



# City of Huntington Beach

**File #:** 19-839

**MEETING DATE:** 9/10/2019

## PLANNING COMMISSION STUDY SESSION

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

**SUBJECT:**  
**ZONING TEXT AMENDMENT NO. 17-005 (MAGNOLIA TANK FARM)**

**REQUEST:** To introduce the draft Magnolia Tank Farm Specific Plan to allow mixed use with commercial visitor, residential, and open spaces uses at the 29-acre subject 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:**

This fourth study session will focus on the details of the proposed Magnolia Tank Farm Specific Plan (MTFSP) new zoning and development standards for a proposed mixed use project with commercial visitor, residential, and open spaces uses at the subject site.

### **PROJECT PROPOSAL:**

The proposed MTFSP requires the following requests:

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

The ZTA is in addition to the General Plan Amendment (GPA), Zoning Map Amendment (ZMA), Local Coastal Program Amendment (LCPA), and Environmental Impact Report (EIR) introduced at prior study sessions.

### **MTFSP**

The proposed MTFSP includes three volumes and will serve as the zoning ordinance for the subject site (Attachment No. 4). It will be supplemented by the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) for provisions that are not addressed or customized in the MTFSP. Volume I is the main Specific Plan and includes the following chapters and appendices:

- Chapter 1 (Introduction) provides the purpose/intent of the MTFSP, site location, site history, and existing conditions.
- Chapter 2 (Administration) discusses the process for implementation and refers to the HBZSO for all entitlement requirements.
- Chapter 3 (Land Use Plan & Development Standards) outlines the land use plan/planning areas (Figure 3.1 on page 3-3), maximum development (Sec. 3.3 on page 3-4), permitted uses (Sec. 3.5 on page 3-8), development standards (Sec. 3.6 on page 3-8), and examples of potential residential types that could be proposed.
- Chapter 4 (Infrastructure & Services) describes proposed circulation, street sections, infrastructure, and services.
- Appendix A (Legal Description), Appendix B (Coastal Hazards), and Appendix C (Planning Area Legal Descriptions)

Volume II includes design guidelines pertaining to, among others, architecture, landscaping, and site planning. Volume III describes how the MTFSP is consistent with all the General Plan goals and policies.

Four planning areas are proposed 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 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. In order to create attainable housing, the applicant is proposing development standards that would allow product types that have been built in other parts of Orange County that are more compact and taller with reduced yards and parking compared to what the HBZSO permits. The proposed lodge also includes deviations from the HBZSO such as front setback, setback above the second story, and wall offsets. A zoning compliance matrix comparing the proposed customized MTFSP development standards with the HBZSO is included as Attachment No. 3.

It should be noted that Planning Areas 1 and 2 provide 5.6 acres of open space which is in addition to the Planning Area 3 open space requirements for the residential units. The applicant has discussed with staff the possibility of dedicating the proposed parks within the project to the City to meet Quimby Act park requirements. However, staff's recommendation is to accept park in lieu fees instead.

**CEQA:**

EIR No. 17-001 was prepared for the project and introduced at the August 13, 2019 study session.

**PLANNING ISSUES:**

- Community need demonstrated for the ZTA;
- ZTA conformance with public convenience, general welfare, and good zoning practice;
- The specific plan's potential for superior urban design; and
- Compensating benefits of the specific plan that justify deviations from zoning code.

**PUBLIC HEARING DATE:**

The tentative Planning Commission public hearing date for the project is October 8, 2019.

**ATTACHMENTS:**

1. Vicinity Map
2. Project Narrative received and dated January 9, 2019
3. Zoning Compliance Matrix received and dated August 2019
4. Draft MTFSP Vols. I, II, and III (Not attached but available at [<http://www.huntingtonbeachca.gov/government/departments/planning/major/>](http://www.huntingtonbeachca.gov/government/departments/planning/major/))