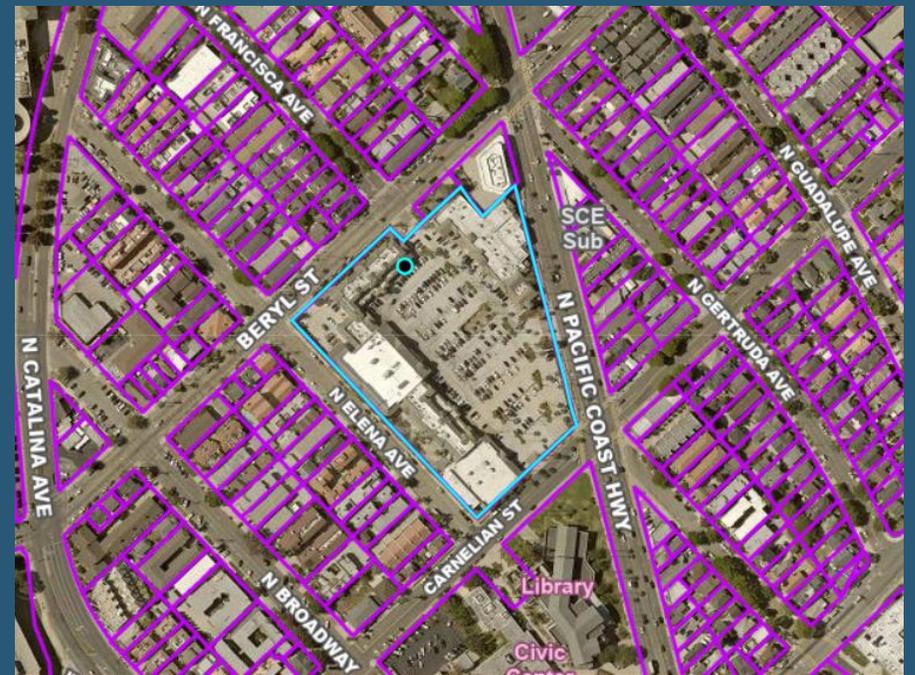
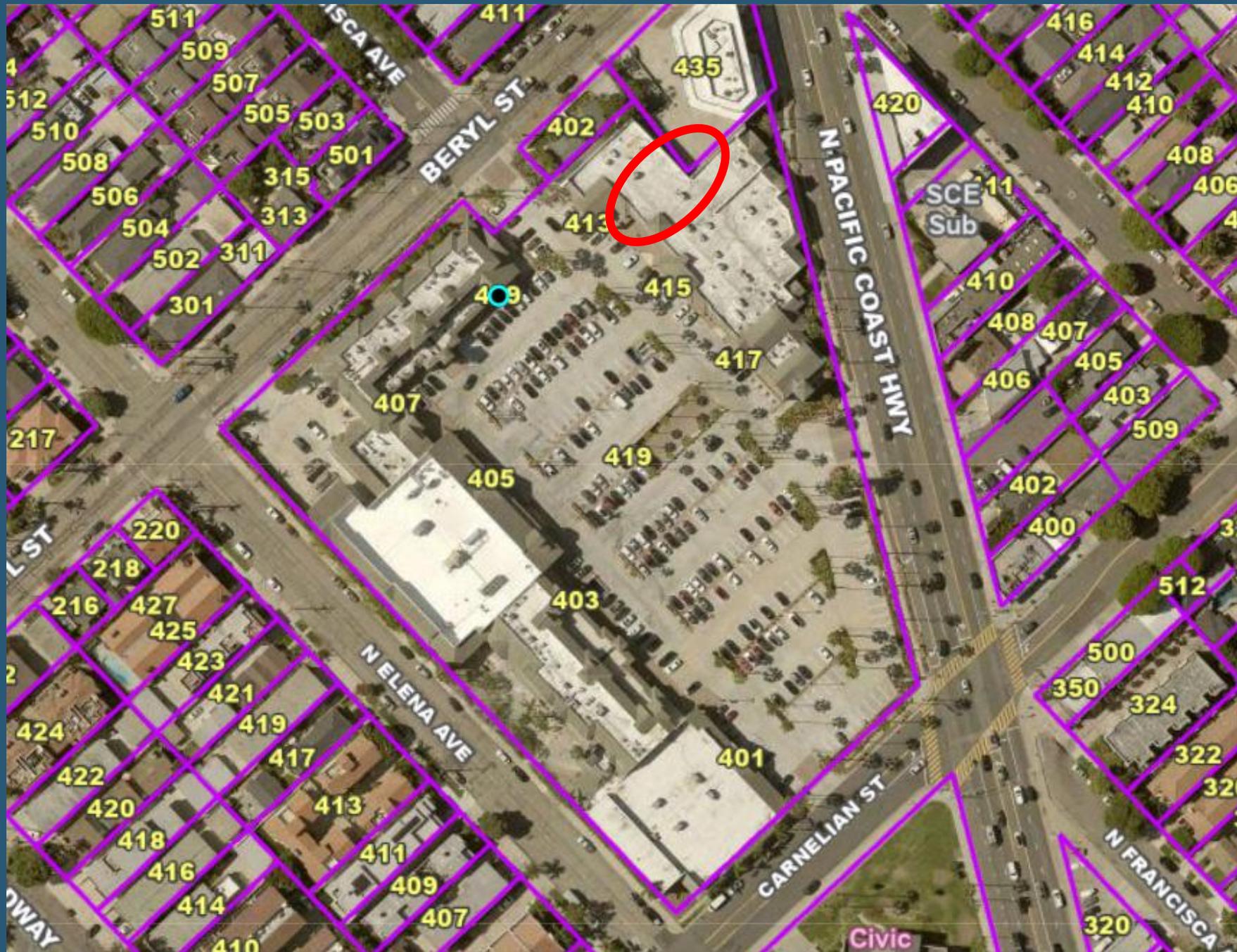


PUBLIC HEARING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION AND CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW RESTAURANT BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 413 N. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2A) ZONE. (CASE NO. 2025-0247)

Project Overview

- Located on the west side of N. Pacific Coast Highway, north of Carnelian St.
- Site is Zoned Commercial (C-2A)
- Properties to the north and west are zoned Multi-family residential (R-3A)
- Properties to the east zoned Commercial (C-2B)
- Properties to the south are zoned Public & Institutional (P-CIV)
- Lot size is 257,349 SF
- 107,396 SF two-story, multi-tenant commercial building
- Two-way driveway on N PCH, Beryl St., & Carnelian St.
- Tenant Space is 2,533 SF

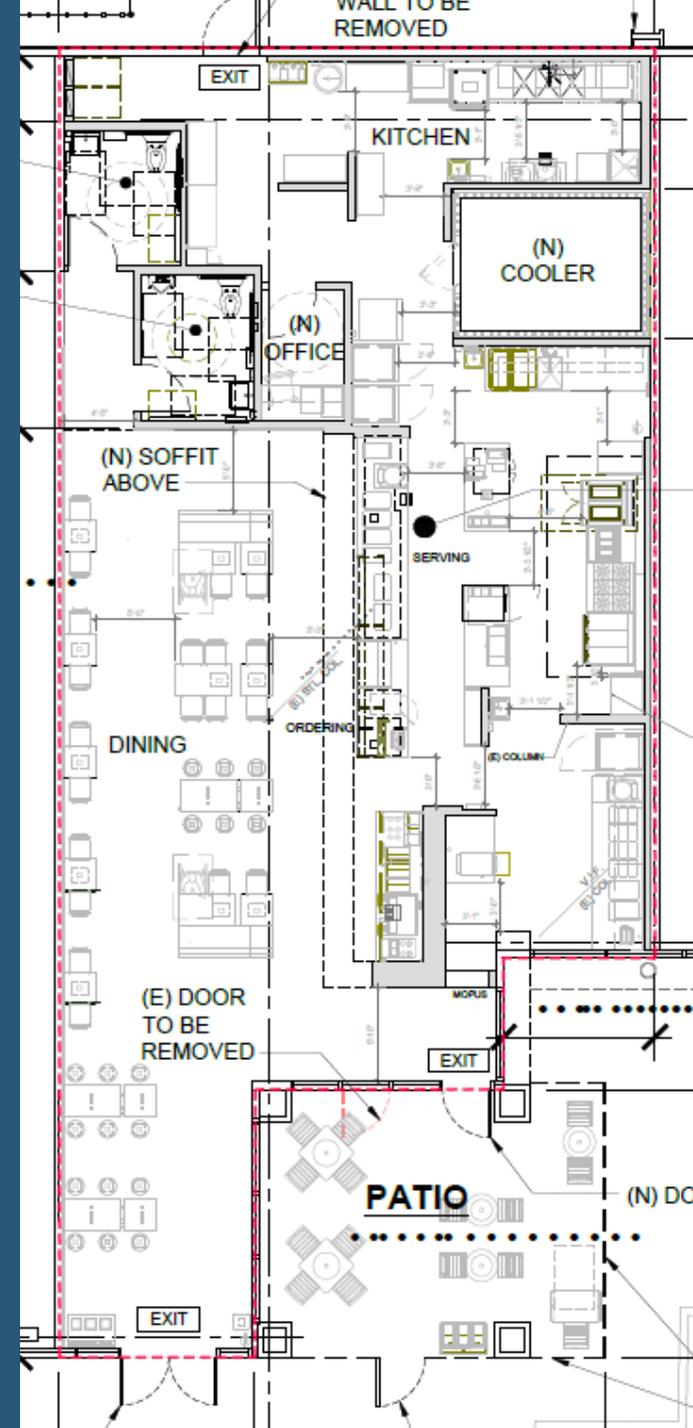






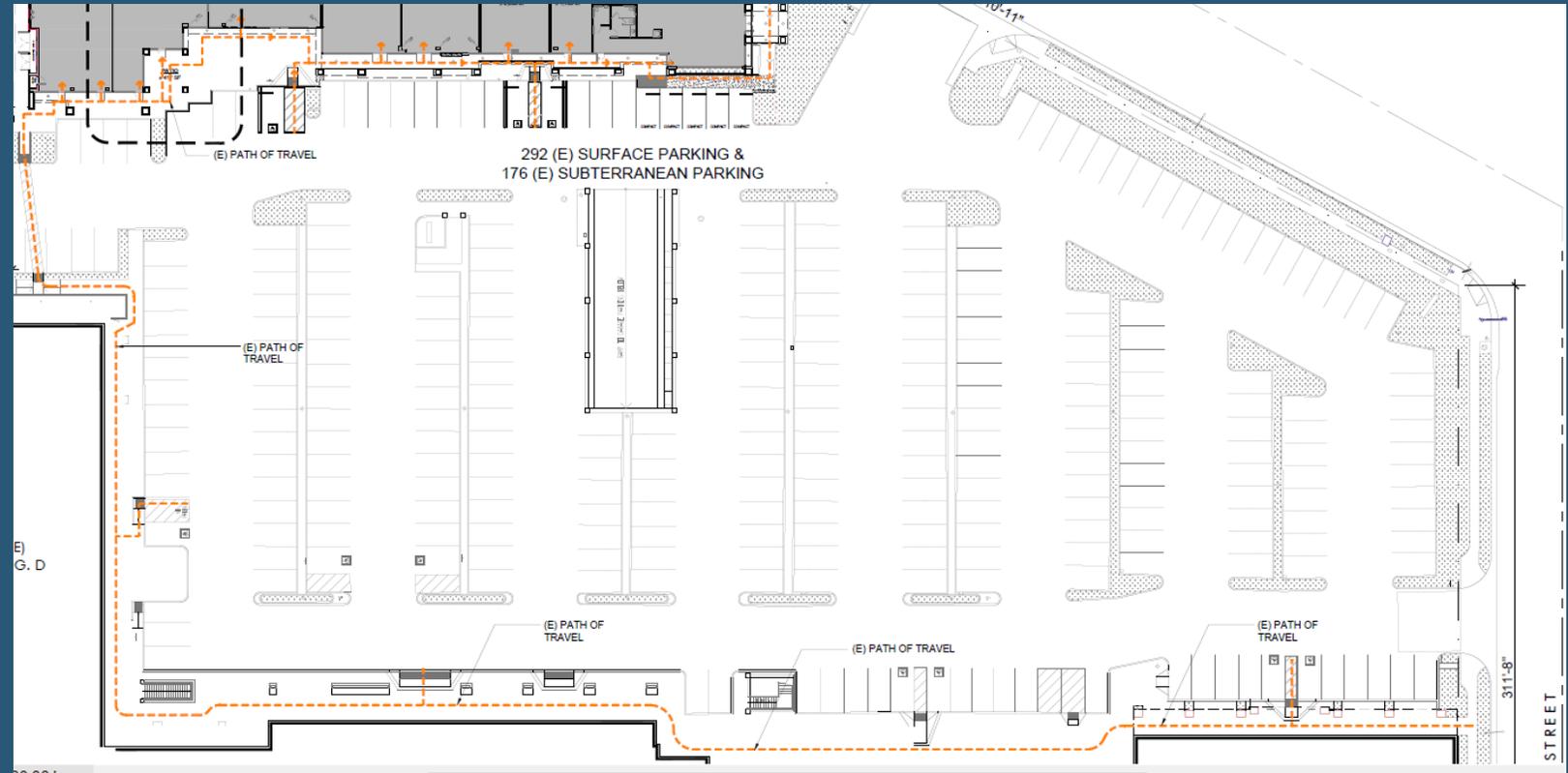
Proposed Project

- 56 total seats, noise will be limited to background music.
- Proposed Business Operation
 - Monday–Sunday: 10:45AM–12:00PM
 - 12 employees at peak, 40 total employed
- New 417 square feet outdoor dining area
- Interior changes consist of new dining areas, kitchen, coolers, and food preparation areas.
- The pet store will be diminishing in size in order to fit the Chipotle.



Parking

- Existing plaza contains 468 parking spaces
 - Proposed use requires 11 parking spaces.
 - Surplus of 53 spaces are noted during peak weekday conditions.
 - Surplus of 76 spaces are available on weekends.



CUP Findings – Section 10-5.2506

- The project conforms with the General Plan.
- The site for the proposed use has adequate access.
- The proposed use does not have an adverse effect on abutting property.
- Additional Conditions have been added:
 - That the business obtains all necessary alcohol licenses from the California Department Alcoholic Beverage Control if alcohol is to be served on the premises.
 - That the business be permitted to operate between the hours of 10:45am to 11:00pm, Seven (7) days a week.
 - The use shall not have live entertainment or any amplified music from the exterior of the business.

RECOMMENDATION

The Planning Department recommends that the Planning Commission make the findings as set forth in the staff report, adopt an Exemption Declaration, and grant the requested Conditional Use Permit subject to the plans and applications submitted.