



Legislation Details (With Text)

File #: 22-661 **Version:** 1

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

File created: 7/29/2022 **In control:** Zoning Administrator

On agenda: 8/3/2022 **Final action:**

Title: CONDITIONAL USE PERMIT NO. 22-004 (SHAKE SHACK BEER AND WINE)

REQUEST:

To demolish an existing 7,000 sq. ft. commercial office and construct a 3,415 sq. ft. fast food restaurant with a 1,353 sq. ft. outdoor dining area and dual drive-thru lanes. The project also includes a request for reduced parking and the on-site sale, service, and consumption of beer and wine (ABC License Type 41).

LOCATION:

20100 Brookhurst Street, 92646 (east side of Brookhurst St., south of Adams Ave.)

Attachments: 1. ATT#1 - Suggested findings and conditions of approval, 2. ATT#2 - Plans received 6.17.22 & 7.11.22, 3. ATT#3 - Traffic Memo received and dated 6.17.22

Date	Ver.	Action By	Action	Result
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ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 22-004 (SHAKE SHACK BEER AND WINE)

REQUEST:

To demolish an existing 7,000 sq. ft. commercial office and construct a 3,415 sq. ft. fast food restaurant with a 1,353 sq. ft. outdoor dining area and dual drive-thru lanes. The project also includes a request for reduced parking and the on-site sale, service, and consumption of beer and wine (ABC License Type 41).

LOCATION:

20100 Brookhurst Street, 92646 (east side of Brookhurst St., south of Adams Ave.)

APPLICANT:

Nina Correia, Kimley-Horn, 555 Capitol Mall suite 300, Sacramento, CA 95814

PROPERTY OWNER:

Dan Floberg, Shopcore Properties, 233 S. Wacker Dr., Suite 4600, Chicago, IL 90606

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-004 with 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 15303, Class 3, California Environmental Quality Act.

Existing Use:

Office Building

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated June 17, 2022 and July 11, 2022
3. Traffic Memo received and dated June 17, 2022