

MEADOWLARK
SPECIFIC PLAN
HUNTINGTON BEACH, CALIFORNIA



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City of Huntington Beach

SPECIFIC PLAN 8

City of Huntington Beach
Planning Department
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1.0 INTRODUCTION

1.1 Purpose and Intent

The Meadowlark Specific Plan sets forth the planning concept, design guidelines, development standards and administration procedures necessary to implement the goals and policies of the Huntington Beach General Plan. The intent of the Specific Plan is to establish the framework for development of a high quality planned community.

1.2 Authority and Scope

California Government Code Section 65507 authorizes cities to prepare and adopt Specific Plans for the purpose of bridging specific development proposals with local General Plans. Specific Plans typically incorporate planning policies, regulations, tailored development standards, improvement programs and other regulatory methods into one document. The preparation, adoption and implementation of the Meadowlark Specific Plan by the City of Huntington Beach is authorized by Title 7, Division 1, Chapter 3, Articles 8 and 9 of the California Government Code Section 65450 et. seq.

The Meadowlark Specific Plan is comprised of the following six (6) sections:

Introduction - Section One, describes the purpose and intent of the Plan and provides the legal basis, authority and scope of the Specific Plan.

Project Area Description - Section Two, provides a general description of the Specific Plan area and its surrounding land uses, General Plan and Zoning information and a brief background and planning history summary for the site.

Master Plan Concept - Section Three, describes the proposed master plan concept for the project area and addresses land use, circulation, public facilities, infrastructure, open space and recreation, grading, landscaping and project phasing.

Development Regulations - Section Four, presents a description of the development standards and design criteria applicable to projects within the Meadowlark Specific Plan area.

Implementation - Section Five, discusses project implementation, project review, appeal and Specific Plan amendment processes.

Appendix - Section Six, contains the technical support information which has contributed to the formation of the Specific Plan.



2.0 PROJECT AREA DESCRIPTION

2.1 Location / Surrounding Land Uses

The Meadowlark Specific Plan encompasses approximately sixty-five (65) acres of land located approximately six hundred (600) feet north and east of the intersection of Bolsa Chica Street and Warner Avenue (Please refer to **Exhibit 1: Vicinity Map**). The property was previously used as a small craft airport (Meadowlark Airport). Surrounding land uses include detached single-family residential uses (RL-Low Density Residential) to the north, the existing Norma Gibbs Park (OS-PR – Open Space- Parks and Recreation), a church, and detached (RL-Low Density Residential) and attached single-family residential uses (RH-High Density Residential) to the east; attached single-family residential uses (RMH-Medium High Density Residential) to the south, and detached single-family residential uses (RL-Low Density Residential), attached single-family uses (RM-Medium Density Residential) and mobile home park (RMP-Manufactured Home Park) to the west.

2.2 General Plan Designation

The General Plan designation for the Meadowlark property is Mixed-Use Specific Plan Overlay (M-sp). The exact density, location, and mix of uses are governed by the Specific Plan.

2.3 Zoning

The subject property is currently zoned Meadowlark Specific Plan (Please refer to **Exhibit 2: Zoning/District Map**). The Specific Plan was first adopted by the City Council on March 7, 1988 and allowed development of approximately fifteen (15) acres with commercial uses and a maximum of six-hundred (600) dwelling units (single-family detached, multi-family medium density and multi-family medium-high density) within the remaining fifty (50) acres. The revised Specific Plan limits development within the residential portion of the Specific Plan to a maximum of three hundred forty-five (345) dwelling units and allows for improvement of the project site with detached single-family dwellings on small-lots.

2.4 Planning History

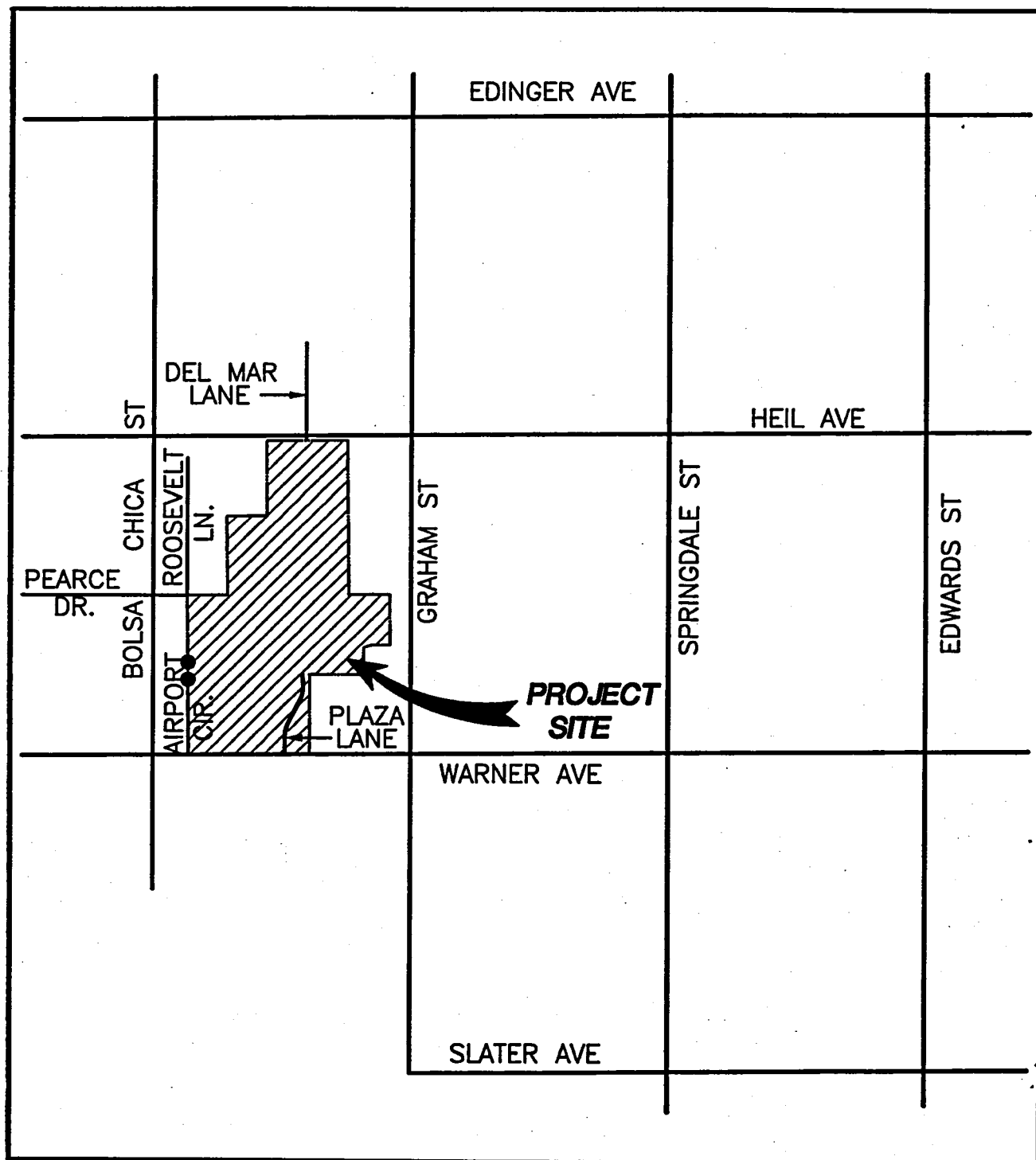
On February 1, 1988, the City Council adopted an amendment to the Land Use Element of the General Plan (Land Use Element Amendment 87-2C) and designated approximately sixty-five (65) acres of land, known as the Meadowlark property, as a planned community. The subject amendment required implementation of the planned community designation via adoption of a Specific Plan. The following policies were adopted by the City Council to provide direction for preparation of the Specific Plan:

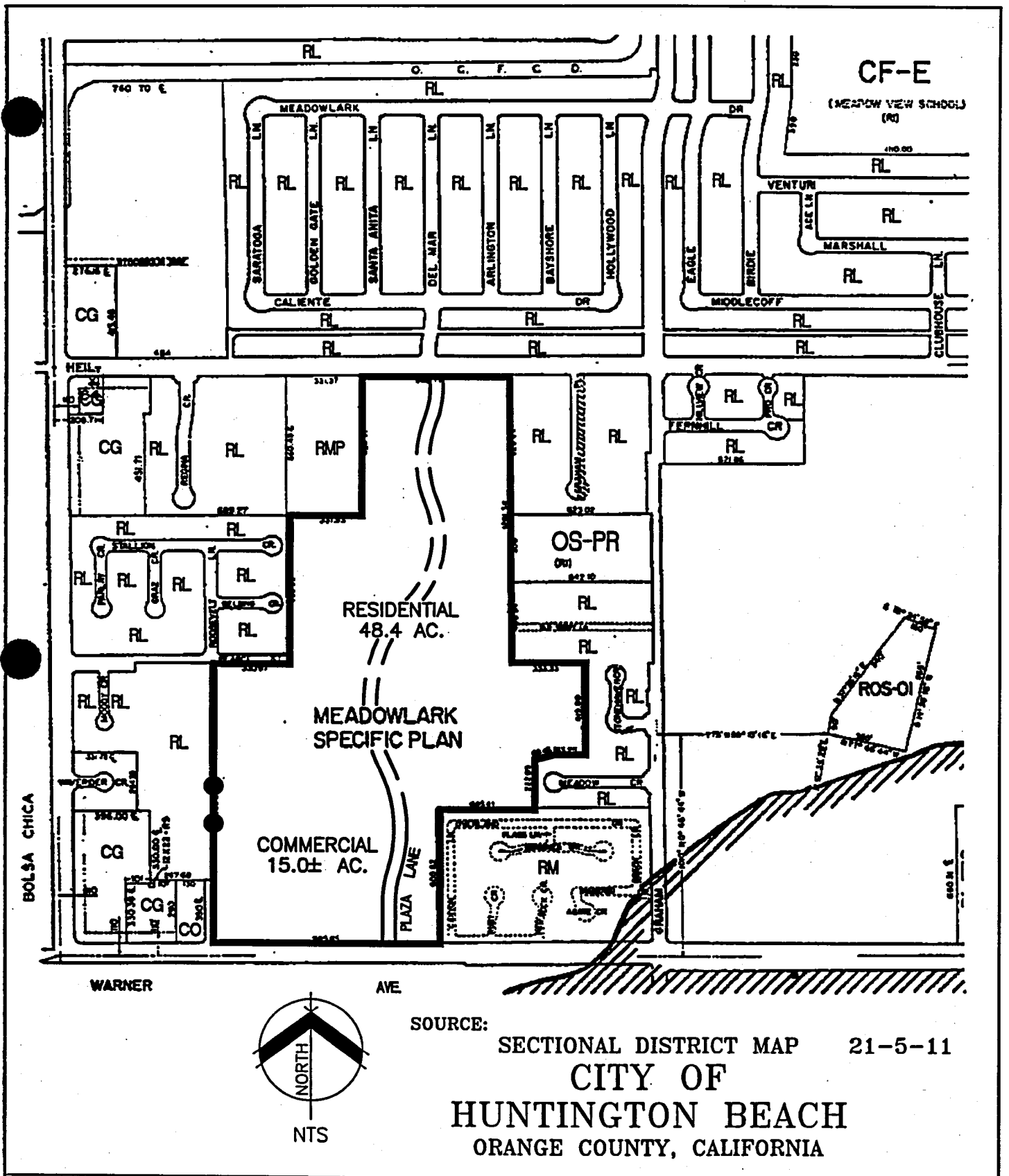
- The 15-acre retail center shall be located on Warner Avenue extending between Roosevelt Street and the residential project to the east.
- The total number of residential units, including any proposed affordable units to be constructed on the fifty (50) acre portion of the property due north of the commercial portion, shall not exceed six hundred (600) units and shall be distributed among several product types.
- A buffer shall be provided between the existing single family homes and any attached residential units which are developed at greater than seven (7) units per acre.
- An internal traffic circulation plan shall be provided that will:
 - Provide street connections between Warner Avenue and Heil Avenue that would not encourage non-project related through traffic;
 - Limit the amount of traffic on Pearce Street to a total of 2,500 average daily trips;
 - Locate vehicular access points to Warner Avenue and Heil Avenue so as to minimize traffic conflicts.
- Provide a phased development plan which coincides with the available capacity in the sewer and water systems.
- Within 60 days of City approval of the first entitlement for development, the airport operation will cease.
- This Specific Plan enacted through Zone Change No. 87-13 will be in effect until a subsequent zone change is adopted. The Planning Commission shall conduct an annual review of the Specific Plan until such time as a master plan is approved for the site.

On March 7, 1988, the Meadowlark Specific Plan was adopted by Ordinance No. 2929 and Environmental Impact Report 87-2 (EIR 87-2), which addressed Land Use Element Amendment 87-2C was certified. On January 28, 1991, the Meadowlark Property Conceptual Master Plan was submitted to the City of Huntington Beach and was subsequently approved in conjunction with the first Conditional Use Permit application for development of the commercial portion of the site. The remaining residential portion of the Specific Plan was not developed due to market conditions.

2.5 Legal Description

(Please refer to Appendix A: Meadowlark Specific Plan Area Legal Description)







3.0 MASTER PLAN

3.1 Development Concept

The Meadowlark Specific Plan development concept provides for a mixed use community of commercial and residential uses. The Specific Plan establishes the general type, location parameters and character of residential development (48.4 acres) while allowing for creative design solutions within the overall framework of the Plan. The commercial portion of the Specific Plan (16.6 acres) has been developed and will be subject to the previously approved conditions of project approval (CUP No. 90-45 / TPM No. 90-268 / CE No. 91-31).

The Specific Plan area is designed to allow for development that is complementary to the surrounding neighborhood and the City of Huntington Beach. The development concept (uses, densities and product types) is intended to allow for reconfiguration of the standard elements of new growth - single-family detached residences, retail and recreation facilities - to enhance community, convenience and identity.

The Meadowlark residential community is intended to be designed in the form of distinct, complementary and interconnected "neighborhoods" (Planning Areas) in which streets are convenient and comfortable to walk and parks form a public focus. The plan identifies four pedestrian-oriented neighborhoods, multiple recreational areas and a meandering pedestrian promenade/ Spine Road, which provides the link between the residential and commercial segment of the Specific Plan area. The differences between the design of the Meadowlark community and other residential projects will be slight and significant at the same time. The streets are proposed to be narrower, tree-lined and connected to the public park and private mini-parks; in addition, landscaped parkways will be provided to enhance the pedestrian- friendly community design concept. The mix of housing is intended to allow a broader range of product types and include conventional small-lot, zero-lot line and z-lot layouts. The visual impact of garages is proposed to be diminished through neo-traditional design solutions which advocate placement of garages towards the rear of residential lots. Building design is intended to address the street and sidewalk with entries, balconies, porches, architectural features and activities which help to create a safe and pleasant living environment.

The Meadowlark Specific Plan includes the following components which provide the necessary development information/guidelines to create a high quality residential planned community:

Land Use
Circulation
Open Space / Recreation
Landscape Concept
Public Facilities

Grading
Geology - Soils/Seismicity
Potential Hazardous Materials
Archeology
Phasing

3.2 Land Use

The Meadowlark Specific Plan includes an existing 16.6 acre neighborhood shopping center along its southerly boundary and provides for residential uses on the remaining 48.4 acres of vacant land. The project Spine Road divides the shopping center into two parcels and provides access through the Meadowlark residential area.

The 48.4 acres of undeveloped residential land within the Meadowlark Specific Plan area is divided into four (4) Planning Areas. The proposed residential densities, range from nine and half (9.5) dwelling units per net acre to thirteen and eight tenths (13.8) dwelling units per net acre, and provide a gradual transition from the commercial and medium high density attached residential uses (RMH) to the south of the property to the existing low density detached residential uses (RL) to the north, east and west. (Please refer to **Exhibit 3: Conceptual Master Plan.**) All four (4) Planning Areas are anticipated to be developed with small lot, single-family detached homes.

A summary of the proposed residential land use allocation within the four residential Planning Areas by product type, gross acreage, density and maximum number of dwelling units follows. (Please refer to **Exhibit 4: Development Summary**). The boundaries and acreage of each Planning Area are fixed. Minor modifications to Planning Area boundaries may be made, and shall be subject to review and approval by the Planning Director. The maximum gross density within each Planning Area shall not be exceeded.

**EXHIBIT 4
DEVELOPMENT SUMMARY
MEADOWLARK SPECIFIC PLAN**

Planning Area	Land Use	Acreage (Max)	% of Site (Max)	Gross Density (Max)	Net Density (Max)	No. of Lots / Units (Max)
1	S.F.R. (Detached)	10.9*	22.5	6.5	9.5	70
2	S.F.R. (Detached)	9.3*	19.2	6.5	9.8	60
3	S.F.R. (Detached)	14.5*	30.0	8.0	11.8	116
4	S.F.R. (Detached) or	11.0*	22.7	9.0	13.8	99
Subtotal	S.F.R.	45.7	94.4	7.5	11.3	345
	Public Park	**	**			
	Spine Road ROW adjacent to Public Park	0.5	0.1			
TOTAL		48.4	100%			345

* NOTE: Includes proposed open space lettered lots, landscape maintenance easements, common open space areas and local streets.

** NOTE: Development shall comply with parkland dedication requirements.

3.3 Circulation

A. Public and Private Street System

The Circulation Plan illustrates the general alignment, classification and location of the proposed public and private roads within the project site. The Plan is consistent with the Circulation Element of the General Plan. (Please refer to **Exhibit 5: Circulation Plan.**)

The Spine Road shall provide access to the property from Heil Avenue and from Warner Avenue at Plaza Lane. Plaza Lane, a local collector road currently terminates at the commercial center's northerly boundary. The Spine Road meanders through the shopping center and the residential Planning Areas, separating Planning Areas 3 and 4, Planning Areas 1 and 3 and dividing Planning Area 2. The northern terminus of the Spine Road at Heil Avenue aligns with Del Mar Lane. Pearce Street, which is located west of the project site, shall be extended through Planning Area 1.

Local access to the four residential Planning Areas shall be provided directly from the Spine Road. Access to Planning Area 1 and 4 shall also be provided from the Pearce Street extension and Roosevelt Lane respectively. The Pearce Street extension shall be carefully planned to minimize traffic impacts onto the existing street system. Access to Pearce Street shall be such that traffic on said street does not exceed 2500 average daily trips. Roosevelt Lane may provide limited direct driveway access to Planning Area 4 residential lots which front on Roosevelt Lane. Roosevelt Lane shall not be a through street to Warner Avenue. The eastern side of Roosevelt Lane (approximately 500 linear feet south of Pearce Street) shall be fully dedicated and fully improved to City Standards.

The design of the Spine Road shall advocate traffic calming and shall constitute an important circulation and thematic design element of the Meadowlark master plan concept. The street section for the subject roadway shall transition as it flows through the project from a sixty-six (66) ft. right-of-way with a "curb-to-curb" paved section of forty-six (46) ft. at Heil Avenue and a sixty (60) ft. right-of-way with a "curb-to-curb" paved section of forty (40) ft. at the northern terminus of Plaza Lane to a sixty (60) ft. right-of-way with a thirty-two (32) ft. paved section within the central portion of the site. The Spine Road design shall incorporate raised, landscaped medians at both project entry locations, fourteen (14) ft. wide landscaped areas and six (6) ft. wide meandering sidewalks along both sides of the road. Guest and public park parking spaces shall be provided along the Spine Road in "parking pockets" located within the landscaped parkway areas, in accordance with an approved parking layout plan. Open space lots adjacent to the Spine Road shall contribute additional landscaping, thus enhancing its "greenbelt" design.

Heil Avenue shall be improved to an ultimate right-of-way width of eighty-eight (88) ft. Street improvements along Heil Avenue shall increase the pavement width from sixty-four (64) ft. to seventy (70) ft. and will provide an eight (8) ft. sidewalk and a twelve (12) ft. landscape buffer along the northerly boundary of the Meadowlark property.

With the exception of the Spine Road and the most westerly segment of the Pearce Street extension (between the western property line and the first "T" street intersection) through Planning Area 1, all other interior local streets shall be private. Private street section designs for Planning Area 1 and 2 shall include four (4) ft. (min) non-monolithic sidewalks and five (5) ft. (min) landscaped parkways on both sides of the street. In Planning Area 3 and Planning Area 4 as well as along the "public and "private" segment of the Pearce Street extension in Planning Area 1, landscaped parkways are encouraged, however, five (5) ft. monolithic sidewalks with flare-outs around street furniture may also be acceptable within said areas. (Please refer to **Appendix B: Street Sections**).

B. Traffic Control

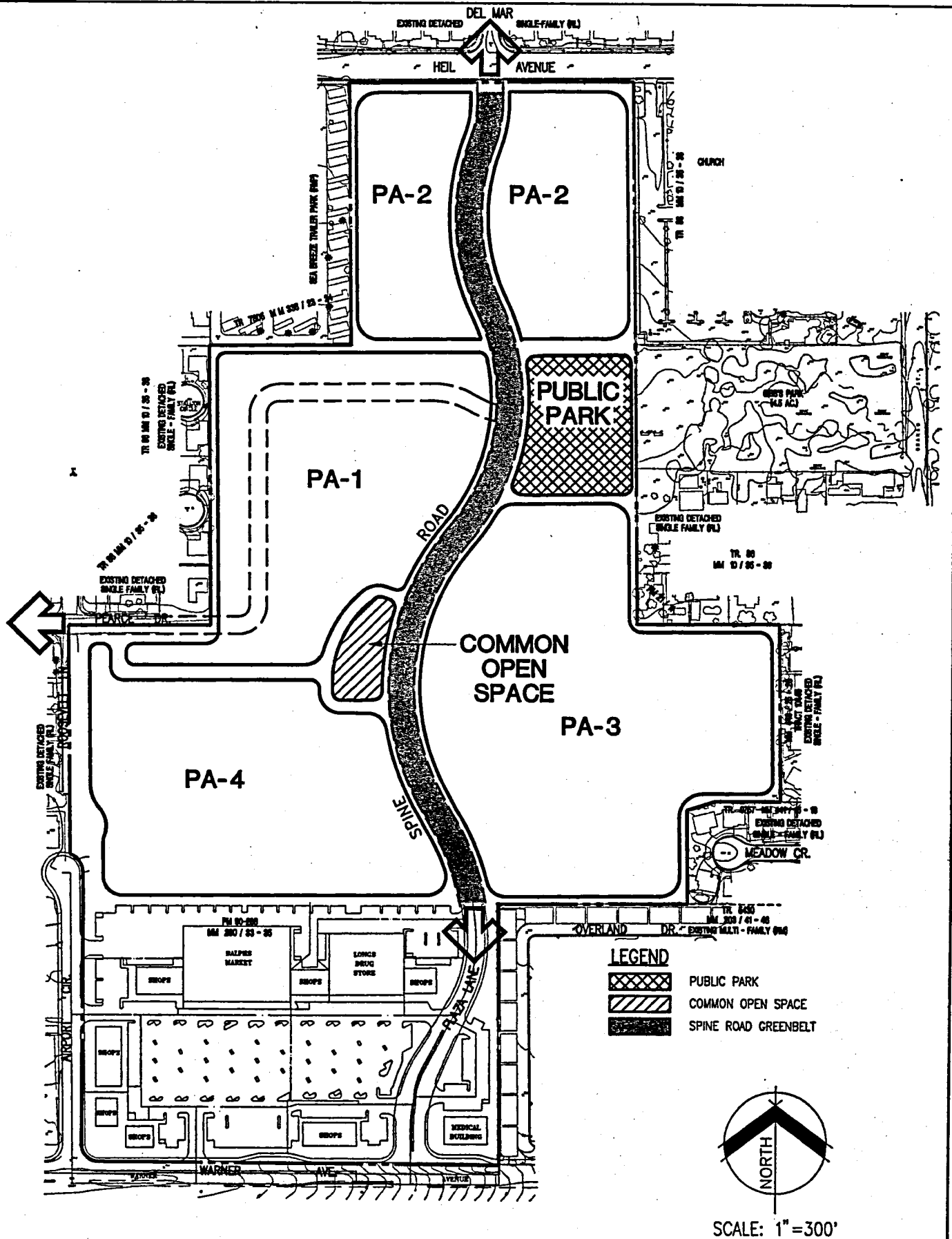
The Planning Commission, upon recommendation of the Department of Public Works at the time of project entitlement approval, shall determine the need for traffic control devices (i.e. traffic signals). Such determination shall include the appropriate time installation. The developer(s) shall pay the entire cost of installing traffic signals at Heil Avenue/Del Mar Lane, and Warner Avenue, the entrances to the project area. Installation of the traffic signal at Del Mar Heil shall be required with the first residential phase. Development of the Meadowlark Specific Plan area will require a secondary access to Bolsa Chica Street from Pearce Street. The developer(s) shall pay one-fourth of the cost for the traffic signal at Bolsa Chica and Pearce prior to issuance of building permits. Proportional share of Heil/ Graham signalization shall be paid prior to start of the final residential phase, as determined by traffic signal warrants.

C. Transit Facilities

Bus turnouts and bus shelters shall be provided at locations designated by the Department of Public Works and Orange County Transit Authority. The design of such shelters and turnouts shall be approved by the Department of Public Works and Orange County Transit Authority.

3.4 Open Space / Recreation

Development within the Meadowlark Specific Plan area shall comply with parkland dedication requirements by dedication and improvement of a minimum 2.4 acre neighborhood park to serve the Meadowlark community, improvement of 0.8 acre of undeveloped Norma Gibbs Park area and payment of parkland dedication in-lieu fees equal to \$500,000 per acre, to satisfy the remaining Parkland dedication obligation for development of the site. In addition private mini-parks shall be provided to serve the residents of the Meadowlark community exclusively (Please refer to **Exhibit 6: Public-Private Open Space Plan**) and shall be maintained by a Community or Homeowner's Association (HOA). Although the actual amenity program for the private mini-parks has not been specifically defined, provision of a tot-lot, swimming pool/ spa and community meeting/ clubhouse is encouraged. Mini-park acreage shall be based on the required common open space requirement per dwelling unit.



3.5 Landscape Concept

The landscape concept for the Meadowlark project is integral to the overall character of the community. It includes a combination of landscape and hardscape features adjacent to and visible from project roadways which combine to form a major design element of the community structure. Major features of the landscape concept include entry, community edge, and streetscape treatments.

A. Entry Treatments

- **Primary Entry**

The primary community entry shall be located at the intersection of the Spine Road and Heil Avenue. The community entry design concept is intended to integrate project monumentation, enriched pavement treatment (subject to Planning Department and Public Works Department approval), median planting, layered shrub/turf planting and decorative community perimeter theme walls (Please refer to **Appendix C: Heil Avenue Project Entry**).

- **Secondary Entry**

A second project entry shall be provided at the northerly terminus of the existing Plaza Lane. The subject entry design shall reflect primary project entry design elements and shall incorporate enriched pavement treatment (subject to Planning Department and Public Works Department approval), median planting, layered shrub/turf planting and decorative community perimeter theme walls. (Please refer to **Appendix D: Plaza Lane Project Entry**).

B. Community Edge Treatments

- **Community Perimeter Wall**

A decorative community theme wall along the public Spine Road and Heil Avenue will provide project identity, privacy and noise control (Please refer to **Appendix E: Community Wall Plan**). Removal and replacement of existing walls along the project site's perimeter is encouraged, so that double walls are avoided.

- **Heil Avenue Landscaping**

A twelve (12) ft. landscape buffer shall be provided along the project's northerly property line. The landscape buffer treatment along Heil Avenue shall be compatible and complimentary with the proposed landscaping along the Spine Road.

- **Parks**

The Meadowlark Specific Plan includes a public park adjacent to the existing 5-acre Norma Gibbs Park. In addition, common open space areas shall be incorporated within the overall community development concept. Park design shall take into consideration Crime Prevention Through Environmental Design (CPTED) principles to ensure adequate surveillance of the park sites and address security related issues for adjacent properties.

C. Streetscape Treatment

- **Spine Road**

The Spine Road shall provide the primary access to the project. In order to enhance its appearance an expanded landscape parkway shall be incorporated as part of its design. The proposed plant palette for the Spine Road shall be complementary to the landscaping materials utilized within adjoining residential Planning Areas. Shade trees shall be incorporated in the Spine Road landscape design concept (Please refer to **Appendix F: Spine Road Expanded Parkway**).

- **Local Streets - Planning Areas 1-4**

A unique landscape design theme shall be developed for each Planning Area. A neighborhood accent street tree and background trees shall be elected and used consistently within each Planning Area. Shade trees shall be incorporated in the local street landscape design concept.

D. Plant Material Palette

All streets shall be established with identifiable landscape materials (Please refer to **Appendix G: Plant Material Palette**). The proposed plant materials (shrubs, groundcovers and trees) shall be compatible and complementary to existing adjacent streetscapes.

3.6 Public Facilities

The public facilities plans identify existing and proposed infrastructure, storm drain, sewer and water facility improvements to serve development within the Specific Plan area. The developer (s) of the Specific Plan area shall be responsible for the construction of all public facilities/improvements concurrent with individual project development. Improvements shall be subject to review and approval by the Director of Public Works.

A. Storm Drainage Facilities

The City of Huntington Beach and the Orange County Flood Control District are the agencies responsible for the flood control system in the project vicinity. Regional flood control channels exist along Warner Avenue and Bolsa Chica Street.

The property's proposed storm drain system shall provide drainage for the site as follows: Runoff from the property shall be conveyed to the Sunset Channel, approximately 2,500 feet from the project site. A portion of storm water runoff shall be detained on-site.

The proposed storm drain system will consist of reinforced concrete pipe (RCP) with a minimum pipe size of eighteen (18) inches. All interior local streets shall carry the property's storm runoff into catch basins which shall connect to a backbone storm drain line located within the Spine Road. Based upon preliminary hydrology studies it is anticipated that the backbone storm drain RCP system shall range in size from thirty-six (36) to sixty (60) inches. (Please refer to

Appendix H: Storm Drain System.) The proposed storm drain system exits the site at the intersection of Heil Avenue and the Spine Road and is conveyed to the Sunset Channel, within a 66-inch RCP.

B. Sewer Facilities

The City of Huntington Beach is responsible for the review and approval of waste water collection within the project area, and the County Sanitation Districts of Orange County (CSDOC) is responsible for the treatment of waste water. The existing sewer system is comprised of several lines, including a fifteen (15) inch in Heil Avenue, an eight (8) inch in Pearce Street and an eight (8) inch in Plaza Lane. The proposed sewer system for the Meadowlark property shall connect to the fifteen (15) inch existing sewer main on Heil Avenue. (Please refer to **Appendix I: Sewer System**).

The property's backbone sewer line will be located within the Spine Road. All "in-tract" local sewer laterals shall gravity flow to the backbone sewer line within the Spine Road. The sewer lines within the property shall be contained in public and private streets or easements which will ultimately be dedicated to the City of Huntington Beach. All proposed sewer lines within the Specific Plan are tentatively established at eight (8) inches.

C. Water Facilities

Domestic water for the property will be provided by the Public Works Water Division of the City of Huntington Beach. The existing and proposed water supply systems are shown on **Appendix J: Water System**. On-site water lines shall connect to the existing external system at three locations, thus providing a looped water system of adequate water pressure. The proposed water system shall connect to an existing eight (8) inch line in Pearce Street, an eight (8) inch line in Plaza Lane and a twelve (12) inch in Heil Avenue.

The backbone water facility shall consist of a twelve (12) inch line which follows the Spine Road alignment and connects to the existing twelve (12) inch water line in Heil Avenue and the eight (8) inch water line in Plaza Lane. All other project water lines shall be eight (8) inches and shall follow the proposed street alignments, creating loop systems and connecting to the twelve (12) inch line in the Spine Road.

Prior to the issuance of building permits within any of the area designated as a separate phase of development in the Phasing Plan, clearance shall be obtained from the Department of Public Works and the Orange County Sanitation District stating that such development will not adversely impact the sewer system. Such clearance shall be in the form of a letter to the Planning Director.

3.7 Grading

The Meadowlark property is generally flat. A 15-foot grade differential exists between the highest elevation at the southwest portion of the property and the lowest elevation adjacent to Heil Avenue. (Please refer to **Appendix K: Topography**). The topography is entirely manmade as a result of farming practices and the previous airport land use.

Grading will be required to construct streets, infrastructure and other site improvements and to create properly drained development areas. All grading within the Specific Plan area will require a grading permit and shall be governed by soils, foundation and other geotechnical reports prepared by registered civil and geotechnical engineers, building codes, established engineering practices and City ordinances. Reasonable efforts shall be taken in the design of improvements and building pads to minimize the amount of grading required. The maximum slope ratio, horizontal to vertical, will be 2:1 unless otherwise recommended by a Geotechnical engineering report and approved by the City.

3.8 Geology - Soils/ Seismicity

The Meadowlark property is located on the Bolsa Mesa which is an alluvial terrace – a bench – like formation of land carved in alluvium by a stream. Information obtained from soils investigations indicate that the property can be made suitable for development for low rise commercial and residential structures using conventional grading procedures. The surface soils are expansive and this characteristic will require consideration in design and construction of footings and slabs on grade.

The subject site is located approximately 5,000 ft. northeast of the Alquist Priolo Special Studies Zone for the Newport-Inglewood Fault. The distance from the Special Studies Zone removes the site from any specific Zone related considerations. The Bolsa-Fairview Fault is approximately 2,000 ft. southwest of the project site. Although this fault is closer to the Meadowlark Specific Plan area than the Newport-Inglewood it is assumed to be less of a threat to the area. A recent fault analysis (1986) prepared by Richard Lung, of Leighton and Associates, stated that the Bolsa-Fairview Fault has not been active in geologic historic times (within the last 10,000 years) and is not considered a threat or measurable risk to people and/or buildings in the area. The State Division of Mines and Geology has concurred with this assessment.

The following geology, soils and seismicity measures shall be employed prior to the issuance of building permits:

Submittal of a structural engineering study evaluating proposed foundation designs and respect the ground shaking and liquefaction hazards on the property. The study shall be subject to the review and approval by the Public Works and Building Department. Foundations and structural components of the buildings shall be designed according to recommendations contained within the structural engineering study.

Submittal of a soils study detailing grading and site preparation recommendations. This study shall be subject to the approval by the Public Works and Building Department. Grading and site preparation shall be accomplished in accordance with recommendations presented in the soils study.

Submittal of a soils analysis identifying the absence or presence of methane gas and/or contamination by hazard materials. If contamination is found, all affected areas must be cleaned up to the satisfaction of the City and other appropriate agencies. If methane gas is present, a mitigation plan must be submitted to the City and other appropriate agencies.

3.9 Potential Hazardous Materials

An on-site inspection and field tests were conducted on the Meadowlark property by the County of Orange Environmental Health Division to determine the presence of any soil contamination. This investigation, which was conducted on April 5, 1990, determined that gasoline contaminated soils exist on-site (Please refer to **Appendix L: Letter from the Environmental Health Division dated June 20, 1990**). Investigative measures have been carried out to the satisfaction of that agency for the commercial site and closure has been granted by the Orange County Health Care Agency (OCHCA) for the soil and groundwater cases. The potential for future impact to the area north of the commercial site is considered to be minimal, however, investigative and remediation measures shall be required for the residential area of the Meadowlark Specific Plan to ensure compliance with the Orange County Health Division requirements. Verification of clearance by the OCHCA shall be provided to the City of Huntington Beach prior to issuance of building permits. Specific development proposals within the Meadowlark Specific Plan area shall comply with any/all applicable environmental mitigation measures pertinent to hazardous materials.

3.10 Archeology

The Meadowlark Specific Plan area is situated on Bolsa Chica Mesa, an area of higher land mostly above the twenty-five (25) contour line, overlooking the Bolsa Chica lowlands. The lowlands were formerly an embayment which provided a diverse floral and faunal resource for local prehistoric Native American populations. Archeological surveys and test programs have identified nine (9) archeological sites on the Bolsa Chica Mesa. Conclusions reached by these studies indicate that all of the sites were shellfish processing camps situated within 600 ft of the edge of the bluff overlooking the Bolsa Chica lowlands.

One of the Bolsa Chica Mesa archeological sites, Ora-368, was situated on the southeast corner of the Meadowlark property. The site was professionally excavated from 1986 to 1994 and has now been replaced by commercial development. Based on the results of the original property survey conducted in 1986, additional work was recommended in four areas along the southeastern portion of the property. Area 1, which contained archeological site Ora-368, was mitigated from 1990 to 1994. Areas 2, 3 and 4 (Please refer to **Appendix M: Meadowlark Areas of Archeological Concern**) were investigated in 1996 and found that no intact cultural

materials (prehistoric or historic) remain on the property. No further mitigation measures are necessary for archeology. The property is cleared for development regarding cultural resources.

3.11 Phasing Plan

The Meadowlark community may be developed in several phases. In order to accommodate the anticipated development of each Planning Area, major circulation, infrastructure and community improvements within the Meadowlark property should be completed prior to occupancy of the first residential unit, exclusive of models. (Please refer to **Appendix N: Phasing Plan**). The first phase of project development shall include widening of Heil Avenue, construction of the Spine Road and adjoining landscaping improvements and development of the public park site adjacent to the existing Norma Gibbs Park, as required when entitlements are granted.



4.0 DEVELOPMENT REGULATIONS

4.1 Purpose and Intent

The provisions contained herein shall govern the design and development of the Meadowlark Specific Plan area. Development standards and/or design criteria and activities not specifically addressed in this Specific Plan shall be addressed in accordance with the provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), Municipal Code and City policies.

4.2 Establishment of District Areas and Planning Areas

The Meadowlark property is comprised of a 48.4 acre residential and a 16.6 acre commercial district. (Please refer to **Exhibit 2: Zoning/ District Map**). The commercial portion of the Specific Plan has been developed and will be subject to the previously approved conditions of project approval (CUP No. 90-45 / TPM No. 90-268 / CE No. 91-31). The residential segment is currently vacant and is divided into four Planning Areas. A description of each planning area and corresponding development standards for each planning area follows.

A. Residential District

Planning Area 1

Planning Area 1 is centrally located within the Meadowlark project with direct access to the project's Spine Road and Pearce Street. This Planning Area is proposed to be developed with single-family detached homes, accommodating up to seventy (70) lots (9.5 du/ net ac). The majority of the streets within Planning Area 1 shall be private, with the portion of the Pearce Street extension from the west property line to the first "T" street intersection being the exception. Private roads, exclusive of the private segment of the Pearce Street extension, shall be designed to provide a minimum of thirty-two (32) ft. of pavement width allowing parking on one side of the street in conjunction with four (4) ft. sidewalks and five (5) ft. landscaped parkways on both sides of the street. The "public and private segment" of the Pearce Street extension shall be designed to provide a minimum of forty (40) ft. of pavement width allowing parking on both sides of the street, in accordance with Department of Public Works standards.

Planning Area 2

Planning Area 2 is located within the northern area of the Meadowlark project, adjacent to Heil Avenue. Up to sixty (60) single family detached homes may be provided within the subject Planning Area (9.8 du/ net ac). Local streets within Planning Area 2 shall be private, with a thirty-two (32) ft. (min.) pavement width accommodating parking on one side of the street in conjunction with four (4) ft. sidewalks and five (5) ft. landscaped parkways on both sides of the street.

Planning Area 3

Planning Area 3 includes that area east of the proposed Spine Road and south of the proposed public park. This Planning Area is intended to accommodate up to one hundred sixteen (116) single-family lots (11.8 du/ net ac). All private streets within this Planning Area shall have a thirty-two (32) ft. pavement width which would allow for on-street parking on one side of the street. Five (5) ft. wide landscaped parkways and four (4) ft. wide non-monolithic sidewalks are encouraged, however five (5) ft. wide monolithic sidewalks with flare-outs around street furniture may be provided on both sides of the street for pedestrian access.

Planning Area 4

Planning Area 4 is located west of the proposed Spine Road, north of the existing Meadowlark shopping center and east of Roosevelt Lane. This Planning Area can be developed with single-family residential detached product types. A maximum number of ninety-nine (99) lots may be developed (13.8 du/ net ac).

All local streets within Planning Area 4 shall be private. The single-family detached development concept shall accommodate a thirty-two (32) ft. paved street section width, allowing for parking on one side only. Five (5) ft. wide landscaped parkways and four (4) ft. wide non-monolithic sidewalks are encouraged, however five (5) ft. wide monolithic sidewalks with flare-outs around street furniture may be provided on both sides of the street for pedestrian access.

B. Commercial District

Development within the commercial district shall comply with the requirements and standards set forth in the C4 District (excluding hotels and motels) of the Huntington Beach Ordinance Code (HBOC) and pertinent conditions of approval for the commercial center.

4.3 Definitions

Words, phrases and terms referenced in the Meadowlark Specific Plan shall have the same application and meaning as described in the HBZSO. When inconsistent with the context, words used in the present tense include the future tense; words used in the singular number include the plural number; and words of the masculine gender include the feminine gender. The word "shall" is always mandatory and the word "may" is permissive.

4.4 General Provisions

A. Parkland Dedication

Public Park dedication requirements (parkland and/ or in-lieu fees and improvements) shall be satisfied in accordance with the provisions of Chapter 254, Dedications and Reservations, of the HBZSO.

B. Affordable Housing

Prior to recordation of any final maps the subdivider(s) shall submit an affordable housing plan . The plan shall provide for affordable housing on-site or off-site. The contents of the affordable housing plan shall include the following:

1. Ten percent (10%) of the total units proposed shall be affordable to low and moderate income level households (maximum 100% of the Orange County Median Income) for a period of thirty (30) years.
2. A detailed description of the type, size, location and phasing of the units being built. The estimated applicable sales price and rental rate of the units.
3. If rental units are used to satisfy this condition, then the units shall be for households earning between 50%-80% of the Orange County Median Income.

Prior to issuance of building permits, the applicant shall execute a thirty (30) year agreement that maintains the appropriate level of affordability for units in accordance with the Orange County Median Income.

If rental units are used to satisfy affordable housing requirements off-site , prior to issuance of building permits the subdivider shall:

1. Identify the location of the rental units and time they will become available for use.
2. Execute a covenant describing the terms of affordable housing/rental unit provisions.

C. Activity Center Facilities

Child care facilities or similar community serving building for Meadowlark Specific Plan area residents shall be made available within the Meadowlark Specific Plan area.

D. Infill Ordinance

Development within the Meadowlark Specific Plan area shall be subject to the Residential Infill Lot development requirements, in accordance with the HBZSO.

E. Perimeter Buffers

An one-hundred (100) ft. wide perimeter buffer shall be provided between existing single family development adjacent to the project site and any proposed attached or detached residential development at greater than seven (7) dwelling units per gross acre as follows; fifty (50) percent of that width may be driveway or drive aisle (excluding open or enclosed parking), or seventy-five (75) percent may include attached low density residential units, or one hundred (100) percent may include detached single family residential units at a density not to exceed seven (7) dwelling units per acre. In all cases the landscaped area shall be the outer portion of the buffer area. The maximum building height of all structures within the one-hundred (100) ft. perimeter buffer area shall not exceed twenty-five (25) ft. The building height within said area shall be determined based on HBOC provisions.

A twenty (20) ft (average) landscaped buffer shall be provided along the entire length of the Spine Road. Said buffer may include landscaped parkway areas within the street right-of-way. Residential setbacks shall not be included in meeting the minimum landscape buffer requirement.

A twelve (12) ft.(min) landscaped buffer area shall be provided along the northerly property line (Heil Avenue). Residential setbacks shall not be included in meeting the minimum landscape buffer requirement.

Buffer areas shall be provided between the commercial and residential district to limit the height of any required noise attenuation barriers to a maximum of eight (8) ft. for the majority of the wall length. (Please refer to **Appendix O: Commercial/ Residential District Buffer Area Treatment**). Noise attenuation barrier design solutions may include wall, berm or a combination thereof and shall be subject to review and approval by the Planning Director.

F. Parking

The number of off-street parking spaces for development within the residential district of the Meadowlark Specific Plan area shall be provided in accordance with HBZSO requirements. Open off-street parking requirements for a maximum of twenty-three (23) dwelling units in Planning Area 1 and twenty (20) dwelling units in Planning Area 4 may be satisfied by on-site tandem parking.

G. Garage Use/ Design

Garages shall be utilized for automobile storage. The interior garage dimension shall be a minimum of twenty (20) ft. by twenty (20) ft. In Planning Areas 3 and 4 a maximum of ten percent (10%) garage area reduction (up to 40 sq. ft. yielding 360 sq. ft. garage area) will be permitted upon approval of a conditional use permit. When a reduction of garage area is proposed a minimum area of eighteen (18) ft. (width) by nineteen (19) ft. (depth) shall be provided clear of any obstruction for automobile storage in all garages. The difference between the garage area provided and the minimum required (400 sq. ft.) shall be provided in the form of storage areas (overhead, recessed or other storage configurations) that do not impede the minimum eighteen (18) ft. by nineteen (19) ft. automobile parking area within the garage. Automatic roll-up garage doors shall be provided in all dwellings with driveways twenty (20) ft. or less in length. Twenty-five percent (25%) of all single-family detached dwellings shall incorporate garages within the rear half of the lot.

H. Building Additions/ Modifications

All dwellings within Planning Area 1-4 shall be constructed in accordance with approved conditional use permit(s) and building construction permit plan(s). Additions and exterior modifications shall be permitted on a limited basis and shall be subject to approval by the Meadowlark HOA and Planning Director. Interior and exterior modifications shall be subject to building permit review/processing requirements.

I. Treescape

Street trees shall be provided in parkways located between the curb and sidewalk, as required when entitlements are granted. Tree species and spacing shall be selected to create a unified image for the street, provide an effective continuous tree canopy, avoid sidewalk damage, and minimize water consumption.

J. Product Development

Three different floor plans (min) and two (2) alternate elevations for each floor plan shall be required to be developed within each Planning Area. Reversed floor plans/elevations shall not be considered as additional/ different floor plans/elevations.

K. Porches/ Entry elements

Porches and/ or single story entry elements shall be provided on a minimum of 1/3 of the total number of dwellings within each residential planning area.

L. Variable Setbacks

Front yard setbacks shall be varied to avoid a monotonous pattern of houses and create an interesting street-scene. Side and rear yard setbacks shall be varied to allow for improved solar access and provide useful private open space areas (Please refer to **Appendix P: Conceptual Street Scene**).

M. Activities/Uses along Spine Road Pedestrian Promenade

Points of interest (architectural, landscaping, recreational and/or sculptural), seating areas, and functional pavilions shall be incorporated within the overall Spine Road buffer design theme.

N. Street Furniture

Decorative street furniture and light fixtures shall be incorporated within the residential portion of Meadowlark Specific Plan area.

4.5 Development Standards

A. Residential District

Planning Area 1

1. Purpose

Planning Area 1 is intended to provide for single-family detached residential development (Please refer to **Appendix Q: Conceptual Building Layout PA-1**).

2. Permitted Uses

- Single-family detached dwelling units (including zero lot-line, Z-lot and conventional small-lot homes) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- Private recreational facilities owned and maintained by a Community or Homeowners' Association, subject to approval of a conditional use permit.
- Day Care, Large Family, within the Common Open Space Area/ Activity Center, subject to approval of a conditional use permit.

3. Minimum Lot Size / Frontage

- The minimum lot size shall be four thousand six hundred (4,600) sq. ft.
- The minimum lot frontage shall be fifty-five (55) ft; however the minimum lot frontage for cul-de-sac and knuckle lots shall be thirty (30) ft. Flag lots may be permitted on a limited basis, subject to approval by the Planning Commission. The minimum lot frontage for flag lots shall be twenty (20) ft.

4. Maximum Density

- The maximum density shall not exceed one (1) dwelling unit per residential lot. Second units are not permitted. The overall planning area density shall not exceed 9.5 dwelling units per net acre.

5. Maximum Building Height

- The maximum building height shall be thirty (30) feet and a maximum of two (2) stories.

6. Maximum Site Coverage

- The maximum site coverage shall be fifty (50) percent. An additional five percent (5%) is permitted for porches and/ or single story covered entry areas along street frontages.

7.

a) Front Yard Setbacks

The minimum front yard setback for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) ft.*
- Front entry garages: eighteen (18) ft.
- Side entry garages: ten (10) ft.
- Patios/ Entry elements: twelve (12) ft.*

- * *Front yard setbacks may be reduced to an average of twelve (12) ft. with minimum setback of ten (10) ft., subject to approval of a conditional use permit by the Planning Commission. Reductions to building setbacks shall be considered only for high quality, innovative development concepts which promote pedestrian-oriented design principles and result in an improved street-scene. The front yard setback average calculations shall exclude garage frontages.*

b) Interior Side Yard Setbacks

The minimum setback from interior side property lines shall be as follows:

- Dwellings, garages and accessory buildings: Twenty percent (20%) aggregate of lot frontage at any point of the structure; with minimum three (3) ft. on any interior yard but need not exceed five (5) ft. (or aggregate of 10 ft. for both yards). An eight (8) ft. (min) building separation shall be provided between dwelling units on adjacent residential lots.

The following projections into the interior sideyard setback are permitted provided that a thirty- inch (30") clearance from the property line is maintained:

- Eaves: eighteen (18) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

c) Exterior Side Yard Setbacks

The minimum setback from exterior side property lines shall be as follows:

- Dwellings and accessory buildings: Twenty percent (20%) of lot frontage; but need not exceed ten (10) ft.
- Side entry garages or carports: ten (10) ft.

The following projections into the exterior sideyard setback are permitted provided that a thirty- inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) ft.

- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

d) Rear Yard Setbacks

The minimum setback from the rear property line shall be as follows:

- Dwelling: fifteen (15) ft. except that up to 50% of the rear building wall may be setback thirteen (13) ft.
- Garage(s) without habitable area above: zero (0) ft.
- Garages with habitable area above: five (5) ft. for garage and ten (10) ft. for habitable area. However, habitable area(s) above garages may be at five (5) ft. for twenty-five percent (25%) of the total number of units within the subject planning area, provided there is a minimum fifteen (15) ft. separation between habitable areas on adjacent lots and windows along rear building elevations are placed five (5) ft. (min) above the finished floor.
- Patio cover(s) or accessory building(s): five (5) ft.

The following projections into the rear yard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

Side Yard and Rear Yard Setback Exceptions For Zero Lot Line

A zero side and rear setback shall be permitted subject to the following requirements:

- The lot adjacent to the zero setback side shall be held under the same ownership at the time of application
- A six (6) ft. (min) separation shall be provided between dwelling units along the zero lot-line.
- A five (5) ft. (min) setback shall be provided along the non-zero lot-line for a total of ten (10) ft. separation between dwellings.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access easement shall be provided on the lot next to the zero lot line for the benefit of the lot with the zero lot line in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

Side Yard and Rear Yard Setback Exceptions For Z-lots

Z-lots may be developed subject to the following requirements:

- An eight (8) ft. (min) building separation, in conjunction with a four (4) ft. (min) side yard setback, shall be provided between dwelling units.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access/use easement shall be provided in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

8. Fences

- Fences shall be constructed in accordance with the approved fence/wall plan for the Meadowlark community (Please refer to **Appendix R: Wall/Fence Master Plan**).
- A four (4) ft. (min) landscape buffer shall be provided between fences located on exterior side and rear yards and the back of sidewalks. Said landscape buffer areas shall be maintained by a Community or Homeowners Association.
- The design of fences visible from public right-of-ways shall be enhanced.
- Fences within front yard setback areas shall be limited to open view fences with a maximum height of forty-two (42) inches.

9. Open Space

a) Common Open Space

Common open space area shall be provided as follows:

- One hundred fifty (150) sq. ft. per residential lot for residential lots with less than forty (40) ft. of lot frontage.
- One hundred (100) sq. ft. per residential lot for residential lots with forty (40) ft. or more of lot frontage.

The common open space area shall not be less than three thousand (3,000) sq. ft. The total common open space area may be provided in one or more areas as long as each area is a minimum of three thousand (3,000) sq. ft. and the primary area has a minimum dimension of fifty (50) ft.; additional common open space areas shall be designed with a minimum dimension of twenty-five (25) ft.

b) Private Open Space

Four hundred (400) sq. ft. of private usable open space shall be provided on each residential lot. The total private open space may be provided in one or more private open space areas per lot, as long as the primary area is a minimum of three hundred (300) sq. ft. and has a minimum dimension of fifteen (15) ft; additional private open space areas shall be designed with a minimum dimension of eight (8) ft. The precise location of all private open space areas shall be subject to review and approval by the Planning Commission.

10. Building Separation

Four (4) ft. (min) building separation shall be provided between structures on the same lot.

Planning Area 2

1. Purpose

Planning Area 2 is intended to provide for single-family detached residential development (Please refer to **Appendix Q: Conceptual Building Layout PA-2**).

2. Permitted Uses

- Single-family detached dwelling units (including zero lot-line, Z-lot and conventional small-lot homes) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- Private recreational facilities owned and maintained by a Community or Homeowners' Association, subject to approval of a conditional use permit.

3. Minimum Lot Size / Frontage

- The minimum lot size shall be four thousand (4,000) sq. ft.
- The minimum lot frontage shall be fifty (50) ft. however, the minimum lot frontage for cul-de-sac and knuckle lots shall be thirty (30) ft. Flag lots may be permitted on a limited basis, subject to approval by the Planning Commission. The minimum required lot frontage for flag lots shall be twenty (20) ft.

4. Maximum Density

- The maximum density shall not exceed one (1) dwelling unit per residential lot. Second units are not permitted. The overall planning area density shall not exceed 9.8 dwelling units per net acre.

5. Maximum Building Height

- The maximum building height shall be thirty (30) ft. and a maximum of two stories.

6. Maximum Site Coverage

- The maximum site coverage shall be fifty (50) percent. An additional five percent (5%) is permitted for porches and/or single story covered entry areas along street frontages.

7.

a) Front Yard Setbacks

The minimum front yard setback for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) ft.*
- Front entry garages: eighteen (18) ft.
- Side entry garages: ten (10) ft.
- Patios/ Entry elements: twelve (12) ft.*

- * *Front yard setbacks may be reduced to an average of twelve (12) ft. with minimum setback of ten (10) ft., subject to approval of a conditional use permit by the Planning Commission. Reductions to building setbacks shall be considered only for high quality, innovative development concepts which promote pedestrian-oriented design principles and result in an improved street-scene. The front yard setback average calculations shall exclude garage frontages.*

b) Interior Side Yard Setbacks

The minimum setback from interior side property lines shall be as follows:

- Dwellings, garages and accessory buildings: Twenty percent (20%) aggregate of lot frontage at any point of the structure; with minimum three (3) ft. on any interior yard but need not exceed five (5) ft. (or aggregate of 10 ft. for both yards). An eight (8) ft. (min) building separation shall be provided between dwelling units on adjacent residential lots.

The following projections into the interior sideyard setback are permitted provided that a thirty- inch (30") clearance from the property line is maintained:

- Eaves: eighteen (18) inches.
- Fireplaces / media center: two (2) feet.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

c) Exterior Side Yard Setbacks

The minimum setback from exterior side property lines shall be as follows:

- Dwellings and accessory buildings: Twenty percent (20%) of lot frontage; but need not exceed ten (10) ft.
- Side entry garages or carports: ten (10) ft.

The following projections into the exterior sideyard setback are permitted provided that a thirty- inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) feet.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

d) Rear Yard Setbacks

The minimum setback from the rear property line shall be as follows:

- Dwelling: fifteen (15) ft. except that up to 50% of the rear building wall may be setback thirteen (13) ft.
- Garage(s) without habitable area above: zero (0) ft.
- Garages with habitable area above: five (5) ft. for garage and ten (10) ft. for habitable area. However, habitable area(s) above garages may be at five (5) ft. for twenty-five

percent (25%) of the total number of units within the subject planning area, provided there is a minimum fifteen (15) ft. separation between habitable areas on adjacent lots and windows along rear building elevations are placed five (5) ft. (min) above the finished floor.

- Patio cover(s) or accessory building(s): five (5) ft.

The following projections into the rear yard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) feet.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

Side Yard and Rear Yard Setback Exceptions For Zero Lot Line

A zero side and rear setback shall be permitted subject to the following requirements:

- The lot adjacent to the zero setback side shall be held under the same ownership at the time of application
- A six (6) ft. (min) separation shall be provided between dwelling units along the zero lot-line.
- A five (5) ft. (min) setback shall be provided along the non-zero lot-line for a total of ten (10) ft. separation between dwellings.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access easement shall be provided on the lot next to the zero lot line for the benefit of the lot with the zero lot-line in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

Side Yard and Rear Yard Setback Exceptions For Z-lots

Z-lots may be developed subject to the following requirements:

- An eight (8) ft. (min) building separation, in conjunction with four (4) ft. (min) side yard setback, shall be provided between dwelling units.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access/use easement shall be provided in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

8. Fences

- Fences shall be constructed in accordance with the approved fence/wall plan for the Meadowlark community (Please refer to **Appendix R: Wall/Fence Master Plan**).
- A four (4) ft. (min) landscape buffer shall be provided between fences located on exterior side and rear yards and the back of sidewalks. Said landscape buffer areas shall be maintained by a Homeowners Association.
- The design of fences visible from public right-of-ways shall be enhanced.
- Fences within front yard setback areas shall be limited to open view fences with a maximum height of forty-two (42) inches.

9. Open Space

a) Common Open Space

Common open space area shall be provided as follows:

- One hundred fifty (150) sq. ft. per residential lot for residential lots with less than forty (40) ft. of lot frontage.
- One hundred (100) sq. ft per residential lot for residential lots with forty (40) ft. or more of lot frontage.

The common open space area shall not be less than three thousand (3,000) sq. ft. The total common open space area required may be provided in one or more areas as long as each area is a minimum of three thousand (3,000) sq. ft. and the primary area has a minimum dimension of fifty (50) ft.; additional common open space areas shall be designed with a minimum dimension of twenty-five (25) ft.

b) Private Open Space

Four hundred (400) sq. ft. of private usable open space shall be provided on each residential lot. The total private open space may be provided in one or more private open space areas per lot, as long as the primary area is a minimum of three hundred (300) sq. ft. and has a minimum dimension of fifteen (15) ft; additional private open space areas shall be designed with a minimum dimension of eight (8) ft. The precise location of all private open space areas shall be subject to review and approval by the Planning Commission.

10. Building Separation

Four (4) ft. (min) building separation shall be provided between structures on the same lot.

Planning Area 3

1. Purpose

Planning Area 3 is intended to provide for single-family detached residential development (Please refer to Appendix Q: Conceptual Building Layout PA-3).

2. Permitted Uses

- Single-family detached dwelling units (including zero lot-line, Z-lot and conventional small-lot homes) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- Private recreational facilities owned and maintained by a Community or Homeowners' Association, subject to approval of a conditional use permit.

3. Minimum Lot Size / Frontage

- The minimum lot size shall be three thousand (3,000) sq. ft.
- The minimum lot frontage shall be forty (40) ft; however the minimum lot frontage for cul-de-sac and knuckle lots shall be thirty (30) ft. Flag lots may be permitted on a limited basis, subject to approval by the Planning Commission. The minimum required lot frontage for flag lots shall be twenty (20) ft.

4. Maximum Density

- The maximum density shall not exceed one (1) dwelling unit per residential lot. Second units are not permitted. The overall planning area density shall not exceed 11.8 dwelling units per net acre.

5. Maximum Building Height

- The maximum building height shall be thirty (30) ft. and a maximum of two stories with the exception of the one-hundred (100) ft. buffer area where the maximum building height shall be limited to twenty-five (25) ft. The building height within the buffer area shall be determined in accordance with HBOC provisions. (Please refer to Section 4.4E, p.18)

6. Maximum Site Coverage

- The maximum site coverage shall be fifty (50) percent. An additional five percent (5%) is permitted for porches and/ or single story covered entry areas along street frontages.

7.

a) Front Yard Setbacks

The minimum front yard setback for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) ft.*
- Front entry garages: eighteen (18) ft.
- Side entry garages: ten (10) ft.

- Patios/ Entry elements: twelve (12) ft.*

* *The above setback requirements are applicable when five (5) ft. wide monolithic sidewalks and no landscape parkways are provided along street frontages. If five (5) ft. (min.) wide landscape parkways are provided, front yard setbacks may be reduced to an average of twelve (12) ft. with minimum setback of ten (10) ft., subject to approval of a conditional use permit by the Planning Commission. Reductions to building setbacks shall be considered only for high quality, innovative development concepts which promote pedestrian-oriented design principles and result in an improved street-scene. The front yard setback average calculations shall exclude garage frontages.*

b) Interior Side Yard Setbacks

The minimum setback from interior side property lines shall be as follows:

- Dwellings, garages and accessory buildings: Three (3) ft. (min) on one side and five (5) ft. (min) on the other side. An eight (8) ft. (min) separation shall be provided between dwelling units.

The following projections into the interior sideyard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: eighteen (18) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

c) Exterior Side Yard Setback

The minimum setback from exterior side property lines shall be as follows:

- Dwellings garages and accessory buildings: Twenty percent (20%) of lot frontage; with minimum of six (6) ft. on any exterior yard but need not exceed eight (8) ft.
- Side entry garages or carports: ten (10) ft.

The following projections into the exterior sideyard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty(30) inches.

d) Rear Yard Setbacks

The minimum setback from the rear property line shall be as follows:

- Dwelling: fifteen (15) ft. except that up to 50% of the rear building wall may be setback thirteen (13) ft.
- Garage(s) without habitable area above: zero (0) ft.

- Garages with habitable area above: five (5) ft. for garage and ten (10) ft. for habitable area. However, habitable area(s) above garages may be at five (5) ft. for twenty-five percent (25%) of the total number of units within the subject planning area, provided there is a minimum fifteen (15) ft. separation between habitable areas on adjacent lots and windows along rear building elevations are placed five (5) ft. (min) above the finished floor.
- Patio cover(s) or accessory building(s): five (5) ft.

The following projections into the rear yard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.
- Second floor habitable area: two (2) ft.

Side Yard and Rear Yard Setback Exceptions For Zero Lot Line

A zero side and rear setback shall be permitted subject to the following requirements:

- The lot adjacent to the zero setback side shall be held under the same ownership at the time of application
- A six (6) ft. (min) separation shall be provided between dwelling units along the zero lot-line.
- A five (5) ft. (min) setback shall be provided along the non-zero lot-line. For a total of ten (10) ft. separation between dwellings.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access easement shall be provided on the lot next to the zero lot line for the benefit of the lot with the zero lot line in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

Side Yard and Rear Yard Setback Exceptions For Z-lots

Z-lots may be developed subject to the following requirements:

- An eight (8) ft. (min) building separation, in conjunction with four (4) ft. (min) side yard setbacks, shall be provided between dwelling units.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access/use easement shall be provided in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

8. Fences

- Fences shall be constructed in accordance with the approved fence/wall plan for the Meadowlark community (Please refer to **Appendix R: Wall/Fence Master Plan**).
- A four (4) ft. (min) landscape buffer shall be provided between fences located on exterior side and rear yards and the back of sidewalks. Said landscape buffer areas shall be maintained by a Community or Homeowners Association.
- The design of fences visible from public right-of-ways shall be enhanced.
- Fences within front yard setback areas shall be limited to open view fences with a maximum height of forty-two (42) inches.

9. Open Space

a) Common Open Space

Common open space area shall be provided as follows:

- One hundred fifty (150) sq. ft. per residential lot for residential lots with less than forty (40) ft. of lot frontage.
- One hundred (100) sq. ft per residential lot for residential lots with forty (40) ft. or more of lot frontage.

The common open space area shall not be less than three thousand (3,000) sq. ft. The total common open space area required may be provided in one or more areas as long as each area is a minimum of three thousand (3,000) sq. ft. and the primary area has a minimum dimension of fifty (50) ft.; additional common open space areas shall be designed with a minimum dimension of twenty-five (25) ft.

b) Private Open Space

Four hundred (400) sq. ft. of private usable open space shall be provided on each residential lot. The total private open space may be provided in one or more private open space areas per lot, as long as the primary area is a minimum of three hundred (300) sq. ft. and has a minimum dimension of fifteen (15) ft; additional private open space areas shall be designed with a minimum dimension of eight (8) ft. The precise location of all private open space areas shall be subject to review and approval by the Planning Commission.

10. Building Separation

Four (4) ft. (min) building separation shall be provided between structures on the same lot.

Planning Area 4

1. Purpose

Planning Area 4 is intended to provide for single-family detached residential development (Please refer to **Appendix Q: Conceptual Building Layout PA-4**).

2. Permitted Uses

- Single-family detached dwelling units (on zero lot-line and Z-lots) and their associated accessory buildings, subject to approval of a conditional use permit and a tentative parcel map or tentative tract map.
- Private recreational facilities owned and maintained by a community or Homeowners' Association, subject to approval of a conditional use permit.

3. Minimum Lot Size / Frontage

- The minimum lot size shall be three thousand (3,000) sq. ft.
- The minimum lot frontage shall be fifty-five (35) ft; however the minimum lot frontage for cul-de-sac and knuckle lots shall be thirty (30) ft. Flag lots may be permitted on a limited basis, subject to approval by the Planning Commission. The minimum required lot frontage for flag lots shall be twenty (20) feet.

4. Maximum Density

- The maximum density shall not exceed one (1) dwelling unit per residential lot. Second units are not permitted. The overall planning area density shall not exceed 13.8 dwelling units per net acre.

5. Maximum Building Height

- The maximum building height shall be thirty (30) ft. and a maximum of two stories.

6. Maximum Site Coverage

- The maximum site coverage shall be fifty (50) percent. An additional five percent (5%) is permitted for porches and/ or single story covered entry areas along street frontages.

7.

a) Front Yard Setbacks

The minimum front yard setback for all structures exceeding forty-two (42) inches in height shall be as follows:

- Dwellings: fifteen (15) ft.*
- Front entry garages: eighteen (18) ft.
- Side entry garages: ten (10) ft.
- Patios/ Entry elements: twelve (12) ft.*

- * *The above setback requirements are applicable when five (5) ft. wide monolithic sidewalks and no landscape parkways are provided along street frontages. If five (5) ft. (min.) wide landscape parkways are provided, front yard setbacks may be reduced to an average of twelve (12) ft. with minimum setback of ten (10) ft., subject to approval of a conditional use permit by the Planning Commission. Reductions to building setbacks shall be considered only for high quality, innovative development concepts which promote pedestrian-oriented design principles and result in an improved street-scene. The front yard setback average calculations shall exclude garage frontages.*

The following projection into the front yard setback is permitted:

- Second floor habitable area: two (2) ft.

b) Interior Side Yard Setbacks

The minimum setback from interior side property lines shall be as follows:

Zero lot-line:

- The lot adjacent to the zero setback side shall be held under the same ownership at the time of application
- A six (6) ft. (min) separation shall be provided between dwelling units along the zero lot-line.
- A five (5) ft. (min) setback shall be provided along the non-zero lot-line for a total of ten (10) ft. separation between dwellings.
- The zero setback shall not be adjacent to a public or private right-of-way.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access easement shall be provided on the lot next to the zero lot line for the benefit of the lot with the zero lot line in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

Z-lots:

- A eight (8) ft. (min) building separation, in conjunction with four (4) ft. (min) side yard setbacks, shall be provided between dwelling units.
- Exposure protection between structures shall be provided as specified by the Fire Department and the Building Department.
- A four (4) ft. (min) drainage and maintenance access/use easement shall be provided in accordance with an approved plan and CC&Rs. Open and clear access to this easement shall be maintained.
- All architectural projections shall comply with the Uniform Building Code.

The following projections into the interior sideyard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: eighteen (18) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

c) Exterior Side Yard Setbacks

The minimum setback from exterior side property lines shall be as follows:

- Dwellings garages and accessory buildings: Twenty percent (20%) of lot frontage; with minimum of six (6) ft. on any exterior yard but need not exceed eight (8) ft.
- Side entry garages or carports: ten (10) ft.

The following projections into the exterior sideyard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
- Fireplaces / media center: two (2) ft.
- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

d) Rear Yard Setbacks

The minimum setback from the rear property line shall be as follows:

- Dwelling: fifteen (15) ft. except that up to 50% of the rear building wall may be setback thirteen (13) ft.
- Garage(s) without habitable area above: zero (0) ft.
- Garages with habitable area above: five (5) ft. for garage and ten (10) ft. for habitable area. However, habitable area(s) above garages may be at five (5) ft. for twenty-five percent (25%) of the total number of units within the subject planning area, provided there is a minimum fifteen (15) ft. separation between habitable areas on adjacent lots and windows along rear building elevations are placed five (5) ft. (min) above the finished floor.
- Patio cover(s) or accessory building(s): five (5) ft.

The following projections into the rear yard setback are permitted provided that a thirty-inch (30") clearance from the property line is maintained:

- Eaves: thirty (30) inches.
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- Bay windows, unroofed balconies, open stairways, and architectural features: thirty (30) inches.

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- Fences shall be constructed in accordance with an approved fence/wall plan for the Meadowlark community (Please refer to **Appendix R: Wall/Fence Master Plan**).

- A four (4) ft. (min) landscape buffer shall be provided between fences located on exterior side and rear yards and the back of sidewalks. Said landscape buffer areas shall be maintained by a Homeowners Association.
- The design of fences visible from public right-of-ways shall be enhanced.
- Fences within front yard setback areas shall be limited to open view fences with a maximum height of forty-two (42) inches.

9. Open Space

a) Common Open Space

Common open space area shall be provided as follows:

- One hundred fifty (150) sq. ft. per residential lot for residential lots with less than forty (40) ft. of lot frontage.
- One hundred (100) sq. ft per residential lot for residential lots with forty (40) ft. or more of lot frontage.

The common open space area shall not be less than three thousand (3,000) sq. ft. The total common open space area required may be provided in one or more areas as long as each area is a minimum of three thousand (3,000) sq. ft. and the primary area has a minimum dimension of fifty (50) ft.; additional common open space areas shall be designed with a minimum dimension of twenty-five (25) ft.

b) Private Open Space

Four hundred (400) sq. ft. of private usable open space shall be provided on each residential lot. The total private open space may be provided in one or more private open space areas per lot, as long as the primary area is a minimum of three hundred (300) sq. ft. and has a minimum dimension of fifteen (15) ft; additional private open space areas shall be designed with a minimum dimension of eight (8) ft. The precise location of all private open space areas shall be subject to review and approval by the Planning Commission.

10. Building Separation

Four (4) ft. (min) building separation shall be provided between structures on the same lot.

B. COMMERCIAL DISTRICT

Development within this district shall comply with the requirements and standards set forth in the C4 District (excluding hotels and motels) of the Huntington Beach Ordinance Code (HBOC) and pertinent conditions of approval for the commercial center.

4.3 General Design Criteria

A. Residential Subdivision Design

Residential subdivisions should be configured to establish a pedestrian friendly environment and a distinct sense of neighborhood and identity by providing the following:

- Street configurations involving interconnection of individual streets that emphasizes a pattern of “blocks” rather than cul-de-sacs. Streets must be pedestrian friendly: sidewalks, street trees, building entries and parallel parking must shelter and enhance the walking environment.
- Public squares, mini-parks, or other landscaped elements. Park and plazas should provide public focus and should not be formed from residual areas.
- A common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services, such as child-care, public meeting rooms and/ or recreational facilities.
- Common facilities in proximity to a public park or plaza to encourage a high level of community activity.
- A continuous network of sidewalks, bike, pedestrian paths and/ or other elements to link parts of the community and provide connections to land uses in adjacent areas.
- Reduced street widths to achieve a more “intimate” relationship between structures without compromising auto safety and emergency access requirements.
- Landscaped parkways, especially where reduced street widths are being proposed.
- Shade trees along all streets. Tree species should be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption.
- Alleys or other design solutions to minimize the dominance of garages along street frontages.
- Increased setbacks and/ or design elements that buffer residential units from impacts of abutting commercial development.
- Decorative street furniture and light fixtures along pedestrian paths.
- Architectural, landscape, sculptural and/ or recreational points of interest and activities along pedestrian paths.

B. Residential Product Design

Residential units shall be designed to convey a high level of quality and character by:

- Modulating building massing and articulating building elevations.
- Avoiding building materials, colors and construction elements that visually dominate their setting and contrast significantly with the character of the neighborhood.
- Minimizing the amount and width of the paving of front yards for driveway and garage access.
- Incorporating elements, such as porches, in the design of dwellings to emphasize the front yard as an activity area and “outdoor living room”.
- Locating and designing garages so that they do not dominate the street scene.
- Including separate and well defined entries to visually convey the individual identity for each residential unit.
- Providing open space amenities accessible and of sufficient size to be usable by residents.

C. Non-Residential Structure Design within Residential Planning Areas

- Non-residential structure design shall be compatible with and convey the visual and physical scale and character of residential structures.



5.0 IMPLEMENTATION

5.1 Procedures

The methods and procedures for the implementation of the Meadowlark Specific Plan shall be in conformance with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for, or is not clearly understandable, those regulations of the HBZSO that are applicable to the most similar issue, condition or situation shall be used by the Planning Director as guidelines to resolve it. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the HBZSO.

5.2 Implementation

Notwithstanding provisions/regulations applicable to the commercial portion and the one-hundred (100) ft. perimeter buffer area of the Meadowlark Specific Plan area, development of the Specific Plan area shall be implemented in accordance with procedures set forth in this Specific Plan and HBZSO.

5.3 Hearings

All public hearings held relative to this Specific Plan shall be administered per the applicable provisions of the HBZSO.

5.4 Appeals

Any decision, determination or requirements may be appealed in accordance with applicable provisions of the HBZSO.

5.5 Specific Plan Amendment

Requests for amendments to the Meadowlark Specific Plan may be submitted for consideration by the Planning Commission and City Council. Each amendment shall include all sections of the Specific Plan that are affected by the change. Specific Plan Amendment(s) may require concurrent General Plan Amendment(s), unless it is determined by the Planning Director that the proposed Amendment would not substantively affect the General Plan goals, objective, policies or programs.

5.6 Dwelling Unit Distribution

The Meadowlark Specific Plan does not allow dwelling units to be redistributed between the four (4) Planning Areas. The maximum density shown on Exhibit 4: Development Summary for each planning area and the total number of dwelling units allocated to the Specific Plan shall not be exceeded.

5.7 Boundary Changes

Acreage figures shown on Exhibit 4: Development Summary are indicated to the nearest fractional acre. Minor modifications to Planning Area boundaries may be permitted, subject to approval by the Planning Director.

5.8 Homeowner's or Community 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 Planning Director as to suitability for the proposed use of the open space areas.

If the common open spaces are to be conveyed to a homeowner's association, the developer shall file a declaration of covenants to be submitted with the application for approval, that will govern the association.

- The Homeowner's Association shall be established prior to the sale of the last dwelling unit.
- Membership shall be mandatory for each buyer and any successive buyer.
- The open space restrictions shall be permanent.
- Provisions to prohibit parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
- If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions or reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowner's association with common areas for the total development.

5.9 Approval Period

Notwithstanding the provisions of Chapter 241 of the Huntington Beach Zoning and Subdivision Ordinance, Conditional Use Permits authorized under Chapter 241 of the Huntington Beach Zoning and Subdivision Ordinance 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.



MEADOWLARK SPECIFIC PLAN

CITY OF HUNTINGTON BEACH

APPENDIX A

**LEGAL DESCRIPTION
(MEADOWLARK)**

ALL OF PARCEL MAP NO. 90-268 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 280, PAGES 29 TO 32 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL MAP NO. 90-268; THENCE IN A GENERAL EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY DIRECTION ALONG THE BOUNDARY OF SAID PARCEL MAP NO. 90-268 AS FOLLOWS: NORTH 89°35'03" EAST 662.81 FEET; SOUTH 0°45'33" EAST 1301.41 FEET; NORTH 89°36'05" EAST 333.38 FEET; SOUTH 0°47'03" EAST 419.00 FEET; SOUTH 89°35'57" WEST 153.25 FEET; SOUTH 72°57'27" WEST 69.53 FEET; SOUTH 0°47'03" EAST 221.80 FEET; SOUTH 89°36'35" WEST 445.50 FEET; SOUTH 0°44'48" EAST 660.65 FEET; SOUTH 89°37'06" WEST 331.98 FEET; NORTH 0°44'03" WEST 30.00 FEET; SOUTH 89°37'06" WEST 663.95 FEET; NORTH 0°42'33" WEST 1291.01 FEET; NORTH 89°36'05" EAST 331.69 FEET; NORTH 0°43'18" WEST 660.56 FEET; NORTH 89°35'34" EAST 331.55 FEET; AND NORTH 0°44'03" WEST 640.61 FEET TO THE POINT OF BEGINNING.

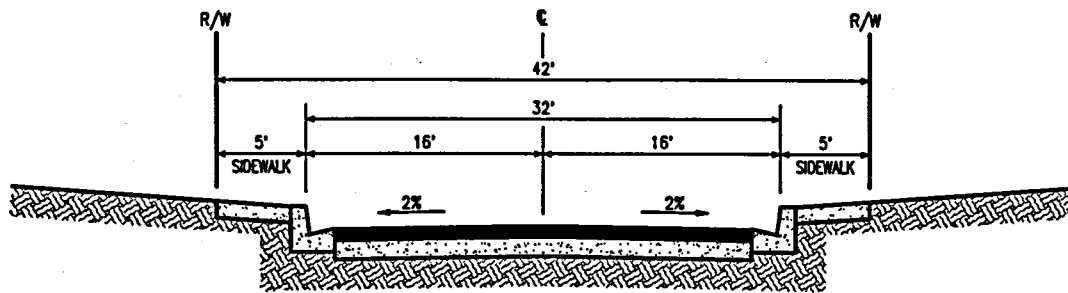
CONTAINING 63.459 ACRES, MORE OR LESS.

A PORTION OF THE ABOVE DESCRIBED PROPERTY IS WITHIN PARCEL MAP NO. 92-228 AS SHOWN ON PARCEL MAP FILED IN BOOK 280, PAGES 33 TO 35 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY AND A PORTION OF THE ABOVE DESCRIBED PROPERTY IS WITHIN HEIL AVENUE, PLAZA LANE, WARNER AVENUE, AIRPORT CIRCLE AND ROOSEVELT LANE.

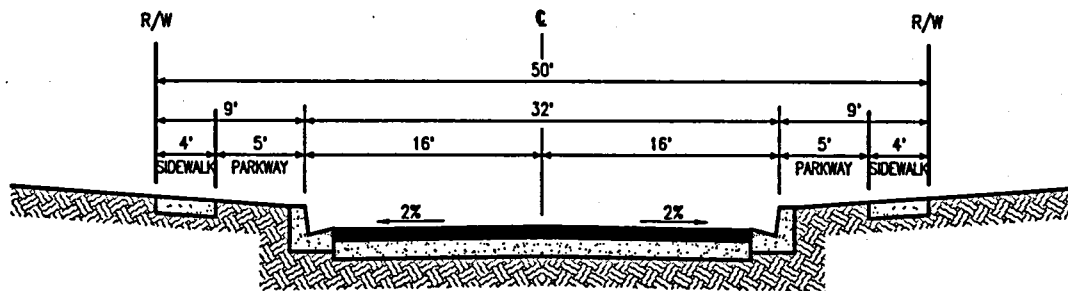


MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

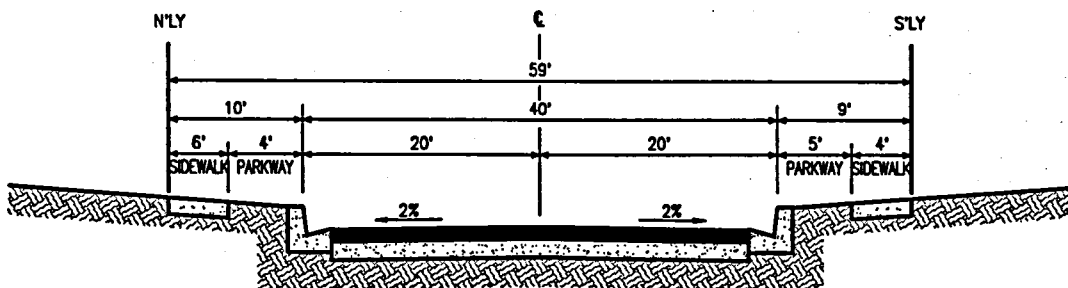
AERIAL PHOTOGRAPH



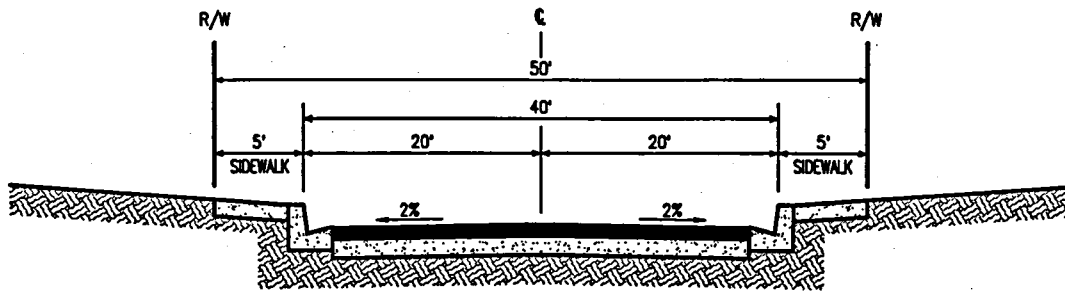
42' STREET (PRIVATE)
(N.T.S.)



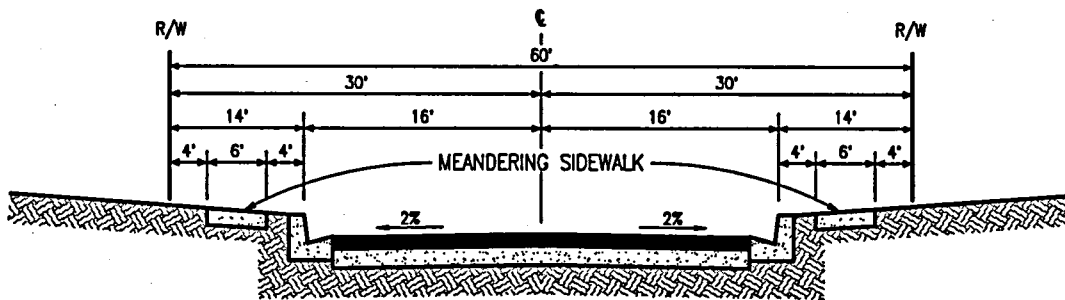
50' STREET (PUBLIC)
(N.T.S.)



59' STREET (PUBLIC)
(PEARCE DRIVE EXTENSION)
(N.T.S.)



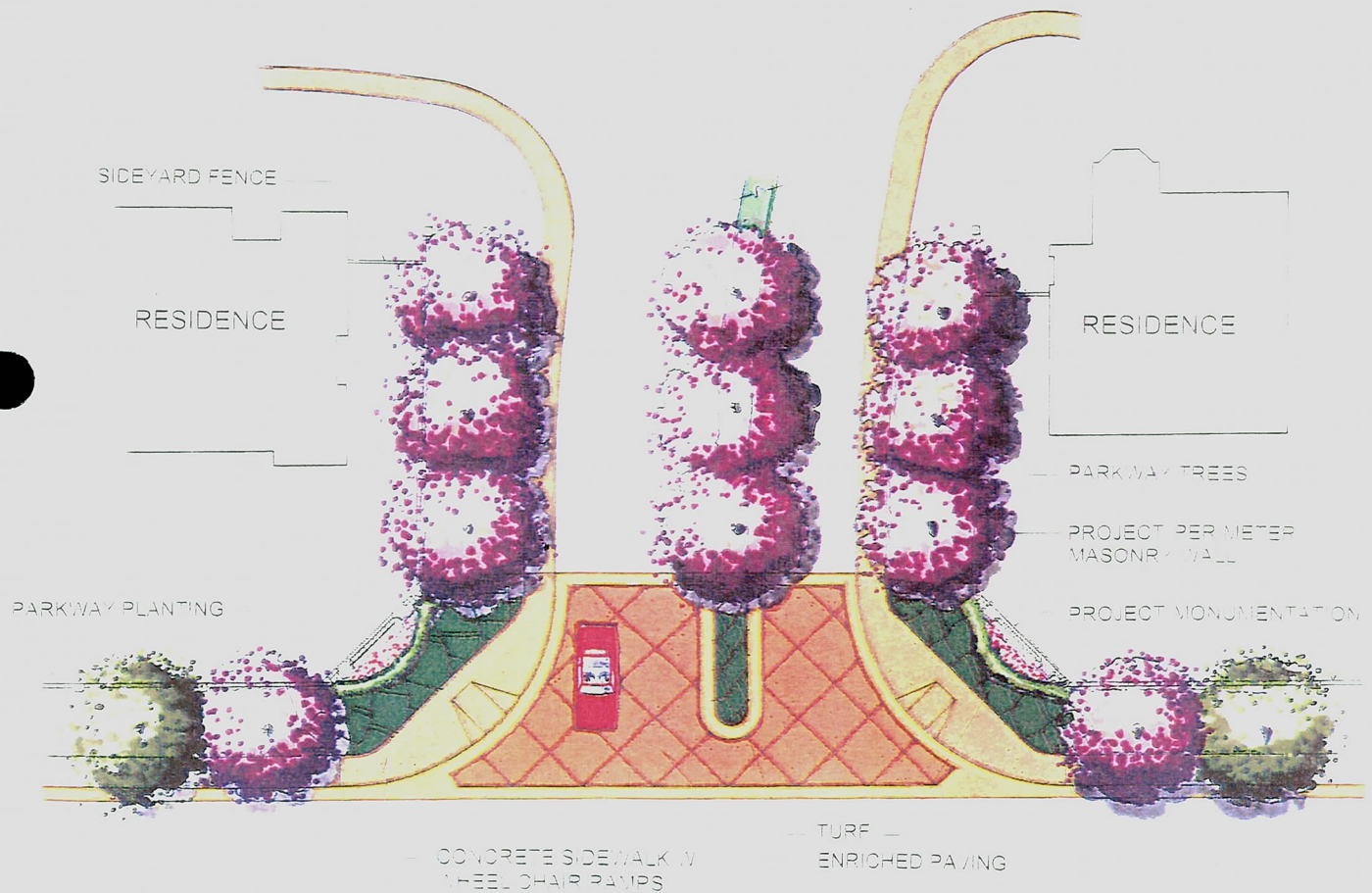
50' STREET (PRIVATE)
(PEARCE DRIVE EXTENSION)
 (N.T.S.)



SPINE ROAD (PUBLIC)
 (N.T.S.)



ELEVATION



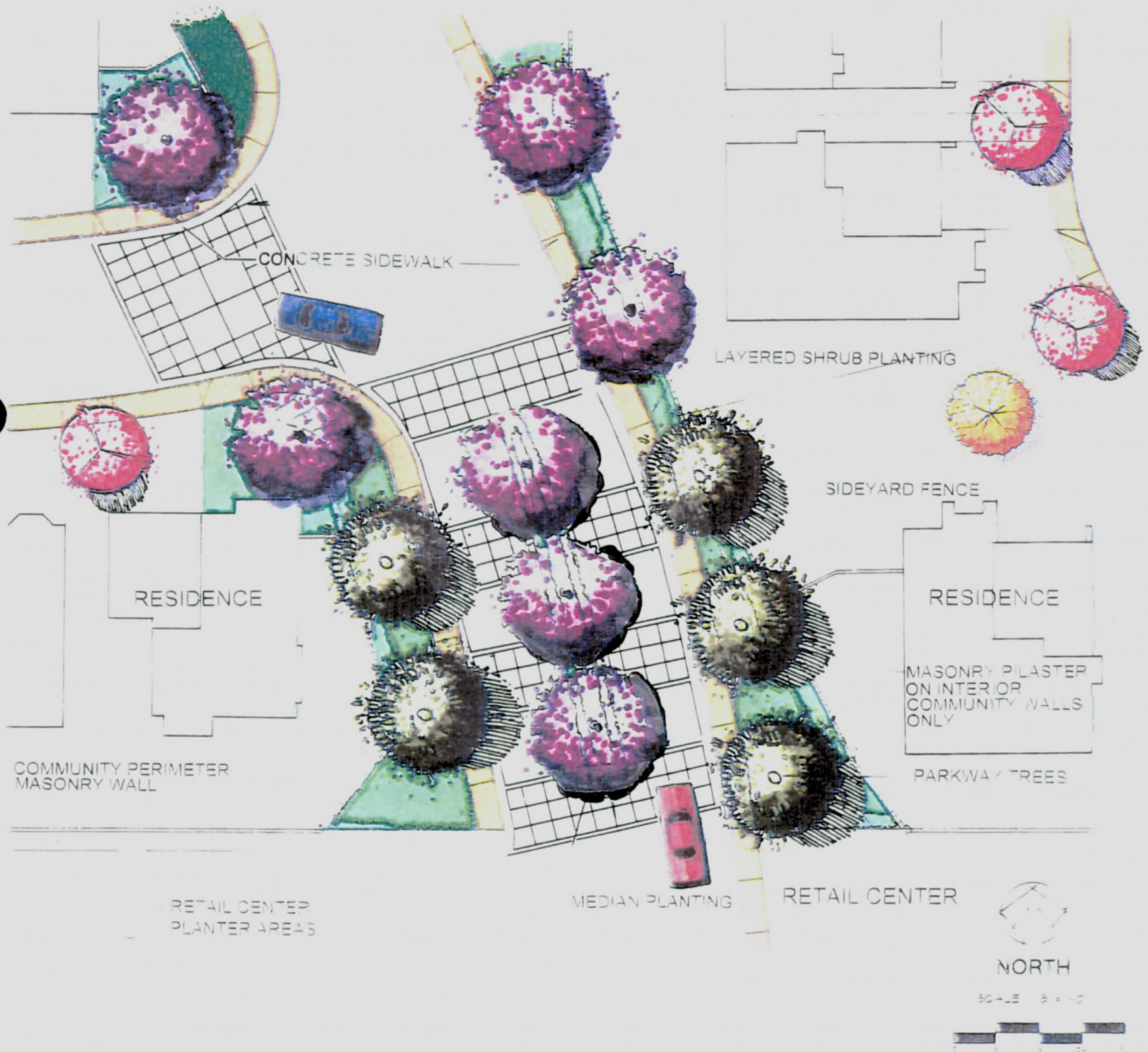
NORTH

SCALE: 1/8" = 1'-0"



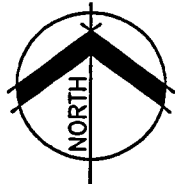
MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

HEIL AVENUE PROJECT ENTRY

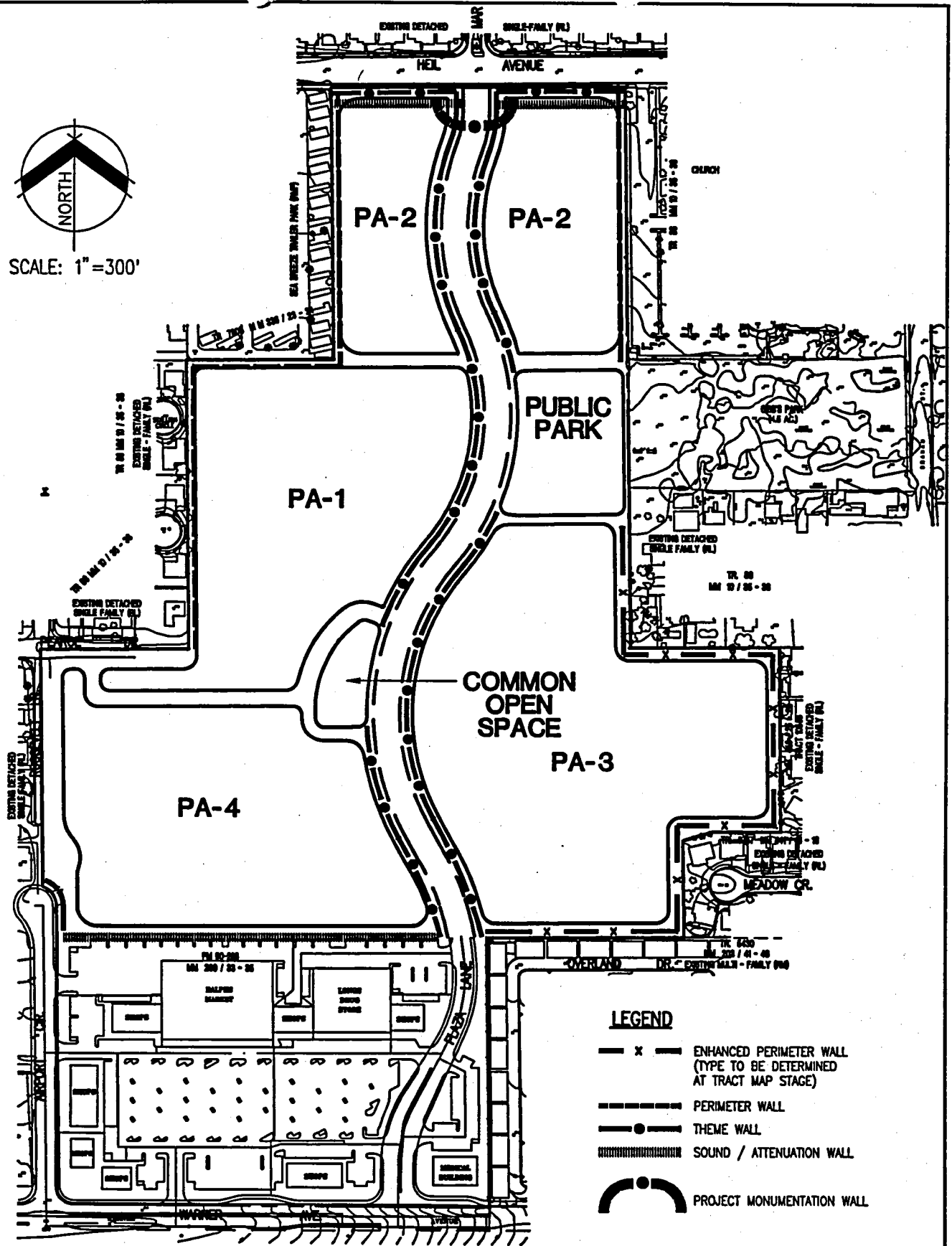







MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

PLAZA LANE PROJECT ENTRY



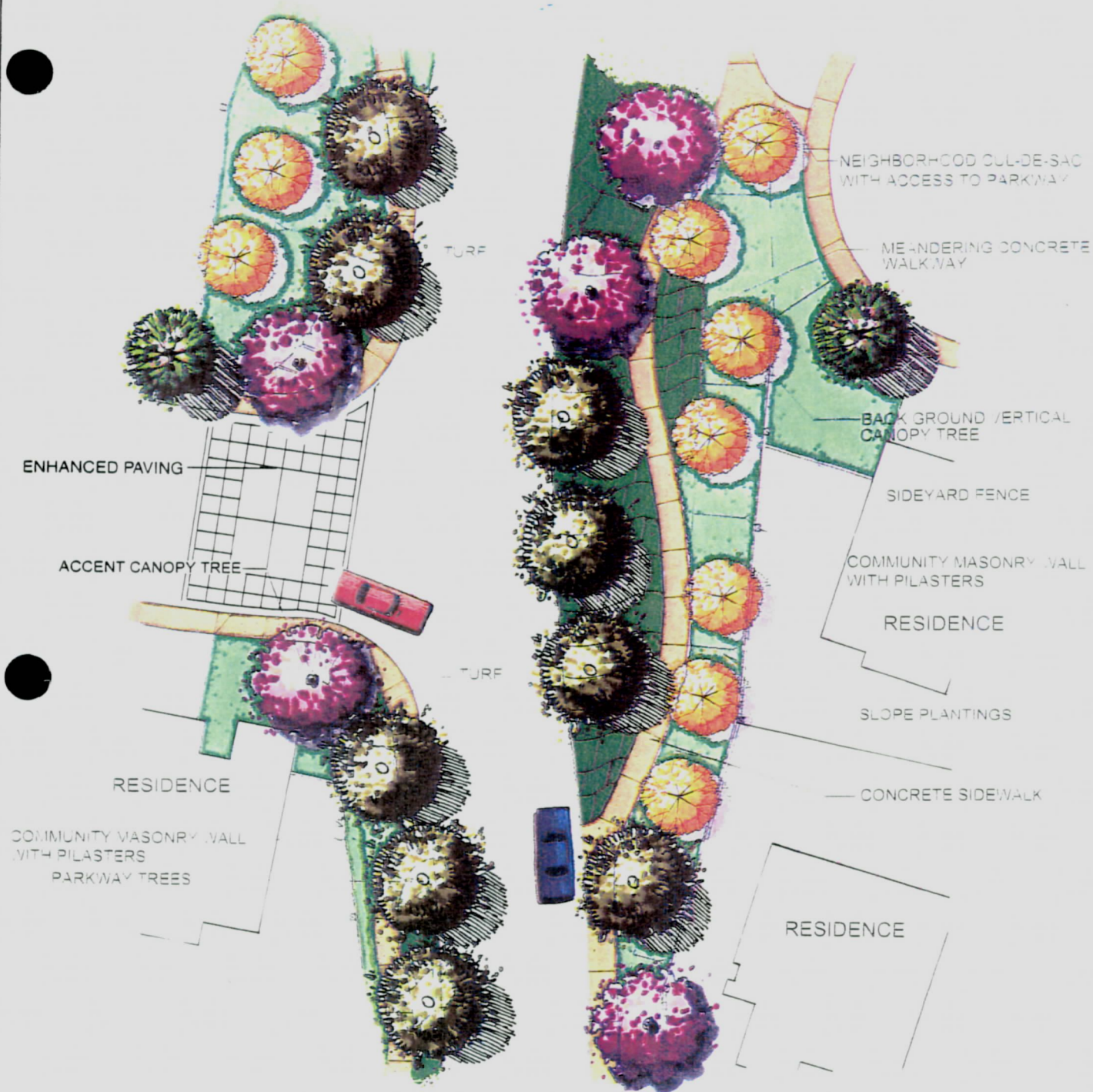
SCALE: 1"=300'



- LEGEND**
-  ENHANCED PERIMETER WALL
(TYPE TO BE DETERMINED
AT TRACT MAP STAGE)
 -  PERIMETER WALL
 -  THEME WALL
 -  SOUND / ATTENUATION WALL
 -  PROJECT MONUMENTATION WALL

MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

COMMUNITY WALL PLAN



MEADOWLARK SPECIFIC PLAN

CITY OF HUNTINGTON BEACH

APPENDIX G

SPINE STREET TREE:

CUPANIOPSIS ANACARDIODES - CARROTWOOD
JACKARANDA ACUTIFOLIA - JACARANDA

SPINE BACKGROUND TREE:

BRACHYCHITON POPULNEUS - BOTTLE TREE
LIQUIDAMBAR STYRACIFLUA - AMERICAN SWEET GUM
TRISTANIA CONFERTA - BRISBANE BOX

NEIGHBORHOOD THEME ACCENT STREET TREE:

PLANNING AREA 1:

*AGONIA FLEXUOSA - PEPPERMENT TREE
*PYRUS CALLERYANA 'BRADFORD' - EVERGREEN PEAR
*STENOCARPUS SINUATUS - FIREWHEEL TREE

PLANNING AREA 2:

*BAUHINIA BLAKEANA - HONG KONG ORCHID TREE
*RHUS LANCEA - AFRICAN SUMMAC
*ULMUS PARVIFOLIA - EVERGREEN ELM

PLANNING AREA 3:

*GEIJERA PARVIFLORA - AUSTRALIAN WILLOW
*METROSIDEROS EXCELSUS - NEW ZEALAND CHRISTMAS TREE
PINUS CANARIENSIS - CANARY ISLAND PINE

PLANNING AREA 4:

*CALLISTEMON CITRINUS - LEMON BOTTLEBRUSH
*LAGERSTROEMIA FAUREI - CRAPE MYRTLE
MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA

NEIGHBORHOOD THEME BACKGROUND TREE:

PLANNING AREA 1:

LIQUIDAMBAR STYRACIFLUA - AMERICAN SWEET GUM
PINUS ELDERICA - MONDELL PINE
PRUNUS CERASIFERA - PURPLE-LEAF PLUM

PLANNING AREA 2:

*ERIOBOTRYA DEFLEXA - BRONZE LOQUAT
PYRUS KAWAKAMI - EVERGREEN PEAR
*TRISTANIA CONFERTA - BRISBANE BOX

PLANNING AREA 3:

*BRACHYCHYTUS POPULNEUS - BOTTLE TREE
CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS
FICUS NITIDA - INDIAN LAUREL FIG

PLANNING AREA 4:

*MELALEUCA QUINQUENERVIA - CAJEPUT TREE
PODOCARPUS GRACILIOR - FERN PINE
PRUNUS CERASIFERA - PURPLE-LEAF PLUM

TREE REQUIREMENT NOTE:

-LOTS LESS THAN 45' WIDE TO RECEIVE ONE (1) 24" BOX TREE MIN.
-LOTS GREATER THAN 45' WIDE TO RECEIVE ONE (1) 36" BOX TREE MIN.
*TREES SUITABLE FOR 4'-6' WIDE PARKWAY

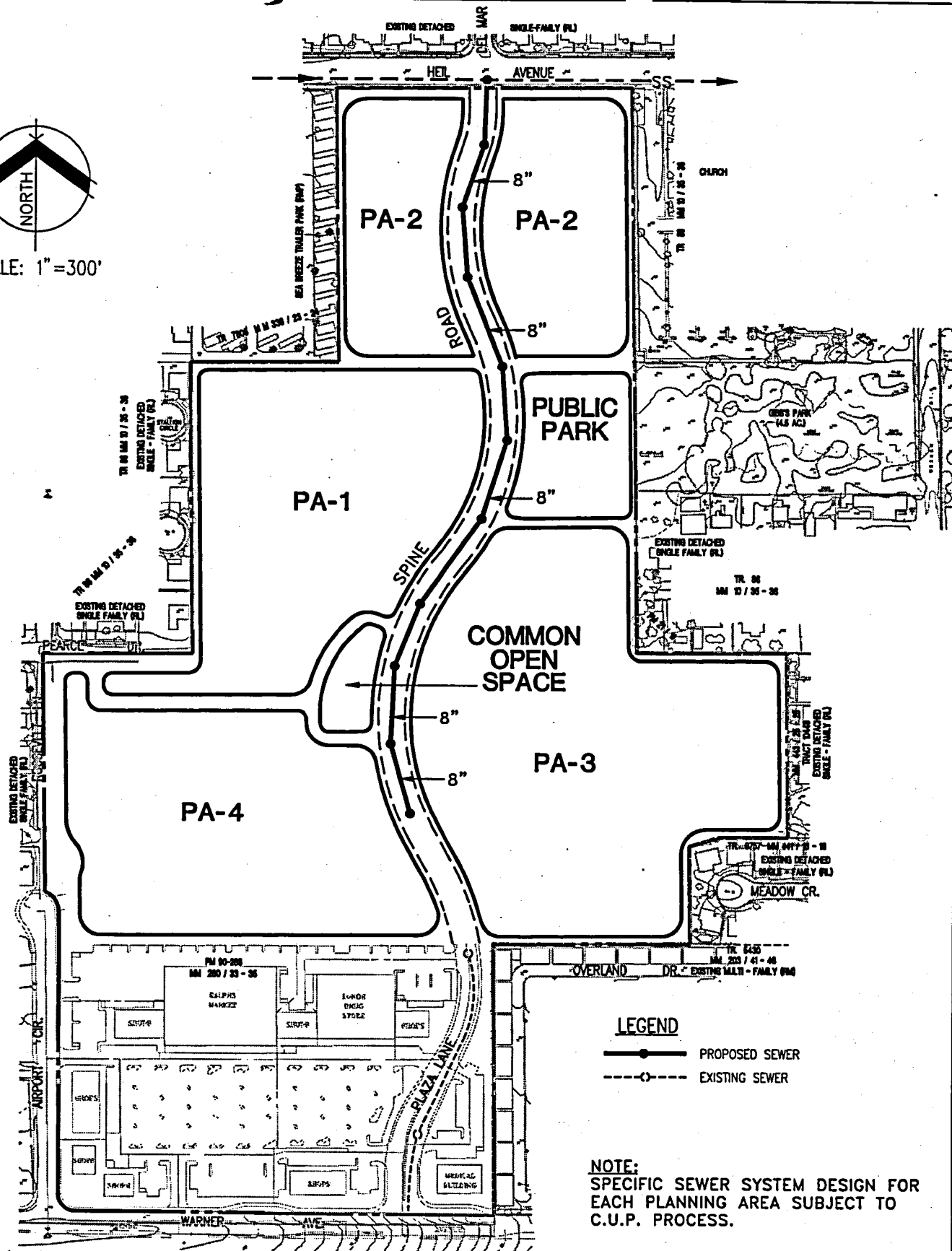
MEADOWLARK SPECIFIC PLAN

CITY OF HUNTINGTON BEACH

APPENDIX H

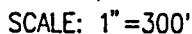


SCALE: 1"=300'



MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

SEWER SYSTEM



PROPOSED 12" WATER
LINE TO CONNECT TO
EXISTING 12" WATER
LINE IN HEIL AVENUE



PROPOSED WATER LINE

EXISTING WATER LINE

**-PROPOSED 12" WATER
LINE TO CONNECT TO
EXISTING 8" WATER
LINE IN PLAZA LANE**

NOTE:
SPECIFIC WATER LINE DESIGN
SUBJECT TO C.U.P. PROCESS.

MEADOWLARK SPECIFIC PLAN

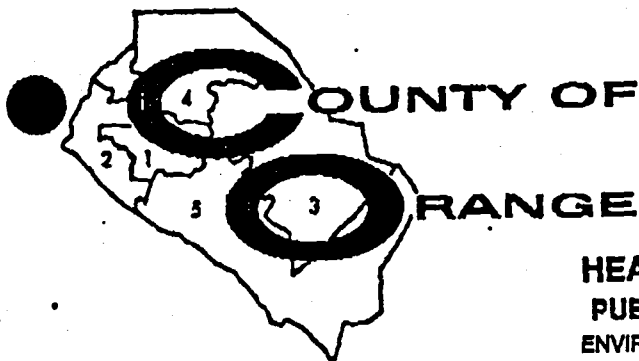
CITY OF HUNTINGTON BEACH

WATER SYSTEM

MEADOWLARK SPECIFIC PLAN

CITY OF HUNTINGTON BEACH

APPENDIX L



June 20, 1990

**HEALTH CARE AGENCY
PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH DIVISION
2009 E. EDINGER AVENUE
SANTA ANA, CALIFORNIA 92705
(714) 657-3700**

Art Nario
9430 Bolsa Avenue
Westminster, CA 92683

Subject: Soil Contamination Located at Meadowlark Airport, 5141 Warner, Huntington Beach, CA 92649 - O.C.H.C.A. Site #90UT110

Dear Mr. Nario:

Based on inspections and field tests conducted on April 5, 1990 it has been determined that gasoline contaminated soil is present at the subject location.

This Agency is authorized to enforce the State Hazardous Waste and Underground Storage Tank Laws and Regulations and, under contract with the State Water Resource Control Board, is responsible for oversight of cleanup of soil and groundwater contamination resulting from unauthorized releases from underground storage tanks. By this letter, you are directed to conduct an investigation to assess the extent and significance of contamination at the site specified in the subject above.

The objective of this site investigation is to provide sufficient information to evaluate 1) the sensitivity of the site, 2) the potential threat of exposure to humans, 3) remedial actions and/or alternative mitigation strategies.

At minimum this investigation should include:

1. A clear delineation of the nature and extent of soil and groundwater contamination.
2. A hydrogeological characterization including depth to groundwater and, if groundwater is contaminated, site specific determination of groundwater gradient.
3. The proximity to wells and surrounding land uses; and future use of the site itself.
4. The potential impacts of contamination to public health and the environment, including the potential for contaminant vapor migration and human exposure by inhalation.

Please note that clearance of site investigation, remediation or other mitigation activities by any other agency does not constitute clearance from the Orange County Health Care Agency. The California Health and Safety Code, Section 25298 (c)(4)

TOM UR,
DIRECT

L. REX EHLM,
HEALTH C

ENVIRONMENTAL HEALTH DIVISION
ROBERT E. MERRYMAN, REHS MI
DEPUTY DIRECT

MAILING ADDRESS: P.O. BOX 3
SANTA ANA, CA 927

June 20, 1990

requires that a person closing an underground storage tank demonstrate to the Orange County Health Care Agency that the site has been investigated to determine if there are any present, or were past, releases, and if so, that appropriate corrective or remedial actions have been taken.

The investigation must include a risk assessment of vapor exposure for all projects involving a change in land use. The risk assessment must include a determination of the excess lifetime cancer risk due to inhalation of vapors from volatile contaminants, both inside and outside buildings. The risk assessment must be submitted for review and approval by this Agency.

Additionally, the project site must be properly secured to eliminate safety hazards and prevent public contact with contaminants present at the site. Any site activity which involves the excavation, disruption, collection, treatment, or removal of contaminated soil or groundwater must be conducted in a manner that precludes public exposure to chemical vapors above background levels.

The California Code of Regulations, Title 23, Subchapter 16, Section 2652 requires that the following information be reported to the local agency every three (3) months until cleanup is complete:

1. The results of all investigations completed at that time to determine the extent of soil and groundwater or surface water contamination due to the release.
2. Method of cleanup implemented to date, proposed cleanup actions, and approximate cost of actions taken to date.
3. Method and location of disposal of the released hazardous substance and any contaminated soils or groundwater or surface water (indicate whether a hazardous waste manifest(s) is utilized).

Violation of these requirements are subject to a civil penalty of up to Five Thousand Dollars (\$5,000.00) per day.

Guidelines providing further information relating to site assessment and the site investigation objectives are available upon request. Although not required, an initial workplan or study design may be submitted to this Agency for review and comment. Please note that for sites with possible or confirmed groundwater contamination, copies of all correspondence, work plans, and reports should be routinely courtesy copied to the appropriate Regional Water Quality Control Board.

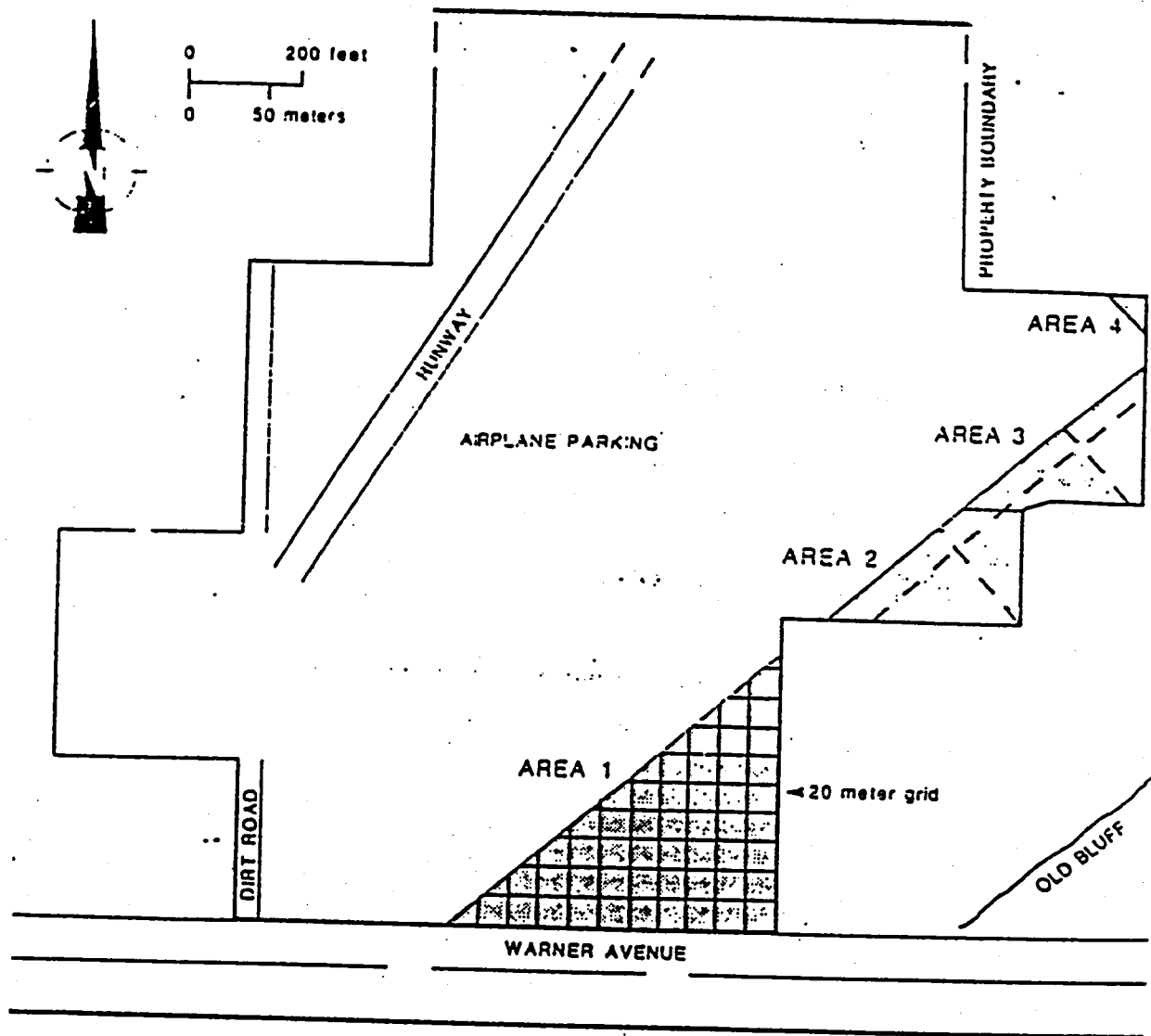
If you have any questions, please contact me at (714) 667-3719.

Very truly yours,

Peter Peuron
Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health Division

PP:gmj

cc: Huntington Beach Fire Department
Steve Overman, Santa Ana Regional Water Quality Control Board

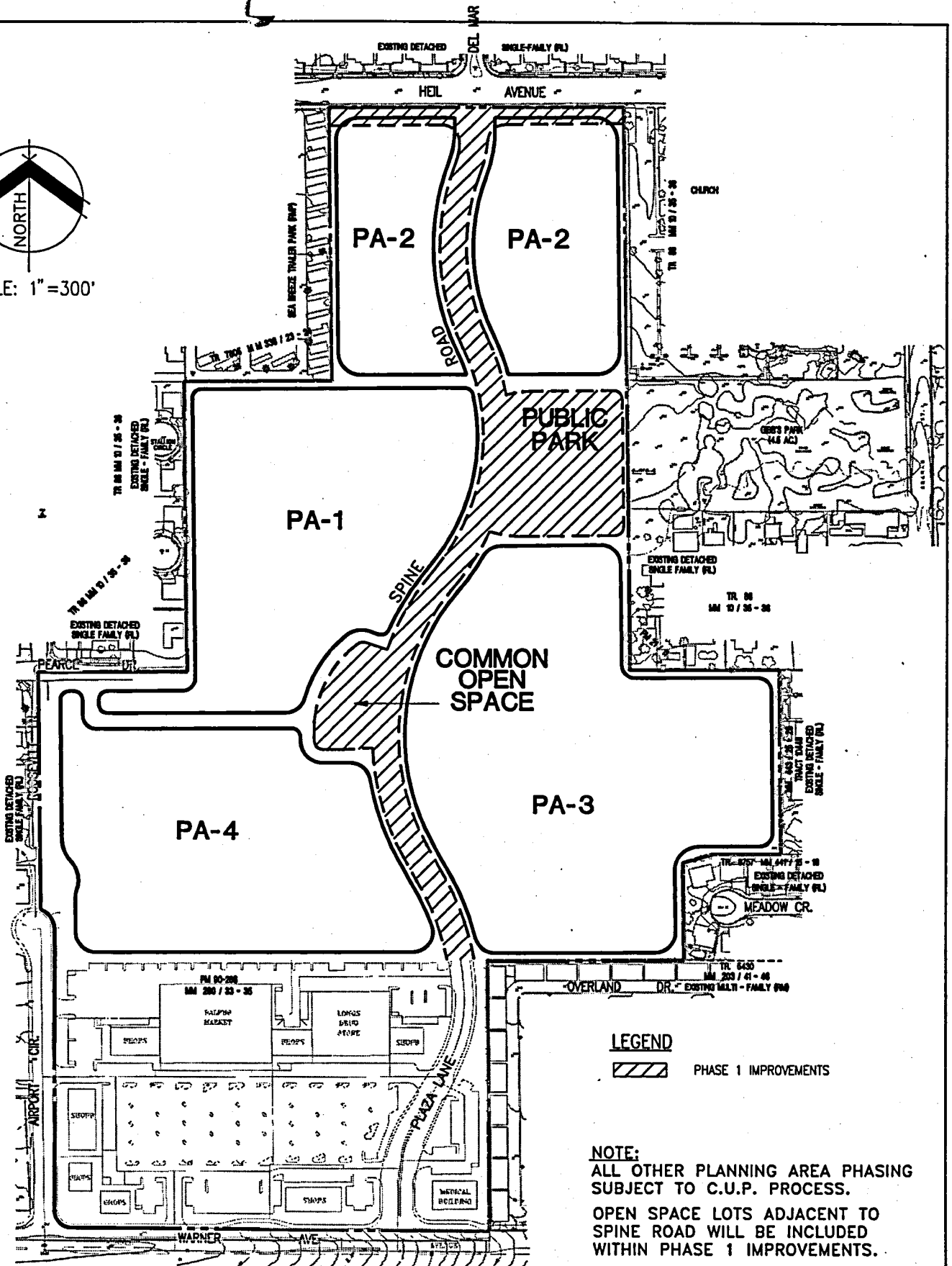


MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

**MEADOWLARK AREA OF
 ARCHAEOLOGICAL CONCERNS**

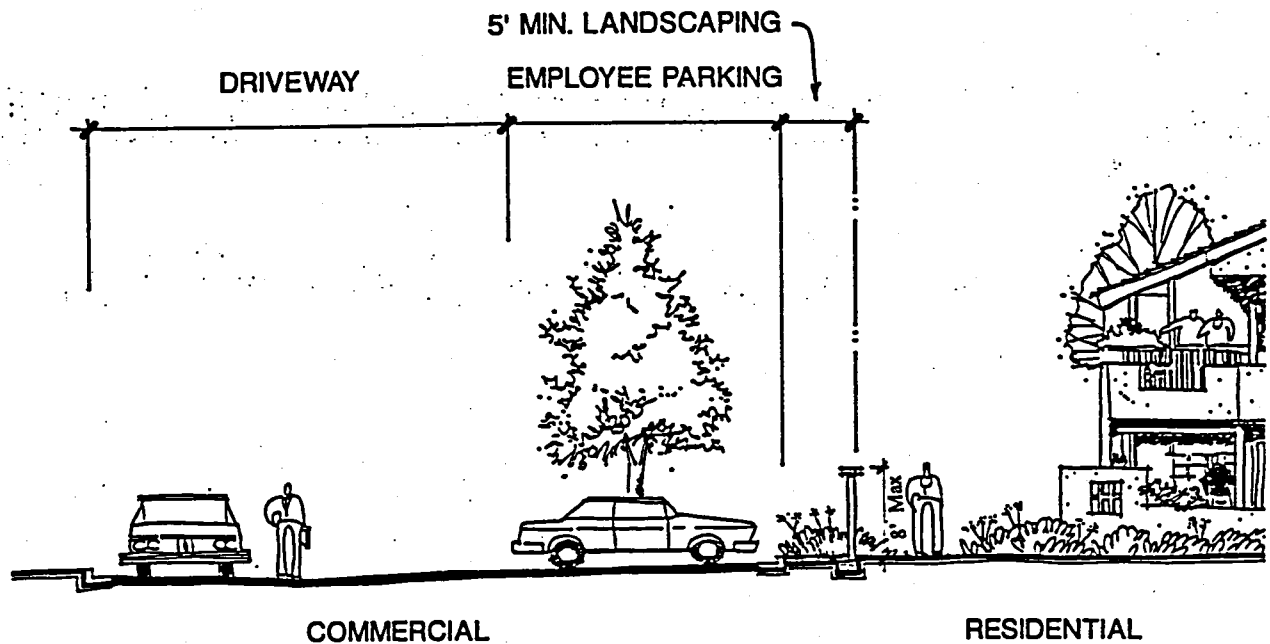


SCALE: 1"=300'

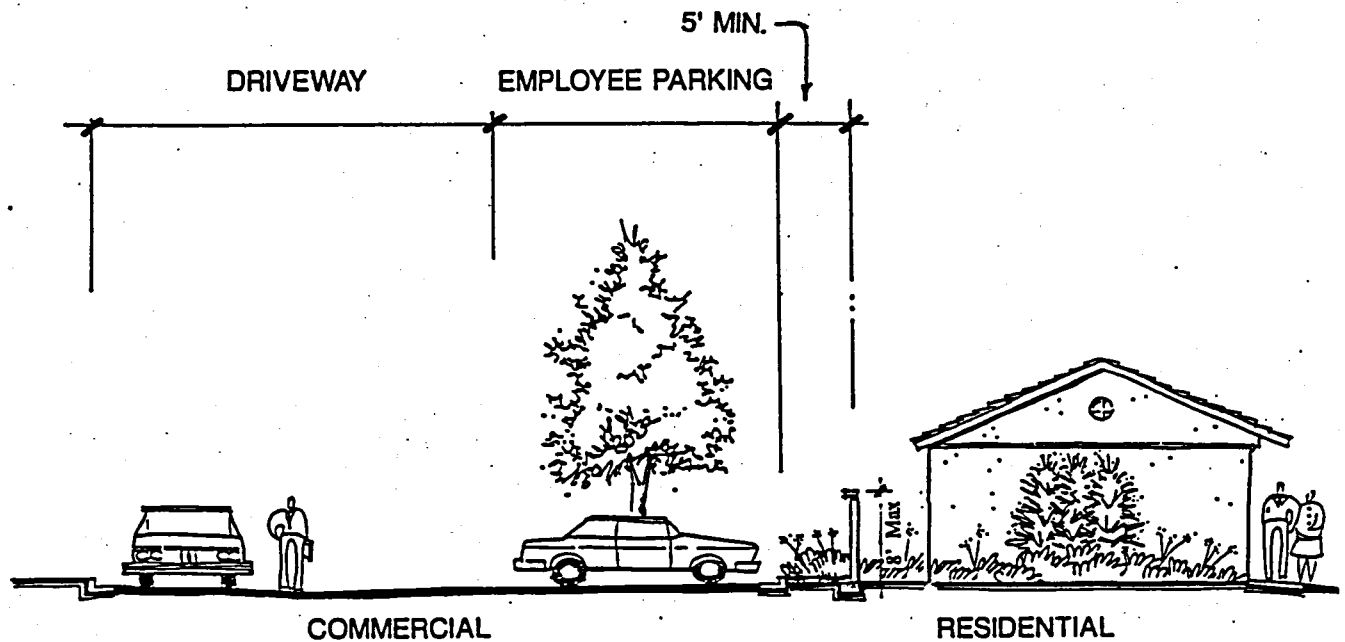


MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

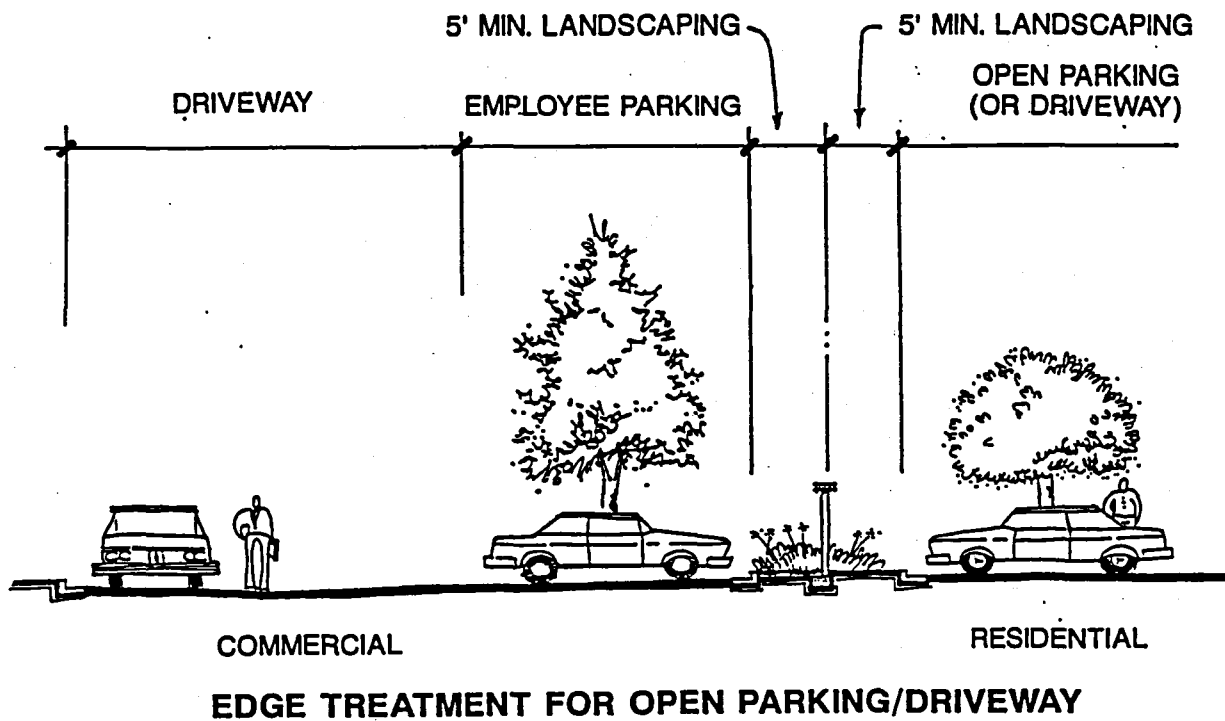
PHASING PLAN



TRANSITION TO MAIN RESIDENTIAL STRUCTURE

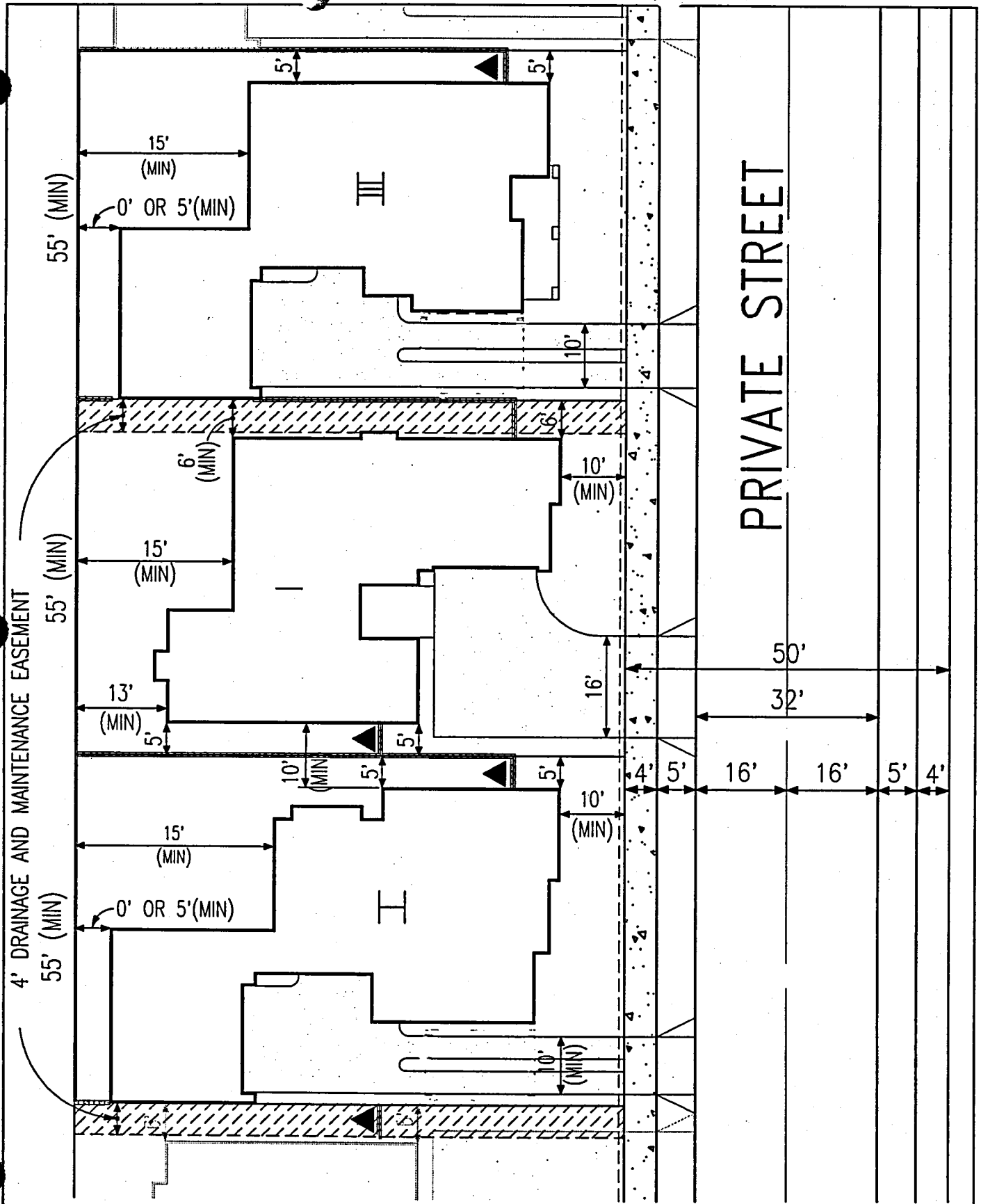


TRANSITION TO ACCESSORY STRUCTURE



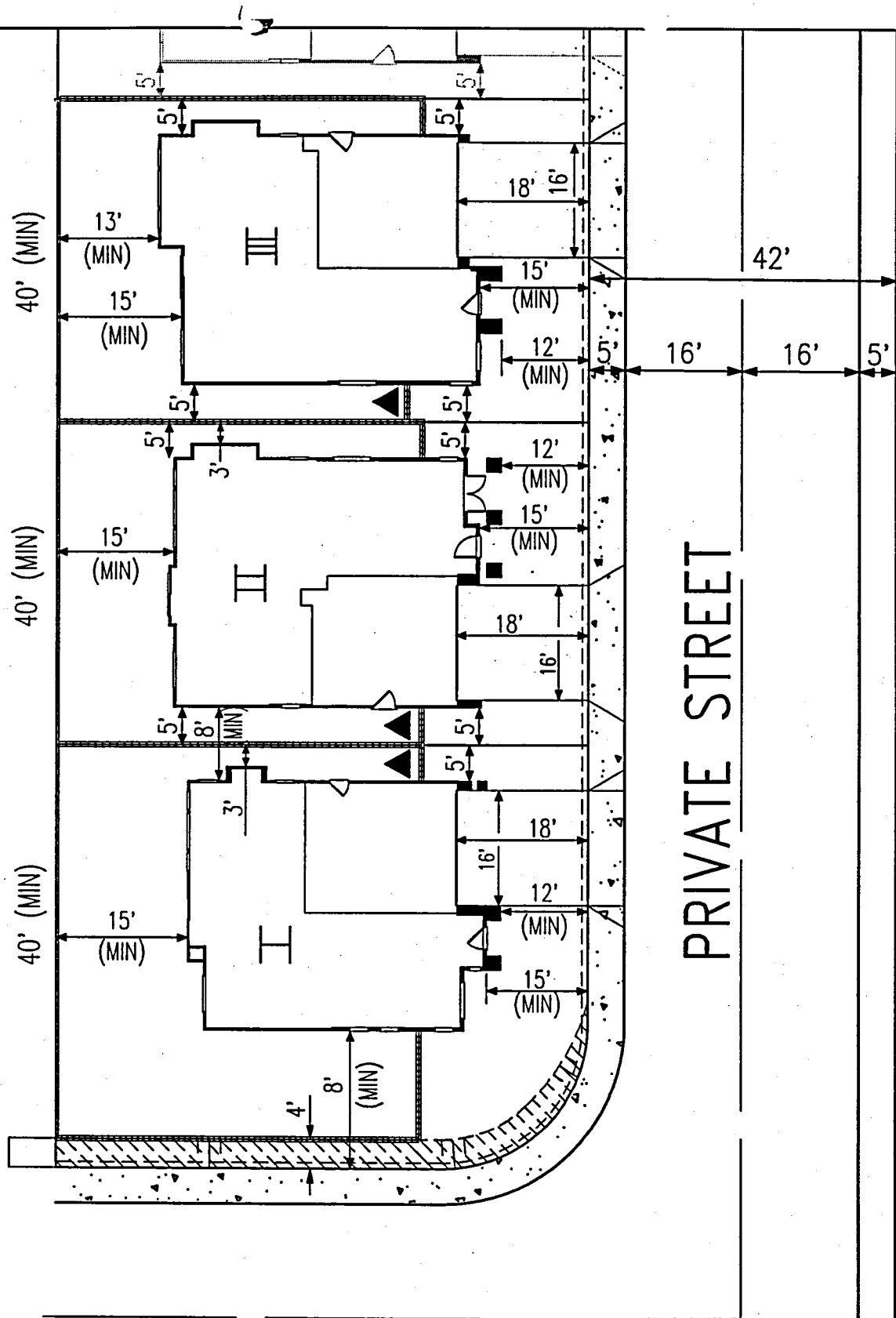


MEADOWLARK
HUNTINGTON BEACH



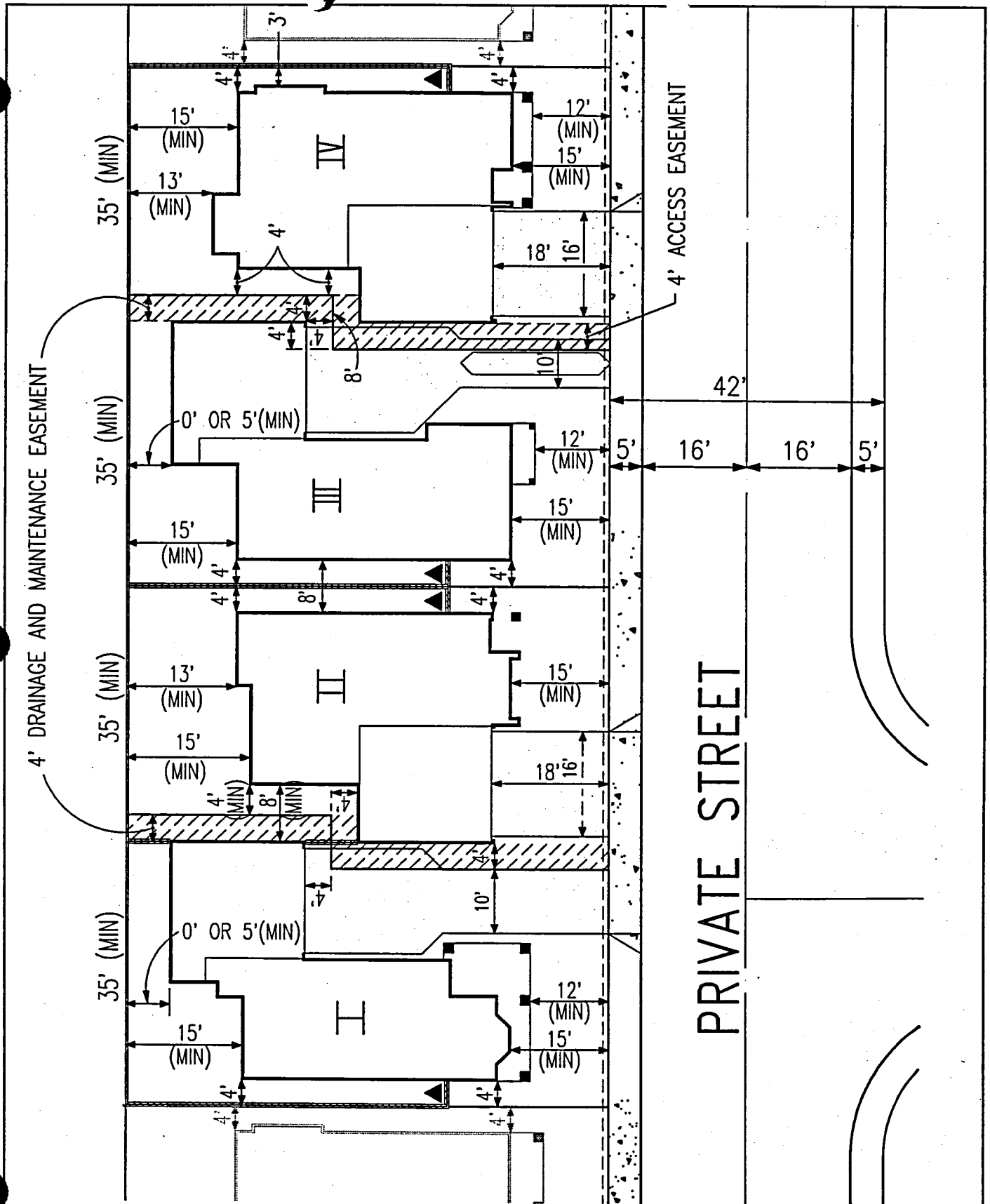
MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

CONCEPTUAL BUILDING LAYOUT: PA 1
NOT TO SCALE



MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

CONCEPTUAL BUILDING LAYOUT: PA 3
NOT TO SCALE



MEADOWLARK SPECIFIC PLAN
CITY OF HUNTINGTON BEACH

CONCEPTUAL BUILDING LAYOUT: PA 4
NOT TO SCALE

**Please refer to City Council approved
Wall/ Fence Master Plan
(March 15, 1999)
for
CUP No. 97-80/ TTM No. 15469**