



Legislation Details (With Text)

File #: 22-443 **Version:** 2
Type: Public Hearing **Status:** Agenda Ready
File created: 5/12/2022 **In control:** Zoning Administrator
On agenda: 5/18/2022 **Final action:**
Title: CONDITIONAL USE PERMIT NO. 22-002/VARIANCE 22-001/COASTAL DEVELOPMENT PERMIT NO. 22-002 (ALABAMA DUPLEX)

REQUEST:

To demolish two residential units and construct a three-story duplex, each 2,251 sq. ft., with a 369 sq. ft. garage and 285 sq. ft. of decks at an overall height of 35 feet. The request includes two, 10 ft. wide open parking spaces in-lieu of the required minimum width of 12 feet.

LOCATION:

210 Alabama St., 92648 (near the northeast corner of Alabama St. and Baltimore Ave.)

Attachments: 1. ATT#1 - Suggested findings and conditions of approval, 2. ATT#2 - Plans received and dated 5.11.22

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 22-002/VARIANCE 22-001/COASTAL DEVELOPMENT PERMIT NO. 22-002 (ALABAMA DUPLEX)

REQUEST:

To demolish two residential units and construct a three-story duplex, each 2,251 sq. ft., with a 369 sq. ft. garage and 285 sq. ft. of decks at an overall height of 35 feet. The request includes two, 10 ft. wide open parking spaces in-lieu of the required minimum width of 12 feet.

LOCATION:

210 Alabama St., 92648 (near the northeast corner of Alabama St. and Baltimore Ave.)

APPLICANT:

Thom Jacobs, 202 Alabama Street, Huntington Beach, CA 92648

PROPERTY OWNER:

Alabama Palms LLC, PO BOX 3178, Redondo Beach, CA 90277

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-002, Variance No. 22-001, and Coastal Development Permit No. 22-002 with suggested findings and conditions of approval.

General Plan:

Residential Medium High Density (RMH)

Zone:

Residential Medium High Density-Small Lot Subdistrict-Coastal Zone Overlay (RMH-A-CZ)

Environmental Status:

The request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status:

Non Appealable

Existing Use:

Residential

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated May 11, 2022