



## 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
------	------	-----------	--------	--------

## 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