

Zoning Administrator
Wednesday, December 18, 2024
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
HAYDEN BECKMAN, 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 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

[24-839](#)

CONDITIONAL USE PERMIT NO. 24-017/COASTAL DEVELOPMENT PERMIT NO. 24-015 (LAM RESIDENCE)

REQUEST:

To demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck.

LOCATION:

4061 Figaro Circle, 92649 (North side of Figaro Circle, west of Edgewater Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 24-017 and Coastal Development Permit No. 24-015 with findings and conditions of approval.

24-863 COASTAL DEVELOPMENT PERMIT NO. 24-013 (MORGAN RESIDENCE)

REQUEST:

To install a new single-level, double wide manufactured home consisting of 2 bedrooms and 2 bathrooms (approximately 1,062 sq. ft.).

LOCATION:

21851 Newland Street Space No. 251, 92646 (located within Huntington by the Sea manufactured home community at Newland Street and PCH)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit 24-013 with suggested findings and conditions of approval.

24-864 COASTAL DEVELOPMENT PERMIT NO. 24-030 (DOAN RESIDENCE)

REQUEST:

To permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and a new 422 sq. ft. attached ADU addition on the lower level, which includes a conversion of 125.5 sq ft of the existing living area, includes an increase in building height of 18 inches at an overall height of 30 ft.

LOCATION:

16462 Barnstable Circle, 92649 (south portion of Humboldt Drive, near the terminus of Barnstable Circle)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 24-030 with suggested findings and conditions of approval.

24-884 COASTAL DEVELOPMENT PERMIT NO. 24-014 (MODEL FLEETWOOD HOME)

REQUEST:

To permit the installation of a new 1,525 sq. ft. single-story manufactured home.

LOCATION:

21851 Newland Street Space No. 172, 92646 (north of PCH, between Beach Boulevard and Newland Street)

Recommended Action:

That the Choose an item. take the following actions:

- A) Approve Coastal Development Permit No. 24-014 with suggested findings and conditions of approval.

NON-PUBLIC HEARING ITEMS

[24-847](#)

GENERAL PLAN CONFORMANCE NO. 24-002 (ACQUISITION OF TWO ENCYCLOPEDIA LOTS FOR PARK PURPOSES)

REQUEST:

To determine if the acquisition of two vacant encyclopedia lots for park purposes is in conformance with the goals and policies of the General Plan

LOCATION:

Vacant parcels 110-184-10 & 110-164-06, 92648 (north of Ellis Avenue, between Goldenwest Street and Edwards Street)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Adopt Resolution No. 1730, A Resolution of the Zoning Administrator of the City of Huntington Beach Finding the Acquisition of Two Vacant Encyclopedia Lots for Park Purposes is in Conformance with the Goals and Policies of the General Plan; and
- B) Approve General Plan Conformance No. 24-002 with suggested findings for compliance and approval.

ADJOURNMENT

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