



City of Huntington Beach

File #: 20-1391

MEETING DATE: 2/5/2020

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
ENTITLEMENT PLAN AMENDMENT NO. 19-012 (TWO BROTHERS PIZZA)

REQUEST:

To amend Conditional Use Permit No. 19-002 to allow an existing restaurant to expand into the adjacent suite (totaling 6,955 sq. ft. restaurant and 545 sq. ft. of outdoor dining) and allow the sales, service, and consumption of beer and wine (ABC License Type 41).

LOCATION:

9891 and 9901 Yorktown Avenue, 92646 (northwest corner of Yorktown Ave. and Brookhurst St.)

APPLICANT:

Dave Donaldson, 5100 Birch, Suite 100, Newport Beach, CA 92660

**PROPERTY
OWNER:**

JC Family Property Group, Inc., PO BOX 70249, Los Angeles, CA 90070

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 19-012 with suggested findings and conditions.

General Plan:

CN (Commercial Neighborhood)

Zone:

CG (commercial General)

Environmental Status:

The request is covered by Categorical Exemption, Section 15301, Class 1 of the California Environmental Quality Act.

Coastal Status:

Not Applicable

Existing Use:

Vacant commercial suite

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated November 4, 2019