

**Zoning Administrator**  
**Wednesday, January 22, 2025**  
**1:30 PM - Special 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/zacomments> by 10:00 AM the day of the meeting.

## **PUBLIC HEARING ITEMS**

### **25-014 TENTATIVE PARCEL MAP NO. 24-003 (515 12th STREET SUBDIVISION)**

#### **REQUEST:**

**To subdivide a 50 ft. wide lot into two parcels (25 ft. wide and 2,875 sq. ft. each) for residential purposes.**

#### **LOCATION:**

**515 12th Street, 92648 (North side of 12th Street, between Acacia Avenue and Pecan Avenue)**

#### **Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 24-003 with suggested findings and conditions of approval.

**25-030**

**CONDITIONAL USE PERMIT NO. 24-023 (BURATTINO PIZZA)**

**REQUEST:**

To permit the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within an existing approximately 1,235 sq. ft. indoor restaurant.

**LOCATION:**

7451 Edinger Ave., Suite 104, 92647 (east side of Gothard Street, north of Edinger Avenue)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 24-023 with suggested findings and conditions of approval.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 5, 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.