



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 23, 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

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

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY RAY, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JULY 23, 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)

19-519 GENERAL PLAN AMENDMENT NO. 17-001, ZONING MAP AMENDMENT NO. 17-001, ZONING TEXT AMENDMENT NO. 17-005, LOCAL COASTAL PROGRAM AMENDMENT NO. 17-001, AND DEVELOPMENT AGREEMENT NO. 19-001 (MAGNOLIA TANK FARM)

REQUEST:

To introduce 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 Magnolia Tank Farm site.

LOCATION:

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

Ricky Ramos, Senior Planner, gave the staff presentation for the proposed project.

James O'Malley, applicant from Shopoff Realty Investments, Michelle Wieden,

Meyers Research, and Mauricio Escobar, Environmental Consultant, gave presentations on the proposed project.

There was discussion on the following items: sea level rise impacts, finished height from street for properties, the previous General Plan update, the impacts of the General Plan Amendment on land use, affordable housing, variance and administrative permits processes within specific plan areas, the deviations from General Plan and Zoning and Subdivision Ordinance, the allowed uses in the current zoning, onsite drainage, and the potential environmental impacts.

There was lengthy discussion regarding soil contamination onsite and on the adjacent properties.

STUDY SESSION ITEMS - NONE

PUBLIC COMMENTS

Cari Swan, resident, spoke in opposition to Item No. 19-519, citing concerns regarding the potential negative impacts, and incompatibility with surrounding area. She asked that the project be delayed until the cleanup at the adjacent Ascon site is complete.

Sharon Messick, resident, spoke in opposition to Item No. 19-519, citing concerns with the potential negative health impacts from environmental contamination. She stated that the site is not fit to host residential development.

Nancy Buchoz, resident, spoke in opposition to Item No. 19-519, citing concerns with the amount of public outreach and with potential negative impacts from soil contamination from the adjacent site, and incompatibility with surrounding area.

Tim Geddes, resident, spoke in opposition to Item No. 19-519, citing concerns with environmental and health impacts.

Milt Dardis, resident, spoke in opposition to Item No. 19-519, citing concerns for potential traffic and parking impacts, lack of benefits and amenities for adjacent residents, and the potential environmental impacts.

Ceason Baker, resident, spoke in opposition to Item No. 19-519, citing potential health impacts, environmental impacts, and quality of life impacts.

Robin Sladek, resident, spoke in opposition to Item No. 19-519, citing concerns with potential health, safety, environmental, and water quality impacts.

Dr. Joslin de Diego, resident, spoke in opposition to Item No. 19-519, citing concerns with potential health and environmental impacts, and cited a need for additional environmental review.

Tara Barton, resident, spoke in opposition to Item No. 19-519, citing concerns regarding potential environmental, traffic, and parking impacts. She expressed concern with the accuracy of the Environmental Impact Report.

Rich Fancher, resident, spoke in opposition to Item No. 19-519, citing concerns with potential health impacts and the environmental impacts and public liability due to the adjacent site.

Pye Ian, resident, spoke in opposition to Item No. 19-519, citing potential health and safety impacts.

AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE

6:26 P.M. – RECESS FOR DINNER

6:45 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kalmick

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

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY KALMICK, TO APPROVE THE JULY 23, 2019, PLANNING COMMISSION MEETING AGENDA, 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 - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Jane James, Planning Manager, reported on items for past and upcoming City Council meetings and upcoming Planning Commission meetings.

PLANNING COMMISSION ITEMS

Chair Garcia recused himself, due to his workplace being within the subject area.

19-799 Planning Commission Agenda Items

REQUEST:

To deliberate three topic items for Planning Commission discussion and forward to the City Council for consideration in conjunction with the County Gothard Parcel & Research and Technology Zoning Amendment Project.

LOCATION:

Future Research and Technology (RT) zone districts: Industrial areas along the Gothard Street corridor (from south of Edinger Avenue to Ellis Avenue), and within the northwest industrial areas, generally bordered by Bolsa Avenue, Springdale Street, Edinger Avenue, and Bolsa Chica Street)

STAFF RECOMMENDATION: Motion to:

- A. Deliberate attached companion topics and forward to the City Council for consideration as necessary.

Commissioner Kalmick gave an overview of the proposed recommendations for council.

There was discussion regarding the potential requirement to implement sidewalks in the specific plan.

A MOTION WAS MADE BY KALMICK, SECONDED BY GRANT, TO APPROVE A MINUTE ACTION ASKING THE CITY COUNCIL TO DIRECT STAFF TO UPDATE THE URBAN DESIGN GUIDELINES, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Perkins, Mandic

NOES: None

ABSENT: None

ABSTAIN: Garcia

MOTION APPROVED

A MOTION WAS MADE BY KALMICK, SECONDED BY RAY, TO APPROVE A MINUTE ACTION ASKING THE CITY COUNCIL TO DIRECT STAFF TO STUDY THE IMPLEMENTATION OF SIDEWALK REQUIREMENTS IN THE RESEARCH AND TECHNOLOGY ZONE, BY THE FOLLOWING VOTE:

AYES: Ray, Grant, Kalmick, Perkins, Mandic

NOES: Scandura

ABSENT: None

ABSTAIN: Garcia

MOTION APPROVED

A MOTION WAS MADE BY KALMICK, SECONDED BY PERKINS, TO RECOMMEND THAT THE CITY COUNCIL CREATE A BROADBAND WIRELESS AND TRANSPORTATION INFRASTRUCTURE TECHNOLOGY AD HOC COMMITTEE TO REVIEW POLICIES AND OUTLINE GOALS FOR BROADBAND TECHNOLOGY AND TRANSPORTATION IMPROVEMENTS IN THE RT ZONE AS PART OF A TECHNOLOGY PILOT PROJECT AREA AND SUBMIT MODIFIED LIST OF POTENTIAL TOPICS FOR CONSIDERATION, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Kalmick, Perkins, Mandic

NOES: None

ABSENT: None

ABSTAIN: Garcia

MOTION APPROVED

ADJOURNMENT: Adjourned at 7:30 PM to the next regularly scheduled meeting of Tuesday, August 13, 2019.

APPROVED BY:

Jennifer Villasenor, Acting Secretary

Michael Grant, Chairperson