



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 12, 2026
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 Thienes

A P A P P P P

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

Commissioner Clifford and Vice-Chair Babineau were absent.

PUBLIC COMMENTS

Charles Jackson, resident, spoke regarding the Reliable Lumber yard site, stating that it would be a good site for mixed use housing, due to the adjacent residential and open space uses.

PUBLIC HEARING ITEMS

26-338 CONDITIONAL USE PERMIT NO. 24-008 (LIBERTY DUPLEX) - APPEAL

REQUEST:

To demolish a single-family residence and construct a three-story approximately 5,200 sq. ft. duplex at an overall height of 32 feet.

LOCATION:

7812 Liberty Drive, 92647 (South side of Liberty Drive, West of Beach Boulevard)

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.
- B) Approve Conditional Use Permit No. 24-008 with suggested findings and conditions of approval (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner McGee spoke with Chair Bush.

- Chair Bush spoke with Commissioner McGee.
- Commissioner Thienes spoke with staff.
- Commissioner Palmer spoke with a resident.
- Commissioner Goldberg spoke with Councilmember Burns.

Marco Cuevas, Jr., Associate Planner, gave the staff presentation for the proposed project.

There was discussion on the following items: the allowable square footage for accessory dwelling units, the city's parking requirements versus state law, and the proposed height of the project.

THE PUBLIC HEARING WAS OPENED.

Roger Cathman, resident and neighboring property owner, spoke in opposition to Item No. 26-338, citing concerns with the potential negative parking impacts.

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

There was discussion regarding the impacts of accessory dwelling units on the community, the potential parking impacts, and the number of spaces the zoning code would require if the project were for a primary dwelling unit.

A MOTION WAS MADE BY THIENES, SECONDED BY PALMER, TO DENY CONDITIONAL USE PERMIT NO. 24-008 WITH FINDINGS FOR DENIAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 24-008:

1. Conditional Use Permit No. 24-008 to demolish a single-family residence and construct a three-story duplex at an overall height of 32 ft. will be detrimental to the general welfare of persons working or residing in the vicinity and detrimental to the value of the property and improvements in the neighborhood because the proposed duplex is not designed to be compatible in proportion and scale with the surrounding neighborhood which is comprised of one- and two-story structures.
2. The granting of Conditional Use Permit No. 24-008 to demolish a single-family residence and construct a three-story duplex at an overall height of 32 ft. will adversely affect the General Plan because it is not consistent with the following policies of the General Plan:

Land Use Element

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 does not match the surrounding properties because the neighborhood is developed primarily with residences that are one- and two-stories.

CONSENT CALENDAR

26-431 APPROVE PLANNING COMMISSION REGULAR MEETING MINUTES DATED APRIL 14, 2026

Recommended Action:

That the Planning Commission take the following action:

"Approve the April 14, 2026, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY PALMER, SECONDED BY GOLDBERG, TO APPROVE THE APRIL 14, 2026, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Bush, Thienes, Palmer, Goldberg

NOES: None

ABSENT: Clifford, Babineau,

ABSTAIN: McGee

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

Commissioners McGee and Thienes expressed Mother's Day wishes. Commissioner Thienes encouraged research on the potential stress the state's housing laws has put on the city's infrastructure. Commissioner Palmer spoke regarding the status of the California Environmental Quality Act. Commissioner Goldberg reported on a recent pet adoption event in the city.

ADJOURNMENT: Adjourned at 6:32 PM to the next regularly scheduled meeting of Tuesday, May 26, 2026.

APPROVED BY:

Jennifer Villasenor, Secretary

Brett Bush, Chairperson