



# City of Huntington Beach

File #: 20-1732

MEETING DATE: 7/29/2020

## ZONING ADMINISTRATOR STAFF REPORT

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

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-014 (BEALE'S TEXAS BBQ BEER AND WINE)**

**REQUEST:**  
To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a 2,492 sq. ft. eating and drinking establishment.

**LOCATION:**  
16400 Pacific Coast Highway Unit 117, 92649 (north side of Pacific Coast Hwy. between Admiralty Dr. and Anderson St.)

**APPLICANT:**  
Brett Beale, 16400 Pacific Coast Highway Unit 117, Huntington Beach, CA 92649

**PROPERTY OWNER:**  
Peter's Landing Property Owner LLC, 5 Peters Canyon Road, Suite 350, Irvine, CA 92606

### **STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-014 with suggested findings and conditions of approval.

**General Plan:**  
CV (Commercial Visitor)

**Zone:**  
CV - CZ (Commercial Visitor - Coastal Zone Overlay)

**Environmental Status:**  
The request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental

Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Commercial Shopping Center