

Article 937NORTH HUNTINGTON CENTER SPECIFIC PLAN

(2026-12/75, 2730-10/84, 2731-10/84, 2773-6/85, 2791-10/85,  
3057-11/90, 3110-7/91)

Sections:

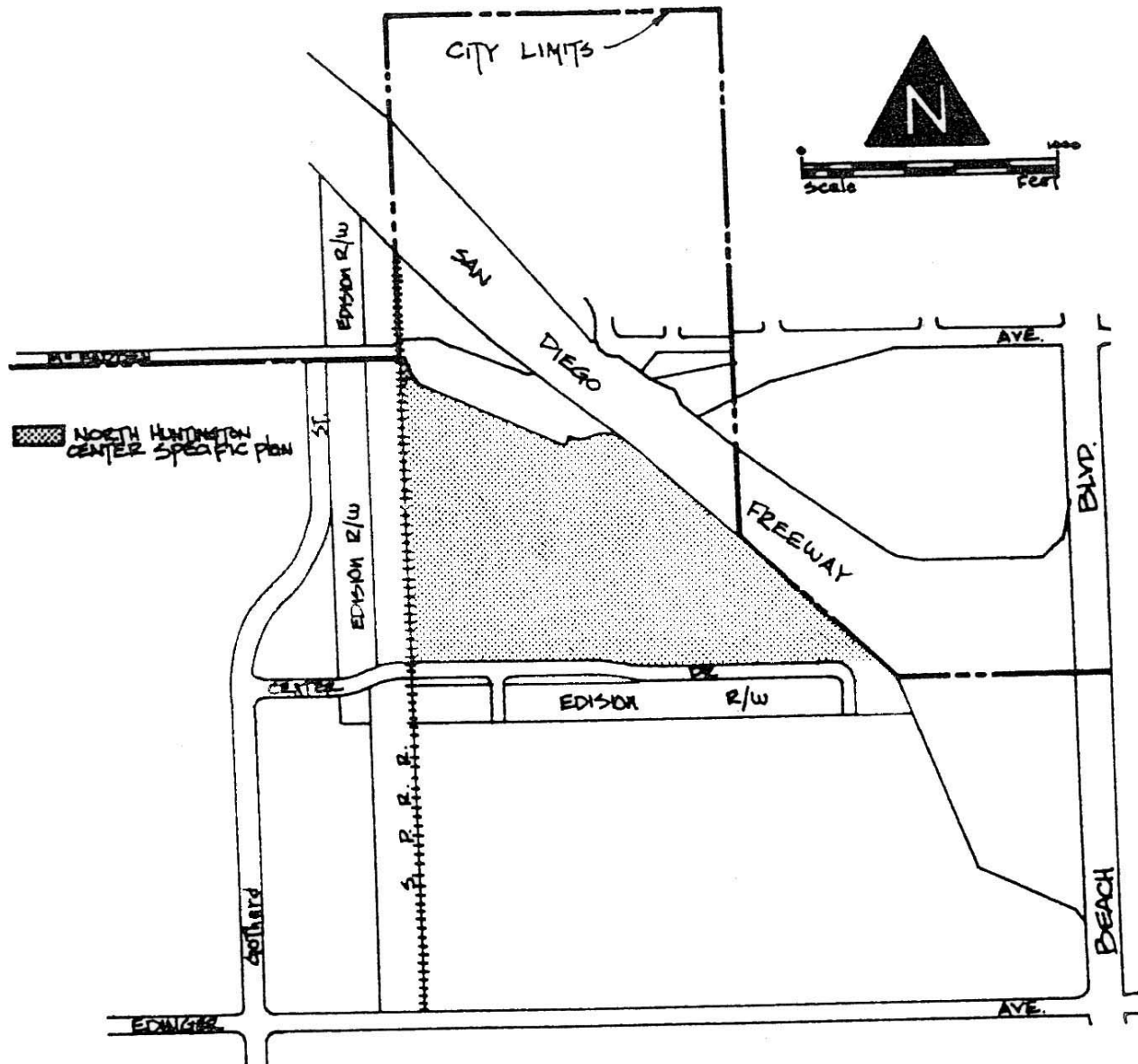
- 9370 Definitions
- 9371 Establishment of Specific Plan
- 9371.1 General Location
- 9371.2 Legal Description
- 9371.3 Administration of Plan
- 9371.4 Minor Modifications
- 9371.5 Use Limitations and Location Requirements
- 9371.6 General Provision Building Height
- 9371.7 General Provision Pedestrian Walkway System
- 9371.8 General Provisions. Perimeter Setbacks
- 9371.9 General Provisions. Sign Regulations
- 9371.10 General Provisions. Transit Facilities
- 9371.11 General Provisions. Parking and Loading Requirements
- 9371.12 General Provisions. Landscaping and Screening Requirements
- 9371.13 General Provisions. Setback Landscaping
- 9371.14 General Provisions. Undeveloped Areas
- 9371.15 General Provisions. Parking Area Landscaping
- 9371.16 General Provisions. Sloped Banks
- 9371.17 General Provisions. Refuse Collection Areas
- 9371.18 General Provisions. Telephone and Electrical Service
- 9371.19 General Provisions. Sewage and Water Systems. Fire Prevention
- 9371.20 Site Regulations
- 9372 Site I Regulations. Permitted Uses
- 9372.1 Site I Regulations. Maximum Density
- 9372.2 Site I Regulations. Minimum Dwelling Unit Size
- 9372.3 Site I Regulations. Building Coverage
- 9372.4 Site I Regulations. Setback From Street
- 9372.5 Site I Regulations. Setback From Interior Property Line
- 9372.6 Site I Regulations. Minimum Distance Between Buildings
- 9372.7 Site I Regulations. Private Driveways
- 9372.8 Site I Regulations. Parking Facilities
- 9372.9 Site I Regulations. Parking Assignments
- 9372.10 Site I Regulations. Recreation Areas
- 9372.11 Site I Regulations. Landscaping
- 9372.12 Site I Regulations. Trash Pickup Areas
- 9372.13 Site I Regulations. Storage Space
- 9372.14 Site I Regulations. Appearance Standards
- 9373 Site II Regulations. Uses Permitted
- 9373.1 Site II Regulations. Additional Permitted Uses
- 9373.2 Site II Regulations. Setbacks
- 9373.3 Site II Regulations. Residential Use
- 9374 Site III Regulations. Uses Permitted

**9370 Definition.** Whenever the following terms are used in this article they shall have the meaning specified below unless the context clearly indicates to the contrary.

- (a) "Active Land Use" shall mean that physical area of property within the specific plan which is utilized by building coverage, parking, storage, recreation area and pedestrian circulation purposes.
- (b) "Director" shall mean Director of Planning and Environmental Resources.
- (c) (c) "General Plan" shall mean the General Plan of the City of Huntington Beach.
- (d) "Minor Modification" shall mean where unforeseen engineering or design problems are encountered in construction of the project in accordance with the approvals previously granted by the City, the Director may approve minor deviations.
- (e) "Perimeter wall" shall mean any opaque screen which is located on or within five (5) feet of a property line designed to screen the buildings, yards, or activities from adjacent property or right-of-way.
- (f) "Site" shall mean a physical boundary delineated upon the Specific Plan Map which correlates with site development regulations contained in this article.
- (g) "Specific Plan" shall mean the North Huntington Center Specific Plan as adopted by the City Council of the City of Huntington Beach.
- (h) "Specific Plan Map" shall mean the map described in Section 9375 which delineates the physical boundaries of the specific plan in addition to other regulatory provisions cited herein.

**9371 Establishment of Specific Plan.** There is hereby established the North Huntington Center Specific Plan. Property included within this plan shall be developed in accordance with the provisions contained in this article and all applicable provisions of Division 9 of the Huntington Beach Ordinance Code.

**9371.1 General Location.** The general location of the North Huntington Center Specific Plan is that area bounded by McFadden Avenue to the north, San Diego Freeway to the east, Center Drive to the south and the Southern Pacific Railroad to the west.



**9371.2 Legal Description.** That portion of the West half of the Northwest quarter of the Southeast quarter of Section 14, Township 5 South, Range 11 West, in the Rancho Bolsa Chica, as shown on a Map recorded in Book 51, page 13 of Miscellaneous Maps, records of Orange County, California, lying Southerly of the following described line:

Beginning at a point in the Westerly line of said Southeast quarter, said point being South 0° 16' 13" West 30.05 feet from the Northwest corner of said Southeast quarter, said point also being the point of intersection of a line that is parallel with and distant Southerly 30.00 feet,

9371.1--9371.5(a)

measured at right angles, from the Northerly line of said Southeast quarter with said Westerly line of the Southeast quarter; thence South 89° 43' 57" East at right angles to said Westerly line of the Southeast quarter 15.00 feet to a point in a non-tangent curve concave Southwesterly having a radius of 35.00 feet, a radius of 35.00 feet, a radial line through said point bears North 16° 27' 37" West; thence Southeasterly along said curve through a central angle of 98° 17' 40" an arc distance of 60.04 feet to the beginning of a tangent curve concave Northeasterly having a radius of 120.00 feet; thence Southeasterly along said curve through a central angle of 57° 31' 24" an arc distance of 120.48 feet; thence South 65° 41' 21" East tangent to said last mentioned curve 581.07 feet to a point in the Easterly line of said West half of the Northwest quarter of the Southeast quarter of Section 14. Excepting therefrom the Southerly 30.00 feet.

Also excepting therefrom that portion included within the right-of-way of the Southern Pacific Railroad Company.

And those portions of the East half of the Northwest quarter of the Southeast quarter of Section 14. Township 5 South, Range 11 West, S. B. M. and the South half of the Northeast quarter of the Southeast quarter of said Section 14, bounded Westerly by the Westerly line of said East half, bounded Southerly by the Southerly lines of said East half and said South half; bounded Northerly by the Southerly boundary of the San Diego Freeway and the Southerly boundary of Parcel 1 of State Highway Relinquishment recorded in book 8649, page 882 of Official Records in the office of the County Recorder of said County.

**9371.3 Administration of Plan.** Proposed development under the concepts of this specific plan shall be subject to approval of a conditional use permit pursuant to Article 984 of the Huntington Beach Ordinance Code. Said conditional use permit shall encompass the entire specific plan area.

**9371.4 Minor Modifications.** Where a minor modification to an approved conditional use permit is proposed, a written request shall be submitted to the Director. Said request shall comply with all requirements of this article and the Huntington Beach Ordinance Code. The request shall specify the exact modifications described and reasons therefore. In reviewing such a request, the Director shall not approve the minor modification if he finds that said amendment substantially alters the plot plans, which were relied upon in approval of a conditional use permit for a proposed development. If there is a substantial alteration to said plans, a conditional use permit modification shall be required.

**9371.5 Use Limitations and Location Requirements.** The following regulations shall govern the proportion of land use activity and locational requirements of the Specific Plan:

- (a) **Residential Use Limitations:** Except as provided in Section 9373.1, residential development within the boundaries of the specific plan shall not encompass an area in excess of 8.5 gross acres and shall comply with Section 9372 (Site I Regulations) of this article.

9371.5(b)--9371.12

- (b) Locational Criteria: Proposed uses shall be located in the specific plan area in accordance with the Site Regulations contained in this article.

**9371.6 General Provision Building Height.** Building height within the specific plan area shall not exceed the limitations for each site as delineated upon the specific plan map.

Exceptions: Height limitations as specified for each district shall not be deemed to regulate the height of chimneys, flagpoles, scenery lofts, ornamental towers, spires, domes, cupolas, parapet walls not exceeding four (4) feet in height, rooftop mechanical equipment, or other similar appurtenances not designed for habitation.

**9371.7 General Provisions. Pedestrian Walkway System.** A continuous pedestrian walkway system shall be provided in the specific plan area as delineated on the specific plan map.

**9371.8 General Provisions. Perimeter Setbacks.** All structures greater than forty-two (42) inches in height shall set back from the exterior boundaries of the specific plan in accordance with the designations of the specific plan map.

Exceptions: Perimeter setbacks are not applicable to Section 9371.10 or to perimeter walls.

**9371.9 General Provisions. Sign Regulations.** All signs shall conform to Article 961 of the Huntington Beach Ordinance Code, however, freestanding signs shall be limited in the number permitted as designated on the specific plan map. No other freestanding signs shall be permitted.

**9371.10 General Provisions. Transit Facilities.** There shall be a transportation transfer facility provided adjacent to Center Drive for the purpose of accommodating mass transit vehicles. Said facility may include a canopy shelter for the convenience and comfort of persons utilizing the facility which shall not be subject to setback requirements of this article. The location of the facility shall generally conform to the location designated upon the specific plan map.

**9371.11 General Provisions. Parking and Loading Requirements.** Upon submittal of an application for a conditional use permit, the amount of parking to accommodate the needs of the proposed land uses shall be provided based upon a combination of the following methods: (3057-7/91)

- (a) Peak hour demand analysts;
- (b) Joint use of parking based upon divergent needs;
- (c) Ratios of parking in relation to building square footage; (2078-8/76)

Except as provided in Section 9372.8, all developments shall comply with standards outlined in Article 960. (3057-7/91)

**9371.12 General Provisions. Landscaping and Screening Requirements.**

Detailed landscape and irrigation plans, prepared by a licensed architect or under the direction of a landscape architect, shall be submitted to and subject to approval by the Director prior to issuance of a building permit and installed prior to final inspection. Landscape in the public right-of-way shall be installed in accordance with plans and specifications on file in the Department of Public Works.

All unpaved areas not utilized for active land use shall be landscaped.

**9371.13 General Provisions. Setback Landscaping.** Except as provided in Section 9371.8, the entire area of perimeter setbacks shall be landscaped except for driveway openings and street intersections in said area.

**9371.14 General Provisions. Undeveloped Areas.** Undeveloped areas proposed for future expansion shall be maintained in a weed and dust-free condition and shall remain free of debris.

**9371.15 General Provisions. Parking Area Landscaping.** Trees, equal in number to one (1) per each five (5) parking stalls shall be provided in the parking area. Trees within planting areas around buildings shall not be included in calculating the number of trees required for parking areas. Planting of trees may be in groups and need not necessarily be in regular spacing.

Screening of parking areas shall comply with Article 960 of the Huntington Beach Ordinance Code.

**9371.16 General Provisions. Sloped Banks.** All sloped banks adjacent to a public right-of-way shall be stabilized, planted and irrigated with full coverage in accordance with plans submitted to and subject to approval by the Director of Public Works.

**9371.17 General Provisions. Refuse Collection Areas:**

- (a) Opaque materials shall be used to screen outdoor refuse containers from view from access streets, freeways and adjacent property.
- (b) No refuse container area shall be permitted between a frontage street and the building line.
- (c) Minimum width for landscaping shall be three (3) feet around refuse container areas except for access areas to said facility.

**9371.18 General Provisions. Telephone and Electrical Service.** All "on-site" electrical lines (excluding lines in excess of 12KV) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

**9371.19 General Provisions. Sewer and Water Systems. Fire Prevention.**

- (a) All sewage systems shall comply with standard plans and specifications of the City and shall connect to the City sewage system.
- (b) All water systems shall comply with standard plans and specifications of the City and shall connect to the City water system.

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

**9371.20 Site Regulations.** This specific plan is divided into site areas for purposes of development. Development of each site shall comply with the specific provisions contained herein. in addition to the general provisions of Section 9371.

**9372 Site I Regulations. Permitted Uses.**

- (1) Residential, or
- (2) Commercial, subject to the same regulations applicable to Site III.

**9372.1 Site I Regulations. Maximum Density.** Residential density within Site I shall not exceed 34.85 dwelling units per gross acre.

**9372.2 Site I Regulations. Minimum Dwelling Unit Size.**

<u>Unit Type</u>	<u>Minimum Floor Area</u>
Bachelor and Single	400 square feet
One Bedroom	600 square feet
Two Bedroom	900 square feet
Three Bedroom	1100 square feet
Four Bedroom	1300 square feet

**9372.3 Site I Regulations. Building Coverage.** The maximum building coverage of all roofed structures shall not exceed forty-five percent (45%) of the gross acreage minus streets and drives.

**9372.4 Site I Regulations. Setback From Street.** The setback from a street shall average twenty (20) feet from any structure exceeding forty-two (42) inches in height. In no case shall the minimum setback be less than fifteen (15) feet. Any exception to these requirements shall be designated on the specific plan map.

**2372.5 Site I Regulations. Setback From Interior Property Line.** The setback from interior property lines shall be not less than ten (10) feet except where a perimeter setback is designated in Section 9375 in which case the perimeter setback shall prevail as the minimum setback. Any exceptions to these requirements shall be designated on the specific plan map.

**9372.6 Site I Regulations. Minimum Distance Between Buildings.** The minimum distance between buildings thirty (30) feet or less in height shall be not less than fifteen (15) feet. The minimum distance between buildings greater than thirty (30) feet in height shall be not less than twenty (20) feet. Any exceptions to these requirements shall be designated on the specific plan map

**9372.7 Site I Regulations. Private Driveways.** In order to provide sufficient driveway widths for traffic flow and maneuverability, the following standards shall apply:

- (a) Where a driveway serves as the primary access to or within an apartment development and vehicles can park parallel on both sides of such driveway, the minimum paved width shall be forty (40) feet.
- (b) Where vehicles can parallel park on only one side of a driveway, which serves as the primary access to or within an apartment development, and where open or enclosed parking, other than parallel, is provided on the opposite side of such driveway, the minimum paved width shall be thirty-three (33) feet.
- (c) A minimum paved width of twenty-eight (28) feet shall be provided where open or enclosed parking, other than parallel, is provided on both sides of a driveway, which exceeds 150 feet in length and serves as the primary access to or within an apartment development.
- (d) Any driveway exceeding 150 feet in length, which terminates within an apartment development shall be provided with a curbed turnaround having a twenty (20) foot radius.

**NOTE:** The air space above all minimum widths for driveways within an apartment development shall remain open to the sky except for roof overhang or eaves above a height of fourteen (14) feet, which may project, into such air space a maximum of four (4) feet. The developer is encouraged to provide covered parking spaces under main buildings to increase open space.

**9372.8 Site I Regulations. Parking Facilities.** (3057-11/90)

- (a) Fully-enclosed garages shall be provided for any required covered parking spaces that are entered directly from any public alley. Physical separation such as drywall, masonry or similar material shall be provided between each enclosed parking space. (3057-11/90)
- (b) Carports may be used to satisfy the remaining covered parking requirement. (3057-11/90)
- (c) Carports and open parking compounds shall be screened from adjacent property lines, and such screening shall be compatible with the project surroundings. (3057-11/90)
- (d) No carport and garage facility shall be permitted to face any public street. (2078-8/76, 3057-11/90)

**9372.9 Site I Regulations. Parking Assignments.** Each dwelling unit shall have an assigned, covered parking space within two hundred (200) feet walking distance of such dwelling unit.

If off-street parking facilities are detached from the unit, each unit shall be assign a parking space and such space shall be so designated on a plot plan.



**9372.10 Site I Regulations. Recreation Areas.** Recreation areas shall be provided for each dwelling unit. Said recreation areas shall be allocated as follows:

<u>Unit Type</u>	<u>Recreation Area</u>
Bachelor and Single	150 square feet
One bedroom	200 square feet
Two bedroom	325 square feet
Three or more bedrooms	400 square feet

Enclosed recreation areas may be utilized to fulfill not more than fifteen percent (15%) of this requirement. The remaining area shall be supplied out-of-doors pursuant to this section.

Recreation areas may include: game courts or rooms, swimming pools, sauna baths, putting greens, play lots, or other similar type areas serving all residents of the development; but shall not include balconies, decks or areas used exclusively for pedestrian access ways. Game courts, swimming pools or putting greens situated on top of a parking structure may be considered as recreation area. Recreation areas shall not be located within ten (10) feet of the wall of any ground floor unit having a door or window or within five (5) feet of any other wall. Also, such recreation area shall have a minimum width of twenty (20) feet.

**9372.11 Site I Regulations. Landscaping.** All setback areas fronting on or visible from a public street, and all recreation areas shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants. Decorative design elements such as fountains, pools, benches, sculpture, plants and similar elements may be permitted, provided such elements are incorporated as an integral part of the landscaping plan.

**9372.12 Site I Regulations. Trash Pickup Areas.** Trash collection areas shall be provided within two hundred (200) feet of the unit they are intended to serve.

**9372.13 Site I Regulations. Storage Space.** A minimum of one hundred (100) cubic feet of storage space shall be provided for each unit. Special attention shall be given to the amount and location of such storage space.

**9372.14 Site I Regulations. Appearance Standards.** In order to retain and strengthen the unity and order of the surroundings, and to insure that the structures enhance their sites and are harmonious with the highest standards of improvements in the surrounding area and the community, the following standards shall apply.

- (a) Architectural features and general appearance of the proposed development shall not impair the orderly and harmonious development of the area, the occupancy thereof, or the community as a whole.

9372.14--9373.1(e)

- (b) Buildings exceeding 120 feet in length shall have variations in the wall setback of at least four (4) feet for each 120 feet of building length.
- (c) Architectural features shall be incorporated into the design of all vertical exterior surfaces of the buildings in order to create an aesthetically pleasing project when viewed from outside the project as well as within.

**9373 Site II Regulations. Uses Permitted.**

- (a) Retail stores.
- (b) Restaurants, nightclubs, coffeehouses, snack bars and other related facilities.
- (c) Services such as barbershops, beauty shops, shoe repair.
- (d) Art galleries, art studios, art shops, antique shops, bookstores, photography studios and shops, gift shops, newspaper and magazine shops, import shops, interior design studios.
- (e) Chapel.
- (f) Travel agencies.
- (g) Motel (Not to exceed twelve (12) units).
- (h) Banks.
- (i) Handicraft shops, leather craft shops, hobby-related shops.
- (i) Fortunetelling subject to issuance of a conditional use permit.  
2773-7/85)

**9373.1 Site II Regulations. Additional Permitted Uses.** The following uses are permitted provided they are located above or behind a permitted use designated elsewhere in this article.

- (a) Single-family dwelling units.
- (b) Art, drama, music, dancing or language schools.
- (c) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted on Site II.
- (d) Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit, and the requirements set out in Section 9730.83 of this code. (2730-10/84.2791-10/85)
- (e) Teen dancing for patrons under the age of twenty-one (21) subject to the issuance of a conditional use permit and the requirements contained in Section 9730.82. (2730-10/84.2791-10/85)

9373.2--9374(m)

**9373.2 Site II Regulations. Setbacks.** Except where perimeter setbacks govern the following minimum yard setbacks measured from the boundaries of Site II as delineated in Section 9375 shall apply:

Front and exterior side: Twenty (20) feet

Interior side and rear: Fifteen (15) feet

Exceptions: Setbacks are not applicable to perimeter walls.

**9313.3 Site II Regulations. Residential Use.** If residential dwelling units are proposed for construction in Site II, the number of single family dwelling units shall not exceed forty-five (45).

Each dwelling unit shall be provided with a recreation area containing not less than three hundred (300) square feet having a minimum dimension of fifteen (15) feet. Said recreation area shall be situated adjacent to each dwelling unit.

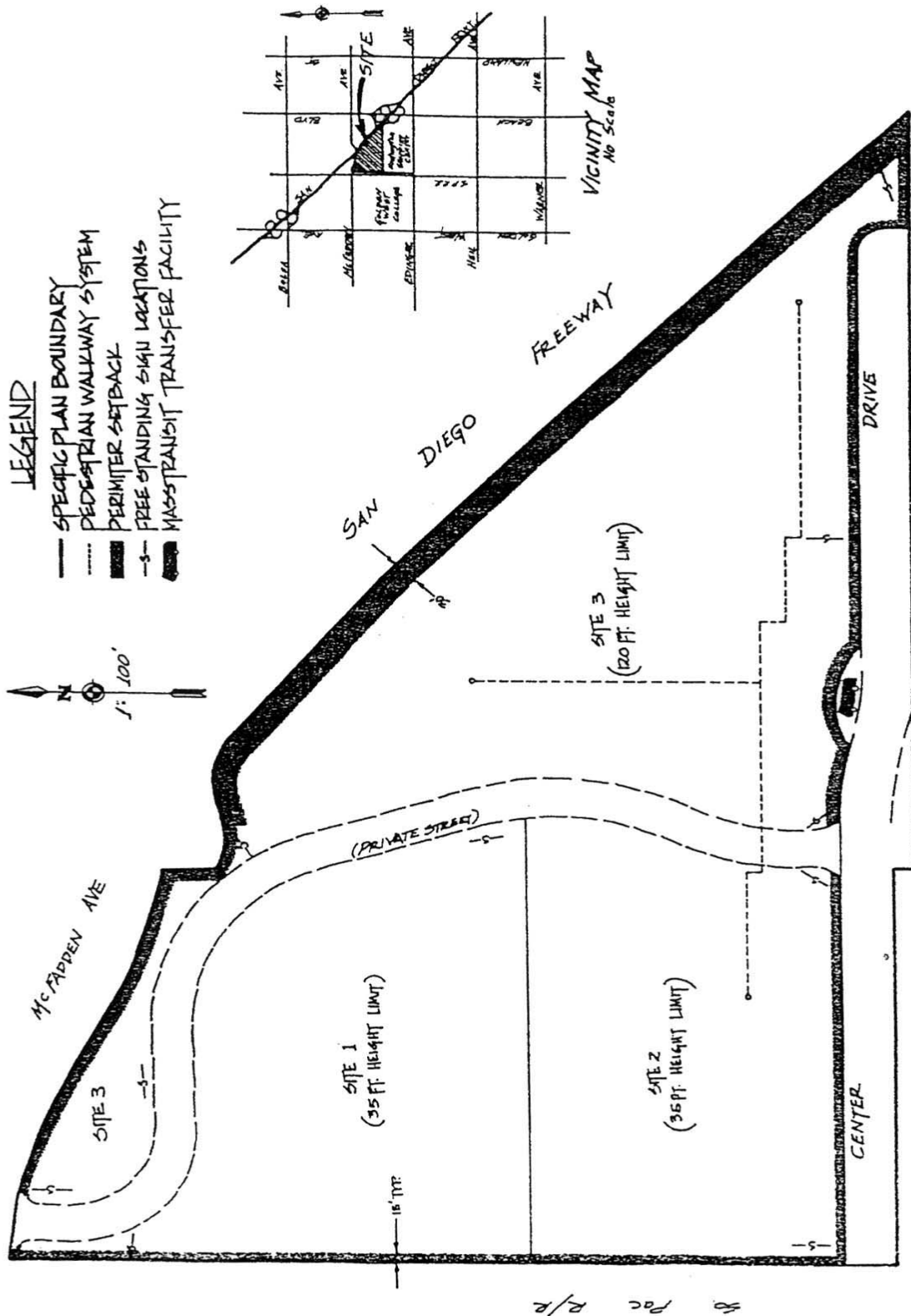
**9374 Site III Regulations. Uses Permitted.** The following uses are permitted in Site III of the North Huntington Center Specific Plan:  
(2730-10/84.2791-10/85.3110-7/91)

- (a) Retail stores.
- (b) Restaurants, sidewalk cafes, nightclubs, coffeehouses, snack bars and other related facilities.
- (c) Services such as barbershops, beauty shops, shoe repair.
- (d) Art galleries, art studios, art shops, antique shops, book stores, photography studios and shops, gift shops, newspaper and magazine shops, import shops and interior design studios.
- (e) Travel agencies.
- (f) Banks.
- (g) Motion picture theaters, legitimate theaters.
- (h) Handicraft shops, leather craft shops and hobby-related shops.
- (i) Hotels and motels.
- (j) Offices for professional services.
- (k) Art, drama, music, dancing or language schools.
- (l) Automobile parking facilities.
- (m) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted in Site II.

9374(n)--9374(p)

- (n) Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit and the requirements contained in Section 9730.83 of this code. (2730-10/84, 2791-10/85)
- (o) Teen dancing for patrons under the age of twenty-one (21), subject to the issuance of a conditional use permit and the requirements contained in Section 9730.82. (2730-10/84, 2791-10/85)
- (p) Single room occupancy/living units pursuant to Section 9220.15. (3110-7/91)

# SECTION 9375. SPECIFIC PLAN MAP



ORDINANCE NO. 2026

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
BY ADDING ARTICLE 937 THERETO AND ESTABLISHING  
A SPECIFIC PLAN WITHIN THE CITY OF HUNTINGTON  
BEACH IN THE VICINITY OF THE HUNTINGTON CENTER  
AND REFERRED TO AS THE NORTH HUNTINGTON CENTER  
SPECIFIC PLAN

The City Council of the City of Huntington Beach does  
ordain as follows:

SECTION 1. The Huntington Beach Ordinance Code is hereby  
amended by adding Article 937 thereto to read as follows:

ARTICLE 937

NORTH HUNTINGTON CENTER SPECIFIC PLAN

9370. DEFINITIONS. Whenever the following terms are used  
in this article they shall have the meaning specified below  
unless the context clearly indicates to the contrary.

(a) "Active Land Use" shall mean that physical area of  
property within the specific plan which is utilized by  
building coverage, parking, storage, recreation area and  
pedestrian circulation purposes.

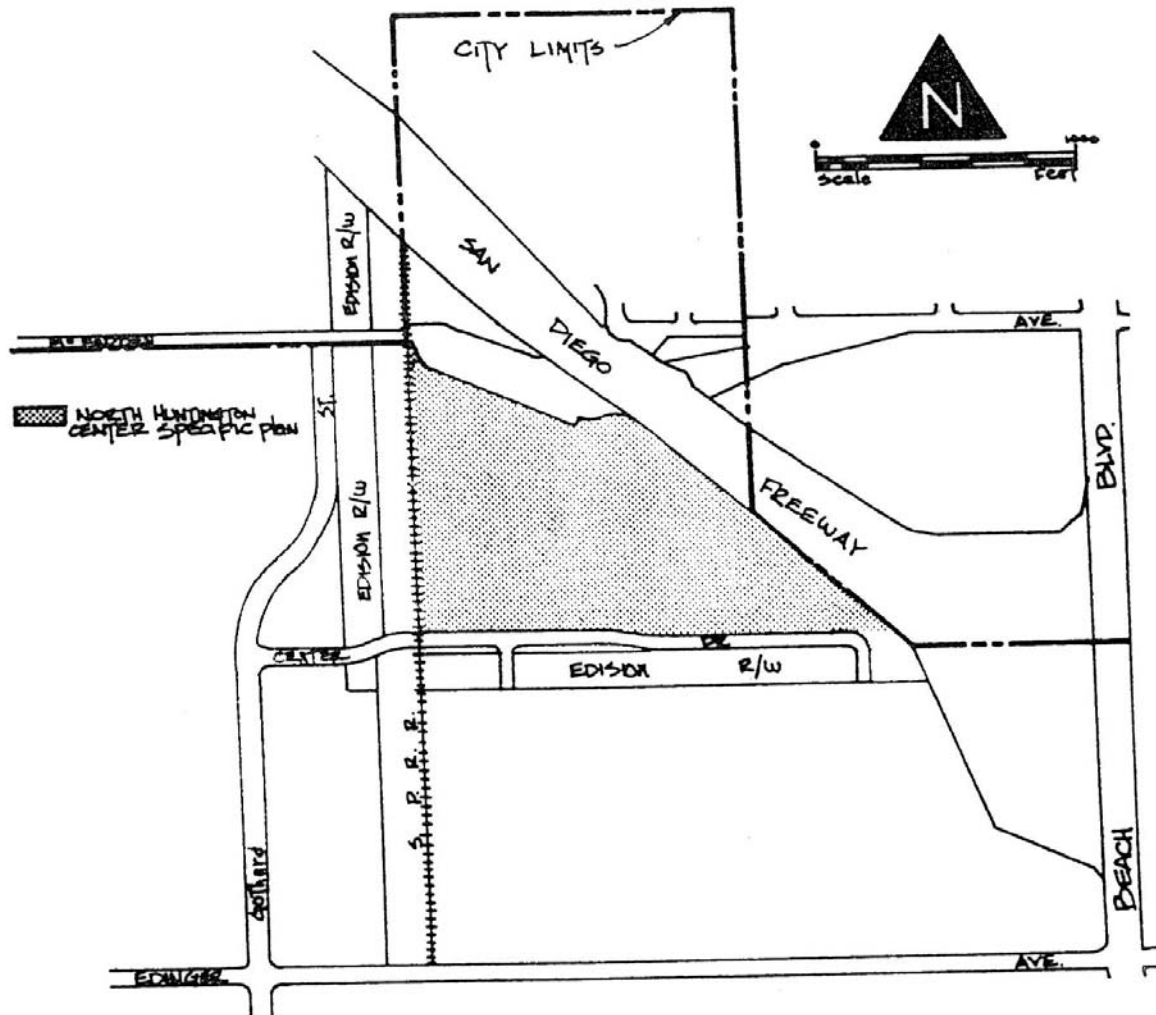
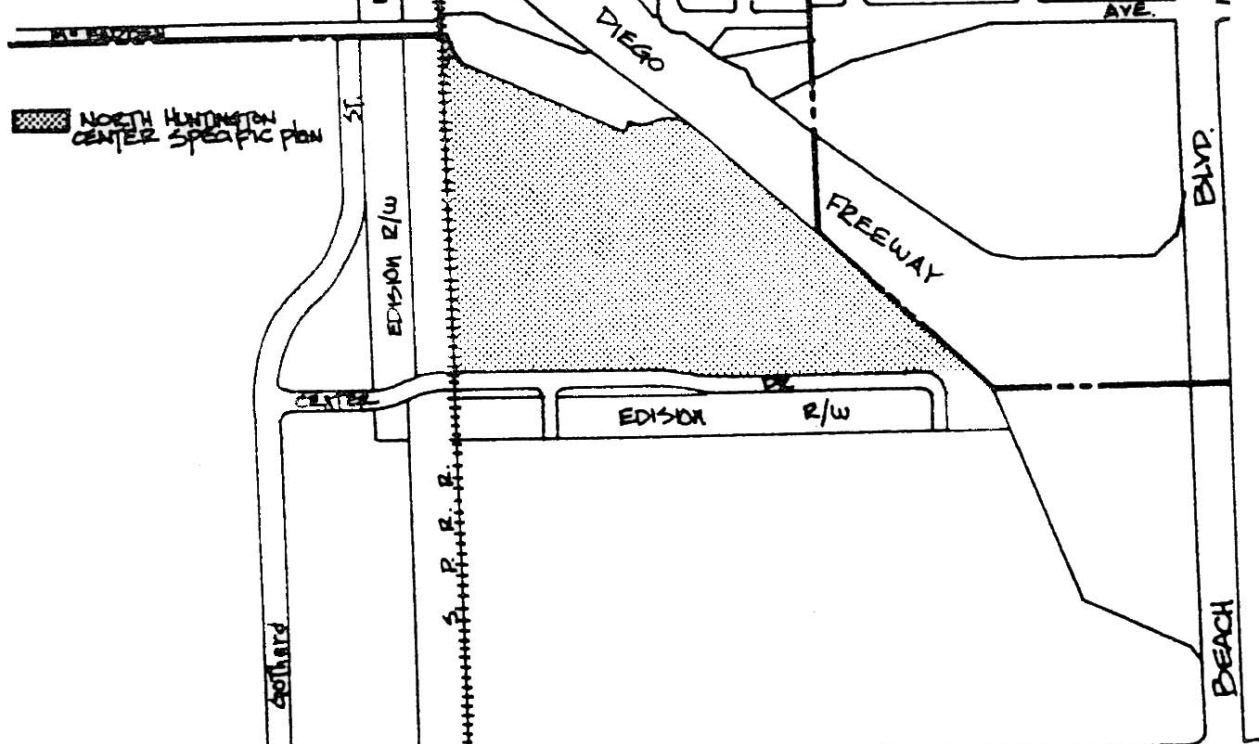
(b) "Director" shall mean Director of Planning and  
Environmental Resources.

(c) "General Plan" shall mean the General Plan of the  
City of Huntington Beach.

(d) "Minor Modification" shall mean where unforeseen  
engineering or design problems are encountered in construction  
of the project in accordance with the approvals previously  
granted by the City, the Director may approve minor  
deviations.

(e) "Perimeter wall" shall mean any opaque screen which  
is located on or within five (5) feet of a property line de-  
signed to screen the buildings, yards, or activities from  
adjacent property or right-of-way.

(f) "Site" shall mean a physical boundary delineated upon  
the Specific Plan Map which correlates with site development  
regulations contained in this article.



9371.2.      LEGAL DESCRIPTION.      That portion of the West half of the Northwest quarter of the Southeast quarter of Section 14, Township 5 South, Range II West, in the Rancho Bolsa Chica, as shown on a Map recorded in Book 51, page 13 of Miscellaneous Maps, records of Orange County, California, lying Southerly of the following described line:

Beginning at a point in the Westerly line of said Southeast quarter, said point being South 0° 16' 03" West 30.05 feet from the Northwest corner of said Southeast quarter, said point also being the point of intersection of a line that is parallel with and distant Southerly 30.00 feet, measured at right angles from the Northerly line of said Southeast quarter with said Westerly line of the Southeast quarter; thence South 89° 43' 57" East at right angles to said Westerly line of the Southeast quarter 15.00 feet to a point in a non-tangent curve concave Southwesterly having a radius of 35.00 feet, a radial line through said point bears North 16° 27' 37" West; thence Southeasterly along said curve through a central angle of 98° 17' 40" an arc distance of 60.04 feet to the beginning of a tangent curve concave Northeasterly having a radius of 120.00 feet; thence Southeasterly along said curve through a central angle of 57° 31' 24" an arc distance of 120.48 feet; thence South 65° 41' 21" East tangent to said last mentioned curve 581.07 feet to a point in the Easterly line of said West half of the Northwest quarter of the Southeast quarter of Section 14.

Excepting therefrom the Southerly 30.00 feet.

Also excepting therefrom that portion included within the right of way of the Southern Pacific Railroad Company.

And those portions of the East half of the Northwest quarter of the Southeast quarter of Section 14, Township 5 South, Range 11 West, S. B. M., and the South half of the Northeast quarter of the Southeast quarter of said Section 14, bounded Westerly by the Westerly line of said East half, bounded Southerly by the Southerly lines of said East half and said South half; bounded Northerly by the Southerly boundary of the San Diego Freeway and the Southerly boundary of Parcel 1 of State Highway Relinquishment recorded in book 8649, page 882 of Official Records in the office of the County Recorder of said County.

9371.3 ADMINISTRATION OF PLAN. Proposed development under the concepts of this specific plan shall be subject to approval of a conditional use permit pursuant to Article 984 of the Huntington Beach Ordinance Code. Said conditional use permit shall encompass the entire specific plan area.

9371.4 MINOR MODIFICATIONS. Where a minor modification to an approved conditional use permit is proposed, a written request shall be submitted to the Director. Said request shall comply with all requirements of this article and the Huntington



Beach Ordinance Code. The request shall specify the exact modifications described and reasons therefore. In reviewing such a request, the Director shall not approve the minor modification if he finds that said amendment substantially alters the plot plans, which were relied upon in approval of a conditional use permit for a proposed development. If there is a substantial alteration to said plans, a conditional use permit modification shall be required.

9371.5 USE LIMITATIONS AND LOCATION REQUIREMENTS. The following regulations shall govern the proportion of land use activity and locational requirements of the Specific Plan:

(a) Residential Use Limitations: Except as provided in Section 9373.1, residential development within the boundaries of the specific plan shall not encompass an area in excess of 8.5 gross acres and shall comply with Section 9372. (Site I Regulations) of this article.

(b) Locational Criteria: Proposed uses shall be located in the specific plan area in accordance with the Site Regulations contained in this article.

9371.6 GENERAL PROVISIONS. BUILDING HEIGHT. Building height within the specific plan area shall not exceed the limitations for each site as delineated upon the specific plan map.

EXCEPTIONS: Height limitations as specified for each district shall not be deemed to regulate the height of chimneys, flagpoles, scenery lofts, ornamental towers, spires, domes, cupolas, parapet walls not exceeding four (4) feet in height, rooftop mechanical equipment, or other similar appurtenances not designed for habitation.

9371.7 GENERAL PROVISIONS. PEDESTRIAN WALKWAY SYSTEM. A continuous pedestrian walkway system shall be provided in the specific plan area as delineated on the specific plan map.

9371.8 GENERAL PROVISIONS. PERIMETER SETBACKS. All structures greater than forty-two (42) inches in height shall set back from the exterior boundaries of the specific plan in accordance with the designations of the specific plan map.

EXCEPTIONS: Perimeter setbacks are not applicable to Section 9371.10 or to perimeter walls.

9371.9 GENERAL PROVISIONS. SIGN REGULATIONS. All signs shall conform to Article 976 of the Huntington Beach Ordinance Code, however, freestanding signs shall be limited in the number permitted as designated on the specific plan map. No other freestanding signs shall be permitted.

9371.10. GENERAL PROVISIONS. TRANSIT FACILITIES. There shall be a transportation transfer facility provided adjacent to Center Drive for the purpose of accommodating mass transit vehicles. Said facility may include a canopy shelter for the convenience and comfort of persons utilizing the facility which shall not be subject to setback requirements of this article. The location of the facility shall generally conform to the location designated upon the specific plan map.

9371.11. GENERAL PROVISIONS. PARKING REQUIREMENTS. Upon submittal of an application for a conditional use permit, the amount of parking to accommodate the needs of the proposed land uses shall be provided based upon one or a combination of the following methods:

- (a) Peak hour demand analysis;
- (b) Joint use of parking based upon divergent needs;
- (c) Ratios of parking in relation to building square footage.

Parking arrangements and drive widths within the specific plan area shall conform to Article 979 of the Huntington Beach Ordinance Code and residential parking provided within Site I shall be no less than parking requirements as set out in Article 932.

9371.12. GENERAL PROVISIONS. LANDSCAPING AND SCREENING REQUIREMENTS. Detailed landscape and irrigation plans, prepared by a licensed architect or under the direction of a landscape architect, shall be submitted to and subject to approval by the Director prior to issuance of a building permit and installed prior to final inspection. Landscape in the public right-of-way shall be installed in accordance with plans and specifications on file in the Department of Public Works.

All unpaved areas not utilized for active land use shall be landscaped.

9371.13. GENERAL PROVISIONS. SETBACK LANDSCAPING. Except as provided in Section 9371.8, the entire area of perimeter setbacks shall be landscaped except for driveway openings and street intersections in said area.

9371.14. GENERAL PROVISIONS. UNDEVELOPED AREAS. undeveloped areas proposed for future expansion shall be maintained in a weed and dust-free condition and shall remain free of debris.

9371.15. GENERAL PROVISIONS. PARKING AREA LANDSCAPING. Trees, equal in number to one (1) per each five (5) parking stalls shall be provided in the parking area. Trees within planting areas around buildings shall not be included in calculating the number of trees required for parking areas. Planting of trees may be in groups and need not necessarily be in regular spacing.

Screening of parking areas shall comply with Article 979 of the Huntington Beach Ordinance Code.

9371.16. GENERAL PROVISIONS. SLOPED BANKS. All sloped banks adjacent to a public right-of-way shall be stabilized, planted and irrigated with full coverage in accordance with plans submitted to and subject to approval by the Director of Public Works.

9371.17. GENERAL PROVISIONS. REFUSE COLLECTION AREAS:

(a) Opaque materials shall be used to screen outdoor refuse containers from view from access streets, freeways and adjacent property.

(b) No refuse container area shall be permitted between a frontage street and the building line.

(c) Minimum width for landscaping shall be three (3) feet around refuse container areas except for access areas to said facility.

9371.18. GENERAL PROVISIONS. TELEPHONE AND ELECTRICAL SERVICE. All "on-site" electrical lines (excluding lines in excess of 12KV) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

9371.19. GENERAL PROVISIONS. SEWAGE AND WATER SYSTEMS. FIRE PREVENTION.

(a) All sewage systems shall comply with standard plans and specifications of the city and shall connect to the city sewage system.

(b) All water systems shall comply with standard plans and specifications of the city and shall connect to the city water system.

(c) All fire protection appliances, appurtenances, emergency access and any other applicable requirements pursuant to Chapter 17.56 of the Huntington Beach Municipal Code, shall meet the standard plans and specifications on file with the Fire Department.

9371.20. SITE REGULATIONS. This specific plan is divided into site areas for purposes of development. Development of each site shall comply with the specific provisions contained herein, in addition to the general provisions of Section 9371.

9372. SITE I REGULATIONS. PERMITTED USES.

(1) Residential, or

(2) Commercial, subject to the same regulations applicable to Site III.

9372.1. SITE I REGULATIONS. MAXIMUM DENSITY. Residential density within Site I shall not exceed 34.85 dwelling units per gross acre.

9372.2. SITE I REGULATIONS. MINIMUM DWELLING UNIT SIZE.

<u>Unit Type</u>	<u>Minimum Floor Area</u>
Bachelor and Single	400 square feet
One bedroom	600 square feet
Two bedroom	900 square feet
Three bedroom	1100 square feet
Four bedroom	1300 square feet

9372.3. SITE I REGULATIONS. BUILDING COVERAGE. The maximum building coverage of all roofed structures shall not exceed forty-five percent (45%) of the gross acreage minus streets and drives.

9372.4. SITE I REGULATIONS. SETBACK FROM STREET. The setback from a street shall average twenty (20) feet from any structure exceeding forty-two (42) inches in height. In no case shall the minimum setback be less than fifteen (15) feet. Any exceptions to these requirements shall be designated on the specific plan map.

9372.5. SITE I REGULATIONS. SETBACK FROM INTERIOR PROPERTY LINE. The setback from interior property lines shall be not less than ten (10) feet except where a perimeter setback is designated in Section 9375 in which case the perimeter setback shall prevail as the minimum setback. Any exceptions to these requirements shall be designated on the specific plan map.

9372.6. SITE I REGULATIONS. MINIMUM DISTANCE BETWEEN BUILDINGS. The minimum distance between buildings thirty (30) feet or less in height shall be not less than fifteen (15) feet. The minimum distance between buildings greater than thirty (30) feet in height shall be not less than twenty (20) feet. Any exceptions to these requirements shall be designated on the specific plan map.

9372.7. SITE I REGULATIONS. PRIVATE DRIVEWAYS. In order to provide sufficient driveway widths for traffic flow and maneuverability the following standards shall apply:

(a) Where a driveway serves as the primary access to or within an apartment development and vehicles can park parallel on both sides of such driveway the minimum paved width shall be forty (40) feet.

(b) Where vehicles can parallel park on only one side of a driveway, which serves as the primary access to or within an apartment development, and where open or enclosed parking, other than parallel is provided on the opposite side of such driveway, the minimum paved width shall be thirty-three (33) feet.

(c) A minimum paved width of twenty-eight (28) feet shall be provided where open or enclosed parking, other than parallel, is provided on both sides of a driveway, which exceeds 150 feet in length and serves as the primary access to or within an apartment development.

(d) Any driveway exceeding 150 feet in length which terminates within an apartment development shall be provided with a curbed turnaround having a twenty (20) foot radius.

NOTE: The air space above all minimum widths for driveways within an apartment development shall remain open to the sky except for roof overhang or eaves above a height of fourteen (14) feet which may project into such air space a maximum of four (4) feet. The developer is encouraged to provide covered parking spaces under main buildings to increase open space.

9372.8. SITE I REGULATIONS. PARKING FACILITIES.

(a) Fully-enclosed garages shall be provided for any required covered parking spaces that are entered directly from any public alley. Physical separation such as drywall, masonry, or similar building material shall be provided between each enclosed parking space.

(b) Carports may be used to satisfy the remaining covered parking requirement.

(c) Carports and open parking compounds shall be screened from adjacent property lines, and such screening shall be compatible with the project surroundings.

(d) No carport and garage facility shall be permitted to face any public street.

9372.9. SITE I REGULATIONS. PARKING ASSIGNMENTS. Each dwelling unit shall have an assigned, covered, parking space within two hundred (200) feet walking distance of such dwelling unit.

If off-street parking facilities are detached from the unit, each unit shall be assigned a parking space and such space shall be so designated on a plot plan.

9372.10. SITE I REGULATIONS. RECREATION AREAS. Recreation areas shall be provided for each dwelling unit. Said recreation areas shall be allocated as follows:

<u>Unit Type</u>	<u>Recreation Area</u>
Bachelor and single	150 square feet
One bedroom	200 square feet
Two bedrooms	325 square feet
Three or more bedrooms	400 square feet

Enclosed recreation areas may be utilized to fulfill not more than fifteen percent (15%) of this requirement. The remaining area shall be supplied out-of-doors pursuant to this section.

Recreation areas may include: game courts or rooms, swimming pools, sauna baths, putting greens, play lots, or other similar type areas serving all the residents of the development; but shall not include balconies, decks or areas used exclusively for pedestrian access ways. Game courts, swimming pools or putting greens situated on top of a parking structure may be considered as recreation area. Recreation areas shall not be located within ten (10) feet of the wall of any ground floor unit having a door or window or within five (5) feet of any other wall. Also, such recreation area shall have a minimum width of twenty (20) feet.

9372.11. SITE I REGULATIONS. LANDSCAPING. All setback areas fronting on or visible from a public street, and all recreation areas shall be landscaped and permanently maintained in an attractive manner. Such landscaping shall primarily consist of ground cover) ferns, trees, shrubs, or other living plants. Decorative design elements such as fountains, pools) benches, sculpture, plants and similar elements may be permitted, provided such elements are incorporated as an integral part of the landscaping plan.

9372.12. SITE I REGULATIONS. TRASH PICKUP AREAS. Trash collection areas shall be provided within two hundred (200) feet of the unit they are intended to serve.

9372.13. SITE I REGULATIONS. STORAGE SPACE. A minimum of one hundred (100) cubic feet of storage space shall be provided for each unit. Special attention shall be given to the amount and location of such storage space.

9372.14. SITE I REGULATIONS. LAUNDRY AREAS. Laundry facilities, if provided, shall be enclosed and located so that noise will not disturb residents of the apartment development or the occupants of adjacent property.

9372.15. SITE I REGULATIONS. APPEARANCE STANDARDS. In order to retain and strengthen the unity and order of the surroundings, and to insure that the structures enhance their sites and are harmonious with the highest standards of improvements in the surrounding area and the community, the following standards shall apply:

(a) Architectural features and general appearance of the proposed development shall not impair the orderly and harmonious development of the area, the occupancy thereof, or the community as a whole.

(b) Buildings exceeding 120 feet in length shall have variations in the wall setback of at least four (4) feet for each 120 feet of building length.

(c) Architectural features shall be incorporated into the design of all vertical exterior surfaces of the buildings in order to create an aesthetically pleasing project when viewed from outside the project as well as within.

9373. SITE II REGULATIONS. USES PERMITTED.

(a) Retail stores.

(b) Restaurants, nightclubs, coffeehouses, snack bars and other related facilities.

(c) Services such as barbershops, beauty shops, shoe repair.

(d) Art galleries, art studios, art shops, antique shops, bookstores, photography studios and shops, gift shops, newspaper and magazine shops, import shops, interior design studios.

(e) Chapel.

(f) Travel agencies.

(g) Motel (Not to exceed twelve (12) units).

(h) Banks.

(i) Handicraft shops, leather craft shops, hobby related shops.

9373.1. SITE II REGULATIONS. ADDITIONAL PERMITTED USES.  
The following uses are permitted provided they are located above or behind a permitted use designated above:

- (a) Single family dwelling units.
- (b) Art, drama, music dancing, or language schools.
- (c) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted on Site II.

9373.2. SITE II REGULATIONS. SETBACKS. Except where perimeter setbacks govern the following minimum yard setbacks measured from the boundaries of Site II as delineated in Section 9375 shall apply:

Front and exterior side:	Twenty (20) feet.
Interior side and rear:	Fifteen (15) feet.

EXCEPTION: Setbacks are not applicable to perimeter walls.

9373.3. SITE II REGULATIONS. RESIDENTIAL USE. If residential dwelling units are proposed for construction in Site II, the number of single family dwelling units shall not exceed forty-five (45).

Each dwelling unit shall be provided with a recreation area containing not less than three hundred (300) square feet having a minimum dimension of fifteen (15) feet. Said recreation area shall be situated adjacent to each dwelling unit.

9374. SITE III REGULATIONS. USES PERMITTED.

- (a) Retail stores.
- (b) Restaurants, sidewalk cafes, nightclubs, coffee houses, snack bars and other related facilities.
- (c) Services such as barbershops, beauty shops, shoe repair.
- (d) Art galleries, art studios, art shops, antique shops, bookstores, photography studios and shops, gift shops, newspaper and magazine shops, import shops, interior design studios.
- (e) Travel agencies.
- (f) Banks.
- (g) Motion picture theatres, legitimate theatres.



(h) Handicraft shops, leather craft shops, hobby related shops.

(i) Hotels, and motels.

(j) Offices or professional services.

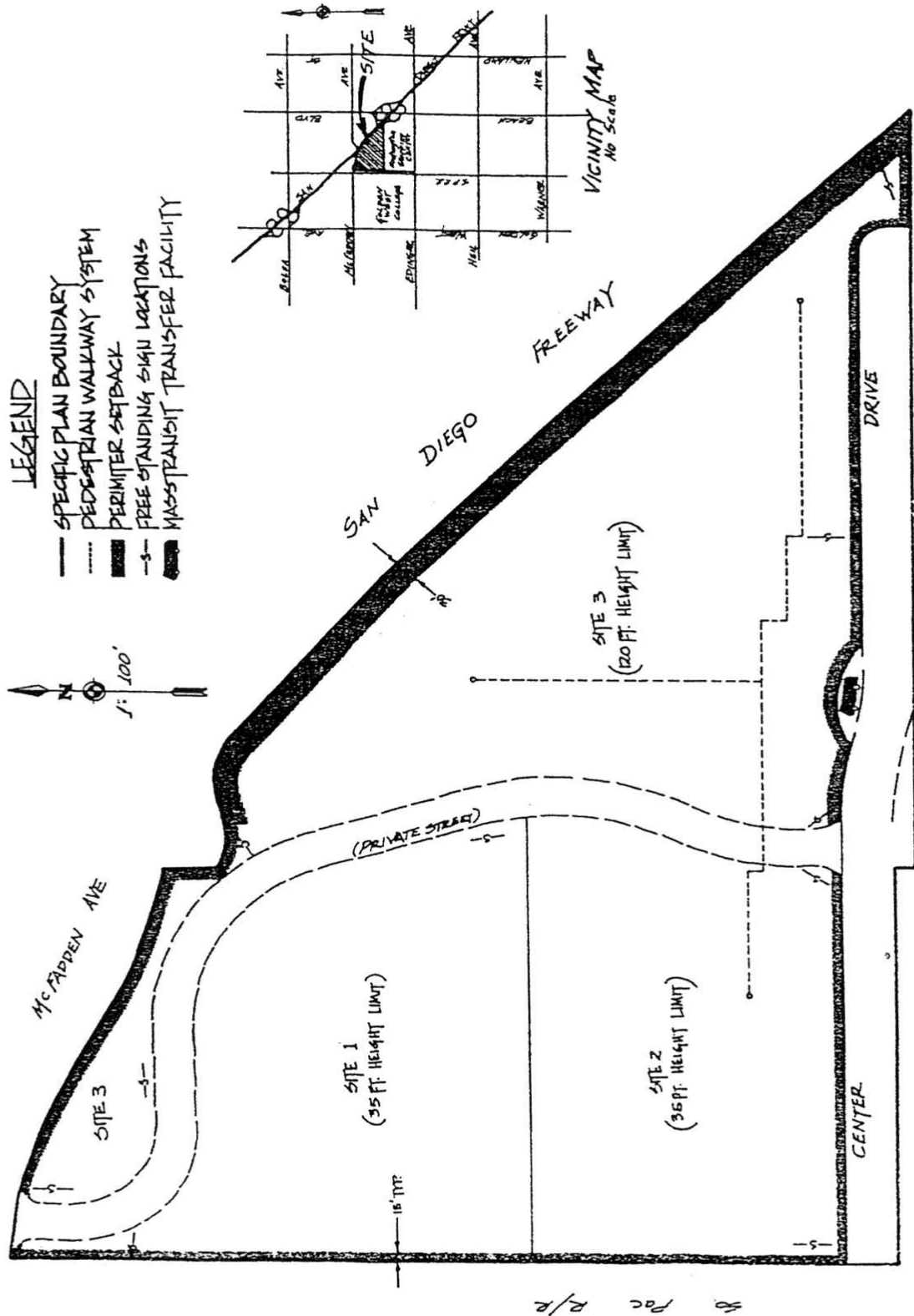
(k) Art, drama, music dancing, or language schools.

(l) Automobile parking facilities.

(m) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted on Site III.

(Rest of Page Not Used)

# SECTION 9375. SPECIFIC PLAN MAP



SECTION 2. The City Clerk shall certify to the passage of this ordinance and shall cause same to be published within fifteen days of its passage in the Huntington Beach News, a newspaper of general circulation, printed and published in Huntington Beach, California.

SECTION 3. The Huntington Beach Ordinance Code is hereby amended by repealing a portion of Precise Plan of Alignment No. 70-6 (portion 2 as described in Ordinance No. 1636). That portion of Precise Plan of Street Alignment No. 70-6 which is deleted lies generally between McFadden Avenue and Center Drive. PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 15th day of December, 1975.

ATTEST:

\_\_\_\_\_  
ALICIA M. WENTWORTH  
City Clerk

*Norma Brandel Gibbs*  
\_\_\_\_\_  
Mayor

*Conne Brubury*  
\_\_\_\_\_  
Deputy City Clerk

APPROVED AS TO CONTENT:

*David D. Andrews*  
\_\_\_\_\_  
City Administrator

APPROVED AS TO FORM:

*[Signature]*  
\_\_\_\_\_  
City Attorney

City Administrator

City Attorney

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

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular adjourned meeting thereof held on the 8th day of December 1975, and was again read to said City Council at a regular                      meeting thereof held on the 15th day of December, 19 75, and was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council.

AYES: Councilmen:

Bartlett, Wieder, Coen, Magney, Shipley, Duke, Gibbs

NOES: Councilmen:

None

ABSENT: Councilmen:

None

Alicia M. Wentworth  
City Clerk and ex-officio Clerk  
of the City Council of the City  
of Huntington Beach, California

By Connel Burkhart  
Deputy City Clerk

I, Alicia M. Wentworth CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that this ordinance has been published in the Huntington Beach News on <u>December 18</u> , 19 <u>75</u> .	
IN accordance with the City Charter of said City.	
ALICIA M. WENTWORTH	City Clerk
<u>Stephanie Blasina</u>	Deputy City Clerk

ORDINANCE NO. 2731

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
BY AMENDING SECTION 9375 TO CHANGE THE HEIGHT  
LIMIT FOR SITE 3 OF NORTH HUNTINGTON CENTER  
SPECIFIC PLAN MAP

The City Council of the City of Huntington Beach does ordain as follows:

SECTION 1. The Huntington Beach Ordinance Code is hereby amended by amending section 9375 to change the height limit for Site 3 of the North Huntington Center Specific Plan Map, as shown on such map attached hereto.

SECTION 2. This ordinance shall take effect thirty days after its passage.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 1st day of October, 1984.

  
Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney *9-11-84*

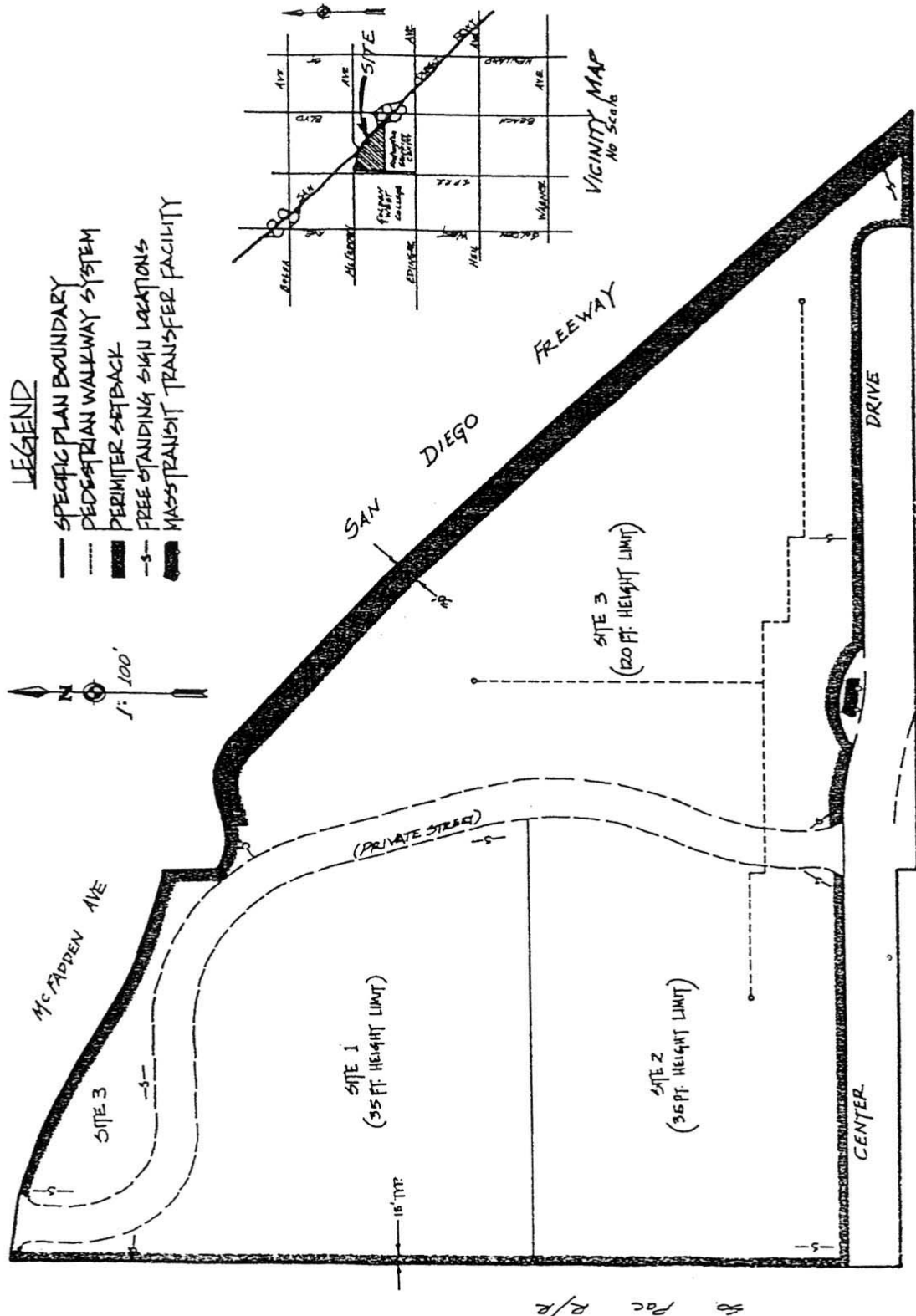
REVIEWED AND APPROVED:

  
City Administrator

INITIATED AND APPROVED:

  
Director of Development  
Services

# SECTION 9375. SPECIFIC PLAN MAP



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

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 17th day of September 1984, and was again read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 1st day of October, 1984, and was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council.

AYES: Councilmen:

MacAllister, Thomas, Kelly, Finley, Bailey, Mandic

NOES: Councilmen:

None

ABSENT: Councilmen:

Pattinson

*Alicia M. Wentworth*

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

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

10-11-1984

In accordance with the City Charter of said City.

**Alicia M. Wentworth**

City Clerk

*Jo Smith*

Deputy City Clerk

ORDINANCE NO. 2773

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
BY AMENDING SECTIONS 9373, 9472.2 AND 9700.6,  
RELATING TO FORTUNETELLING BUSINESSES

The City Council of the City of Huntington Beach does  
ordain as follows:

SECTION 1. The Huntington Beach Ordinance Code is hereby amended  
by amending sections 9373, 9472.2 and 9700.6 to read as follows:

9373. SITE II REGULATIONS. USES PERMITTED.

(a) Retail stores.

(b) Restaurants, nightclubs, coffeehouses, snack bars and other  
related facilities.

(c) Services such as barber shops, beauty shops, shoe repair.

(d) Art galleries, art studios, art shops, antique shops,  
bookstores, photography studios and shops, gift shops, newspaper and  
magazine shops, import shops, interior design studios.

(e) Chapels.

(f) Travel agencies.

(g) Motels (not to exceed twelve (12) units).

(h) Banks.

(i) Handicraft shops, leathercraft shops, hobby-related shops.

(j) Fortunetelling subject to issuance of a conditional use  
permit.

9472.2. USES SUBJECT TO CONDITIONAL USE PERMIT. The



following uses may be permitted subject to the issuance of a conditional use permit:

- (a) Unclassified uses as set forth in Article 933.
- (b) Convenience markets combined with gasoline stations subject to the provisions contained in the C2, "Community Business District"
- (c) Adult entertainment, as defined in and subject to the regulations contained in Article 975.
- (d) Fortunetelling.

9700.6. Words beginning with the letter "F" shall have the following definitions:

(a) Family. A family is defined as two or more persons living together in a dwelling unit; sharing common cooking facilities, and possessing the character of a relatively permanent single bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social; economic and psychological commitment to each other; as distinguished from a group occupying a boardinghouse; club, dormitory; fraternity, hotel, lodging house; motel; rehabilitation center, rest home or sorority.

(b) Filly shall mean a female horse up to the age of four (4) calendar years.

(c) Final Environmental Evaluation means that point in time prior to rendering a decision for entitlement of a project in which the environmental effects of the project have been assessed for recommended action to the discretionary body. Final environmental evaluation dates are established as follows:

- (i) Exempt Projects: date of application acceptance:
- (ii) Negative Declarations: date of expiration of the posting period as required by law:
- (iii) Environmental Impact Reports: the date when public hearings conducted by the Environmental Review Committee have been concluded.

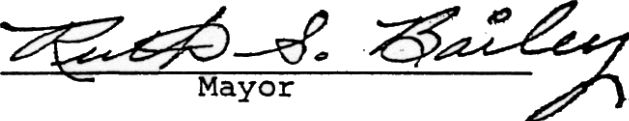
(d) Foal shall mean a colt, gelding, or filly up to the age of twelve (12) calendar months.

(e) Fortunetelling, as used in this code, shall include astrology, palmistry, phrenology, lifereading, fortunetelling,

cartomancy, clairvoyance, clair audience, crystal gazing, mediumship, spirit photography, spirit writing, spirit voices, spirit materialization, etherealization, prophecy, augury, divination, magic, necromancy, fortunetelling by handwriting analysis, or other similar business act.

SECTION 2. This ordinance shall take effect thirty days after its passage.

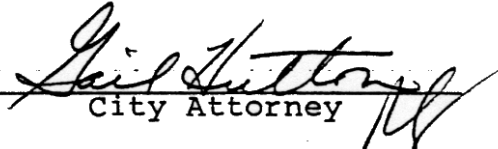
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 17th day of June 1985.

  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
City Clerk

  
City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

  
City Administrator

  
Director of Development  
Services

RCS:ahb  
2863/09801  
5/23/85

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

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 3rd day of June 1985, and was again read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 17th day of June, 1985, and was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council.

AYES: Councilmen:  
Kelly, MacAllister, Mandic, Bailey, Finley, Green, Thomas

NOES: Councilmen:  
None

ABSENT: Councilmen:  
None

*Alicia M. Wentworth*

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

I, Alicia M. Wentworth CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that a synopsis of this ordinance has been published in the Huntington Beach Independent on	
<u>6-27-1985</u>	
In accordance with the City Charter of said City.	
ALICIA M. WENTWORTH	
<u>Jo Smith</u>	City Clerk
	Deputy City Clerk

ORDINANCE NO.2791

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
BY AMENDING SECTIONS 9373.1, 9374, 9430.8,  
9472.2, AND BY ADDING THERETO SECTION 9730.83  
SPECIFYING CRITERIA FOR THE LOCATION OF ADULT  
DANCE HALLS AND ADULT ENTERTAINMENT

The City Council of the City of Huntington Beach does  
ordain as follows:

SECTION 1. Huntington Beach Ordinance Code is amended by  
amending sections 9373.1, 9374, 9430.8, and 9472.2 to read as  
follows:

9373.1 SITE II REGULATIONS. ADDITIONAL PERMITTED USES. The  
following uses are permitted provided they are located above  
or behind a permitted use designated elsewhere in this  
article:

(a) Single-family dwelling units.

(b) Art, drama, music, dancing or language schools.

(c) Any other use which the Planning Commission may find  
to be similar in character consistent with the uses permitted  
on Site II.

(d) Adult dancing and/or live entertainment as a primary  
or secondary use subject to the issuance of a conditional use  
permit, and the requirements set out in section 9730.83 of  
this code.

(e) Teen dancing for patrons under the age of twenty-one  
(21) subject to the issuance of a conditional use permit and  
requirements contained in section 9730.82.

9374 SITE III REGULATIONS. USES PERMITTED. The following  
uses are permitted in Site III of the North Huntington Center  
Specific Plan:

(a) Retail stores.

(b) Restaurants, sidewalk cafes, nightclubs, coffeehouses,  
snack bars and other related facilities.

(c) Services such as barber shops, beauty shops, shoe repair.

(d) Art galleries, art studios, art shops, antique shops, bookstores; photography studios and shops; gift shops, newspaper and magazine shops, import shops and interior design studios.

(e) Travel agencies.

(f) Banks.

(g) Motion picture theaters, legitimate theaters.

(h) Handicraft shops, leathercraft shops and hobby-related shops.

(i) Hotels and motels.

(j) Offices for professional services.

(k) Art, drama, music, dancing or language schools.

(l) Automobile parking facilities.

(m) Any other use which the Planning Commission may find to be similar in character consistent with the uses permitted in Site II.

(n) Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit and the requirements contained in section 9730.83 of this code.

(o) Teen dancing for patrons under the age of twenty-one (21), subject to the issuance of a conditional use permit and the requirements contained in section 9730.82.

9430.8 USES SUBJECT TO CONDITIONAL USE PERMIT. The following uses may be permitted subject to the issuance of a conditional use permit:

(a) Unclassified uses as set forth in Article 933.

(b) Convenience markets combined with gasoline stations.

(c) Adult entertainment, as defined in Article 975, and subject to the regulations contained in such article.

(d) Adult dancing and/or live entertainment as a primary or secondary use, subject to the requirements set forth in section 9730.83 of this code.

(e) Teen dancing for patrons under the age of twenty-one (21) years, subject to the requirements contained in section 9730.82.

9472.2 USES SUBJECT TO CONDITIONAL USE PERMIT. The following uses may be permitted subject to the issuance of a conditional use permit:

(a) Unclassified uses as set forth in Article 933.

(b) Convenience markets combined with gasoline stations subject to the provisions contained in the C2, "Community Business District."

(c) Adult entertainment, as defined in Article 975, and subject to the regulations contained in such article.

(d) Fortunetelling.

(e) Adult dancing and/or live entertainment, subject to the requirements contained in section 9730.83 of this code.

SECTION 2. The Huntington Beach Ordinance Code is hereby amended by adding thereto section 9730.83 to read as follows:

9730.83 ADULT DANCING AND LIVE ENTERTAINMENT.

REQUIREMENTS. Any business offering adult dancing and live entertainment shall comply with the following requirements:

(a) Buffers shall be used between adult dance halls and live entertainment businesses and all property zoned or general planned for residential use to provide separation and effective protection from noise, trash and other public nuisances which may be generated by such establishments and their patrons. Buffers may include, but shall not be limited to buildings, utility easements, permanent open space, or arterial streets. Block walls or wooden fences shall not be used for this purpose.

Permanent open spaces shall include golf courses, park sites, public utility easements, flood control rights-of-way not less than one hundred (100) feet in clear width, and two hundred (200) foot parking lots when used in conjunction with a controlled parking plan, or landscaped areas.

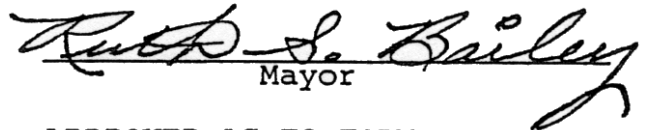
(b) Adult dance halls and live entertainment businesses shall comply with all applicable fire and building regulations prior to occupancy.

(c) Adult dance halls and live entertainment businesses shall also be subject to the Huntington Beach Municipal Code Chapter 5.44, "Restaurants--Amusement and Entertainment Premises," Chapter 5.70, "Adult Entertainment Businesses," and

Chapter 8.40, "Noises."

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

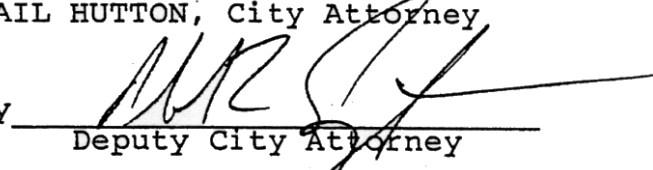
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 16th day of September, 1985.

  
Mayor

ATTEST:

APPROVED AS TO FORM:  
GAIL HUTTON, City Attorney

  
City Clerk

By   
Deputy City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

  
City Administrator

  
Director of Development  
Services

3518/0644L  
ahb;7/1/85

## SEABRIDGE SPECIFIC PLAN

DEVELOPMENT STANDARDS. Proposed development within the Seabridge Specific Plan shall comply with the following standards:

1. Uses Permitted. - The following uses are permitted within the specific plan area:

(a) Area A\*\* - Attached or detached residential units and related recreational facilities;

(b) Area B\*\* - Attached residential units and related recreational facilities.

The area designated as Subarea B1 within Area B may be developed with office and/or commercial uses subject to the requirements and standards set forth in the C4 District.

(c) *Adult dancing and/or live entertainment as a primary or secondary use subject to the issuance of a conditional use permit and the requirements contained in Section 9730.83 of the ordinance code.*



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

I, ALICIA M. WENTWORTH, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 3rd day of September 1985, and was again read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 16th day of September, 1985, and was passed and adopted by the affirmative vote of more than a majority of all the members of said City Council.

AYES:     Councilmen:  
          Kelly, MacAllister, Mandic, Bailey, Green, Thomas

NOES:     Councilmen:  
          None

ABSENT:   Councilmen:  
          Finley

*Alicia M. Wentworth*  
City Clerk and ex-officio Clerk  
of the City Council of the City  
of Huntington Beach, California

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

9-26-1985

In accordance with the City Charter of said City.

ALICIA M. WENTWORTH

City Clerk

*Jo Smith*

Deputy City Clerk

ORDINANCE NO. 3057

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING  
HUNTINGTON BEACH ORDINANCE CODE ARTICLE 937 ENTITLED  
NORTH HUNTINGTON CENTER SPECIFIC PLAN

WHEREAS Ordinance No. 3057 amends Article 960 of the Huntington Beach Ordinance Code concerning parking and landscaping throughout the City, and

Article 937 contains parking and landscaping standards which must conform to the provisions of Article 960;

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

SECTION 1. Article 937, Section 9371.11 of the Huntington Beach Ordinance Code is hereby amended to read as follows:

9371.11 General Provisions. Parking and Loading Requirement.

Upon submittal of an application for a conditional use permit, the amount of parking to accommodate the needs of the proposed land uses shall be provided based upon a combination of the following methods:

- (a) Peak hour demand analysis;
- (b) Joint use of parking based upon divergent needs;
- (c) Ratios of parking in relation to building square footage;

Except as provided in Section 9372.8, all developments shall comply with standards outlined in Article 960.

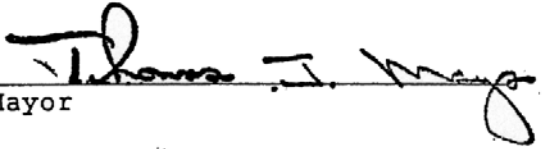
SECTION 2. Article 937, Section 9372.8 of the Huntington Beach Ordinance Code is hereby amended to read as follows:

9372.8 Site I Regulations. Parking Facilities.

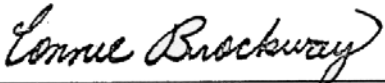
- (a) Fully-enclosed garages shall be provided for any required covered parking spaces that are entered directly from any public alley. Physical separation such as drywall, masonry or similar material shall be provided between each enclosed parking space.
- (b) Carports may be used to satisfy the remaining covered parking requirements.
- (c) Carports and open parking compounds shall be screened from adjacent property lines, and such screening shall be compatible with the project surroundings.
- (d) No carport and garage facility shall be permitted to face any public street.

SECTION 3. This ordinance shall take effect on the effective date of Ordinance No. 3054 amending Article 960 of the Huntington Beach Municipal Code.

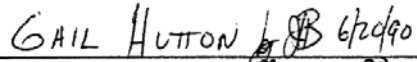
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 15<sup>th</sup> day of October, 1990.

  
\_\_\_\_\_  
Mayor

ATTEST:

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


APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney *6/24/90*

REVIEWED AND APPROVED:

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

INITIATED AND APPROVED:

  
\_\_\_\_\_  
Director of Community  
Development

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

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 1st day of October 1990, and was again read to said City Council at a regular \_\_\_\_\_ meeting thereof held on the 15th day of October, 1990, and was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council.

AYES:     Councilmembers:

MacAllister, Winchell, Green, Mays, Bannister, Erskine

NOES:     Councilmembers:

Silva

ABSENT:   Councilmembers:

None

I, Connie Brockway CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that a synopsis of this ordinance has been published in the Daily Pilot on

Oct 30, 1990  
In accordance with the City Charter of said City.

Connie Brockway

City Clerk

Kate Whitham  
Deputy City Clerk

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

ORDINANCE NO. 3110

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ORDINANCE CODE  
ARTICLE 937, NORTH HUNTINGTON CENTER SPECIFIC PLAN  
TO ALLOW SINGLE ROOM OCCUPANCY/LIVING UNITS

WHEREAS, the City of Huntington Beach desires to allow  
Single Room Occupancy/Living Units in Commercial Zones and  
within the North Huntington Center Specific Plan; and

Allowance of Single Room Occupancy/ Living Units will  
provide alternative housing for low and very low income  
households; and

The investigation of Single Room Occupancy housing has  
been consistent with the goals and policies of the Housing  
Element which requires the investigation and feasibility of an  
SRO Ordinance as a mechanism for providing affordable housing.

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

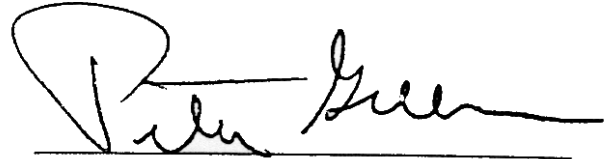
Section I. The Huntington Beach Ordinance Code Article  
937 is hereby amended by adding new Section 9374(p) to read as  
follows:

9374 Site III Regulations. Uses permitted.

(p) Single Room Occupancy/Living Units pursuant to  
Section 9220.15.

Section 2. This ordinance will take effect 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 3rd day of June, 1991.

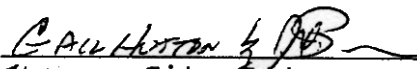


Mayor

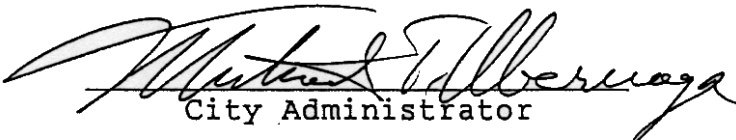
ATTEST:

  
City Clerk

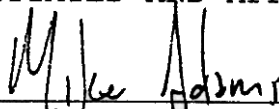
APPROVED AS TO FORM:

  
3/12/91 City Attorney Paul 3-11-91

REVIEWED AND APPROVED:

  
City Administrator

INITIATED AND APPROVED:

  
Director of Community Development

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

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach and ex-officio Clerk of the City Council of the said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular \_\_\_\_\_ meeting therof held on the 20th day of May 19 91, and was again read to said City Council at a regular \_\_\_\_\_ meeting therof held on the 13rd day of June, 19 91, and was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council.

AYES: Councilmembers:

MacAllister, Winchell, Silva, Green, Kelly, Robitaille, Moulton-Patterson

NOES: Councilmembers:

None

ABSENT: Councilmembers:

None

I, <u>Connie Brockway</u> CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that a synopsis of this ordinance has been published in the Daily Pilot on <u>6/13</u> 19 <u>91</u>	
In accordance with the City Charter of said City.	
<u>Connie Brockway</u>	City Clerk
<u>Kate Whitman</u>	Deputy City Clerk

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