

CALIFORNIA COASTAL COMMISSION

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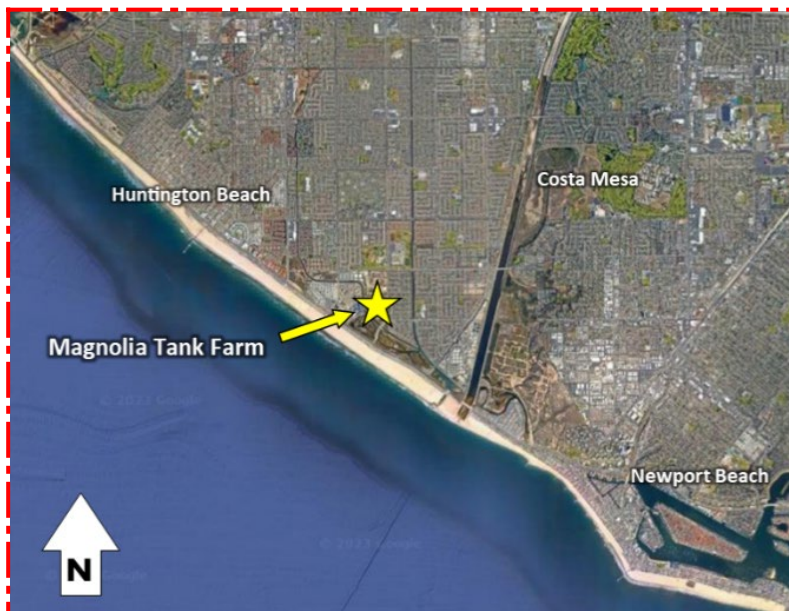


Decision Overview

The California Coastal Commission Moves to Continue the Vote for Local Coastal Program Amendment for Magnolia Tank Farm in Huntington Beach

The Site

The 29-acre Magnolia Tank Farm (MTF) site is in the Southeastern part of the Huntington Beach. The MTF site is bounded by Magnolia Street to the east, the ASCON Superfund site to the north, the AES electrical generating station to the west, the Orange County Flood Control District's Huntington Beach flood control channel to the southwest, and the Magnolia Marsh to the south. This Local Coastal Program Amendment (LCPA) would change the land use designation of MTF from public uses and infrastructure to residential, commercial, and open space. This change would allow the future construction of a mixed-used project that includes housing, hotel, a park, and recreation facilities.



Staff Report Summary

The staff report for the July 13, 2023, California Coastal Commission hearing analyzed the City's LCPA proposal that would change the land use designation to allow for additional development in a low-lying area of historic wetlands highly vulnerable to sea level rise and associated hazards. The staff analysis concluded that proposed LCPA is not consistent with Coastal Act policies related to sea level rise, flooding and geologic hazards, and hazardous industrial development. The staff report recommends denial, based on the need for comprehensive planning to address the impacts of anticipated sea level rise, fluvial flooding, and ground water rise in this area of Huntington Beach before committing this undeveloped parcel to residential and other uses. The current land zoning allows for potential climate change adaptation strategies and infrastructure, including nature-based solutions that could be essential for the City's long-term adaptation strategies. The staff report concluded that more studies were necessary before deciding what future uses are appropriate for this strategically located parcel.

The Commission's Move to Continue

On July 13, 2023 at the California Coastal Commission's public hearing on the proposed LCPA, at the request of the City of Huntington Beach, the Commission moved for continuation of the vote for the land use designation change for the Magnolia Tank Farm project. This continuation will allow for time for the City and Commission Staff to continue working on the application to ensure affordable

housing and sea level rise protections are in place. The project must be heard by February, 2024 at the latest, for the final vote.

Affordable Housing

The proposed LCPA would have allowed the construction of 250 market-rate single family homes. At the Commission hearing, the City of Huntington Beach has promised that the project will be modified so that 20% of the units will be set aside for low-cost housing rentals.

Since its inception, the Commission has been an advocate of affordable housing, particularly along the coast. In 1981, however, state legislature took away the Commission's authority to require market-rate builders provide inclusionary housing. The Commission has never denied a 100% affordable housing project and has encouraged local governments to update their Local Coastal Programs to reflect changing laws that streamline housing production. However, the Commission must also ensure that affordable housing projects are built in safe areas, considering the long-term impacts of sea level rise to protect the well-being of coastal communities.