



 |  | **BEACH BOULEVARD SPECIFIC PLAN**

IMPROVE THE BOULEVARD
Set the Course for Beach Boulevard
and the Surrounding West Anaheim Community

Community Advisory Committee (CAC) Meeting #7
West Anaheim Youth Center | May 26, 2016

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Project Team

- **City:**
 - David Belmer | Planning and Building Director
 - Jonathan Borrego, AICP | Planning Services Manager
 - Gustavo Gonzalez, AICP | Senior Planner
- **PlaceWorks:**
 - Karen Gulley | Project Manager
 - Suzanne Schwab, AICP | Assistant Project Manager



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Tonight's Agenda

- Meeting Kick-off
 - Updates on Outreach Efforts and Pending Projects
- Draft Land Use Plan Map and Designations
- Draft Key Zoning and Design Standards
 - Development and Design Requirements
- Public Comments
- Next Meeting

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High School Outreach

- 3 schools over the past 3 months
- Savanna, Western, Magnolia
- Classroom engaged in an activity to design a parcel at the corner of Beach and Ball



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WAND BBQ

- May 14th
- Two exercises for public participation
 - Branding and Streetscape Improvements
 - Vision Priorities



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WAND BBQ

- Feedback:
 - Support for improvements to Beach Boulevard such as more trees, improved crosswalks, signage, and public art
 - Requests to make a unique area like the Packing House
 - Would like to see expanded retail options
 - The area needs an identity
 - Something needs to happen on the Westgate Site

Streetscape and Branding Activity Results		
Rank	Idea	Votes
1.	Improved Sidewalk and Landscaping	93
2.	Public Art/Gateway Pieces	72
3.	Reuse of Historic Signage	55
4.	Improved Crosswalks	48
5.	Improved Landscaping	45
6.	Outdoor Dining	41
7.	Gateway Signage	40
8.	Public Art/Screen Parking Garage	36
9.	Landscaping Median	35
10.	Street Trees and Tree Grates	34
11.	Mid-block Crossing	33
12.	Themed Signage and Lighting	33
13.	Indoor Dining with an Outdoor Feel	33
14.	Benches	30
15.	Bicycle Parking	26
16.	Overhead Intersection Treatment	23
17.	Bus Stop	20
18.	Identify Signage	18
19.	Themed Improvements	17
20.	Themed Improvements 2	16

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Other Updates

- Schweitzer Skate Park
- Westgate



Proposed Schweitzer Skate Park



Westgate site Google Earth image

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Proposed Land Use Plan

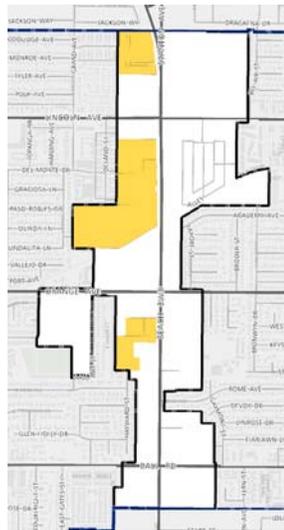
	Land Use Designation	Acres	%
	Residential R-ML	47.7	17%
	Residential R M	50.5	18%
	Commercial	55.4	20%
	Commercial-Residential	10.3	4%
	Mixed-Use	22.8	8%
	Office	2.2	1%
	Office-Residential	6.1	2%
	Park-Open Space	24.9	9%
	Public-Institutional	3.0	1%
	Institutional-Low	13.6	5%
	Water-Flood Control	4.2	1%
	ROW	41.6	15%
	Specific Plan Boundary	282.3	
	City Boundary		



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Low – Medium Residential

- Is intended to provide an attractive, healthy, and safe environment for attached single-family and multiple family units as either condominiums or apartments.
- Allows for a range of housing types, including attached single-family townhouses, duplex or triplex buildings, and courtyard housing, and mobile home parks up to 18 dwelling units per acre.



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Low – Medium Residential

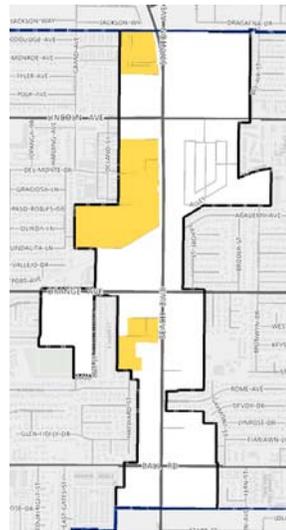
DEVELOPMENT STANDARDS	Low-Medium Residential
DU/AC	6.5 – 18
Height	40' Limit 1-3 Stories
Min. Front Setback	15'
Min. Rear Setback	10'
Parking Standard	Per City Code



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Low – Medium Residential

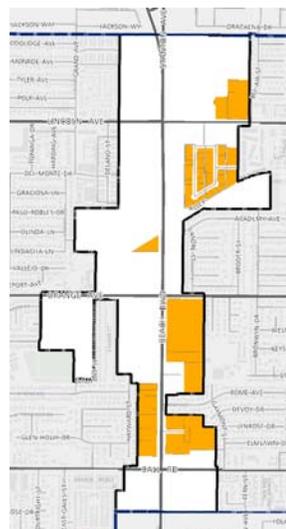
DESIGN STANDARDS	Low-Medium Residential
	Minimum 15' front setback to be landscaped and may include open fencing, or a combination of solid and open fencing up to 5'
	There must be direct pedestrian access to the project from Beach Boulevard



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Medium Residential

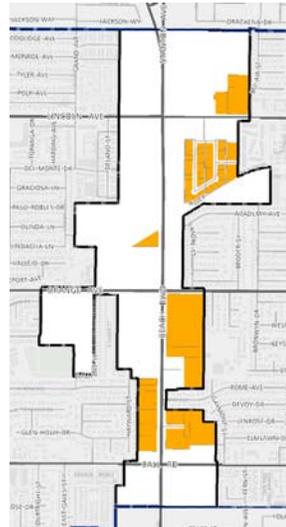
- Is intended to provide for quality, well-designed multifamily living environments, as either condominiums or apartments, near transit and other services.
- This designation allows for a variety of housing types, including townhomes, courtyard housing, and stacked flats up to 36 dwelling units per acre.



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Medium Residential

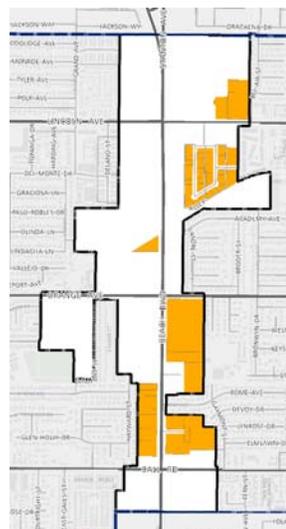
DEVELOPMENT STANDARDS	Medium Residential
DU/AC	18 – 36
Height	40' Limit 2-3 Stories
Min. Front Setback	10'
Min. Rear Setback	15'
Parking Standard	Per City Code



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Medium Residential

DESIGN STANDARDS	Medium Residential
If adjacent to single-family zone, one of the following options will apply to rear setback:	
<ul style="list-style-type: none"> • Windows, balconies or similar openings will be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line • The third floor will be stepped back by a minimum of 10 feet' 	



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Mixed-Use

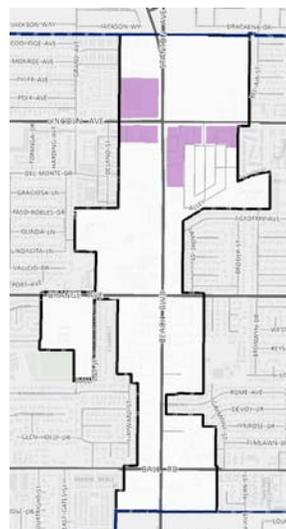
- Provides for a mix of uses including residential, commercial, services, hotel, and professional office uses in a high quality environment. Focus is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment.
- Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use.



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Mixed-Use

- Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage.
- Typical residential uses could include stacked flats, live-work units, townhouses, and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities.



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Mixed-Use

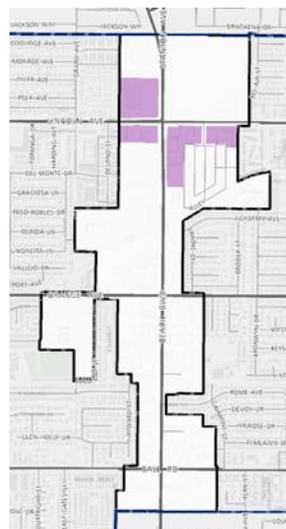
DEVELOPMENT STANDARDS	Mixed-Use
DU/AC	36 – 60 *Projects over 2 acres in size will require a mix of uses
Height	55' Limit 2-4 Stories
Min. Front Setback	10' Min.: 25' Max.
Min. Rear Setback	15'
Parking Standard	Per City Code, reductions for mixed-use permitted by parking study



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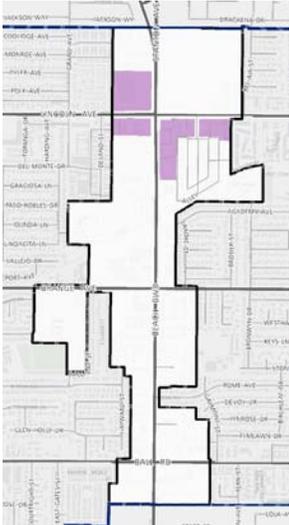
Mixed-Use

DESIGN STANDARDS	Mixed-Use
<p>If adjacent to single-family zone, one of the following options will apply to rear setback:</p> <ul style="list-style-type: none"> • Windows, balconies or similar openings will be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line • The third floor will be stepped back by a minimum of 10 feet' <p>Sites with multiple buildings will be clustered to the extent possible with shared outdoor spaces and direct pedestrian access between uses and from parking areas</p>	



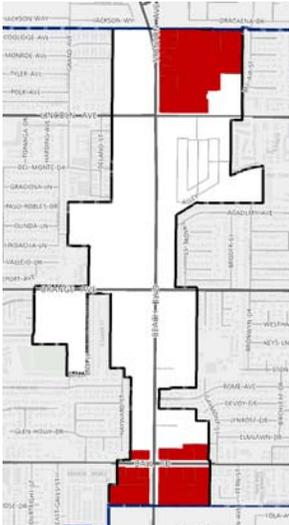
19

Mixed-Use

DESIGN STANDARDS	Mixed-Use
<p>Outdoor dining must be separated from the sidewalk with either a low fence or wall, be incorporated into a courtyard, or be located on a terrace</p> <p>Buildings will be oriented to the street</p> <p>Surface commercial parking will be located to the side or rear of a building. Parking areas abutting streets will be screened by a buffer consisting of earth mounding, landscaping, low decorative walls, or combination</p>	 <p>20</p>

Commercial

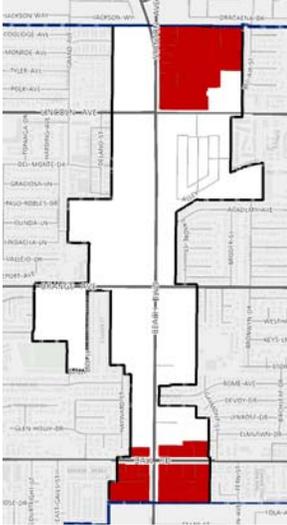
- Is generally located at the major intersections and is intended to provide for the daily shopping, dining, and service commercial needs of the residents and business community in the area.
- Also allows for large-scale commercial uses, entertainment, and commercial recreation uses that also serve the local tourism market.
- Allowed uses include grocery stores, specialty shops, restaurants, coffee houses, theatre, home goods stores, and a range of services.
- Projects should be designed to encourage pedestrian use by providing good connectivity within and to the site, with buildings clustered and close to the street.



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Commercial

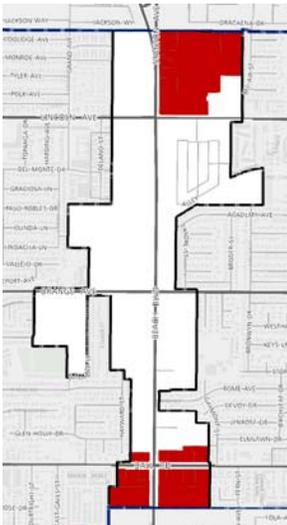
DEVELOPMENT STANDARDS	Commercial
Height	45' Limit
Min. Front Setback	5' Min., 20' Max. (for 60% of the primary property frontage along Beach Blvd)
Min. Rear Setback	25' Min.: No Max.
Parking Standard	4 spaces/1,000 square feet – includes restaurants up 40% of total gross floor area



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Commercial

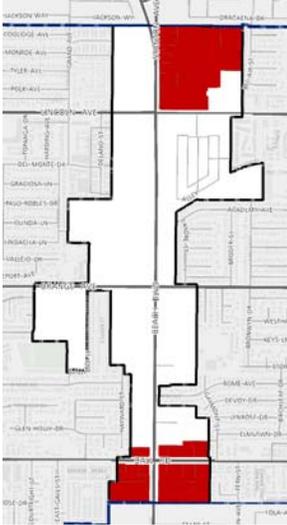
DESIGN STANDARDS	Commercial
<p>Outdoor dining must be separated from the sidewalk with either a low fence or wall, be incorporated into a courtyard, or be located on a terrace</p> <p>If adjacent to SF Zone, max height limit is 2 stories or 28' within 30' of property line</p> <p>Sites with multiple buildings will be clustered to the extent possible with shared outdoor spaces and direct pedestrian access between uses, from parking areas, and from the street</p>	



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Commercial

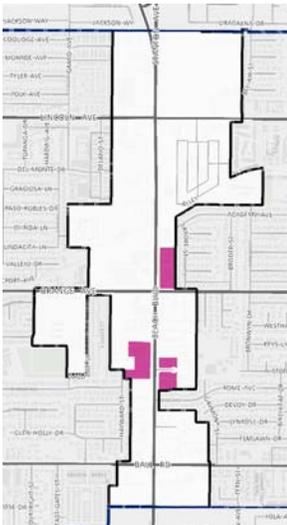
DESIGN STANDARDS	Commercial
Buildings will be oriented to the street	
Parking will be located to the side or rear of a building. Parking areas abutting streets will be screened by a buffer consisting of earth mounding, landscaping, low decorative walls, or combination	



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Commercial – Residential

- Is intended to allow flexibility in zoning for parcels that could transition from commercial uses to residential or a mix of residential and commercial development.
- The designation will continue to allow for a range of community-serving retail and service commercial uses.
- Also allows residential in either a standalone or mixed-use configuration up to 36 dwelling units per acre, subject to the same standards as the Medium Residential zone.



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Commercial – Residential

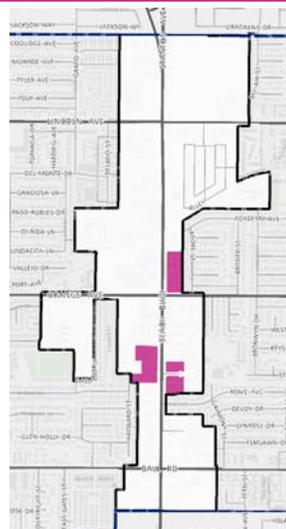
DEVELOPMENT STANDARDS	Commercial – Residential	
	Commercial:	Residential:
DU/AC	N/A	18 – 36
Height	35' Limit 2-3 Stories	40' Limit 2-3 Stories
Min. Front Setback	5' Min., 20' Max. (for 60% of the primary property frontage along Beach Blvd)	10' Min., 20' Max.
Min. Rear Setback	15' Min.: No Max.	
Parking Standard	4 spaces/1,000 square feet – includes restaurants up 40% of total gross floor area	Per City Code



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Commercial – Residential

DESIGN STANDARDS	Commercial – Residential
	Same setback requirements as the Medium Residential and Mixed-Use zones when development it proposed adjacent to single family homes
	Same outdoor dining separation requirements as Mixed-Use
	Same clustered development and building orientation requirements as Mixed-Use



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Commercial – Residential

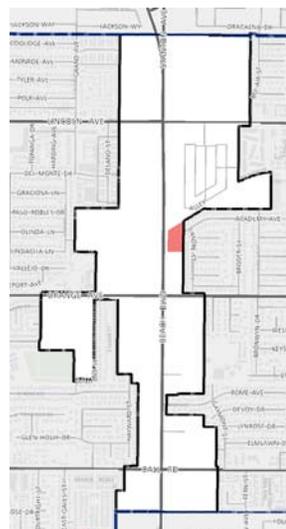
DESIGN STANDARDS	Commercial – Residential
	Site planning will accommodate access to/from commercial development on adjoining properties to the extent feasible
	Commercial parking will be located to the side or rear of a building. Parking areas abutting streets will be screened by a buffer consisting of earth mounding, landscaping, low decorative walls, or combination
	Driveway access into the site will be shared with adjoining non-residentially zoned properties wherever feasible



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Office

- Allows for a variety of small-scale office uses, including legal services, insurance services, real estate, and medical or dental offices and other support services.



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Office

DEVELOPMENT STANDARDS	Office
Height	40' Limit 2-3 Stories
Min. Front Setback	5' Min., 20' Max. (for 60% of the primary property frontage along Beach Blvd)
Min. Rear Setback	15' Min., No Max.
Parking Standard	Per City Code

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Office

DESIGN STANDARDS	Office
<p>If adjacent to single-family zone, one of the following options will apply to rear setback:</p> <ul style="list-style-type: none"> Windows, balconies or similar openings will be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line The third floor will be stepped back by a minimum of 10 feet 	

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Office – Residential

- Is intended to allow flexibility in zoning for parcels that could transition from medical office uses to residential development.
- Office designation will allow the medical office use to remain.
- The residential component allows property owners to redevelop the area for a range of multi-family residential housing types, including courtyard housing, townhomes, and stacked flats up to 60 dwelling units per acre.
- Any new development will be required to upgrade the façade of the existing parking structure, if it is proposed to remain.



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Office – Residential

DEVELOPMENT STANDARDS	Office – Residential	
	Office:	Residential:
DU/AC	N/A	36 – 60
Height	5' Limit 2-4 Stories with 3 stories max. within 100' of SF Zone	
Min. Front Setback	5' Min.: 20' Max. (for 60% of the primary property frontage along Beach Blvd)	10' Min.: 25' Max.
Min. Rear Setback	15' Min.: No Max.	
Parking Standard	Per City Code	Per City Code



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Other Uses

- **Park-Open Space:** provides for active and passive public park and open space areas including Twila Reid and Schweitzer Park. It includes ancillary public buildings and facilities, such as a fire station and small recreation buildings.
- **Institutional-Low:** is intended to accommodate the hospital, nursing home, assisted living facilities, as well as medical related uses in a clustered activity center to support the health care needs of West Anaheim and the surrounding area.
- **Public:** Provides for public facilities, such as the West Anaheim Youth Center.
- **Water:** Designation for the flood control channel.



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Public Comment

- 10 Minutes



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Administration and Next Steps

- Next Meeting:
 - Wednesday, June 29th
 - 6:30 to 8:30 p.m.
 - West Anaheim Youth Center

- Mark Your Calendar! Planning Commission Workshop
 - Monday, June 13, 2016
 - 5pm
 - City Council Chambers 200 S. Anaheim Blvd.

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