



## Legislation Details (With Text)

**File #:** 19-995 **Version:** 1  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 9/26/2019 **In control:** Zoning Administrator  
**On agenda:** 12/4/2019 **Final action:**  
**Title:** ENTITLEMENT PLAN AMENDMENT NO. 19-007 (MASSIMO'S PIZZA ALCOHOL EXPANSION)

**REQUEST:**

To amend CUP No. 19-005 and permit: 1) an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102); and 2) a 17 space parking reduction within an existing commercial center.

**LOCATION:**

22311 Brookhurst St. #102 and #103 (west side of Brookhurst St.  
near the intersection of Bushard St.)

**Attachments:** 1. Att # 1 - Suggested Findings and Conditions, 2. Att # 2 - Plans dated Oct 25, 2019, 3. Att # 3 - Parking Study dated Oct 16, 2019

Date	Ver.	Action By	Action	Result
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## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Nicolle Aube, AICP, Associate Planner

**SUBJECT:**  
**ENTITLEMENT PLAN AMENDMENT NO. 19-007 (MASSIMO'S PIZZA ALCOHOL EXPANSION)**

**REQUEST:**

To amend CUP No. 19-005 and permit: 1) an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102); and 2) a 17 space parking reduction within an existing commercial center.

**LOCATION:**

22311 Brookhurst St. #102 and #103 (west side of Brookhurst St.  
near the intersection of Bushard St.)

**APPLICANT:**

Marcus Kemmerer, KDA Architecture, 228 Crest Ave., Huntington Beach, 92648

**PROPERTY  
OWNER:**

Alireza Bahrami, 30672 Paseo Del Niguel, Laguna Niguel, CA 92677

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 19-007 based on suggested findings and conditions of approval.

**General Plan:**

CN (Commercial Neighborhood)

**Zone:**

CG (Commercial General)

**Environmental Status:**

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

**Coastal Status:**

Not applicable.

**Existing Use:**

Commercial shopping center

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans Received and Dated October 25, 2019
3. Parking Study Received and Dated October 16, 2019