

# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 8, 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 Commissioner Pellman

P P P P P P

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

PUBLIC COMMENTS - NONE

### PUBLIC HEARING ITEMS

25-516 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 24-032 AND COASTAL DEVELOPMENT PERMIT NO. 24-036 (VU RESIDENCE)

**REQUEST:**

To demolish an existing residence and construct a 7,392 sq. ft., 3-story single-family dwelling at a height of 35 ft. with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd floor balcony, and two (2) 3<sup>rd</sup> floor balconies totaling 166 sq. ft.

**LOCATION:**

16482 Somerset Lane, 92649 (Gilbert Island in Huntington Harbour)

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and
- B) Approve Conditional Use Permit No. 24-032 and Coastal Development Permit No. 24-036 with suggested findings and conditions of approval (Attachment No. 1)

The Commission made the following disclosures:

- Commissioner McGee spoke with Vice-Chair Bush.
- Vice-Chair Bush spoke with Commissioner McGee, Chair Thienes, and Councilmember Williams.
- Chair Thienes spoke with Commissioners McGee and Bush and Mayor Burns.
- Commissioner Babineau spoke to Councilmember Twining and visited the site.
- Commissioner Palmer visited the site.

- Commissioner Pellman spoke with staff and Chair Thienes.

Wayne Carvalho, Contract Planner, gave the staff presentation for the proposed project.

There was lengthy discussion regarding the following: the definition of adjacent uses, the floor area ratio for the proposed project, the potential for seawall failure, ownership of the seawall, the geotechnical and soils studies required before building permit approval, lot coverage versus floor area ratio, and the impacts of building materials on the seawall.

**THE PUBLIC HEARING WAS OPENED.**

Tim Branoff, resident, spoke in support of Item No. 25-516, citing the comparable size of adjacent houses. Mr. Branoff indicated that the seawall is not maintained or owned by the Homeowner's Association.

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

There was lengthy discussion on the following items: the geotechnical studies required prior to finalizing a building permit, the proposed massing, neighborhood compatibility, potential infrastructure impacts, the intent of the code restrictions regarding habitable third floors in residential low density, and the Coastal Commission appeal process.

**A MOTION WAS MADE BY BUSH, SECONDED BY MCGEE, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303, CLASS 3; AND APPROVE CONDITIONAL USE PERMIT NO. 24-032 AND COASTAL DEVELOPMENT PERMIT NO. 24-036 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:**

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

**MOTION FAILED**

As a result of the tied vote, the Zoning Administrator's approval was upheld.

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines because the project consists of the construction of a single-family residence within a residential zone.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-032:**

1. Conditional Use Permit No. 24-032 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2<sup>nd</sup>-floor balcony, and two (2) 3<sup>rd</sup>-floor balconies totaling 166 sq. ft. will not

be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the third floor space is designed to be confined within the second floor volume, which facilitates the structure's resemblance to a two-story home with a mass and scale that is similar to the proportion and scale of homes in the surrounding neighborhood. In addition, the third-floor balconies are setback a minimum of five feet from the building exterior and are oriented toward the public right-of-way, which will minimize the visual mass and bulk of the structure and maintain privacy for abutting residences.

2. The granting of the Conditional Use Permit No. 24-032 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RL (Residential Low Density) on the subject property and with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1(A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4(D): Ensure that single-family residences are of compatible proportion, scale, and character to surrounding neighborhoods.

The proposed project conforms with the requirements of the RL base zoning district including parking, building setbacks, building height, lot coverage, and privacy design standards. The proposed third-floor balconies will be oriented toward the front (street) and rear (water) and will be setback a minimum of five feet from the building exterior, ensuring privacy is maintained for abutting residences. The proposed 35-ft. building height is similar to the height of the homes on abutting properties, including the adjacent three-story home that is 35 feet in height.

3. The proposed Conditional Use Permit No. 24-032 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because as conditioned, the project complies with parking, building setbacks, building height, lot coverage, and privacy design standards. In addition, the third-floor habitable area is designed to be within the confines of the second story roof volume and the proposed third floor balconies will be setback five feet from the building façade, as required by the HBZSO. Third floor habitable area is permitted for all single-family dwellings in the RL zoning district with the approval of a conditional use permit.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-036:**

1. Coastal Development Permit No. 24-036 for the development project conforms with the General Plan, including the Local Coastal Program. The request to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. conforms with the City's Local Coastal Program, including Coastal Element Land Use Policy C 1.1.1 which encourages new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will occur entirely on a site previously occupied by a single-family residence, contiguous to properties also developed with single-family residential uses at similar building heights.
2. Coastal Development Permit No. 24-036 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because as conditioned, the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards. No code exceptions are requested as part of this project.
3. At the time of occupancy, the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because Coastal Development Permit No. 24-036 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 24-036 to demolish an existing residence and construct a 7,392 sq. ft., 3-story, single-family residence at a height of 35 ft., with an attached 682 sq. ft. 3-car garage, a 35 sq. ft. 2nd-floor balcony, and two (2) 3rd-floor balconies totaling 166 sq. ft. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 24-032/COASTAL DEVELOPMENT PERMIT NO. 24-036:**

1. The site plan, floor plans, and elevations received April 8, 2025, shall be the conceptually approved layout with the following modifications:
  - a. The 3<sup>rd</sup> floor Laundry Room window on the vertical Elevator projection shall be removed.
  - b. All rooftop mechanical equipment shall be screened from public view (including views from channel). **(HBZSO 230.76)**
  - c. The roofline over Bath #4 on front side of the elevator projection shall be designed to come down to the 22'-0" second story plate height.

- d. The bathroom windows and sliding door on the 3rd-floor front elevation shall be redesigned to be more proportional in size and symmetrical in height with each other.
2. Prior to submittal of building permits, the following shall be completed:
    - a. One set of project plans, revised pursuant to Condition No. 1 of this approval, shall be submitted for review, approval, and inclusion in the entitlement file, to the Community Development Department.
    - b. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
  3. Prior to issuance of final building permits, the following shall be completed:
    - a. All improvements must be completed in accordance with approved plans.
    - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
    - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
  4. During demolition, grading, site development, and/or construction, the following shall be completed:
    - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
    - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
    - c. Truck idling shall be prohibited for periods longer than 10 minutes.
    - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
    - e. Discontinue operation during second stage smog alerts.
    - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
  5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
  6. Conditional Use Permit No. 24-032 and Coastal Development Permit No. 24-036 shall become null and void unless exercised within two years of the date of final approval or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, Zoning Administrator, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**25-505 COASTAL DEVELOPMENT PERMIT NOS. 24-018 THRU 24-027 (10 SINGLE FAMILY RESIDENCES)**

**REQUEST:**

To construct 10 new, 3-story single-family residences on individual lots. The 3- to 4-bedroom homes range between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2- to 3-car garages at a height of up to 35 ft. Four (4) lots include ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size. All dwellings are designed with upper-level balconies and roof top decks.

**LOCATION:**

1802-1820 Pacific Coast Highway, 92648 (Inland side of PCH, between 18th St. and 19th St.)

**RECOMMENDED ACTION:**

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and
- B) Approve Coastal Development Permit Nos. 24-018 through 24-027 with suggested findings and conditions of approval (Attachment No. 1)

The Commission made the following disclosures:

- Commissioner McGee spoke with Councilmember Van Der Mark and Commissioner Brett Bush.
- Vice-Chair Bush spoke with Commissioner McGee, Chair Thienes, and Councilmember Williams.
- Chair Thienes spoke with staff, the applicant, and Commissioner Babineau.
- Commissioner Babineau spoke with the applicant and Chair Thienes.
- Commissioner Palmer had no disclosures.
- Commissioner Pellman spoke with staff and Chair Thienes.

Wayne Carvalho, Contract Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the status of oil wells on the subject sites, permitted size for accessory dwelling units, the zoning for the subject sites, the maximum allowable density, the height and massing restrictions for the sites, the projection exceptions for elevators and stairs, and the hazardous soil cleanup process.

#### **THE PUBLIC HEARING WAS OPENED.**

Grant Keene, applicant, spoke in support of Item No. 25-505. Mr. Keene reviewed the soil remediation process, the well-capping and monitoring process, and the added value provided by the rooftop decks.

John Mahood, resident, spoke in opposition to Item No. 25-505, citing the proposed building height, the rooftop projections, the ongoing soil remediation, the distance between the proposed houses, and the potential negative impacts to the views of current residents.

Randolph Jones, resident, spoke in opposition to Item No. 25-505, citing the proposed building height and the potential negative impacts to adjacent residents.

Garth Greenbush, resident, spoke in opposition to Item No. 25-505, citing the proposed building height, the potential negative parking impacts, and the soil remediation process.

John Mahood, with donated time from Garth Greenbush, added to his previous opposition by citing the potential negative parking impacts.

Debra Klein, resident, spoke regarding Item No. 25-505, stating that the proposed project will likely have a positive impact on neighboring property values but expressing concern regarding building height and potential negative parking and noise impacts.

Scot Campbell, resident, spoke in support of Item No. 25-505, citing the positive impacts from capping the wells, and the current nuisance appearance of the subject sites. Mr. Campbell noted that residents have no legal right to views.

Xavier Glasper, resident, spoke in opposition to Item No. 25-505, citing the proposed height, the massing, the neighborhood compatibility, and the ongoing impacts from the soil remediation process.

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

There was lengthy discussion on the following items: the soil remediation process and its impact on adjacent residents, the proposed parking and potential parking impacts, the enforcement process for air quality impacts, the allowed height within the zoning district, neighborhood compatibility, and the rooftop deck access.

**A MOTION WAS MADE BY BABINEAU, SECONDED BY BUSH, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32; AND APPROVE COASTAL DEVELOPMENT PERMIT NOS. 24-018 THROUGH 24-027 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:**

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

**MOTION PASSED**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines. The Project meets all conditions described in CEQA Guidelines Section 15332(a) through (e) pertaining to in-fill development projects (Class 32 categorical exemption): (a) The Project is consistent with all applicable general plan designations and policies, as well as applicable zoning designations and regulations; (b) the Project occurs entirely within City of Huntington Beach limits on a 0.91-acre site and is surrounded by urban uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. Therefore, the Project qualifies for Class 32 exemption and is categorically exempt under Section 15332 of the CEQA Guidelines.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-018 thru 24-027:**

1. Coastal Development Permit Nos. 24-018 thru 24-027 to construct 10 new, 3-story single-family residences on individual lots, with 3-to-4-bedroom homes ranging between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages, upper-level balconies and roof top decks at a height of up to 35 ft., with four (4) lots providing ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size conforms with the General Plan, including the Local Coastal Program because the project is consistent with the Coastal Element Land use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed

development will occur on a vacant site, contiguous to properties developed with existing single-family and multi-family residential uses.

2. Coastal Development Permit Nos. 24-018 thru 24-027 to construct 10 new, 3-story single-family residences on individual lots, with 3-to-4-bedroom homes ranging between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages, upper-level balconies and roof top decks at a height of up to 35 ft., with four (4) lots providing ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards.
3. At the time of occupancy, the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because Coastal Development Permit Nos. 24-018 thru 24-027 to construct 10 new, 3-story single-family residences on individual lots, with 3-to-4-bedroom homes ranging between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages, upper-level balconies and roof top decks at a height of up to 35 ft., with four (4) lots providing ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit Nos. 24-018 thru 24-027 to construct 10 new, 3-story single-family residences on individual lots, with 3-to-4-bedroom homes ranging between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages, upper-level balconies and roof top decks at a height of up to 35 ft., with four (4) lots providing ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 24-018 thru 24-027:**

1. The site plan, floor plans, and elevations received April 17, 2025, shall be the conceptually approved layout with the modification that the site plan depict the min. 9'-0" setback between the garage and rear property line on Lots 3 thru Lot 7 for the required parallel parking space (SP5 Sec. 3.2.26.4).
2. Prior to submittal of building permits, the following shall be completed: Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. During demolition, grading, site development, and/or construction, the following shall be completed:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.

- d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
4. Prior to issuance of final building permits, the following shall be completed:
    - a. All improvements must be completed in accordance with approved plans.
    - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
    - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
  5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
  6. Coastal Development Permit No. 24-018 thru 24-027 shall become null and void unless exercised within two years of the date of final approval or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
  7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**CONSENT CALENDAR**

**25-221 APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES DATED MARCH 25, 2025**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the March 25, 2025, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BUSH, SECONDED BY BABINEAU, TO APPROVE THE MARCH 25, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**25-370 APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES DATED JUNE 10, 2025**

**Recommended Action:**

That the Planning Commission take the following action:

"Approve the June 10, 2025, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BABINEAU, SECONDED BY BUSH, TO APPROVE THE JUNE 10, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

**AYES: Babineau, Bush, Thienes, McGee, Pellman, Palmer**  
**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.

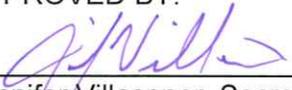
**PLANNING COMMISSION ITEMS**

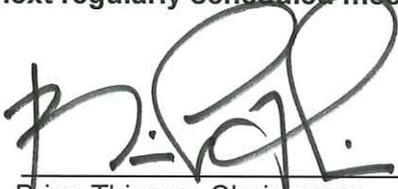
Commissioner Pellman thanked her fellow commissioners for their comments.

Connor Hyland, Senior Deputy City Attorney, noted that any handouts for planning commissioners also needed to be provided to staff.

**ADJOURNMENT: Adjourned at 7:57 PM to the next regularly scheduled meeting of Tuesday, July 22, 2025.**

APPROVED BY:

  
\_\_\_\_\_  
Jennifer Villasenor, Secretary

  
\_\_\_\_\_  
Brian Thienes, Chairperson