

ORDINANCE NO. 4345

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON
BEACH AMENDING THE HOLLY-SEACLIFF SPECIFIC PLAN TO REZONE
THE REAL PROPERTY LOCATED AT 19026 GOLDENWEST STREET FROM
INDUSTRIAL (I) TO COMMERCIAL (C)
(ZONING TEXT AMENDMENT NO. 20-002)

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 20-002, which rezones the property located at 19026 Goldenwest Street from Industrial (I) to Commercial (C) within Holly-Seacliff Specific Plan; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

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

SECTION 1. That the real property that is the subject of this ordinance is located at 19026 Goldenwest Street and is more particularly described in the legal description and map attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2. That the zoning designation of the Subject Property is hereby changed from Industrial (I) to Commercial (C) within Holly-Seacliff Specific Plan (Exhibit B).

SECTION 3. That the Holly-Seacliff Specific Plan is hereby amended to reflect Zoning Map Amendment No. 20-002 as described herein. The Director of Community Development is hereby directed to prepare and file an amended Holly-Seacliff Specific Plan. A copy of the modified Specific Plan shall be available for inspection in the Office of the City Clerk.

SECTION 4. This ordinance shall become effective 30 days after its adoption.

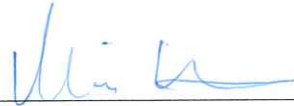
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2025.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

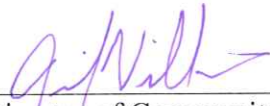


City Attorney 

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



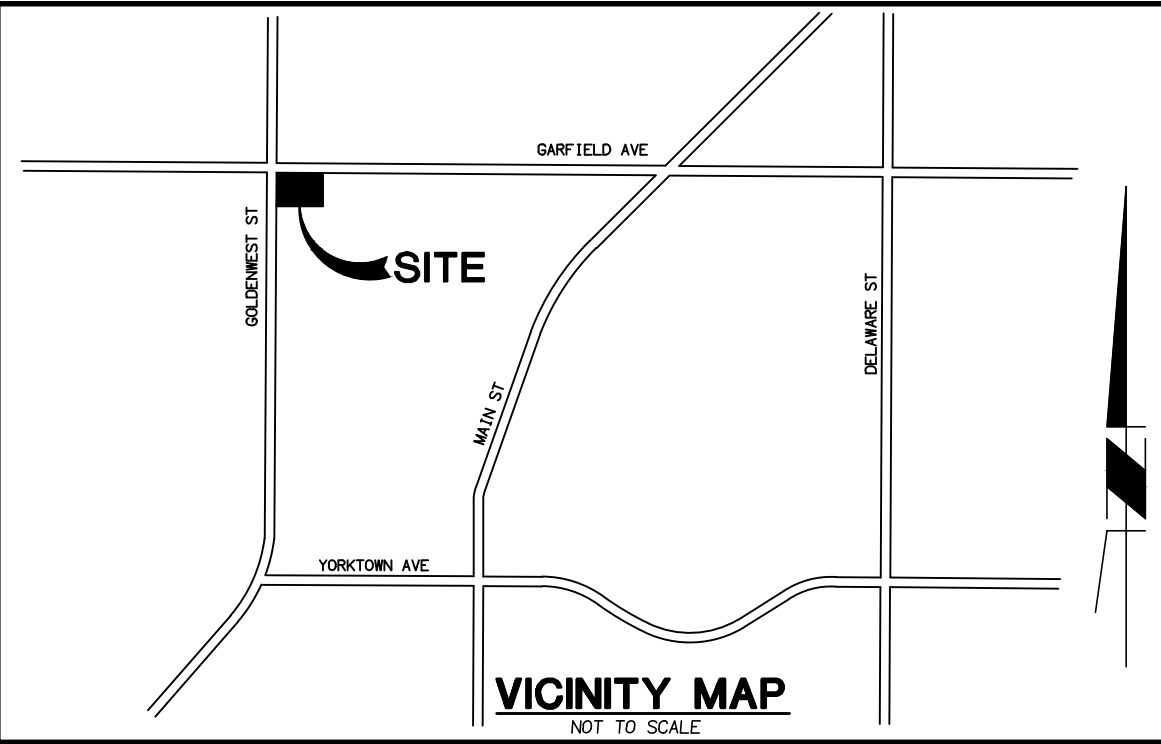
Director of Community Development

ATTACHMENTS:

Exhibit A: Legal Description and Map
Exhibit B: Amended Holly-Seacliff Specific Plan

TENTATIVE PARCEL MAP NO. 2021-103

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 7 AND 8 IN BLOCK "D" OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL AND ANY CLAIM, RIGHT, TITLE AND INTEREST IN AND TO ALL RIGHTS OF SURFACE ENTRY TO A DEPTH OF 500.00 FEET BELOW IN QUITCLAIM DEED RECORDED AUGUST 25, 1994 AS INSTRUMENT NO. 94-525611 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS 9 AND 10 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

LOT 11 IN BLOCK D OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 4:

LOT 13 IN BLOCK "D" OF GARFIELD ADDITION TO HUNTINGTON BEACH, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:

THE EASTERLY 20.00 FEET OF LOT 12 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPT THE NORTHERLY 28.00 FEET THEREOF.

ALSO EXCEPT THAT PORTION LYING NORTHWESTERLY OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 32.00 FEET AND WHICH IS TANGENT AT ITS SOUTHERLY TERMINUS TO THE WESTERLY LINE OF SAID LOT 12 AND TANGENT AT ITS EASTERLY TERMINUS TO THE SOUTHERLY LINE OF SAID NORTHERLY 28.00 FEET OF LOT 12.

PARCEL 6:

THE PORTION OF LOT 28 IN BLOCK D OF "GARFIELD STREET ADDITION TO HUNTINGTON BEACH", IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, LYING WESTERLY OF THE EAST LINE OF THE WEST HALF OF SAID LOT 28 AND EASTERLY OF A LINE PARALLEL WITH AND 60.00 FEET EAST, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN.

PROPERTY ADDRESS:

111-130-08
111-130-09
111-130-10
111-130-14
111-130-39

ASSESSOR'S PARCEL NUMBERS:

APN: 111-130-07
111-130-08
111-130-09
111-130-10
111-130-14
111-130-39

LOT AREA:

GROSS: 1.549 ACRES
NET: 1.328 ACRES

GENERAL NOTES

- EXISTING LAND USE: INDUSTRIAL-SP
- PROPOSED LAND USE: COMMERCIAL-SP
- EXISTING ZONING: SP9
- WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: FRONTIER
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
- ALL PARCELS SHALL BE OWNER OR OWNER ASSOCIATION MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALBUQUERQUE EARTHQUAKE FAULT ZONING ACT
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 0605900242K EFFECTIVE 3/3/2019.
- ASSESSOR'S PARCEL NUMBER: 111-130-07, -08, -09, -10, -14 & -39

BENCHMARK:

O.C.S. BENCHMARK NO.: 1H-151-04
ELEV: 72.072 (NAVD88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION G.P.S. NO. 5051 AND STATION G.P.S. NO. 5052, BEING NORTH 89°43'02" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD. (2017.50 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE, MULTIPLY GROUND DISTANCE BY 0.99997519.

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

BOBBIE G. WILLIAMS AND VALLEE J. WILLIAMS TRUST
4952 WARNER AVE., SUITE 223
HUNTINGTON BEACH, CA 92649

BY:

DATE:

OWNER/SUBDIVIDER:

BOBBIE G. WILLIAMS AND VALLEE J. WILLIAMS TRUST
4952 WARNER AVE., SUITE 223
HUNTINGTON BEACH, CA 92649
PHONE: (714) 840-0751

PREPARED BY:



ADVANCED
CIVIL GROUP

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

R. STEVEN AUSTIN, PE
RCE 68795

7/15/2025

DATE



SCALE: 1" = 20'
DATE: 4/1/2025
GROSS AREA: +/- 1.549 AC
CONTOURS: 1 FOOT
TOTAL PARCELS: 2 NUMBERED
2 LETTERED

PROPOSED BOUNDARY TENTATIVE PARCEL MAP NO. 2021-103 IN THE CITY OF HUNTINGTON BEACH, CALIFORNIA

LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR RIGHT-OF-WAY LINE
- PR PROPERTY LINE
- PR PROPERTY LINE TO REMOVE
- SS PR SEWER LINE
- DW PR DOMESTIC WATER LINE
- FW PR FIRE WATER LINE
- RW PR RECYCLED WATER LINE
- SD PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

EXISTING EASEMENTS

- 4" IRRIGATION AND POLE LINE EASEMENT PER GARFIELD STREET ADDITION TO HUNTINGTON BEACH, M.M. 7, PGS. 27 AND 28
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY RECORDED SEPTEMBER 7, 1920 IN BOOK 377, PAGE 303 OF OFFICIAL RECORDS OVER LOT 28 IN BLOCK D OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH ON A MAP RECORDED IN BOOK 7, PAGE 27 AND 28 OF OFFICIAL RECORDS OF ORANGE COUNTY.

PROPOSED RIGHT-OF-WAY DEDICATION

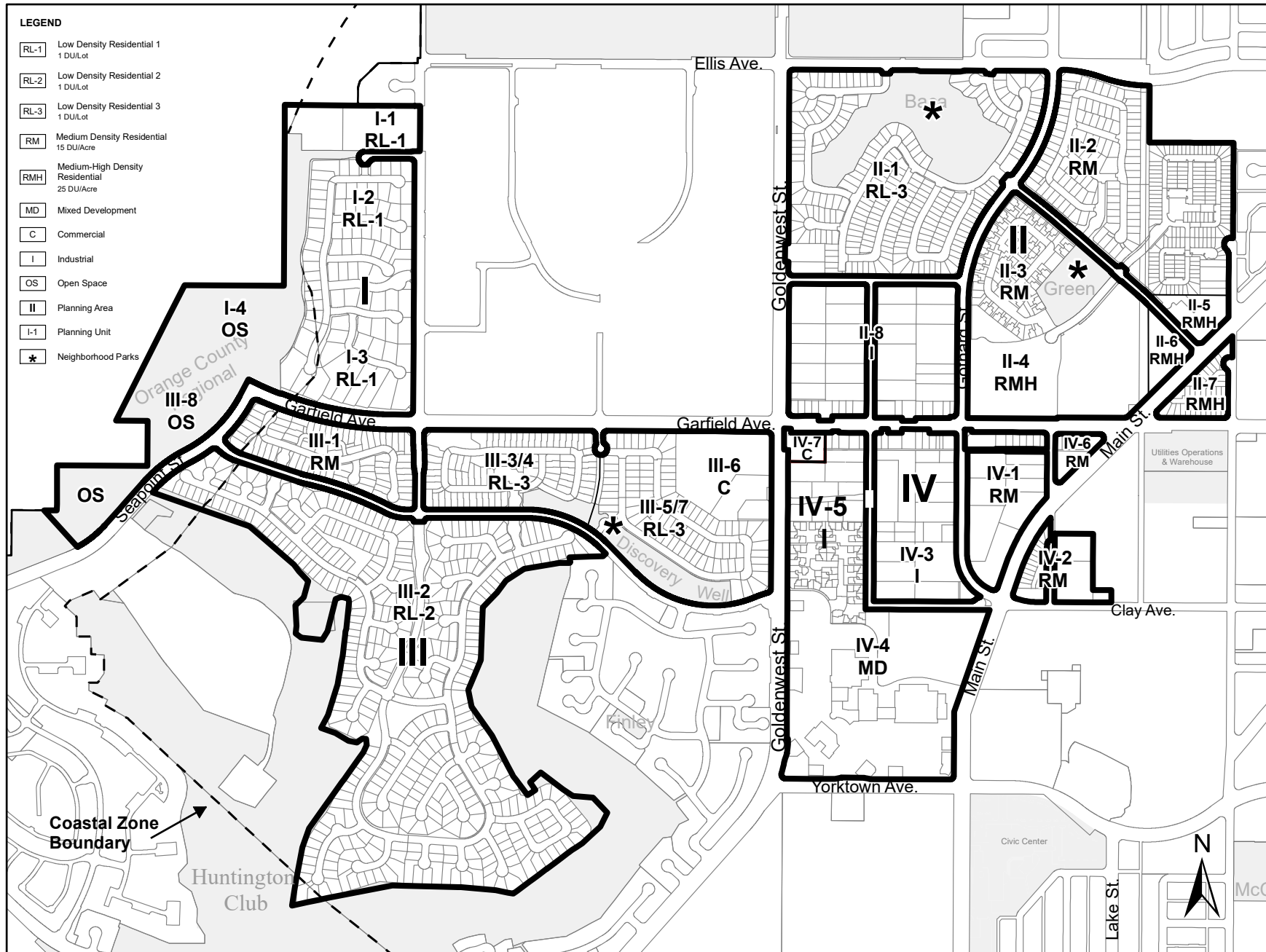
LOT A - PROPOSED GARFIELD AVENUE RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH
LOT B - PROPOSED GOLDEN WEST STREET RIGHT-OF-WAY DEDICATION TO CITY OF HUNTINGTON BEACH

CLAY AVE

SCALE: 1"=20'

SPECIFIC PLAN**AMENDMENTS**

<u>Date</u>	<u>Ordinance No.</u>
Adopted April 20, 1992	Ordinance No. 3128
Amended May 19, 1992	Ordinance No. 3145
Amended September 21, 1992	Ordinance No. 3170
Amended August 2, 1994	Ordinance No. 3243
Amended August 15, 1994	Ordinance No. 3244
Amended June 1, 1995	Ordinance No. 3280
Amended April 7, 1997	Ordinance No. 3350
Amended July 6, 1998	Ordinance No. 3400 Ordinance No. 3402
Amended July 5, 2022	Ordinance No. 4256
Amended January 20, 2026	Ordinance No. 4345



CITY OF HUNTINGTON BEACH

GENERAL DEVELOPMENT PLAN

HOLLY-SEACLIFF AREA SPECIFIC PLAN

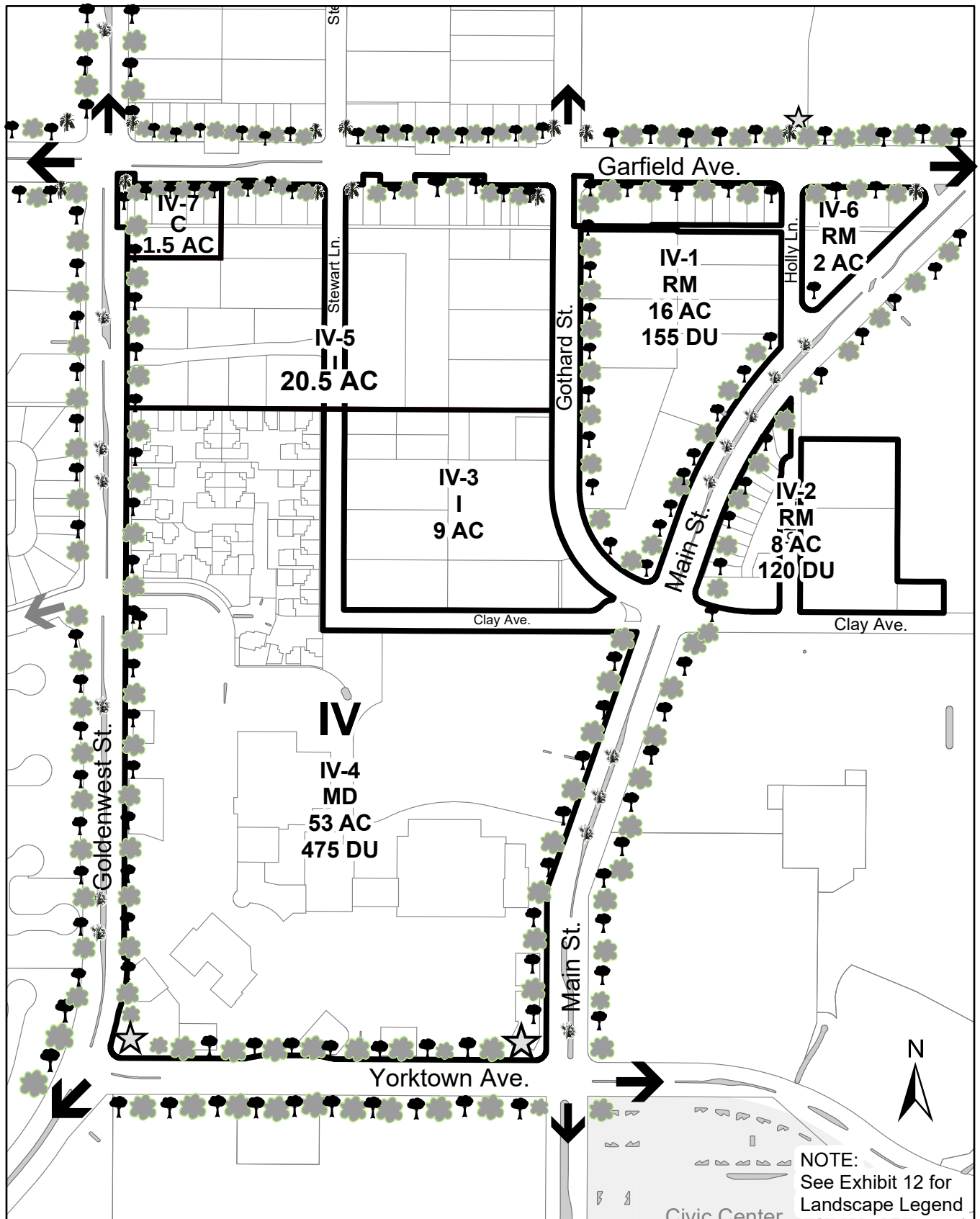
Exhibit 3

TABLE 1
HOLLY-SEACLIFF SPECIFIC PLAN
LAND USE TABLE

PLANNING AREA	PLANNING UNIT	LAND USE CATEGORY	GROSS ACRES	TOTAL UNITS	MAXIMUM GROSS DENSITY	AVERAGE GROSS DENSITY	DEV. STANDS. (PAGE)
I	I-1	RESIDENTIAL-LOW DENSITY 1	6	15	4	2.5	III-10
	I-2	RESIDENTIAL-LOW DENSITY 1	26	90	4	3.5	III-10
	I-3	RESIDENTIAL-LOW DENSITY 1	16	55	4	3.4	III-10
	I-4	OPEN SPACE	16				III-32
	SUBTOTAL		64	160			
II	II-1	RESIDENTIAL-LOW DENSITY 3	62*	310	7	4.1	III-46
	II-2	RESIDENTIAL-MEDIUM DENSITY	40	415	15	11.0	III-20
	II-3	RESIDENTIAL-MEDIUM DENSITY	34*	390	15	13.0	III-20
	II-4	RESIDENTIAL-MEDIUM-HIGH DENSITY	9	170	25	16.6	III-23
	II-5	RESIDENTIAL-MEDIUM-HIGH DENSITY	4	75	25	18.8	III-23
	II-6	RESIDENTIAL-MEDIUM-HIGH DENSITY	4	75	25	18.8	III-23
	II-7	RESIDENTIAL-MEDIUM-HIGH DENSITY	6	100	25	16.6	III-23
	II-8	INDUSTRIAL	32				III-31
	SUBTOTAL		191	1,535			
III	III-1	RESIDENTIAL-MEDIUM DENSITY	19	285	15	15.0	III-20
	III-2	RESIDENTIAL-LOW DENSITY 2	105	397	7	3.8	III-13
	III-3/4	RESIDENTIAL-LOW DENSITY 3	21	86	5	5	III-16
	III-5/7	RESIDENTIAL-LOW DENSITY 3	26**	119	5	5	III-16
	III-6	COMMERCIAL	11				III-31
	III-8	OPEN SPACE	16				III-32
	SUBTOTAL		198	887			
IV	IV-1	RESIDENTIAL-MEDIUM DENSITY	16	155	15	9.7	III-20
	IV-2	RESIDENTIAL-MEDIUM DENSITY	8	120	15	15.0	III-20
	IV-3	INDUSTRIAL	9				III-31
	IV-4	MIXED DEVELOPMENT	53	165	25	14.4	III-25
	IV-5	INDUSTRIAL	20.5				III-31
	IV-6	RESIDENTIAL-MEDIUM DENSITY	2	35	16.59	16.59	III-20
	IV-7	COMMERCIAL	1.5				III-31
	SUBTOTAL		110	475			
	TOTAL		563	3,057			

* Includes 4-acre Neighborhood Park

** Includes 5-acre Neighborhood Park



3. Commercial Land Uses

Commercial land uses within the Holly-Seacliff Specific Plan Area are planned along Garfield Ave. within Planning Areas III & IV. The uses for these sites are expected to be those characteristic of a neighborhood commercial center, designed mainly to meet the local community shopping needs and reduce trips outside of the project area.

4. Industrial

The Industrial area, which currently is the center of oil production and oil-related services and storage uses, is intended to be developed as light industrial. The Industrial land uses within Holly-Seacliff are located at the intersection of Garfield Avenue and Goldenwest Street and Clay Avenue and Stewart Street, within Planning Areas II and IV.

5. Open Space

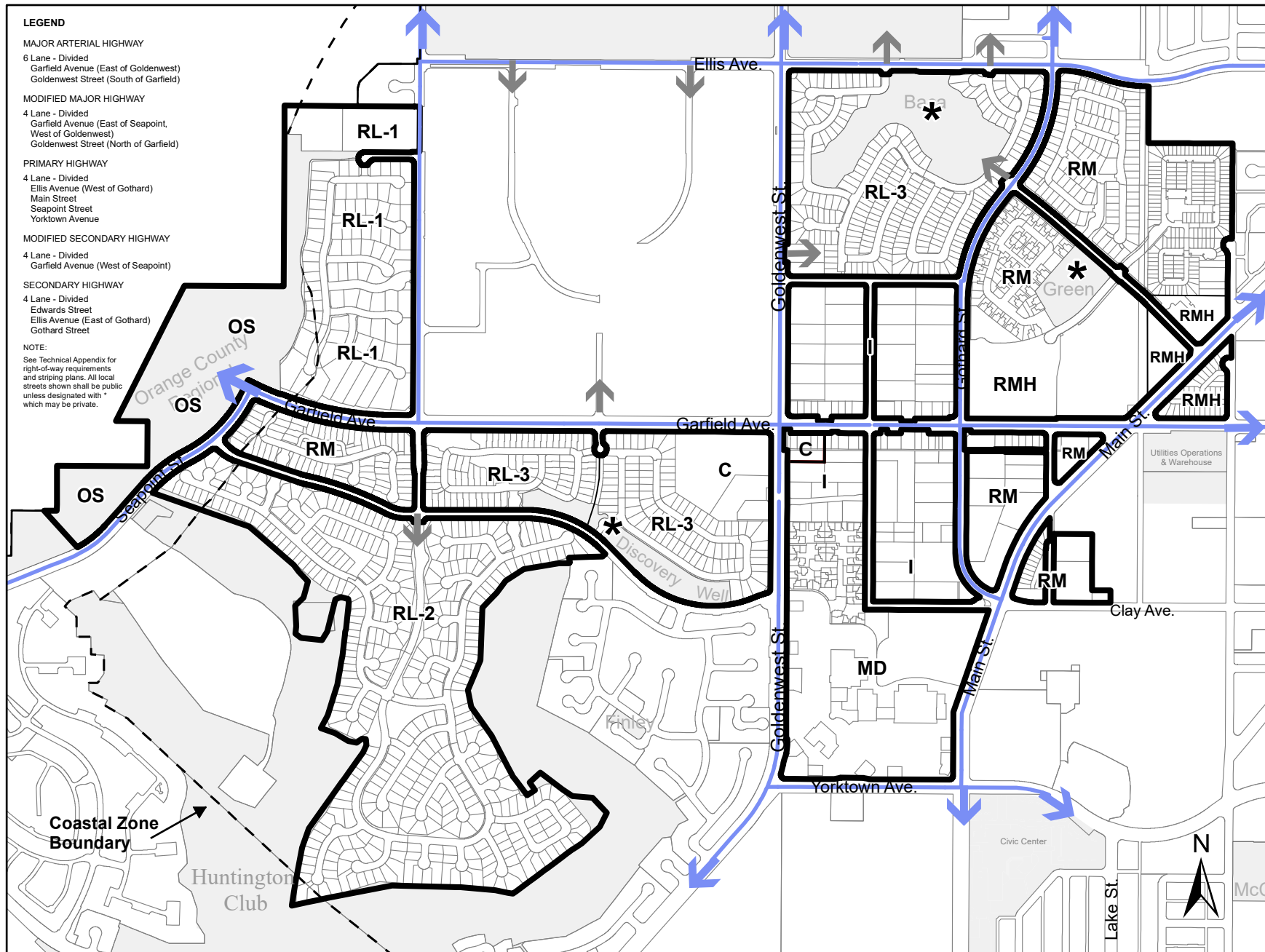
Open Space areas are designated within Planning Areas I and III. These areas are planned to be incorporated into the Bolsa Chica Linear Regional Park which will feature trails and passive recreation uses.

C. Circulation Plan

The Circulation Plan, Exhibit 8, depicts the general alignments and classifications of arterial highways within the Specific Plan area. The Circulation Plan is in accordance with provisions contained in the Holly- Seacliff Development Agreement 90-1. The Development Agreement provides a phasing plan for street improvements to correspond to the phased development in the Specific Plan area and to comply with and satisfy mitigation measures contained in Final Environmental Impact Report No. 89-1. Additionally, as stated in the Development Agreement, development projects within the Specific Plan area will be conditioned to participate in construction or fair-share funding associated with required infrastructure improvements needed to serve the Holly-Seacliff area.

The overall circulation concept relies on a hierarchy of circulation features ranging from major arterials to local residential streets. The system is designed to accommodate City-generated through-traffic while discouraging intrusion into individual neighborhood areas. Orange County Transit District bus stops shall be provided at locations as shown on Exhibit 12. Additional bus stops may be required at the time of development.

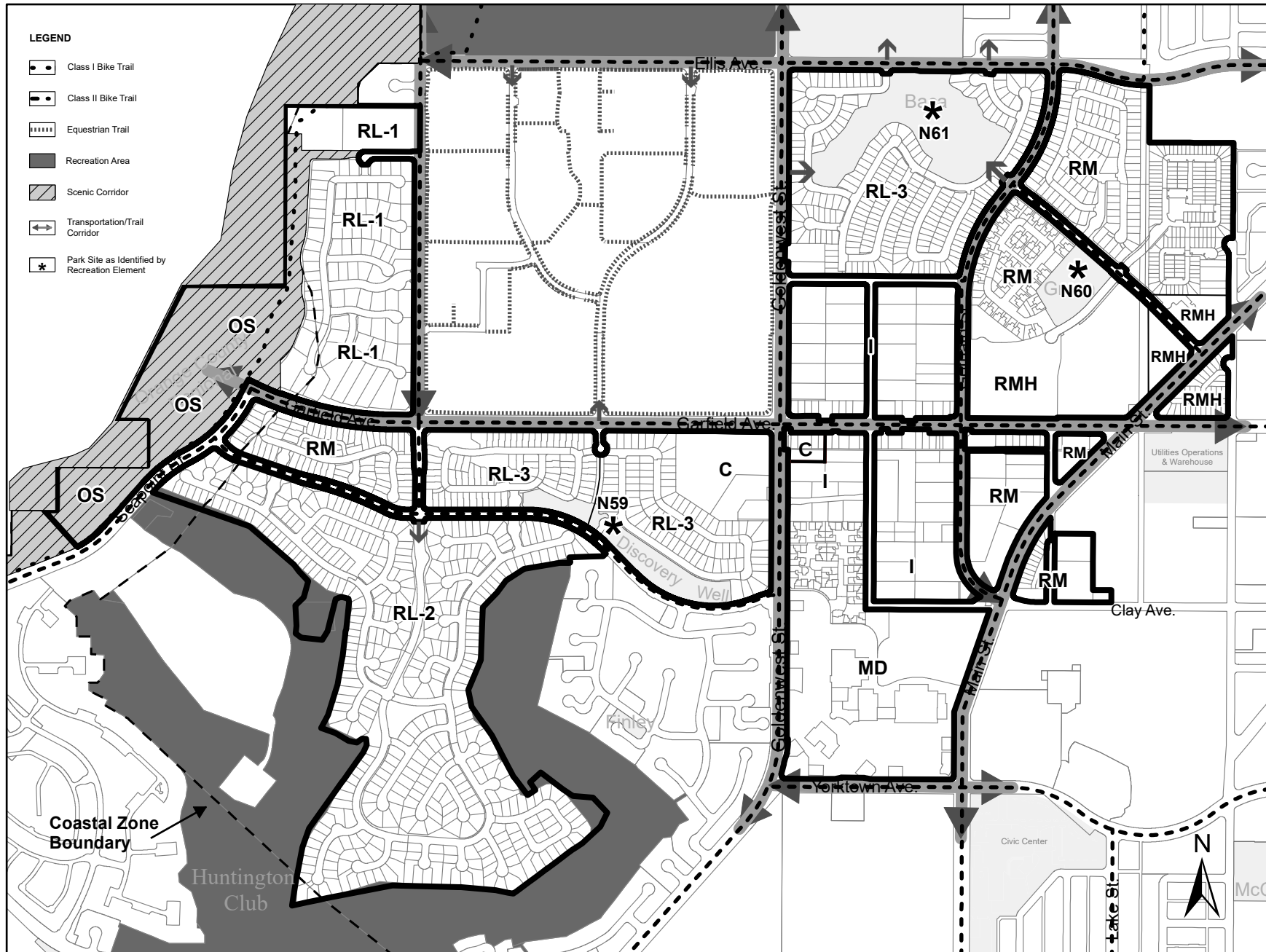
A transportation corridor has been designated within Planning Area II. See Development Standards for Residential Medium and Medium High Densities for details. All streets shown on the Circulation Plan are public streets unless otherwise indicated. All public streets shall be developed to local street standards (as a minimum) as shown on the Standard Plans of the Public Works Department. All new traffic signals installed as part of

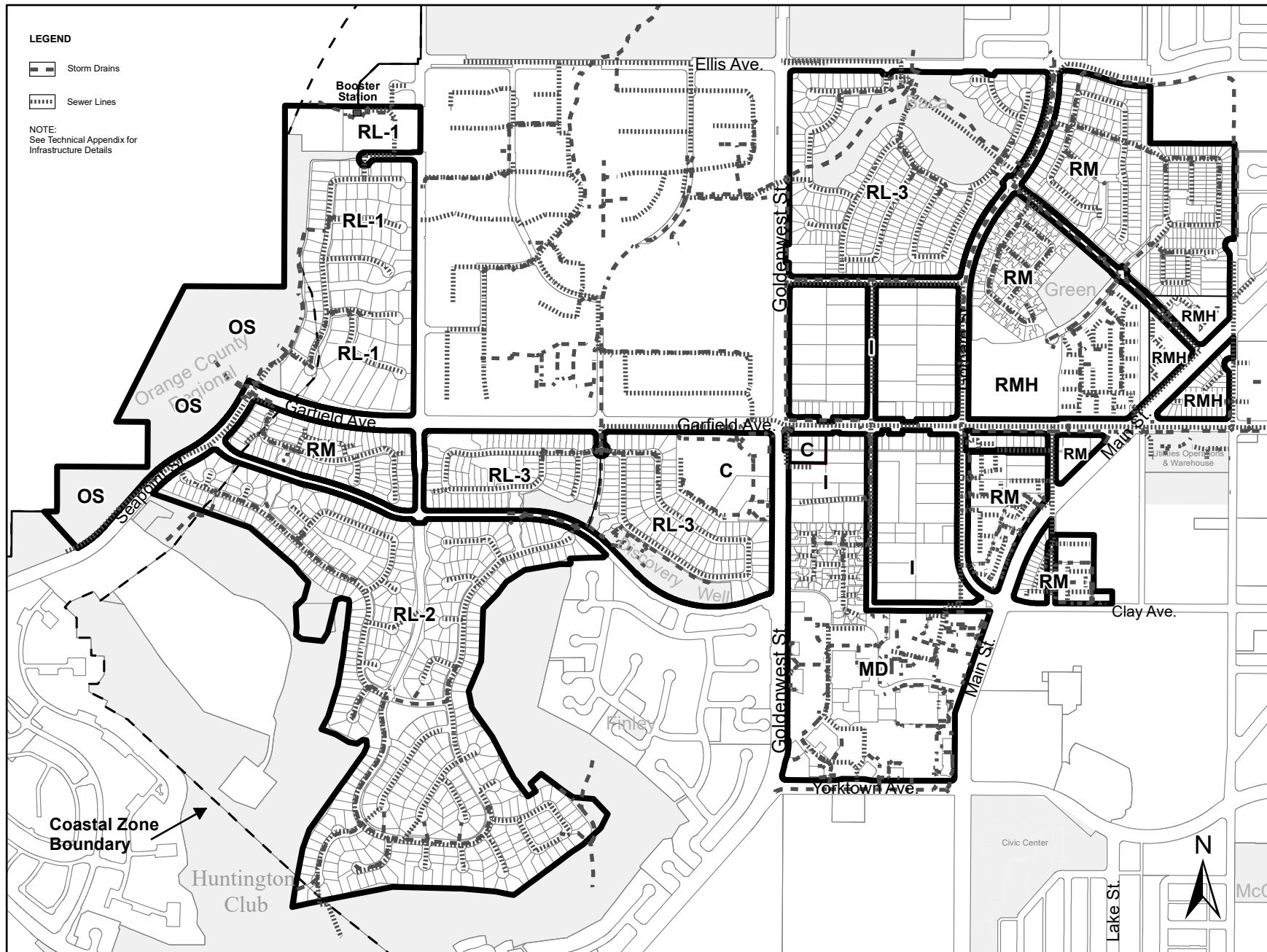


CITY OF HUNTINGTON BEACH

CIRCULATION PLAN

HOLLY-SEACLIFF AREA SPECIFIC PLAN



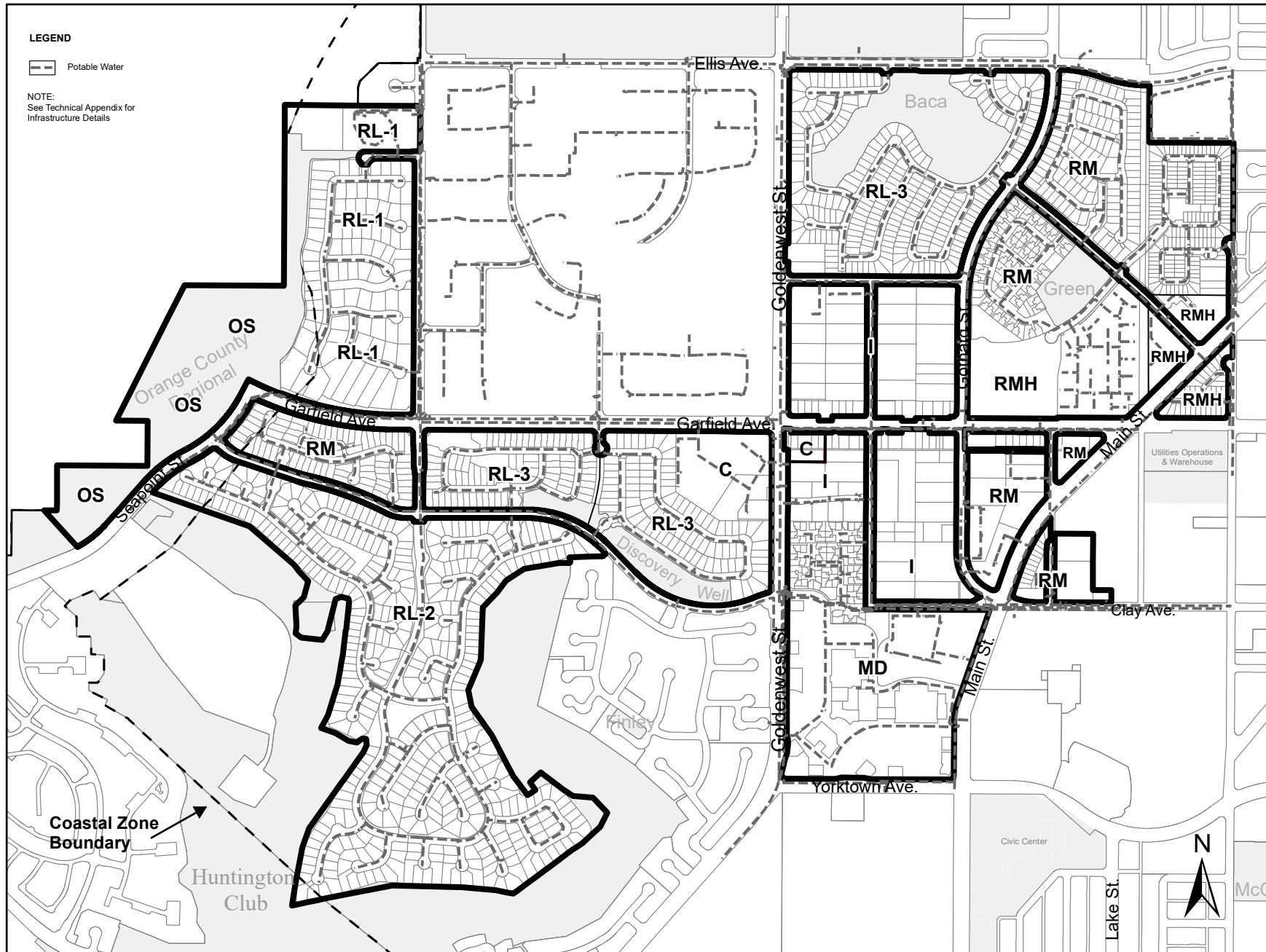


Drainage and Sewer Systems INFRASTRUCTURE SCHEMATIC PLAN

CITY OF HUNTINGTON BEACH

HOLLY-SEACLIFF AREA SPECIFIC PLAN

Exhibit 10



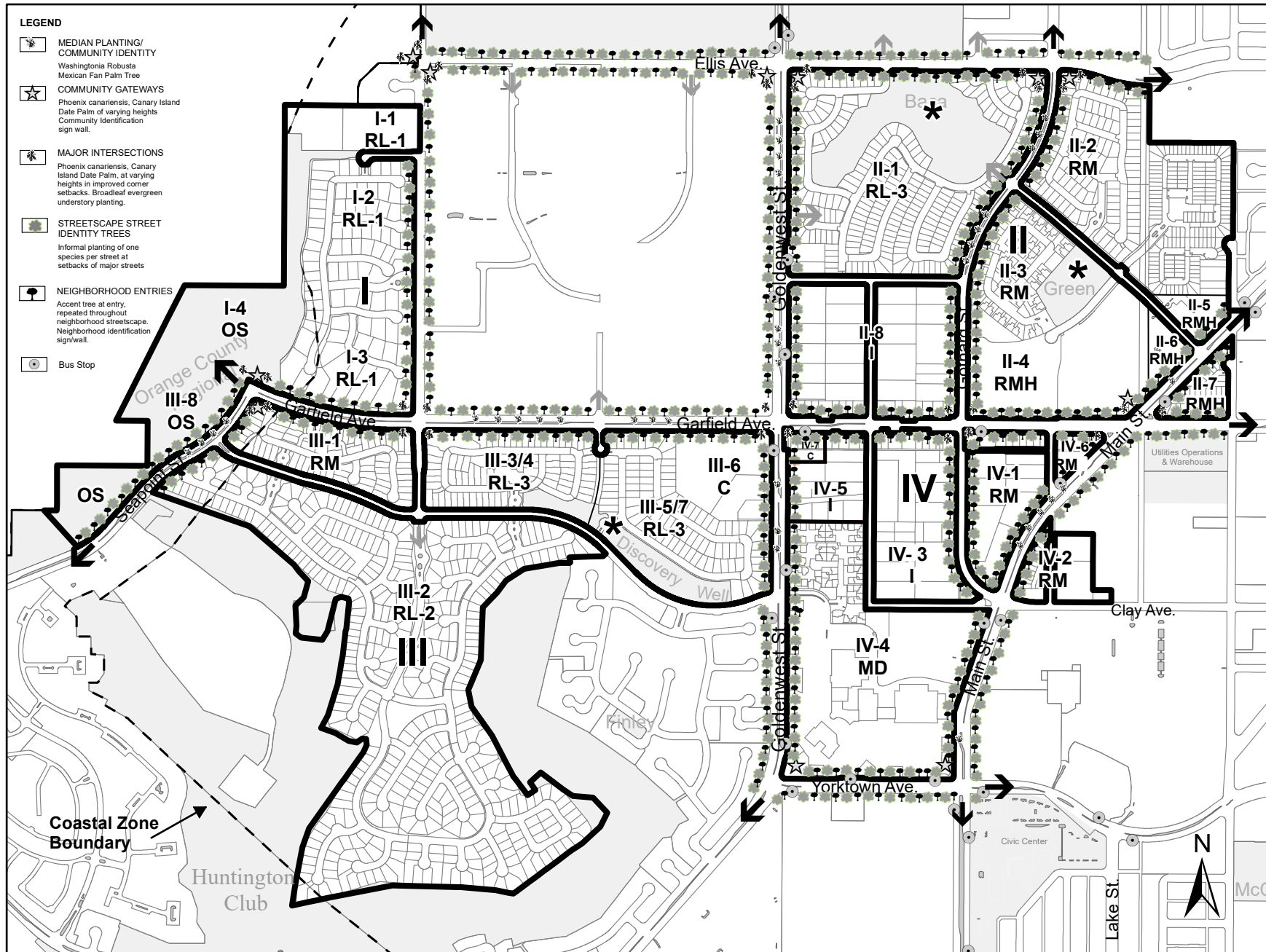


Table 2
Development Phasing Plan

PLANNING AREA	ACRES	USE	TOTAL DWELLING UNITS	EXISTING DWELLING UNITS	PHASE I 1990-1993	PHASE II 1994-1997	PHASE III 1998-2025
I	48	RESIDENTIAL	160		20	90	50
	16	OPEN SPACE			*		
II	159	RESIDENTIAL	1,535		300	985	250
	32	INDUSTRIAL			*		
III	175	RESIDENTIAL	1,450		150	750	550
	7	COMMERCIAL				*	
	16	OPEN SPACE			*		
IV	24	RESIDENTIAL	785	65	150	300	270
	53	MIXED USE				*	
	29.5	INDUSTRIAL				*	
	2	RESIDENTIAL				*	
	1.5	COMMERCIAL					*
TOTAL	565		3,930	65	620	2,125	1,120

***INDICATES TIMING OF NON-RESIDENTIAL USES.**