



AGENDA

PLANNING COMMISSION

Tuesday, January 27, 2026
Civic Center, Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Regular Meeting - 6:00 PM

PLANNING COMMISSION

Chair Brian Thienes

Vice-Chair Brett Bush

Commissioner Tracy Pellman

Commissioner Ken Babineau

Commissioner Dominic 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.

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)

ADMINISTRATIVE ITEMS**26-021 CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)****26-023 PLANNING COMMISSION CHAIR AND VICE CHAIR****Recommended Action:**

The Planning Commission may take one of the following actions:

- A) Nominate and elect the 2026 Planning Commission Chair and Vice Chair based on Planning Commission seniority as established by the Planning Commission bylaws (see attached memo); or
- B) Set aside the Planning Commission bylaws and nominate and elect the 2026 Planning Commission Chair and Vice Chair.

26-024 PLANNING COMMISSION ADVISORY BOARDS AND COMMITTEES**Recommended Action:**

That the Planning Commission take the following action:

- A) Discuss the 2026 Advisory Boards and Committee Assignments

PUBLIC HEARING ITEMS**26-034 TENTATIVE TRACT MAP (TTM) NO. 19331/CONDITIONAL USE
PERMIT (CUP) NO. 25-005/COASTAL DEVELOPMENT PERMIT (CDP)**

NO. 25-003 (MAGNOLIA COAST)**REQUEST:**

TTM: To subdivide a 29-acre site into seven lettered lots and six numbered lots. CUP: To grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to ten feet tall topped with a seven-foot-tall wall along the north property line. CDP: For the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements.

LOCATION:

21845 Magnolia Street, 92646 (West side of Magnolia St. between Pacific Coast Highway and Hamilton Ave.)

Recommended Action:

That the Planning Commission take the following actions:

- A) Find the proposed project is consistent with Environmental Impact Report No. 17-001 approved and certified by the City Council on January 19, 2021.
- B) Approve Tentative Tract Map No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003, with suggested findings and conditions of approval (Attachment No. 1).

**26-039 CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT
PERMIT NO. 22-009 (HUNTINGTON CLUB REMODEL AND
BUNGALOWS)**

REQUEST:

To remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the proposed tennis clubhouse for lodging for club members.

LOCATION:

**6501 Palm Avenue, 92648 (North side of Palm Ave., between
Goldenwest St. and Seapoint 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 Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1)

CONSENT CALENDAR

**26-091 Approve Planning Commission Special Meeting Minutes Dated
 November 20, 2025**

Recommended Action:

That the Planning Commission take the following action:

"Approve the November 20, 2025, Planning Commission Minutes as submitted."

**26-092 Approve Planning Commission Regular Meeting Minutes Dated
 December 9, 2025**

Recommended Action:

That the Planning Commission take the following action:

"Approve the December 9, 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, February 10, 2026, 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) 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.