

# HB OKs Major Residential Project

By Antje Mills

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City Council members unanimously approved the Holly-Seacliff Master Plan, laying the foundation for the construction of 4,400 new homes in Huntington Beach.

The Holly-Seacliff area encompasses 768 acres of land bounded by Ellis Avenue to the north, Yorktown and Clay avenues, Huntington and Main

streets to the east, and Edwards Street to the west.

The Huntington Beach Company is the developer, which owns 80 percent of the land covered mostly by oil wells. The wells will be phased out over a period of 10 to 15 years to accommodate for the project, said Hal Simmons, senior city planner.

Several small landowners, who have less than an acre each, own

the rest of the property. The Huntington Beach Company will attempt to purchase the properties in the next two years, Simmons said.

A major issue during Monday night's council meeting was the fate of 54 acres on Gothard Street that were designated for new businesses and industrial development, according to Mike Adams, city director of community development.

At first, the council agreed to have mixed development in that area, but later reversed their decision and assigned it as residential, Adams said.

A total of 558 acres are now designated residential, which includes the additional acreage on Gothard. The average housing density will range from four units per acre to 25 units an acre of condominiums and houses, Simmons said.

The remaining land will include 11 acres of commercial development, 53 acres of residential and commercial development, and 92 acres of open space.

Councilwoman Grace Winchell pushed for increased acreage of four proposed community parks to be developed within the open space, asking for a minimum of four acres each to which her colleagues agreed.

In addition to the parks, council also made some minor amendments to the general plan before approval of the entire Holly-Seacliff plan.

The amendments included making Golden West Street a major arterial highway from Pacific Coast Highway to Ellis Avenue, and putting in a cross gap connector from Garfield Avenue through Bolsa Chica Street.

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Simmons said that the council felt it was important to bridge that gap to help relieve increasing traffic on Golden West and Edwards streets, and shorten the response time of the police and fire personnel.

Construction of homes and businesses in the Holly-Seacliff area will begin in 1991.

Council must still determine specific zoning and density restrictions within the project area before the first brick is laid, Simmons said.

