

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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November 29, 2022

W11a

TO: Commissioners and Interested Persons

FROM: Karl Schwing, Deputy Director
Shannon Vaughn, Coastal Program Manager
Amrita Spencer, District Supervisor
Meg Vaughn, Staff Analyst

SUBJECT: Request to extend time limit for Commission action on City of Huntington Beach LCP Amendment Request No. LCP-5-HNB-21-0057-1 (Magnolia Tank Farm) for Commission Action at the December 14, 2022 meeting.

On October 10, 2022, the City of Huntington Beach Local Coastal Program (LCP) Amendment No. LCP-5-HNB-21-0057-1 was filed in the South Coast District office. The amendment involves changes to the 29-acre area known as the Magnolia Tank Farm (MTF) site. The LCPA would change the land use designation at the site from Public to: 19 acres of Residential Medium Density (RM), 4.4 acres of Commercial Visitor (CV), 2.8 acres of Open Space-Park (OS-P), and 2.8 acres of Open Space-Conservation (OS-C), all with a Specific Plan Overlay. The proposed LCPA would also make changes to figures and text in the certified LUP, the City's Coastal Element. In addition, the LCPA would change the zoning at the site Public Semi-Semipublic with Oil and Coastal Zone Overlays (PS-O-CZ) to Specific Plan 18 with Coastal Zone Overlay (SP-18-CZ). The LCPA proposes to add the Magnolia Tank Farm Specific Plan (MTFSP/Specific Plan 18) to the Implementation Plan portion of the certified LCP. The proposed amendment would affect both the Land Use Plan (LUP/Coastal Element) and Implementation Plan portions of the certified LCP.

Pursuant to Section 30513 of the Coastal Act, the Commission must act on LCPAs that proposed changes to the LUP within 90 working days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the February 2023 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. Given the scope of

work, the volume of workload, and staffing limits, the requested time will allow for Commission review and resolution of any issues or scheduling conflicts that may arise.

Staff recommends the Commission extend the 90-working-day time limit for one year. However, it is anticipated that the amendment request will be scheduled as workload priorities can be accommodated.

STAFF RECOMMENDATION

Staff recommends that the Commission extend the deadline for Commission action on the LCP Amendment Request for a period of one year (to February 16, 2024).

Motion:

“I move that the Commission extend the time limit to act on the City of Huntington Beach Local Coastal Program Amendment No. LCP-5-HNB-21-0057-1 for a period of one year.”

An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Staff recommends a **YES** vote. Passage of this motion will result in a one-year extension of the deadline for Commission action on the proposed LCP amendment, changing the deadline for Commission action from February 17, 2023 to February 16, 2024.