

## 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<br>Ordinance No. 3402 |
| <u>Amended XX, 2022</u>    | <u>Ordinance No. XX</u>                  |

## **C. Project Area Description**

### **Location**

The Specific Plan covers 565 acres located in the central portion of the City of Huntington Beach as depicted in Exhibit 1 (Vicinity Map). A legal description of properties included in the Specific Plan project area may be found in Section V.

Present land uses surrounding the site include Huntington Central Park, Ocean View Mobile Estates and industrial uses to the north; residential and office uses to the east; the Huntington Beach Civic Center, Huntington Beach High School, Seacliff Country Club and residential uses to the south; and the Bolsa Chica lowlands to the west.

The Holly-Seacliff Specific Plan excludes properties contained in the previously adopted Ellis-Goldenwest Specific Plan. Exhibit 2 illustrates the existing zoning within the Specific Plan area.

Regional access to the project site is provided from the San Diego Freeway (I-405) directly from the Goldenwest interchange. Pacific Coast Highway (State Highway 1) provides access from coastal areas to the north and south. Local access is provided via Edwards, Goldenwest, Gothard and Main Streets and Ellis, Garfield and Yorktown Avenues.

## **D. Planning Background**

There are a number of previous approvals related to land use regulations affecting the Holly-Seacliff Specific Plan Area. These previous approvals include:

1. The Ellis-Goldenwest Specific Plan, approved by the Huntington Beach City Council through its adoption of Ordinance No. 2998 on June 26, 1989. (Not a part of the Holly-Seacliff Specific Plan.)
2. Final Environmental Impact Report No. 88-2 prepared for the Ellis-Goldenwest Specific Plan (adopted on May 1, 1989, by Resolution No. 6022).
3. Holly-Seacliff General Plan Amendment No. 89-1 approved by the City Council through its adoption of Resolution No. 6098 on January 8, 1990.
4. Final Environmental Impact Report No. 89-1 prepared for the Holly-Seacliff General Plan Amendment (adopted on January 8, 1990, by Resolution No. 6097).
5. Holly-Seacliff Development Agreement No. 90-1 (adopted on November 5, 1990, by Ordinance No. 3080).

# LEGEND

|      |                                           |
|------|-------------------------------------------|
| RL-1 | LOW DENSITY RESIDENTIAL 1<br>40 D.U./AC   |
| RL-2 | LOW DENSITY RESIDENTIAL 2<br>40 D.U./AC   |
| RL-3 | LOW DENSITY RESIDENTIAL 3<br>40 D.U./AC   |
| RM   | MEDIUM DENSITY RESIDENTIAL<br>100 D.U./AC |
| RMF  | MEDIUM DENSITY RESIDENTIAL<br>100 D.U./AC |
| MD   | MEDIUM DENSITY RESIDENTIAL<br>100 D.U./AC |
| C    | COMMERCIAL                                |
| I    | INDUSTRIAL                                |
| OS   | OPEN SPACE                                |
| PA   | PLANNING AREA                             |
| PL   | PLANNING UNIT                             |
| *    | NEIGHBORHOOD PARKS                        |

Modification:  
Land use re-  
designation  
from C to  
RM.

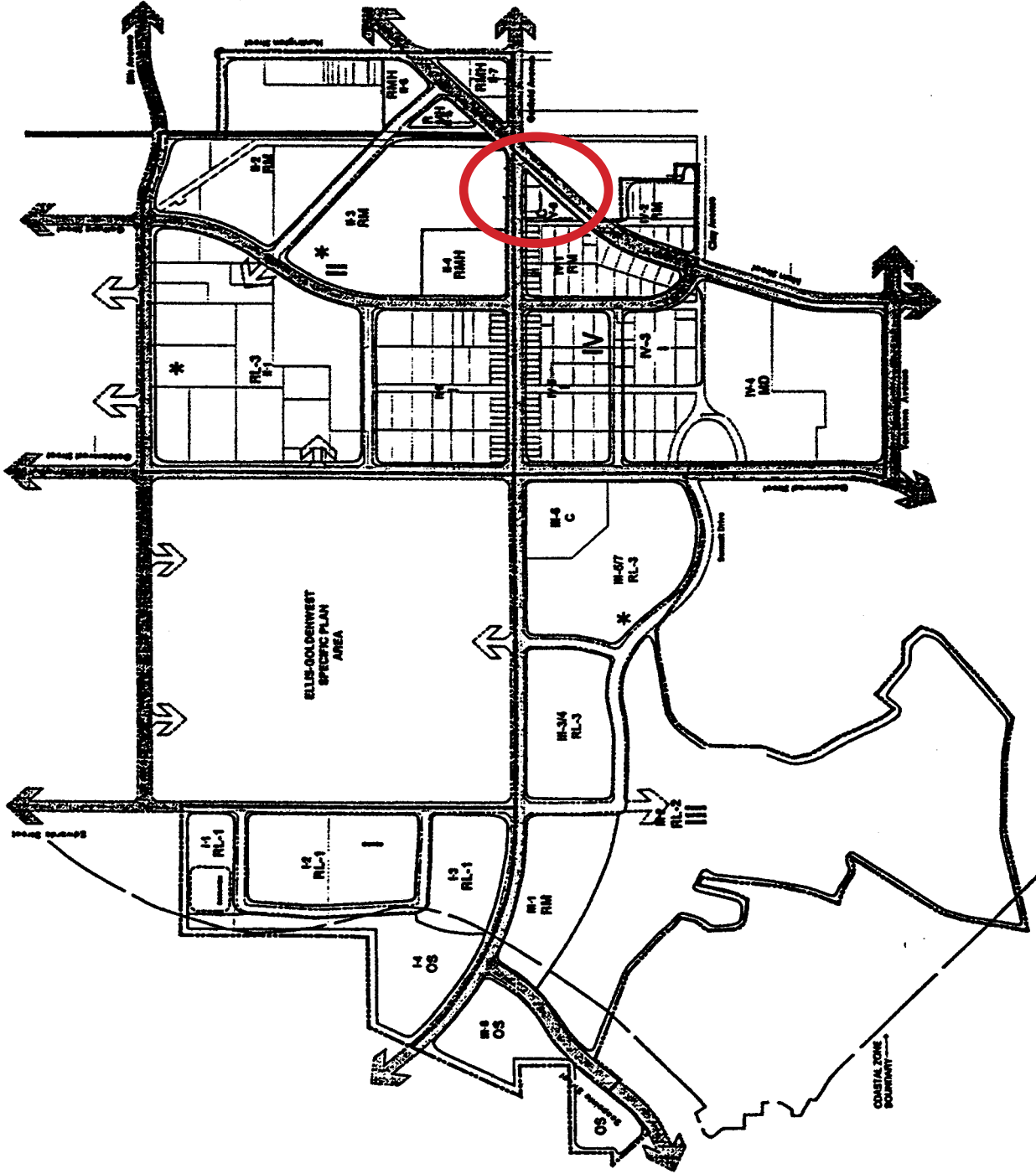


EXHIBIT 3

## GENERAL DEVELOPMENT PLAN

1994

1994

## CITY OF HUNTINGTON BEACH HOLLY-SEA CLIFF AREA SPECIFIC PLAN

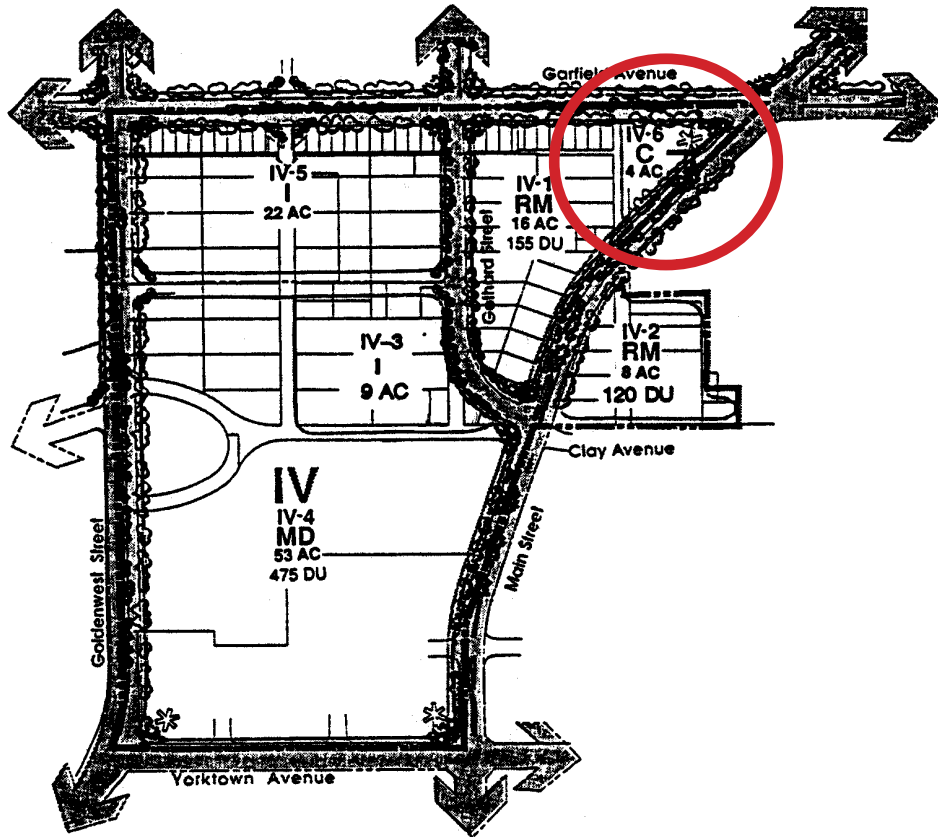
**TABLE 1  
HOLLY-SEACLIFF SPECIFIC PLAN  
LAND USE TABLE**

| 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-16                |
|               | 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               |                     |                        |                        | III-31                |
|               | IV-6          | <del>COMMERCIAL</del> RESIDENTIAL-MEDIUM DENSITY | <del>4</del> 2   | <del>35</del> 35    | <del>16.59</del> 16.59 | <del>16.59</del> 16.59 | III- <del>31</del> 20 |
|               | SUBTOTAL      |                                                  | 110 <del>2</del> | 475 <del>40</del>   |                        |                        |                       |
|               | TOTAL         |                                                  | 563 <del>5</del> | 3,057 <del>22</del> |                        |                        |                       |

\* Includes 4-acre Neighborhood Park.

\*\* Includes 5-acre Neighborhood Park.

Modification:  
Land use re-  
designation  
from C to  
RM.



NOTE:  
See Exhibit 10 for Landscape Legend.

CITY OF HUNTINGTON BEACH

HOLLY-SEACLIFF AREA SPECIFIC PLAN

EXHIBIT 7  
**PLANNING AREA IV  
DEVELOPMENT PLAN**

4.11.11.1 FORM

### **3. Commercial Land Uses**

Commercial land uses within the Holly-Seacliff Specific Plan Area are planned along Garfield Avenue within Planning Areas III ~~and 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.

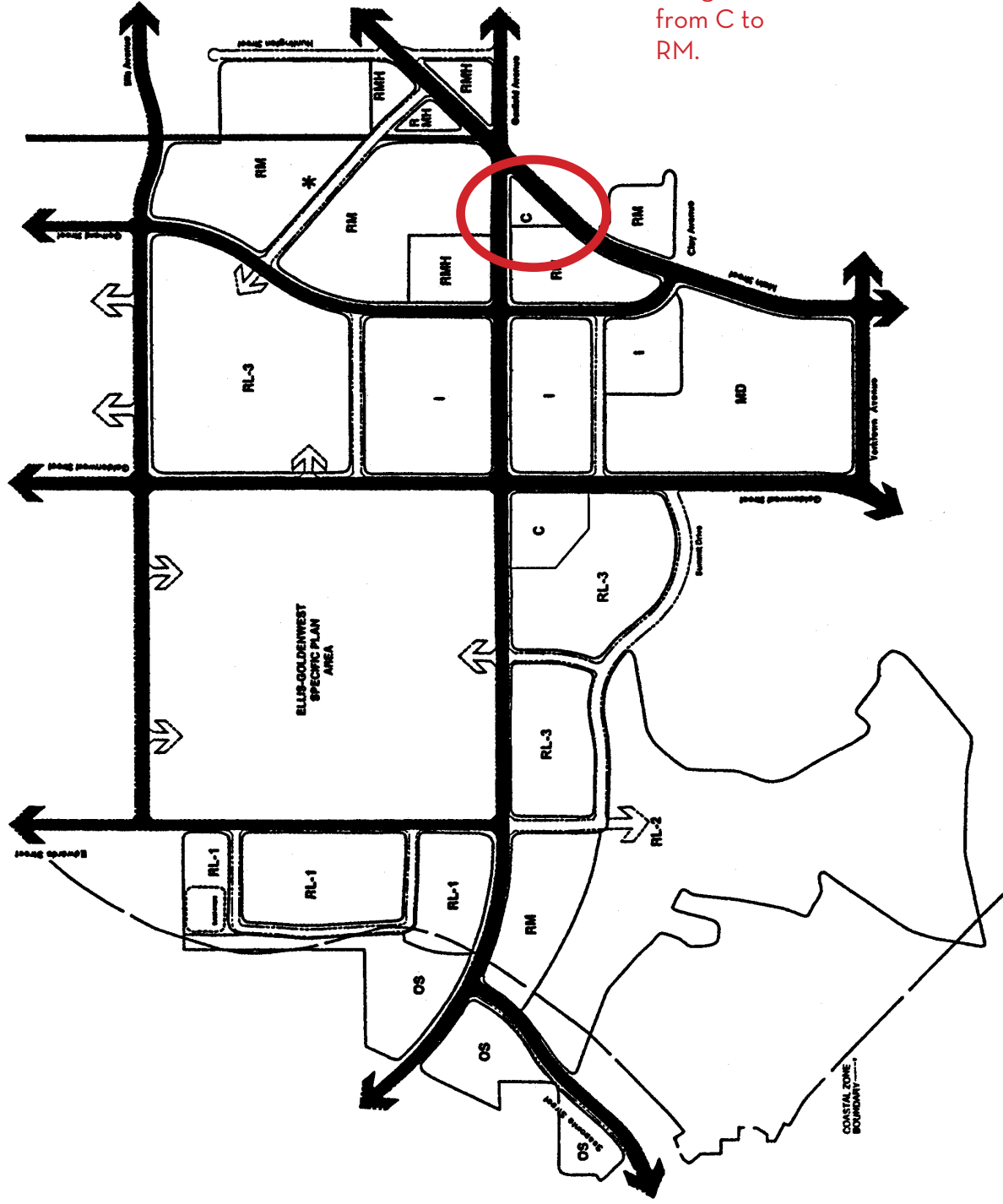
## **C. Circulation Plan**

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.

# LEGEND

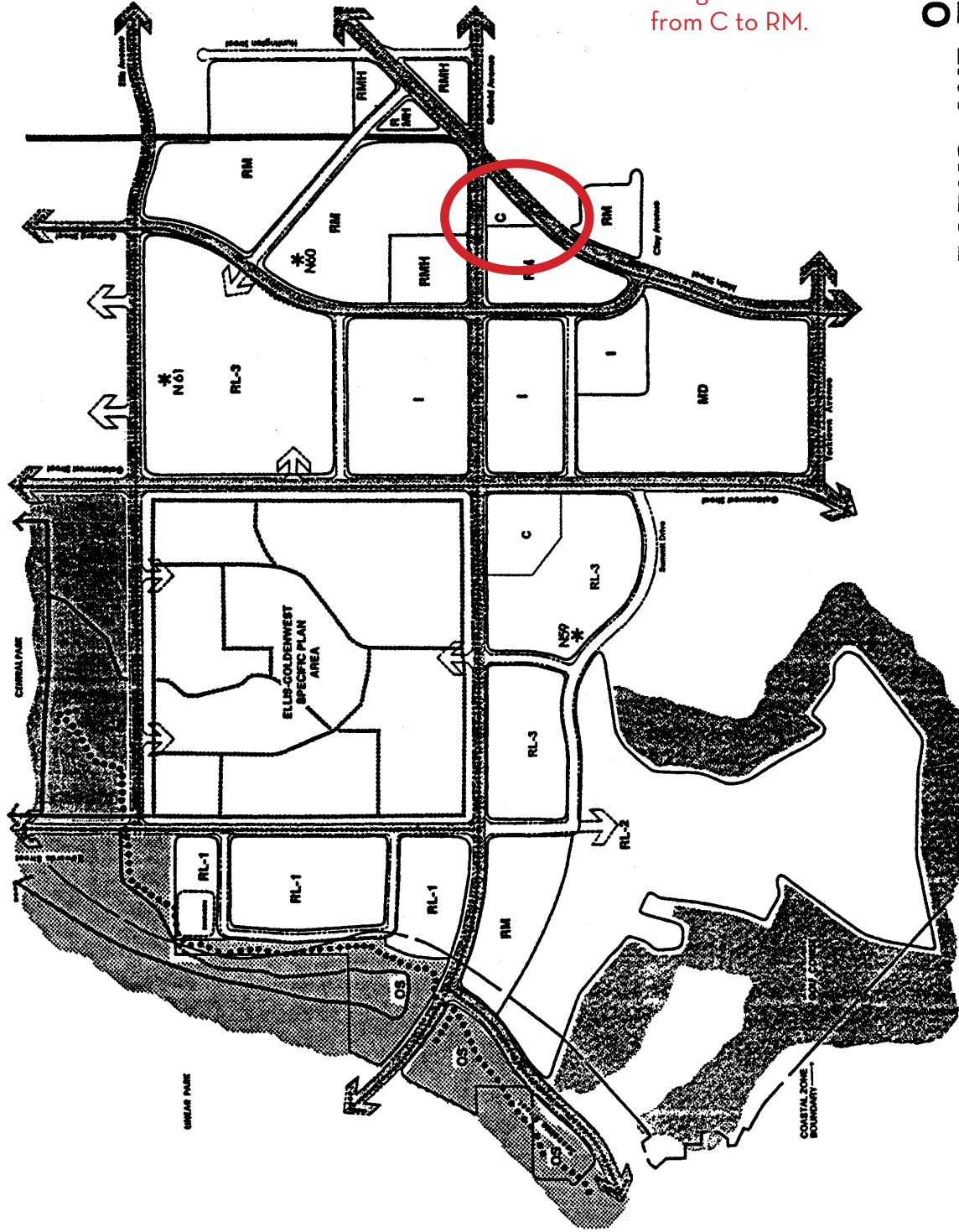
- MAJOR ARTERIAL HIGHWAY**  
 6 Lanes - Divided  
 Central Avenue (East of Goldenwest)  
 Goldenwest Street (West of Goldenwest)  
 Scenic Highway
- SCENIC HIGHWAY**  
 4 Lanes - Divided  
 Central Avenue (East of Scenic Highway)  
 West of Goldenwest  
 Goldenwest Street (West of Goldenwest)
- PRIMARY HIGHWAY**  
 4 Lanes - Divided  
 15th Avenue (West of Goldenwest)  
 16th Street  
 17th Street  
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- SCENIC SECONDARY HIGHWAY**  
 4 Lanes - Divided  
 Central Avenue (West of Scenic Highway)
- SECONDARY HIGHWAY**  
 4 Lanes - Divided  
 15th Avenue (East of Scenic Highway)  
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- NOTE:**  
 See Technical Appendix for right-of-way requirements and existing plans. All land use designations shall be public unless designated with a \* which may be private.



Modification:  
 Land use re-designation  
 from C to  
 RM.

# LEGEND

- CLASS 1 BIKI TRAIL
- CLASS 2 BIKI TRAIL
- FORESHORE TRAIL
- RECREATION AREA
- SCENIC CORRIDOR
- TRANSPORTATION/ TRAIL CORRIDOR
- CLAY ARE AS SHOWN IN RECREATION ELEMENT
- \* N/A



Modification:  
Land use re-  
designation  
from C to RM.

EXHIBIT 9

## OPEN SPACE, PARKS, AND TRAILS PLAN

4/11/11 1:1

### CITY OF HUNTINGTON BEACH HOLLY-SEA CLIFF AREA SPECIFIC PLAN

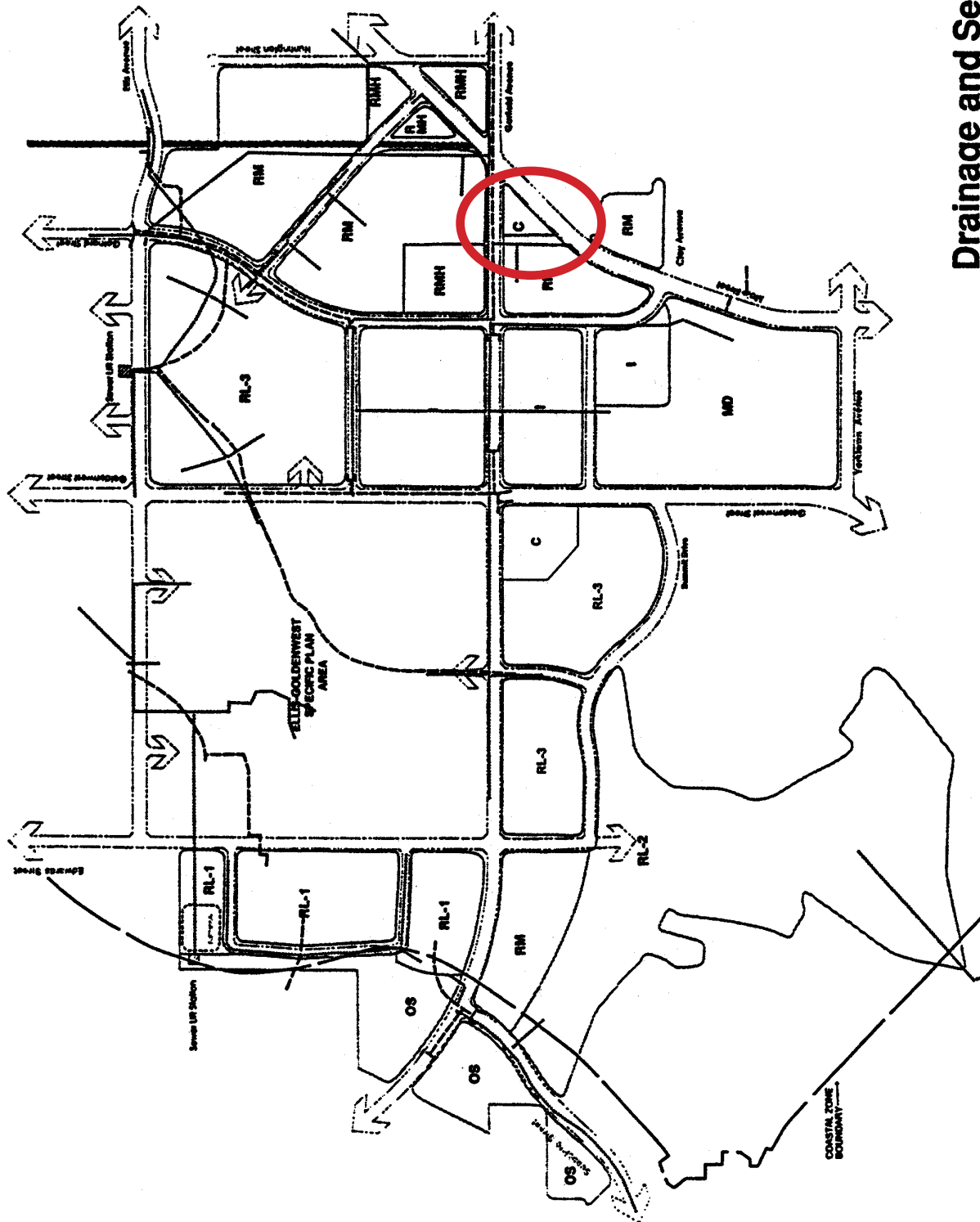
# LEGEND

SEWER MAINS

SEWER LINES

Old Right-of-Way  
Widths and Allocations

NOTE:  
See Technical Appendix for Substation  
Details



Modification:  
Land use re-  
designation  
from C to  
RM.

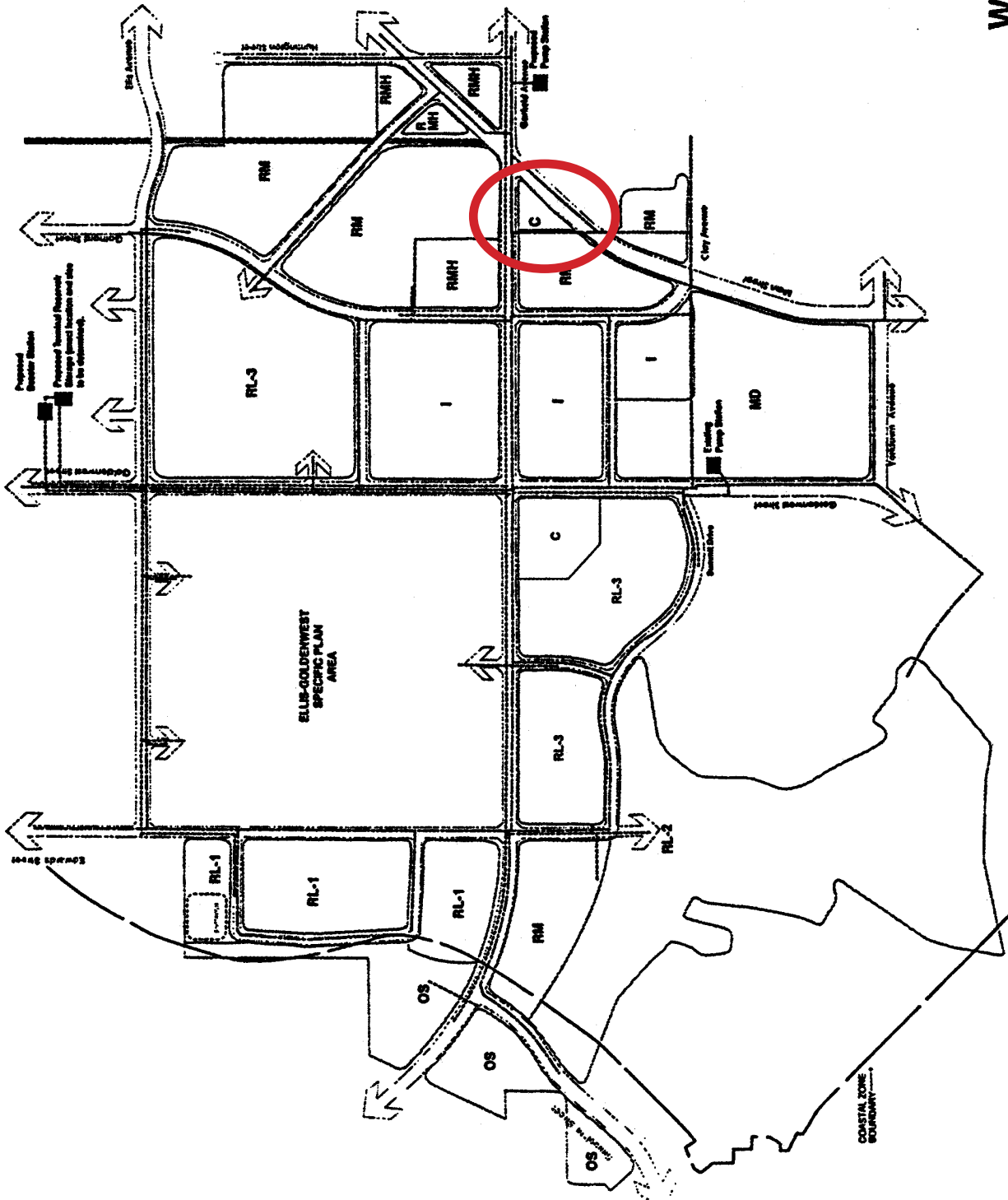
# LEGEND

POSSIBLE WATER

RECLAIMED WATER

City Engineer  
Utilities and Infrastructure

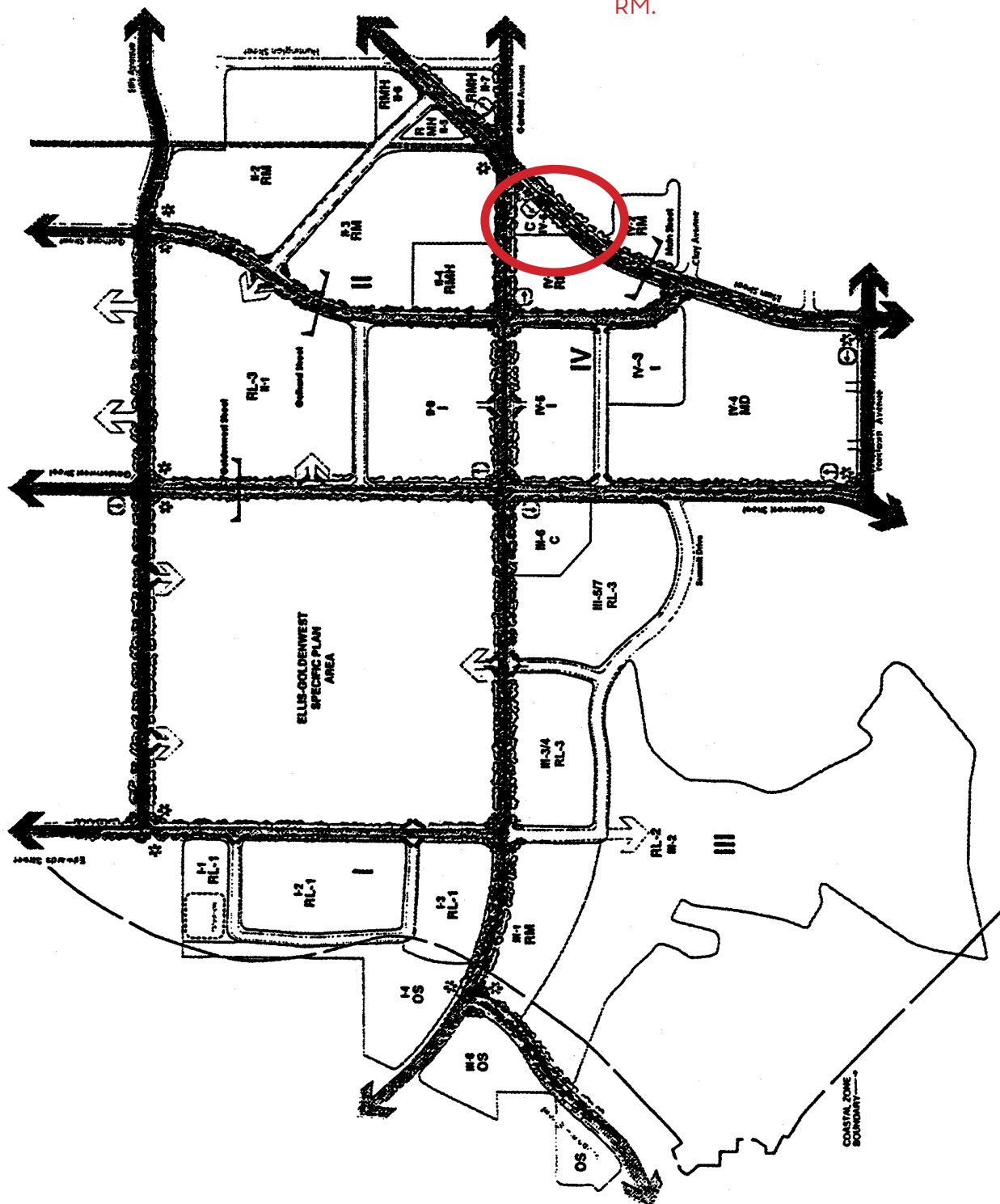
NOTE:  
See Technical Appendix for Infrastructure  
Details.



Modification:  
Land use re-  
designation  
from C to  
RM.

-  **MEDIUM PLANES**  
**COMBUSTIBLES** **INERTITY**  
 Washington Police  
 Washington Fire Police Dept
-  **COMMUNITY GATEWAYS**  
 Community Gateways  
 Inland Empire Police, at varying heights  
 Community Identification sign used.
-  **MAJOR INTERSECTIONS**  
 Pleasant Communities - Cherry Hills Park, at varying heights  
 Inland Empire Police, at street corners  
 vehicles, Broadband emergency/ambulance planning.
-  **SIRENS/CAMERAS/TRAFFIC SIGNALITY TREES**  
 Inland Empire Police  
 Inland Empire Police, at street corners  
 at street corners, at street corners, at street corners.
-  **HAZARDOUS MATERIALS**  
 Inland Empire Police  
 Inland Empire Police, at street corners  
 Inland Empire Police, at street corners, at street corners, at street corners.
-  **BUS STOP**

Modification:  
Land use re-  
designation  
from C to  
RM.



**Table 2**  
**Development Phasing Plan**

| PLANNING<br>AREA | ACRES         | USE                                             | TOTAL<br>DWELLING<br>UNITS | EXISTING<br>DWELLING<br>UNITS | PHASE I<br>1990-1993 | PHASE II<br>1994-1997 | PHASE III<br>1998-20 <del>201</del> |
|------------------|---------------|-------------------------------------------------|----------------------------|-------------------------------|----------------------|-----------------------|-------------------------------------|
| 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                                     | <del>785</del> 50          | 65                            | 150                  | 300                   | <del>270</del> 35                   |
|                  | 53            | MIXED USE                                       |                            |                               |                      | *                     |                                     |
|                  | 31            | INDUSTRIAL                                      |                            |                               |                      | *                     |                                     |
|                  | <del>42</del> | <del>RESIDENTIAL</del><br><del>COMMERCIAL</del> |                            |                               |                      | *                     |                                     |
| TOTAL            | 565           |                                                 | 3, <del>930</del> 895      | 65                            | 620                  | 2,125                 | 1, <del>120</del> 085               |

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