



GOLDENWEST/ GARFIELD COMMERCIAL

December 16, 2025

Project Location



Location

19026 Goldenwest Street

General Plan/Zoning

Industrial-Specific Plan Overlay
(I-sp)

SP9 (Holly-Seacliff Specific Plan)

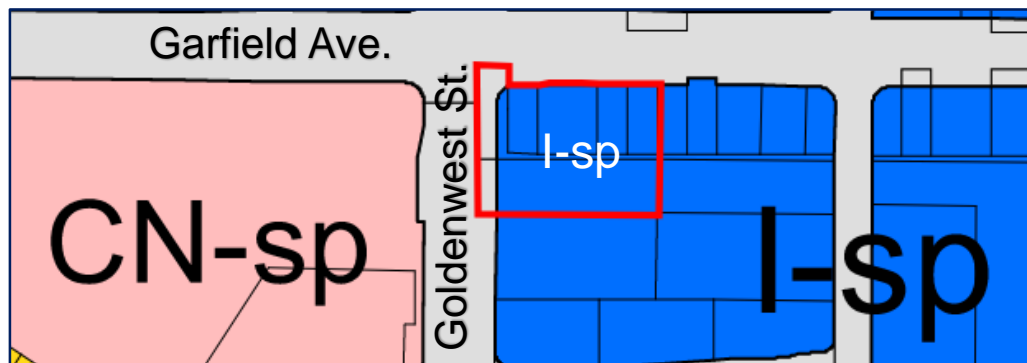
Surrounding Uses

Commercial,
Industrial, and
Residential

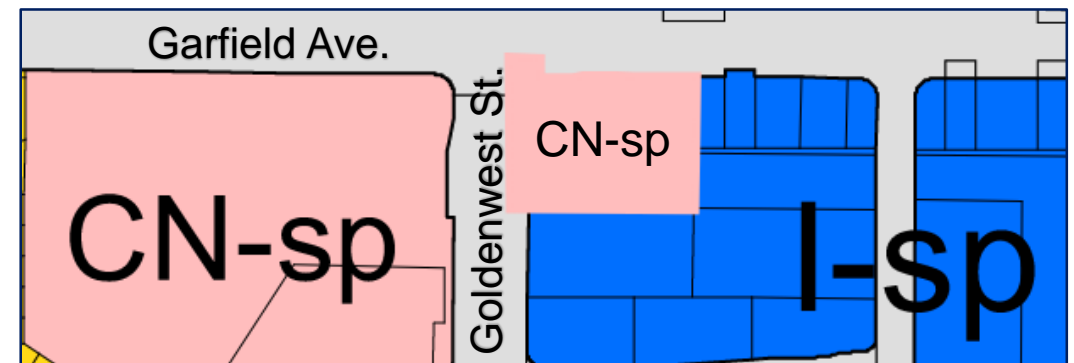


Project Request

- **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

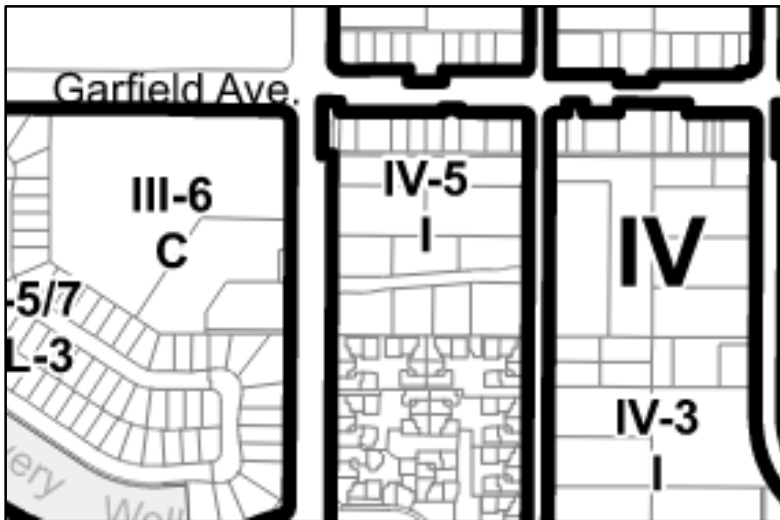


Proposed General Plan Land Use

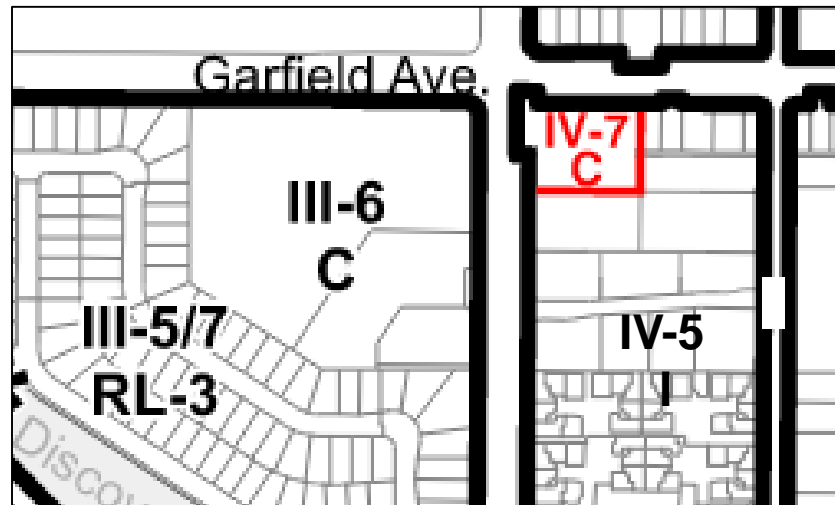
Project Request

- 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

- **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.

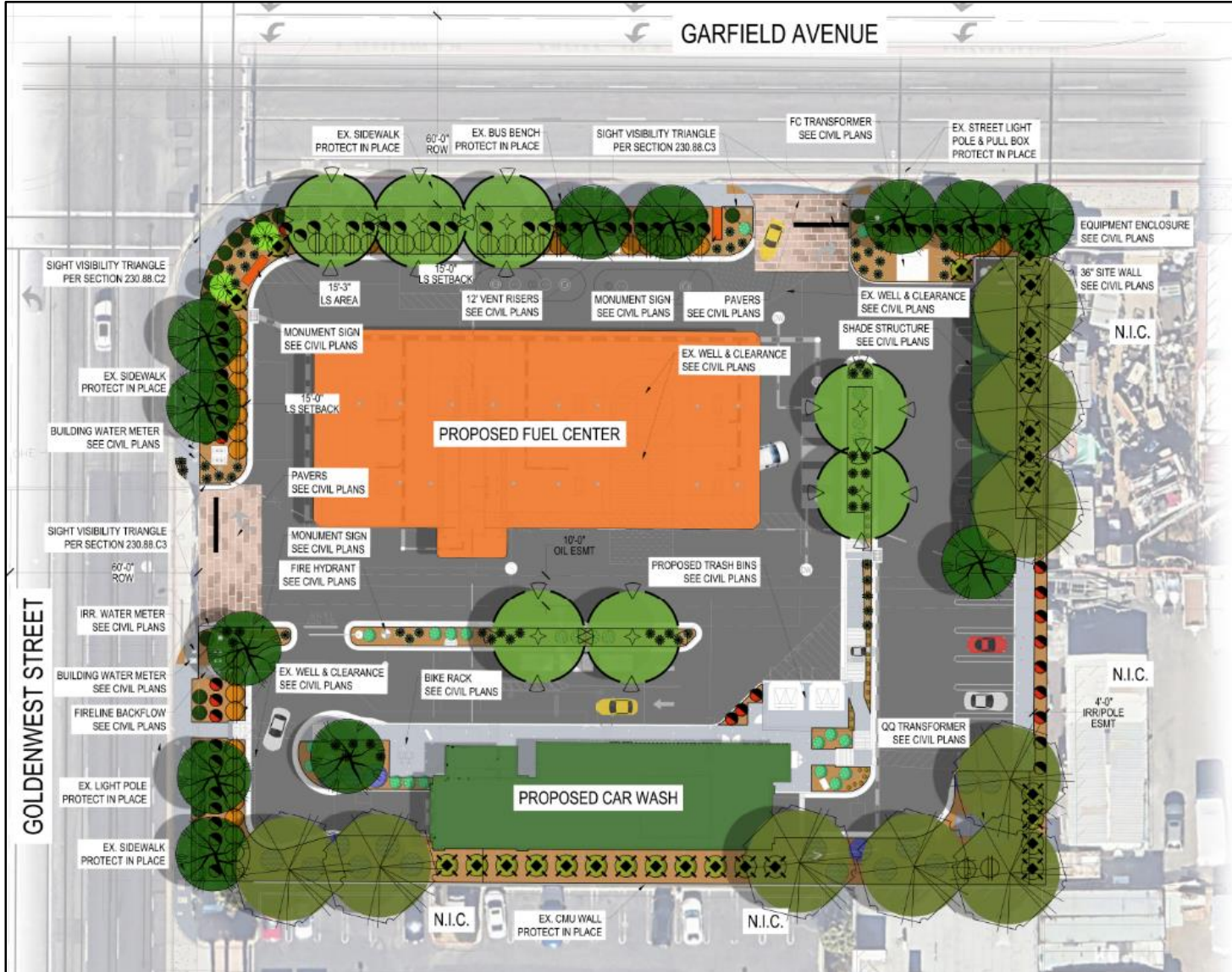


DRB and PC Meetings

- The project was presented at the November 13, 2025 DRB meeting
 - Recommended suggested conditions of approval
- The project was presented at the November 20, 2025 PC meeting
 - Approved with modified conditions of approval
 - Recommended CC approval of GPA/ZTA/EA



Site Plan



The proposed commercial project includes:

- Tentative Parcel Map No. 21-103 to consolidate eight lots into a 1.32 net acre site comprised of two parcels
- Conditional Use Permit No. 19-021 to construct a service station and drive-thru carwash tunnel on a vacant site with a grade differential of more than three feet
- Planning Commission approved on Nov. 20, 2025



Design and Layout



View from Goldenwest Street



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
- Compatible with other areas surrounding the site in terms of land use, scale and character



Recommendation

Approval of the request 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 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) Approve 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)
- B) Approve General Plan Amendment No. 20-001
- C) Approve of Zoning Text Amendment No. 20-002





QUESTIONS