



# City of Huntington Beach

**File #:** 20-1355

**MEETING DATE:** 2/5/2020

## ZONING ADMINISTRATOR STAFF REPORT

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

**SUBJECT:**  
**CONTINUED FROM JANUARY 15, 2020 CONDITIONAL USE PERMIT NO. 19-027 (WHOLE FOODS MARKET AND RESTAURANT)**

**REQUEST:**

To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 1,824 sq. ft. eating and drinking establishment and 394 sq. ft. outdoor patio of a proposed 44,448 sq. ft. grocery store with an on-site instructional tasting area (ABC Type 86 License).

**LOCATION:**

10081 Adams Avenue, 92646 (northeast corner of Brookhurst Street and Adams Avenue)

**APPLICANT:**

Ryan Bissett, Whole Foods Market, 550 Bowie St., Austin, TX 78703

**PROPERTY  
OWNER:**

Brookhurst & Adams LLC, c/o Western Realty, 2760 East Spring St., Suite 200, Long Beach, CA 90806

**BUSINESS  
OWNER:**

Whole Foods Market, 550 Bowie St., Austin, TX 78703

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-027 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 15301, Class 1, California Environmental Quality Act.

**Coastal Status:**

Not Applicable.

**Existing Use:**

Commercial Shopping Center