

**Zoning Administrator**  
**Wednesday, July 16, 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

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## **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**

### **25-541 TENTATIVE PARCEL MAP NO. 25-114 (SAUCEDO SUBDIVISION)**

#### **REQUEST:**

**To subdivide an existing 6,236 sq. ft. lot into two 3,118 sq. ft. lots.**

#### **LOCATION:**

**344 Portland Circle, 92648 (South side of Portland Circle between Huntington Street and Delaware Street)**

#### **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 15315, Class 15; and
- B) Approve Tentative Parcel Map No. 25-114 with Suggested Findings and Conditions of Approval.

### **25-549 COASTAL DEVELOPMENT PERMIT NO. 25-010 (ZELLMER RESIDENCE)**

**REQUEST:**

To construct a second-story addition measuring approximately 1,335 sq. ft. at an overall height of 22 ft. 7 ¾ in.

**LOCATION:**

16701 Peale Lane, 92649 (South side of Peale Lane near the intersection of Gilbert 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 Coastal Development Permit No. 25-010 with Suggested Findings and Conditions of Approval.

**25-550      CONDITIONAL USE PERMIT NO. 25-017 (EV CHARGING GARAGE)**

**REQUEST:**

To allow the construction of an approximately 375 sq. ft. electric vehicle charging station garage.

**LOCATION:**

21900 Pacific Coast Highway, 92646 (North side of Pacific Coast Highway East of Newland Street)

**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 ; and
- B) Approve Conditional Use Permit No. 25-017 with suggested findings and conditions of approval.

**25-569      CONDITIONAL USE PERMIT NO. 25-007 (HUNTINGTON BEACH SPORTS COMPLEX)**

**REQUEST:**

To allow the sales, service, and consumption of beer and wine (ABC

**Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex.**

**LOCATION:**

**18260 Goldenwest Street, 92648 (East side of Goldenwest Street between Talbert Avenue and Ellis 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. 25-007 with suggested findings and conditions of approval.

**25-575**

**CONDITIONAL USE PERMIT NO. 25-014 (HUNTINGTON BEACH SPORTS COMPLEX)**

**REQUEST:**

**To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex.**

**LOCATION:**

**7300 Talbert Avenue, 92648 (South side of Talbert Avenue between Goldenwest Street and Gothard Street)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 25-014 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, August 6, 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.