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VIA EMAIL

April 23, 2026

Brett Bush, Chair
Ken Babineau, Vice-Chair
Domnic McGee, Commissioner
Ann Palmer, Commissioner
Benjamin Goldberg, Commissioner
Dave Clifford, Commissioner
Brian Thienes, Commissioner
Huntington Beach Planning Commission
2000 Main Street
Huntington Beach, CA 92648
planning.commission@surfcity-hb.org

Joanna Cortez, Associate Planner
Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
joanna.cortez@surfcity-hb.org

Re: SAFER - Withdrawal of Appeal of the Zoning Administrator's Approval of the Initial Study/Mitigated Negative Declaration for the 7600 Redondo Circle Project (MND No. 2024-002; CUP No. 24-011)

Dear Chair Bush, Honorable Members of the Huntington Beach Planning Commission, and Ms. Cortez:

Supporters Alliance for Environmental Responsibility ("SAFER") hereby withdraws its appeal, filed March 11, 2026, of the Huntington Beach Zoning Administrator's March 4, 2026 approval of the initial study/mitigated negative declaration for the 7600 Redondo Circle Project (MND No. 2024-002; CUP No. 24-011). SAFER has reached an agreement with the applicant to resolve issues raised in its appeal. Pursuant to the agreement, the applicant has agreed to implement additional measures to further protect the environment. SAFER therefore withdraws its March 11, 2026 appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Davis", with a long horizontal flourish extending to the right.

Rebecca Davis
LOZEAU DRURY LLP

A. Environmental Protection Measures. In addition to the mitigation measures and conditions required by the City, Developer shall implement the measures in paragraphs A.1 to A.2 below:

1. Air Quality and Human Health Measures:

- a. Use of Tier 4 Equipment. All off-road diesel-powered construction equipment greater than 25 horsepower used at the site for more than two continuous days must meet the United States Environmental Protection Agency's Tier 4 emissions standards, or, if Tier 4 is infeasible because Tier 4 equipment is not available within reasonable proximity to the site after reasonable commercial efforts to obtain such equipment, Tier 3 equipment shall be used. In addition, all construction equipment must be outfitted with Best Available Control Technology devices certified by the California Air Resources Board.

2. Hazardous Material Measures:

- a. Preparation of a Soil Management Plan. After the demolition of the existing structures on the Project site and before the commencement of excavation and construction, Developer will prepare a soil management plan to ensure proper characterization and disposal of excavated soils and debris, which plan shall consider the need for testing of the soil at the site. All recommendations contained within the soil management plan shall be implemented.
- b. Safety Training for Workers. Developer shall have the workers who will carry out any removal of hazardous soil, as defined by applicable law, to be properly trained by a Safety Training Specialist or Construction Health and Safety Technician in the safe removal of hazardous materials before any such removal activities.

From: Ramos, Ricky
Sent: Monday, April 27, 2026 1:09 PM
To: Cortez, Joanna; Ed Mountford
Subject: FW: Building Project at 7600 Redondo Circle

Follow Up Flag: Follow up
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From: Chad Besecker <chad.besecker@gmail.com>
Sent: Monday, April 27, 2026 11:58 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Building Project at 7600 Redondo Circle

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To City Planning,

I am a resident at 7631 Ontario drive (one street back from Terry Park). My family uses the park often and we have concern about the proposed building project at at 7600 Redondo Circle. I am requesting the City of Huntington Beach fully vet the plans for the new building project and set the necessary parameters in place to make sure the new tenant is neighborhood friendly with regard to building height, noise, and commercial traffic.

The housing community around Terry Park has existed for over 60 years and during that time the lumberyard tenant was a neighborhood friendly tenant and we are asking that the city protect our quiet neighborhood to make sure the new tenant is neighborhood friendly as well.

Sincerely,

Chad Besecker
Resident of 7631 Ontario Drive

April 26, 2026

Subject: Concerns Regarding Proposed 7600 Redondo Circle Project

Dear Members of the City Council,

I respectfully urge you to reconsider the proposed 7600 Redondo Circle project in its current form. While I understand the importance of economic development, this project, as designed, raises significant concerns due to its scale and proximity to sensitive surrounding uses and critical emergency access routes.

The proposed warehouse appears oversized for its location and may introduce substantial impacts related to truck traffic, noise, lighting, and overall community compatibility. In addition, the potential for 24-hour operations could further intensify these concerns, affecting nearby residents, public safety, and access to essential services, including hospital corridors.

I encourage the Council to require meaningful revisions before moving forward. Specifically, a reduced building footprint and height, increased setbacks, enhanced buffering (such as taller perimeter walls), and reasonable limits on hours of operation would help better align the project with the surrounding community and mitigate potential impacts.

Thoughtful adjustments such as these can support both economic goals and the well-being of residents, first responders, and the broader community. I appreciate your consideration of these concerns and your commitment to responsible and balanced development.

Sincerely,



Michelle Molina, Ph.D.
Resident
18422 Carnaby Lane
Huntington Beach, CA. 92648

From: Ramos, Ricky
Sent: Tuesday, April 28, 2026 2:32 PM
To: Cortez, Joanna; Ed Mountford
Subject: FW: Chamber of Commerce support of PC Item 26-306

From: Max Daffron <mdaffron@hbcoc.com>
Sent: Tuesday, April 28, 2026 2:05 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Chamber of Commerce support of PC Item 26-306

Dear Members of the Planning Commission,

The Huntington Beach Chamber of Commerce writes in support of Conditional Use Permit No. 24-011 and Mitigated Negative Declaration No. 24-002 for the Redondo Circle Industrial Project at 7600 Redondo Circle.

In a largely built-out city like Huntington Beach, preserving and enhancing our industrial corridors is essential. Industrial land is a finite and increasingly scarce resource; one that provides our residents with meaningful employment and the City with permitting revenue, property tax, and outside investment that would otherwise not enter our local economy. Allowing these corridors to be lost to other uses is a trend that is very difficult, if not impossible, to reverse. Projects like this one, which redevelop underutilized industrial sites into modern, functional space, are exactly the kind of investment the City should be actively encouraging.

The speculative nature of this development also presents a real opportunity to attract new primary employers to Huntington Beach, bringing dollars from outside our economic ecosystem directly into our community through new jobs, sales tax, and property tax that would not otherwise enter our marketplace.

Regarding Councilmember Burns' appeal on perimeter wall height; the Chamber understands the concerns of neighboring residents and believes a reasonable resolution can be reached. We encourage the Commission to work with the developer on an appropriate condition of approval that addresses those concerns while keeping the project moving forward.

We urge the Planning Commission to approve these entitlements. Protecting our industrial base is protecting our community's long-term economic health.

Thank you for your time and warmest regards,



MAX DAFFRON

President & CEO
Huntington Beach Chamber of Commerce

☎ (714) 206-6974

✉ mdaffron@hbcoc.com

📍 15744 Goldenwest St, Huntington Beach, CA 92647
Administration Building, Room #137

🌐 hbchamber.com

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From: [Villasenor, Jennifer](#)
To: [Cortez, Joanna](#); [Bos, Jill](#); [Ramos, Ricky](#)
Subject: FW: Public Hearing Item 26-306 REDONDO CIRCLE INDUSTRIAL,PROJECT
Date: Tuesday, April 28, 2026 12:42:17 PM

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Tuesday, April 28, 2026 12:17 PM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: Public Hearing Item 26-306 REDONDO CIRCLE INDUSTRIAL,PROJECT

FYI

From: Shereen Hawkins <shercat@cephira.com>
Sent: Monday, April 27, 2026 10:03 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Cc: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Public Hearing Item 26-306 REDONDO CIRCLE INDUSTRIAL,PROJECT

Some people who received this message don't often get email from shercat@cephira.com. [Learn why this is important](#)

I am writing to express my opposition to the project at 6700 Redondo Circle as proposed.

The proposed plan, which includes 22 trailer docks and 192 parking stalls, would increase traffic and negatively impact local residents and employees.

Per the Draft Initial Study/Mitigated Negative Declaration Appendix G-1 "...Compared to the existing land use on the site, the Project will generate 56 more daily trips, with 64 more trips in the morning peak hour and 53 more trips in the evening peak hour...While the existing Reliable Wholesale Lumber site experiences customer traffic distributed throughout the day, the proposed General Light Industrial land use is more likely to see concentrated traffic during the morning and evening peak periods to coincide with employee traffic. "

Twenty-two trailer docks, along with numerous extra delivery trucks, will generate significant noise. With no restrictions on arrival or unloading times, trucks can operate 24/7, creating a major disturbance for nearby residents.

I've only addressed a few problems with this project, and I haven't even looked at the environmental concerns. You are moving too fast and ignoring the issues. As proposed, this project is not the right fit for the community—it's too big and too noisy.

It's fine to be business-friendly, but not at the cost of the people who live in Huntington Beach, who shouldn't have to deal with noise and traffic 24/7.

Please put a hold on this until you can look more closely at this project and its flaws.

--

Shereen Hawkins

From: Ramos, Ricky
Sent: Monday, April 27, 2026 9:01 AM
To: Cortez, Joanna; Ed Mountford
Subject: FW: The Proposed 7600 Redondo Circle Project

Follow Up Flag: Follow up
Flag Status: Flagged

From: Murnez Blades <mblades687@gmail.com>
Sent: Sunday, April 26, 2026 4:55 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: The Proposed 7600 Redondo Circle Project

You don't often get email from mblades687@gmail.com. [Learn why this is important](#)

April 26, 2026

Subject; concerns regarding proposed 7600 Redondo Circle project

Dear Members of the City Council,

I am a local resident writing to express my concerns about the proposed 7600 Redondo Circle project. I appreciate the City's efforts to support growth and development, but I am worried that this project, as currently designed, is simply too large and too intense for the location.

Placing a large warehouse so close to nearby homes, sensitive issues, and important emergency access routes Reyes is real concerns for those of us who live in the area. Increased truck, traffic, noise, lighting, and the possibility of 24 hour operations would have a direct impact on our day today quality of life, as well as on safety and access, especially near hospital corridors, and for first responders.

I am not opposed to development, but I strongly believe that this project needs to be scaled appropriately to fit this surrounding community. Reducing the building size and height, increasing setbacks, improving buffering (such as taller walls), and limiting hours of operation would go a long way toward addressing these concerns.

I respectfully ask that you require these kinds of revisions before considering approval. Thoughtful changes now can help prevent long-term impact on residents and ensure the project better align with the needs of the community.

Thank you for your time and consideration.

Sincerely

Murnez Blades

Murnez Blades, 47 year resident
18422 Carnaby Lane
HB.,CA 92648

Murney Blades

Murnez Blades

CD: Spanish for Fun and Forever

Camino Español

<http://www.caminoespanol.com>

YouTube: [Murnez Blades](#)

From: Ramos, Ricky
Sent: Monday, April 27, 2026 1:18 PM
To: Cortez, Joanna; Ed Mountford
Subject: FW: Lumber Yard Project Community Packet

Follow Up Flag: Follow up
Flag Status: Flagged

From: Terry Park CommUNITY <save@terryparkcommunity.com>
Sent: Monday, April 27, 2026 1:13 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Lumber Yard Project Community Packet

Some people who received this message don't often get email from save@terryparkcommunity.com. [Learn why this is important](#)

Hello to the Huntington Beach Planning Commission,

There is a short information packet waiting for you to review prior to tomorrow's meeting about the Lumber Yard Project located at 7600 Redondo Circle on behalf of the Terry Park Community.

This data packet outlines key issues from the stakeholders in the immediate area around the project site.

We hope that you will see the need for further evaluation on this project as it is NOT currently ready for approval if the commission does not reconcile the report inconsistencies and address multiple areas of concerns.

We feel that the Huntington Gateway project is a beautiful industrial complex in north HB fitting for a location with more open space and not surrounded by multiple areas of sensitive receptors.

We would like to work with the city and the applicants to find a project that would meet the needs of the local community without causing so many issues with quality of life.

The packet can be found by scrolling all the way to the bottom of the Terry Park Community Website under File Manager.

The password to get into the website is TerryPark26, link to the site is below or scan the QR code.

If you have issues accessing it please reply to this email and we will figure out a way to get it to you since the PDF is too large to email.

We look forward to seeing everyone tomorrow at City Hall.



A message from the
Terry Park CommUNITY
save@terryparkcommunity.com
www.terryparkcommunity.com
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