



## Legislation Details

**File #:** 19-845 **Version:** 1  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 8/2/2019 **In control:** Planning Commission  
**On agenda:** 10/22/2019 **Final action:**  
**Title:** 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, AND DEVELOPMENT AGREEMENT (DA) NO. 19-001 (MAGNOLIA TANK FARM)

### REQUEST:

To analyze the potential environmental impacts associated with the project; to amend the General Plan land use designation from Public (P) to Open Space-Conservation (OS-C), Open Space-Park (OS-P), Residential Medium Density (RM), and Commercial Visitor (CV) with a Specific Plan Overlay; to amend the zoning designation from Public-Semipublic with Oil Overlay and Coastal Zone Overlay (PS-O-CZ) to Specific Plan 18 with Coastal Zone Overlay (SP-18-CZ); to establish the Magnolia Tank Farm Specific Plan including development standards for open space, residential, and visitor serving commercial uses, for the subject site; to amend the City's certified Local Coastal Program to reflect the land use and zoning changes proposed by the GPA, ZMA, and ZTA; and to enter into a development agreement between the City of Huntington Beach and SLF-HB Magnolia, LLC to 1) vest the permitted uses, density, intensity of use, and timing of phased development for a fifteen year term, 2) to ensure provision of monetary funds to improve open space/recreational facilities, and 3) to ensure off-site improvements.

**LOCATION:** 21845 Magnolia St., 92646 (west side at Banning Ave.)

**Attachments:** 1. Att #1 - Suggested Findings of Approval ZMA 17-001 ZTA 17-005 LCPA 17-001 DA 19-001, 2. Att #2 - Draft City Council Resolution No. 2019-68 for EIR 17-001, 3. Att #3 - Draft City Council Resolution No. 2019-67 for GPA 17-001, 4. Att #4 - Draft City Council Ordinance No. 4188 for ZMA 17-001, 5. Att #5 - Draft City Council Resolution No. 2019-66 for ZTA 17-005, 6. Att #6 - Draft City Council Resolution No. 2019-65 for LCPA 17-001, 7. Att #7 - Draft City Council Ordinance No. 4187 for DA 19-001, 8. Att #8 - Draft MTFSP Vol. I with staff recommended changes, 9. Att #10 - Vicinity Map, 10. Att #11 - Project Narrative received and dated January 9, 2019, 11. Att #12 - Existing and Proposed General Plan Land Use Designation Maps, 12. Att #13 - Existing and Proposed Zoning Maps, 13. Att #14 - Draft Specific Plan Planning Areas, 14. Att #15 - Zoning Compliance Matrix Aug 2019, 15. Att #16 - Letters in Opposition and Support, 16. Att #17 - MTF Summary of Net Fiscal Impacts and Economic Benefits April 2019, 17. Att #18 - Findings of Fact with Statement of Overriding Considerations EIR No. 17-001, 18. Att #19 - Draft Mitigation Monitoring and Reporting Program, 19. Supplemental Communication- 10/21/19 MTF Development Agreement Revised Draft.pdf

Date	Ver.	Action By	Action	Result
10/22/2019	1	Planning Commission		
10/22/2019	1	Planning Commission		
10/22/2019	1	Planning Commission		