



# City of Huntington Beach

File #: 19-519

MEETING DATE: 7/23/2019

## PLANNING COMMISSION STUDY SESSION

**TO:** Planning Commission  
**FROM:** Ursula Luna-Reynosa, Community Development Director  
**BY:** Ricky Ramos, Senior Planner

**SUBJECT:**  
**GENERAL PLAN AMENDMENT NO. 17-001, ZONING MAP AMENDMENT NO. 17-001, ZONING TEXT AMENDMENT NO. 17-005, LOCAL COASTAL PROGRAM AMENDMENT NO. 17-001, AND DEVELOPMENT AGREEMENT NO. 19-001 (MAGNOLIA TANK FARM)**

**REQUEST:**

To introduce the proposed general plan, zoning map, zoning text, local coastal program amendments, and development agreement to allow mixed use with commercial visitor, residential, and open space uses at the Magnolia Tank Farm site.

**LOCATION:**

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

**APPLICANT/  
PROPERTY**

**OWNER:** James O'Malley, SLF-HB Magnolia, LLC, 2 Park Plaza, #700, Irvine, CA 92614

**STATEMENT OF ISSUE:**

To introduce the proposed general plan, zoning map, zoning text, local coastal program amendments, and development agreement to allow mixed use with commercial visitor, residential, and open space uses at the Magnolia Tank Farm site. A series of study sessions are planned to comprehensively describe the applicant's proposed legislative and land use amendments. This first study session is a high-level overall project introduction as a precursor to offering Planning Commissioners tours of similar residential product types and master planned communities elsewhere in Orange County. Additional study sessions will be provided to discuss details of the proposed new zoning and development standards as well as in depth details of the Environmental Impact Report.

**PROJECT PROPOSAL:**

The proposed project (Attachment No. 2) includes the following requests:

General Plan Amendment (GPA) No. 17-001: To amend the land use designation:

- from current Public (P)

- to four new General Plan designations including:
  - Open Space-Conservation (OS-C);
  - Open Space-Park (OS-P);
  - Residential Medium Density (RM); and
  - Commercial Visitor (CV);
  - with a Specific Plan Overlay (Attachment No.3).

Zoning Map Amendment (ZMA) No. 17-001: To amend the zoning designation:

- from current Public-Semipublic with Oil Production Overlay and Coastal Zone Overlay (PS-O-CZ)
- to new Specific Plan with Coastal Zone Overlay (SP-18-CZ) (Attachment No. 4).

Zoning Text Amendment (ZTA) No. 17-005: To establish a specific plan for the subject site.

Local Coastal Program Amendment (LCPA) No. 17-001: To amend the City's certified LCP to reflect the land use and zoning changes proposed by the GPA, ZMA, and ZTA. The LCPA requires approval from the California Coastal Commission.

Development Agreement (DA) No. 19-001: To enter into a development agreement for the subject site.

The vacant 29-acre subject site was previously developed with three aboveground fuel storage tanks, which provided fuel for the adjacent electrical power plant until it converted to natural gas. The fuel tanks have been demolished and the site has recently been utilized as construction worker parking and laydown area during construction of the new power plant.

The proposed specific plan (zoning) includes four planning areas (Attachment No. 5) and would establish the zoning standards for development of a mixed-use, master planned site consisting of:

- Planning Area 1: Coastal Conservation:
  - 2.8 acres of Coastal Conservation area;
- Planning Area 2: Open Space-Parks and Recreation:
  - 2.8 acres of park;
- Planning Area 3: Residential:
  - 250 medium density for-sale residential units; and
- 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

The Coastal Conservation area is proposed along the western perimeter and next to the flood control channel to create a 70 ft. wide upland habitat with a public trail on the subject site. The on-site upland habitat area combined with a 30 ft. setback from the channel on the adjacent County property provide a 100 ft. buffer from Magnolia Marsh.

The proposed park area includes Magnolia Park, which incorporates a portion of the existing private landscape area adjacent to Magnolia Street (commonly referred to as Squirrel Park) and Marsh Park, which is proposed between the lodge and residential area and overlooks Magnolia Marsh. It should be noted that Magnolia Park and Marsh Park are not official City designated park names.

The specific plan would allow a variety of home types, such as single family detached and attached homes, to suit different life stages and market segments and proposes development standards that are notably different than the existing zoning ordinance. As noted above, the applicant will be offering the Planning Commission and City Council a tour of new residential developments in Orange County that are examples of product types that could be developed at the subject site.

The proposed Commercial Visitor area in the southwest portion of the site would allow for overnight accommodations, retail, and dining opportunities.

Site access will be through two entrances off Magnolia St. across from Banning Ave. and across from Bermuda Dr. leading to a proposed publically accessible loop street that will service the property.

No development is proposed at this time. Entitlement applications for the construction of the project such as a Conditional Use Permit, Coastal Development Permit, Tentative Tract Map, and Design Review will be submitted in the future.

#### **CEQA:**

Program Environmental Impact Report (EIR) No. 17-001 was prepared for the project and will be presented at a future Planning Commission study session.

#### **PLANNING ISSUES:**

- Land use compatibility of the proposed GPA and ZMA with the surrounding area;
- Community need demonstrated for the GPA, ZMA, and ZTA;
- ZMA and ZTA conformance with public convenience, general welfare, and good zoning practice;
- The specific plan's potential for superior urban design;
- Compensating benefits of the specific plan that justify deviations from zoning code; and
- Terms of the DA and mutual benefits to project applicant and to the City

#### **PUBLIC HEARING DATE:**

Additional details on the proposed specific plan and DA will be provided at future study sessions. The **tentative** Planning Commission schedule for the project is as follows:

- Study Session on the EIR - August 13, 2019
- Study Session on the Specific Plan and DA - August 27, 2019
- Public Hearing - September 10, 2019

#### **ATTACHMENTS:**

1. Vicinity Map
2. Project Narrative received and dated January 9, 2019
3. Existing and Proposed General Plan Land Use Designation Maps
4. Existing and Proposed Zoning Maps
5. Draft Specific Plan Planning Areas