

LEGISLATIVE DRAFT – ALL CHANGES PROPOSED FOR BOOK II – DEVELOPMENT CODE

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Development Standards

2.1.1 Maximum Amount of Net New Development (MAND) *(page 10 of BECSP)*

This section establishes the maximum amount of net new construction of residential and commercial development permitted in the *Beach and Edinger Corridors Specific Plan*.

The City will monitor and publish the amount of new development that occurs after the adoption of the specific plan in a form to be determined by the Planning and Building Director. Updates to this summary of development will occur each time new development takes place. **Except as specified in Section 2.2.4**, when the MAND is reached, no further development may be permitted without an amendment to the MAND provisions and environmental review.

Upon issuance of a Building Permit, a project shall be deemed to be entitled to its allocation of the MAND specified in the Building Permit, but such entitlement shall expire unless construction commences for such units within one year of the date of issuance of the Building Permit and is pursued reasonably to completion as determined by the Chief Building and Safety Official. No Building Permit may be issued to allow a net increase in development in excess of the MAND, **except as specified in Section 2.2.4**.

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

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

Corridor	Permitted Dwelling Units	Remaining Dwelling Units*	Retail SF	Office SF	Hotel Rooms
<i>Edinger</i>	1,375	0	206,000	0	150
<i>Beach</i>	525	200	532,000	112,000	200
<i>Total</i>	1,900	2,100	739,4000	112,000	350
<i>*As of the effective date of this amendment to the BECSP (06.04.15)</i>					

See section 2.0.5 for process requirements to transfer building units between Corridors. A request to change a MAND total constitutes a Specific Plan Amendment subject to section i.2.

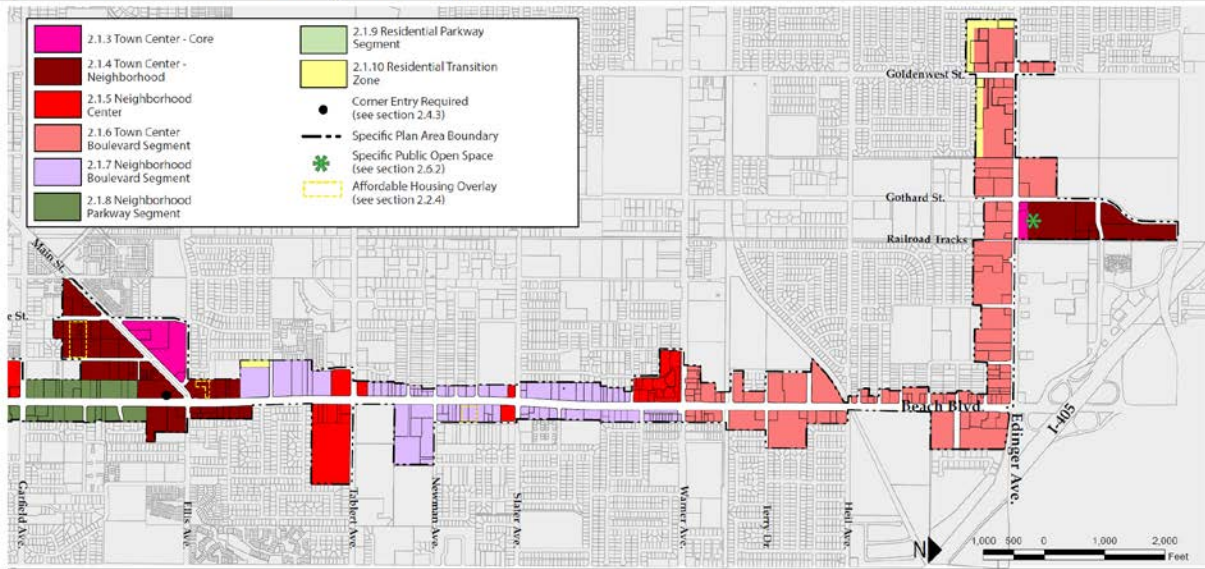
FIGURE 2.1 *(pages 10 & 11 of the BECSP)* – updated to show Affordable Housing Overlay

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Fig. 2.1 Corridor Centers and Segments Map



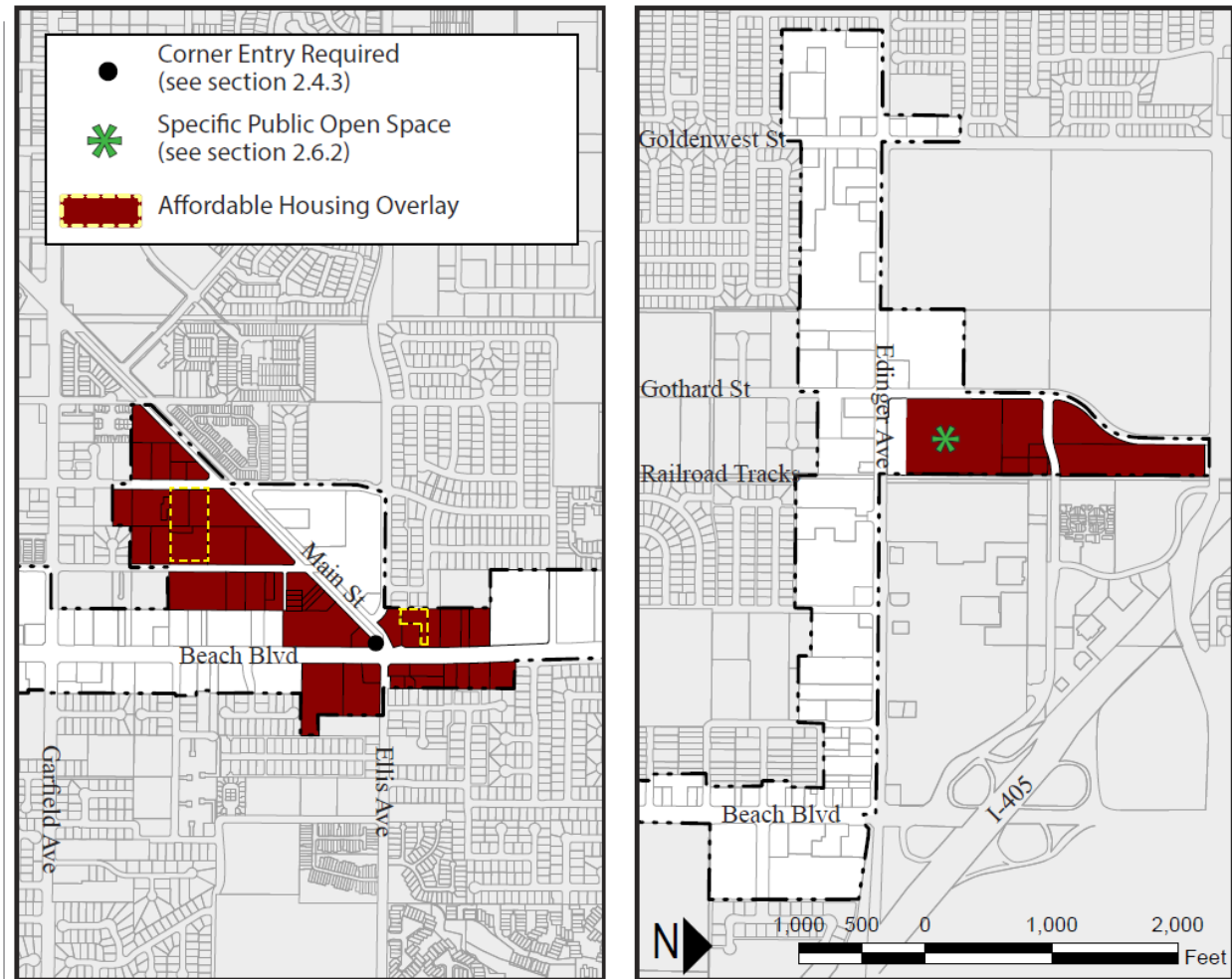
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Section 2.1.4 Town Center – Neighborhood (*page 14 of the BECSP*)

2.1.4 Town Center - Neighborhood



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2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	NC
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	permitted (L1 & L3) only
e) Specialty Goods & Foods	permitted (L1 & L3) only
f) Entertainment & Recreation	conditional (C19) (U7)
g) Convenience Uses	CS or permitted (L1, L3, L8) only
h) Business Services	permitted
i) Personal Services	permitted
j) Personal Enrichment Services	permitted
k) Service Commercial & Repair	(U8): conditional AND L1/L3 only
l) Large Scale Commercial Goods	---
m) Vehicle Sales	---
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted
b) Medical Services	permitted
4) Lodging	permitted
5) Live Work	permitted
6) Residential	
a) Multi-Family w/ Common Entry	conditional (U9,C14,C15)
b) Multi Family w/ Individual Entries	conditional (U9,C14,C15)
c) Attached Single Family	conditional (U9,C14,C15)
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	permitted (L1 & L3) only
b) Corner Store	permitted
c) Drive-through	---
2.2.3 Affordable Housing Requirement	
required or not required	required (U1)
2.2.4 Affordable Housing Overlay	see Section 2.2.4

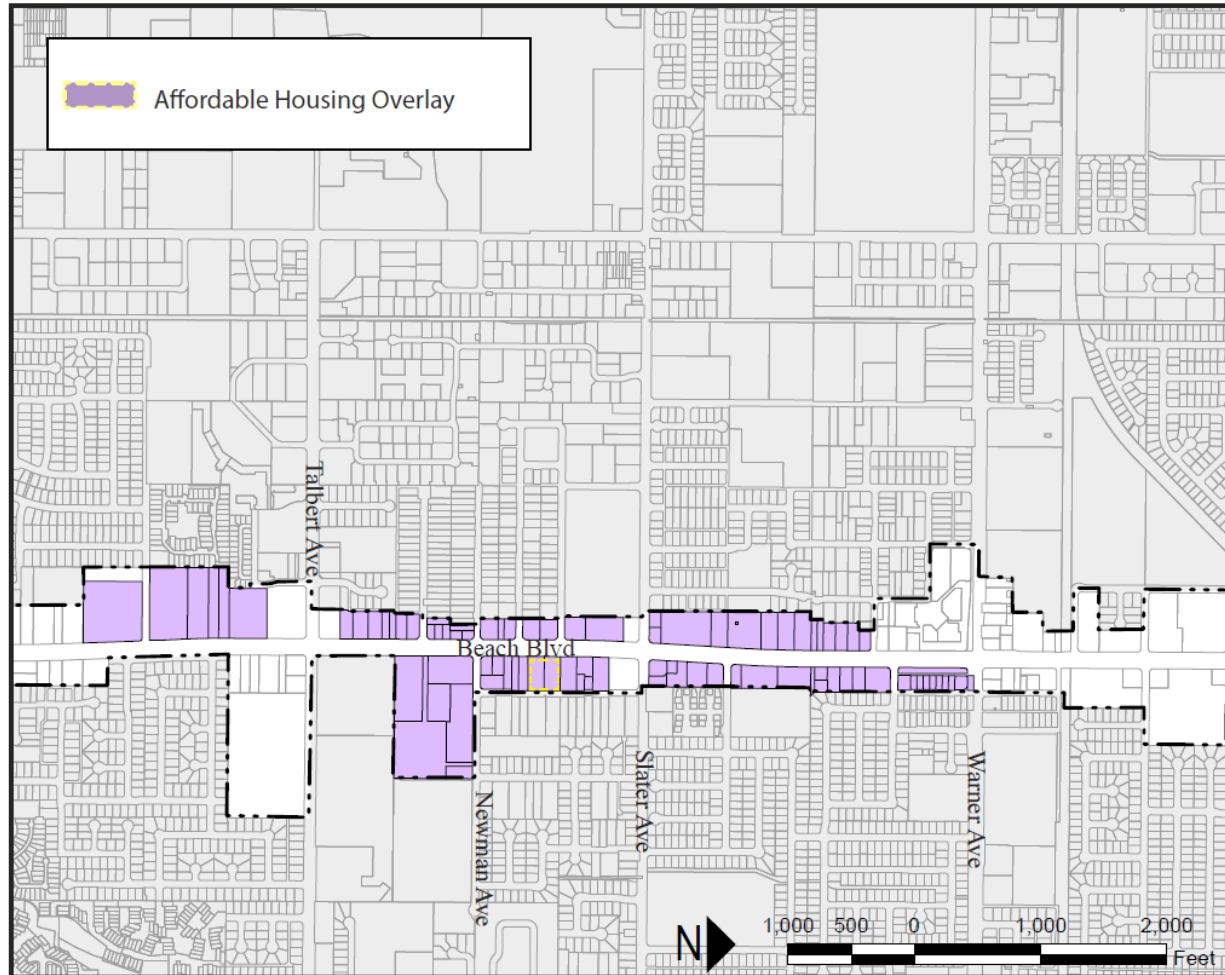
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2.1.7 Neighborhood Boulevard Segment *(page 20 of the BECSP)*

2.1.7 Neighborhood Boulevard Segment



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2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	permitted (L1)
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC (U2)
e) Specialty Goods & Foods	"NC (U3)"
f) Entertainment & Recreation	conditional (C19) (U4)
g) Convenience Uses	NC, CS
h) Business Services	NC, CS
i) Personal Services	NC, CS
j) Personal Enrichment Services	NC, CS
k) Service Commercial & Repair	permitted
l) Large Scale Commercial Goods	permitted
m) Vehicle Sales	permitted
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted
b) Medical Services	permitted
4) Lodging	permitted
5) Live Work	permitted
6) Residential	
a) Multi-Family w/ Common Entry	conditional (C14 & C15)
b) Multi Family w/ Individual Entries	conditional (C14 & C15)
c) Attached Single Family	conditional (C14 & C15)
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	permitted
b) Corner Store	permitted
c) Drive-through	permitted
2.2.3 Affordable Housing Requirement	
required or not required	required (U1)
2.2.4 Affordable Housing Overlay	see Section 2.2.4

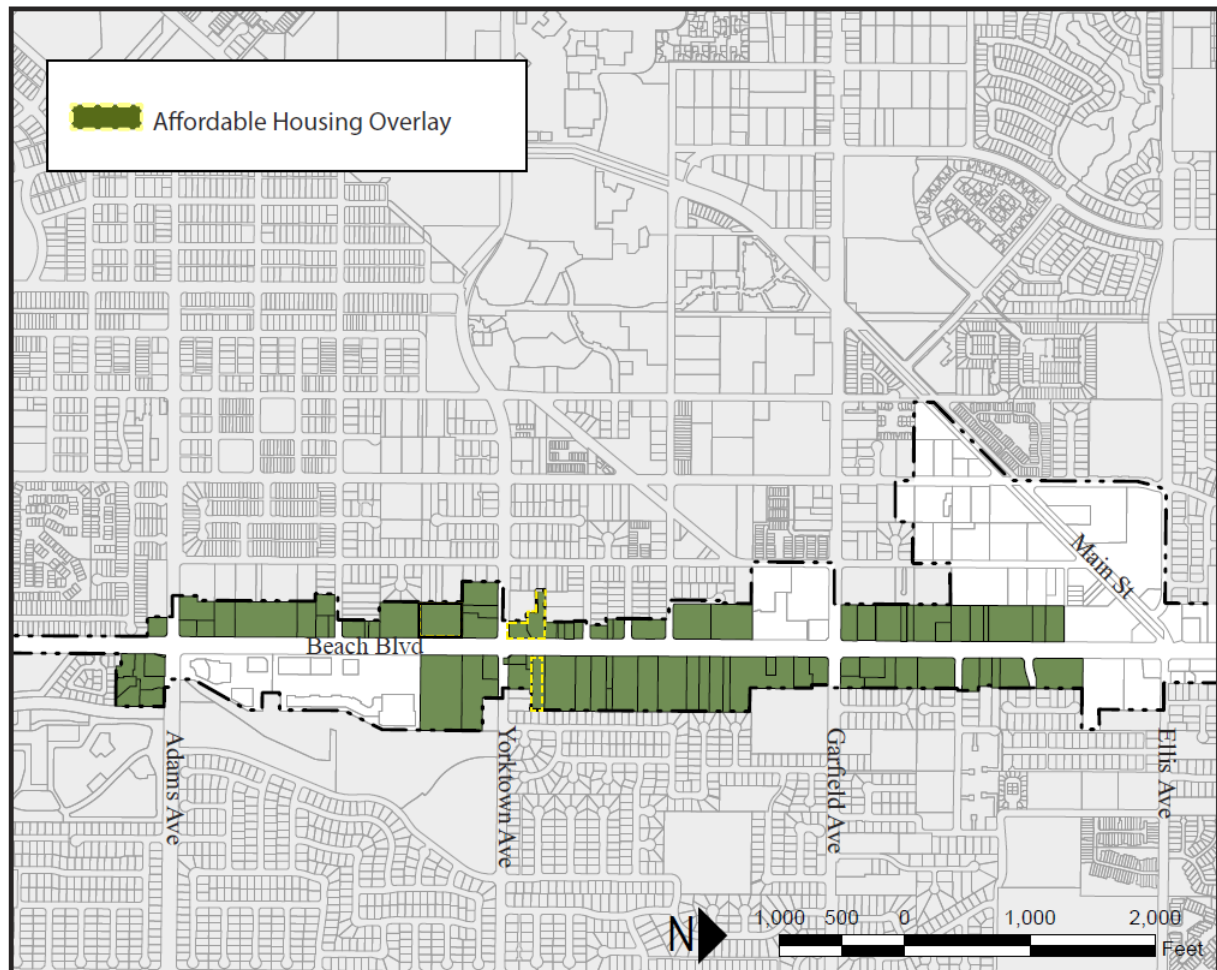
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2.1.8 Neighborhood Parkway Segment *(page 22 of the BECSP)*

2.1.8 Neighborhood Parkway Segment



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2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	---
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC (L1 & U2)
e) Specialty Goods & Foods	NC (L1 & U3)
f) Entertainment & Recreation	---
g) Convenience Uses	NC (L1)
h) Business Services	NC (L1)
i) Personal Services	NC (L1)
j) Personal Enrichment Services	NC (L1)
k) Service Commercial & Repair	---
l) Large Scale Commercial Goods	NC
m) Vehicle Sales	NC (C7)
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted
b) Medical Services	permitted
4) Lodging	permitted
5) Live Work	permitted
6) Residential	
a) Multi-Family w/ Common Entry	conditional (C14 & C15)
b) Multi Family w/ Individual Entries	conditional (C14 & C15)
c) Attached Single Family	conditional (C14 & C15)
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	conditional (L1 & C4)
b) Corner Store	permitted
c) Drive-through	---
2.2.3 Affordable Housing Requirement	
required or not required	required (U1)
2.2.4 Affordable Housing Overlay	see Section 2.2.4

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2.2.3 Affordable Housing Requirement *(page 30 of the BECSP)*

This section contains standard and guidelines to ensure that affordable housing is provided throughout the Specific Plan area, consistent with the City's General Plan Housing Element.

1) **Regulation**

a) ***General***

This section shall apply to new residential projects three (3) or more units in size.

b) ***Requirements*** ~~(or some other appropriate title)~~

i) A minimum of 10 percent of all new residential construction shall be affordable housing units, unless the project is within the redevelopment project area, in which case the equivalent of 15 percent of all new residential construction shall be affordable housing units.

ii) ~~A City Development Agreement shall be required for projects that include rental units.~~

iii) For sale units included in the project shall be made available to moderate income households as defined by California Health and Safety Code Section 50093, or a successor statute.

iv) Developers of residential projects may elect to pay a fee in lieu of providing the units on-site to fulfill the requirement of this section as allowed and pursuant to the requirements of Section 230.26 of the Huntington Beach Zoning and Subdivision Ordinance.

v) Developers of residential projects may elect to provide the affordable units at an off-site location. If affordable units are off-site, they must be under the full control of the applicant, or other approved party and must be located within the Beach Edinger Corridors Specific Plan area boundary.

vi) New residential projects shall include construction of an entirely new project or new units added to an existing project. For purposes of determining the required number of affordable housing units, only new units shall be counted.

d) ***Miscellaneous Provisions***

i) The conditions of approval for any project that requires affordable units shall specify the following items:

(1) The number of affordable units;

(2) The number of units at each income level as defined by the California Health and Safety Code; and

(3) A list of any other incentives offered by the City.

ii) An Affordable Housing Agreement outlining all aspects of the affordable housing provisions shall be executed between the applicant and the City and recorded with the Orange County Recorder's Office prior to issuance of the first building permit. ~~For rental projects, the City Development Agreement shall be used.~~

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2.2.4 Affordable Housing Overlay *(page 30 of the BECSP)*

1) Regulations

a) General

i) This section shall apply to new residential projects proposing a minimum of 20 percent of the dwelling units affordable to lower income households as defined by California Health and Safety Code Section 50079.5, or a successor statute, on sites designated within the Affordable Housing Overlay.

ii) For purposes of calculating the number of affordable units required, resulting fractional units shall be rounded up to the nearest whole number.

iii) All affordable units shall be provided on-site.

iv) The affordable housing provisions of Section 2.2.3 d), e), f) and g) shall apply to all residential projects proposed pursuant to this section.

v) Residential projects proposed pursuant to this section shall not be subject to the residential MAND specified in Section 2.1.1. Residential development within the Overlay shall allow for the construction of 413 lower income units.

b) Development Standards

i) Residential projects proposed pursuant to this section shall be permitted by right and a Site Plan Review application shall be submitted for review by the Department of Community Development.

ii) There shall be no requirement for commercial uses or square footage in residential projects proposed pursuant to this section.

iii) On-site parking shall be required as follows:

Studio/1-bedroom: 1 space per unit

2 bedrooms: 2 spaces per unit

3 or more bedrooms: 2.5 spaces per unit

Guests: 0.5 space per unit

iv) Except as permitted in this subsection, all other development standards specified in the applicable specific plan segment shall apply.

c) Miscellaneous Provisions

The regulations of this section shall not apply to residential projects on sites within the Affordable Housing Overlay that do not provide at least 20 percent affordable lower income units on-site. In addition, all of the following shall apply:

(1) The residential MAND as specified in Section 2.1.1;

(2) The affordable housing requirements of Section 2.2.3; and

(3) All other requirements of this specific plan