



# City of Huntington Beach

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**File #:** 26-481

**MEETING DATE:** 6/3/2026

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## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Jennifer Ash, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 26-004 (SO CAL THUNDER, LLC)**

**REQUEST:**  
To establish a personal enrichment use within an existing 14,000 sq. ft. industrial building.

**LOCATION:**  
15262 Pipeline Lane, 92649 (West side of Pipeline Lane and North of Machine Drive)

**APPLICANT:**  
So Cal Thunder, LLC, 19762 MacArthur Boulevard, Irvine, CA 92612

**PROPERTY OWNER:**  
Freeway Industrial Park, 1100 W Town and Country Road Suite 1250, Orange, CA 92868

**BUSINESS OWNER:**  
So Cal Thunder, LLC, 19762 MacArthur Boulevard, Irvine, CA 92612

### **STAFF RECOMMENDATION:**

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. 26-004 with findings and conditions of approval.

### **General Plan:**

I (Industrial)

**Zone:**

IL (Industrial Limited)

**Environmental Status:**

The project is Categorically Exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act.

**Existing Use:**

Warehouse and Office Use

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Conceptual Plans Received March 9, 2026
3. Narrative
4. Site Photos