



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 27, 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

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

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 27, 2019, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

PROJECT REVIEW (FUTURE AGENDA ITEMS)

19-902 ENVIRONMENTAL IMPACT REPORT NO. 17-001 (MAGNOLIA TANK FARM)

REQUEST:

To introduce the Environmental Impact Report (EIR) prepared for the proposed general plan, zoning map, zoning text, local coastal program amendments, and development agreement to allow mixed use with commercial visitor, residential, and open space uses at the 29-acre Magnolia Tank Farm site.

LOCATION:

21845 Magnolia St., 92646 (west side at Banning Ave.)

David Cannon, applicant's consultant, gave a presentation on sea level rise. Dan Kloos, consultant, gave a presentation regarding the traffic impacts and mitigation measures.

There was discussion on the following items: potential sea level rise impacts and impact analysis, traffic impacts, construction traffic routes, mitigation measures, construction impacts, pile driving measures, noise impacts, light pollution impacts, air quality impacts, hazardous materials, AES plant vibration impacts, grading, cumulative impacts from the assisted living facility, water needs assessment, greenhouse gasses, fire department soil/environmental assessment process, EIR process, potential impacts from possible onsite airport, and soils testing.

STUDY SESSION ITEMS - NONE

PUBLIC COMMENTS

Cari Swan, resident, spoke in opposition to Item No. 19-902, citing concerns with environmental impacts from a previous airport and the adjacent Ascon site.

Nancy Buchoz, resident, spoke in opposition to Item No. 19-902, citing potential and past environmental impacts on neighboring residents.

Robyn Sladek, resident, spoke in opposition to Item No. 19-902, citing concerns with potential environmental impacts on residents from any project on the site and the adjacent Ascon site.

Sharon Messick, resident, spoke in opposition to Item No. 19-902, citing potential health impacts from this site and the adjacent Ascon site. She expressed concern that the EIR is inadequate.

Tara Barton, resident, spoke in opposition to Item No. 19-902, stating that the EIR is inadequate and misleading, lacks a soil management plan, and misrepresents the history of the site.

Bob Vale, resident, spoke in opposition to Item No. 19-902, citing concerns with potential overdevelopment in the area, impacts from the adjacent Ascon site, and potential health and environmental impacts of any development.

Trina Bilich, resident, spoke in opposition to Item No. 19-902, citing concerns that the EIR had discrepancies and misrepresented the history of the site. She also expressed concern that the site is in an earthquake landslide zone, liquefaction zone, flood zone, and tsunami zone.

Tom Bilich, resident, spoke in opposition to Item No. 19-902, citing concerns with potential sea level rise, traffic, and parking impacts.

Shammy Dingus, resident, spoke in opposition to Item No. 19-902, citing concerns that the soil and gas analysis and groundwater testing was inadequate and erroneous.

Amber, resident, spoke in opposition to Item No. 19-902, citing concerns with the potential health and environmental impacts.

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported on the items from the previous and upcoming City Council Meetings and for the next Planning Commission Meeting.

PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura reported that the Environmental Board currently does not have enough members to comprise a quorum.

Vice-Chair Grant reported that the recent Design Review Board meeting was cancelled.

PLANNING COMMISSION COMMENTS

Commissioner Mandic spoke regarding the recent passing of Norma Gibbs, the first female mayor of Seal Beach and Huntington Beach.

ADJOURNMENT: Adjourned at 7:44 PM to the next regularly scheduled meeting of Tuesday, September 10, 2019.

APPROVED BY:

Jennifer Villaseñor, Acting Secretary

Michael Grant, Chairperson