. Such lighting shall be energy efficient and shall be directed onto driveways and walkways within the development and away from adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.

16. Private Storage Space - Where the proposed development is to be constructed with other than an attached garage for each dwelling unit, a minimum of one hundred (100) cubic feet of storage space shall be provided for each dwelling unit.

17. Sewer and Water Systems - Sewer and water systems shall be designed to City standards. Such systems shall be located within streets, alleys or drives. In no case shall individual sewer lines or sewer mains for one building be permitted to extend underneath any other building.

18. Signs - All signs in the development shall conform to applicable provisions of Article 976.

19. Street Signs - 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.



20. Street Trees - Street trees along Warner Avenue shall be provided pursuant to City standards with twenty (20) inch box trees planted at approximately forty-five (45) foot intervals. A plan showing the type and placement of such trees shall be approved by the Department of Public Works and the Department of Development Services. An equivalent alternative to this basic requirement may be permitted subject to the approval of the Department of Development Services.

21. Trash Collection Areas - Trash collection areas shall be provided within two hundred (200) feet of the units they are to serve. Such areas shall be enclosed or screened, and shall be situated in order to minimize noise and visual intrusion on adjacent property as well as to eliminate fire hazards to adjacent structures. Individual trash collection shall be permitted where the intent of this section is met.

22. Vehicular Storage - Outside uncovered and unenclosed areas for storage of boats, trailers, recreational vehicles and other similar vehicles shall be prohibited, unless specifically designated areas for the exclusive storage of such vehicles are set aside on the final development plan and provided for in the association's covenants, conditions, and restrictions. Where such areas are provided, they shall be screened from view on a horizontal plane from adjacent areas by a combination of six (6) foot high masonry wall or permanently maintained landscaping.