



# City of Huntington Beach

File #: 19-1197

MEETING DATE: 12/18/2019

## 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)**

**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:**

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