



Legislation Details (With Text)

File #: 19-1197 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 11/25/2019 **In control:** Zoning Administrator

On agenda: 12/18/2019 **Final action:**

Title: ENTITLEMENT PLAN AMENDMENT NO. 19-009 (PERRY'S PIZZA ALCOHOL EXPANSION)

REQUEST:
To amend CUP No. 14-014 to permit the expansion of an existing 1,500 sq. ft. restaurant with 150 sq. ft. of outdoor dining with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) into the adjacent 1,440 sq. ft. tenant space with 200 sq. ft. of outdoor dining and a 32 space parking reduction.

LOCATION: 21411 and 21405 Brookhurst Street (northwest corner of Brookhurst Street and Hamilton Avenue)

APPLICANT: Jess Bingaman, 940 Cedar Place, Costa Mesa, CA 92627

PROPERTY OWNER: Ayres Property Group, 355 Bristol St. Ste. A, Costa Mesa, CA 92626

BUSINESS OWNER: Jess Bingaman, 940 Cedar Place, Costa Mesa, CA 92627

STAFF RECOMMENDATION:

Attachments: 1. Att # 1 - Suggested Findings and Conditions of Approval, 2. Att # 2 - Plans dated Oct 31, 2019, 3. Att # 3 - Parking Study dated Oct 31, 2019

Date	Ver.	Action By	Action	Result
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ZONING ADMINISTRATOR STAFF REPORT

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

SUBJECT:
ENTITLEMENT PLAN AMENDMENT NO. 19-009 (PERRY'S PIZZA ALCOHOL EXPANSION)

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PROPERTY OWNER: Ayres Property Group, 355 Bristol St. Ste. A, Costa Mesa, CA 92626

BUSINESS OWNER: Jess Bingaman, 940 Cedar Place, Costa Mesa, CA 92627

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 19-009 based on suggested findings and conditions of approval.

General Plan:

CG (Commercial General)

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 31, 2019
3. Parking Study Received and Dated October 31, 2019