

**Zoning Administrator**  
**Wednesday, July 15, 2026**  
**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  
MICHELLE LOPEZ, 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://arcg.is/O11Ha> by 10:00 AM the day of the meeting.

## **PUBLIC HEARING ITEMS**

**26-574**

**COASTAL DEVELOPMENT PERMIT NO. 26-006 (205 PECAN ADUS)**

### **REQUEST:**

**To permit two, approximately 420 sq. ft. and 480 sq. ft. detached ADUs on an existing multi-family property at an overall height of two stories and 18 ft.**

### **LOCATION:**

**205 Pecan Avenue, 92648 (Northwest corner of Lake Street and Pecan Avenue)**

### **Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Find the proposed project is categorially exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and
- B) Approve Coastal Development Permit No. 26-006 with suggested findings and conditions of approval.

[26-589](#)

**CONDITIONAL USE PERMIT NO. 26-010 (BOARDRIDERS CAFÉ)**

**REQUEST:**

**To allow on-site sale, service, and consumption of beer and wine (ABC Type-41 License) within an existing approximately 2,000 sq. ft. eating and drinking establishment.**

**LOCATION:**

**22017 Bushard Street, 92646 (Southwest corner of Banning Avenue and Bushard Street)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1; and
- B) Approve Conditional Use Permit No. 26-010 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is August 5, 2026, at 1:30 P.M. 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.