

HOLLY-SEACLIFF SPECIFIC PLAN

VOLUME 1 OF 2

CITY OF HUNTINGTON BEACH

SPECIFIC PLAN 9



ADOPTED APRIL 20, 1992
ORDINANCE NO. 3128



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
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Amended April 7, 1997	Ordinance No. 3350
Amended July 6, 1998	Ordinance No. 3400 Ordinance No. 3402

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HOLLY-SEACLIFF SPECIFIC PLAN TECHNICAL APPENDIX (Separate Document)

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I. INTRODUCTION

I. INTRODUCTION

A. Purpose and Intent

The Holly-Seacliff Specific Plan provides the development standards, design theme and administrative procedures necessary to implement the policies of the City of Huntington Beach General Plan and the Holly-Seacliff Master Plan (General Plan Amendment 89-1). The Specific Plan also provides for application of mitigation measures contained in Final Environmental Impact Report 89-1 and implements the provisions of Development Agreement No. 90-1 for the Holly-Seacliff area.

B. Goals

The purpose of the Specific Plan is to implement the goals of the Holly-Seacliff master plan, including:

- Distribution of planned residential uses, definition of permitted housing types, and provision of a diversity of housing types.
- Location, character and intensities of planned commercial, industrial and mixed development uses.
- Alignments and design of arterial highways and locations of traffic control devices.
- Design of community open spaces, parks, trails and recreation facilities.
- Grading guidelines.
- Design of required public facilities to serve existing and proposed development.
- Design and implementation of the community theme elements.

This Specific Plan is regulatory in nature and serves as zoning for the Holly-Seacliff area. Subsequent development plans, vesting tentative tract maps, tentative tract maps, parcel maps and other entitlement requests for the project site must be consistent with both this Specific Plan, the City of Huntington Beach General Plan and the Holly-Seacliff General Plan Amendment No. 89-1.

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.

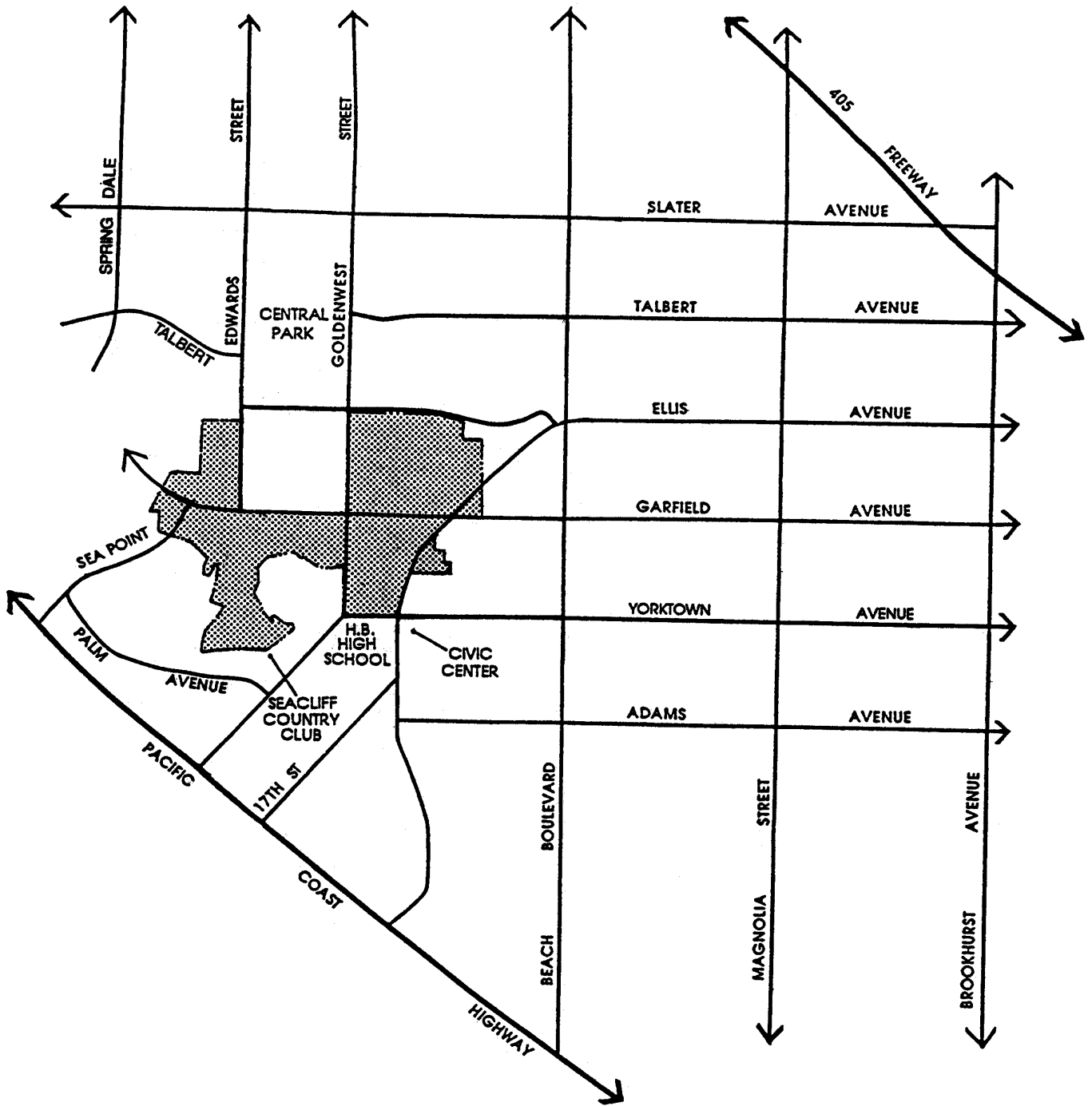
The Holly-Seacliff Specific Plan excludes properties contained in the previously adopted Ellis-Goldenwest Specific Plan. Exhibit 2 illustrates the existing zoning within the Specific Plan area.

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).



The Holly-Seacliff Development Agreement establishes the contractual development responsibilities between the City of Huntington Beach, Pacific Coast Homes and Garfield Partners regarding project phasing, open space dedications, infrastructure improvements, reimbursable costs and other obligations for each party. Although the Holly-Seacliff Development Agreement applies only to the portions of the Holly-Seacliff area to be developed by the parties specified in the Agreement, it does provide for the future public infrastructure improvements for all the Holly-Seacliff area. The Specific Plan is an integral component for the implementation of the Development Agreement.

The Holly-Seacliff Specific Plan is divided into four Planning Areas (I through IV) and establishes the general provisions and procedures to implement development of the Holly-Seacliff area under General Plan Amendment No. 89-1