



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 26, 2025

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice-Chair Bush

P P P P P P P

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

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

25-621 ZONING TEXT AMENDMENT NO. 25-003 (REAPPLICATION PROCESS FOR GROUP HOMES)

REQUEST:

To amend Section 230.28 (Group Homes) of the Huntington Beach Zoning and Subdivision Ordinance to prohibit a group home from reapplying for permits for five years from the date of the denial or revocation of a permit.

LOCATION:

Citywide

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find the project exempt from additional environmental review pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density.
- B) Recommend approval of Zoning Text Amendment (ZTA) No. 25-003 to the City Council with suggested findings (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner McGee spoke with Vice-Chair Bush and Commissioner Goldberg.
- Commissioner Pellman spoke with staff.
- Vice-Chair Bush spoke with Commissioners McGee and Goldberg.

- Chair Thienes spoke with staff, Mayor Burns, and Councilmembers Kennedy and Twining.
- Commissioner Babineau had no disclosures.
- Commissioner Palmer had no disclosures.
- Commissioner Goldberg spoke to Commissioner McGee and Vice-Chair Bush.

Jason Kelley, Senior Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the application process for a group home license, the potential to include a 1000 ft. radius from schools in the proposed ordinance, the enforcement process, previous issues at existing group homes within the city, the potential for nuisance complaints, notification requirements for potential group homes, and recommending to the City Council to include a 1000 ft. buffer between group home uses and schools.

THE PUBLIC HEARING WAS OPENED.

WITH NO ONE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

A MOTION WAS MADE BY GOLDBERG, SECONDED BY PALMER, TO FIND THE PROJECT EXEMPT FROM ADDITIONAL ENVIRONMENTAL REVIEW PURSUANT TO CITY COUNCIL RESOLUTION NO. 4501, CLASS 20, WHICH SUPPLEMENTS THE CALIFORNIA ENVIRONMENTAL QUALITY ACT BECAUSE THE REQUEST IS A MINOR AMENDMENT TO THE ZONING ORDINANCE THAT DOES NOT CHANGE THE DEVELOPMENT STANDARDS INTENSITY OR DENSITY AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT (ZTA) NO. 25-003 TO THE CITY COUNCIL WITH SUGGESTED FINDINGS, BY THE FOLLOWING VOTE:

AYES: McGee, Pellman, Bush, Thienes, Babineau, Palmer, Goldberg
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A MOTION WAS MADE BY PELLMAN, SECONDED BY GOLDBERG, TO MAKE A MINUTE ACTION REQUESTING STAFF TO CRAFT LANGUAGE TO INCLUDE A 1,000 FOOT BUFFER BETWEEN GROUP HOMES AND SCHOOLS, BY THE FOLLOWING VOTE:

AYES: McGee, Pellman, Bush, Thienes, Babineau, Palmer, Goldberg
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 25-003 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 25-003:

1. Zoning Text Amendment No. 25-003 is to amend Section 230.28 of the Huntington Beach Zoning and Subdivision Ordinance by introducing additional requirements for Sober Living Homes and Group Homes operating in violation of their permit or without proper permits.

The proposed zoning text amendment is consistent with the policies of the City's General Plan including:

Land Use Element:

Policy LU-2(D): Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Housing Element:

Policy H-1.1: Preserve the character, scale, and quality of established residential neighborhoods.

The proposed ZTA introduces language to Section 230.28 to strengthen enforcement against unlawful group homes to protect residential neighborhoods and the residents of these facilities. Specifically, the amendment establishes a five-year prohibition on applying or reapplying for a Special Use Permit or Conditional Use Permit for any group home found to be operating in violation of applicable laws or zoning regulations. Additionally, the amendment defines all categories of group home operators — including owners, operators, individuals, corporations, and landowners — to prevent circumvention of the five-year restriction through changes in ownership or management structure.

2. In the case of a general land use provision, ZTA No. 25-003 is compatible with the uses authorized in, and the standards prescribed for the zoning district for which it is proposed because the proposed amendment further strengthens the ordinance to prevent the operation of illegal and unsafe Sober Living Homes and Group Homes in single-family residential neighborhoods by operators and owners who have illegally operated in the past.
3. A community need is demonstrated for the changes proposed in that the City of Huntington Beach has experienced a rise in the number of Group Homes including Sober Living Homes within single family residential neighborhoods. The majority of these homes operating are unpermitted, unlicensed, and otherwise illegal. The proposed ZTA No. 25-003 seeks to strengthen the enforcement requirements for unlawful Group Home and Sober Living Home operations.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The amendment will result in the City's ability to strengthen enforcement against unlawful Group Homes and Sober Living Homes by establishing a five-year prohibition on applying or reapplying for a Special Use Permit or Conditional Use Permit for any Group Home and Sober Living Home found to be operating in violation of their permit or the HBZSO.

CONSENT CALENDAR

25-552 APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES DATED JULY 8, 2025

Recommended Action:

That the Planning Commission take the following action:

"Approve the July 8, 2025, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY BUSH, SECONDED BY BABINEAU, TO APPROVE THE JULY 8, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES:	McGee, Pellman, Bush, Thienes, Babineau, Palmer, Goldberg
NOES:	None
ABSENT:	None
ABSTAIN:	None

MOTION APPROVED

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Mr. Ramos reported on upcoming planning items for Planning Commission and City Council.

PLANNING COMMISSION ITEMS

Commissioner Pellman reported on the recent Historic Resources Board meeting. Commission Goldberg stated that it was a pleasure to be part of a city that has a sincere work ethic.

ADJOURNMENT: Adjourned at 6:30 PM to the next regularly scheduled meeting of Tuesday, September 9, 2025.

APPROVED BY:

Jennifer Villaseñor, Secretary

Brian Thienes, Chairperson