



City of Huntington Beach

File #: 21-724

MEETING DATE: 10/6/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 21-016 (BEALE'S TEXAS BBQ ALCOHOL)

REQUEST:
To permit the sale, service, and consumption of alcohol (ABC License Type 47) within a new 4,982 sq. ft. eating and drinking establishment.

LOCATION:
16400 Pacific Coast Highway #130, 92649 (northeast corner of PCH and Anderson St.)

APPLICANT:
Brett Beale, 16400 Pacific Coast Highway Unit 117, Huntington Beach, CA 92649

PROPERTY OWNER:
Pendulum Partners, 5 Peters Canyon Road, Suite 350, Irvine, CA 92606

STAFF RECOMMENDATION:
That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-016 with suggested findings and conditions of approval.

General Plan:
CV (Commercial Visitor)

Zone:
CV - CZ (Commercial Visitor - Coastal Zone Overlay)

Environmental Status:
The request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Coastal Status:

Appealable

Existing Use:

Restaurant

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated August 9, 2021