

PROJECT DESCRIPTION

APPLICANT: KING BROTHER HOLDING CORP.
DBA: BURRATINO PIZZA

LOCATION: 7451 EDINGER AVE. #104
HUNTINGTON BEACH, CA 92678

REQUEST: **CONDITIONAL USE PERMIT TO ALLOW THE SALE OF BEER & WINE FOR ON-SITE CONSUMPTION AND IN CONJUNCTION WITH AN OPERATING RESTAURANT**

The applicant King Brother Holding Corp. is requesting a Conditional Use Permit to allow the sale of beer & wine for on-site consumption in conjunction with an operating Burratino Pizza restaurant. The restaurant will operate with an ABC Type #41 License to allow the sale of a beer & wine at a bona-fide eating establishment.

The project site consists of 3 parcels totaling 12.1 acres and is located along the northside of Edinger Ave., near the intersection with Gothard St. The property has frontage along both Edinger Ave and Gothard St. The site is located in the SP14 zone and labeled M-SP Mixed Use under General Plan land use designations. Abutting properties in each direction are also zoned SP14, and include a variety of commercial uses. The subject site is developed with a multi-story mixed use building, which includes retail uses on the ground floor and 487 residential units on the upper floors. Based on the on-site uses, the site requires 735 spaces and offers 782 on-site parking spaces. Thirty (30) of the on-site parking spaces are intended for the use of the retail tenants, and a number of surface parking spaces are located directly in front of the restaurant. The site also offers 141 bicycle parking spaces. Vehicular access to the site is available via Edinger Ave and Gothard St.

The operating Burratino Pizza restaurant occupies Suite #104 on the ground floor of Building 1B, adjacent to Edinger Ave. The restaurant area includes a 1,235 sf interior with 12 seats. The restaurant employs approximately 25 people, with anywhere from 2-12 on-site depending on time of day, time of year and anticipated patron traffic. The restaurant's hours of operation are 10am to 11pm daily. Proposed hours of beer and wine sales will be the same as hours of operation.

The on-site sale and consumption of beer & wine in conjunction with the operation of a bona fide restaurant is a pedestrian-oriented use that is consistent with the surrounding area within the SP14 zoning designation. The sale of beer & wine is an expected amenity in similar restaurant operations and would add to the amenities available to residents and visitors alike. The on-site sale and consumption of beer & wine in conjunction with the operation of a restaurant would also promote a diverse economic base and long-term economic contribution to the city.

The continued operation of the restaurant with ancillary beer & wine sales for on-site consumption is consistent with the land use and activities of the surrounding area. The operation of a restaurant is allowed by right in this zone, and the incidental sale of beer & wine is permitted with the approval of a Conditional Use Permit request. The use will operate in accordance with all City laws, ordinances, and operating conditions may be included to address any perceived issues with the request's compatibility with the surrounding area. Unlike nightclubs or bars, restaurants are not typically considered a problematic use. It has been found that beer & wine sales in conjunction with a bona-fide eating establishment does not encourage activities that cause negative effects on the surrounding areas. The on-site sale and consumption of beer & wine is ancillary to the primary restaurant use and no off-site sales are proposed. No live entertainment or dancing is proposed. The existing restaurant will continue to operate as a bona-fide restaurant and the approval of the subject request will not alter the overall character of the area.

The applicants enjoy being a part of the Huntington Beach community and would appreciate your support of their Conditional Use Permit request.