

**Zoning Administrator**  
**Wednesday, October 2, 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**

**[24-664](#)**

**CONDITIONAL USE PERMIT NO. 24-015 (HEARTS AND HALOS VETERINARY END OF LIFE FACILITY, CONTINUED FROM THE SEPTEMBER 18, 2024, ZONING ADMINISTRATOR MEETING)**

### **REQUEST:**

**To operate a veterinary hospital/end of life and aftercare facility within an existing 10,080 sq. ft. industrial building and to allow for a reduced parking based on the results of a parking demand analysis.**

### **LOCATION:**

**15531 Container Lane, Huntington Beach, CA 92649. (near the southwest corner of McFadden Avenue and Container Lane)**

### **Recommended Action:**

That the Zoning Administrator take the following actions:

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

**24-684**

**CONDITIONAL USE PERMIT NO. 24-013 (AT&T WIRELESS COMMUNICATIONS FACILITY)**

**REQUEST:**

To permit the installation and co-location of an un-manned wireless communications facility on an existing Southern California Edison utility tower. The project includes installing (9) Panel antennas, (9) RRU's, (3) DC9 Surge Suppressors and (1) 2' Microwave on the existing SCE Tower, and a 325 sq. ft., 8'-high split-face block equipment enclosure under the tower to secure equipment.

**LOCATION:**

19202 Bushard Street (East side, approx. 200 feet north of Flounder Dr.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 24-013 with suggested findings and conditions of approval

**24-686**

**COASTAL DEVELOPMENT PERMIT NO. 23-015/SPECIAL PERMIT NO. 24-002 (PHO RESIDENCE)**

**REQUEST:**

To permit the construction of a new 2,873 sq. ft., 3-story single family residence at an overall height of 35 ft. consisting of 3-bedrooms, 2-1/2 bathrooms, and a 2-car garage. The request includes a Special Permit for a reduced upper-story setback on the front elevation.

**LOCATION:**

2208 Pacific Coast Highway (Inland side of PCH, west of 22nd St.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 23-015 and Special Permit No. 24-002 with suggested findings and conditions of approval

**24-703**

**CONDITIONAL USE PERMIT NO. 21-017 AND COASTAL**

**DEVELOPMENT PERMIT NO. 21-014 (DOAN RESIDENCE)**

**REQUEST:**

To construct a 5,980 sq. ft. three-story single-family residence at an overall height of 30 ft. with a 725 sq. ft. four-car garage, 315 sq. ft. of patio covers, 137 sq. ft. second floor balcony, 352 sq. ft. of third floor decks, and a 1,193 sq. ft. attached accessory dwelling unit on a vacant lot.

**LOCATION:**

4731 Los Patos Avenue (APN 163-302-34), 92649 (northwest corner of Los Patos Ave. and Lynn Ln.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 21-017 and Coastal Development Permit No. 21-014 with suggested findings and conditions of approval.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, October 16, 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.