

Zoning Administrator
Wednesday, June 4, 2025
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Room B-8

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

25-422

CONDITIONAL USE PERMIT NO. 25-011 (CHUCK E CHEESE)

REQUEST:

To allow the on-site sale, service, and consumption of beer and wine (ABC Type 41 License) within an existing commercial recreation and entertainment establishment.

LOCATION:

15031 Goldenwest Street, 92647 (Southwest corner of Goldenwest Street at Bolsa Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 25-011 with suggested findings and conditions.

25-431**COASTAL DEVELOPMENT PERMIT NO. 25-006 (GILBERT RESIDENCE)****REQUEST:**

To construct a new two-story single-family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an overall height of 30 ft.

LOCATION:

16961 Coral Cay Lane, 92649 (North portion of Coral Cay Lane at the corner of Marinabay Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 25-006 with Suggested Findings and Conditions of Approval.

25-429**COASTAL DEVELOPMENT PERMIT NOS. 24-018 THRU 24-027****REQUEST:**

To construct 10 new, 3-story single-family residences on individual lots. The 3-to-4-bedroom homes range between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages at a height of up to 35 ft. Four (4) lots include ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size. All dwellings are designed with upper-level balconies and roof top decks.

LOCATION:

1802-1820 Pacific Coast Highway, 92648 (Inland side of PCH, between 18th St. and 19th St.)

Recommended Action:

That the Zoning Administrator take the following action:

A) Approve Coastal Development Permit Nos. 24-018 thru 24-027 with findings and conditions of approval

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, June 18, 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.