

Zoning Administrator
Wednesday, August 6, 2025
1:30 PM - Regular Meeting
****REVISED** AGENDA**

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Council
Chambers

Staff Liaisons
JASON KELLEY, 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

25-620

CONDITIONAL USE PERMIT NO. 25-004 (URBAN AIR TRAMPOLINE PARK)

REQUEST:

To permit an indoor commercial recreation and entertainment use (trampoline park) that includes ancillary sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 29,105 sq. ft. vacant commercial tenant space. The request includes a parking reduction based on survey data prepared by a state-registered traffic engineer.

LOCATION:

21082 Beach Boulevard, 92648 (Southeast corner of Beach Boulevard and Atlanta Avenue)

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. 25-004 with Suggested Findings and Conditions of Approval.

25-625**CONDITIONAL USE PERMIT NO. 24-022 (COURT RESIDENCE WALL)****REQUEST:**

To permit the installation of an 18 in. tall wrought iron fence topper above a proposed 5 ft. 6 in. tall block wall and wrought iron fence within the front setback for a total height of 84 inches and to allow a decorative wood gate with arbor with a maximum height of 108 inches in lieu of a maximum 42 inches allowable within the front setback.

LOCATION:

427 Lake Street, 92648 (West side of Lake Street, South of Pecan Avenue and North of Orange Avenue)

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 15303, Class 3; and

B) Approve Conditional Use Permit No. 24-022 with Suggested Findings and Conditions of Approval for the installation of an 18 in. tall wrought iron fence topper above a proposed 5 ft. 6 in. tall block wall and wrought iron fence within the front setback for a total height of 84 inches in lieu of a maximum 42 inches allowable within the front yard setback.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, August 20, 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.