



GOLDENWEST/ GARFIELD COMMERCIAL

November 20, 2025

Project Location



Location

19026 Goldenwest Street

General Plan/Zoning

Industrial-Specific Plan Overlay
(I-sp)

SP9 (Holly-Seacliff Specific Plan)

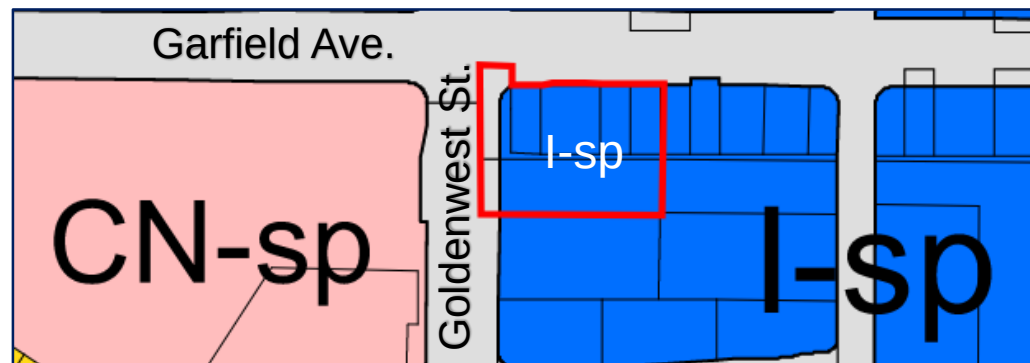
Surrounding Uses

Commercial,
Industrial, and
Residential

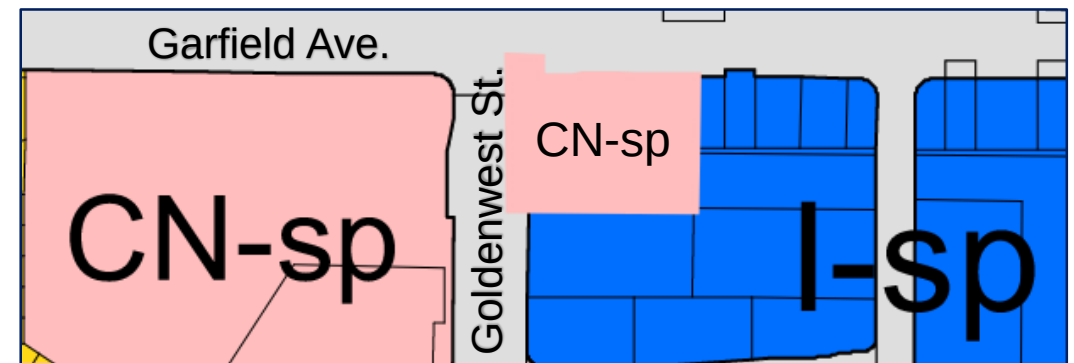


Project Request

- **General Plan Amendment (GPA) No. 20-001**
To amend the General Plan designation from Industrial-Specific Plan Overlay (I-sp) to Commercial Neighborhood-Specific Plan Overlay (CN-sp)



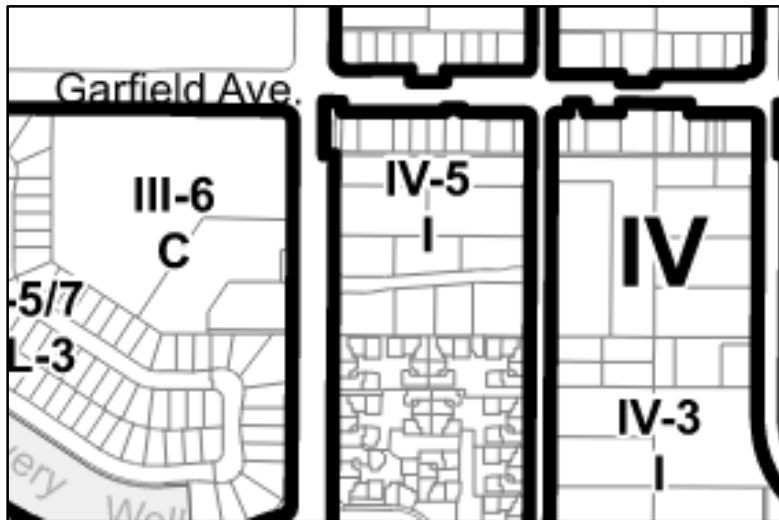
Existing General Plan Land Use



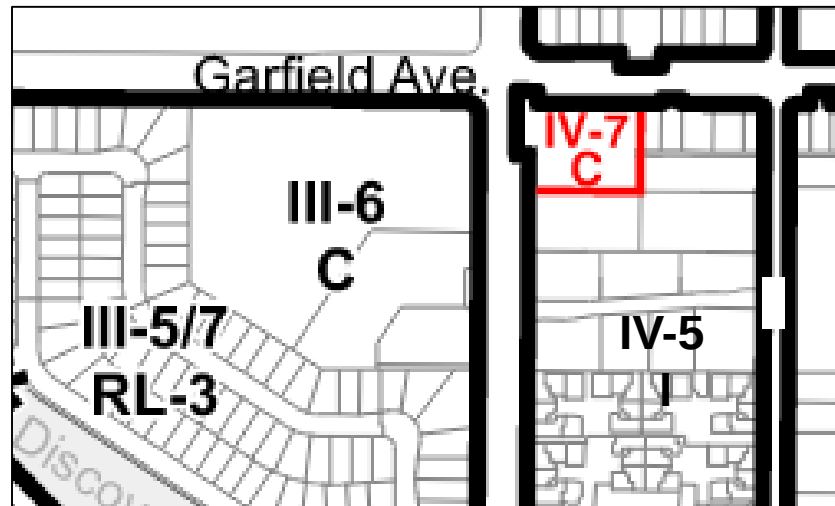
Proposed General Plan Land Use

Project Request

- **Zoning Text Amendment (ZTA) No. 20-002**
To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Industrial (I) to Commercial (C)



EXISTING

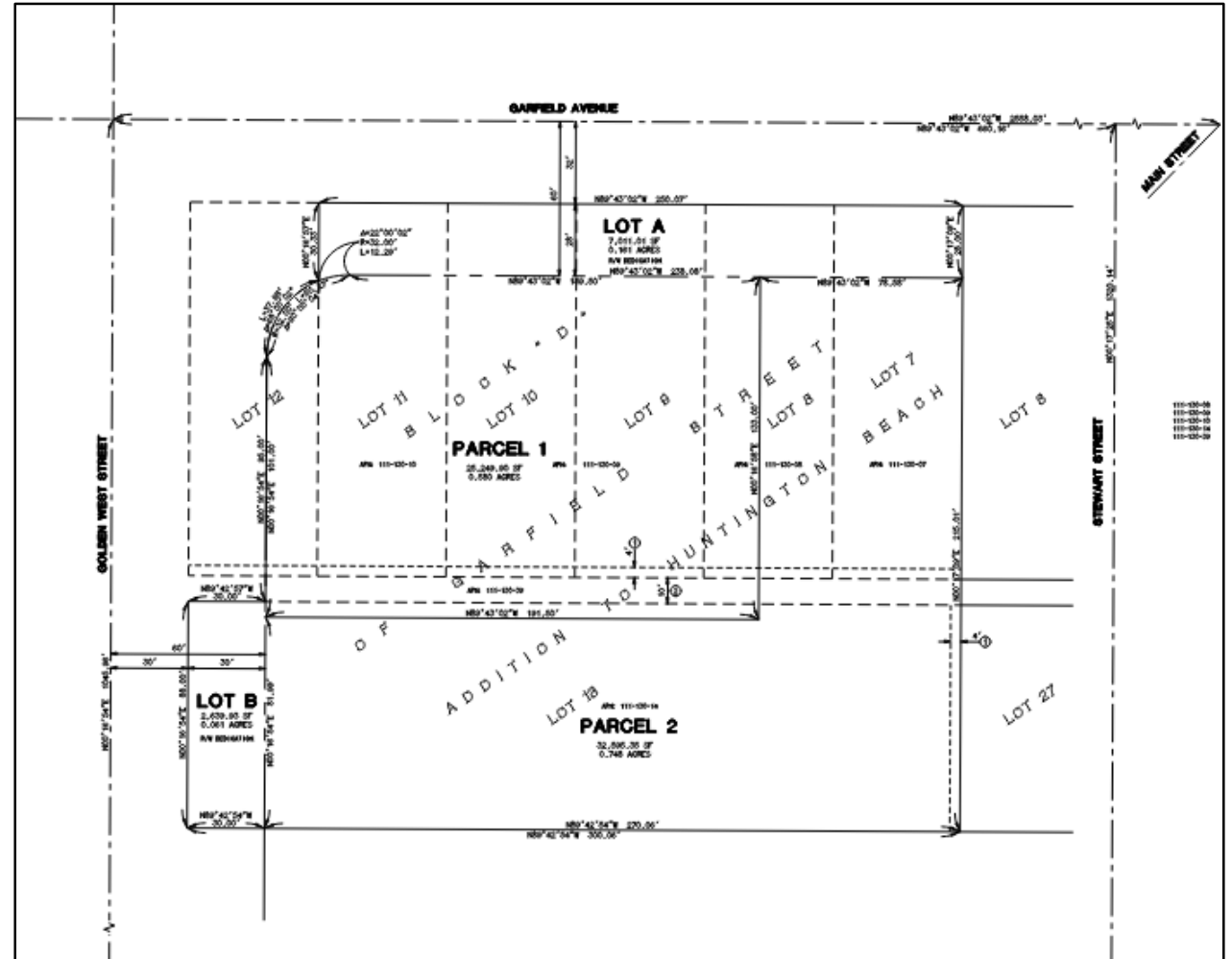


PROPOSED



Project Request

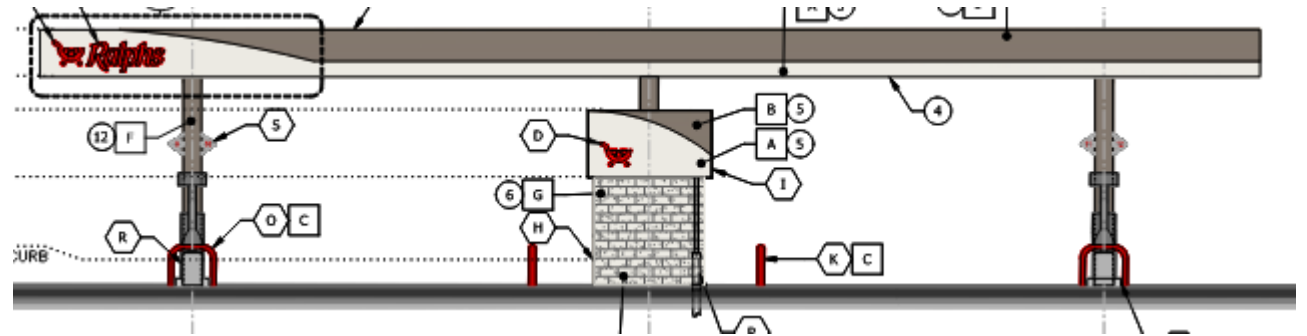
- Tentative Parcel Map (TPM) No. 21-103**
To consolidate eight lots into a 1.32 net acre site comprised of two parcels



Project Request

- Conditional Use Permit (CUP) No. 19-021**

To construct a service station consisting of two canopies with 14 pumps, a payment kiosk and a drive-thru carwash with six vacuum stalls on a vacant site with a grade differential of more than three feet.



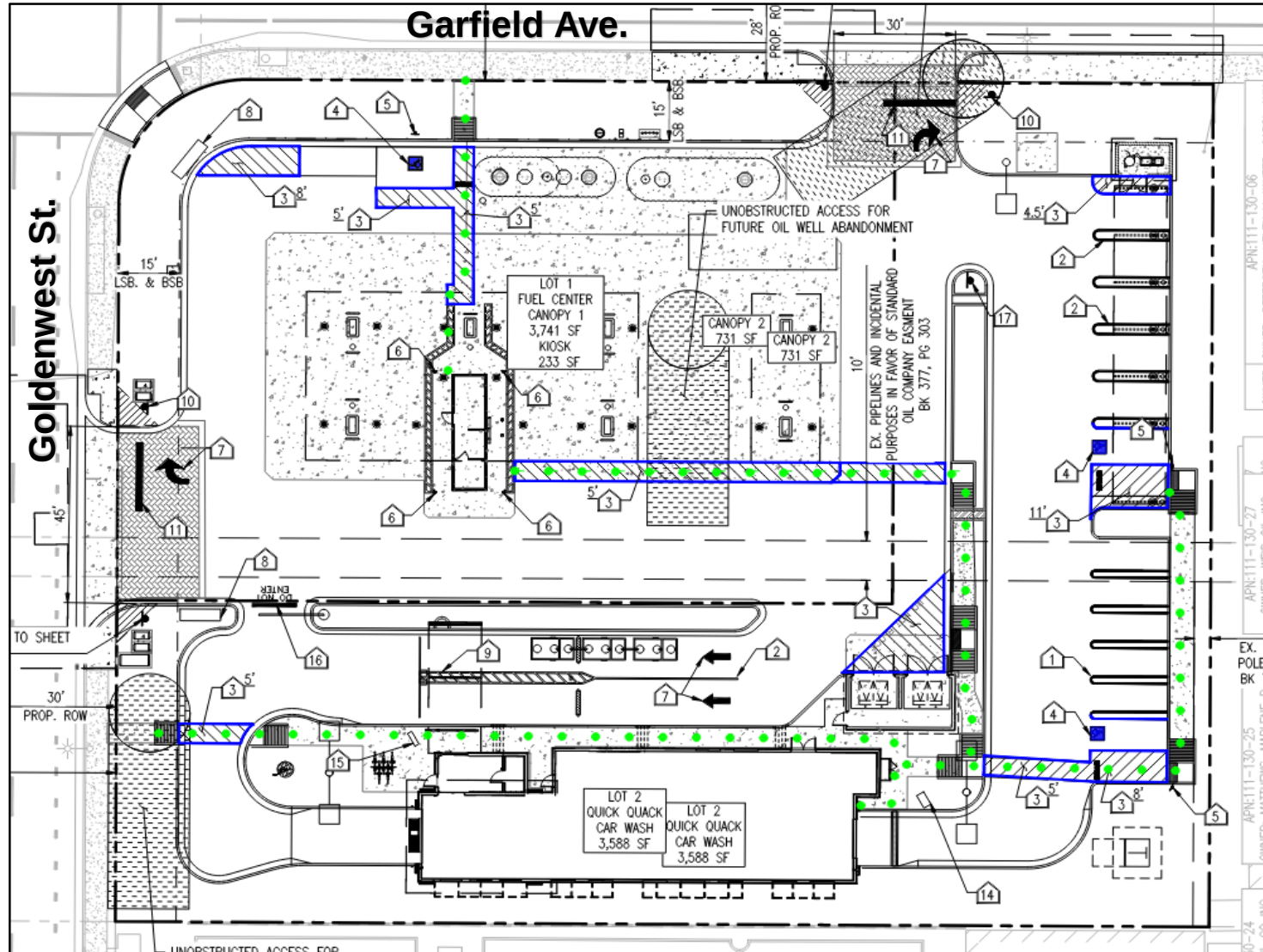
Project Request

- **Environmental Assessment No. 21-001**

Preparation of Addendum No. 2 to the Holly-Seacliff Specific Plan EIR No. 89-1 to analyze the potential environmental impacts of the proposed project.



Site Plan



Design and Layout



View from Goldenwest Street

- Provides visual interest through a variety of design elements- including colors and materials.
- Scale, design and layout complement surrounding area and grade



Design Review Board

- The project was presented at the November 13, 2025 DRB meeting
 - Recommended suggested conditions of approval



Analysis

- GPA would extend existing CN designation
- ZTA would implement land use designation proposed as part of GPA
- Continues existing land use pattern of the area
- New parcels comply with minimum lot size and width
- Development terraces with natural grade
- Compatible with other areas surrounding the site in terms of land use, scale and character



Recommendation

Approval of the project based on the following:

- Addendum No. 2 was prepared in compliance with the CEQA Guidelines
- Project is consistent with the General Plan and its goals and policies
- Project is consistent with surrounding area
- Project meets the requirements of the Subdivision Map Act
- Project will improve an existing vacant site with commercial development consistent with other uses in the vicinity
- The development of a commercial use on the subject property would result in less impacts to nearby residences than an industrial use



Recommended Actions

- A) Recommend approval of Environmental Assessment No. 21-001 (Addendum No. 2 to the Holly-Seacliff Specific Plan (SP9) Environmental Impact Report No. 89-1) as adequate and complete in accordance with California Environmental Quality Act (CEQA) and forward to the City Council for adoption
- B) Recommend approval of General Plan Amendment No. 20-001 and forward to the City Council for consideration
- C) Recommend approval of Zoning Text Amendment No. 20-002 and forward to the City Council for consideration
- D) Approve Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 with suggested findings and conditions of approval





QUESTIONS