

Zoning Administrator
Wednesday, May 7, 2025
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, Room B-7

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

PUBLIC HEARING ITEMS

25-330

ENTITLEMENT PLAN AMENDMENT NO. 25-001 (TWO BROTHERS PIZZA)

REQUEST:

To amend Conditional Use Permit No. 19-002 and Entitlement Plan Amendment No. 19-012 to modify the ABC license from a Type 41 to Type 47 allowing the on-site sale, service, and consumption of alcohol and to modify the hours of operation of the existing 6,955 sq. ft. restaurant and 545 sq. ft outdoor patio.

LOCATION:

9891 and 9901 Yorktown Avenue, 92646 (near the northwest corner of Yorktown Avenue and Brookhurst Street)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 25-001 with suggested findings and conditions.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 21, 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.