



## MINUTES

### HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 13, 2019

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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4:30 P.M. - COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

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

#### AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY RAY, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 13, 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)

**19-648 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.)

Ricky Ramos, Senior Planner, gave a staff presentation and overview of the proposed project.

Kathleen Brady, consultant, gave a CEQA overview and described the program EIR.

James O'Malley, applicant, and Mauricio Escobar, environmental consultant, gave a presentation.

There was a lengthy discussion regarding city approval process and enforcement of mitigation measures.

**A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO TABLE THE SEA LEVEL RISE PRESENTATION AND ENVIRONMENTAL IMPACT REPORT QUESTIONS TO THE NEXT PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**STUDY SESSION ITEMS - NONE**

**PUBLIC COMMENTS**

Nancy Buchoz, resident, spoke in opposition to Item No. 19-648, citing concerns with potential environmental contamination onsite, and potential health impacts.

Dr. Joslin de Diego, resident, spoke in opposition to Item No. 19-648, citing concerns with the potential negative health impacts, the speed of the project process, the lack of information, and the environmental concerns onsite.

Sharon Messick, resident, spoke in opposition to Item No. 19-648, citing concerns with the potential negative health impacts, and the comprehensiveness of the Environmental Impact Report.

Shammy Dingus, resident, spoke in opposition to Item No. 19-648. She stated that the site is not suitable for residential use, due to its location adjacent to the power plant and the Ascon site. She asked for additional soil and gas testing throughout the site.

Tara Barton, resident, spoke in opposition to Item No. 19-648, citing concerns with the potential negative health impacts. She expressed concerns that the applicant is not being truthful regarding the soil contamination onsite.

Stephanie Hanson, resident, spoke in opposition to Item No. 19-648, citing concerns with the potential negative health impacts to the residents and potential soil contamination.

**AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)**

Jane James, Planning Manager, reported on the Late Communication items for the public hearing portion of the meeting.

**PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**PLANNING COMMISSION COMMENTS - NONE**

**6:04 P.M. – RECESS FOR DINNER**

6:22 P.M. – COUNCIL CHAMBERS

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Vice-Chair Grant

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

**AGENDA APPROVAL**

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION AGENDA OF AUGUST 13, 2019, BY THE FOLLOWING VOTE:

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

**MOTION APPROVED**

**PUBLIC COMMENTS - NONE**

**PUBLIC HEARING ITEMS - NONE**

**CONSENT CALENDAR**

**19-872 APPROVE PLANNING COMMISSION MINUTES DATED JUNE 11, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the June 11, 2019 Planning Commission Minutes as submitted.”

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE JUNE 11, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

**MOTION APPROVED**

**19-873 APPROVE PLANNING COMMISSION MINUTES DATED JUNE 25, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the June 25, 2019 Planning Commission Minutes as submitted.”

**A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE JUNE 25, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**19-874 APPROVE PLANNING COMMISSION MINUTES DATED JULY 9, 2019**

**Recommended Action:**

That the Planning Commission take the following action:

“Approve the July 9, 2019 Planning Commission Minutes as submitted.”

**A MOTION WAS MADE BY GRANT, SECONDED BY PERKINS, TO APPROVE THE JULY 9, 2019, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**NON-PUBLIC HEARING ITEMS - NONE**

**PLANNING 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 ITEMS**

**19-648 Planning Commission Agenda Item**

**REQUEST:**

To examine changes made to Chapter 212 Industrial Districts of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as part of Zoning Text Amendment No. 2018-002, by the Planning Commission at the July 9, 2019 public hearing relative to auto storage uses.

**LOCATION:**

Existing Industrial General (IG) and Industrial Limited (IL) zoning districts.

**Recommended Action:**

That the Planning Commission generally discuss vehicle storage.

Ursula Luna-Reynosa, Director of Community Development, gave the staff presentation.

There was a lengthy discussion regarding director's interpretation of the code.

**COMMISSIONER MANDIC RECUSED HERSELF DUE TO HER PROXIMITY TO THE INDUSTRIAL ZONED SITES AND LEFT THE ROOM.**

There was discussion of vehicle storage in the Industrial Zone.

**COMMISSIONER MANDIC RETURNED.**

**ADJOURNMENT:** Adjourned at 7:08 PM to the next regularly scheduled meeting of Tuesday, August 27, 2019.

APPROVED BY:

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Jennifer Villaseñor, Acting Secretary

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Michael Grant, Chairperson