

Zoning Administrator
Wednesday, July 1, 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

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

26-536

CONDITIONAL USE PERMIT NO. 25-016 (HB OPTOMETRY PARKING REDUCTION)

REQUEST:

To permit a parking reduction based on survey data prepared by a state-registered traffic engineer for a new optometry business.

LOCATION:

6012 Edinger Avenue, 92649 (Southeast corner of Edinger Avenue and Springdale 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 15301, Class 1; and
- B) Approve Conditional Use Permit No. 25-016 with suggested findings and conditions of approval.

26-558

COASTAL DEVELOPMENT PERMIT NO. 26-002/CONDITIONAL USE PERMIT NO. 26-002 (DAO RESIDENCE)

REQUEST:

To demolish a two-story single-family residence and construct a 4,950 sq. ft. two-story single-family dwelling with a 770 sq. ft. roof top deck at a height of 25 ft. with roof deck access at overall height of 34.5 ft.

LOCATION:

16661 Carousel Lane, 92649 (Southwest of Carousel Lane and Wanderer Lane - Humboldt Island)

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 15303, Class 3; and
- B) Approve Coastal Development Permit No. 26-002 and Conditional Use Permit No. 26-002 with findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is July 15, 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.