

Zoning Administrator
Wednesday, April 16, 2025
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Room B-8

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/zacomments> by 10:00 AM the day of the meeting.

PUBLIC HEARING ITEMS

25-311

COASTAL DEVELOPMENT PERMIT NO. 25-001 (ZUMWALT ADDITION, CONTINUED FROM THE APRIL 2, 2025 ZONING ADMINISTRATOR HEARING)

REQUEST:

To permit an addition and remodel of an existing three-story attached single-family residence that consists of a 134 sq. ft. first floor addition, a 65 sq. ft. addition and 32 sq. ft. deck on the second floor, and a 300 sq. ft. addition and 139 sq. ft. deck on the third floor at the existing maximum overall height of 28 feet.

LOCATION:

3432 Windspun Drive, 92649 (South side of Windspun Drive, East of Surprise Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 25-001 with Suggested Findings and

Conditions of Approval.

25-269 COASTAL DEVELOPMENT PERMIT NO. 24-035 (WANG RESIDENCE)

REQUEST:

To permit the remodel of and addition to an existing 3,812 sq. ft. two story single family residence including 190 sq. ft. to create a third car garage, 81 sq. ft. to enlarge the front entry area, 253 sq. ft. addition to the living room and kitchen area, a 65 sq. ft. outdoor staircase, a 196 sq. ft. lattice patio cover, and remodeling of the second floor at an overall height of 23 ft. 6 in.

LOCATION:

16795 Bolero Lane, 92649 (West side of Bolero Lane, South of Nalu Circle, North of Finisterre Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 24-035 with Suggested Findings and Conditions of Approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 7, 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.