

**Minutes  
Regular Meeting  
City Council/Public Financing Authority  
City of Huntington Beach**

Tuesday, April 21, 2026  
4:00 PM — Council Chambers  
6:00 PM — Council Chambers  
Civic Center, 2000 Main Street  
Huntington Beach, California 92648

**A video recording of the 4:00 PM and 6:00 PM portions of this meeting  
is on file in the Office of the City Clerk, and archived at  
<https://huntingtonbeach.legistar.com/Calendar.aspx>**

**4:00 PM — COUNCIL CHAMBERS**

**CALLED TO ORDER — 4:00 PM**

**ROLL CALL**

Present: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
Absent: None

**ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS PERTAINING TO CLOSED SESSION**  
(Received After Agenda Distribution) — None

**PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS — None**

*Mayor McKeon read the titles for Closed Session Items #1 (26-357), #2 (26-358), #3 (26-359), and #4 (26-360) Conference with Labor Negotiators regarding Employee Organizations: Huntington Beach Police Officers' Association (HBPOA), Police Management Association (PMA), Huntington Beach Firefighters' Association (HBFA) and Fire Management Association (FMA).*

A motion was made by Kennedy, with a second by Burns, to recess to Closed Session.

**RECESSED TO CLOSED SESSION — 4:01 PM**

**CLOSED SESSION**

1. **26-357 CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6.)** Agency designated representatives: Travis Hopkins, City Manager; also in attendance: Marissa Sur, Assistant City Manager; Mike Vigliotta, City Attorney and Zack Zithisakthanakul, Acting Chief Financial Officer. Employee Organization: Huntington Beach Police Officers' Association (HBPOA).
2. **26-358 CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6.)** Agency designated representatives: Travis Hopkins, City Manager; also in attendance: Marissa Sur, Assistant City Manager; Mike Vigliotta, City Attorney and Zack Zithisakthanakul, Acting Chief Financial Officer. Employee Organization: Police Management Association (PMA).

3. 26-359 CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6.) Agency designated representatives: Travis Hopkins, City Manager; also in attendance: Marissa Sur, Assistant City Manager; Mike Vigliotta, City Attorney and Zack Zithisakthanakul, Acting Chief Financial Officer. Employee Organization: Huntington Beach Firefighters' Association (HBFA).
4. 26-360 CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code section 54957.6.) Agency designated representatives: Travis Hopkins, City Manager; also in attendance: Marissa Sur, Assistant City Manager; Mike Vigliotta, City Attorney and Zack Zithisakthanakul, Acting Chief Financial Officer. Employee Organization: Fire Management Association (FMA).
5. 26-361 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (Gov. Code section 54956.9(d)(2).): One (1).
6. 26-362 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). People of the State of California/Bonta v. City of Huntington Beach, et al.; Case No. 30-2023-01312235-CU-WM-CJC.
7. 26-364 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Smith (Christopher Scott) v. City of Huntington Beach; 30-2024-01376230-CU-WT-WJC.
8. 26-365 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Grant Parks (California State Auditor) v. City of Huntington Beach, et al.; OCSC Case No.: 30-2024-01435113.
9. 26-366 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (Gov. Code section 54956.9(d)(2).): One (1).
10. 26-368 CONFERENCE WITH LEGAL COUNSEL-LITIGATION (Gov. Code section 54956.9(d)(4).): One (1).

**6:00 PM — COUNCIL CHAMBERS**

**RECONVENED CITY COUNCIL/PUBLIC FINANCING AUTHORITY MEETING — 6:01 PM**

**ROLL CALL**

Present: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
Absent: None

**INVOCATION**

11. 26-352 Huntington Beach Police Chaplain James Pike

**PLEDGE OF ALLEGIANCE**

12. 26-356 David Beigel, American Legion Post 133

## **CLOSED SESSION REPORT BY CITY ATTORNEY — None**

### **CITY COUNCIL MEMBER COMMENTS (2-Minute Time Limit)**

Councilmember Burns reported on the 61st Annual Huntington Yacht Club Celebration; Special Olympics Gala; and shared details of the improved and balanced City budget since current Councilmembers were elected. Councilmember Kennedy reviewed budget numbers for some of the City's Capital Improvement Projects (CIP). Council Woman Van Der Mark reminded everyone of the Pet Adoption Expo on Saturday, April 25. Councilmember Gruel invited City Manager Travis Hopkins to provide an update on potential opportunities the City may consider related to the LA 2028 Olympics. Manager Hopkins stated it will most likely be near the end of the year before more details will be available. Mayor McKeon announced that \$500,000 was received from Orange County for Navigation Center costs; shared his experience of pitching the first ball for the recent Sea View Little League Annual Hit-A-Thon; reported attending the 61st Annual Huntington Yacht Club Celebration; and thanked the Sister City Association and Sister City Anjo, Japan, for the recent Annual Cherry Planting Ceremony at Central Park.

***As a point of order, Mayor McKeon moved Item #17 (26-349) to follow Item #13 (26-367).***

***Councilmember Williams requested that Council Member Items NEW (26-379) be moved to before Council Member Items #27 (26-373). Councilmember consensus was to deny the request and leave all Council Member Items in agendized order.***

***These Minutes reflect the original agendized order for all items.***

### **AWARDS AND PRESENTATIONS**

#### **13. 26-367 Police Chief Parra and City Council Recognized Workers Compensation Doctors who Provide Outstanding Service and Dedication to our Community and First Responders Through the Orthopedic Fast Track Program**

Mayor McKeon introduced this item by describing the program and called forward the key participants providing services to present each with a Certificate of Recognition and take a photo.

### **ADOPTABLE PET OF THE MONTH**

Jonathan Volzke and Operations Manager Jamie Link, OC Animal Care, presented two adoptable pets: Zion and puppy Guchi. Mr. Volzke introduced a new program, Dog's Day Out, which provides an opportunity for potential adoptees to independently spend several hours in a local dog-friendly park with a dog they are interested in adopting. Details can be found at [www.OCPetInfo.com](http://www.OCPetInfo.com)

Mayor McKeon invited Ryan Rusan, owner of Sugar the Surfing Dog who passed away on March 7th, to the podium where Mayor Pro Tem Twining presented a painting of Sugar riding a Huntington Beach wave. Ryan introduced his newest dog, Sweet, who was born the day Sugar died, and is already in surfing training.

### **BUSINESS HIGHLIGHT**

#### **14. 26-351 Business Highlight Presentation**

Mayor McKeon announced that Small Business Digital Grant Program applications are being accepted until April 26. All of the details can be found at HBBIZ.com.

Mayor McKeon thanked Huntington Beach Chamber of Commerce for a successful HB Chamber AM Connect event.

Stoney's Pizza, at Warner and PCH, as well as Huntington Academy of Dance at Edinger and Edwards, were highlighted in this week's *Minute with the Mayor* videos. The Huntington Academy Nutcrackers also performed live, and it was announced their program will be performed in the first two weeks of December at the Huntington Beach High School auditorium.

**COMMUNITY EVENTS ANNOUNCEMENTS (2-Minute Time Limit)** Limited to one representative, one announcement — 2 Speakers

Jim Rossman, American Legion Post 133 Commander, noted that over 10,000 veterans live in Huntington Beach. Mr. Rossman described many of the activities and services provided by Post 133. He announced the 5th Annual Car Show on August 9, 2026, to raise the funds used to benefit local veterans. All details are available at [carshowhb.org](http://carshowhb.org). Post 133 appreciates all donations and raffle items donated by local businesses and community members. Additional details can be found at [www.hbpost133.com](http://www.hbpost133.com).

Max Daffron, Huntington Beach Chamber of Commerce President, announced the 3rd Annual Taste of Huntington Beach this coming weekend with over 80 vendors at the Sports Complex at Central Park. All the details are available at [tastehb.com](http://tastehb.com) or [hbcoc.com](http://hbcoc.com).

**ANNOUNCEMENT OF SUPPLEMENTAL COMMUNICATIONS (Received After Agenda Distribution)**  
Pursuant to the Brown "Open Meetings" Act, City Clerk Lisa Lane Barnes announced supplemental communications received by her office following distribution of the Council Agenda packet which were all uploaded to the City's website and Councilmember iPads: Public Hearing Item #15 (26-280) (14 email communications, staff PowerPoint presentation, 1 letter, and 1 letter on behalf of the Appellant); Consent Calendar Items #18 (26-350) (2 email communications); Council Member Items #25 (26-363) (1 email communication), Item #26 (26-369) (4 email communications), Item #27 (26-373) (14 email communications), and NEW Item (26-379) (9 email communications).

**PUBLIC COMMENTS (3-minute time limit) — 25 Public Speakers**

*The number [hh:mm:ss] following the speakers' comments indicates their approximate starting time in the archived video located at <https://huntingtonbeach.legistar.com/Calendar.aspx>.*

Luanne Shoup commented on the major changes implemented by newly-elected Councilmembers over the last four years to clean up and improve conditions in the Downtown area, parks and beach.  
(01:07:28)

Cathey Ryder commented on Council Members Item #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems; the political signs in Huntington Beach; and thanked the HB Fire Department for their excellent service multiple times over the last six months when her husband needed emergency medical attention.  
(01:10:36)

Pat Goodman commented on Council Member Items #26 (26-369) to create a City Council Lease Review Ad Hoc Committee to review and make recommendations on City leases, and #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:12:28)

Jeanne Paris commented on needed changes implemented by newly-elected Councilmembers during the last four years and resulting improvements for homeless and crime rate issues. (01:15:02)

Ann Palmer commented on the City's budget and commended the current Council for their efforts to reduce costs, meet obligations and look for revenue-generating opportunities. (01:16:55)

Andrew Einhorn commented on the SAVE Act and Council Member Items #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:20:07)

Jerry Donohue commented on upcoming events residents may want to participate in offered through the Greater Huntington Beach Interfaith Council Community Service Day, Amigos de Bolsa Chica 50th Running for the Birds, and the Bolsa Chica Conservancy. (01:22:49)

Amory Hanson commented on Council Members Item #25 (26-363) regarding declaration of May 7, 2026, as Theodore Roosevelt Day in Huntington Beach. (01:25:21)

Ken Inouye commented on Closed Session lawsuit discussions and requested an infrastructure report detailing deferred maintenance issues. (01:26:17)

Andrew Hard commented on the issue of Code Enforcement for two separate Huntington Harbour businesses required to have a Conditional Use Permit. Mayor McKeon asked Mr. Hard to complete a blue card for follow-up. (01:28:59)

Rory Bevins commented on his appreciation for the City Council and being fortunate enough to raise his family in the City he was born and raised in. (01:32:58)

Steve Gerard Sidlovsky commented on USA Preborn Personhood cities throughout the United States. (01:34:15)

Unnamed Speaker commented on making Huntington Beach less political and more about human kind. (01:37:17)

Shainna Breslow, Creek Team representative, commented on the need for Orange County Public Works to follow regulations regarding the application of herbicides and requested support for an "organics first" approach. Councilmember Kennedy asked Ms. Breslow to complete a blue card. (01:38:48)

Tim Geddes commented on the lack of information from the City Attorney on Closed Session discussions. He also commented on Council Member Items #26 (26-369) to create a City Council Lease Review Ad Hoc Committee to review and make recommendations on City leases, and #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:42:00)

Kanan Durham commented on the work of Creek Team and on Council Members Items NEW (26-379) regarding Council discussion of the proposed \$720,000 Wolffhaus agreement. (01:44:51)

Paula Schaefer commented on Council Members Items #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:46:48)

Patricia Pappas commented on the efforts of four residents meeting in 2022 with four newly-elected Councilmembers to create the Celebration Committee and reviewed various events and projects this Committee worked on with support from Councilmembers and staff. (01:49:03)

Russ Neal commented on Council Members Items #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:52:06)

Dinorah Echavarria commented on her attempts to securing local housing. (01:54:07)

Unnamed Speaker commented on Council Member Items #25 (26-363) regarding declaration of May 7, 2026, as Theodore Roosevelt Day in Huntington Beach. (01:57:24)

Larry Slonim commented on Council Member Items #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (01:59:27)

Unnamed Speaker commented on Council Member Items #25 (26-363) regarding declaration of May 7, 2026, as Theodore Roosevelt Day in Huntington Beach, #26 (26-369) to create a City Council Lease Review Ad Hoc Committee to review and make recommendations on City leases, and #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (02:01:50)

Unnamed Speaker commented on Council Member Items #25 (26-363) to declare May 7, 2026, as Theodore Roosevelt Day in Huntington Beach, and #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems. (02:04:18)

David Rynerson commented on Council Member Items #27 (26-373) regarding creating a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems and NEW (26-379) regarding Council discussion and the proposed \$720,000 Wolffhaus agreement. (02:07:19)

### **COUNCIL COMMITTEE APPOINTMENT ANNOUNCEMENTS**

Council Woman Van Der Mark announced her appointment of Jarred McKnight to the Citizens Participation Advisory Board (CPAB).

## **AB 1234 REPORTING**

Council Woman Van Der Mark reported a recent trip to Sacramento to provide support to Senator Tony Strickland's item to challenge the State's Regional Housing Needs Allocation (RHNA) numbers.

## **OPENNESS IN NEGOTIATION DISCLOSURES — None**

## **PUBLIC HEARING**

### **15. 26-280 Approved Amended Appeal of Planning Commission's Action on Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 (Huntington Club Remodel and Bungalows) — Continued from the March 17, 2026, City Council Meeting**

Mayor McKeon announced this Public Hearing is a continuation from the March 17, 2026, City Council meeting.

No Councilmember had any ex parte communications to disclose. Mayor Pro Tem Twining and Council Woman Van Der Mark recused themselves and left the room.

City Attorney Mike Vigliotta confirmed that it was appropriate for Mayor Pro Tem Twining to recuse himself and clarified for the benefit of the public that it was not necessary for Council Woman Van Der Mark to recuse herself because an owner of the property under discussion had made a donation to her campaign.

## **SUPPLEMENTAL COMMUNICATIONS PERTAINING TO PUBLIC HEARING**

Pursuant to the Brown "Open Meetings" Act, City Clerk Lisa Lane Barnes announced supplemental communications received by her office following distribution of the Council Agenda packet which were all uploaded to the City's website and Councilmember iPads: Public Hearing Item #15 (26-280) (14 email communications, City Council presentation #2 submitted by Jonathan Bailey, 1 letter from Jonathan Bailey, and 1 letter from ETD Solutions Inc. on behalf of the Appellant).

Community Development Director Jennifer Villasenor introduced Joanna Cortez, Principal Planner, who provided a recap report with a slide entitled: *Continuance*.

Mayor McKeon Re-Opened the Public Hearing.

City Clerk Lisa Lane Barnes announced there were two Public Speakers for this Public Hearing.

Tom McDaniel, long-time Huntington Club Member and Huntington Beach resident, commented on the role of Club management, operation of the management of the proposed bungalows, and financials being proposed for the bungalows. He continued by providing details he received from Club management regarding new rules that were being proposed and noted that any Club members not providing their approval of the proposed changes would lose Club privileges. He shared that from Camaraderie's perspective it appears this project will be unbelievably difficult from an operating standpoint; and regarding the bungalow project, in a February 7, 2026, letter from Camaraderie to Club members, the issues of economics, no interest or contractual obligation to manage the bungalows, and compelling GRF to uphold their obligation. In summary, he believes there are three key issues that need review: 1) this is a complex construction project in the middle of an operating facility; 2) there should be

an independent review of financials for the bungalow project supported by a Club member survey to determine the true need; and 3) a plan defining how Camaraderie will operate the Club during a difficult time to retain membership and avoid severe economic impact to their own operational capabilities.

(02:16:33)

Jesse Bolling, attorney for Appellants, inquired if the applicant had yet provided a management study as discussed at the March 17, 20206, meeting. He added his goal is to come to a win for Club members, a win for a landowner who wants to improve his property, and a win for a tenant who wants to have a profitable operation. Mr. Bolling stated reaching a win-win-win proposal will require more study, therefore he asked Council to continue the item to allow for more information gathering. As a litigation attorney, he would expect at minimum the completion of a safety study before approval is considered. (02:21:05)

There being no more Public Hearing speakers, Mayor McKeon closed the Public Hearing.

City Attorney Mike Vigliotta reminded Council to remain focused on the land-use component.

Councilmember Kennedy and Director of Community Development Jennifer Villasenor discussed how the issue of safety was addressed by the City's Traffic Manager, Fire and Police Departments. Each department was asked to evaluate whether the proposed design would create a potentially hazardous condition or any safety concerns, and all three departments responded the same. Director Villasenor clarified that what is proposed is called a "road" by many, but it is what the City calls a drive aisle with 90-degree parking on one side and leads to about 20 parking spaces, which means a minimal number of cars driving to the end. She also noted the speeds will be slow due to people entering and exiting the parking spaces, gates at the entrance, gates at the pickle ball courts, and gates at the tennis courts as recommended by the Police Department. Director Villasenor also noted that the City's third-party environmental consultant's traffic expert also reviewed the site proposal and the letter received regarding safety concerns. That traffic expert also determined that further safety studies were not warranted.

Councilmember Kennedy expressed his satisfaction with the safety decision made by the departments and experts and sees no need for additional safety study.

Councilmember Kennedy added that the original CUP still runs with the property, and the issue at hand is what City Council determines is the land use. Staff noted that the original CUP was issued in the 1960's and the tennis court clubhouse area CUP was issued in the 1980's. Councilmember Kennedy confirmed with Director Villasenor that the proposed bungalows, fitness center and spa are ancillary, or accessory, to the primary use as a private golf and tennis club.

Mayor McKeon confirmed with Director Villasenor the proposed site plan shows two crosswalks. Director Villasenor noted that updated site renderings have been produced showing different texture, color and materials will be used for the crosswalks as well as the drive aisle to create slower vehicle movement. Some signage will also be added to increase awareness. The plan also includes removing some of the lower trees to increase visibility in the area, as well as gating the tennis courts.

Mayor McKeon invited Jonathan Bailey, Project Manager for Huntington Club Improvements, to the podium to explain in greater detail the currently proposed crosswalk and drive aisle enhancements: pavers for the drive aisle change the color, texture, and auditory cues for drivers and pedestrians. Mr. Bailey noted a vehicle will almost be at a hard stop before making the hard right turn after entering the parking lot into this "T" drive aisle, and noted they propose adding "Caution", "Pedestrian", and "Slow" signs. The crosswalks will also be different materials and colors than the drive aisle pavers to enhance visibility.

Councilmember Burns feels it is maybe more important to think of effective means to wake up the pedestrians and remind them to be more cautious. Mayor McKeon suggested that a system be installed that lights up the crosswalk when one of the gates open. Mr. Bailey confirmed the total distance from entrance to the hammerhead is 115 feet.

Councilmember Burns stated that a lot of these safety issues should really be addressed by the Club and not decided by City Council. Mr. Bailey described some of the issues discussed with the Appellants after the March 17, 2026, meeting and concluded that considering the new demands the Appellants brought to the table, any further continuances will just delay the project and there is no plan for any more continuances.

Councilmember Kennedy confirmed with Mr. Bailey that conditions added to the CUP will state the bungalows are only for the use of members and member guests.

Councilmember Kennedy confirmed with City Attorney Mike Vigliotta that there would have to be Councilmember findings, through a Public Hearing process, that there was some kind of on-going violation in order for an existing CUP to be overturned.

Councilmember Kennedy stated he would like to see some sort of deed restriction that would guarantee that the bungalows could never be turned into short-term rentals, and asked if more than a CUP is required for that assurance.

Councilmember Gruel clarified that as a Councilmember he will not step into private disputes within a project, but he is responsible to evaluate land use and the ultimate impact to neighboring residents.

Councilmember Kennedy and City Attorney Mike Vigliotta discussed how to ensure the bungalows will always remain only available for Club members and their guests and never be turned into short-term rentals. City Attorney Vigliotta reiterated there is a process to overturn a CUP that would require Councilmember findings, through a Public Hearing process, that there was some kind of on-going CUP violation, and added that a CUP rests with the land and is effective even for a new land owner. A new land owner would have the right to apply for a modification to the CUP. The Applicant, Mr. O'Hill, was out of the country and not available to answer if he would agree to a deed restriction stating the bungalows could never convert to short-term rentals or permanent housing.

Councilmember Williams stated he is not confident this Council's decisions are necessarily the best "forever" solutions as no one knows what future conditions or situations will exist. City Attorney Vigliotta reiterated that through the CUP process there are protections in place to safeguard any approved CUP.

An amended motion was suggested by Kennedy, with a second by Burns, to find Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and approve Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1), ***as amended to include a deed restriction, approved by the land owner, that the proposed bungalows must remain available only for members and their guests, and not ever be converted into short-term rentals or permanent residences.***

Mr. Bailey stated he is not an expert on deed restrictions and is not qualified to speak to that on behalf of the land owner. Councilmember Williams noted the proposed deed restriction may obligate the land owner to additional time and costs which he may not be willing to spend. City Attorney Vigliotta stated he

believes if this suggested amended motion is approved by Councilmembers, but is not acceptable to the landowner, then the amendment goes away and is not valid. Director Villasenor stated that if the landowner did not agree to the deed restriction, he would have to apply for an entitlement plan amendment to remove that condition which would require going back to the Planning Commission, a Public Hearing, and would incur fees of a few thousand dollars.

Councilmember Kennedy suggested a two-week delay on this vote to give the landowner time to respond to this proposed amendment. Mr. Bailey asked if there is any difference in procedure between overturning a CUP or deed restriction. Director Villasenor explained it would be the same process as far as the City is concerned, and any changes in the future to the CUP would also include the deed restriction.

Councilmember Gruel stated it appears to him that a process is in place so that a future Council or landowner could change the CUP or a deed restriction, and adding a deed restriction would not necessarily prevent the bungalows from being turned into short-term rentals or private residences. Councilmember Burns stated he doesn't have any qualms about adding an additional hurdle.

Councilmember Williams stated he would support the proposed action if this was a public property asset, rather than a private property project.

Councilmembers Burns, Williams and Kennedy further discussed the options available to a land owner seeking zoning changes. Mayor McKeon stated this is the plan the landowner requested to build and he doesn't see the need to "double" lock him in. Mayor McKeon added he could support the amended motion if it also included reference to crosswalk and vehicular modifications.

**Councilmember Kennedy withdrew his suggested amended motion** after he confirmed with Director Villasenor that as things currently stand with the current CUP approval, changing the bungalows to short term rentals or permanent residences would require proceeding through a Public Hearing, as well as a request to change the Zoning Code and a change to the local coastal program through the Coastal Commission.

Staff briefly reviewed the Planning Commission's requirements for the CUP, and Mr. Bailey confirmed for the record that the Applicant agreed to level tennis and pickle ball courts and refinish or replace as needed the existing pickle ball fencing.

Jesse Bolling, attorney for the appellants, asked if lighting the "G" area back courts could be included as a stipulation and Director Villasenor noted that is a discretionary review item and cannot be stipulated. The Planning Commission did not stipulate that the back courts have to be lit because the Planning Commission cannot pre-determine a discretionary action. That request has been made and is currently in the early stages of Entitlement Review.

Attorney Bolling added there is need for differentiation between "court reconstruction" and "court resurfacing" and requested that reconstruction is expected in light of the age of the courts and the additional stress of the current construction project. He also asked that reference to the fencing enhancements/replacements also be included in the action. Mayor McKeon responded those issues are between the landowner and appellants and will not be addressed in Council's action.

An amended motion was made by McKeon, second Burns to find Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and approve Conditional Use Permit No. 22-011 and Coastal

Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1), **as amended to include illuminated pedestrian and vehicular signage at the two crosswalks, as well as differentiating materials and colors for the crosswalks and drive aisle.**

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, McKeon, Burns, and Williams

NOES: None

## **CITY MANAGER'S REPORT**

### **16. 26-372 Received Police Department eBike Update Report**

City Manager Travis Hopkins introduced Sergeant Mike Thomas who presented a PowerPoint communication titled *Huntington Beach Police Department eBike Update Report* with slides entitled: *OVERVIEW, TOTAL eBike CRASHES (2022-25) eBIKE CRASH OVERVIEW, TOP REASONS FOR CRASHES, STRATEGY, ESTABLISHED R.I.T.E., ENFORCEMENT (3), CONTINUING EDUCATION/OUTREACH, OFFICER TRAINING LEADER, EDUCATION IMPACT, UPCOMING EVENTS, and QUESTIONS?*

Mayor Pro Tem Twining and Councilmembers Kennedy and Gruel discussed with Sergeant Thomas some of the qualifications which determine if a bicycle is considered an eBike, and noted that speed is really the focus regardless of whether a pocket bike, electric motorcycle or eBike is being ridden. Sergeant Thomas stated that the Huntington Beach Police Department developed the POST course to establish best practices for law enforcement and includes other agencies. The discussion continued on costs related to tickets and training; importance of encouraging school districts to require training; consideration of ways to make parents aware of available training during the purchase process; and issues related to pedestrians, bicycles and eBikes all using the same beach service road, especially from the Pier to Sunset Beach.

Mayor McKeon thanked the Huntington Beach Police Department for working with the current City Council to implement standards and develop a program that is being implemented throughout the state.

## **CITY CLERK'S REPORT**

### **17. 26-349 2026 Held Safe and Sane Fireworks Stand Lottery**

City Clerk Lisa Lane Barnes presented a PowerPoint communication titled *2026 Fireworks Stand Lottery* with slides entitled: *Resolution No. 2024-08, Public High School Winner Edison High School, Public High School Winner Huntington Beach High School, Public High School Winner Marina High School, Public High School Winner Ocean View High School, Private High School Winner Liberty Christian High School, Civic Organizations (2), Youth Sports (3), Miss Huntington Beach 2026, and Good Luck!*

Miss Huntington Beach 2026, Gabrielle Samiy, was joined by Mayor McKeon for the Fireworks Stand Lottery. Congratulations to the following successful lottery applicants:

#### Youth Sports

Seaview Little League

RiseOC Volleyball

HB Chargers Youth Football and Cheer

Huntington Youth Football and Cheer  
Team 90 Inc. DBA California Rush

*Alternates:* 1) Vanguard Aquatics; 2) NHB Futbol Club, Inc.; and 3) Huntington Valley Little League

Civic Organizations

Monarch Preschool, Inc.

Beach City Classics

Therapeutic Riding Center of Huntington Beach

Orange Coast Gakuen, Inc.

American Legion HB Post 133

*Alternates:* 1) Knights of Columbus Council 6020; 2) Compass Bible Church of HB; and 3) First Samoan Congregational Christian Church of HB

**CONSENT CALENDAR** (Items 18 - 24)

Mayor McKeon pulled Item #18 to make a clarification, and Council Woman Van Der Mark pulled Item #19 for further discussion.

City Clerk

**18. 26-350 Approved and Adopted Minutes**

Mayor McKeon pulled this item to clarify on Page 3 of 11, CITY COUNCIL MEMBER COMMENTS, "Mayor McKeon announced that per Municipal Code Section 3.03.100 and City Charter Section 13" his intent was to say "City Charter Section 613". City Attorney Mike Vigliotta stated that the minutes should accurately reflect what actually happened at the meeting.

A motion was made by McKeon, second Twining to approve and adopt the City Council/Public Financing Authority regular meeting minutes of April 7, 2026.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams

NOES: None

City Manager

**19. 26-225 Approved and authorized execution of a Memorandum of Understanding (MOU) between the City of Huntington Beach (City) and the County of Orange (County) for Capital Improvements and Services at Huntington Beach Navigation Center**

Council Woman Van Der Mark pulled this item to note that Orange County Supervisor Janet Nguyen is supportive of the current Huntington Beach City Council's focus on reducing the number of homeless individuals within the City and was instrumental in securing \$500,000 in response to then-Mayor Van Der Mark's funding request for the Navigation Center. Council Woman Van Der Mark thanked City and Orange County staff members for their efforts over a number of years that resulted in this funding success.

A motion was made by Van Der Mark, second Burns to approve and authorize the City Manager to execute the Memorandum of Understanding between the City of Huntington Beach and the County of Orange for Capital Improvements and Services at the Huntington Beach Navigation Center.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

**20. 26-272 Adopted Resolution No. 2026-09 Declaring each December 5th as "Sugar the Surfing Dog Day" in the City of Huntington Beach**

A motion was made by Van Der Mark, second Twining to adopt Resolution No. 2026-09 "A Resolution of the City Council of the City of Huntington Beach Declaring each December 5th as 'Sugar the Surfing Dog Day' in the City of Huntington Beach."

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

Community Development

**21. 26-245 Approved New Lease Agreement with Currents Outdoor, LLC for City-Owned Property at 10449 Adams Avenue**

A motion was made by Van Der Mark, second Twining to Approve and authorize the Mayor, City Clerk, and City Manager to execute the lease with Currents Outdoor, LLC.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

Police

**22. 26-339 Approved "Agreement for Provision of OC Animal Care Services Between County of Orange and the City of Huntington Beach" for animal care services**

A motion was made by Van Der Mark, second Twining to approve and authorize the Chief of Police and City Clerk to execute the "Agreement for Provision of OC Animal Care Services Between County of Orange and the City of Huntington Beach."

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

Public Works

**23. 26-266 Approved and Accepted the Public Improvements, Release Sureties, and Accepted Guarantee and Warranty Bond for the Holly Triangle Residential Project (Tract 19118)**

A motion was made by Van Der Mark, second Twining to accept the improvements constructed and dedicated for public use with Tract 19118, and instruct the City Clerk to record the Notice of Acceptance of Public Improvements (Attachment 2) with the Orange County Recorder; and, accept Guarantee and Warranty Bond No. 4470394W (Attachment 3), the surety furnished for guarantee and warranty of public improvements, and instruct the City Clerk to file the bond with the City Treasurer; and, release Faithful Performance Bond No. 4470394, Labor and Material Bond No. 4470394, and Monument Bond No. 4470395; and, instruct the City Clerk to notify the developer, Bonanni Development Company IV, of this action, and the City Treasurer to notify the surety, SureTec Insurance Company, of this action.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

**24. 26-268 Accepted Lowest Responsive and Responsible Bid and Authorized to Execute Construction Contract with We R Builders, Inc. in the Amount of \$729,770 for the Hartlund Water Main Replacement (CC-1735)**

A motion was made by Van Der Mark, second Twining to accept the lowest responsive and responsible bid submitted by We R Builders, Inc. in the amount of \$729,770; and, authorize the Director of Public Works to approve change orders up to the 15% contingency for potential construction-related changes; and, authorize the Mayor and City Clerk to execute a construction contract with We R Builders, Inc. in a form approved by the City Attorney.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

**COUNCIL MEMBER ITEMS**

**25. 26-363 Approved Item Submitted by Mayor McKeon — Declaration of May 7, 2026 as Theodore Roosevelt Day in Huntington Beach**

Mayor McKeon stated this item is to recognize Theodore Roosevelt's first visit to California in 1903, during his 9-week Great Loop Tour, one of the most notable presidential journeys in American history. He added that passing this declaration would make Huntington Beach the first California city to officially set aside a day to honor Theodore Roosevelt whose impact on conservation and national parks is still felt today. In May 1903 Henry Huntington purchased Pacific City which eventually became Huntington Beach and this also creates a historical link to Roosevelt's visit.

Councilmember Kennedy noted that our national parks are the jewel that attract people from around the world.

A motion was made by McKeon, second Twining to recognize the legacy of Theodore Roosevelt and bring forth a Resolution to declare May 7, 2026, as Theodore Roosevelt Day in Huntington Beach.

The motion carried by the following roll call vote:

AYES: Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None  
RECUSED: Gruel

**26. 26-369 Approved Item Submitted by Councilman Kennedy, Mayor McKeon, and Councilman Burns to Create a City Council Lease Review Ad Hoc Committee to Review and Make Recommendations on City Leases**

Councilmember Kennedy introduced this item by reading the Issue Statement and added he is proud of the initiatives already approved by the current City Council. He stated his belief that openness and transparency for City lease bids will ultimately increase asset values. He added that the Ad Hoc Committee will be designed to provide oversight on the bid process, using Councilmember private sector experience, to manage inefficiencies and create opportunities for the best value for the City and ultimately benefit all residents. He envisions the initial focus will be on "A" locations. He offered to be on this Ad Hoc Committee and suggested Mayor Pro Tem Twining and Mayor McKeon both have commercial real estate experience that would make them invaluable committee members.

Mayor McKeon noted the importance of Councilmembers contributing their private sector experience to improve government and systems by reviewing options with staff as they prepare recommendations.

Councilmember Gruel stated his support for an open bidding process that is transparent for the residents, and expressed his concerns that selecting a 3-member Ad Hoc Committee could bounce out the remaining Councilmembers.

Mayor McKeon stated his understanding of an Ad Hoc is that it creates a mechanism for three Councilmembers to collaborate. Councilmember Kennedy stated he has no intention of boxing anybody out, and asked why Councilmembers are not currently negotiating leases rather than going through a messenger. He sees the Ad Hoc Committee first developing a process, and noted that once bids are coming in, there wouldn't be any deal points without Closed Session consensus. He added that rather than continue to send a messenger off that may not have the same level of negotiating experience that Councilmembers do, the Ad Hoc Committee's voices could be used to negotiate directly with the potential lessee. Personally, he is interested in getting the process started, and added that decisions will be based on what the Councilmembers as a whole group agree to.

City Attorney Mike Vigliotta confirmed for Mayor McKeon that all Ad Hoc Committees must be for a limited purpose and limited time, in this case until end of December 2026. He also stated that if Ad Hoc information is shared at unagendized meetings, that would be a Brown Act violation. City Attorney Vigliotta added it would be appropriate to set up an Ad Hoc Committee to establish a negotiating process which would be passed off to staff.

Councilmember Williams expressed his opinion that the current process is fluid and open to the suggestions of the best qualified Councilmembers.

Councilmember Kennedy explained he would like to see a process whereby the final back and forth negotiations, face-to-face with tenants on high-value targets, are done through the best-qualified

Councilmembers, as determined by the Councilmembers, rather than through City staff. He added he also sees this as a way to establish a messaging platform to keep residents informed.

City Attorney Mike Vigliotta stated this is a good example for the appropriate use of an Ad Hoc Committee: establish a procedure and bring it back to City Council for approval.

A motion was made by Van Der Mark, second Kennedy to establish a process for negotiating tenant leases through an Ad Hoc Committee composed of Mayor McKeon, Councilmembers Kennedy and Twining, to be brought back to the full City Council for final approval.

The motion carried by the following roll call vote:

AYES: Gruel, Kennedy, Twining, McKeon, Burns, Van Der Mark, and Williams  
NOES: None

**27. 26-373 Approved Item Submitted by Mayor McKeon to Create a City Council Ad Hoc Committee to review and make recommendations on the Request for Proposals for the Creative Strategy, Branding, Merchandising, Media, Communications, and Film Industry Development Systems**

Mayor McKeon introduced this item by reviewing the purpose and nominating Councilmembers Gruel, Kennedy and Burns to the Ad Hoc Committee.

Councilmember Gruel stated he is not interested in serving on a three-party committee because there has yet to be a Council discussion on the need for re-branding. He recommended starting with a Study Session to define the need and moving forward from there.

Mayor McKeon shared this item will provide horsepower to help with the staff review process to implement systems to potentially increase revenue. He described this effort as one way to address structural budget issues where expenses are increasing at 4 – 6 percent per year while revenues are increasing at 2 – 4 percent per year. He added he believes there is an opportunity to build virtual systems in the City to increase revenue through bringing back intellectual property such as trademarking the HB logo, and noted the urgency is due to the upcoming USA 250<sup>th</sup> Birthday Celebration. He believes it is important to find a firm that can assist in implementing systems, train City staff, and unite processes between departments. The Ad Hoc Committee's recommendations would go to staff and staff recommendation(s) would be submitted to all Councilmembers for final approval.

Councilmember Williams expressed resident concerns in that at the last City Council meeting, Mayor McKeon stated a series of demands of what should be in the Request For Proposal (RFP), which parroted an audit produced by one company. Now it appears that an Ad Hoc Committee is being established to follow the dictates of that one audit.

Mayor McKeon clarified that the proposal referenced was presented to the City by what he considers one of the best businesses in the industry. He added currently there are approximately 50 applicants, and he believes an Ad Hoc Committee is a way to speed up and support staff in the processes needed to capture the City's intellectual property such as trademarking the HB logo.

Councilmember Gruel and Mayor McKeon discussed the role of this Ad Hoc Committee, which is envisioned to use their diverse experience and skill sets to help staff dive in and review the incoming bids using the scoring mechanisms in the RFP. Then staff will make the presentation with their

recommendation(s). If there are several different recommendations, all of the recommendations will have the opportunity to present to the full City Council and public for consideration. Mayor McKeon stated he would hope this process will proceed quickly enough so there is time to benefit from the upcoming 250th Birthday Celebration.

Councilmember Gruel suggested using the firepower of the Finance Commission and City Attorney Vigliotta noted that the Commission would have to follow Brown Act protocols including agendaized meetings. He added that an Ad Hoc Committee can work independently with staff as they prepare their recommendation(s) report. The recommendation(s) report would come to all Councilmembers and the public through an agendaized meeting. There was further discussion clarifying what the use of an Ad Hoc Committee could change compared to the current process.

Councilmember Williams expressed his opinion this item is moving too fast which could create opportunities for mistakes. Mayor McKeon reiterated his support for an Ad Hoc Committee which can assist staff in moving quickly to take advantage of a fast-approaching opportunity. Councilmember Gruel asked if the 250th Celebration is the only reason to move quickly.

Mayor Pro Tem Twining stated that due to health issues for the last three weeks, he has been totally out of the picture and is unaware of the history, involvement and pre-conceived ideas some appear to have regarding a decision of whether an Ad Hoc Committee is appropriate. He added he would serve on the Ad Hoc Committee with a fresh set of eyes and ears.

Mayor McKeon expressed his support for the concept of building systems that will be in place for any event the City chooses to celebrate in the future. He noted the RFP is in process for this item and believes an Ad Hoc Committee may make it possible to be ready for upcoming revenue generating opportunities.

Council Woman Van Der Mark stated she does not believe anything nefarious is going on, but she thinks the concept is too broad, too rushed, and too many mistakes have been made up to this point. She sees this as a huge effort which should not be rushed.

Councilmember Burns stated his support for an Ad Hoc Committee and noted his opinion that it is time for Councilmembers to take ownership in the RFP process, and added that in the end Councilmembers have the final vote. He provided a second to the motion and called the question to take a vote.

City Attorney Vigliotta advised that Councilmember Burns' question should be voted on before any further discussions, and noted the question will require five votes to pass.

The question carried by the following roll call vote:

AYES: Kennedy, Twining, McKeon, Burns, and Van Der Mark  
NOES: Gruel, and Williams

An amended motion was made by McKeon, second Burns to create a City Council Ad Hoc Committee consisting of Mayor Pro Tem Twining, Council Members Gruel, Kennedy and Burns, to review the process, receive proposals and provide a recommendation on the approach for this project working alongside staff.

The motion carried by the following roll call vote:

AYES: Kennedy, Twining, McKeon, and Burns  
NOES: Gruel, Van Der Mark, and Williams

**NEW26-379 Action Failed for Item Submitted by Councilman Williams and Councilman Gruel — Council Discussion on the Origin and Procurement Process of the City Asset and Revenue Audit and the proposed \$720,000 Wolffhaus Agreement**

Councilmembers Williams and Gruel asked questions of City Manager Travis Hopkins, fellow Councilmembers, City Attorney Mike Vigliotta and City Treasurer Jason Schmitt; made comments about the process to this point in time, and used slides to present this item and direct the discussion. First slide entitled: *After Action Review*.

***As a point of order, there was Council consensus to continue the meeting past 11:00 PM.***

Councilmember Williams continued with slides entitled: *Purpose of This Review; Questions regarding 30K BRAND & SYSTEMS AUDIT & REPORT; \$720K Professional Services Procurement Process; Professional Services Procurement Process (3); The Charter is the City's Constitution, but the Municipal Code consists of the City's Laws.; Ultra Vires: "Beyond the Powers"; "Inherent Conflict": The Making of the Contract; The Smoking Gun: Exhibit A of the \$720,000 Contract (2); "Inherent Conflict": The Contract was likely void ab initio; The "Bootstrapping" Violation.; Apparent Failure of §1097.6(a)(1).; Picking Apart the "Exhibit A" vs. the "Audit"; Concluding Thought; The "Kill Switch" Clause Section 12; Potential Illegal Gift of Public Funds Violation of California Constitution; Vague & One-Sided Risks Ambiguous Language Creates Massive Exposure; Conclusion (2); Recommendation to be Considered; Guiding or Goading?; The Evidence and analysis that the RFP is a verbatim mirror of the Mayor's mandates (2); The RFP uses specific, unique terminology found only in the Wolffhaus Audit and the Mayor's public mandates. (2); and The Direct Chain: Audit → Mayor → RFP (5).*

Mayor McKeon asked City Attorney Mike Vigliotta to respond to Councilmember Williams' assertions. He stated that the Municipal Code does allow for a director to bypass the RFP process, in certain circumstances, as was mentioned within the contract, a contract that is no longer in effect and is not being presented. He added that per §3.03.100 a director does have authority to bypass the RFP process if the agreement has been budgeted directly into the agreement.

City Attorney Vigliotta shared that the City's Municipal Code is due for a revamp on the professional service and service procurement processes. Regarding the §1090 issue as presented by Councilmember Williams, City Attorney Vigliotta noted that before the contract under discussion ever came before the Council, it was run by multiple outside counsels for potential violation review and everyone verbally concluded that §1090 would not be implicated in this case. He added that a firm is already working on a memorandum confirming the analysis on this case and it will be provided to the entire Council as soon as it is available.

In response to Councilmember Williams' comment that the FPPC provides §1090 recommendations, City Attorney Vigliotta stated §1090 is very complicated and there are many multiple FPPC letter rulings on this, but it does take a bit of time, and added that with FPPC clearance no one can bring a lawsuit.

Mayor McKeon confirmed with City Attorney Mike Vigliotta that Section 613 of the City's Charter is set up for Department Heads and says City Council is charged with entering into all contracts and the Council's plenary authority is through the Charter. Discussion continued on the RFP process which provides direction to staff who prepare City Council presentations so the full City Council has the opportunity to publicly vote on the final decision.

Mayor McKeon and Councilmembers Gruel and Williams continued back and forth discussions and noted this issue has been a good learning experience. Mayor McKeon thanked Councilmembers Gruel and Williams for bringing this item forward and allowing for a full public discussion.

Councilmember Kennedy noted this process may have been a bit sloppy and created a false sense of cronyism for some people, but the end result is that everyone can agree revenue needs to increase, better communication is needed, and regardless of who implements strategies, there is now a group of people wanting to get involved. In addition, every Councilmember will continue to have a vote on staff recommendation(s).

In summary, Mayor McKeon noted that this is an investment opportunity not to exceed 24 months with deliverables that by Year Five are projected to provide \$18M+ on a \$720,000 investment — a Return on Investment (ROI) of 2,400 per cent.

A motion was made by Williams, second Gruel to terminate the approach for the RFP for: Creative Strategy Branding Merchandising, Media, Communications and Film Industry Development Services.

The motion failed by the following roll call vote:

AYES: Gruel, Van Der Mark, and Williams  
NOES: Kennedy, Twining, McKeon, and Burns

**ADJOURNMENT** — At 11:53 PM a motion was made by Kennedy, with a second by Van Der Mark, to adjourn to the next regularly scheduled meeting of the Huntington Beach City Council/Public Financing Authority on Tuesday, May 5, 2026, in the Civic Center Council Chambers, 2000 Main Street, Huntington Beach, California.

INTERNET ACCESS TO CITY COUNCIL/PUBLIC FINANCING AUTHORITY AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO CITY COUNCIL MEETINGS AT <http://www.huntingtonbeachca.gov>

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City Clerk and ex-officio Clerk of the City Council of the City of Huntington Beach and Secretary of the Public Financing Authority of the City of Huntington Beach, California

**ATTEST:**

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City Clerk-Secretary

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Mayor-Chair