

Zoning Administrator
Wednesday, January 21, 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
MADALYN WELCH, Senior 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

[26-075](#)

CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL PROJECT) - CONTINUED FROM THE JANUARY 7, 2026, ZONING ADMINISTRATOR MEETING

REQUEST:

CUP: To remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site. MND: To analyze the potential environmental impacts associated with the project.

LOCATION:

7600 Redondo Circle, 92648 (at the Terminus of Redondo Circle)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Continue Conditional Use Permit No. 24-011 and Mitigated Negative Declaration No. 24-002 to the February 4, 2026 Zoning Administrator Meeting.

26-002 **CONDITIONAL USE PERMIT NO. 25-031 (WAVES MARKET)**

REQUEST:

To permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) at a 2,928 sq. ft. vacant tenant space.

LOCATION:

18582 Beach Boulevard, Suite 23, 92648 (East side of Beach Boulevard between Ellis Avenue and Garfield Avenue)

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. 25-031 with Suggested Findings and Conditions of Approval.

26-016 **CONDITIONAL USE PERMIT NO. 24-034 (SMITH ART STUDIO/NEW RT BUILDING)**

REQUEST:

To construct a new 5,956 sq. ft., two-story industrial building for the establishment of an art studio.

LOCATION:

7422 Warner Avenue, 92647 (Southeast corner of Palmdale Lane and Warner Avenue)

Recommended Action:

That the Zoning Administrator take the following action:

A) Find the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3; and

B) Approve Conditional Use Permit No. 24-034 with findings and conditions of approval

26-028 **CONDITIONAL USE PERMIT NO. 25-029 (TMB OIL CO. ALCOHOL SALES)**

REQUEST:

CUP: To permit the sales of alcohol beverages for off-site consumption (ABC Type 21 License) at an existing service station.

LOCATION:

16001 Beach Boulevard, 92647 (Southwest corner of Beach Boulevard and Edinger Avenue)

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. 25-029 with findings and conditions of approval

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 4, 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.