

Zoning Administrator
Wednesday, December 4, 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/zacomments> by 10:00 AM the day of the meeting.

PUBLIC HEARING ITEMS

24-843

CONDITIONAL USE PERMIT NO. 24-028 (KIWAMI RAMEN)

REQUEST:

To allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within an existing 2,026 sq. ft. restaurant space and to allow outside dining with alcohol service within a 212 sq. ft. outdoor patio area in conjunction with the restaurant.

LOCATION:

5143 & 5145 Warner Avenue, 92649 (Meadowlark Plaza)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 24-028 with suggested findings and conditions of approval.

24-846

**CONDITIONAL USE PERMIT NO. 24-018 / VARIANCE NO. 24-004
(COMMON GROUND)**

REQUEST:

CUP: To establish an afterschool daycare facility by repurposing an existing single-family home. **VAR:** To permit a 16 ft. driveway width in lieu of the required 20 ft.

LOCATION:

17192 Oak Lane, 92647 (along Oak Lane between Cypress Drive and Mandrell Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 24-018 and Variance No. 24-004 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, December 18, 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.