

Magnolia Tank Farm

Environmental Impact Report (EIR) No. 17-001

General Plan Amendment (GPA) No.17-001

Zoning Map Amendment (ZMA) No. 17-001

Zoning Text Amendment (ZTA) No. 17-005

Local Coastal Program Amendment (LCPA) No. 17-001

Development Agreement (DA) No. 19-001

January 19, 2021



PROJECT SITE

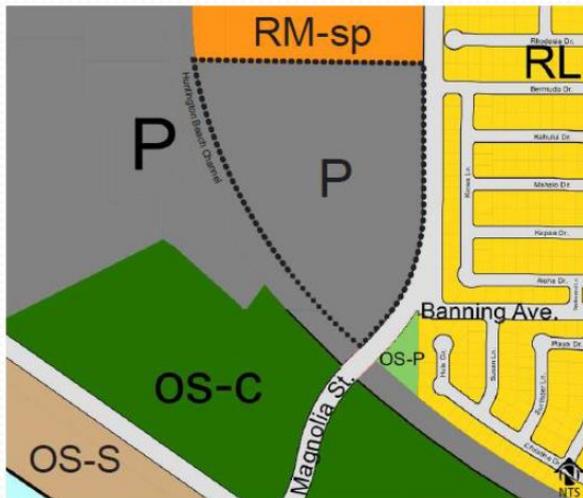
- Vacant 29 acre property
- West side of Magnolia at Banning
- Former above ground oil storage tanks serving adjacent power plant



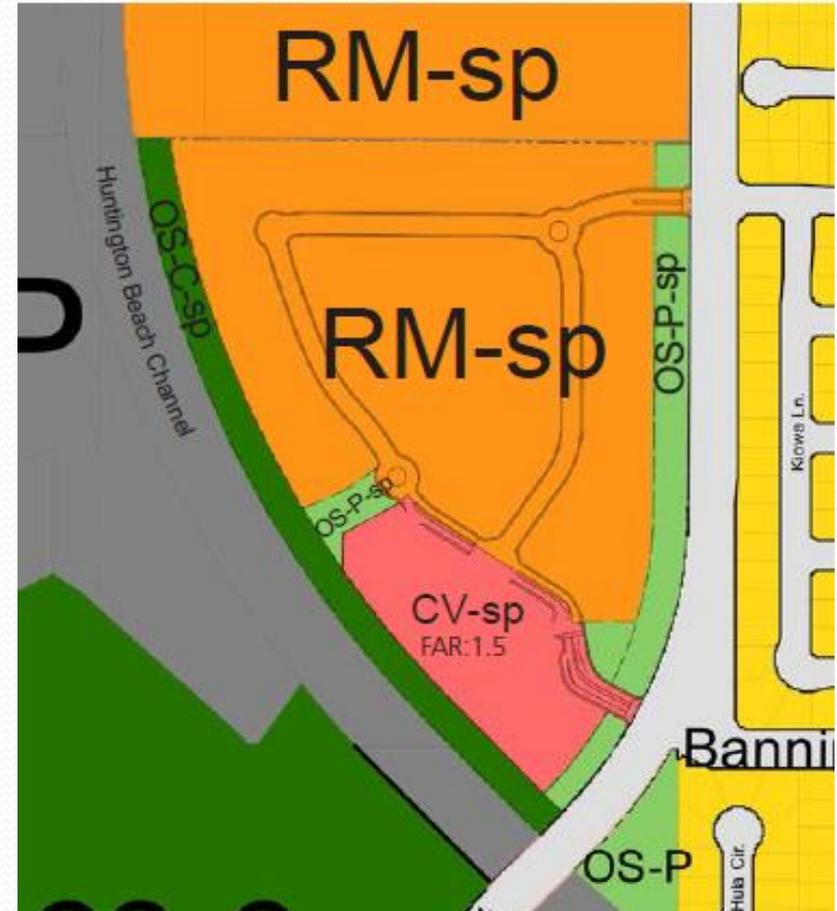
REQUEST

GPA 17-001 - To amend the land use designation:

- from current Public (P)
- to four new General Plan designations:
 1. Open Space-Conservation (OS-C);
 2. Open Space-Park (OS-P);
 3. Residential Medium Density (RM); and
 4. Commercial Visitor (CV);with a Specific Plan Overlay



Existing

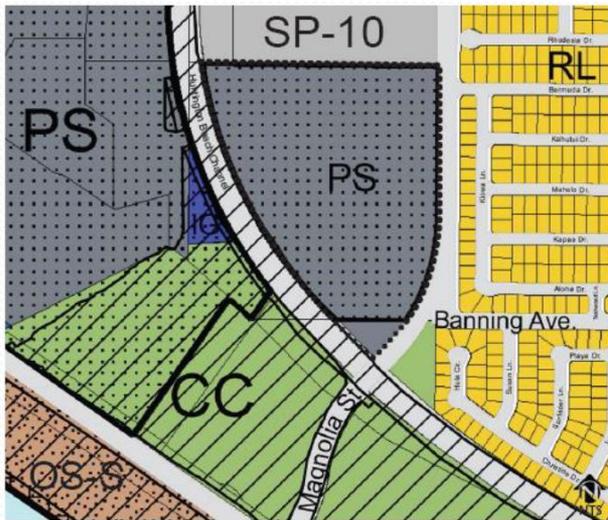


Proposed

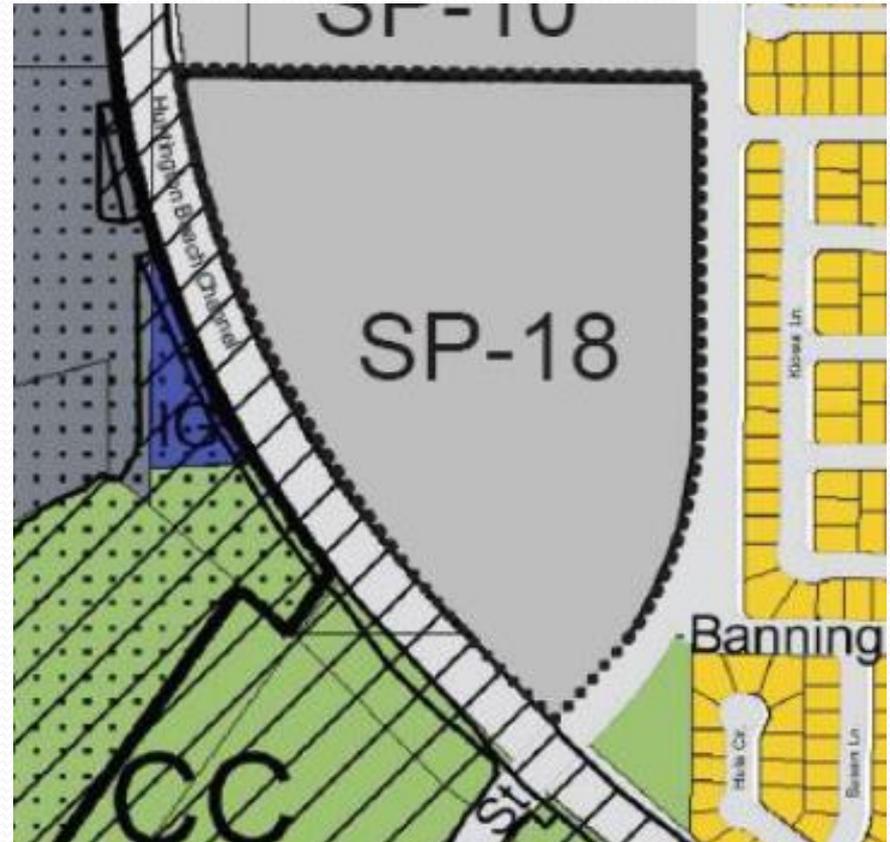
REQUEST

ZMA 17-001 - To amend the zoning designation:

- from current Public-Semipublic with Oil Production Overlay and Coastal Zone Overlay (PS-O-CZ)
- to Specific Plan with Coastal Zone Overlay (SP-18-CZ)



Existing



Proposed

REQUEST

- **ZTA 17-005** – To establish the Magnolia Tank Farm Specific Plan (MTFSP) including development standards for visitor serving commercial, residential, and open space uses
- **LCPA 17-001** – To amend the City’s LCP pursuant to the GPA, ZMA, and ZTA subject to approval by the CA Coastal Commission
- **DA 19-001** – To enter into a development agreement for the subject site to 1) vest the permitted uses, density, and intensity of use for 15 year term, 2) ensure financial benefits, and 3) ensure off-site improvements
- **EIR 17-001** – To analyze the potential environmental impacts associated with the project

REQUEST

Specific Plan establishes zoning standards for development of a mixed-use, master planned site consisting of:

Planning Area 1: Coastal Conservation:

2.8 acres of upland habitat with public trail

Planning Area 2: Open Space-Parks and Recreation:

2.8 acres of park

Planning Area 3: Residential:

250 medium density for-sale residential units (more compact and taller than traditional SFD)

Planning Area 4: Commercial Visitor:

230,000 sq. ft. lodge with a maximum of:

- ✓ 175 market rate guest rooms;
- ✓ 40 rooms of guesthouse-style, budget-oriented, family/group overnight accommodations; and
- ✓ ancillary retail and dining facilities



Legend

-----	Specific Plan Area	-----	
-----	PA 1 - Coastal Conservation (CC)	-----	PA 3 - For-Sale Residential (RM)
-----	PA 2 - Open Space - Parks and Recreation (OS-PR)	-----	PA 4 - Commercial Visitor (CV)

REQUEST

- Development Agreement vests the proposed land use changes in return for:
 - ✓ Payment of \$2.5 million to the City which can be used for any purpose but will prioritize funds for capital improvement projects within a one mile radius of subject property
 - ✓ Magnolia St. and Hamilton Ave. improvements along Ascon property
 - ✓ Curb, gutter, sidewalk, street lights and undergrounding utility lines (Magnolia)
 - ✓ Requirement for hotel quality standards
 - ✓ Phased development

- Current overall request for legislative land use changes only and establishing development standards; No development proposed at this time

- If approved, applicant will submit entitlements for actual development (conditional use permit, coastal development permit, tract map, etc.) for Planning Commission review at a public hearing

REQUEST

EIR concluded project would have less than significant impacts for:

- ✓ Aesthetics
- ✓ Air Quality (with mitigation)
- ✓ Biological Resources (with mitigation)
- ✓ Cultural Resources
- ✓ Geology and Soils (with mitigation)
- ✓ Hazards and Hazardous Materials (with mitigation)
- ✓ Hydrology and Water Quality
- ✓ Land Use and Planning
- ✓ Noise (with mitigation)
- ✓ Population and Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Tribal Cultural Resources
- ✓ Utilities and Service Systems

REQUEST

- EIR concluded project would have significant and unavoidable impacts for:
 - ✓ Greenhouse Gas Emissions (exceedance of SCAQMD's draft interim threshold for residential uses)
 - ✓ Transportation and Traffic (City of Newport Beach and Caltrans intersections mitigable but City of Huntington Beach does not have authority to implement)
- Project approval requires adoption of a Statement of Overriding Considerations (If specific economic, legal, social, technological, or other project benefits outweigh unavoidable adverse environmental impacts, may be considered acceptable)
- 121 EIR comment letters received
- EIR Response to Comments and Errata completed and made available for public review

PLANNING COMMISSION

- Planning Commission conducted four study sessions and one public hearing on project in 2019

- Planning Commission recommendation (5 – 2 vote)
 1. Certify EIR;
 2. Approve CEQA Findings of Fact with a Statement of Overriding Considerations;
 3. Approve of GPA, ZMA, ZTA, LCPA, and DA with modifications to the MTFSP (recreation area, building height, parking, roof decks, phasing, etc.) and to keep DA funds for improvements near project site; and
 4. Execute an Indemnification Agreement with applicant (staff recommendation).



END