

## 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  
Nov. 18, 2019



### SUPPLEMENTAL COMMUNICATION

Meeting Date: 11-18-2019

Agenda Item No.: SS#2(19-852)

## PROJECT SITE

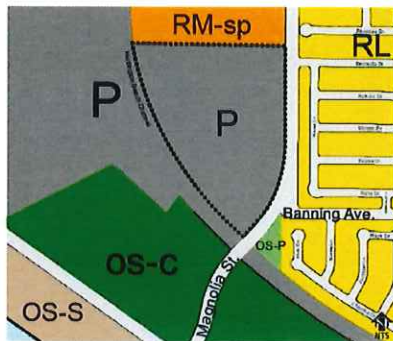
- Vacant 29 acre property
- West side of Magnolia at Banning
- Former above ground oil storage tanks serving adjacent power plant
- Recently construction worker parking and construction laydown yard for new power plant



# 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

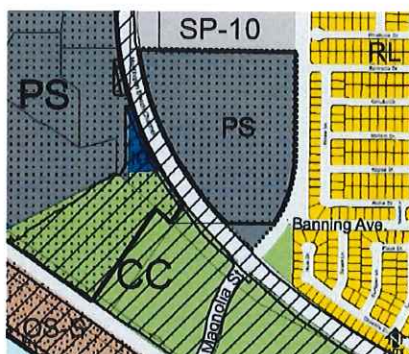


Proposed

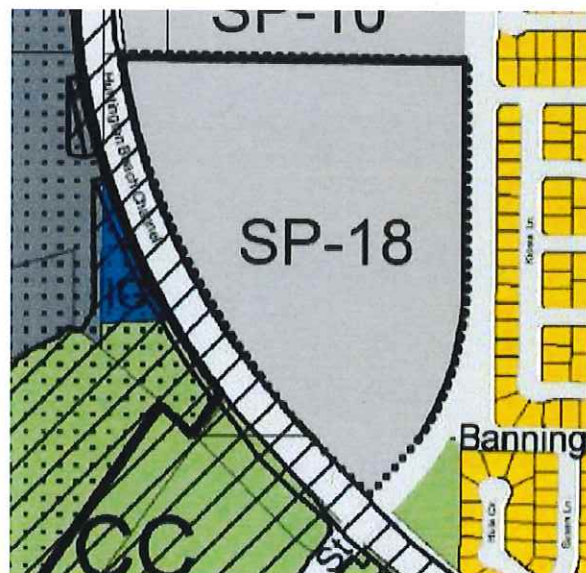
# REQUEST

**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

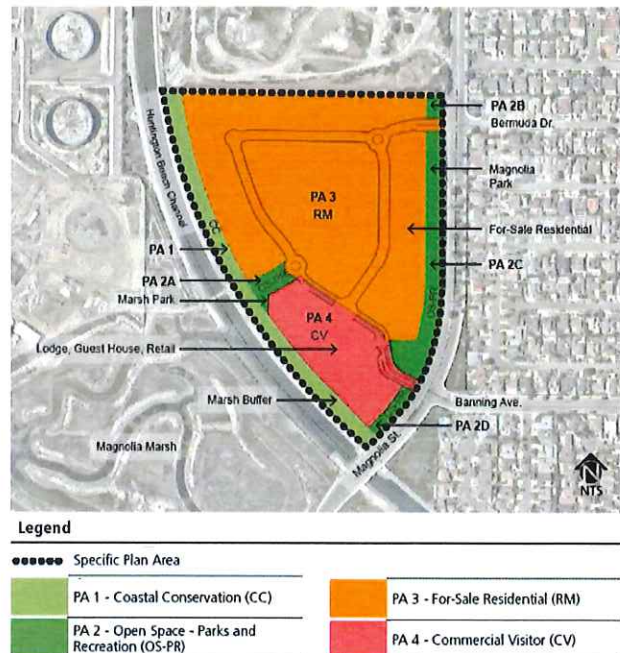
Planning Area 3: Residential:

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



# 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, and undergrounding utility lines
  - ✓ Requirement for hotel quality standards
  - ✓ Phased development
- Overall request for legislative land use changes only and establishing development standards for future; No development proposed at this time

# 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
- ✓ 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)
  - ✓ Noise (pile driving annoyance during construction of hotel)
  - ✓ Transportation and Traffic (City of Newport Beach and Caltrans intersections mitigable but City of Huntington Beach does not have authority to implement)
- 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
- Planning Commission recommends
  1. Certification of the EIR – with modification to MM NOI-3 (Pile Driving Vibration) to require peer review of feasible alternative methods to reduce annoyance; and
  2. Approval 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





# NEXT STEPS

- City Council public hearing tentatively Dec. 16, 2019
- Submit LCPA to Coastal Commission for certification if approved by City Council
- Applicant to submit entitlements for actual development (conditional use permit, coastal development permit, tract map, etc.) for Planning Commission review at a public hearing



END