

**Zoning Administrator**  
**Wednesday, June 18, 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

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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 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**

**25-442**

**COASTAL DEVELOPMENT PERMIT NO. 25-007 (HONG POOL HOUSE)**

### **REQUEST:**

**To construct a 1,200 sq. ft. pool house with a second-floor deck.**

### **LOCATION:**

**16252 Tisbury Circle, 92649 (North side of Tisbury Circle West of Mistral Drive)**

### **Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 25-007 with Suggested Findings and Conditions of Approval.

**25-466****CONDITIONAL USE PERMIT NO. 25-006 (PECHULIS RESIDENCE)****REQUEST:**

To remodel an existing three-story 3,489 sq. ft. multi-family dwelling unit at an overall height of 28 ft. 10 in. by adding approximately 522 sq. ft. of living space and a 140 sq. ft. third story deck.

**LOCATION:**

712 Huntington Street, 92648 (East side of Huntington Street, South of Hartford Avenue, North of Geneva Avenue)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 25-006 with suggested findings and conditions of approval.

**25-468****CONDITIONAL USE PERMIT NO. 24-033 (LUCKY CHINESE FOOD)****REQUEST:**

To construct an approximately 1,200 sq. ft. fast food restaurant with a single drive thru lane.

**LOCATION:**

15942 Edwards Street, 92647 (East side of Edwards Street, near Edinger Avenue)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 24-033 with suggested findings and conditions of approval.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, July 2, 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.