



**TENTATIVE TRACT MAP
NO. 19331, CONDITIONAL
USE PERMIT 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



TRACT NO. 19331

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLLAS, AS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

J. MARTY SMITH, L.S. 8070 FUSCOE ENGINEERING, INC. DATE OF SURVEY: OCTOBER, 2024

BOUNDARY ESTABLISHMENT

PARCEL 3
PARCEL MAP NO. 88-442
P.M.B. 228/10-21

LOT 1
GROSS: 3.056 ACRES
NET: 3.056 ACRES

LOT 2
GROSS: 3.859 ACRES
NET: 3.859 ACRES

LOT 3
GROSS: 3.541 ACRES
NET: 3.443 ACRES

LOT 4
GROSS: 1.834 ACRES
NET: 1.834 ACRES

LOT 5
GROSS: 1.537 ACRES
NET: 1.537 ACRES

LOT 6
GROSS: 4.322 ACRES
NET: 4.222 ACRES

LOT 7
GROSS: 0.224 ACRES
NET: 0.224 ACRES

Marsh Buffer

RECORD REFERENCES:

R1 - (PARCEL MAP NO. 88-442)
R2 - RECORD OF SURVEY NO. 546-5
R3 - RECORD OF SURVEY NO. 60-2
R4 - RECORD OF SURVEY NO. 88-1050
R5 - RECORD OF SURVEY NO. 2023-1161
R6 - RECORD OF SURVEY NO. 2023-1161
R7 - O.C.D. FIELD NOTES NO. 231-244
R8 - CORNER RECORD 2010-2450
R9 - CORNER RECORD 2010-2450
R10 - CORNER RECORD 2010-2450
R11 - CORNER RECORD 2010-2450
R12 - CORNER RECORD 2010-2450
R13 - CORNER RECORD 2010-2450
R14 - CORNER RECORD 2010-2450
R15 - TRACT NO. 19422, M.B.
R16 - GRANT DEED REC. 01/16/1961
R17 - FINAL ORDER OF CONDEMNATION REC. 05/05/1961
R18 - BOOK 254, PAGE 550-5, M.B.
R19 - FINAL ORDER OF CONDEMNATION REC. 05/05/1961
R20 - BOOK 254, PAGE 550-5, M.B.

NOTES:

SEE SHEET 3 FOR EASEMENT NOTES, MONUMENT NOTES, CATCH STATEMENT, D.C.S. SCHEMATIC, ESTABLISHMENT NOTES, AND DEEDS OF RECORD.

SEE SHEETS 5 & 6 FOR LOT DETAILS.

SEE SHEET 7 FOR LINE AND CURVE TABLES AND DETAILS "A" & "B".

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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?

