

**Zoning Administrator**  
**Wednesday, June 5, 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

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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://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting.

## **PUBLIC HEARING ITEMS**

**24-411**

### **ADMINISTRATIVE PERMIT NO. 23-014/COASTAL DEVELOPMENT PERMIT NO. 23-009 (NGUYEN LIVE/WORK)**

#### **REQUEST:**

**AP: To establish a live/work unit including an accessory dwelling unit within District 1 of the Downtown Specific Plan (SP5). CDP: To demolish an existing single-story residence and construct a new three-story, approximately 2,519 sq. ft. residence with second and third floor balconies, a rooftop deck, an attached 582 sq. ft. three-car garage, and a 288 sq. ft. visitor-serving commercial space at an overall height of 33'-6" located in the Coastal Zone.**

#### **LOCATION:**

**121 6th Street, 92648 (west side of 6th Street, south of Walnut Avenue)**

#### **Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approval Administrative Permit No. 23-014 and Coastal Development Permit No. 23-009 with suggested findings and conditions of approval.

**24-419**

**CONDITIONAL USE PERMIT NO. 23-019/COASTAL DEVELOPMENT PERMIT NO. 23-007 (PHAN RESIDENCE)**

**REQUEST:**

**To demolish an existing two-story single-family residence and construct an 8,655 sq. ft. three-story single-family residence at an overall height of 30 feet.**

**LOCATION:**

**3798 Mistral Drive, 92649 (southeast corner of Mistral Dr. and Wanderer Ln.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 23-019 and Coastal Development Permit No. 23-007 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, June 19, 2024, 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.