

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
<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).
6. Addendum No. 1 to Final EIR No. 89-1 prepared for Holly Seacliff General Plan Amendment (adopted on XX, by Resolution XX).

LEGEND

RL-1	LOW DENSITY RESIDENTIAL 1 40' front
RL-2	LOW DENSITY RESIDENTIAL 2 40' front
RL-3	LOW DENSITY RESIDENTIAL 3 40' front
RM	MEDIUM DENSITY RESIDENTIAL 40' front
RMF	MEDIUM DENSITY RESIDENTIAL 40' front
MD	MEDIUM DENSITY RESIDENTIAL 40' front
C	COMMERCIAL
I	INDUSTRIAL
OS	OPEN SPACE
PA	PLANNING AREA
PL	PLANNING UNIT
*	NEIGHBORHOOD PARKS

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

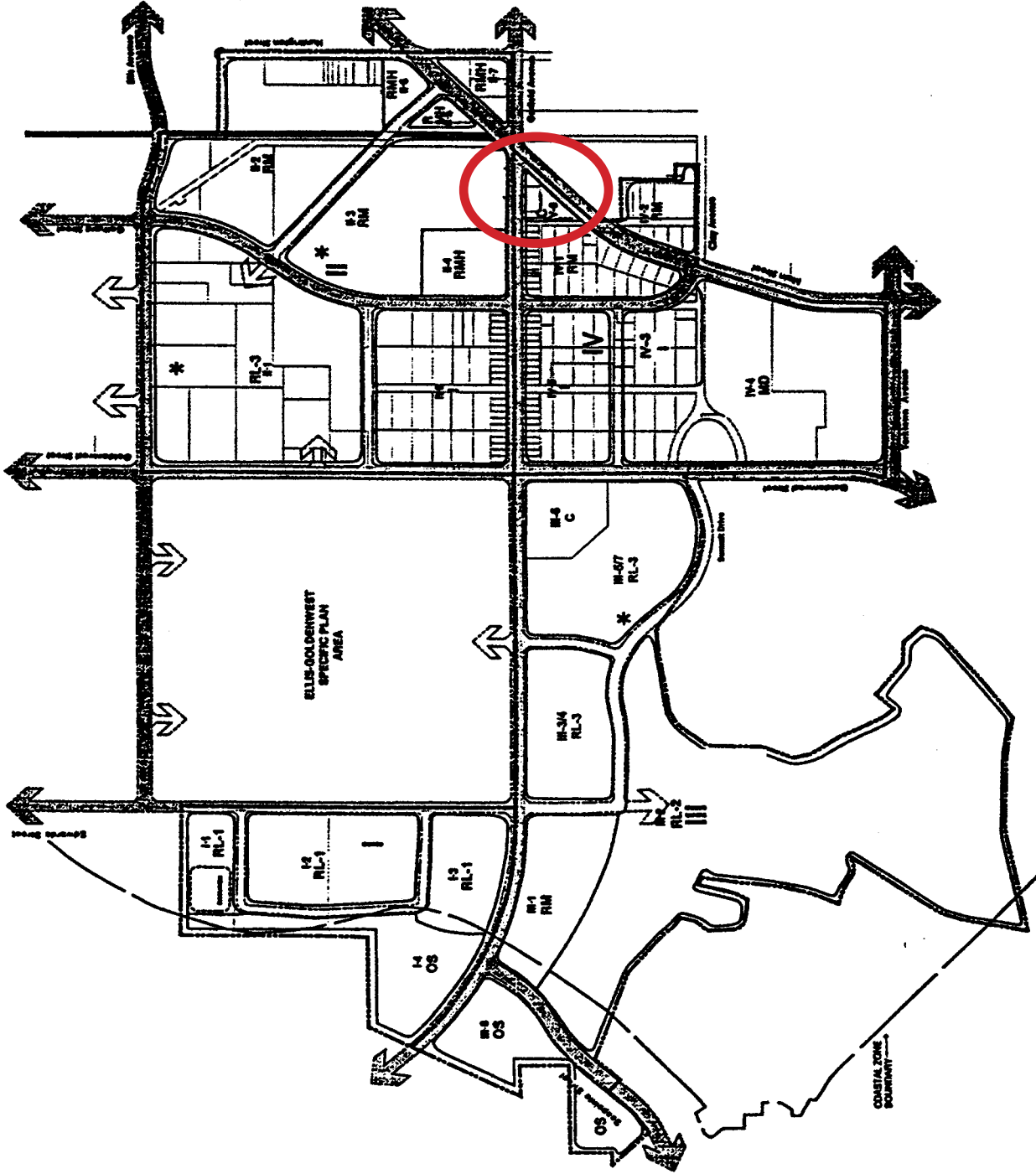


EXHIBIT 3

GENERAL DEVELOPMENT PLAN

4/11/11

CITY OF HUNTINGTON BEACH

HOLLY-SEA CLIFF AREA SPECIFIC PLAN

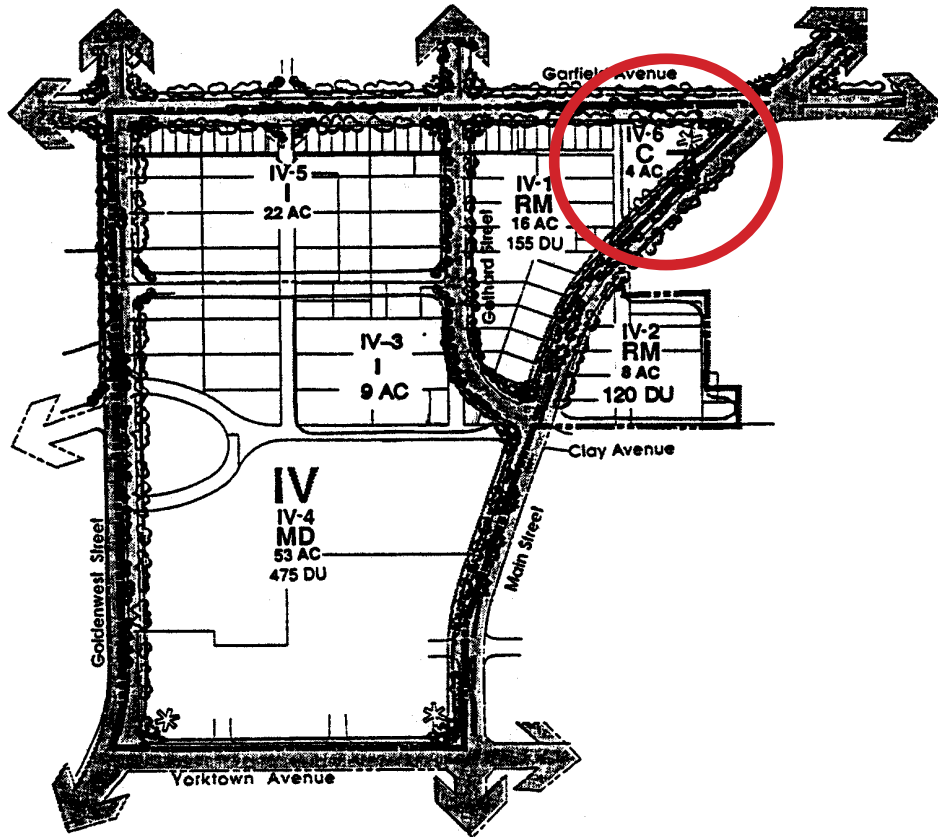
**TABLE 1
HOLLY-SEACLIFF SPECIFIC PLAN
LAND USE TABLE**

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	COMMERCIAL RESIDENTIAL-MEDIUM DENSITY	4 2	35	16.59	16.59	III- 31 20
	SUBTOTAL		1102	47540			
	TOTAL		5636	3,05722			

* 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

EXHIBIT 7
PLANNING AREA IV
DEVELOPMENT PLAN

HOLLY-SEACLIFF AREA SPECIFIC 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.

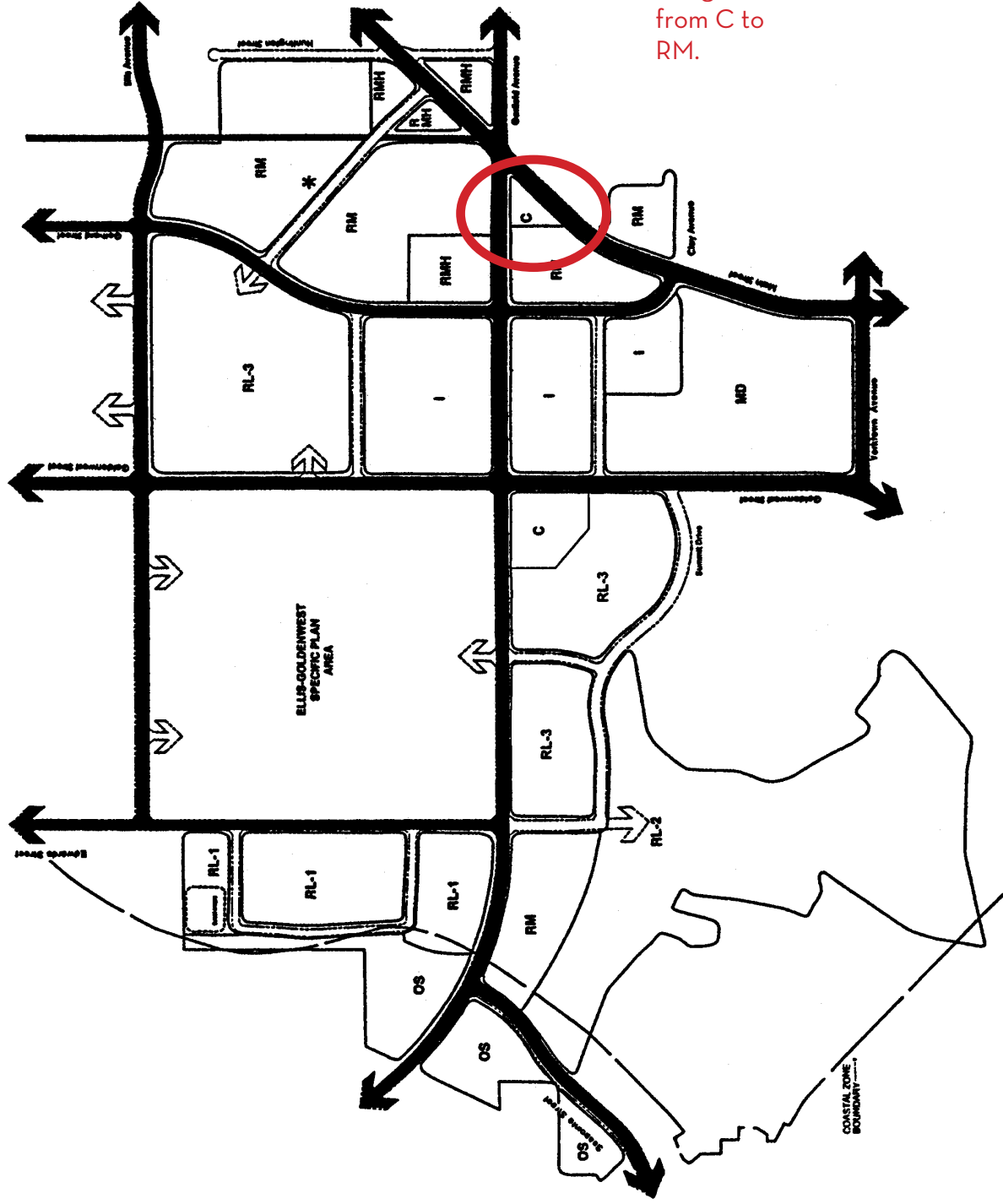
C. Circulation Plan

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

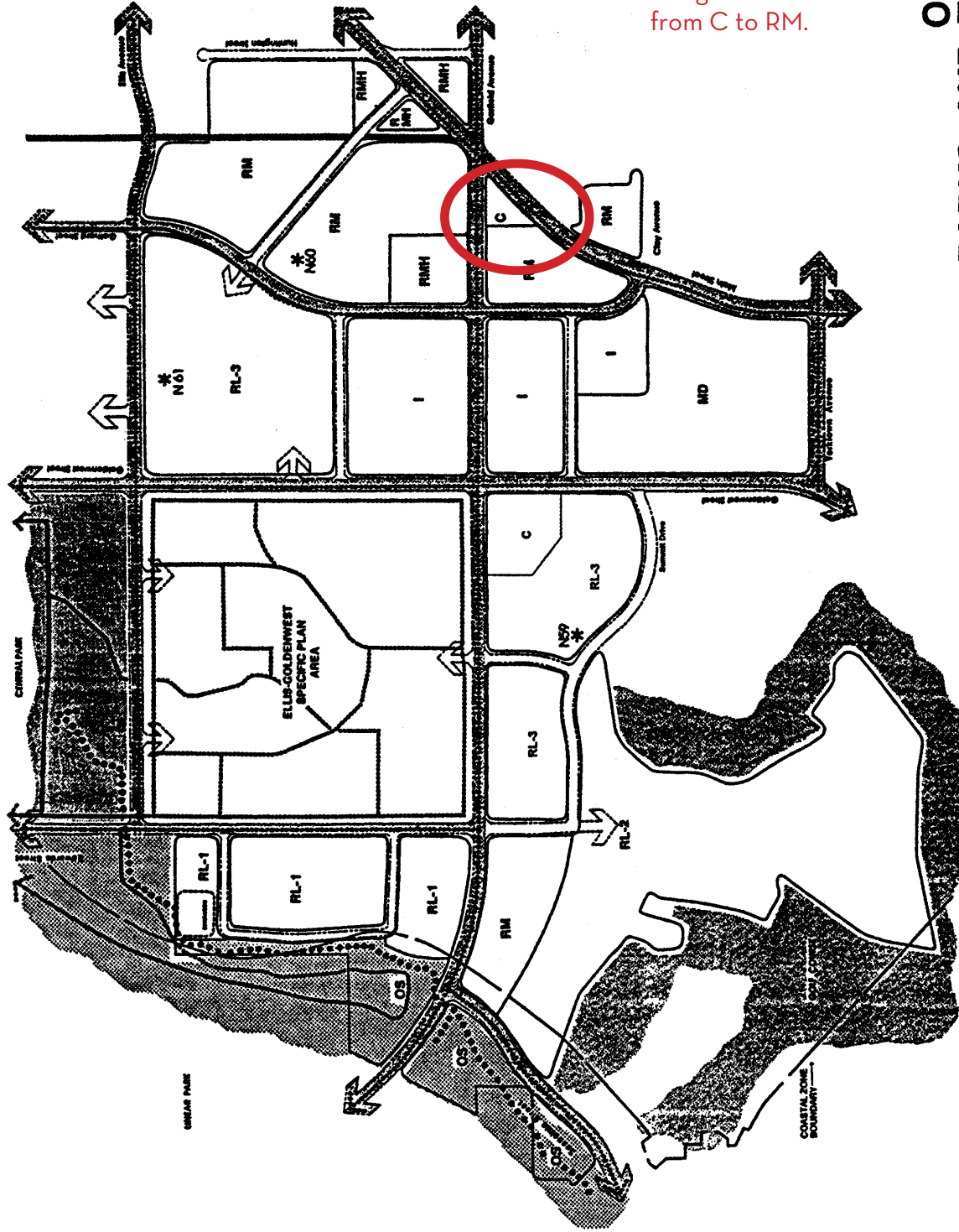
- MAJOR ARTERIAL HIGHWAY**
 6 Lanes - Divided
 Central Avenue (East of Goldenwest)
 Goldenwest Street (South of Goldenwest)
- SCATTERED MAJOR HIGHWAY**
 6 Lanes - Divided
 Central Avenue (East of Seagrove),
 West of Goldenwest
 Goldenwest Street (South of Goldenwest)
- PRIMARY HIGHWAY**
 4 Lanes - Divided
 Elm Avenue (West of Goldenwest)
 Idaho Street
 Seagrove Street
 Yorktown Avenue
- SCATTERED SECONDARY HIGHWAY**
 4 Lanes - Divided
 Central Avenue (West of Seagrove)
- SECONDARY HIGHWAY**
 4 Lanes - Divided
 Seagrove Street
 Elm Avenue (East of Goldenwest)
 Goldenwest Street
- NOTE:**
 See Technical Appendix for right-of-way requirements and existing plans. All land use designations shall be public unless designated with * which may be private.



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

LEGEND

- CLASS 1 BURE TRAIL
- CLASS 2 BURE TRAIL
- FOREMAN 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

CITY OF HUNTINGTON BEACH
HOLLY-SEA CLIFF AREA SPECIFIC PLAN

4/11/11

10300A

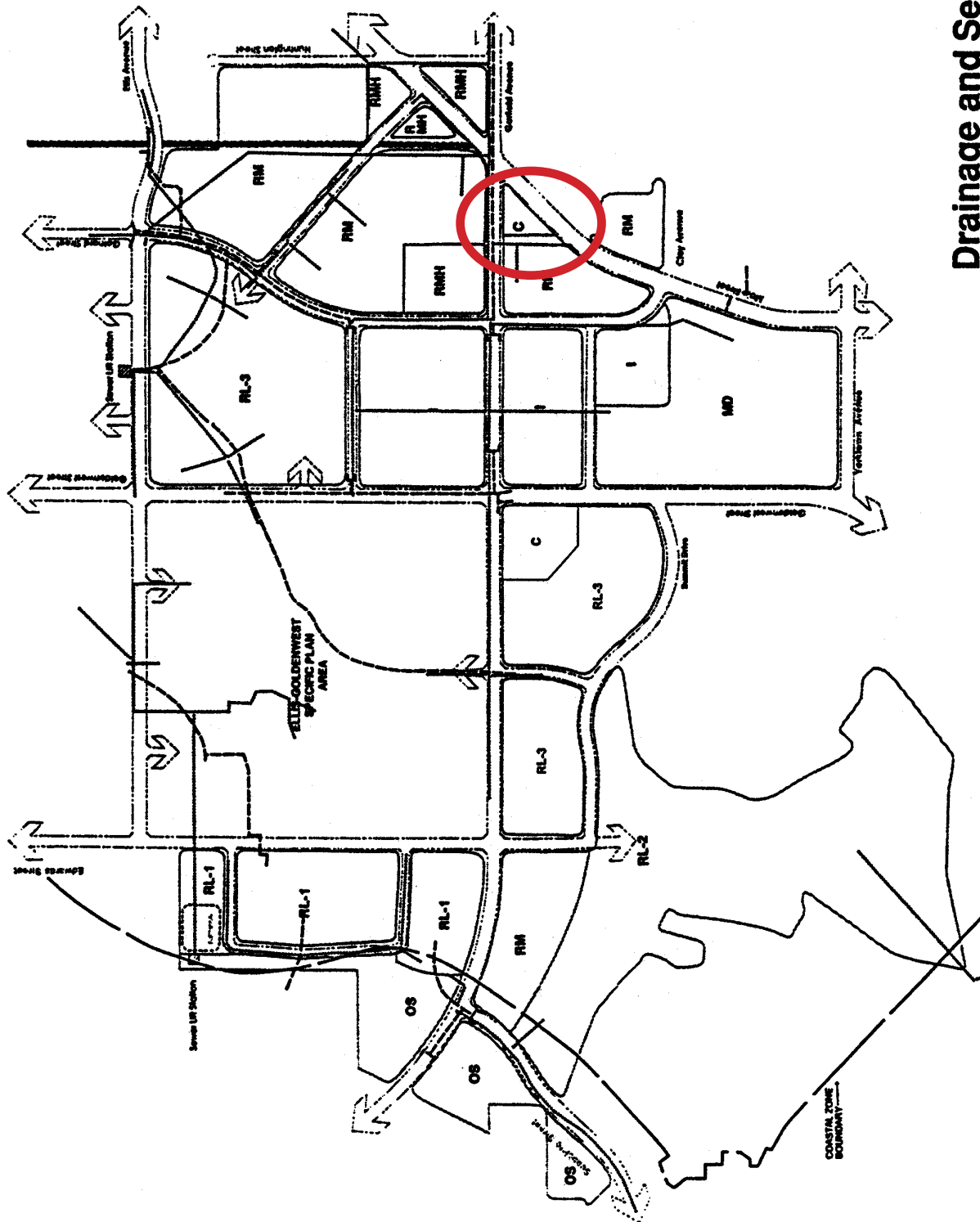
LEGEND

SEWER MAINS

SEWER LINES

City Boundary, Utilities and Annotations

NOTE: See Technical Appendix for Substation Details.



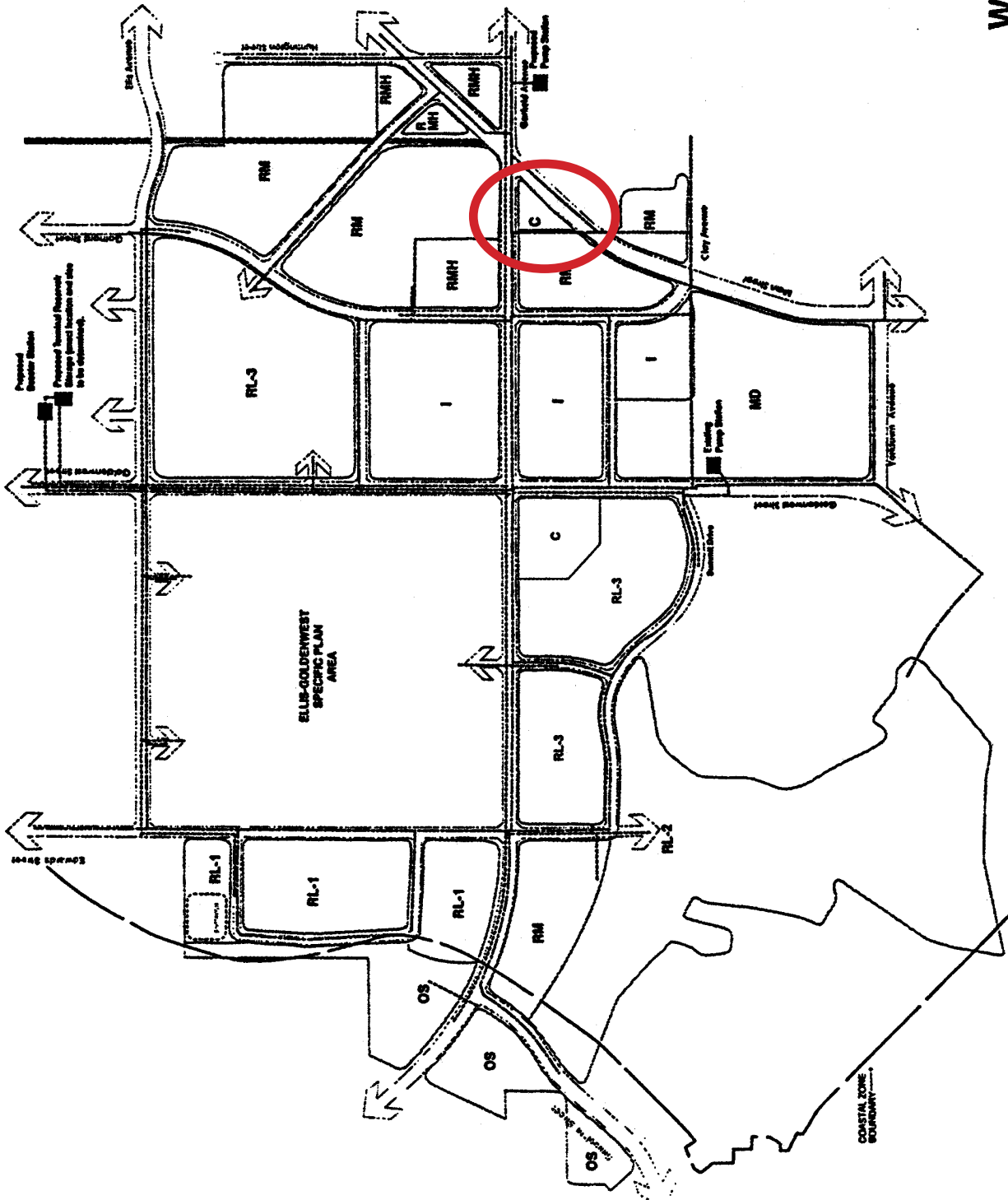
Modification:
Land use re-designation
from C to
RM.

LEGEND

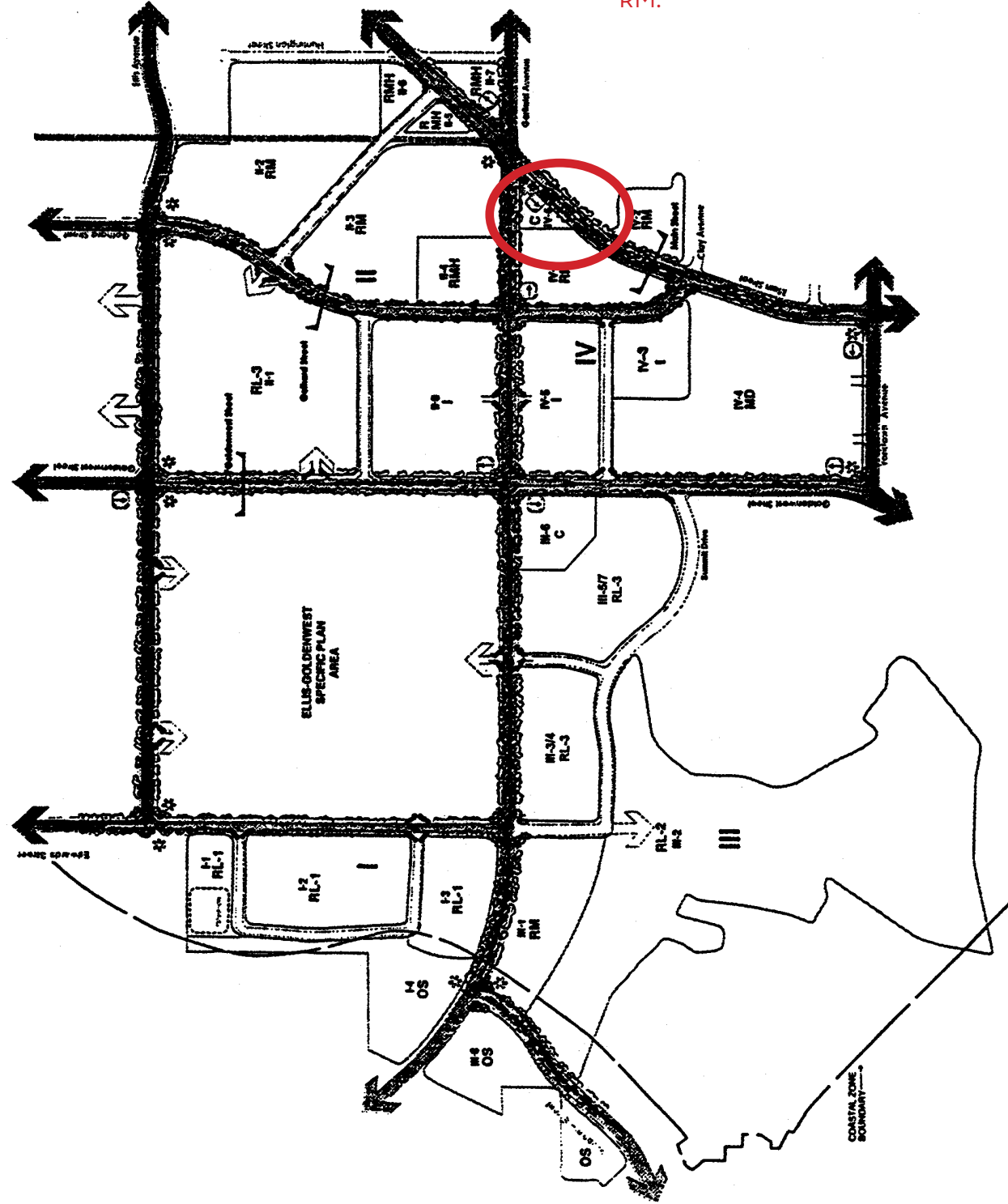
POSSIBLE WATER

RECLAIMED WATER

City Engineer
Utilities and Infrastructure
NOTE:
See Technical Appendix for Infrastructure
Details.



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



LEGEND

- MEDIUM DENSITY RESIDENTIAL**
Medium Density Residential
Medium Density Residential
- COMMUNITY MAIN STREET**
Community Main Street
Community Main Street
- MAJOR INTERSECTIONS**
Major Intersections
Major Intersections
- STREET/HIGHWAY**
Street/Highway
Street/Highway
- STREET TREES**
Street Trees
Street Trees
- MEDIUM DENSITY RESIDENTIAL**
Medium Density Residential
Medium Density Residential
- MEDIUM DENSITY RESIDENTIAL**
Medium Density Residential
Medium Density Residential

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

EXHIBIT 12

COMMUNITY THEME PLAN

100M

CITY OF HUNTINGTON BEACH

HOLLY-SEACLIFF AREA SPECIFIC PLAN

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 1998-20 20 ²⁰⁴
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 ⁵⁰	65	150	300	270 ³⁵
	53	MIXED USE				*	
	31	INDUSTRIAL				*	
	4	RESIDENTIAL COMMERCIAL				*	
TOTAL	565		3, 930 ⁸⁹⁵	65	620	2,125	1, 120 ⁰⁸⁵

*INDICATES TIMING OF NON-RESIDENTIAL USES.