

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

Tuesday, March 17, 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

CALL 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
ITEMS (Received After Agenda Distribution) — None**

PUBLIC COMMENTS PERTAINING TO CLOSED SESSION ITEMS — None

Mayor McKeon read the titles for Closed Session Items #1 (26-238) and #2 (26-239) Conference with Labor Negotiators regarding Employee Organizations: Huntington Beach Police Officers' Association (HBPOA) and Police Management Association (PMA).

A motion was made by Van Der Mark, with a second by Burns, to recess to Closed Session.

RECESSED TO CLOSED SESSION — 4:01 PM

CLOSED SESSION

1. 26-238 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. 26-239 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. 26-194 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Boyd (Rodregous) v. City of Huntington Beach, et al.; OCSC Case No.: 30-2025-01480743.
4. 26-240 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (Gov. Code section 54956.9(d)(2).): One (1).
5. 26-241 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). People of the State of California, et al. v. City of Huntington Beach, et al. (Voter ID); Case No. 30-2024-01393606.
6. 26-24 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Bixby (Mark) v. Lisa Lane Barnes, et al.; OCSC Case No.: 30-2023-01366664.
7. 26-243 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Southwest Voter Registration Education Project, et al. v. City of Huntington Beach; OCSC Case No. 30-2024-01397379.
8. 26-244 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.
9. 26-258 CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Paragraph (1) of subdivision (d) of Section 54956.9). Protect HB v. City of Huntington Beach; OCSC Case No.: 30-2025-01470582.

6:00 PM — COUNCIL CHAMBERS

RECONVENED CITY COUNCIL/PUBLIC FINANCING AUTHORITY MEETING — 6:00 PM

ROLL CALL

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

INVOCATION

In permitting a nonsectarian invocation, the City does not intend to proselytize or advance any faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.

10. 25-943 Huntington Beach Fire and Police Chaplain Roger Wing

PLEDGE OF ALLEGIANCE

11. 26-257 Norm Sumner, American Legion Post 133

CLOSED SESSION REPORT BY CITY ATTORNEY — None

CITY COUNCIL MEMBER COMMENTS (2-Minute Time Limit)

Councilwoman Van Der Mark, Mayor Pro Tem Twining and Councilman Kennedy shared their heartfelt thoughts and thanked everyone who worked on a 72-hour notice to ensure that Huntington Beach High School graduate Abbi Kerwin and her family were able to participate in Abbi's official private graduation ceremony on March 16, 2026, before her father's imminent passing. Supervisor Nguyen, Chief Parra, Police Officers' Association, Councilmembers and Code Four were acknowledged for their support.

Mayor Pro Tem Twining invited everyone to sing Happy Birthday to Public Affairs Officer Julie Toledo.

Councilman Kennedy reminded everyone of the upcoming Pet Adoption Expo on Saturday, April 25, at Huntington Central Park West.

ADOPTABLE PET OF THE MONTH PRESENTED BY ORANGE COUNTY ANIMAL CARE

Jonathan Volzke and Volunteer John Kenners, OC Animal Care, presented two adoptable pets: Daylily, a 2-year-old Boxer mix rescued in Huntington Beach and Xena, a 3-year-old Pit Bull mix rescued from the streets of Fountain Valley. Details can be found at www.OCPetInfo.com.

BUSINESS HIGHLIGHT

12. 26-233 Business Highlight Presentation

Minute with the Mayor videos were played to recognize David's Tree Service, 19051 Gothard St. / www.DavidsTree.com and Pholucious, 8162 Talbert Avenue, #104. Support local businesses and keep Surf City thriving. Mayor McKeon announced that applications for businesses interested in participating in *Minute with the Mayor* can be found at www.shoplocalhb.com.

Mayor McKeon thanked everyone who attended the recent Chamber of Commerce Mayor's Breakfast at Paseo Hotel, and acknowledged Huntington Beach business leaders' panel and sponsors.

COMMUNITY EVENTS ANNOUNCEMENTS (2-Minute Time Limit) Limited to one representative, one announcement — 5 Speakers

Shawn Wood, Huntington Beach Kiwanis, Easter Family Fun Day Chair, introduced representatives of community organizations that are instrumental in the success of this annual event and shared a video with highlights from 2025. He announced this year's event is Saturday, April 4, and expressed appreciation for the support of many City departments.

Patricia Gallardo, Braille Institute, Youth and Child Development Director, thanked the Huntington Beach Fire and Police Departments and Kiwanis for providing this inclusive and accessible egg hunt to ensure disabled and blind children can also participate in the fun.

Meridith Randall, Golden West College President, shared that Golden West College is excited to be a sponsor for the first time in 2026.

Debbie Killey, Republic Services, noted that Republic Services has participated in this event since the beginning by providing a trash collection truck for the kids to explore up close and personal.

Jason Schmitt, City Treasurer, announced the Art of the Distraction Scam on Wednesday, March 18, and An Introduction to Senior Economic Fraud on Friday, March 20.

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: *City Manager's Report #15 (26-259) (staff memorandum); and Council Member Items #22 (26-254) (1 email communication).*

PUBLIC COMMENTS (3-Minute Time Limit) — **15 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>.

Max Daffron, Huntington Beach Chamber of Commerce President/CEO, commented on Council Member Items #22 (26-254), submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (00:40:03)

Tim Geddes commented on Council Member Items #22 (26-254), submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (00:43:20)

Leah Theodore commented on her new book for young children. (00:45:58)

Brian Thienes, Huntington Beach Planning Commissioner, commented on Council Member Items #22 (26-254), submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (00:48:54)

Ann Palmer commented on Public Hearing Item #14 (26-221) regarding 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); Consent Calendar Item #17 (26-230) regarding declaring each February 22nd as "USA Hockey Day" in the City of Huntington Beach; Council Member Items #22 (26-254) submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances, and #23 (26-255) submitted by Mayor McKeon declaring each December 5th as Sugar the Surfing Dog Day. (00:51:54)

Amory Hanson commented on Council Member Items #22 (26-254) submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (00:53:33)

Kathryn Goddard commented on a recent Community and Library Services Commission meeting. (00:54:06)

Michael Selna commented on California Senate Bill 868 also known as the Balcony Solar bill. (00:56:38)

Russ Neal shared Irish humor for St. Patrick's Day. (00:58:29)

Pat Goodman commented on Council Member Items #22 (26-254) submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (01:01:01)

Bon Gomes, Soul & Arrow Community Foundation Founder, commented on the vision for a performance and recreation campus that would serve youth, veterans and families of the entire Huntington Beach community on the land next to Central Park formerly used for a gunnery. Councilman Williams asked Mr. Gomes to complete a blue card for follow-up. (01:02:45)

Unnamed Speaker commented on the history of Ramadan and Islamic conquests. (01:06:15)

Andrew Einhorn commented on voter ID issues, the SAVE Act. (01:09:24)

Unnamed Speaker commented on Council Member Items #22 (26-254) submitted by Councilman Burns regarding transfer of authority of Conditional Use Permits (CUP) and Variances. (01:12:30)

Unnamed Guest commented on his opinions related to the Police Department. (01:14:19)

COUNCIL COMMITTEE APPOINTMENT ANNOUNCEMENTS — None

AB 1234 REPORTING — None

OPENNESS IN NEGOTIATION DISCLOSURES

Councilman Gruel, Mayor Pro Tem Twining and Councilwoman Van Der Mark reported speaking with Huntington Beach Police Officers' Association (HBPOA) representatives.

STUDY SESSION

- 13. 26-206 Held a Joint Study Session of the Citizen Participation Advisory Board (CPAB) and City Council to review funding recommendations for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs for 2026-27**
CPAB Roll Call: Chair Hammel, Secretary Pena; Board Members Pappas, Quinn, and Newkirk

Councilman Gruel recused himself and left the room because of a conflict of interest in that he is Executive Director of one of the receiving organizations.

CPAB Roll Call

Present: Pena, Pappas, Quinn, and Newkirk
Absent: Hammel

City Manager Travis Hopkins introduced Housing Manager Charles Kovac who presented a PowerPoint communication titled *Joint Study Session of the City Council and Citizen Participation Advisory Board* with slides entitled: *Background; 2026-27 Estimated Funding Levels; Public Participation; CDBG Objectives; CDBG Local Priority Objectives; CDBG Allocations; CDBG Public Services; CDBG CAPITAL & HOUSING PRESERVATION PROJECTS; CDBG Administration; HOME Program Objectives; HOME Local Priority Objectives; HOME Allocations (2); Upcoming Action;*, and *QUESTIONS?*

CPAB Secretary Joe Pena reported that a large number of local organizations share in a mission to strengthen the community through collaboration with residents and local government. He noted the very difficult and challenging decisions that CPAB makes and thanked City staff members who support their efforts.

Councilman Burns asked that the next CPAB presentation include a brief description of each service provider and Manager Kovac acknowledged the request.

Mayor Pro Tem Twining confirmed with Manager Kovac the HOME Administration (Carryover) amount is funding that was not used in previous years and can only be re-allocated to the preservation and development of affordable housing opportunities.

Councilman Kennedy confirmed with Manager Kovac that CPAB is responsible for allocating \$161,000 to seven of the nine applicants, and the application process is rather arduous. Manager Kovac noted that the Board reached out to 25 organizations, but only nine completed an application. There was further discussion on the considerations which eliminated two of the applicants, how "Administration" funds are determined, and confirmation that all of the amounts used in this presentation are based on funds received for the past year as the federal government has not yet announced the amount of funding for the upcoming fiscal year.

Councilman Williams, Manager Kovac and CPA Board Member Newkirk briefly discussed the rationale that determined the amount of funds awarded to each organization. It was noted that some of the organizations receive additional County and Federal funding.

Councilman Burns clarified that CPAB is an "advisory board" and Councilmembers can make adjustments to the suggested amounts.

PUBLIC HEARING

14. 26-221 CONTINUED 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)

Mayor McKeon called for Councilmembers to disclose ex parte communications. Mayor Pro Tem Twining stated speaking to the Applicant; Mayor McKeon spoke with the Lessee of the Applicant, and noted the Applicant asked for additional time for his presentation.

Councilwoman Van Der Mark recused herself and left the room because of a conflict of interest.

SUPPLEMENTAL COMMUNICATION REGARDING THIS 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 #14 (26-221) (*Applicant PowerPoint presentation and Planning Commission Action*).

Director of Community Development Jennifer Villasenor introduced Principal Planner Joanna Cortez who presented a PowerPoint communication titled *Appeal of Planning Commission's Action on CUP No. 22-011 and CDP No. 22-009 (Huntington Club Remodel and Bungalows)* with slides entitled: *Project Location; Project Request (3); Site Plan; Design and Layout; Planning Commission Action; Appeal; Analysis; Summary; and QUESTIONS*

Councilman Williams clarified with Principal Planner Cortez that the Recommended Action includes the Planning Commission modifiers.

Councilman Burns clarified with Director Villasenor that Councilmembers could approved the project as presented, or deny the project based on the fact they can't make the findings approved by the Planning Commission, or continue the item and direct staff for additional information.

Councilmember Kennedy and Director Villasenor discussed the original CUP issued in the late 1980's and noted the primary use will continue to be a private tennis and golf club (commercial/recreation facility) with the new club house and proposed loft and bungalows being ancillary to the primary use.

For the benefit of the public, there was a staff review of the Planning Commission's modifying conditions.

Mayor McKeon opened the Public Hearing.

PUBLIC HEARING SPEAKERS (3-Minute Time Limit) — 9 Speakers

Jonathan Bailey, Project Manager for the Huntington Club Improvements, granted 5 minutes to speak by Mayor McKeon, presented a PowerPoint communication showing an overview schematic of the proposed club house, loft and bungalow project; proposed landscaping improvements; *Club Amenities: Today vs After Improvements; Bungalow renderings (2); Inspiration; Pictures of existing facilities; Aerial rendering of proposed facilities (4); New Club House 1st Floor schematic; Project aerial rendering; Applicant's Planning Application; pictures of proposed lighting options (3); Tennis Court Adequacy; and Huntington Club Improvements.* Mr. Bailey asked that Councilmembers deny the appeal for the reasons outlined in his last slide. (01:55:41)

Tom McDaniel, Huntington Club Member for over 40 years, commented on the elements of this plan which raise his concerns. He stated he supports improving the Club and agrees investment is needed and welcomed. The question to be considered from his perspective is whether this particular proposal provides use that is consistent with the zoning and appropriate approval under the Conditional Use Permit (CUP) and whether the impacts of that use have been fully evaluated. Is transient lodging permitted in recreation zoning designations? Was this project properly approved under a Class 32 California Environmental Quality Act (CEQA) exemption which requires consistency with the Zoning and General Plan? This proposal introduces overnight accommodations and short-term stays from a property designated for residential open space. Is this still an accessory use for a private Club or is it closer to a lodging use in practice? Will the tennis courts continue to be used during this construction project? (02:03:25)

Cheryl Gates, Appellant, a member of the Huntington Club, commented on the fact that the project is expected to raise approximately \$500,000 in revenue for the City annually, at a 10% tax rate, this implies nearly \$5M in lodging income. This suggests to her that the loft and bungalows are not just a minor "accessory" amenity, but rather reflects high intensity use on a property zoned for recreation and open space. Will the Club operate as a lodging operator rather than a traditional private Club amenity? Regarding whether the project falls short or exceeds revenue projections, there is meaningful uncertainty. She also noted there are no detailed financial projections, sensitivity analysis or contingency planning related to this project that would allow anyone to fully understand how resilient the plan is. Nor has there been any change-of-use consideration with different considerations. It is important to get use and scope right at the onset as these dynamics are difficult to reverse once the project is complete. She supports Club improvements and success, but believes this proposal introduces a business endeavor with real financial and operational implications which deserve careful consideration. (02:06:49)

Eddie Stokes, Huntington Club Member and Founder/CEO of a residential construction company, has first-hand experience understanding how long construction projects can take, how they impact access, and how disruptive projects can be to the surrounding community. As a major demolition and reconstruction project he expects this project will take 18 months or more, right at the center of the property, effectively impacting member access and safety during that time. Where is the plan for Club operation during demolition and reconstruction? (02:10:26)

John Ridgway, 25-year Member of the Huntington Club and Seacliff Country Club, commented on the regular and predictable use of Huntington Club courts and organized activities. He believes this is not about resisting change or protecting personal preferences, but rather recognizing that today the Club operates as a coordinated recreational facility with predictable access and shared use. What is being proposed is a different model, one with increased intensity and new demands which have practical consequences. The physical layout contributes to less predictable recreational activities, court activity becomes harder to schedule, and the way the Club functions begins to shift. Needed improvements should be aligned with how the Club functions rather than change how the Club functions without full review. (02:13:39)

Lisa Wellman respectfully requested that Council continue this discussion rather than making a decision tonight because this proposal appears to create a major shift in land use and operational intensity, and is not just a facility improvement. She believes the bungalows are a major land use shift and are not in compliance with the CUP or CEQA, which creates meaningful uncertainty for this proposal. She asked Councilmembers to ensure Huntington Beach zoning laws are followed. Recreational space in Huntington Beach is important to all residents and more time is needed for full consideration of this proposal. *(She asked for additional speaking time to propose alternate considerations but her request was not honored until later in the discussion, where it is documented.)* (02:15:57)

James Jensen, Huntington Club Member, commented on the support a majority of Club members have for the proposal, except for the bungalows. He noted the strong support for the proposed court improvements and noted that the current CUP prohibits in perpetuity lighting for courts 11 – 16. If that CUP requirement is removed, he believes all abutting homeowners, including his residence, will be negatively impacted by night light pollution, an issue he has personally been dealing with for some time. (02:20:30)

Robert O Hill, Co-Applicant, stated that 25 years ago he acquired the 160-acre Seacliff County Club and about four years ago he was able to change to a new tenant and reviewed the improvements made during this transition. Now it is time to upgrade and improve the Tennis Club to benefit the members, Huntington Beach, guests and the tenant. The vision includes improvements to the swimming facilities, as well as the performance wellness center. He is spending about \$16M and the tenant is spending about \$4M in proposal improvements. He requested that Council adopt the Planning Commission's unanimous approval of this project. (02:23:24)

Brian Thienes, Huntington Beach Planning Commissioner, provided an overview of the Commission's considerations, including the fact that open space designation allows for accessory structures. He explained Code 204.14 defines "accessory" as structures which are incidental to the principal permitted use, or structures on a site which are customary to other similar sites, and accessory dwelling units. He added the Planning Commission found no significant CEQA impacts, and noted that during the Commission's discussions Commissioners disregarded the financial information related to potential annual revenue to the City. (02:26:24)

Mayor McKeon closed the Public Hearing.

Mayor McKeon expressed appreciation to the Applicant and Appellant for their presentations.

Mayor McKeon opened the Councilmember discussion which included confirming the Applicant owns the property and leases out the operation of Huntington Club; there currently is not an agreement with the tenant to operate the bungalows; Planning Commission's condition that short-term accommodations are

limited to only Club Members and their guests; current tenant is contractually obligated to cooperate with any management company brought in to operate the bungalows and loft, such as sharing membership information and numbers so the management company can verify appropriate people are making bungalow reservations for themselves and their guests; Council concern regarding a potential conflict if the bungalows are built but there is not a contractual agreement in place to operate them such as providing for laundry, food, beverage and maid services; a better picture of the basis for potential revenue numbers; clarification on who is going to pay for the tennis court lights; and Applicant is adverse to a continuation of Council's decision due to the length of time it could take to give the current tenant first-right-of-refusal and then proceed to vet the right management for the bungalows and lofts.

Councilman Kennedy, Director Villasenor and Applicant continued the discussion regarding a masterplan and management expectations that members and their guests only are allowed to make short-term live-in accommodations; lighting for the six existing tennis courts will require a whole new entitlement process which requires a public notice and hearing through the Planning Commission for their denial or approval, and noted the application has been submitted for that process; and Applicant is working with a lighting consultant to ensure the lighting proposal will satisfy Planning Commission concerns.

Councilman Gruel continued the discussion with Director Villasenor and Applicant by reviewing the Public Hearing Speaker comments from the Huntington Beach resident who lives adjacent to the Club, that the current lighting used already creates light pollution for adjacent homeowners; the purpose of the Environmental Protection Amendment (EPA) is to determine if newer technology can be used which does not impact adjacent residents; the current lighted courts are in violation of the existing CUP; the new lighting is proposed to shut off at 8:30 PM; and unfortunately the current management party is not present to be involved in these discussions or planning.

Mayor Pro Tem Twining, a Huntington Club Member, expressed his excitement for this huge upgrade project and concern about how to address safety issues for pedestrians on the street located between the courts which leads to the bungalows; disappointment that Mr. Hill expects the golf manager to pay for tennis court improvements and stated interest in contracting with another managing organization for serving the bungalows and lofts; Mayor Pro Twining stated he would like a bit more time for the Applicant to address some of these issues before casting his vote on this item. Applicant Hill explained the current management for Huntington Club chose not to operate the bungalows at another property, i.e., Spanish Hills, and therefore the Applicant expects a refusal for Huntington Club, and added it would be great if they choose to manage the Huntington Club bungalows.

Councilman Burns, Applicant and Councilman Kennedy discussed the basis for the financial projection in annual revenue for Huntington Beach which consists of a combination of sales, use and property taxes. Councilman Kennedy, speaking as a former Planning Commissioner, stated that from his viewpoint this proposal fits zoning and CUP requirements, except for the tennis court lighting and that issue is in process of being addressed. The Applicant confirmed that tennis court upgrades will be addressed and paid for by them and not placed on the management company.

City Attorney Mike Vigliotta clarified this item is strictly a land-use decision that should not be based on any financial considerations.

Councilman Williams confirmed with Applicant that currently the tennis court lights are not permitted through the original CUP and the lights will remain off until the new CUP is approved; the Applicant has the right to work with a vendor of their choice for management of the lofts and bungalows; they are not obligated to give right-of-first-refusal to the current golf management; if Council approval was provided tonight, there is probably an 18 – 24-month permitting process before construction can begin; it is

expected to take a 6 – 9 month vetting process to select the lofts and bungalows management if refused by the current golf management;

Councilman Gruel stated it is important for the Applicant to immediately address the issue of the apparent on-going current violation of the existing CUP with tennis court night lights, and invited the Public Hearing Speaker to return to the podium and expand upon the compromises she alluded to when her previous speaking time ran out.

Mayor McKeon Re-opened the Public Hearing to allow for the additional Public Hearing Speaker comments requested by Councilman Gruel.

Unnamed Speaker noted the issue from her perspective is that the bungalows are planned on top of the tennis courts and the concerns would be eliminated if the bungalows were planned along the golf course. She believes there are three potential compromises that should be considered: rather than designing three single-story bungalows with separate back yards and spas, 1) consider two-story bungalows to allow for the same number of guests with a smaller footprint; for the planned 3,100 sq. ft. rental unit (1,800 sq. ft. living space with 1,200 sq. ft. patio), 2) consider reducing the patio space which may allow for four units while preserving recreational space; and 3) consideration of the fact that everyone renting a loft or bungalow will be using the amenities which will impact all other members. She also shared her concerns about the fact that short-term rentals are not allowed in Huntington Beach. (03:10:45)

Mayor McKeon closed the Re-opened Public Hearing.

Councilman Kennedy briefly reviewed how the City is addressing illegal short-term rentals and stated it should be easy to manage the process to ensure only Huntington Club members and their guests are using Club facilities.

Mayor McKeon, Councilmen Williams and Kennedy stated they are uncomfortable with some potential loose ends like lack of defined operational expectations and enforcement options for managing the bungalows and lofts regardless if through the current golf management or bringing in new management that needs to cooperate with the current golf management; confirmation that tennis court night lights have been turned off for those courts not currently approved; include the current golf management in the planning discussions; formal confirmation on who is paying for court remediations; and re-engagement of discussions between Applicant and Appellant to reach agreeable solutions.

City Attorney Mike Vigliotta advised that current discussion on whether or not the use of court night lights will be approved is not appropriate for this meeting will be addressed as part of that permitting process.

A motion was made by McKeon, second Burns **to continue to a date certain, April 21, 2026**, Appeal of Planning Commission Action 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 require continued meeting(s) with Appellant to discuss and consider their requests; report back on those discussions; provide update on permit status and details on proposed court lighting options; and confirmation that the existing court lighting violation has been resolved.**

The motion carried by the following roll call vote:

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

NOES: None
RECUSED: Van Der Mark

NOTE: *Original Agenda order is maintained for these Minutes, disregarding the actual order items were addressed during the meeting.*

CITY MANAGER'S REPORT

15. 26-259 Upcoming Refuse Rate Adjustments

City Manager Travis Hopkins announced this is a for your information (FYI) only item, and introduced Senior Management Analyst Debra Jubinsky who presented a PowerPoint communication titled *Refuse Rate Adjustments* with slides entitled: *Key Issues Affecting Refuse Services and Rates, County Landfill Disposal, Change in State Law, Proposed Solutions, Proposed New Rates, Upcoming Action Items, and Questions?*

Councilwoman Van Der Mark stated these changes in service and rate increases come from State mandates and asked for more details on SB1383.

Senior Management Analyst Jubinsky explained that SB1383 was adopted by the State Legislature in 2016 and it took several years to get through the regulatory process. Technically, it went into effect January 1, 2022, and now Huntington Beach is required to implement the regulations.

Councilman Kennedy confirmed with Senior Management Analyst Jubinsky that Huntington Beach was able to negotiate the three-year implementation period for the fee increases for both the landfill and service components: increase of \$7.58 in 2026; \$2 and change in 2027 and \$1 and change in 2028, in addition to the typical Consumer Price Index (CPI) increases expected over time. Senior Management Analyst Jubinsky added that these details will be explained in the community notification material being sent out.

Councilmember Kennedy noted this is not a profit generator for the City, but rather a pass-through of actual cost increases.

Councilman Gruel described his experiences and frustrations of complying with State mandated recycling policies in the food service industry and confirmed with Senior Management Analyst Jubinsky that the law allows for cities to issue case-by-case exemptions in situations where businesses may not even have space for another refuse container. There was further discussion on "Lid Lift" enforcement which cannot be delegated to Republic Services. The City is planning for one new position for compliance and enforcement to cover both commercial and residential operations.

CONSENT CALENDAR (Items 16 - 21)

City Clerk

16. 26-232 Approved and Adopted Minutes

A motion was made by Van Der Mark, second Burns to Approve and adopt the City Council/Public Financing Authority regular meeting minutes of March 3, 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

17. 26-230 Adopted Resolution No. 2026-08 Declaring each February 22nd as "USA Hockey Day" in the City of Huntington Beach

A motion was made by Van Der Mark, second Burns to Adopt Resolution No. 2026-08 "A Resolution of the City Council of the City of Huntington Beach Declaring each February 22nd as 'USA Hockey 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

Public Works

18. 26-172 Approved the West Orange County Water Board (WOCWB) Joint Powers Authority Fiscal Year 2026/27 proposed budget in the amount of \$1,518,500

A motion was made by Van Der Mark, second Burns to Approve the West Orange County Water Board (WOCWB) Proposed Fiscal Year 2026/27 budget, including the City of Huntington Beach's share in the amount of \$459,894.

The motion carried by the following roll call vote:

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

19. 26-146 Accepted the lowest responsive and responsible bid and authorized execution of a construction contract with Vido Artukovich & Son, Inc./Vidmar, Inc., a JV, in the amount of \$4,495,550 for the McFadden Sewer Lift Station, Wet Well Project Phase 2, (CC1610); Rejected bids 1-3; Authorized a 15% in contingency; and Authorized appropriation of additional funds

A motion was made by Van Der Mark, second Burns to appropriate \$4,356,300.09 in additional funding from the Sewer Service Fund (511); and accept the lowest responsive and responsible bid submitted by Vido Artukovich & Son, Inc./Vidmar, Inc., a JV, in the amount of \$4,495,550; and reject bids 1-3 as non-responsive to the bid requirements; and authorize the Director of Public Works to approve change orders up to a 15% contingency for potential construction change orders; and authorize the Mayor and City Clerk to execute a construction contract with Vido Artukovich & Son, Inc./Vidmar, Inc., a JV, 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

20. 26-223 Accepted the lowest responsive and responsible bid and authorized execution of a construction contract with Hardy & Harper, Inc. in the amount of \$3,278,000 for the Residential Zone 3 Overlay Maintenance Project, CC-1839

A motion was made by Van Der Mark, second Burns to accept the lowest responsive and responsible bid submitted by Hardy & Harper, Inc., in the amount of \$3,278,000; and authorize the Director of Public Works to approve change orders up to 10% contingency in potential construction change orders; and authorize the Mayor and City Clerk to execute a construction contract with Hardy & Harper, 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

21. 26-229 Adopted Ordinance No. 4347, amending Section 14.16.190 of the Huntington Beach Municipal Code relating to Protecting Cross Connections — Approved for Introduction March 3, 2026, by a vote of 6–0–1 (Burns — Absent)

A motion was made by Van Der Mark, second Burns to adopt Ordinance No. 4347, "An Ordinance of the City Council of the City of Huntington Beach Amending Section 14.16.190 of the Huntington Beach Municipal Code relating to Protecting Cross Connections."

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

22. 26-254 CONTINUED Amended Item Submitted by Councilman Burns — Transfer of Authority of Conditional Use Permits (CUP) and Variances

Councilman Burns introduced this item by reading his Issue Statement and explaining some Conditional Use Permits (CUP) are very straightforward whereas others are not. He believes there is the possibility to improve a system where currently one person has final authority over seven Council-appointed Planning Commissioners, and his effort is to ensure "community" is put before "development/developers" in these decisions. His intent is to explore an opportunity for preventing poor community—friendly decisions.

Mayor McKeon suggested this become a fact-finding mission asking staff to come back with a report of CUPs which Zoning Administrators have discretion over. He added that from his experience in the commercial real estate industry, every discretionary CUP approval has gone before a Planning Commission, and he finds it unusual that in Huntington Beach an unelected position has discretionary CUP authority. He suggested this might provide an opportunity for code updates to address some of the discretionary issues that currently require a CUP.

Councilmember Kennedy, speaking from his experience as a former Planning Commissioner, clarified there is no intent to eliminate the Zoning Administrator position but rather consider a timely and responsive process that ensures the right questions are asked and the right answers are provided.

Councilman Kennedy and Planning Director Jennifer Villasenor discussed why permit fees increase for items that go before the Planning Commission vs Zoning Administrator. It was noted that larger projects take longer to analyze and typically go to the Planning Commission. Fees are directly related to the time it takes to process a project. Councilman Kennedy suggested it might be time to set up a third fee category for projects that barely exceed the typical 20 percent threshold. Or the option to define a category of CUPs that could be segregated away from the Zoning Administrator.

Councilman Burns described a theoretical situation he would like to see addressed is when a homeowner's plan to build a huge monstrosity will cost a neighbor \$5,000 to \$6,000 to file an appeal.

Councilman Williams noted that in reality there are 14 different individuals who can currently appeal a project at no cost. In his opinion it is the responsibility of Councilmembers and Planning Commissioners to pay attention to the projects on the Zoning Administrator's agenda and be aware of whether approval was given. Councilmember Williams stated it will take some work to create a hybrid process to tweak the Municipal Code.

Councilman Burns stated he would like to see authority for CUPs and Variances transferred to the Planning Commission until a staff report can be reviewed.

City Attorney Mike Vigliotta stated that any change made will be to the Municipal Code which will require a complete process before being implemented.

Mayor McKeon confirmed with Planning Director Villasenor the list of CUPs that currently go to the Zoning Administrator can easily be pulled from the Municipal Code; as well as recommendations on which CUPs might be eliminated and become more administrative or ministerial; and presentation of a potential new fee structure would be a more time-consuming process.

Councilman Gruel added that from a business perspective, time is money and the wait for a Planning Commission meeting is counter to the "streamline" effort.

There was discussion on specific development projects to document the fact that the Zoning Administrator made decisions that Councilmembers feel did not adequately consider approval impact upon the residential neighborhood.

Councilwoman Van Der Mark stated support for the need to make adjustments, possibly through amendments, but she doesn't want to disrupt a process until there is a plan in place that will not be disruptive to applicants in the meantime.

A motion was made by Gruel, second Van Der Mark **to CONTINUE** withdrawing authority as soon as possible of the Zoning Administrator from authorizing Conditional Use Permits (CUP) and Variances. All CUP and Variances to go to the Planning Commission for review and Approval or Denial; **as amended to ask staff to return on April 21, 2026, with a list of current Zoning Administrator CUP authority; suggestions for updating the Zoning Code to consider realigning CUP authority, including a timeline for a potential new fee schedule; and** evaluate opportunities to update the zoning code for efficiency in the entitlement process.

The motion carried by the following roll call vote:

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

NOES: None

23. 26-255 Approved Amended Item Submitted by Mayor McKeon — Declare each December 5th as Sugar the Surfing Dog Day

Mayor McKeon introduced Sugar, Huntington Beach's Hall of Fame Champion, as a six-time Surf City Dog Champion; five-time World Dog Surfing Champion, with 21 First Place trophies, and 34 trophies overall; three-time Purina Pro Plan Incredible Dog Challenge trophy hoarder for the Malibu Classic and Santa Cruz Longboard Union Contest; and four-time Helen Woodward Animal Hospital Dog-a-thon Champ. Sugar was inducted into the Huntington Beach Surfer's Hall of Fame on December 5, 2024. A short video showing Sugar in action was shared.

Ryan, Sugar's owner expressed his appreciation for the recognition, especially since Sugar was recently diagnosed with cancer and is fading quickly. Ryan presented an enlarged canvas picture of Sugar's last ride in Huntington Beach to the Councilmembers.

A motion was made by McKeon, second Burns to Celebrate Sugar the Surfing Dog, a five—time World Champion, five—time Huntington Beach Surf City Dog Champion, and a Surfers' Hall of Fame Inductee, **as amended to ask for a resolution to be brought back for Council approval**, — and declare each December 5th as "Sugar the Surfing Dog Day."

The motion carried by the following roll call vote:

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

NOES: None

ADJOURNMENT — At 10:37 PM a motion was made by Twining, with a second by McKeon, to adjourn to the next regularly scheduled meeting of the Huntington Beach City Council/Public Financing Authority on Tuesday, April 7, 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>



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:



City Clerk-Secretary



Mayor-Chair