

Zoning Administrator
Wednesday, September 6, 2023
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
JOANNA CORTEZ, Senior Planner
MICHELLE ROMERO, Administrative Assistant



Zoning Administrator
Zoning Administrator
RICKY RAMOS, 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

23-705

TENTATIVE PARCEL MAP NO. 22-003 (12TH STREET SUBDIVISION)

REQUEST:

To subdivide a 50 ft. wide lot into two, 2,875 sq. ft. parcels for residential purposes.

LOCATION:

506 12th Street, 92648 (east side of 12th Street, north of Pecan Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 22-003 with suggested findings and conditions of approval.

23-713 CONDITIONAL USE PERMIT NO. 22-036 (RALLY'S DRIVE-THRU)

REQUEST:

To construct an approximately 1,064 sq. ft. fast food restaurant with 1,308 sq. ft. of outdoor dining and two drive-thru lanes on a vacant lot.

LOCATION:

4932 Edinger Avenue (southwest corner of Edinger Avenue and Bolsa Chica Street)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-036 with suggested findings and conditions of approval.

23-714 TENTATIVE PARCEL MAP NO. 23-001/COASTAL DEVELOPMENT PERMIT NO. 23-006 (ALABAMA PALMS)

REQUEST:

To allow a one-lot subdivision of a 4,887 sq. ft. lot for two residential condominiums.

LOCATION:

210 Alabama Street (north of Baltimore Street, east of Alabama Street)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 23-001 and Coastal Development Permit No. 23-006 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, September 20, 2023, at 1:30 P.M. 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.