



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 27, 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 Palmer

P P P P P P P

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

PUBLIC COMMENTS - NONE

ADMINISTRATIVE ITEMS

26-021 CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)

Ricky Ramos, Planning Manager, reviewed the code of ethics.

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.

A MOTION WAS MADE BY MCGEE, SECONDED BY PELLMAN, TO NOMINATE AND ELECT BRETT BUSH AS THE 2025 PLANNING COMMISSION CHAIR AND KEN BABINEAU AS THE 2025 PLANNING COMMISSION VICE CHAIR.

AYES: Pellman, Bush, Thienes, Babineau, McGee, Palmer, Goldberg

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

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

There was a brief discussion and Chair Bush announced 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).

The Commission made the following disclosures:

- Commissioner McGee spoke with Chair Bush and staff.
- Commissioner Pellman spoke with the developers, Mayor McKeon, and staff.
- Vice-Chair Babineau spoke with Mayor Pro-Tem Twining.
- Chair Bush spoke with Councilmember Williams, Commissioner McGee, and staff.
- Commissioner Thienes spoke with the applicant, staff, and Councilmember Burns.
- Commissioner Palmer spoke with Mayor McKeon.
- Commissioner Goldberg spoke with staff and the applicant.

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

There was discussion regarding the following items: preventing soil contamination onsite from the adjacent site, the roads remaining privately owned, the height of the proposed wall from the interior and exterior of the site, and the conformance with the Specific Plan.

THE PUBLIC HEARING WAS OPENED.

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

A MOTION WAS MADE BY GOLDBERG, SECONDED BY BABINEAU, TO FIND THE PROPOSED PROJECT CONSISTENT WITH ENVIRONMENTAL IMPACT REPORT NO. 17-001 APPROVED AND CERTIFIED BY THE CITY COUNCIL ON JANUARY 19, 2021, AND APPROVED 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, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission determines that the proposed project is covered by the Magnolia Tank Farm Specific Plan Final Environmental Impact Report No. 17-001, which was adopted by the City of Huntington Beach City Council on January 19, 2021. Furthermore, implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the certified EIR and the project is required to comply with all applicable EIR No. 17-001 mitigation measures. Considering the whole record, none of the circumstances described under Section 15162 of CEQA Guidelines are present; and therefore, no EIR or MND is required.

FINDINGS FOR APPROVAL - TENTATIVE MAP NO. 19331:

1. Tentative Tract Map (TTM) No. 19331 to subdivide a 29-acre site into seven lettered lots and six numbered lots is consistent with the General Plan land use designations of Open Space Conservation – Specific Plan Overlay, Open Space Park – Specific Plan Overlay, Commercial Visitor – Specific Plan Overlay, and Residential Medium – Specific Plan Overlay and zoning designation of MTF (Magnolia Tank Farm) Specific Plan on the subject property, applicable provisions of the Subdivision Map Act, and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The TTM complies with all development standards set forth in the MTF Specific Plan and HBZSO.

2. The site is physically suitable for future development as envisioned by the subject property's General Plan and zoning designations which regulate all future development. Lots A through F are all open space parcels, and Lot G is the private street. Lots 1 through 5 subdivide the residential area into five separate parcels. Lot 6 is the commercial visitor parcel. The proposed subdivision of the 13 lots, along with the import of soil and grading to address projected sea level rise will comply with the requirements of the General Plan, the Magnolia Tank Farm Specific Plan, HBZSO, and other city requirements.
3. The proposed subdivision, the import of soil onto the site, and the proposed onsite and offsite street and infrastructure improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property was previously developed with oil tanks, is currently used as a parking lot, and is void of any wildlife habitat. Offsite improvements include curb, gutter, sidewalk and pavement along Magnolia Street and Hamilton Avenue. Compliance with regulatory requirements and mitigation measures will ensure that the subdivision will not cause serious health problems or substantial environmental damage.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision unless alternative easements for access or for use will be provided. The subdivision will provide all necessary vehicular access, sidewalk, and utility easements to serve future development.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 25-005:

1. Conditional Use Permit No. 25-005 to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line 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 import of soil onto the site is required to address projected sea level rise as required in the Magnolia Tank Farm Specific Plan. The project will comply with EIR mitigation measures and City codes including the Noise Ordinance. The haul truck routes will avoid neighborhoods and local streets. Trucks will enter and exit the south driveway at the signalized intersection of Banning Avenue and Magnolia Street to Pacific Coast Highway and Beach Boulevard. The existing site elevation ranges from approximately 4.3 feet to 12.5 feet, with an average elevation of 8.4 feet. Pursuant to the Specific Plan, the site will be graded to an average elevation of 11.3 feet. It will gradually slope up west and north towards the Ascon site. The construction of a retaining wall along the north property line will be necessary to protect the increased fill and grade differential. It will retain approximately between five feet and 10 feet of fill, as measured from the north side of the wall and will be topped with an approximately seven-foot-tall wall. The design of the wall will comply with the City's Urban Design Guidelines, incorporating a stucco finish, pilasters, and elevated landscape planters. Along the Ascon property, the wall will consist of a stucco finish and pilasters. A vegetated slope will be established on the Ascon property at the completion of the remediation. Additionally, the nearest residential development is buffered by Magnolia Street and will not be visually impacted by the new wall and grading operations.
2. The granting of Conditional Use Permit No. 25-005 to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line will not adversely affect the General Plan because the project is consistent with the General Plan land use designations of Open Space Conservation – Specific Plan Overlay, Open Space Park – Specific Plan Overlay, Commercial Visitor – Specific Plan Overlay, and Residential Medium – Specific Plan Overlay

on the subject site. The proposed project is also consistent with the following General Plan goals and policies:

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-1A - 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-1B - Ensure new development supports the protection and maintenance of environmental and open space resources.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors. As required by the Specific Plan, the site must be raised to comply with sea level rise along with grading of the site to prepare for future development.

B. Natural and Environmental Hazards

Goal HAZ-2 – Coastal environments accommodate coastal changes and reduce coastal development impacts.

Policy HAZ-2B – Implement priority measures to reduce and mitigate sea level rise impacts to property and infrastructure outlined in the Coastal Resiliency Program.

As required by the MTF Specific Plan, the site must comply with its associated Sea Level Rise Study by elevating the property to a minimum elevation of 11.3 feet. To meet this requirement, approximately 133,425 cubic yards of soil will be imported to the site and graded to support future development.

C. Coastal Element

Policy C 1.1.4 - Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Goal C 2 - Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Policy C 2.2.2 - Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments.

Objective C 2.4 - Balance the supply of parking with the demand for parking.

Policy C 2.4.7 - The streets of new residential subdivisions between the sea and the first public road shall be constructed and maintained as open to the general public for vehicular, bicycle, and pedestrian access. General public parking shall be provided on all streets throughout the entire subdivision. Private entrance gates and private streets shall be prohibited. All public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restrictions on use

by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas shall be prohibited.

Objective C 2.5 - Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

Policy C 2.6.6 - Promote public access to coastal wetlands for limited nature study, passive recreation and other low intensity uses that are compatible with the sensitive nature of these areas.

Goal C 3 - Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Policy C 3.2.4 - Encourage the provision of a variety of visitor- serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

Policy C 4.1.2 - Designate lands for the provision of passive and visual open space on the Coastal Land Use Map, which provide a balance to the urban and suburban development of the Coastal Zone.

Policy C 4.7 - Improve the appearance of visually degraded areas within the Coastal Zone.

Policy C 7.1.4 - Require that new development contiguous to wetlands or environmentally sensitive habitat areas include buffer zones. Buffer zones shall be a minimum of one hundred feet setback from the landward edge of the wetland.

The proposed project will begin to implement the General Plan and zoning designations for the site enabling future development of lodging, visitor serving commercial, residential, and open space to serve residents and visitors.

3. The proposed project to grade the site with approximately 133,425 cubic yards of imported soil and construct a retaining wall up to 10 feet tall topped with a seven-foot-tall wall along the north property line will comply with the provisions of the MTF Specific Plan and other applicable provisions in Titles 20-25 of the HBZSO because raising the site to address sea level rise is required under the MTF Specific Plan and requires a Conditional Use Permit due to the import of more than 25,000 cubic yards of soil. As a result of the imported fill, the approval of a CUP is also required for the retaining wall along the north property line.

FINDINGS FOR APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 25-003:

1. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements conforms with the City's Local Coastal Program, which encourages new housing, commercial visitor and open space development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed project will prepare the existing vacant lot for future development in compliance with the adopted MTF Specific Plan.
2. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements is consistent with the requirements of the CZ Overlay District, the MTF Specific Plan, the HBZSO, as well as other applicable provisions of the Municipal Code because the project will

comply with all applicable requirements of the MTF Specific Plan to prepare the lot for future development.

3. At the time of future development and occupancy, all infrastructure will be in place consistent with the Local Coastal Program because Coastal Development Permit No. 25-003 for the subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements is located in an urbanized area and all necessary services and infrastructure will be available, including water, sewer, and roadways.
4. Coastal Development Permit No. 25-003 for the proposed subdivision, demolition, grading, walls and to construct all onsite and offsite street and infrastructure improvements conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede but will enhance public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 19331:

1. The Tentative Tract Map No. 19331 received December 2, 2025 shall be the approved layout.
2. The following conditions shall be completed prior to issuance of a grading permit:
 - a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. A copy of the notice and list of recipients shall be submitted to the Community Development Department.
 - b. The final map associated with the tract map shall be recorded with the County of Orange.
3. Comply with all applicable mitigation measures from the MMRP for EIR No. 17-001.
4. At least 90 days before City Council action on the final map, Conditions Covenants & Restrictions (CC&Rs) shall be submitted to the Community Development Department and the City Attorney's office for review and approval.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-005 / COASTAL DEVELOPMENT PERMIT NO. 25-003:

1. The conceptual grading plans received December 2, 2025, and site plan and section drawings for the proposed retaining and block wall received December 5, 2025, shall be the conceptually approved design with the modification that a minimum 18-inch high raised planter shall be constructed on the south side of the wall within the front 70 feet of the park area adjacent to Magnolia Street. (DRB).
2. Comply with all applicable mitigation measures from the MMRP for EIR No. 17-001.
3. An interim parking and building materials storage plan shall be submitted to the Community Development Department prior to issuance of a grading permit to assure adequate parking and restroom facilities are available for employees, customers, and contractors during the project's

construction phase and that adjacent properties will not be impacted by their location. The plan shall be reviewed and approved by the Community Development and Public Works Departments. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

4. Prior to submittal for building permits for the block wall, the following shall be completed:
 - a. Zoning entitlement conditions of approval, mitigation measures identified in MTF EIR No. 17-001, and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
 - c. The plans shall identify the removal of any existing walls located on the subject property. The plans shall identify materials, seep holes and drainage. Double walls shall be avoided.
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - 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.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday-Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays (**HBMC 8.40.090**).
6. 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.
7. Tentative Tract No. 19331, Conditional Use Permit No. 25-005 and Coastal Development Permit No. 25-003 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. (**HBZSO Section 251.14 and 251.16**)

8. The development services departments (Community Development Department, Fire Department, 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.

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).

The Commission made the following disclosures:

- Commissioner McGee spoke with Chair Bush.
- Commissioner Pellman spoke with Mayor McKeon, residents, and staff.
- Vice-Chair Babineau spoke with the applicant, Commissioners Thienes and Goldberg, and Mayor Pro-Tem Twining.
- Chair Bush spoke with Councilmember Williams, Vice-Chair Babineau, Commissioner McGee, and staff.
- Commissioner Thienes spoke with the applicant, Commissioner Golberg, Vice-Chair Babineau, Councilmember Burns, Mayor Pro-Tem Twining, and staff.
- Commissioner Palmer spoke with Mayor McKeon, Mayor Pro-Tem Twining, Councilmember Kennedy, the applicant, and residents.
- Commissioner Goldberg spoke with Commissioner Thienes, Vice-Chair Babineau, the applicant, and Councilmember Gruel.

Joanna Cortez, Principal Planner, gave the staff presentation for the proposed project.

There was lengthy discussion regarding the following items: restrictions on who may rent the proposed bungalows, the definition of a hotel in the zoning code, the restrictions on short term rentals within the city, the transient occupancy tax, similar uses and properties within the city and in local jurisdictions, code enforcement processes in case of a code violation, the setbacks for the proposed buildings, the potential noise impacts, the bungalows status as an ancillary use to the current site, the current entitlements and ABC license for the existing use, the current state of the existing tennis courts, the potential for lighting the tennis courts that are not proposed to be demolished, the number of tennis courts onsite, and the CEQA exemption classification.

THE PUBLIC HEARING WAS OPENED.

Jonathan Bailey, applicant, spoke in support of Item No. 26-039, giving a lengthy overview of the proposed project, and citing the need for updated facilities onsite, new landscaping with limited shedding, and noise impacts should be reduced. Current clubhouse is 40 years old. Revenue from bungalows will pay for new amenities. Mr. Bailey spoke at length with the commissioners regarding membership in The Huntington Club, reciprocal membership agreements, limiting reciprocal memberships to exclude bungalow rentals, the potential need for an entitlement plan amendment to add lighting to some of the remaining tennis courts, current usage of the existing tennis courts, potential light impacts, facility hours of operation, and the impacts and proposed changes to the existing parking.

Jim Hartman, resident, spoke in opposition to Item No. 26-039, citing concerns with the parking, recreation space, and safety impacts, as well as the proposed roadway and the CEQA exemption. Mr. Hartman presented a signed petition in opposition to the project and asked for transparency and consistency with the General Plan and CEQA.

Scott Willingham, resident, spoke in opposition to Item No. 26-039, citing the impacts of the proposed removal of lighted tennis courts, the reduction of recreation capacity, and the potential negative impacts to local charity events.

Robert Kelly, resident, spoke in opposition to Item No. 26-039, citing concerns with potential short term rental impacts, consistency with municipal regulations, and potential legal issues.

Lisa Wellman, resident, spoke in opposition to Item No. 26-039, citing the size of the proposed bungalows, lack of transparency by the applicant, the potential negative traffic impacts, and the potential for the club to rent the bungalows to non-members.

Rick Wood, resident, spoke in opposition to Item No. 26-039, citing the loss of tennis courts, the potential noise impacts to neighboring residents, the proposed CEQA exemption classification, and lodging being considered an ancillary use.

Lindi Sutton, resident, spoke in opposition to Item No. 26-039, citing potential negative impacts to charity events hosted at the club, and asked that any commissioner disclose membership, financial interests, and conflicts of interest with the club.

Douglas Warren, resident, spoke in opposition to Item No. 26-039, citing concerns that the bungalows will not be restricted to member use, the proposed CEQA exemption, and the petition against the proposal signed by club members.

Tara Cockshott, resident, spoke in opposition to Item No. 26-039, citing concerns with the CEQA exemption, transparency regarding any renovation plans, and the analysis showing potential financial benefits to the city.

Brian Rosenblatt, resident, spoke in opposition to Item No. 26-039, citing the high usage of the tennis courts that are selected for removal, the bungalow usage, the high fees, and the potential negative impacts to club members.

Frank Andruss, resident, spoke in opposition to Item No. 26-039, citing concerns that the bungalows would be rented by nonmembers, the proposed CEQA exemption, the use classification, and the potential impact to membership dues.

Robert O Hill, property owner, spoke in support of Item No. 26-039, citing the need for improvements in the facilities, the potential benefits of the proposed new amenities, and the potential positive impacts on the social aspect of the club.

Cheryl Gates, resident, spoke in opposition to Item No. 26-039, citing concerns with the CEQA exemption, the zoning and general plan consistency, and the potential negative lighting and noise impacts to the surrounding residents.

Sean Bollettieri, resident and a golf club owner, spoke in support of Item No. 26-039, citing the potential benefits to the city and the members. Mr. Bollettieri stated that the facility needs upgrades and that the proposed renovations would improve the club.

Addison Skye Brechich Bollettieri, tennis player, spoke in support of Item No. 26-039, citing the added value of the proposed upgrades, the draw of new amenities, and the potential positive lighting impacts of new technology.

Willabay Breunich, tennis player, spoke in support of Item No. 26-039, citing the benefits of the proposed improvements for the club and community.

Curt Hillard, resident, spoke in opposition to Item No. 26-039, citing the potential negative impacts to the neighboring residents, future charity events, and club members. Mr. Hillard expressed concern that the bungalow rentals would be disruptive.

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

There was lengthy discussion on the following items: potential negative impacts to club members and membership, restricting reciprocal members from renting the bungalows, the membership verification process, the ancillary use classification of the bungalows, the CEQA exemption, potential safety impacts from the proposed parking modifications, pedestrian access, the zoning review process, and the potential for additional lighting on remaining tennis courts and the entitlement process for that proposal.

A MOTION WAS MADE BY GOLDBERG, SECONDED BY MCGEE, TO FIND THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332, CLASS 32; AND; APPROVE CONDITIONAL USE PERMIT NO. 22-011 AND COASTAL DEVELOPMENT PERMIT NO. 22-009 WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL TO RESTRICT BUNGALOW RENTAL TO CLUB MEMBERS AND TO EXPLORE ADDITIONAL LIGHTING ON REMAINING TENNIS COURTS, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

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 2.46-acre portion of the project 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 – CONDITIONAL USE PERMIT NO. 22-011:

1. Conditional Use Permit No. 22-011 is a request to remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse (12,046 sq. ft.) 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 new tennis clubhouse for lodging for club members and 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 as the proposed use will be within an existing private golf and tennis club facility. The proposed project is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. The proposed amenities are ancillary to an approved commercial recreation use. The design of the tennis clubhouse incorporates contemporary architecture with a combination of façade breaks and architectural elements and materials that provide visual interest such as smooth plaster, contrasting concrete and metal accents, and a standing seam metal roof. The bungalows include similar materials with a modern Spanish Colonial Revival architectural style, clay tile roofs, and primarily smooth plaster façade finish. The shared materials will complement the new buildings with the existing golf clubhouse. New landscaping and net additional 32 parking spaces will enhance the recreational facility. The proposed bungalows will replace four tennis court areas and along with the lofts provide short-term accommodations for members and their guests during club events as an additional amenity to the club. Furthermore, the nearest residence is approximately 75 feet away from the nearest bungalow and more than 100 feet away from the nearest parking space. To minimize potential noise impacts during nighttime hours, the project is conditioned to post signage restricting visitors from congregating outside of the bungalows during nighttime hours and provide onsite club personnel/security to patrol and enforce quiet hours. The new tennis clubhouse/fitness center and swimming pool will be replaced at their existing location, approximately 380 feet away from the nearest residence, and surrounded by the existing golf clubhouse, lake feature, and center tennis court. The new tennis clubhouse and pool will be oriented towards the site's parking lot. The project will enhance the site and support the continuation of an existing commercial recreation use.
2. The granting of Conditional Use Permit No. 22-011 to remodel a portion of an existing private golf and tennis club facility (The Huntington Club) and add new lofts and bungalows as ancillary amenity will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Open Space-Recreation (OS-R) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

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-14 (B): Encourage both coastal and inland visitor-serving uses to offer a wide spectrum of opportunities for residents and visitors.

Noise Element

Policy N-1 (A): Maintain acceptable stationary noise levels at existing noise-sensitive land uses such as schools, residential areas, and open spaces.

Environmental Resources and Conservation Element

Policy ERC-2 (D): Encourage and coordinate with private commercial recreational businesses to provide recreational services and facilities that may not otherwise be offered by the City.

The proposed development will continue the land use pattern of open space-recreation uses in the surrounding area. The new tennis clubhouse and pool will be updated and located in their existing locations. The new clubhouse will remain two stories and will be similar in height with surrounding properties. The new bungalows will also be compatible in height, proportion, scale, and character with the neighborhood and similar existing recreational uses on-site. The buildings feature quality architecture and exterior finish materials, and the functional site layout integrates landscape improvements with adequate vehicular and pedestrian circulation. The existing private golf and tennis club will continue to operate as originally approved. The new units for short-term accommodation will be an additional amenity offered to members of the private club and conditioned to be limited to members and their guests to ensure the development remains compatible with the surrounding uses and compliant with the General Plan and zoning designations. In addition to conditions of approval, adequate distances between new structures and adjacent residential uses are provided to sufficiently buffer and minimize potential impacts on noise-sensitive uses. Site upgrades will support the club's operations in providing amenities to residents and visitors that promote recreational uses within the coastal zone.

3. Conditional Use Permit No. 22-011 to remodel an existing private golf and tennis club facility and add new lofts and bungalows 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 because the OS-PR zoning designation allows for commercial recreational uses with the approval of a conditional use permit. The proposed improvements will be located within the premises of an existing commercial recreation facility and conforms to applicable site development standards, including landscaping, setbacks, height, and parking.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. Coastal Development Permit No. 22-009 is a 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 court areas (three tennis courts and one outdoor event space). 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 new tennis clubhouse as short-term accommodation for club members and conforms with the General Plan, including the Local Coastal Program because the project is consistent with Coastal Element Policy C.1.1.1, which

encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The project's location would not result in an impact on open space recreational areas. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after project implementation.

2. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows 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 proposed project complies with applicable development regulations, including building setbacks, building height, parking, and landscaping. It is also consistent with the design guidelines and is compatible with the scale and transition of surrounding development.
3. At the time of occupancy, the proposed development to remodel an existing private golf and tennis club facility and add new lofts and bungalows can be provided with infrastructure in a manner that is consistent with the Local Coastal Program as the proposed project will be constructed on a developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways. In addition, the project provides the necessary public improvements.
4. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the proposed project will not impede public access and does not conflict with any public recreation policies by the provision of a development consistent with the City's General Plan, Coastal Element, and HBZSO.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 22-011 AND COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. The site plan, floor plan, and elevations received and dated November 6, 2025 shall be the conceptually approved layout with the following modification: The width of the new island planter in the parking lot shall be reduced to provide minimum 26 ft. wide drive aisles for backup and maneuvering of 90-degree stalls. **(HBZSO Sec. 231.14)**
2. The use shall comply with the following:
 - a. Bungalow/loft units shall be limited to The Huntington Club members and their guests only and shall be rented to members for short-term accommodation (less than 30 days only).
 - b. Units shall not be converted into residential units or short-terms rentals open to the public. **(HBMC 5.120)**
 - c. Occupancy of less than 30 days shall be subject to and shall pay a tax on the rent charged by the operator at a rate equal to the current, combined state and local use tax rate. **(HBMC 3.28)**
 - d. Signage shall be placed around the bungalows enforcing quiet hours between 10 pm – 7 am.
 - e. Facility personnel shall be present to enforce quiet hours to limit congregating around the bungalows/lofts units.
 - f. In the event of multiple verified complaints of violation of the Huntington Beach Noise Control Ordinance (HBMC Chapter 8.40), the applicant shall immediately meet with the Community Development Department to discuss mitigation

measures.

- g. The applicant shall work with the Community Development Department to process an application to provide lighting for up to six unlit tennis courts on the property.
3. Prior to submittal of building permits, the following shall be completed:
 - a. 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.
 - b. A photometric plan of new light standards and fixtures shall be submitted to the Community Development Department for review and approval demonstrating that illumination will not occur over property lines shared with adjacent residential properties. The approved plan shall be included in the building permit set.
4. 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.
5. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
6. Prior to issuance of building permit, an interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, members and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
7. 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.
8. 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.

9. The final building permit(s) cannot be approved until the following has been 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.
10. CUP No. 22-011 and CDP No. 22-009 shall become null and void unless exercised within two years of the date of final approval 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.
11. 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

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."

A MOTION WAS MADE BY BABINEAU, SECONDED BY PELLMAN, TO APPROVE THE NOVEMBER 20, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

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."

A MOTION WAS MADE BY PELLMAN, SECONDED BY PALMER, TO APPROVE THE DECEMBER 9, 2025, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Pellman, Bush, Thienes, Babineau, McGee, 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. The commissioners wished each other a Happy New Year.

ADJOURNMENT: Adjourned at 8:33 PM to the next regularly scheduled meeting of Tuesday, February 10, 2026.

APPROVED BY:

Jennifer Villaseñor, Secretary

Brett Bush, Chairperson