

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
TBD	Ordinance No. XXXX

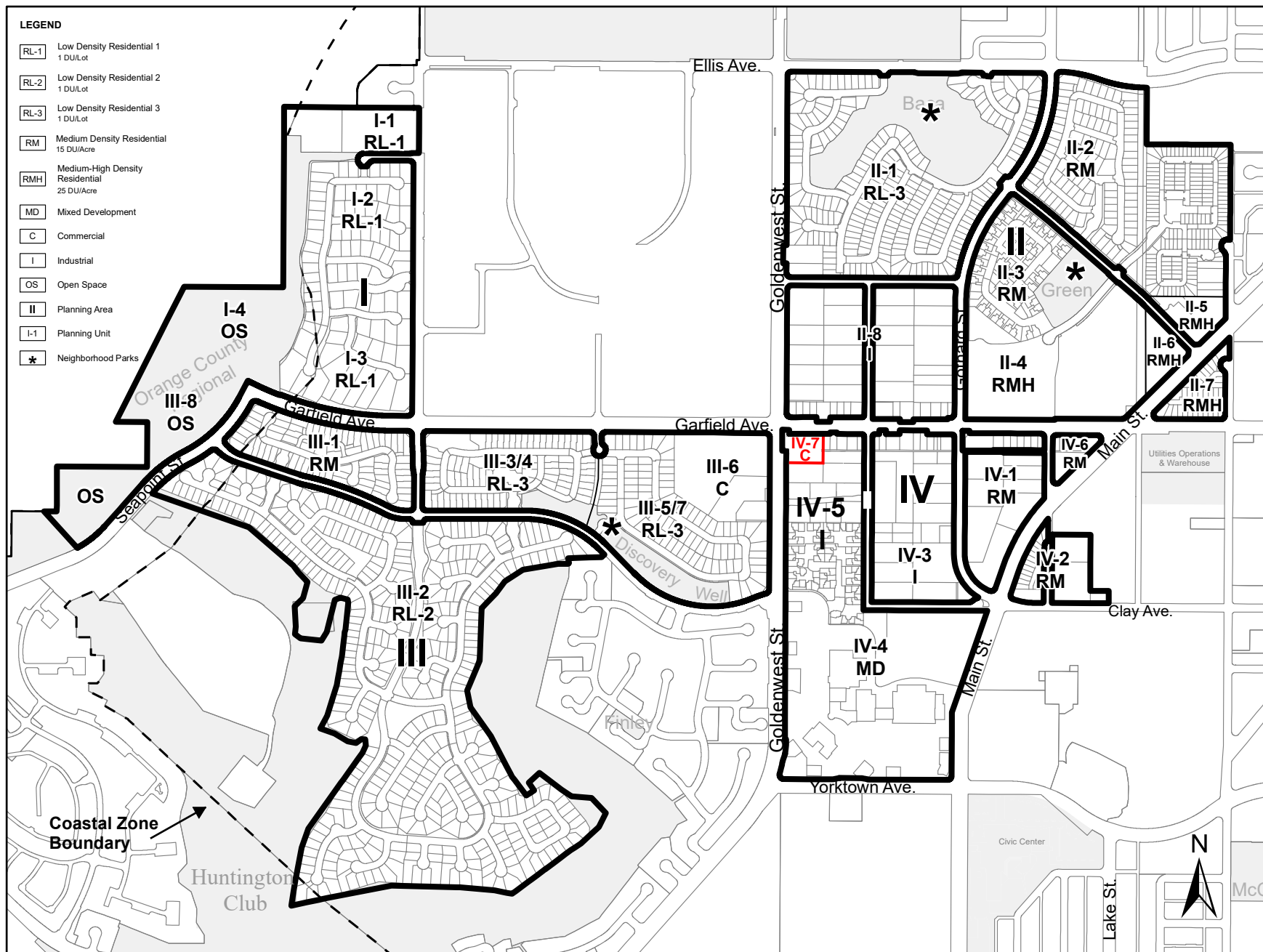
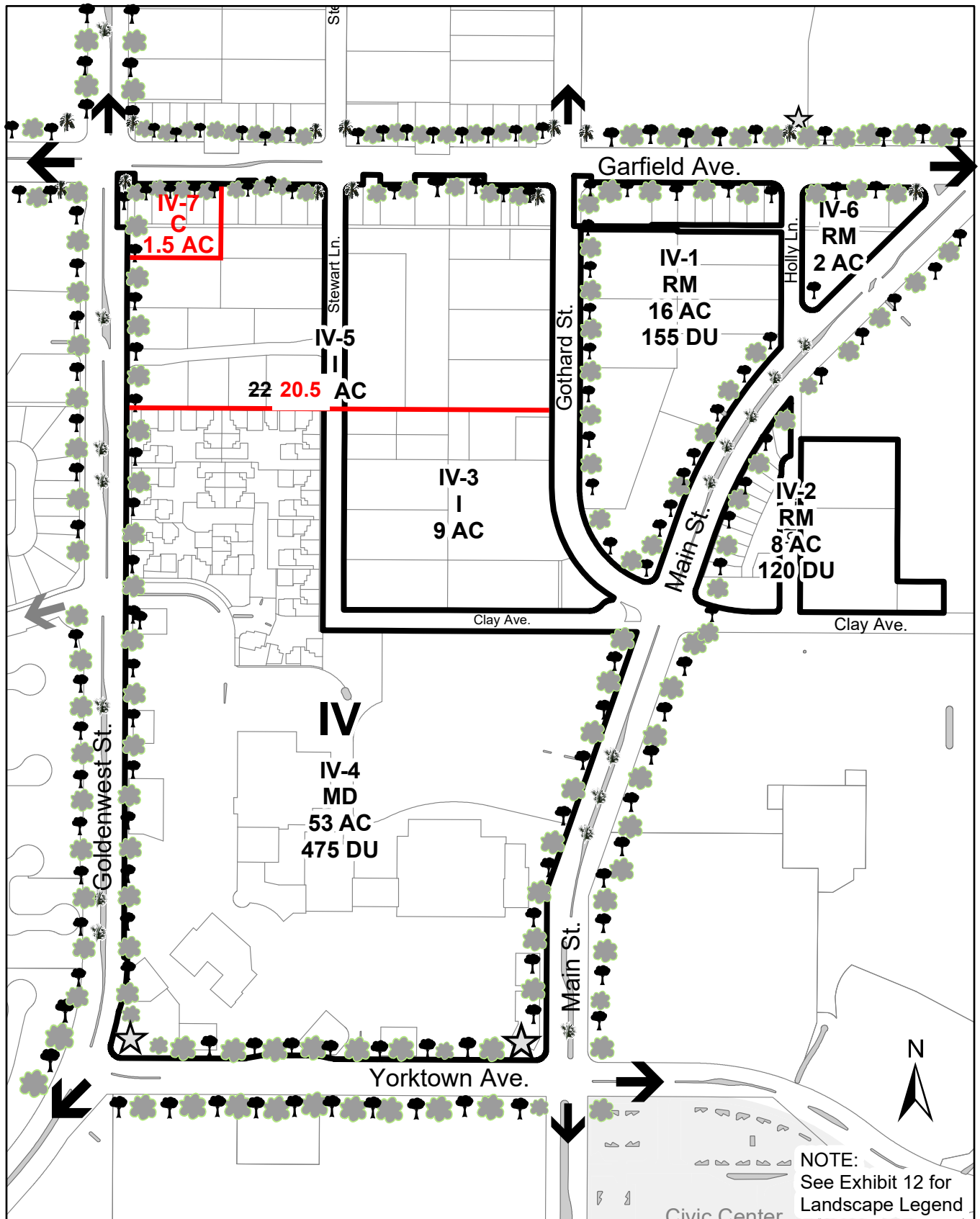


TABLE 1
HOLLY-SEACLIFF SPECIFIC PLAN
LAND USE TABLE

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	22 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

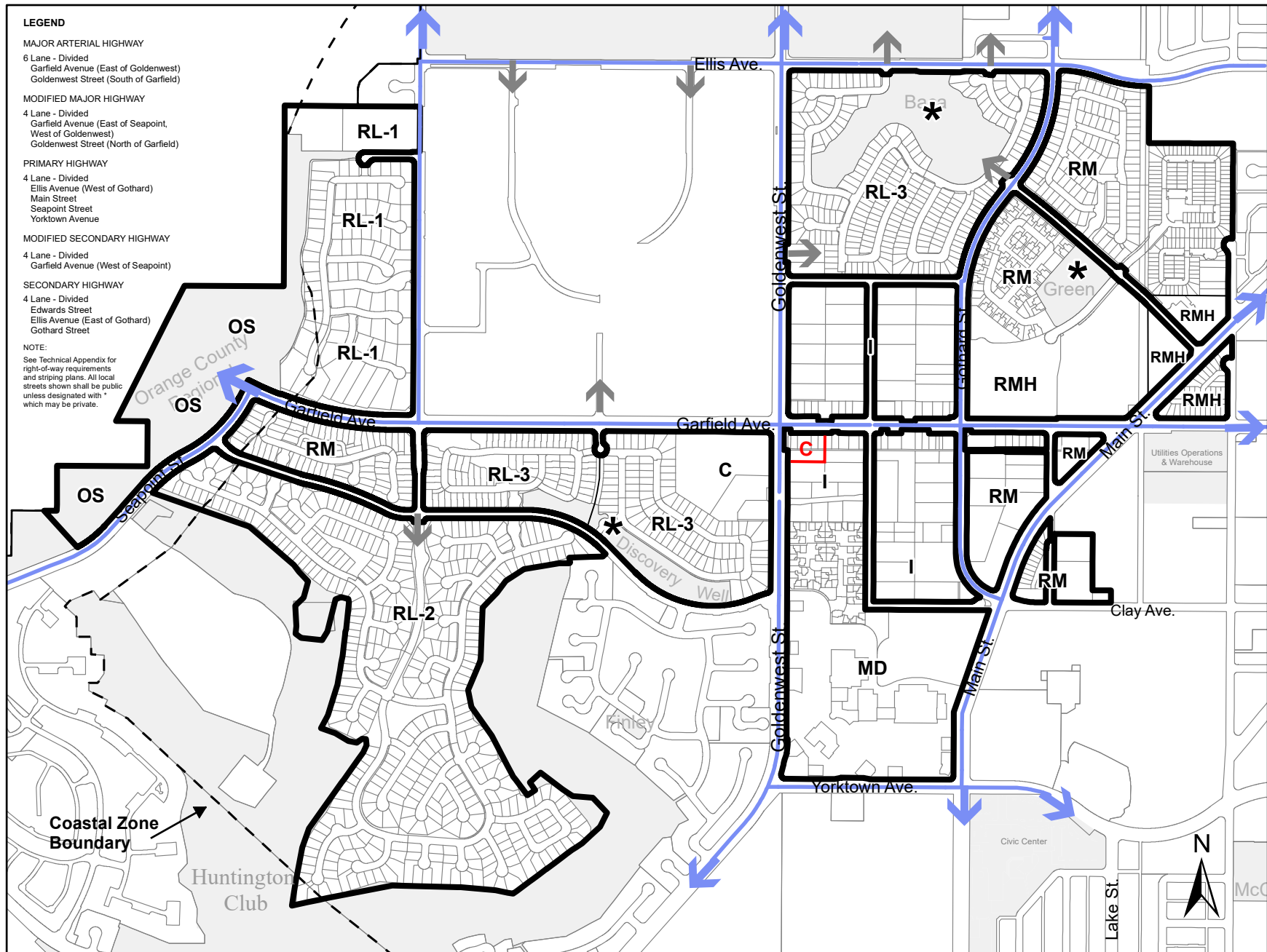
Open Space areas are designated within Planning Areas I and III. These areas are planned to be incorporated into the Bolsa Chica Linear Regional Park which will feature trails and passive recreation uses.

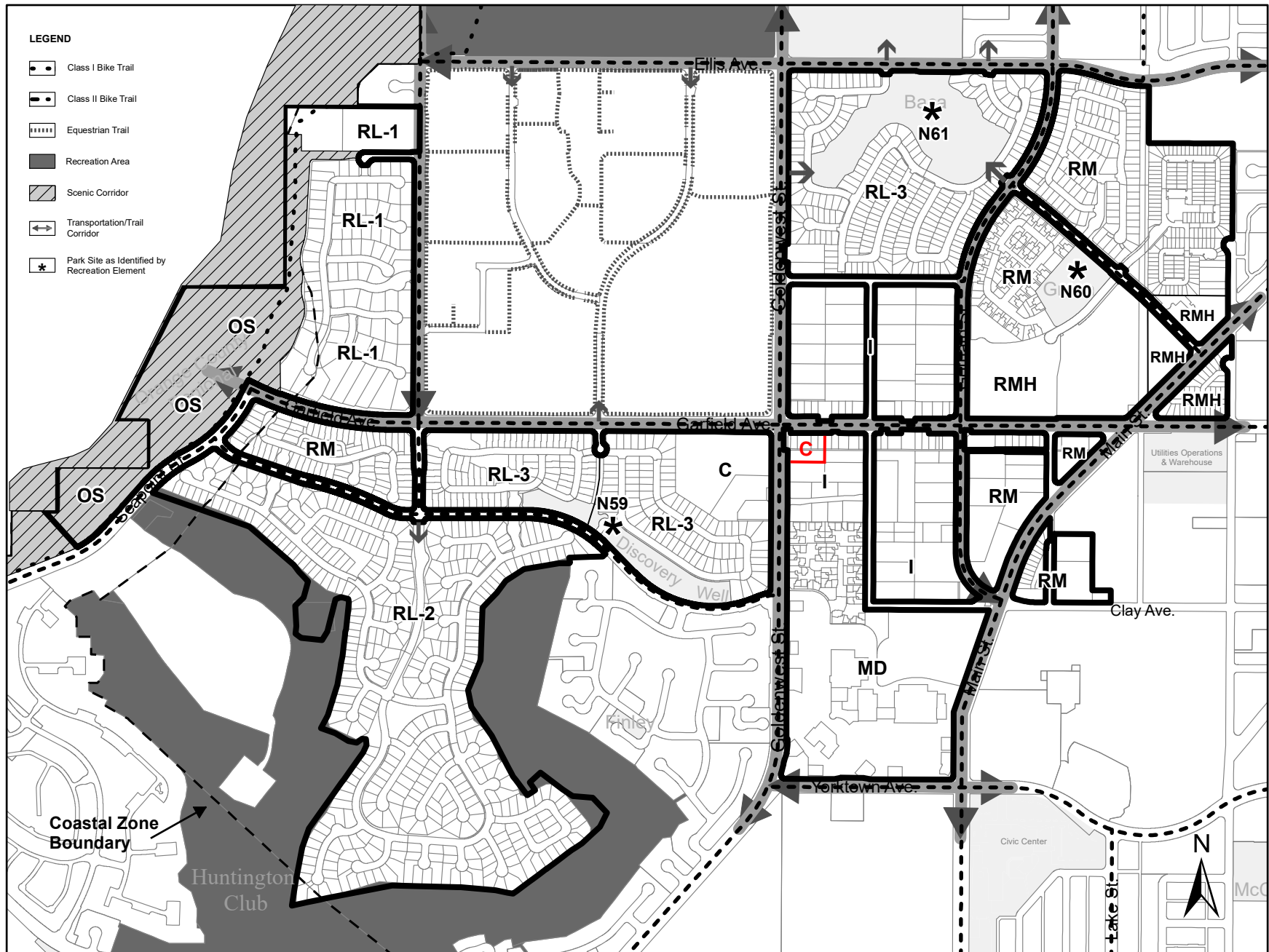
C. Circulation Plan

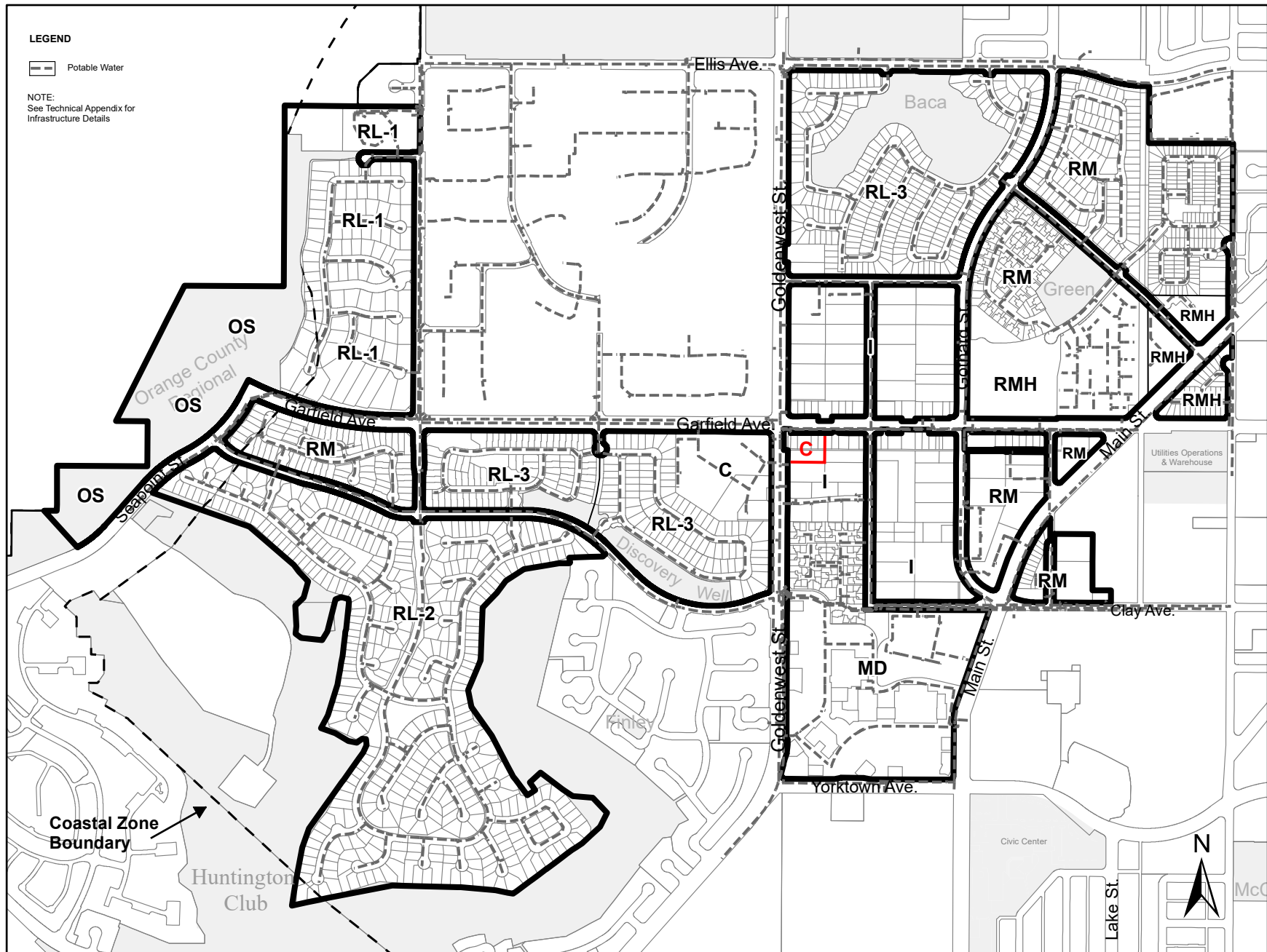
The Circulation Plan, Exhibit 8, depicts the general alignments and classifications of arterial highways within the Specific Plan area. The Circulation Plan is in accordance with provisions contained in the Holly- Seacliff Development Agreement 90-1. The Development Agreement provides a phasing plan 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.

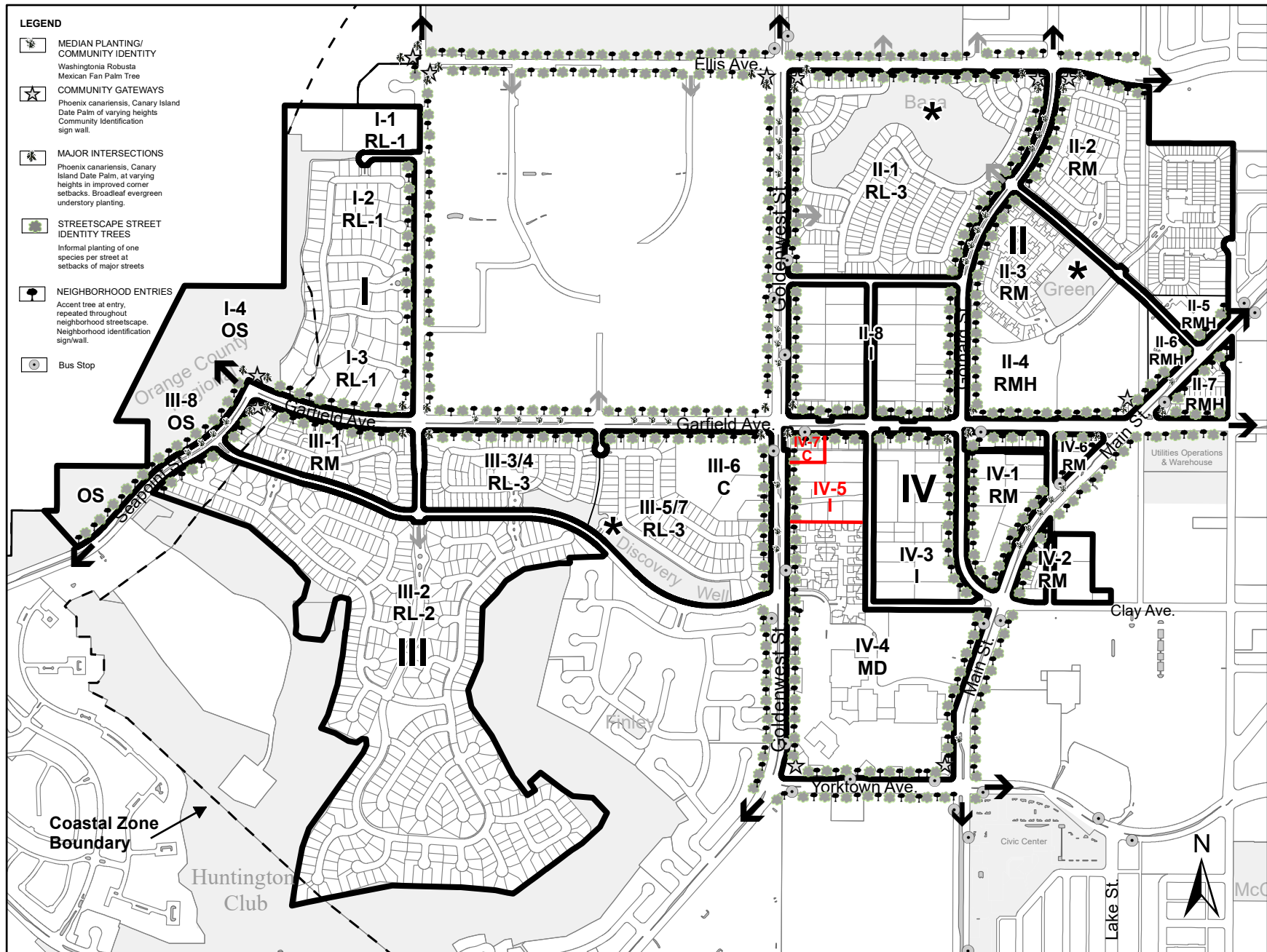
The overall circulation concept relies on a hierarchy of circulation features ranging from major arterials to local residential streets. The system is designed to accommodate City-generated through-traffic while discouraging intrusion into individual neighborhood areas. Orange County Transit District 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









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HOLLY-SEACLIFF AREA SPECIFIC PLAN

Exhibit 12

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				*	
	34 29.5	INDUSTRIAL				*	
	2	RESIDENTIAL				*	
	1.5	COMMERCIAL					*
TOTAL	565		3,930	65	620	2,125	1,120

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