

Zoning Administrator
Wednesday, September 3, 2025
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
MICHELE ROMERO, 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 agendaized. 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

25-705

CONDITIONAL USE PERMIT NO. 24-022 (COURT RESIDENCE WALL, CONTINUED FROM THE AUGUST 6, 2025 ZONING ADMINISTRATOR HEARING)

REQUEST:

To permit the installation of a 7 ft. tall block/retaining wall and wrought iron fence (measured from top of curb) in lieu of a maximum 42 inches above the retaining wall allowable within the front setback.

LOCATION:

427 Lake Street, 92648 (West side of Lake Street, South of Pecan Avenue and North of Orange 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 15303, Class 3; and

B) Approve Conditional Use Permit No. 24-022 with Suggested Findings and Conditions of Approval.

25-707

COASTAL DEVELOPMENT PERMIT NO. 25-004/CONDITIONAL USE PERMIT NO. 25-008 (HOANG RESIDENCE WALL, CONTINUED FROM THE AUGUST 20, 2025 ZONING ADMINISTRATOR HEARING)

REQUEST:

To permit the construction of a block/retaining wall with glass top at a setback of 10 ft. within the sloped rear yard of a through lot. The block wall is proposed at an overall height of 13 ft. 4 in. (measured from top of curb along Somerset Lane) in lieu of the maximum allowed height of 42 in. within the rear setback of a through lot.

LOCATION:

16542 Mariana Circle, 92649 (North side of Mariana Circle, East of the terminus of Mariana Circle)

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 15303, Class 3; and

B) Approve Coastal Development Permit No. 25-004/Conditional Use Permit No. 25-008 with Suggested Findings and Conditions of Approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, September 17, 2025, at 1:30 P.M. in 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.