



City of Huntington Beach

File #: 21-647

MEETING DATE: 9/1/2021

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner

SUBJECT:
ENTITLEMENT PLAN AMENDMENT NO. 21-004 (BEALE'S TEXAS BBQ ALCOHOL)

REQUEST:

To amend Conditional Use Permit No. 20-014 to permit the sale, service, and consumption of alcohol (ABC License Type 47) within a 2,492 sq. ft. eating and drinking establishment.

LOCATION:

16400 Pacific Coast Highway #117, 92649 (northeast corner of PCH and Anderson St.)

APPLICANT:

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

**PROPERTY
OWNER:**

Pendulum Partners, 5 Peters Canyon Road, Suite 350, Irvine, CA 92606

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Entitlement Amendment No. 21-004 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:

Restaurant

ATTACHMENTS:

1. Suggested findings and conditions of approval
2. Plans received and dated July 13, 2021