

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

NOTICE IS HEREBY GIVEN that on **Monday, December 16, 2019**, 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. **ZONING TEXT AMENDMENT NO. 19-002 (HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE UPDATE)** **Applicant:** City of Huntington Beach **Request:** To amend seven chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) for overall maintenance pertaining to vehicle storage, parking structures, residential infill requirements, and moving/relocating structures. The seven chapters to be amended are Chapter 203 (Definitions), Chapter 204 (Use Classifications), Chapter 210 (Residential Districts), Chapter 211 (Commercial Districts), Chapter 212 (Industrial Districts), Chapter 230 - Section 230.22 (Residential Infill Lot Development) and Section 230.74 (Outdoor Facilities), and Chapter 231 (Off-Street Parking and Loading Provisions). The Planning Commission held a public hearing on Zoning Text Amendment No. 19-002 on November 12, 2019, and recommended approval to the City Council. **Location:** Citywide **City Contact:** Nicolle Aube

- ☒ 2. **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 is categorically exempt from the provisions of the California Environmental Quality Act.

NOTICE IS HEREBY GIVEN that Items #1 and #2 will require a Local Coastal Program Amendment certified by the California Coastal Commission.

NOTICE IS HEREBY GIVEN that the initial environmental assessment for Item #2 was processed and completed in accordance with the California Environmental Quality Act. It was determined that Item #2 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, December 12, 2019**.

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, 2nd Floor
Huntington Beach, California 92648
714-536-5227

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

Governor's Office of Planning & Research

DEC 09 2019

STATE CLEARINGHOUSE