

HARBOR BLVD. SOUTH ISLAND Specific Plan

City of Fountain Valley, California

Adopted April 19, 2016 – City Council Resolution No. 9549

Amended November 7, 2017 – City Council Ordinance 1524

Harbor Blvd. South Island

SPECIFIC PLAN

Prepared For:

City of Fountain Valley
Community Development Department
Planning Division

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Section 1

Introduction

1.1 Purpose and Intent

The Harbor Blvd. South Island Specific Plan regulates development of a ±6.50-acre site in the City of Fountain Valley in accordance with the provisions of the City's General Plan and the Fountain Valley Municipal Code ("FVMC"). This document contains design guidelines and development standards that apply to the development sites currently addressed as 16790, 16800, 16830, and 16842 Harbor Blvd. and which help in further implementing the goals and policies of the City's General Plan. The land use plan for the development has been designed with the following goals in mind:

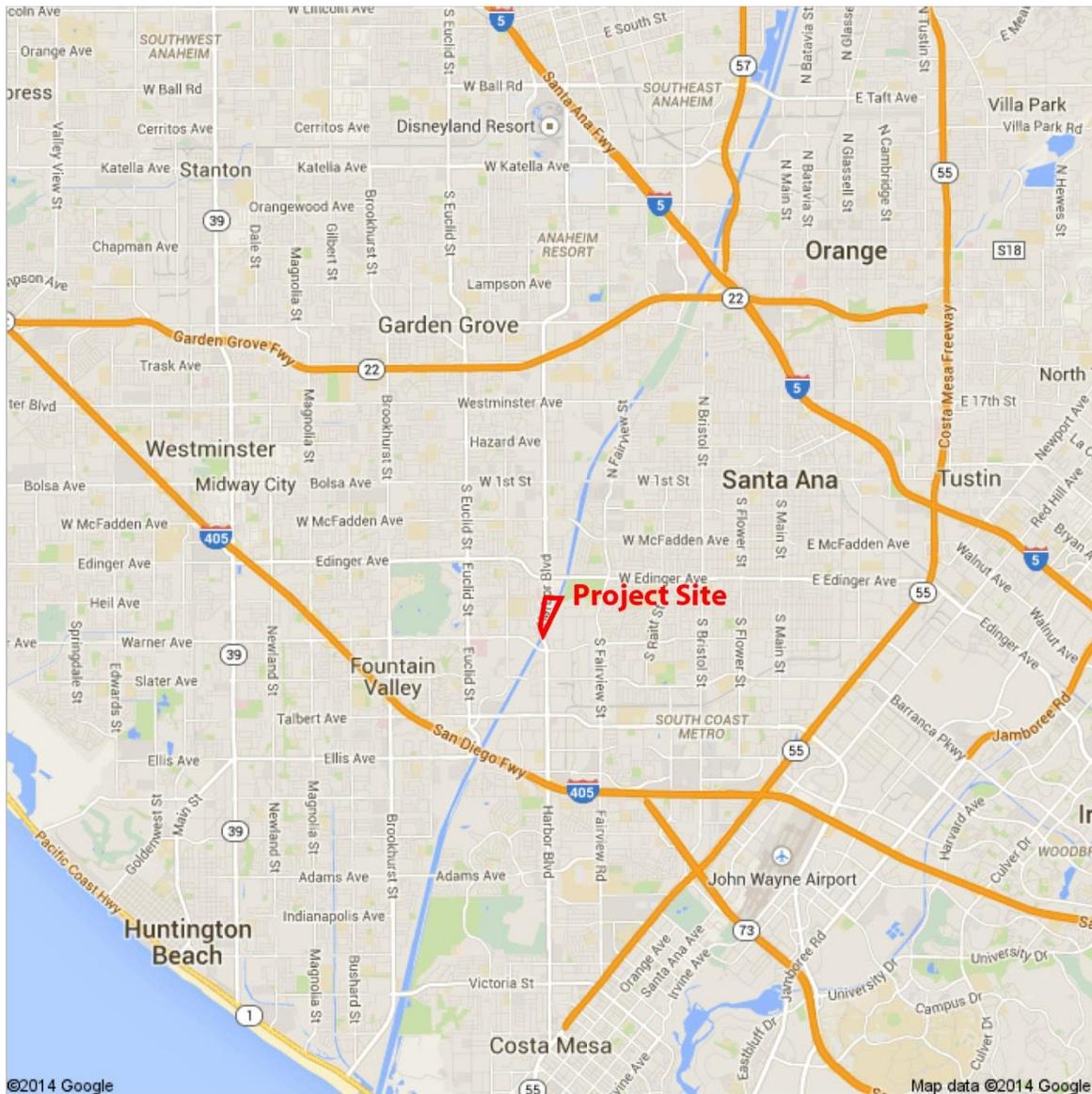
- Provide a planning framework that responds to the physical and market driven Aspects of future development opportunities;
- Embrace aspects of good urban design, including considerations for functionality, Social needs, economic viability, respect for the environment and aesthetic qualities;
- In recognition of the unique context of the property, reclaim the site and transform it Into a productive land use; and
- Encourage compatible land use and interface with adjacent properties.

Implementation of the Harbor Blvd. South Island Specific Plan provides the parameters for establishment of a cohesive planned development. This will be achieved by coordinating the land use, intensity, scale and aesthetic characteristics of development with goals and policies of the Fountain Valley General Plan.

1.2 Site Location

The development site is located within the City of Fountain Valley, as shown in Exhibit 1.1, Regional Location. The City of Fountain Valley is 9.75 square miles in size and located in the central portion of Orange County, just south of Los Angeles. Incorporated in 1957, it is a City that combines a half century of history and tradition with a modern approach to business, neighborhoods, people, and community. The subject sites are located on the northeastern side of the City, bordered by South Harbor Blvd. to the west, the Santa Ana River Channel to the east and south, and industrial property to the north. Regional access to the site is readily available from I-405, two miles to the south. Exhibit 1.2, Local Vicinity, shows the development site within its local context.

Exhibit 1.1: Regional Location



1.3 Project Overview

The Specific Plan area covers approximately ± 6.50 acres, which has been occupied for many years with uses such as, retail, self-storage facilities, warehouses, outdoor building material storage, truck rentals, vehicle storage and used car sales. The development of this underutilized property via the Specific Plan regulations will allow for a high-quality set of projects that complements and enhances the existing neighborhood. The new development will bring forth new life to an underutilized set of properties that will allow all of the sites to be used productively for the future, while also allowing for consistent land uses in this area of Fountain Valley.

Exhibit 1.2: Local Vicinity



Upon approval, the Harbor Blvd. South Island Specific Plan site will be subject to the various development standards and design guidelines contained in this document as adopted or amended.

Section II

Planning Context

2.1 Jurisdictional Considerations

A. Authority for Specific Plan

This Specific Plan was prepared in conformity with Government Code §§ 65451, *et seq.* Together with the zoning regulations adopted by the FVMC, and other Applicable Law, this Specific Plan sets forth the regulations for the Harbor Blvd. South Island Specific Plan.

Pursuant to Government Code § 65450, a specific plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the Specific Plan to the General Plan.

This Specific Plan is compatible and consistent with the goals and policies outlined in the General Plan. This Specific Plan will further the goals and policies of the General Plan as more fully described below.

This Specific Plan was prepared to provide the essential relationship between the policies of the Fountain Valley General Plan and actual development in the Project area. By functioning as a regulatory document, the Specific Plan provides a means of implementing the General Plan. All future development within the Specific Plan boundaries must be consistent with the standards set forth in this document.

B. General Plan

The City of Fountain Valley General Plan is the primary policy planning document that provides the framework for management and utilization of the City's physical, economic, and human resources. The General Plan consists of nine elements: Land Use, Housing, Circulation, Parks & Open Space, Conservation, Public Safety, Noise, Growth Management and Air Quality. Each element contains a combination of goals and policies to guide development within the City.

The City of Fountain Valley General Plan designates these sites as Commercial/Manufacturing. The Commercial/Manufacturing category provides opportunities for a broad range of manufacturing, retail and service commercial and professional office uses intended to meet the needs of Fountain Valley residents and businesses. Commercial and Manufacturing development is largely located along major thoroughfares and the freeway corridor. A Conditional Use Permit is required for many developments within any commercial manufacturing land use designation in the City. The City has taken this regulatory approach to address land use problems resulting from extensive strip commercial development along major arterials and to meet General Plan policies calling for an expansion of commercial activity when such expansion benefits the community.

C. Zoning Regulations

The City of Fountain Valley's zoning regulations serve as the primary tool for implementation of land use policy. Under California law, zoning regulations must be consistent with the General Plan, meaning that each land use category must have one or more corresponding zone districts, and the development standards and land use regulations contained in the zoning regulations must reflect the policy statements contained in the Land Use Element. While the General Plan may be somewhat general in its discussion of permitted land uses and development intensities, the zoning regulations must provide the specificity property owners and developers seek in identifying how particular properties can be used and developed. The site is zoned M-1 (Manufacturing). Any proposed self-storage project is allowed as a conditional use in the M-1 zone. The existing A-1 Self-Storage facility was established as a permitted use by the County of Orange prior to incorporation into the City of Fountain Valley.

D. CEQA

A Mitigated Negative Declaration of Environmental Impact, in accordance with the provisions of the California Environmental Quality Act (CEQA) was prepared for this project. This Mitigated Negative Declaration assessed the potential environmental impacts resulting from development implementation such as traffic/circulation, noise, air quality and aesthetics and noted mitigation measures to be implemented to fully mitigate for those potential impacts.

2.2 Existing and Surrounding Uses

A. Land Uses on Site

The three project sites are located along a frontage road adjacent to South Harbor Blvd. The frontage road provides the only vehicular access to the individual properties to South Harbor Boulevard because the Santa Ana River Channel blocks access from the east and the South Harbor Boulevard Bridge crossing the Santa Ana River Channel blocks access from the south.

The most northerly portion of the Harbor Blvd. South Island Specific Plan properties is vacant and has been used for a variety of land uses. This property is located at 16790 and 16800 South Harbor Blvd. and is an irregularly shaped property comprised of two parcels (0.75 and 1.197 acres) with two major utility easements running through them.

Table 2.1: Existing Land Use Summary

Planning Area	Existing Use	Building Area	Site Area	Development Intensity @ 0.6 F.A.R.
1	Auto Dealer Building	1,200 s.f.	1.947 acres	50,887 s.f.
2	Materials	15,650 s.f.	2.862 acres	74,801 s.f.
3	Self-Storage	59,178 s.f.	1.683 acres	*43,987 s.f.

* Existing development is legal non-conforming.

Exhibit 2.1 – Easement Exhibit for Planning Area 1

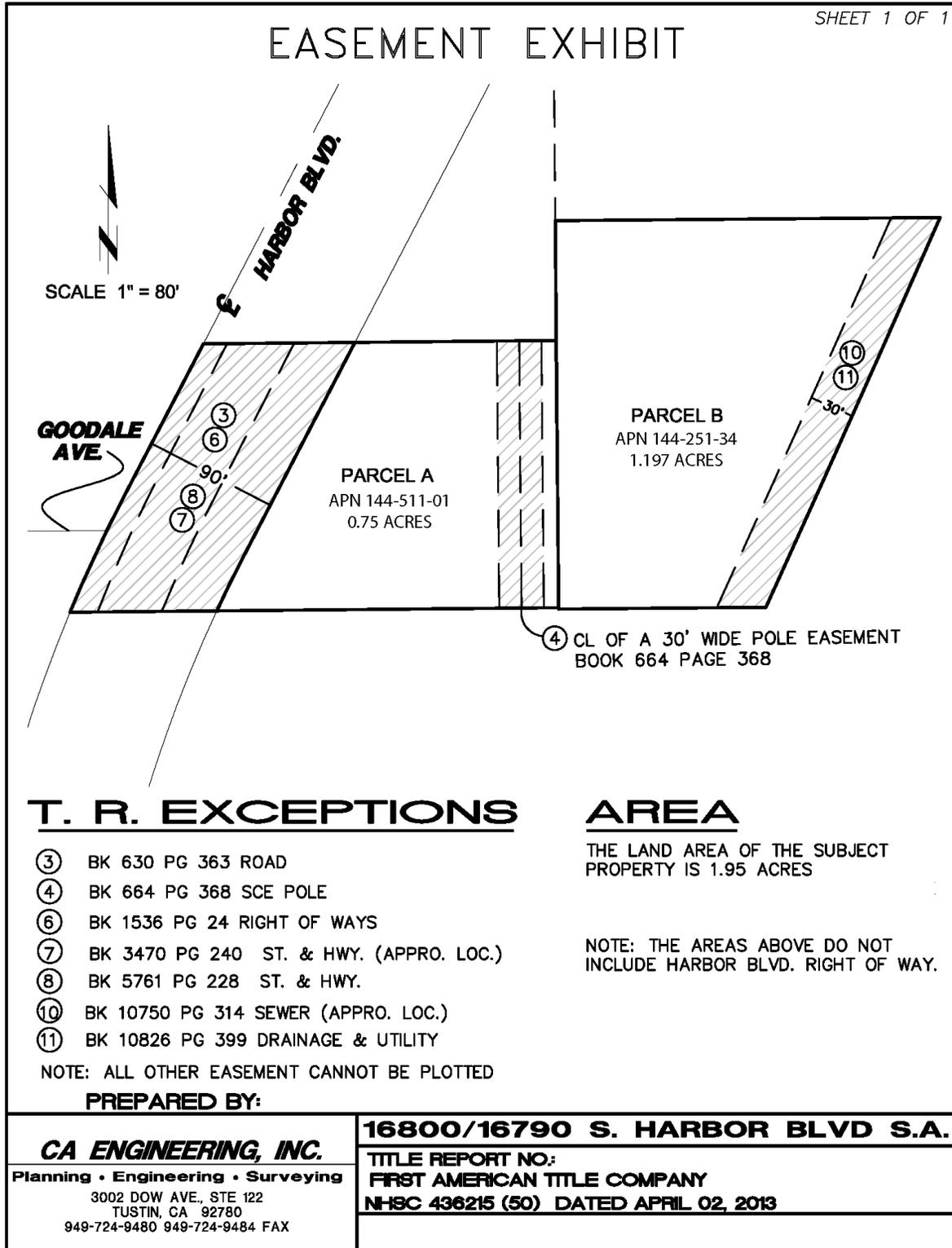
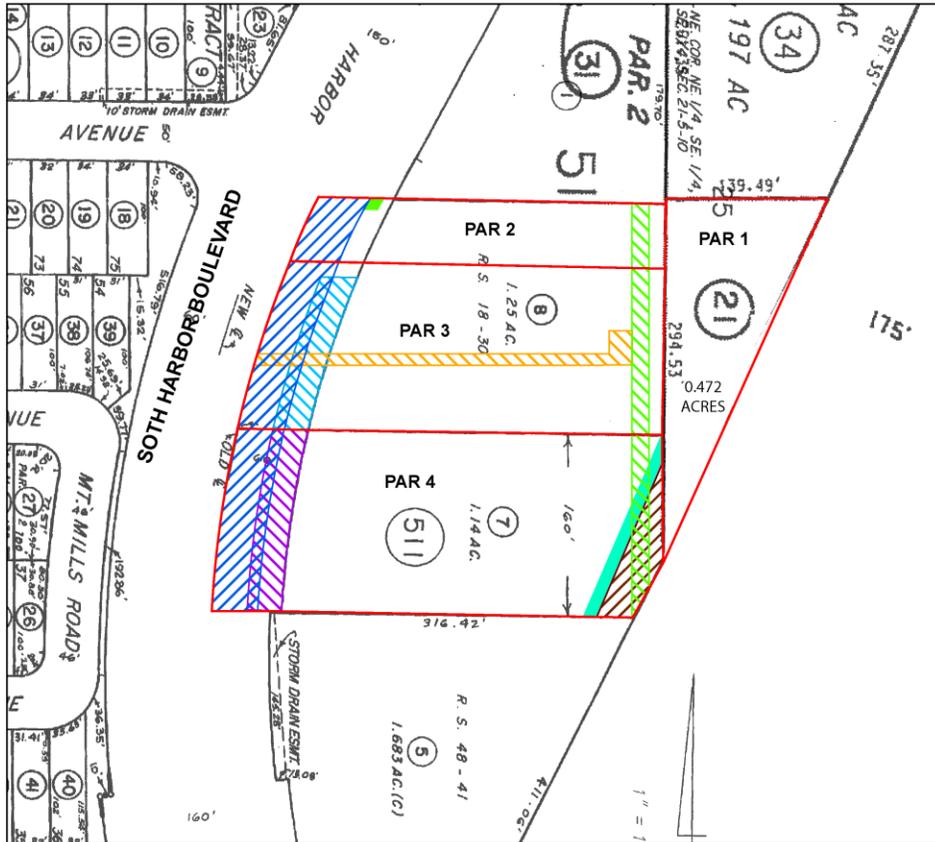


Exhibit 2.2 – Easement Exhibit for Planning Area 2

Scale 1 inch = 86.27 feet



Legend

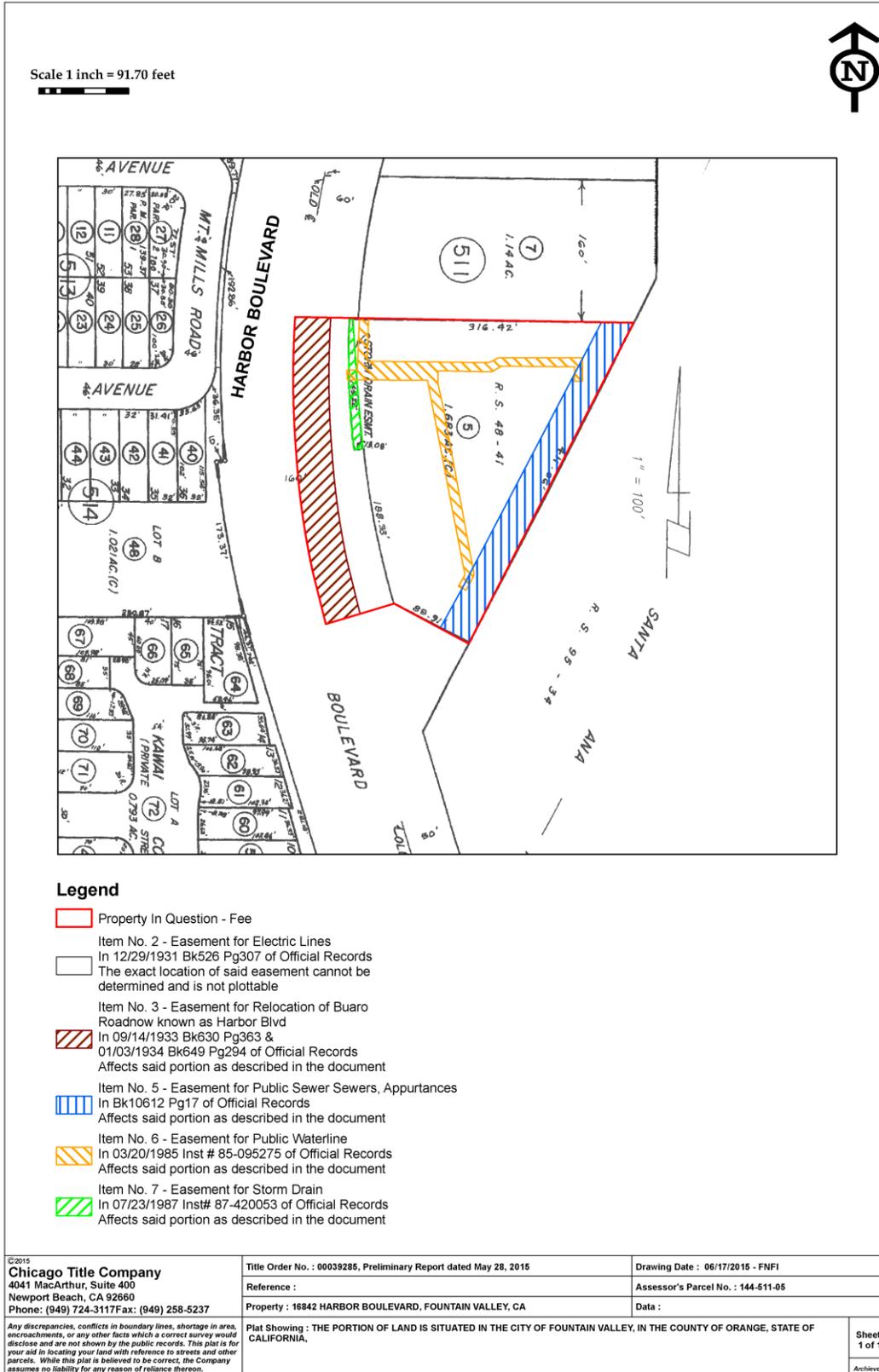
- PARCEL ONE - Property In Question, Fee
- PARCEL TWO - Property In Question, Fee
- PARCEL THREE - Property In Question, Fee
- PARCEL FOUR - Property In Question, Fee
- Item No. 4 - Easement for Highway
In 09/14/1933 Bk630 Pg363 of Official Records
Affects said portion as described in the document
- Item No. 5 - Easement for Electric Pole Line
In 03/26/1934 Bk664 Pg368 of Official Records
Affects said portion as described in the document
- Item No. 6 - Easement for Conveyance of Water Rights
In 07/05/1947 Bk1536 Pg24 of Official Records
Affects said portion as described in the document
- Item No. 7 - Easement for Widening Harbor Boulevard
In 04/11/1956 Bk3470 Pg240 of Official Records
Affects said portion as described in the document
- Item No. 9 - Easement for Street and highway
In 07/11/1958 Bk4347 Pg100 & 02/06/1959 Bk4577 Pg561 of Official Records
Affects said portion as described in the document
- Item No. 10 - Easement for Vehicular Access Rights
In 07/11/1958 Bk4347 Pg100 & 02/06/1959 Bk4577 Pg561 of Official Records
Affects said portion as described in the document
- Item No. 11 - Easement for Street and highway
In 04/03/1959 Bk4656 Pg538 of Official Records
Affects said portion as described in the document
- Item No. 13 - Easement for Public Sewer
In 03/26/1973 Bk10612 Pg15 of Official Records
Affects said portion as described in the document
- Item No. 14 - Easement for Public Sewer
In 04/15/1974 Bk11118 Pg1835 of Official Records
Affects said portion as described in the document
- Item No. 15 - Easement for Sewer
In 05/23/1979 Bk13157 Pg286 of Official Records
Affects said portion as described in the document

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Any discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and are not shown by the public records. This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any reason of reliance thereon.

Title Order No. : 00039282, Preliminary Report dated May 20, 2015	Drawing Date : 06/16/2015 - FNF1
Reference :	Assessor's Parcel No. : 144-511.07, 08 & 144-261-21
Property : 16830 SOUTH HARBOR BOULEVARD, FOUNTAIN VALLEY, CA	Data :
Plat Showing : THE PORTION OF LAND IS SITUATED IN THE CITY OF FOUNTAIN VALLEY, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA,	
Sheet 1 of 1 Archive #	

Exhibit 2.3 - Easement Exhibit for Planning Area 3



Southern California Edison has a thirty (30) foot easement, overhead, running north/south and along the easterly boundary of parcel 144-251-34 and there is another thirty (30) foot pipeline easement for the Orange County Sanitation District running from the north boundary to the south boundary along the eastern boundary of parcel 144-511-01.

Ramser Development Company purchased the two contiguous sites in 2005 from the Robert Wilson Trust as an operating RV & Boat Storage facility along with a small retail building along the "South Harbor Blvd." frontage, this building had experienced a fire and was immediately demolished upon transfer of ownership. The site then was under the jurisdiction of the County of Orange. In 2006 the site received a blanket residential designation from the County of Orange.

In 2006 the RV & Boat Storage was closed down and the site was leased to Avis Rent a Car System to store excess cars from their John Wayne Airport operations. In 2007 the property was leased to ABS Automotive and became a used car dealership primarily selling via the Internet. All processing of permits and uses were done through the County of Orange as they had jurisdiction at the time.

In 2008 Payne Development obtained a contract to purchase the property, subject to the processing and approval of a tax subsidized apartment project being developed on the site.

In 2009 the City of Fountain Valley annexed the subject property into the City jurisdiction and continued the use of R.V. and boat storage.

The **ABC Roofing Materials Warehouse, the middle portion of the Specific Plan area**, is located at 16830 South Harbor Blvd. and is comprised of three small parcels (APN's 144-511-07, 144-511-08 and 144-251-21) totaling 2.862 acres.

This property owner presently wishes to continue the existing uses consisting of wholesale and retail sales of roofing and other construction materials and outdoor storage contained in a building containing 15,650 square feet on parcel 144-511-07. Parcel 144-511-08 contains a 733 sq. ft. structure, a separate 1,600 sq. ft. structure, and a separate 3,200 sq. ft. open shade structure. Parcel 144-251-21 contains a 1,100 sq. ft. open shade structure.

Subsequent land uses will be in conformance with the design standards contained in this Specific Plan.

The **A-1 Self-Storage** property is at 16842 South Harbor Blvd. and is the most southerly of the three separate ownerships and comprises a single parcel (APN 144-511-05) that is 1.683 acres. This property presently contains 497 storage units in five two story buildings totaling 59,178 square feet and 2,400 square feet of outdoor storage

containers.

Subsequent land uses will be in conformance with the design standards contained in this Specific Plan.

Exhibit 2.4: Lane Use Plan



B. Surrounding Land Uses

The overall Specific Plan site is bounded by South Harbor Blvd. on the west and the Flood Control Channel to the east and south. The adjacent uses are as follows:

East:	Santa Ana River Channel Flood Control facility
North:	Manufacturing/commercial uses in the City of Fountain Valley
West:	Both detached and attached Single Family homes, across South Harbor Blvd.
South:	South Harbor Boulevard Bridge and River Channel

Section III

Specific Plan Elements

3.1 Land Use Plan

Specific land use concepts for Planning Areas 1, 2 and 3 will be provided as part of future entitlement processes for those sites.

Table 3-1: Proposed Land Use Summary

Planning Area	Existing Use	Building Area	Site Area	Maximum F.A.R.*
1	R.V. and boat storage		1.947 acres	1.11
2	Building Materials	74,801 s.f.	2.862 acres	0.6
3	Storage, personal self-storage (mini-storage)	81,375 s.f.	1.683 acres	1.11

* F.A.R. calculations for a potential self-storage shall not include carports, garages, parking garages, elevator shafts, mechanical rooms, stairways, and exterior patios associated with the use within the same development. F.A.R. calculations shall not apply to residential uses. Density of residential uses shall comply with 4.2.

Table 3-2: Average F.A.R. for Harbor Blvd. South Island Specific Plan

Planning Area	Building Area	Site Area	Maximum F.A.R.*
1	94,140 s.f.	1.947 acres	1.11
2	74,801 s.f.	2.862 acres	0.6
3	81,375 s.f.	1.683 acres	1.11
Total	250,316 s.f.	6.492 acres	

Average F.A.R. for Commercial and Manufacturing type uses in Planning Areas 1-3 = 250,316 s.f. building area/282,792 s.f. site area: 0.885 F.A.R. shall not exceed 0.885 F.A.R. If residential, the development standards found in Section 4.2 shall be utilized

3.2 Circulation

A. Circulation/Access

The sites are all directly accessible by vehicles from South Harbor Blvd. via the frontage road as described previously.

Vehicular access to Planning Area 1 is provided at the northern end of the property from the frontage road off South Harbor Blvd. Future development will require the addition of a pedestrian sidewalk along the Harbor Boulevard frontage road.

Planning Area 2 (ABC Roofing Materials) achieves access for vehicles and pedestrians via an existing 2 lane ingress/egress point on the frontage road to South Harbor Blvd. No change is proposed. Future development will require the addition of a pedestrian sidewalk along the Harbor Boulevard frontage road.

Planning Area 3 (A-1 Self-Storage) has an existing gated access for vehicles and pedestrians. No change is proposed. Future development will require the addition of a pedestrian sidewalk along the Harbor Boulevard frontage road.

Regional access to the Specific Plan properties is provided directly by the I-405 Freeway via South Harbor Blvd. to the south and by the 22 Freeway via South Harbor Blvd to the north.

B. Parking

Planning Area 1 is to be determined. Future parking requirements must comply with this Specific Plan.

Planning Area 2 has 7 parking spaces, 1 of which is accessible.

Planning Area 3 has 6 parking spaces total. 5 spaces are standard and 1 is accessible.

C. Pedestrian Orientation

Pedestrian access will be available from customer parking areas and direct access from the public sidewalk on the east side of the frontage road from South Harbor Blvd.

3.3 Grading

The entire Specific Plan site contains a relatively level pad that is approximately 4-6 feet below South Harbor Blvd. Future projects may require compacted fill. The goal is to provide a balance of cut and fill to minimize import or export of material, utilize the existing grades and the masonry block perimeter walls currently in place.

All grading activities will comply with standard city grading regulations.

3.4 Infrastructure

Future upgraded and/or additional infrastructure improvements will be established as conditions of approval of future projects.

A. Water

A water main lies within the South Harbor Blvd. right-of-way. Additional lateral service lines for domestic service and fire service to the future development will be provided per the Public Works Department Conditions of Approval as needed.

B. Sewer

Each Owner/developer will be responsible for installation of 4-inch sewer laterals connected to City's sewer main in the public right-of-way per the Public Works Department Conditions of Approval for their respective developments.

C. Utilities

Utility meters will be provided for the Specific Plan per City and utility provider requirements. Electric power service is provided by Southern California Edison. Natural gas service is provided by Southern California Gas Company. Telephone service is provided by AT&T. Any additional Electric, gas, telephone, and cable services to the future development will be provided through extension of existing facilities. All new utility service will be underground as required by the Fountain Valley Municipal Code.

D. Solid Waste Disposal

The City of Fountain Valley contracts with Rainbow Disposal Services for all of its waste removal services. Collection containers will be stored on the ground level of each project and screened according to City standards.

E. Storm Drainage

All on-site storm water facilities built subsequent to the approval of this Specific Plan will be treated as required by an approved Water Quality Management Plan and discharged into the existing channel and 24" storm drainage pipe located in the Caltrans right-of-way at the southwest corner of the site.

Section IV

Development Standards

4.1 Commercial and Manufacturing Uses

4.1.1 Purpose and Intent

The Harbor Blvd. South Island Specific Plan will promote use of the site with a new productive and compatible land use. The intent of these regulations is to guide new development to create a high-quality product and environment.

The development standards contained in this Specific Plan apply only to the property within the Specific Plan area boundaries. These development standards supersede all provisions, standards, and requirements of the FVMC zoning regulations, except in those instances where the Harbor Blvd. South Island Specific Plan development standards remain silent. In instances where these development standards do not address specific issues or other relevant considerations, then the regulations set forth in the FVMC apply. If a conflict arises between the regulations contained in this Specific Plan and the FVMC, then the standards contained in this Specific Plan take precedence.

Uses listed under Permitted Use are permitted by right. Uses listed under Conditional Use are permitted with the approval of a Conditional Use Permit. Any use not listed as a Permitted Use or Conditional Use is prohibited in the Harbor Blvd. South Island Specific Plan.

4.1.2 Permitted Uses

- Agricultural production
- Agricultural produce market, wholesale
- Greenhouses, commercial, wholesale only
- Agricultural products processing
- Apparel and fabric products manufacturing
- Assembly of prepared materials
- Bakery products distribution
- Chemical product manufacturing
- Electronics and appliance manufacturing
- Food and beverage product manufacturing
- Furniture/fixtures manufacturing, cabinet shops
- Glass product manufacturing
- Handcraft industries, small-scale manufacturing
- Laundries and dry cleaning plants
- Leather, fur products
- Pharmaceuticals manufacturing
- Photographic processing

- Plastics, synthetics, rubber products manufacturing
- Printing and publishing
- Research and development (R&D)
- Stone and stone cut products
- Storage, personal self-storage (mini-storage)
- Textile manufacturing
- Warehousing, wholesaling and distribution facilities
- Woodworking shops, including cabinetry
- Accessory entertainment uses
- Auto parts sales
- Auto sales and rental, new
- Auto sales and rental, used
- Auto repair and maintenance, minor
- Auto repair and maintenance, major
- Business support services
- Catering services
- Offices – Administrative, business, professional
- Pest control services
- Repair services for consumer products

4.1.3 Conditional Uses

- Indoor amusement/entertainment facilities
- Schools - Specialized training and education
- Studios (dance, martial arts, music, photography, etc.)
- Caretaker's quarters
- Accessory retail sales
- Alcoholic beverage sales, on-premises
- Antiques, art galleries, collectibles
- Equipment sales and rental
- Furniture, furnishings & appliance stores
- Garden supply and equipment sales and services
- Heavy equipment sales and rental
- Lumber yards
- Plant nurseries and garden supply stores
- Recreational vehicle sales and rental
- Restaurants
- Restaurants – Accessory cafeterias
- Specialized sporting goods store
- Ambulance services
- Automated teller machines (ATMs)
- Contractor's storage yard
- Gunsmiths
- Storage, outdoor
- Veterinarians, animal hospitals, kennels, boarding

- Broadcast studios
- Parking lots and garages
- Telecommunications facilities
- Transit stations and terminals
- Vehicle and freight terminals

4.1.4 Development Standards

Unless otherwise provided in this Specific Plan, the non-residential development standards for projects in the M-1 Zone of the Fountain Valley Municipal Code shall apply to projects in the Harbor Blvd. South Island Specific Plan.

- A. Floor Area Ratio
 - Planning Areas 1 to be determined and 3 - Maximum floor area ratio is 1.11 for self-storage uses. All other uses limited to maximum floor area ratio of 0.6.
 - Planning Area 2 – Maximum floor area ratio is 0.60 for any use.

- B. Building Setbacks

Front	20 feet
Sides (each)	None required
Rear	None required

- C. Building Height: 60 feet or 4 stories

- D. Minimum Building Separation 20 feet

- E. Maximum Building Coverage 80%

4.1.5 Parking Standards

Parking for Storage, personal self-storage (mini-storage) projects will be 2 spaces per 10,000 s.f. of gross floor area.

Parking for all other uses will be as set forth in FVMC §21.22.040

- A. Parking Setbacks

Front	15 feet
Sides (each)	None required
Rear	None required

4.1.6 Accessory Structures and Uses; Appurtenances

- A. All ground-mounted mechanical equipment must be screened from public view or enclosed within a building.

- B. Exposed gutters, downspouts, vents, louvers, and other similar elements must be painted to match the surface to which the area attached, unless they are used as part of the design theme.
- C. Utility connections must be designed to coordinate with the architectural elements of the building(s) so as not to be exposed.

4.1.7 Signage

This Specific Plan uses the building and site signage standards in accordance with FVMC Chapter 21.24.

Each planning area shall submit a Master Sign Plan incorporating channel letters to be reviewed by the Sign Committee

4.1.8 Time Limit

A condition precedent to a Conditional Use Permit or Precise Plan, becoming effective is that an applicant must exercise the land uses granted pursuant to a Conditional Use Permit or Precise Plan by obtaining a valid building permit within one year from the date a Conditional Use Permit or Precise Plan is approved. The Planning Commission may grant extensions to this time period not to exceed a total of one year. Any request for extension must be submitted in writing to the Planning and Building Director a minimum of 90 days before the expiration date. If a building permit is not obtained within this time period, the Conditional Use Permit or Precise Plan will expire.

4.2 Affordable Housing

4.2.1 Purpose

- A. The Harbor Boulevard South Island Specific Plan Affordable Housing Policy (Specific Plan Affordable Housing Policy) is intended to facilitate the provision of affordable housing units through construction of new units.
- B. These regulations are intended to encourage the development of affordable housing units by assisting both the public and private sector in making the provision of these units economically viable, while providing assurances to the city that these units will maintain a high degree of quality and will remain affordable to the target population over a reasonable duration of time.
- C. The Specific Plan Affordable Housing Policy provides a density increase for affordable housing development that in most cases exceeds density bonuses permitted by state law (Government Code Section 65915). Consequently, a development may utilize the Specific Plan Affordable Housing Policy and state density bonuses.

4.2.2 Applicability

Affordable housing, as defined in the Definitions, shall be allowed by right in the Harbor Boulevard South Island Specific Plan area, subject to the policies, provisions and standards of this section. Housing cost for all units constructed (100%) must be affordable for low-income households earning 80% or below the County median income adjusted for family size as defined in Sections 50052.5 and 50053, respectively, of the California Health and Safety Code of Regulations, commencing with Section 6900. All affordable units can be single category or there can be a mixture of affordable unit types (although all units must be affordable to low, very low or extremely low income households).

4.2.3 Definitions

- A. "Affordable housing" means housing capable of being purchased or rented by a household with "extremely low," "very low," "low," income levels at an "affordable housing cost or "affordable rent," as those terms are defined by the state of California.
- B. "Affordable housing specific plan zone" means a zoning district that applies in addition to existing zoning designation where the city encourages the provision of affordable housing units as described in this chapter.
- C. The "very low," "low," and "moderate" income levels are defined by the state of California in Sections 50105, 50106, 50079.5 respectively, of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900. These income levels are:
 - 1. Extremely Low Income. Up to and including thirty percent of the Orange County median income, adjusted for family size, as defined by the state law;
 - 2. Very Low Income. Up to and including fifty percent of the Orange County median income, adjusted for family size, as defined by the state law;
 - 3. Lower Income. Fifty-one percent to eighty percent of Orange County median income, adjusted for family size, as defined by the state law.
- D. "Affordable housing cost" and "affordable rent" are defined in Sections 50052.5 and 50053, respectively of the California Health and Safety Code, and in Subchapter 2 of Chapter 6.5 of Division 1 of Title 25 of the California Code of Regulations, commencing with Section 6900.
- E. All of the state laws and regulations referenced above, or their successors, as the

same from time to time may be amended, are incorporated herein as though fully set forth. In the event of any inconsistency or discrepancy between the income and affordability levels set forth in this chapter and the levels set in state laws and regulations, the state provisions shall control

4.2.4 Affordable Housing Agreement and Restrictions Required

The following uses are permitted with the execution of an affordable housing agreement by the city and the developer in accordance with the provisions of California Government Code Section 65864 et seq.

- A. Affordable residential developments shall prepare and submit affordable housing restrictions on the subject property to the City. The restrictions shall limit the future use of the property to affordable housing and will be required to be recorded on the property at the County Offices. The level of affordability is defined herein as all units will be available to persons and families of extremely low, very low and low income, at an affordable housing cost or affordable rental cost, as those income and affordability levels are defined by State law, for a period of not less than fifty-five (55) years, unless a longer period is required by a construction or mortgage financing program, mortgage insurance program, or housing grant, loan or subsidy program. The period of affordability required hereunder shall run concurrently with any period of affordability required by any other agency; provided, however, that the affordability period shall not be less than as set for in this section. The project developer shall be required to enter into an appropriate agreement with the city to ensure affordability is maintained for the required period.

4.2.5 Development Standards

Table 4-1: Affordable Housing Development Standards

Development Feature	Requirement
Minimum lot size	Minimum area and width for parcels proposed in new subdivisions
Lot area	10,000 sq. ft.
Lot width	60 ft.; 65 ft. for corner lots
Maximum density (1)	30 units per acre
Minimum density	25 units per acre
Maximum number of dwelling units per parcel	1 unit per 1,452 sq. ft. of site area
Setbacks required	Minimum setbacks required. See FVMC 21.18.090 for setback measurement, allowed projections into setbacks, and exceptions to required setbacks
Front	20 ft.
Sides (each)	5 ft.; 10 ft. corner lot
Between residential structures	20 ft., plus 5 ft. for second story; 15 ft. between side walls and front or rear of other buildings, plus 2.5 ft. for each additional story. See FVMC 21.08.050(b) and (c)
Multi story	2-story nonresidential or multifamily structures shall be set back 25 ft. from an existing single-family development; 3-story or taller structures shall be set back from single-family residential a minimum of 100 ft.
Rear	25 ft. or 20% lot depth, whichever is less
Height limit (2)(3)	35 ft./3 story
Site coverage	40%
Minimum floor area (3)	As required by FVMC 21.08.040 Table 2-4
Private open space – multi-family units	100 sq. ft. per unit with no dimension smaller than 10 ft.
Landscaping	As required by FVMC 21.20 (Landscaping)
Parking	As required by FVMC 21.22 (Parking and Loading)

Notes:

(1) Maximum Number of Dwelling Units Allowed per Net Buildable Acre in a Multi-Family Project. The actual number of units allowed is determined through the subdivision or land use permit process, as applicable.

(2) Maximum Allowed Height of Structures. See also Section 21.18.050 (Height measurement and height limit exceptions). No architectural features, windows, etc., above second story eave line.

(3) See Section 4.2.6 for Development Incentives.

4.2.6 Development Incentives

- A. General. In order to reduce costs associated with the development and construction of affordable housing, the property development standards are established for the Specific Plan Affordable Housing Policy. These property development standards have been established in order to facilitate and promote the development of affordable housing in the city and shall be extended upon approval of an affordable housing agreement. As a further inducement to the development of affordable housing the city has developed a number of enhanced development standards as outlined in table “A”. Incentives shall be targeted to improve the project design or yield the greatest number of affordable units and required level of affordability.

Table 4-2: Development Incentives

Table “A”

Affordable Housing Incentives
Affordable Housing Specific Plan provides the following affordable housing incentives for house-holds at or below 80% AMI
HEIGHT
60 ft. 4 stories
Minimum Unit Size
1 bedroom – 450 sq.ft.
2 bedroom – 700 sq.ft.
3 bedroom – 900 sq.ft.
4 bedroom – 1000 sq.ft.

A development may utilize the Affordable Housing Incentives in Table “A” as an alternative to the use of the State density bonus but may not utilize both the Affordable Housing Incentives and State density bonuses. With the exception of the development standards contained in Table “A” above, affordable housing developments shall meet all applicable provisions of the Fountain Valley Municipal Code (FVMC) including but not limited to, Residential Zoning Districts, General Property Development and Use Standards, Parking Standards, and Landscaping Standards. Those projects wishing to follow the State density bonus regulations shall comply with the process outlined in State law and all applicable provisions for the FVMC.

4.2.7 Pre-application Procedure

Prior to submitting an application for an affordable housing development, the applicant or prospective developer should hold preliminary consultations with the Planning and Building Department, and other city staff as may be desirable, to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations should include information on potential federal, state and local affordable housing funding availability, and program requirements in guaranteeing the project's consistency with the objectives of the Harbor Boulevard South Island Specific Plan Affordable Housing Policy.

4.2.8 Application

- A. An application for an affordable housing development must be for a parcel or parcels of land that is under the control of the person, corporation, or entity proposing the development. The application shall be accomplished by the submittal of:
 - a. A letter requesting consideration of an affordable housing agreement for the subject property.
 - b. A dimensioned site plan with statistical information relating to parking, landscaping, lot coverage, etc.
 - c. Conceptual dimensioned elevation drawings.
 - d. The proposed operating pro-forma detailing the financial capability for assuring the continuing existence, maintenance and operation of the project as an affordable housing project. The operating pro-formas will be analyzed by a contracted housing financial analyst.
 - e. Such other information as may be required by the director to allow for a complete analysis and appraisal of the planned development.

4.2.9 Findings

In approving a development project which utilizes the Harbor Blvd South Island Specific Plan Affordable Housing Policy, the City Council, upon the recommendation of the Planning Commission, shall make the following findings to ensure that the application is appropriate to the purpose and the location.

- A. The concessions granted for density and deviation from design standards are commensurate with the level of affordability. Specifically, the greater the extent of concessions and incentives, the greater level of affordability.
- B. The design of the proposed project, even with the concessions for density and deviation from design standards, is appropriate for the scale and style of the site. Specifically, the development will provide an attractive visual transition and will not significantly impact the integrity of the surrounding neighborhoods.
- C. The developer has agreed to enter into an agreement to maintain the affordability of the project specific to the requirements of the city and any funding sources with greater or longer affordability requirements.

Section V

Design Guidelines

This Specific Plan envisions a new area of possible storage, personal self-storage (mini-storage) development. Design guidelines provide an overall vision for development of the Specific Plan area, and will guide implementation of the Plan. These guidelines will ensure that improvements will conform to a high standard of design, ensure compatibility with the surrounding community, and enhance the overall image of the City.

5.1 Commercial and Manufacturing Uses

5.1.1 Site Planning Guidelines

The successful integration of effective site planning techniques, incorporated with basic design elements of individual development, will enhance the visual experience of the development area.

- A. Building Orientation
 - Buildings should be oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.

- B. Entries and Driveways
 - Clear, identifiable, and street-oriented entryways must be provided at the project and parking entrances.
 - Parking entrances must be designed to ensure safe pedestrian traffic by providing clear line-of-sight of walkways from vehicles by utilizing a 15' line of sight triangle.
 - Parking is not allowed on the west side of the Harbor Boulevard frontage road.
 - Sidewalks, driveways, and curb ramps must be in full compliance with accessibility and universal design requirements as contained in Chapter 11B, California Building Code.

5.1.2 Architectural Character

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that which considers both users and adjoining uses. The architectural character will enhance the City's diverse architectural heritage and complement the existing characteristics of surrounding non-residential buildings. The architectural design character in each Planning Area shall be complimentary to one another.

Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structures will be characterized by differentiated massing,

materials and colors. The resulting developments will provide pedestrian friendly buildings that raise the level of design quality for the neighborhood.

The typical storage business appearance with multiple exterior-accessible storage spaces with roll-up doors shall be discouraged. Most storage spaces shall be accessible from the interior of a building and a limited number from at grade roll-up doors.

5.1.3 Landscape Architecture

The landscape design concept for any new development shall reinforce the contemporary styling of the architecture. The overall design provides landscaping at the front of buildings and adjacent to the driveways and open parking spaces. The Santa Ana River right-of way to the east will screen the rear of the building. Drought tolerant plantings shall be encouraged. In general, the frontage is a low water requirement landscape with flowering shrubbery and evergreen ground cover. The property lines shall be screened with continuous shrubbery screens with overhead trees

Frontage along Harbor Boulevard will consist of low water use, drought tolerant landscape screening.

Table 5-1: Landscaping

Development Feature	Planning Areas 1, 2, & 3
Landscape Setbacks	
Street	20 feet
Sides	None required
Rear	None required
Landscape Standards	
Minimum Site Coverage	10%
Minimum planter width	4'-0"
Number Trees on street frontage	One 24" box tree per 20 lineal feet
Number of Shrubs on street frontage	One 5 gallon shrub per 3 lineal feet
Specimen trees at main site entrance of each Planning Area	One 36" box tree on either side of main driveway

5.1.4 Auxiliary Structures, Equipment, and Utilities

A. Additional Building Components

Stairs should remain within the building envelope, as defined by an outermost wall.

Exterior lighting fixtures should be compatible with the architectural style of the building.

B. Mechanical Equipment/Storage

All air conditioning/heating equipment, gas and electric meters must be screened from public view with landscaping or fencing or placed outside of public view.

Rooftop-mounted air conditioning units visible from neighboring properties must be screened.

All exterior mechanical equipment must be screened.

Screening materials must blend with the building materials and design and any landscaping within the vicinity.

Screening must be opaque and erected in a manner consistent with the building facade.

Exterior storage of equipment, supplies, refuse, or their receptacles is prohibited.

All exterior storage, trash receptacles, and dumpsters must be screened by dense landscaping, fencing or walls, in accordance with standards described above.

C. Utilities

All utilities, aside from street lights, within the Specific Plan area must be placed underground, excluding any existing above-ground utilities.

The location of above-ground appurtenant utility boxes and similar equipment, if required, must be consolidated whenever possible.

To the extent possible, utility meters must be screened from view from public rights-of-way.

Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.

5.2 Affordable Housing

5.2.1 Site Planning Guidelines

The successful integration of effective site planning techniques, incorporated with basic design elements of individual development, will enhance the visual experience of the development area.

A. Building Orientation

- Buildings should be oriented toward streets and open spaces to create internal connectivity and embrace surrounding neighborhoods.

B. Entries and Driveways

- Clear, identifiable, and street-oriented entryways must be provided at the project and parking entrances.
- Parking entrances must be designed to ensure safe pedestrian traffic by providing clear line-of-sight of walkways from vehicles by utilizing a 15' line of sight triangle.
- Parking is not allowed on the west side of the Harbor Boulevard frontage road.
- Sidewalks, driveways, and curb ramps must be in full compliance with accessibility and universal design requirements as contained in Chapter 11B, California Building Code.

5.2.2 Architectural Character

Implementation of this Specific Plan will result in a high-quality development that complements and enhances the existing neighborhood fabric, and that which considers both users and adjoining uses. The architectural character will enhance the City's diverse architectural heritage and complement the existing characteristics of surrounding non-residential buildings. The architectural design character in each Planning Area shall be complimentary to one another.

Building elevations will be detailed and articulated with projections and recesses to avoid long, plain surfaces. The structures will be characterized by differentiated massing, materials and colors. The resulting developments will provide pedestrian friendly buildings that raise the level of design quality for the neighborhood.

The typical storage business appearance with multiple exterior-accessible storage spaces with roll-up doors shall be discouraged. Most storage spaces shall be accessible from the interior of a building and a limited number from at grade roll-up doors.

5.2.3 Landscape Architecture

The landscape design concept for any new development shall reinforce the contemporary styling of the architecture. The overall design provides landscaping at the front of buildings and adjacent to the driveways and open parking spaces. The Santa Ana River right-of way to the east will screen the rear of the building. Drought tolerant plantings shall be encouraged. In general, the frontage is a low water requirement

landscape with flowering shrubbery and evergreen ground cover. The property lines shall be screened with continuous shrubbery screens with overhead trees

Frontage along Harbor Boulevard will consist of low water use, drought tolerant landscape screening. Landscaping shall comply with FVMC for affordable housing projects in all Planning Areas.

5.2.4 Auxiliary Structures, Equipment, and Utilities

A. Additional Building Components

Stairs should remain within the building envelope, as defined by an outermost wall. Exterior lighting fixtures should be compatible with the architectural style of the building.

B. Mechanical Equipment/Storage

All air conditioning/heating equipment, gas and electric meters must be screened from public view with landscaping or fencing or placed outside of public view.

Rooftop-mounted air conditioning units visible from neighboring properties must be screened.

All exterior mechanical equipment must be screened.

Screening materials must blend with the building materials and design and any landscaping within the vicinity.

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Exterior storage of equipment, supplies, refuse, or their receptacles is prohibited.

All exterior storage, trash receptacles, and dumpsters must be screened by dense landscaping, fencing or walls, in accordance with standards described above.

C. Utilities

All utilities, aside from street lights, within the Specific Plan area must be placed underground, excluding any existing above-ground utilities.

The location of above-ground appurtenant utility boxes and similar equipment, if required, must be consolidated whenever possible.

To the extent possible, utility meters must be screened from view from public rights-of-way.

Utility connections to a building must be located to be as unobtrusive as practicable, with the preference being at the side or rear.

Section VI

Implementation

6.1 Methods and Procedures for Implementation

The Specific Plan development regulations, standards, and specifications supersede the relevant provisions of the FVMC. Any development regulation and building requirement not addressed in the Specific Plan is subject to the FVMC.

The City of Fountain Valley requires two levels of review for the Harbor Boulevard South Island Specific Plan. The first level is site plan and sign review by Precise Plan and Zone Change for the Specific Plan by the Planning Commission. The second and final level is review by the City Council for adoption of the Zone Change to adopt the Specific Plan.

Site Plan and Design Review:

Before the City issues building permits, conceptual architectural and landscape architecture plans must be approved by the City's Design Review Board and subsequently reviewed and approved by the Planning Commission. The Planning Commission must also approve the site plan.

6.2 Enforcement of the Specific Plan

Enforcement of the provisions of this Specific Plan will occur as follows:

- The Planning and Building Director is responsible for interpreting and enforcing the site development standards and design guidelines.
- Any decision by the Planning and Building Director may be appealed to the Planning Commission
- The appropriate City departments will aid the Planning Commission and the Planning and Building Director in fulfilling their enforcement roles as needed or directed.

6.3 Amendments to the Specific Plan

Any proposed change to this Specific Plan that would substantially alter the Land Use Concept, Development Standards, or Design Guidelines contained within this document requires an amendment to the Harbor Blvd. South Island Specific Plan. All amendments must be processed pursuant to provisions contained in Government Code § 65453, and in the same manner as a zoning text amendment. The Planning and Building Director will make the final determination as to whether or not an amendment is required.

Section VII

Nonconforming Uses & Structures

7.1 Nonconforming Uses and Structures

The purpose of this section is to address the non-conforming uses and structures that currently exist on the Planning Areas. Said non-conforming uses will be subject to Section 21.56 on the FVMC.

Table 7-1: Nonconforming Uses and Structures

Description of Property	Length of Amortization*
Where the property is unimproved	One year.
Where the property is unimproved except for structures of a type for which the City Building Code does not require a Building Permit.	Three years.
Where the property is unimproved except for structures which contain less than 100 square feet of gross floor area.	Three years.
Signs**	Fifteen years.
A nonconforming use conducted in a structure designed to serve a use allowed in the zoning district	Five years.
Type IV and Type V structures (light incombustible frame and wood frame construction).	Twenty-five years.
Type I and Type II structures (fire resistive) and Type III structures (heavy timber construction and ordinary masonry construction).	Thirty years.

*The length of amortization shall be measured from the City Council approval date of this Specific Plan.

**All non-conforming signs, such as pole signs, shall be removed within 15 years of the approval of this Specific Plan. The approval of this Specific Plan shall serve as notice (FVMC 21.56) to the property owners.

Section VIII

General Plan Consistency

The purpose of this section is to ensure that the Harbor Blvd. South Island Specific Plan is consistent with the goals and policies of the City of Fountain Valley General Plan, as required per Government Code § 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is provided herein. Only those goals and policies that apply to or have relevance to the proposed development are discussed.

8.1 Circulation Element

Goal 3.3 - Provide a circulation system that supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Policies: - 3.4.3 – Require new development projects to mitigate off-site traffic impacts to the maximum extent feasible in order to maintain the City’s LOS standard.

Policies: - 3.4.6 – Require that driveway access points onto arterial roadways be limited in number and location in order to ensure the smooth and safe flow of vehicles and bicycles.

The Specific Plan site allows for commercial/manufacturing uses as well as housing uses which are compatible with the surrounding uses. Access to all of the properties are provided by a frontage roadway that provides one single access point onto South Harbor Blvd. a major arterial. Self-storage facilities are by nature, one of the lowest traffic generators per square foot than any other manufacturing or commercial facility. Also, as outlined in the Addendum to the adopted Mitigated Negative Declaration, the proposed trip generation traffic count of affordable housing will be less than the trip generation traffic counts in the adopted Mitigation Negative Declaration for the approved Harbor Blvd South Island Specific Plan.

8.2 Growth Management Element

Goal 10.5 - Implementation Programs:

1. Development Mitigation Program- “ensure that all new development pays its share of the costs associated with that development.”

Planning Area 1 has been vacant for years and has primarily been used for outside storage since its conversion from orange groves. Planning Area 2 is currently being used as a building materials sales facility. Planning Area 3 is currently developed as a self-storage facility. All required infrastructure will be paid by the developer/owners and dramatically increase the assessed value of the properties while not impacting the schools, parks or circulation.

8.3 Land Use Element

Goal 2.1 Maintain and enhance high quality development throughout the City.

Policies: 2.1.1- Maintain and continue to enhance high quality mixed use development throughout the City.

Policies: 2.1.2 -Encourage variety, quality, consistency and innovation in land use practice.

Policies: 2.1.3- Promote quality commercial and industrial development.

Policies: 2.11.1 – Minimize the visual impacts of commercial and industrial parking.

Policies: 2.12 - Enhance the City's economic base and business environment.

The Harbor Blvd. South Island Specific Plan development allows for a mixture of uses including commercial/manufacturing type uses as well as affordable housing. The Specific Plan contains design guidelines that will create a unified setting with the thorough and consistent use of building materials and landscaping that are coordinated with the architectural style and be consistent with the principles, policies, and standards of the FVMC.

Parking is contained within the development and screened from the arterials.

Non-conforming uses and site development standards will be addressed pursuant to Section VII of this Specific Plan.

8.4 Air Quality

New construction activities will conform to the Air Quality Element of the General Plan Three-Tiered approach per current AQMD requirements and other mitigations noted in the Mitigated Negative Declaration prepared for the Specific Plan.

8.5 Parks, Recreation and Open Space:

Goal: 4.3 – Conserve, protect and enhance the natural resources in Fountain Valley.

Policies: 4.3.1- Ensure the optimal use and support of the natural resources.

The implementation of the projects both existing and proposed will reutilize developed land and many building structures. New landscaping will be installed along with water quality protective measures that will ensure no impacts to the environment.

8.6 Conservation Element

Goal: 5.1- conserve, protect and enhance the natural resources in Fountain Valley to ensure their optimal use and support to the benefit of all present and future citizens of the City.

Policies: 5.1.1- Develop an environmental mitigation monitoring program to address the natural resources found in Fountain Valley.

The implementation of the developments in the Specific Plan area will have new methods for water conservation, preservation of water quality, establish drainage patterns, eliminate flood hazards and provide state of the art energy conservation methods. Production of solid waste will be minimal.

The landscaping standards will utilize drought resistant plants and only be established where visual screening can be fully recognized thus preserving water. WQMP's will be implemented and eliminate unnecessary run off and water pollution. All new construction will be in conformance with current design standards and building codes that include energy efficient construction and lighting and nonpolluting paints. The addendum and adopted Mitigated Negative Declaration contain mitigation measures for all new development to ensure the highest environmental protection.

8.7 Public Safety

Goal: 6.3 - Minimize risk and damage from flood hazards within the city.

Policies: 6.3.1 – Maintain siting and development standards to reduce risk and damage from flood hazards within the city.

Goal: 6.4 - Minimize fire losses and damage within the City.

New construction will contain all of the current building codes and flooding/fire hazard programs contained within the Uniform Building Codes. This will include new fire hydrants, fire ruck access and state of the art visual monitoring equipment and safety lighting for public security.

8.8 Housing Element

Goal: 2 – Promote and encourage the development of a variety of housing opportunities to accommodate current and projected households.

Policies: 2.a – Promote the construction of additional dwelling units to accommodate Fountain Valley's share of regional housing needs in accordance with adopted land use policies.

Policies: 2.e – Promote development of compatible mixed-use projects with residential

components at medium to high densities within commercial designations, where determined appropriate.

Policies: 2.f – Continue to utilize Planned Community districts or Specific Plans to allow and promote a variety of lot sizes and housing types in new development.

Goal: 3 – Conserve and support affordable housing opportunities in the City.

Policies: 3.a – Promote and expand affordable home ownership opportunities for lower and moderate income households in the City.

Policies: 3.f – Provide regulatory incentives to encourage the development of affordable housing.

8.9 Noise Element

Policies: 7.1.1.d - The City shall minimize potential transportation noise through proper design of street circulation, coordination of routing and other traffic control measures.

The Harbor Blvd. South Island Specific Plan development has been designed with careful consideration to sensitive noise receptors in the nearby neighborhood. The site orientation, construction materials, and building placement and nature of the use will serve to minimize noise impacts in the neighborhood. Mitigation measures outlined in the addendum to the adopted Mitigated Negative Declaration will reduce potentially significant environmental impacts created by the project.