



# City of Huntington Beach

File #: 22-443

MEETING DATE: 5/18/2022

## 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