



**TENTATIVE TRACT MAP
NO. 19331, CONDITIONAL
USE PEMIT NO. 25-005 &
COASTAL DEVELOPMENT
PERMIT NO. 25-003**

MAGNOLIA COAST

January 27, 2026

PROJECT SITE



LOCATION:

21845 Magnolia Street

GENERAL PLAN:

Residential Medium (RM-sp), Commercial Visitor (CV-sp), Open Space-Conservation (OS-C-sp), Open Space- Park (OS-P-sp)

ZONING:

Magnolia Tank Farm Specific Plan (SP-18-CZ)

SURROUNDING USES:

East – Residential
North – Vacant/Ascon Site
West – AES Power Plant
South – Wetland

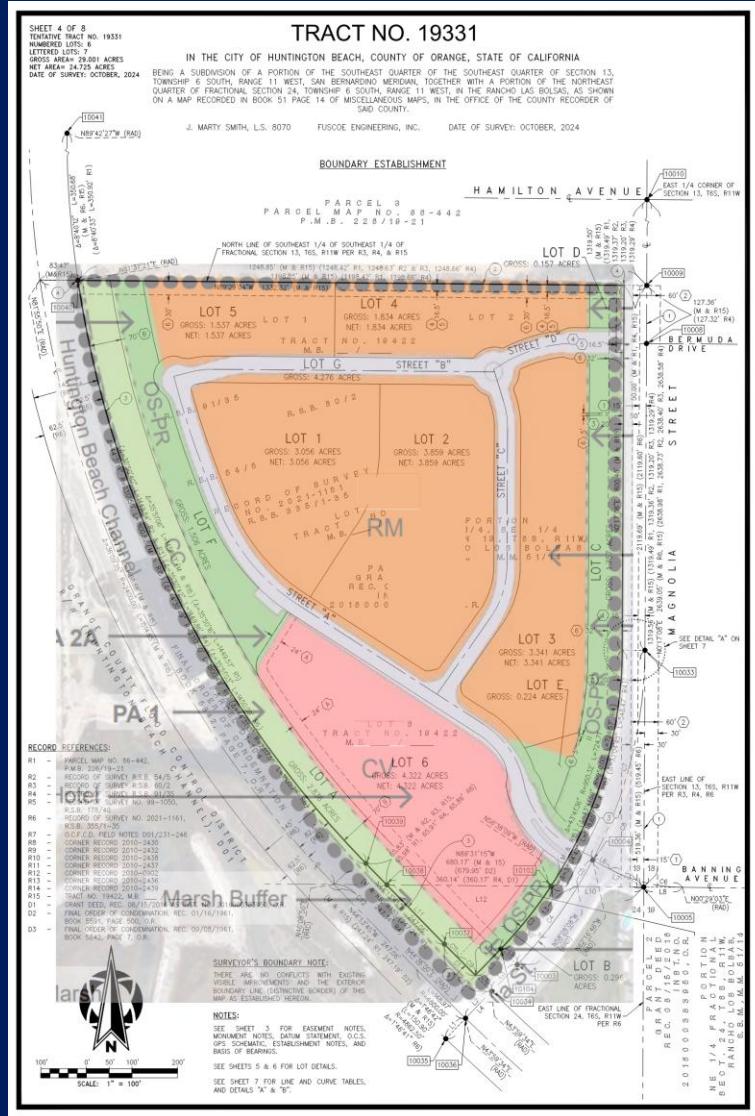


PROJECT REQUEST

- **Tentative Tract Map (TTM) No. 19331**

To subdivide a 29-acre site into seven lettered lots and six numbered lots.

- 6.78 acres into six lettered lots designated for open space.
- 4.27 acres into one lettered lot designated for the private street.
- 13.63 acres into five numbered lots designated for residential.
- 4.32 acres into one numbered lot designated for commercial.



PROJECT REQUEST



- **Conditional Use Permit (CUP) No. 25-005**
To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line.
- **Coastal Development Permit (CDP) No. 25-003**
For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.



DESIGN REVIEW BOARD

The project was presented at the January 14, 2026 Special DRB meeting for the block wall.

- The DRB recommended approval to the Planning Commission with the modified condition to include raised planters on the south side of the wall within the front 70 feet of the park area adjacent to Magnolia Street.



ANALYSIS

- The new parcels will comply with the minimum lot size requirements of the MTFSP and HBZSO.
- The import of soil onto the site complies with Coastal Commission requirement to accommodate future sea level rise.
- The retaining and block wall will be designed to comply with the City's Design Guidelines.
- Request is consistent with the scope and intent of the Specific Plan.
- The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development.



RECOMMENDATION

- Staff recommends approval of Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003 based on the following:
 - Consistent with Environmental Impact Report No. 17-001.
 - Project meets the requirements of the Subdivision Map Act.
 - The request is supported by the goals and policies of the General Plan.



Questions?

