

Zoning Administrator
Wednesday, May 6, 2026
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Council
Chambers

Staff Liaisons
JASON KELLEY, Senior Planner
MICHELLE LOPEZ, Administrative Assistant



Zoning Administrator
Zoning Administrator
JOANNA CORTEZ, Principal Planner

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Zoning Administrator can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on today's agenda, 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) If you are not able to attend in person, public comments may be submitted in writing to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting.

PUBLIC HEARING ITEMS

26-380

CONDITIONAL USE PERMIT NO. 25-030/COASTAL DEVELOPMENT PERMIT NO. 25-018 (VOONG RESIDENCE)

REQUEST:

To demolish an existing two-story single-family residence and construct a new 6,800 sq. ft. three-story single-family dwelling at an overall height of 30 ft.

LOCATION:

16902 Coral Cay Lane, 92649 (within Coral Cay community, northeast of Marinabay Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and

B) Approve Conditional Use Permit No. 25-030 and Coastal Development No. 25-018

with findings and conditions of approval.

26-383 **COASTAL DEVELOPMENT PERMIT NO. 25-022 (BUMANGLAG RESIDENCE)**

REQUEST:

To construct a 1,300 sq. ft. addition to an existing two-story single-family residence at an approximate height of 24 ft.

LOCATION:

16781 Edgewater Lane, 92649 (West side of Edgewater Lane and South side of Dale Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1; and
- B) Approve Coastal Development Permit No. 25-022 with findings and conditions of approval.

26-384 **COASTAL DEVELOPMENT PERMIT NO. 26-001/ CONDITIONAL USE PERMIT NO. 26-001 (MENDEZ RESIDENCE)**

REQUEST:

To demolish an existing single-story single-family residence and construct a new 5,000 sq. ft. two-story single-family dwelling with a roof top deck at a height of 30 ft. with roof deck access at a height 35 ft.

LOCATION:

16522 Somerset Lane, 92649 (North side of Somerset Lane, West of Gilbert Drive - Gilbert Island, Huntington Harbour)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1; and
- B) Approve Coastal Development Permit No. 26-001 and Conditional Use Permit No. 26-001 with findings and conditions of approval.

26-393 **CONDITIONAL USE PERMIT NO. 25-032 (APPE IZAKAYA)**

REQUEST:

To allow the on-site sale, service, and consumption of beer and wine (ABC Type-41 License) within an existing 1,100 sq. ft. eating and drinking establishment and within a 164 sq. ft. outdoor dining patio area.

LOCATION:

200 Main Street, Suite 109, 92648 (West side of Main Street between Walnut Avenue and Olive Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1; and
- B) Approve Conditional Use Permit No. 25-032 with suggested findings and conditions of approval.

26-405 **TEMPORARY USE PERMIT NO. 26-002 (WAVES RETAIL OUTDOOR SALES)**

REQUEST:

To permit private property outdoor display and sales for up to 50 days per year.

LOCATION:

124 Main Street, Suite 102, 92648 (near the Southeast corner of Main Street and Walnut Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 11; and
- B) Approve Temporary Use Permit No. 26-002 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 20, 2026, at 1:30 P.M. Huntington Beach, California.

**INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:
<https://huntingtonbeach.legistar.com/>**

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 [Community Development Department at 714-536-5241 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.