

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:

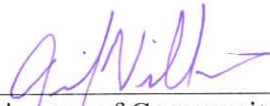
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
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



**SPECIFIC PLAN****AMENDMENTS**

<b><u>Date</u></b>	<b><u>Ordinance No.</u></b>
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



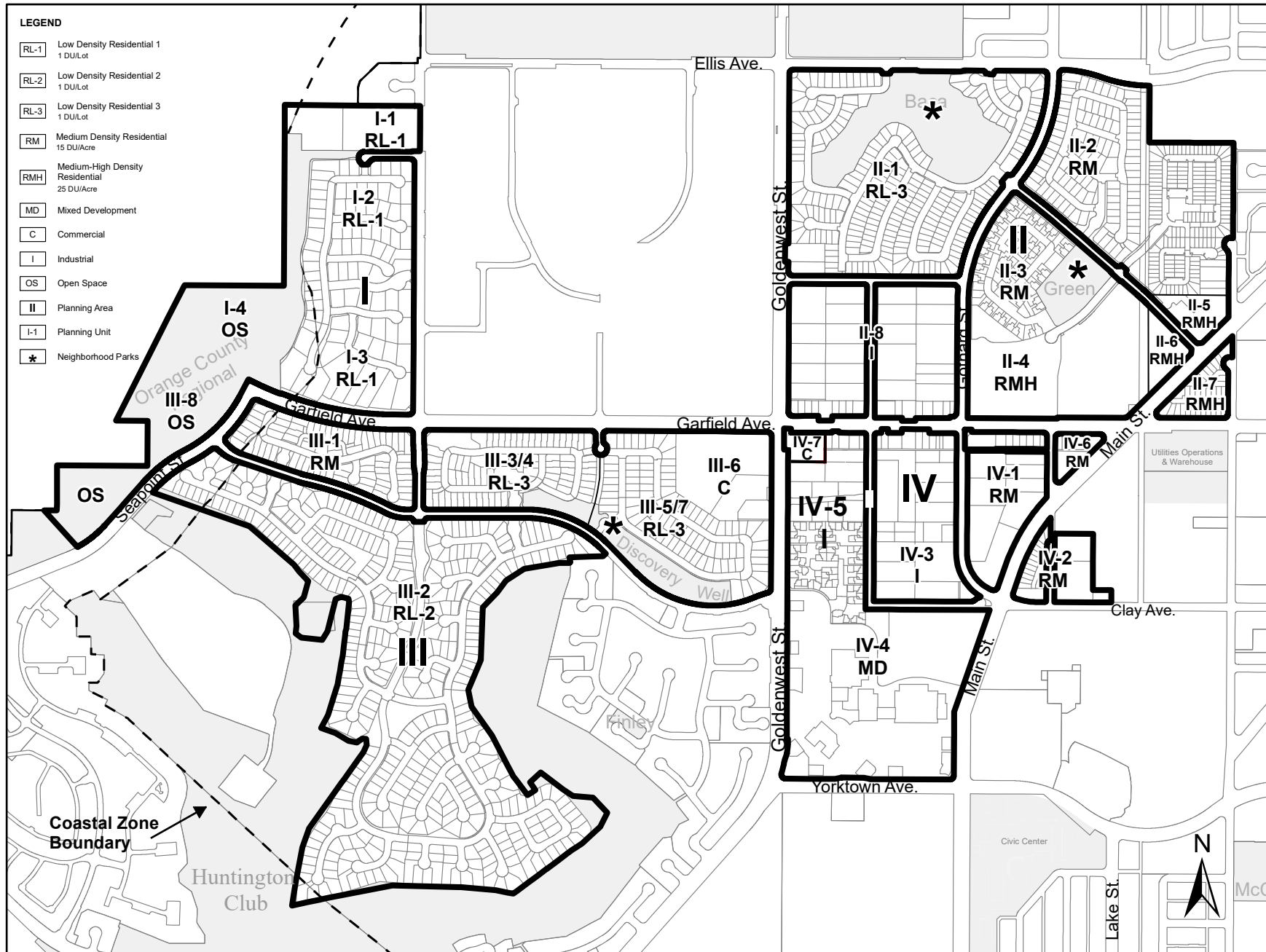
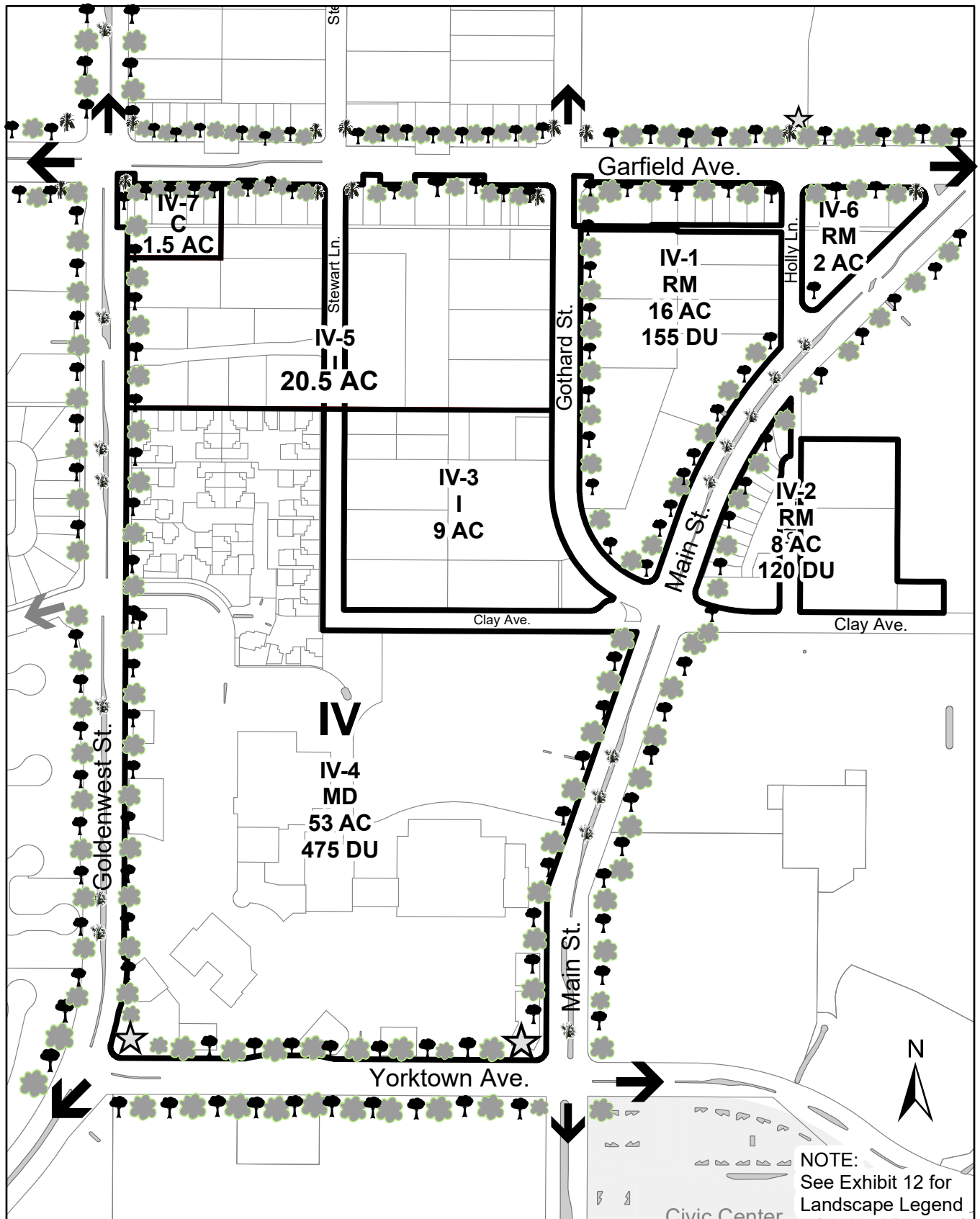


TABLE 1  
HOLLY-SEACLIFF SPECIFIC PLAN  
LAND USE TABLE

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.

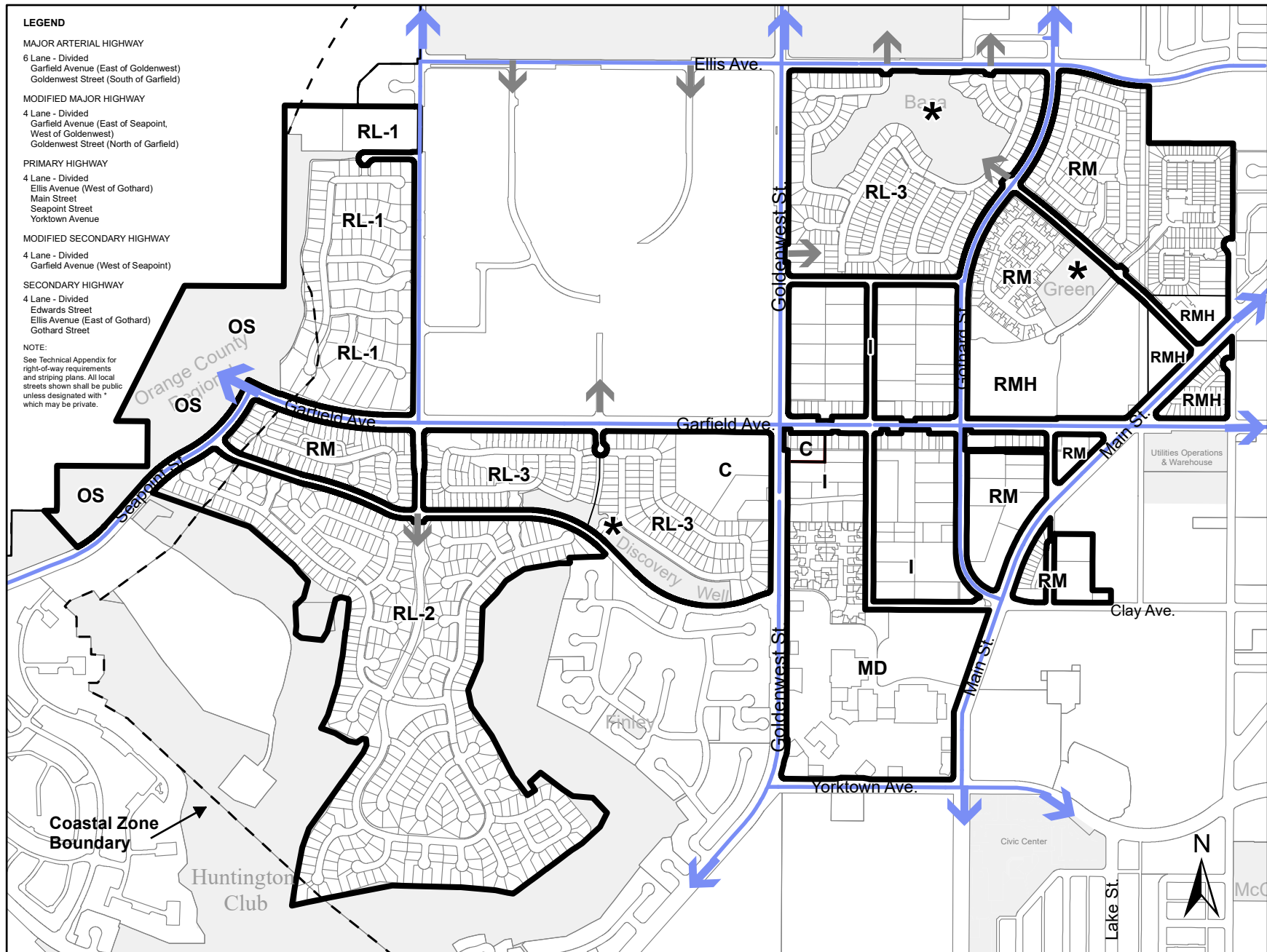
**C. Circulation Plan**

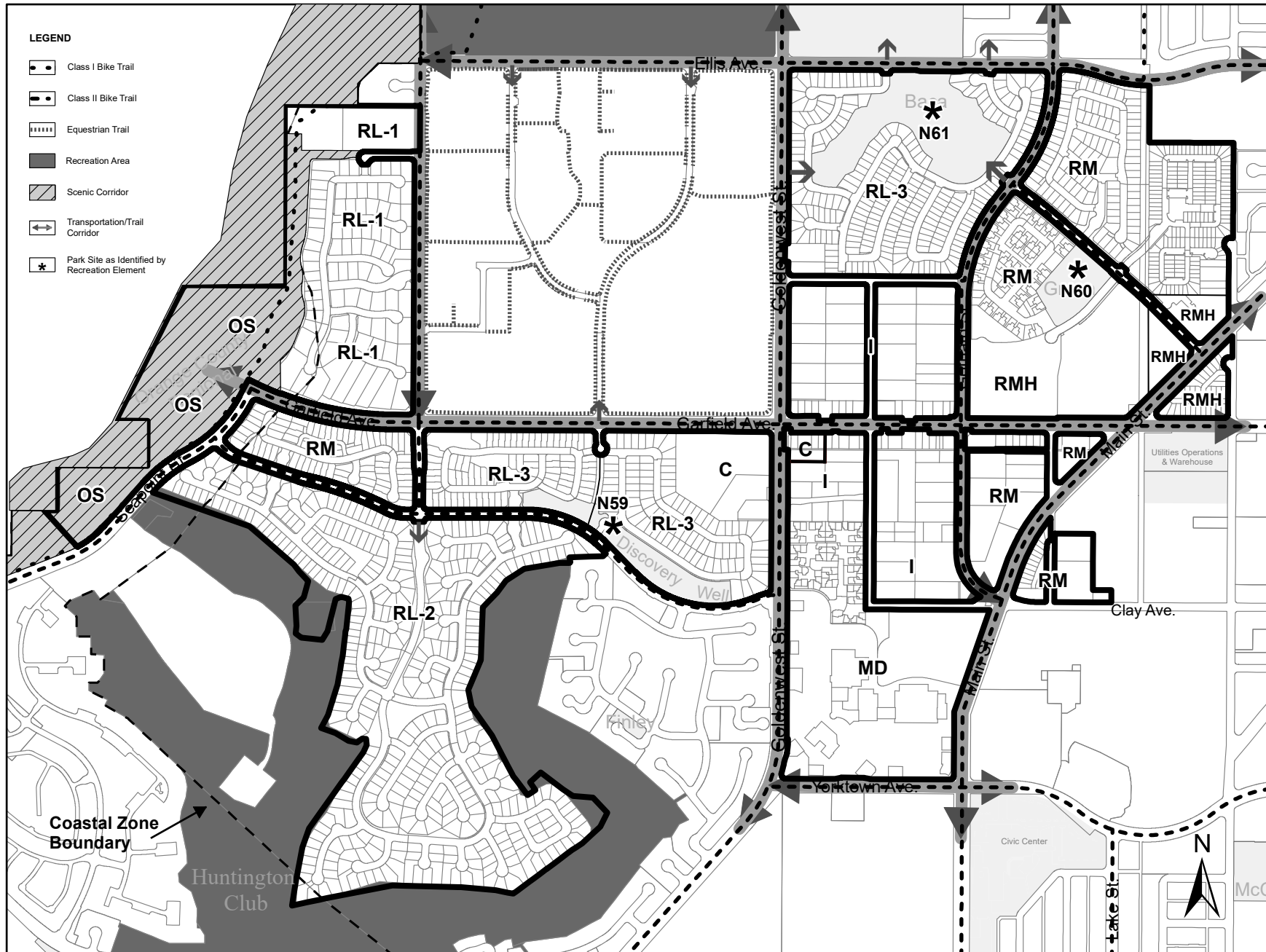
The Circulation Plan, Exhibit 8, depicts the general alignments and classifications of arterial highways within the Specific Plan area. The Circulation Plan is in accordance with provisions contained in the Holly- Seacliff Development Agreement 90-1. The Development Agreement provides a phasing plan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

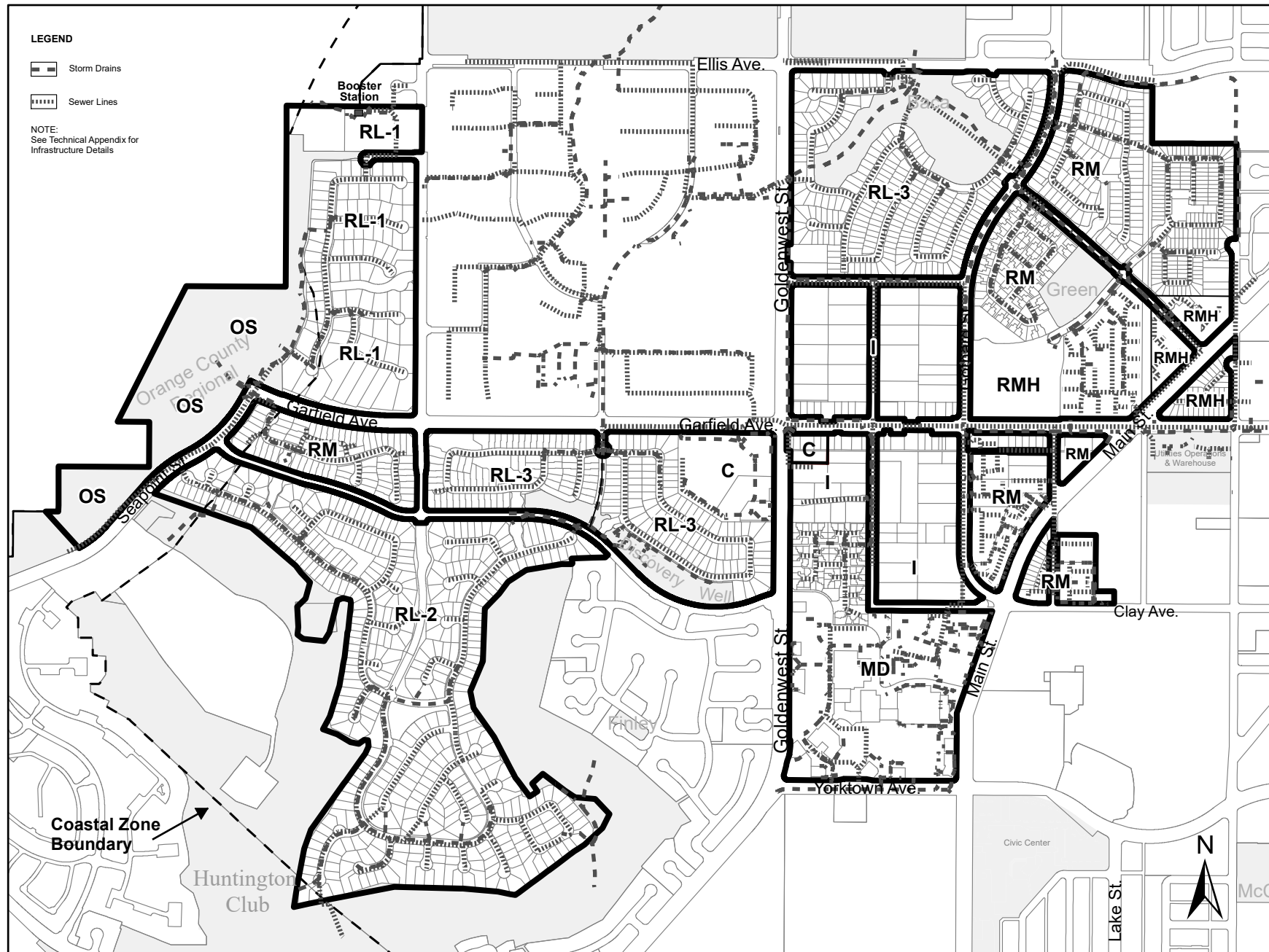
The overall circulation concept relies on a hierarchy of circulation features ranging from major arterials to local residential streets. The system is designed to accommodate City-generated through-traffic while discouraging intrusion into individual neighborhood areas. Orange County Transit District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







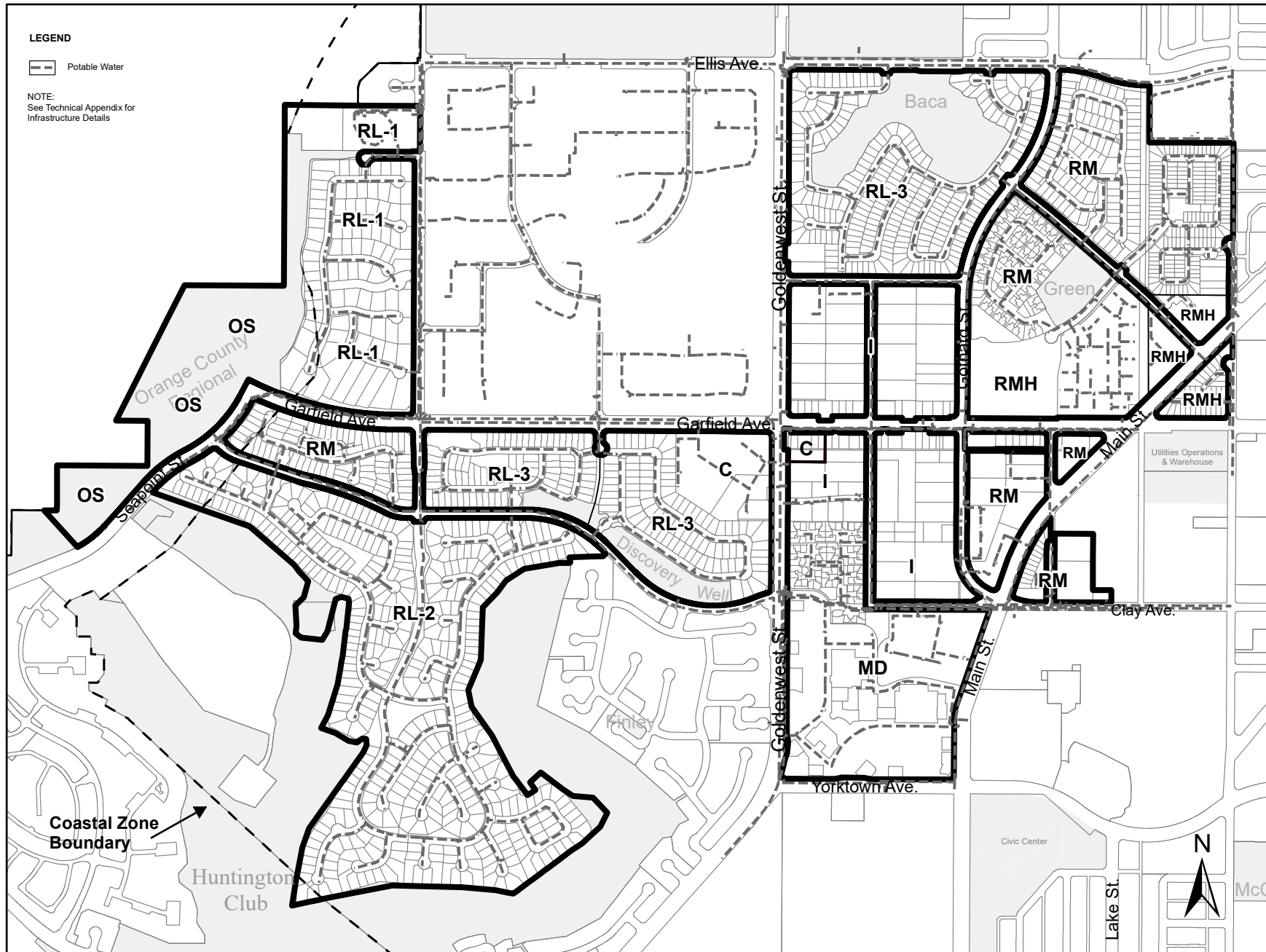


## Drainage and Sewer Systems INFRASTRUCTURE SCHEMATIC PLAN

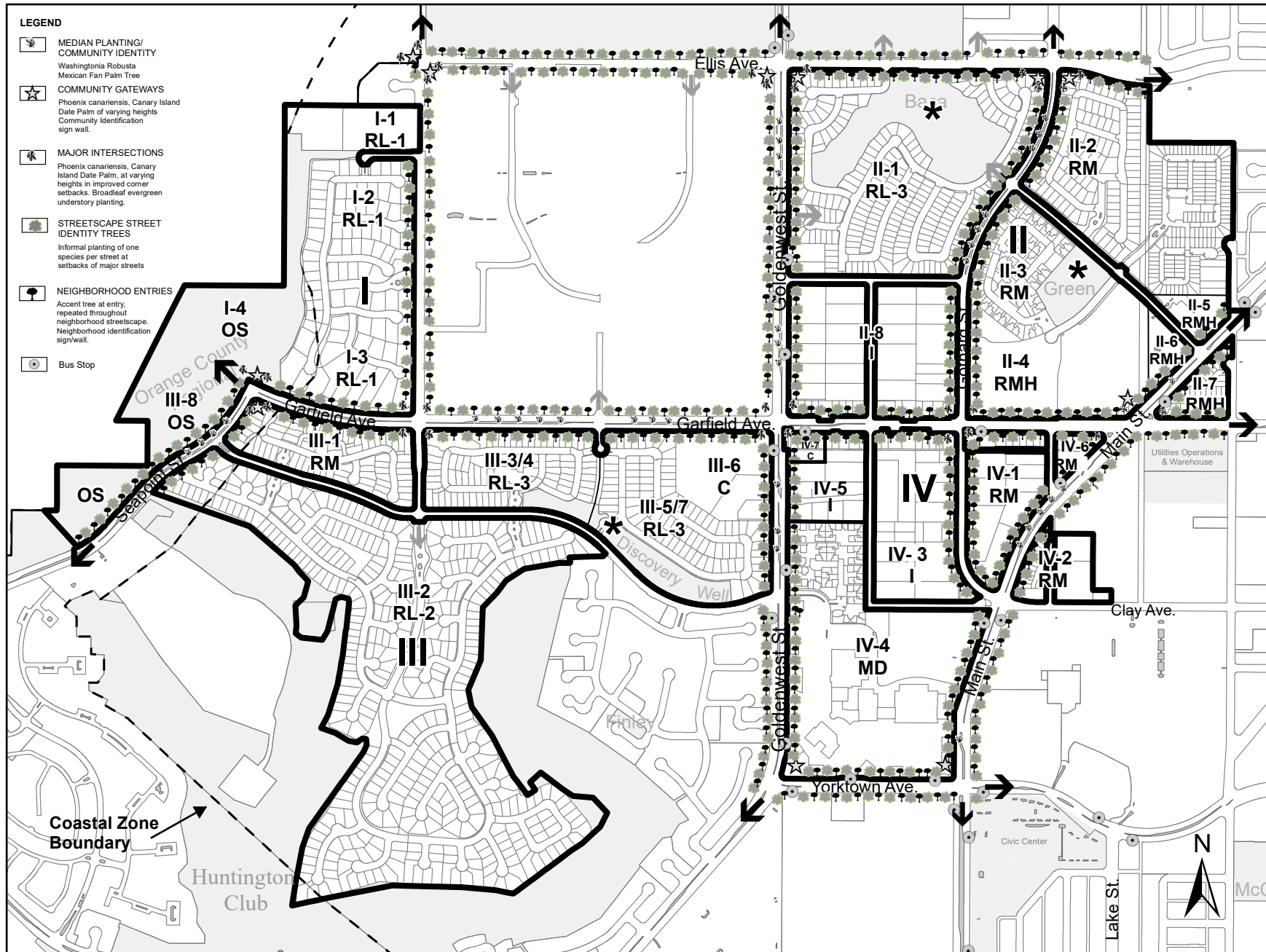
CITY OF HUNTINGTON BEACH

# HOLLY-SEACLIFF AREA SPECIFIC PLAN

Exhibit 10







CITY OF HUNTINGTON BEACH

COMMUNITY THEME PLAN

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

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