

JAN 25 2021

NOTICE OF PUBLIC HEARING  
BEFORE THE CITY COUNCIL OF THE  
CITY OF HUNTINGTON BEACH

STATE CLEARINGHOUSE

NOTICE IS HEREBY GIVEN that on **Tuesday, January 19, 2021**, at 6:00 p.m. in the City Council Chambers, 2000 Main Street, Huntington Beach, the City Council will hold a public hearing on the following planning and zoning item:

1. **ENVIRONMENTAL IMPACT REPORT NO. 17-001, 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, DEVELOPMENT AGREEMENT NO. 19-001 (MAGNOLIA TANK FARM)** **Applicant/Property Owner:** James O'Malley, SLF-HB Magnolia **Request:** **EIR:** To analyze the potential environmental impacts associated with the project; **GPA:** 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)(1.5 maximum floor area ratio) with a Specific Plan Overlay; **ZMA:** 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); **ZTA:** To establish the Magnolia Tank Farm Specific Plan including development standards for open space, residential, and visitor serving commercial uses for the subject site; **LCPA:** To amend the City's certified LCP to reflect the land use and zoning changes proposed by the GPA, ZMA, and ZTA subject to California Coastal Commission certification; and **DA:** 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. The Planning Commission held a public hearing on all of these applications on October 22, 2019, and recommended approval with modifications to the City Council. **Location:** 21845 Magnolia St., 92646 (west side at Banning Ave.) **City Contact:** Ricky Ramos

**NOTICE IS HEREBY GIVEN** that Item #1 will require a Local Coastal Program Amendment certified by the California Coastal Commission.

**NOTICE IS HEREBY GIVEN** that the initial environmental assessment for Item #1 was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item #1 could have a significant environmental effect and, therefore, an Environmental Impact Report (EIR) is warranted. EIR No. 17-001 is on file at the City of Huntington Beach Community Development Department, 2000 Main Street, and is available for public inspection and comment by contacting the Community Development Department, or by telephoning (714) 536-5271.

**ON FILE:** A copy of the proposed request is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for inspection by the public. A copy of the staff report will be available to interested parties at the City

Clerk's Office or online at <http://www.huntingtonbeachca.gov> on **Thursday, January 14, 2021**.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined above. If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk

Robin Estanislau, City Clerk  
City of Huntington Beach  
2000 Main Street, 2<sup>nd</sup> Floor  
Huntington Beach, California 92648  
714-536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>