



## AGENDA

### PLANNING COMMISSION

Thursday, November 20, 2025  
SPECIAL MEETING - Civic Center, Council Chambers  
2000 Main Street  
Huntington Beach, CA 92648

**SPECIAL MEETING**  
Regular Meeting - 6:00 PM

#### PLANNING COMMISSION

*Chair Brian Thienes*

*Vice-Chair Brett Bush*

*Commissioner Tracy Pellman*

*Commissioner Ken Babineau*

*Commissioner Dornic McGee*

*Commissioner Ann Palmer*

*Commissioner Ben Goldberg*

#### STAFF

*Jill Bos, Deputy Director of Community Development*

*Ricky Ramos, Planning Manager*

*Connor Hyland, Deputy City Attorney*

*Kim De Coite, Senior Administrative Assistant*

**MEETING ASSISTANCE NOTICE:** In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

**PUBLIC COMMENTS:** To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

**AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS:** City Council and Planning Commission meetings are televised live on HBTv-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

The Planning Commission, made up of seven individual direct appointee members is a quasi-judicial body empowered by State law and the City Council. The Planning Commission study session is open to public attendance but is not a public hearing. The meetings are subject to the Brown Act and televised live on local cable HBTV Channel 3. The Planning Commission study session is open to public attendance but is not a public hearing.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, project planners consult with various City departments as well as appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to five months.

For more information, please contact Community Development department at 714-536-5276 or email [planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org).

**6:00 PM - COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL: Pellman, Bush, Thienes, Babineau, McGee, Palmer, Goldberg**

**PUBLIC COMMENTS**

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**PUBLIC HEARING ITEMS**

**[25-868](#)**

**GENERAL PLAN AMENDMENT NO. 20-001/ZONING TEXT  
AMENDMENT NO. 20-002/ TENTATIVE PARCEL MAP NO.  
21-103/CONDITIONAL USE PERMIT NO. 19-021/ENVIRONMENTAL  
ASSESSMENT NO. 21-001 (GOLDENWEST/GARFIELD COMMERCIAL)**

**REQUEST:**

**GPA: To amend the General Plan designation from Industrial-Specific Plan (I-sp) to Commercial Neighborhood-Specific Plan (CN-sp); ZTA: To amend the zoning designation within the Holly Seacliff Specific Plan (SP9) from Industrial to Commercial; TPM: To consolidate eight lots into a 1.32 net acre site comprised of two parcels; CUP: To construct a service station consisting of two canopies at an overall height of 19 ft., 14 pumps, a 233 sq. ft. payment kiosk at 13 ft. in height and a 3,588 sq. ft. drive-thru carwash tunnel at an overall height of 30 ft. with six vacuum stalls on a vacant site with a grade differential of more than three feet; and EA: To analyze the potential environmental impacts of the proposed project through Addendum No. 2 to the Holly-Seacliff Specific Plan certified Final EIR.**

**LOCATION:**

**19026 Goldenwest St., 92648 (southeast corner of Goldenwest St.**

and Garfield Ave.)

**Recommended Action:**

That the Planning Commission take the following actions:

- A) Recommend approval of Environmental Assessment No. 21-001 (Addendum No. 2 to the Holly-Seacliff Specific Plan (SP9) Environmental Impact Report No. 89-1; Attachment No. 7) as adequate and complete in accordance with California Environmental Quality Act (CEQA) by approving draft City Council Resolution and forward to the City Council for adoption (Attachment No. 2);
- B) Recommend approval of General Plan Amendment No. 20-001 and forward draft City Council Resolution to the City Council for consideration (Attachment No. 3);
- C) Recommend approval of Zoning Text Amendment No. 20-002 and forward draft City Council Resolution to the City Council for consideration (Attachment No. 4);
- D) Approve Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 with suggested findings and conditions of approval (Attachment No. 9)

**CONSENT CALENDAR**

**25-397      Approve Planning Commission Special Meeting Minutes Dated August 5, 2025**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the August 5, 2025, Planning Commission Minutes as submitted."

**25-899      Approve Planning Commission Regular Meeting Minutes Dated August 26, 2025**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the August 26, 2025, Planning Commission Minutes as submitted."

**NON-PUBLIC HEARING ITEMS - None**

**PLANNING ITEMS**

**PLANNING COMMISSION ITEMS**

**ADJOURNMENT**

**The next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, November 25, 2025, at 6:00 PM in Council Chambers, Civic Center, 2000 Main Street, Huntington Beach, California.**

**INTERNET ACCESS TO PLANNING COMMISSION AGENDA AND STAFF REPORT  
MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT**

**<http://www.huntingtonbeachca.gov>**

**Public Hearing Procedures**

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:00 p.m for a study session and then at 6:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to three (3) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.

**K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.**

**The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.**

**Staff reports are available in the Community Development Department, the Central Library and on the City's website ([www.surfcity-hb.org](http://www.surfcity-hb.org)) anytime on Wednesday preceding the Tuesday Planning Commission meeting.**

**Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be accompanied by a filing fee of Two Thousand, Eight Hundred and Fifty-Five Dollars (\$2,855.00) if the appeal is filed by a single-family dwelling property owner appealing the decision on his own property and Four Thousand, Five Hundred and Eighty-Two Dollars (\$4,582.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.**