

RESOLUTION NO. 2021-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 17-001 AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION

WHEREAS, the Planning Commission, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 17-001; and

Such amendment was recommended to the City Council for adoption; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 17-001, and the City Council finds that the proposed amendment is consistent with the Huntington Beach General Plan, the Certified Huntington Beach Local Coastal Program (including the Land Use Plan), and Chapter 6 of the California Coastal Act; and

The City Council of the City of Huntington Beach intends to implement the Local Coastal Program in a manner fully consistent with the California Coastal Act,

NOW, THEREFORE, City Council of the City of Huntington Beach does hereby resolve as follows:

SECTION 1: That Huntington Beach Local Coastal Program Amendment No. 17-001 includes Resolution No. 2021-02 pertaining to General Plan Amendment No. 17-001 a copy of which is attached hereto as Exhibit A, and incorporated by this reference as though fully set forth herein.

SECTION 2: That Huntington Beach Local Coastal Program Amendment No. 17-001 includes Ordinance No. 4225 pertaining to Zoning Map Amendment No. 17-001 a copy of which is attached hereto as Exhibit B, and incorporated by this reference as though fully set forth herein.

SECTION 3: That Huntington Beach Local Coastal Program Amendment No. 17-001 includes Resolution No. 2021-03 pertaining to Zoning Text Amendment No. 17-005 a copy of which is attached hereto as Exhibit C, and incorporated by this reference as though fully set forth herein.

SECTION 4: That the Local Coastal Program (Coastal Element) is hereby changed to reflect a change in the land use designation for the subject property pursuant to General Plan Amendment No. 17-001 and to reflect text and figure amendments a copy of which is attached hereto as Exhibit D.

SECTION 4: That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 17-001.

SECTION 5: That pursuant to Section 13551(b) of the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 17-001 will take effect automatically upon Coastal Commission approval, as provided in *Public Resources Code* Sections 30512, 30513 and 30519.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting hereof held on the _____ day of _____ 2021.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Attorney MW

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Director of Community Development

ATTACHMENTS:

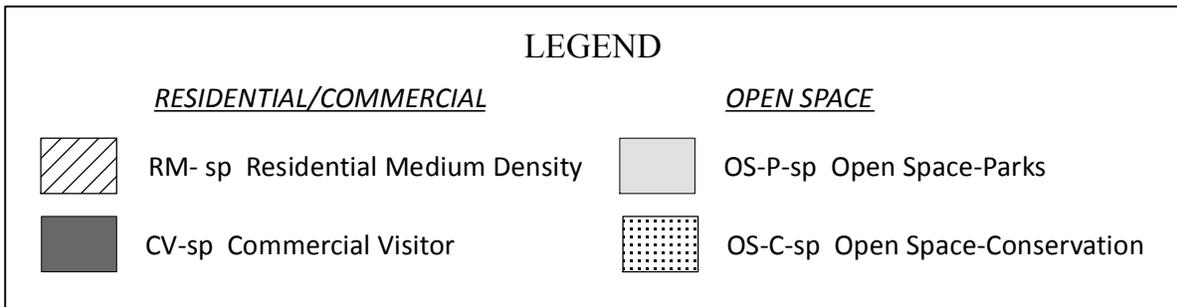
Exhibit A: General Plan Amendment No. 17-001 Resolution No. 2021-02

Exhibit B: Zoning Map Amendment No. 17-001 Ordinance No. 4225

Exhibit C: Zoning Text Amendment No. 17-005 Resolution No. 2021-03

Exhibit D: Amended Coastal Element Land Use Plan (Extract of Figure C-9), Text, and Figures

Exhibit D

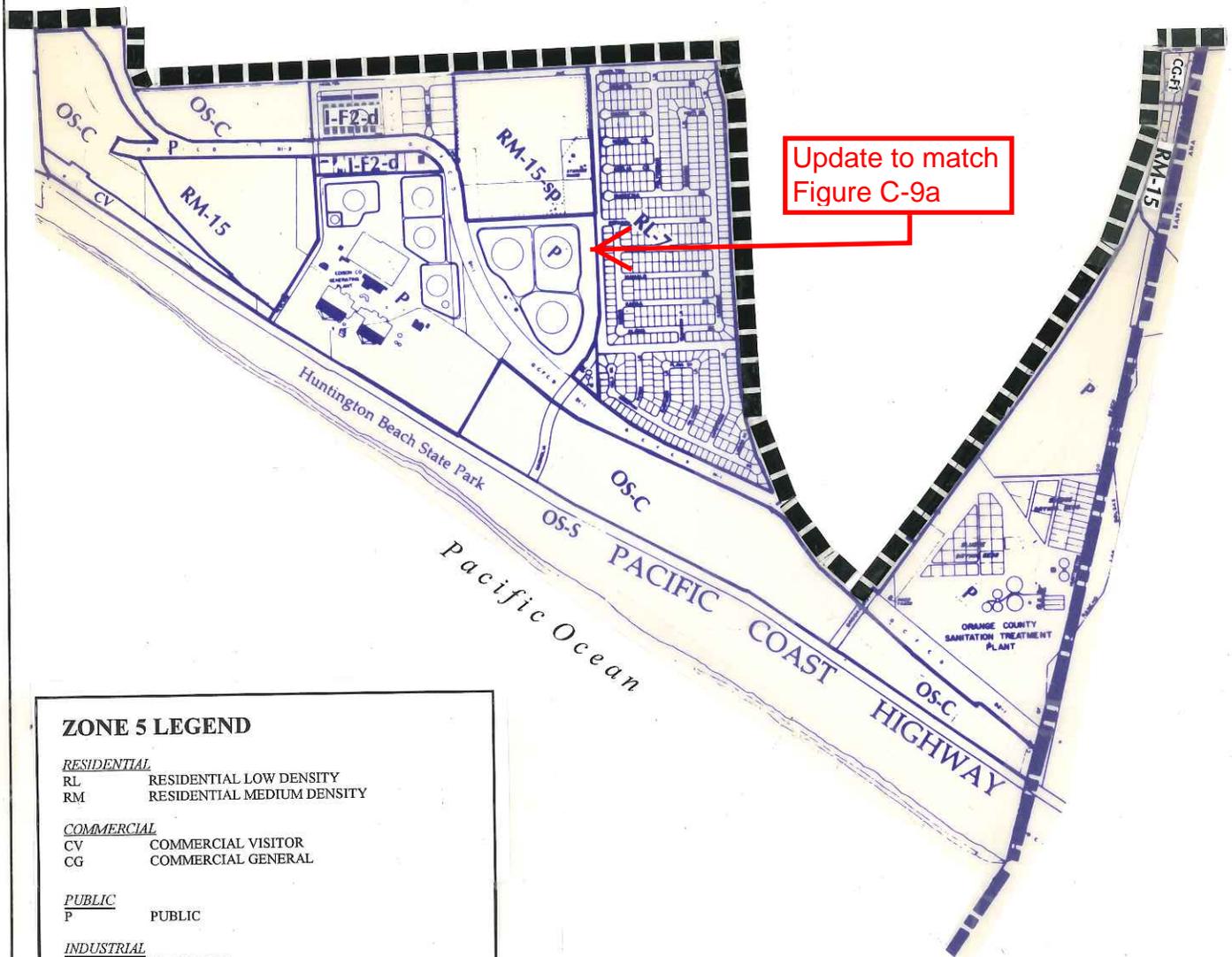


**MAGNOLIA TANK FARM
LAND USE PLAN**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE **C-9a**

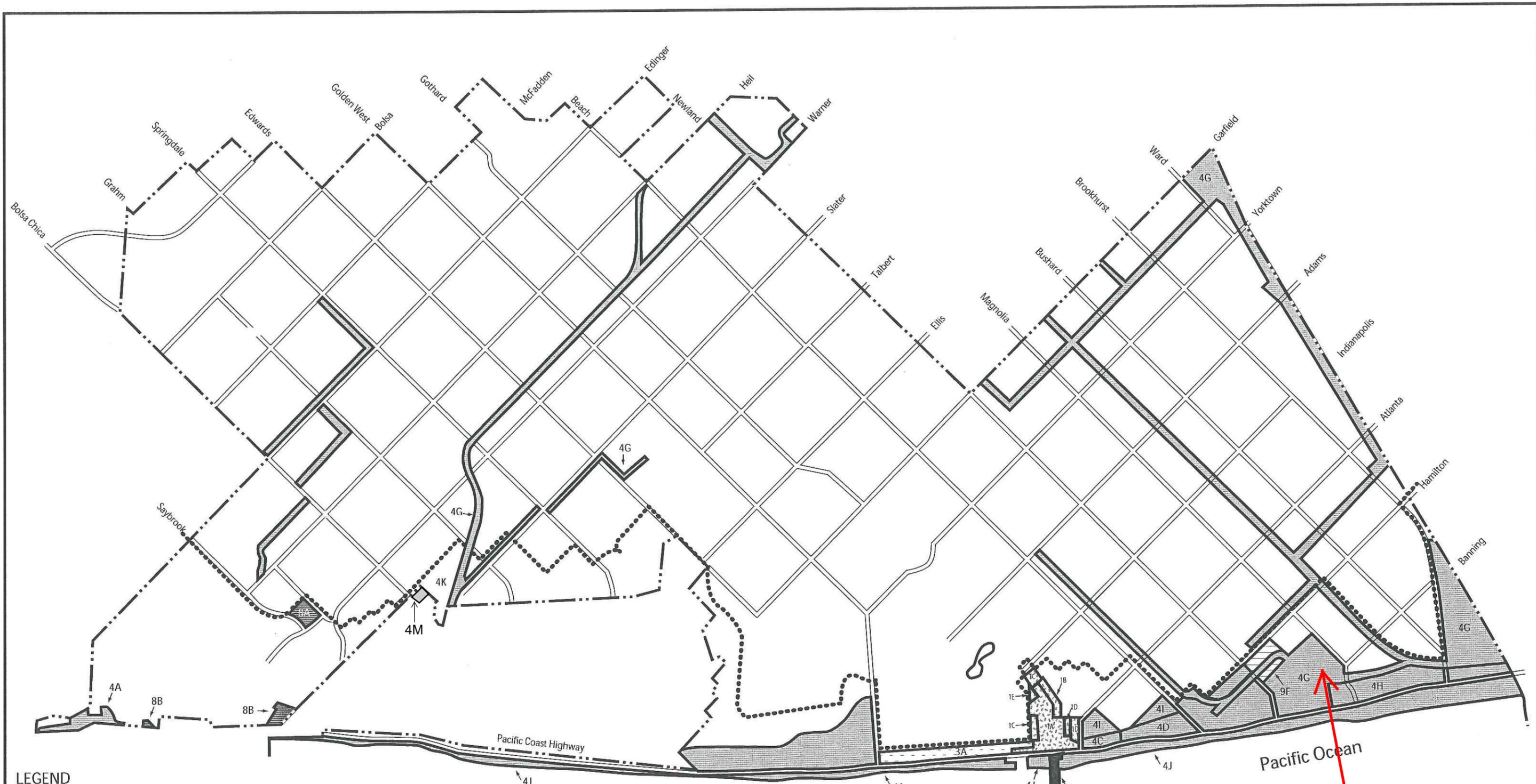


ZONE 5 LEGEND

<u>RESIDENTIAL</u>	
RL	RESIDENTIAL LOW DENSITY
RM	RESIDENTIAL MEDIUM DENSITY
<u>COMMERCIAL</u>	
CV	COMMERCIAL VISITOR
CG	COMMERCIAL GENERAL
<u>PUBLIC</u>	
P	PUBLIC
<u>INDUSTRIAL</u>	
I	INDUSTRIAL
<u>OPEN SPACE</u>	
OS-C	CONSERVATION/WETLAND
OS-S	SHORE
<u>OVERLAY</u>	
-d	DESIGN OVERLAY
-sp	SPECIFIC PLAN OVERLAY
<u>COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE</u>	
F2	0.5
<u>COASTAL ZONE BOUNDARY</u>	
[Dashed Line Symbol]	
<u>HUNTINGTON BEACH CITY LIMITS</u>	
[Solid Line Symbol]	

**HUNTINGTON BEACH COASTAL ZONE
ZONE 5 LAND USE PLAN**
CITY OF HUNTINGTON BEACH COASTAL ELEMENT



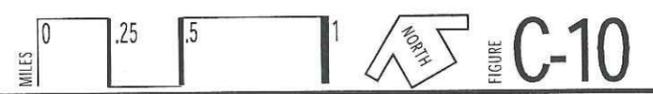


LEGEND

	City Boundary		Beach Boulevard		Industrial Nodes		Pier
	Coastal Zone Boundary		PCH Coastal Corridor		Civic Center Node		Downtown
			Regional Commercial Core		Commercial Nodes		Old Town

Remove Magnolia Tank Farm from Sub-area 4G

**HUNTINGTON BEACH
SUB-AREA MAP**
CITY OF HUNTINGTON BEACH COASTAL ELEMENT



Zone 5 – Beach Boulevard to the Santa Ana River

This area of the Coastal Zone encompasses approximately 611 acres between Beach Boulevard and the Santa Ana River. (Figure C-9.)

Existing Land Uses

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Existing land uses within Zone 5 are extremely diverse and include environmentally sensitive habitat areas with restored wetlands. Nearby are oil production facilities, a regionally serving electric generating plant, a regionally serving sewage treatment plant, a toxic waste site included on the State Superfund list, a mobile home park and single family residences.

Coastal (Seaward of Pacific Coast Highway.)

The seaward portion of this Zone consists entirely of the Huntington State Beach Park, including parking facilities, restrooms, snack bars and the California least tern nesting sanctuary adjacent to the Santa Ana River outlet.

Coastal Element Land Use Plan Designations

Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)

Permitted land uses for the inland portion of Zone 5 include open space-conservation, open space-park, industrial/public uses, visitor serving commercial and medium density residential uses. The site located at the corner of Hamilton and Magnolia (which contains toxic waste and is presently on the State Superfund cleanup list) is subject to a specific plan overlay and development agreement. In addition, portions of Zone 5 are included in the Community District and Sub-area Schedule. Coastal Element policy provides for the electrical generating and sewage treatment plants to continue, the preservation and enhancement of the open space conservation areas that house wetlands and the nesting sanctuary, and the eventual development of visitor serving commercial on Pacific Coast Highway. All other existing uses are anticipated to remain, consistent with the Coastal Element Land Use Plan.

Coastal (Seaward of Pacific Coast Highway.)

The entire area seaward of Pacific Coast Highway is designated as Open Space-Shoreline with a 4J Design District overlay. Existing uses are consistent with the Coastal Element Land Use designations.

ZONE 5 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL-7, RM-15, RM-15-sp
COMMERCIAL	CV, CG
OPEN SPACE	OS-C, OS-S, OS-P
PUBLIC	P
INDUSTRIAL	I-F2-d
ZONE 5 – SPECIFIC PLAN AREAS	
Magnolia/Pacific Specific Plan,	Magnolia Tank Farm Specific Plan
ZONE 5 – GENERAL PLAN OVERLAYS	
4E,F,G,H,J 9F	

See Table C-1 for land use category definitions.