

**Zoning Administrator**  
**Wednesday, August 20, 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 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**

**25-649**

**COASTAL DEVELOPMENT PERMIT NO. 25-004/CONDITIONAL USE  
PERMIT NO. 25-008 (HOANG RESIDENCE WALL)**

### **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 to permit the construction of a block/retaining wall with glass top at a setback of 10 ft. proposed at an overall height of 13 ft. 4 in. in lieu of the maximum allowed height of 42 in. within the sloped rear yard setback of a through lot.

**25-653 ENTITLEMENT PLAN AMENDMENT NO. 25-002 (TOTAL WINE AND MORE)**

**REQUEST:**

**To modify CUP 2011-018 to allow instructional tastings of beer, wine, and distilled spirits (ABC Type 86 License) at an existing retail store**

**LOCATION:**

**16272 Beach Boulevard, 92647 (Southeast corner of Beach Boulevard and Stark Drive)**

**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 Entitlement Plan Amendment 25-002 with Suggested Findings and Conditions of Approval to allow instructional tastings of beer, wine, and distilled spirits (ABC Type 86 License) at an existing retail store.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, September 3, 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.