

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 10, 2019

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. - COUNCIL CHAMBERS

CALL PLANNING COMMISSION STUDY SESSION TO ORDER

ROLL CALL: *P P P P P P A*
Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

Commissioner Mandic was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY GRANT, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 10, 2019, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins,
NOES: None
ABSENT: Mandic
ABSTAIN: None

MOTION APPROVED

PROJECT REVIEW (FUTURE AGENDA ITEMS)

19-839 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.)

Ricky Ramos, Senior Planner, and Steve Eros, Fire Protection Analyst, gave an overview of the proposed project. Tim Lawson, Geotechnical Consultant from LGC Valley, spoke regarding geotechnical concerns. Mauricio Escobar, Geologist from Roux Associates, spoke regarding the soil sampling and contamination onsite. Denise Ashton, Senior Principal, WHA, Inc., gave a presentation on the proposed project.

There was discussion on the following items: soil sampling and potential contamination, noise impacts of pile driving, potential pile driving options, height and massing for proposed residential and lodge, soil remediation on the adjacent Ascon site, coastal zone parking standards, setbacks, greenhouse gas mitigation, small lot development, General Plan deviations, and the permit issuing process.

STUDY SESSION ITEMS - NONE

PUBLIC COMMENTS

Alex Krause, resident, spoke in opposition to Item No. 19-839, citing concerns with potential construction impacts and air pollution.

Tara Barton, resident, spoke in opposition to Item No. 19-839, citing concerns with air quality,

Shammy Dingus, resident, spoke in opposition to Item No. 19-839, citing concerns with soil and ground water contamination. She stated that the proposed project was moving too quickly.

Sharon Messick, resident, spoke in opposition to Item No. 19-839, citing concerns with accuracy of the soil testing, and the potential for negative health impacts to the residents.

Nancy Buchoz, resident, spoke in opposition to Item No. 19-839, citing concerns with the potential negative noise impacts, and the potential impacts on the ongoing Ascon remediation project.

Robyn Sladek, resident, spoke in opposition to Item No. 19-839, citing concerns with the potential soil and groundwater contamination. She requested that additional testing be completed.

Ceason Baker, resident, spoke in opposition to Item No. 19-839, citing concerns with potential negative impacts to the community and potential negative health impacts. She stated that the project would be spot zoning and that the risks outweigh benefits.

Norma Vandermolen, resident, spoke in opposition to Item No. 19-839, citing concerns with potential negative impacts to the community overall, and potential negative parking impacts.

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Ursula Luna-Reynosa, Director of Community Development, reported on the tentative schedule for the Magnolia Tank Farm project.

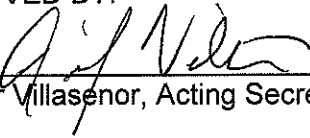
Jane James, Planning Manager, reported on recent and upcoming city council meetings.

PLANNING COMMISSION COMMITTEE REPORTS - NONE

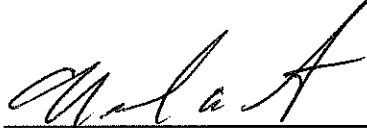
PLANNING COMMISSION COMMENTS - NONE

ADJOURNMENT: Adjourned at 7:40 PM to the next regularly scheduled meeting of
Tuesday, September 24, 2019.

APPROVED BY:



Jennifer Villaseñor, Acting Secretary



Michael Grant, Chairperson