



# **Appeal of the Zoning Administrator's Approval of Conditional Use Permit No. 25-014**

HB Sports Complex  
7300 Talbert Street  
August 5, 2025

# Request

To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex.



# Project Location

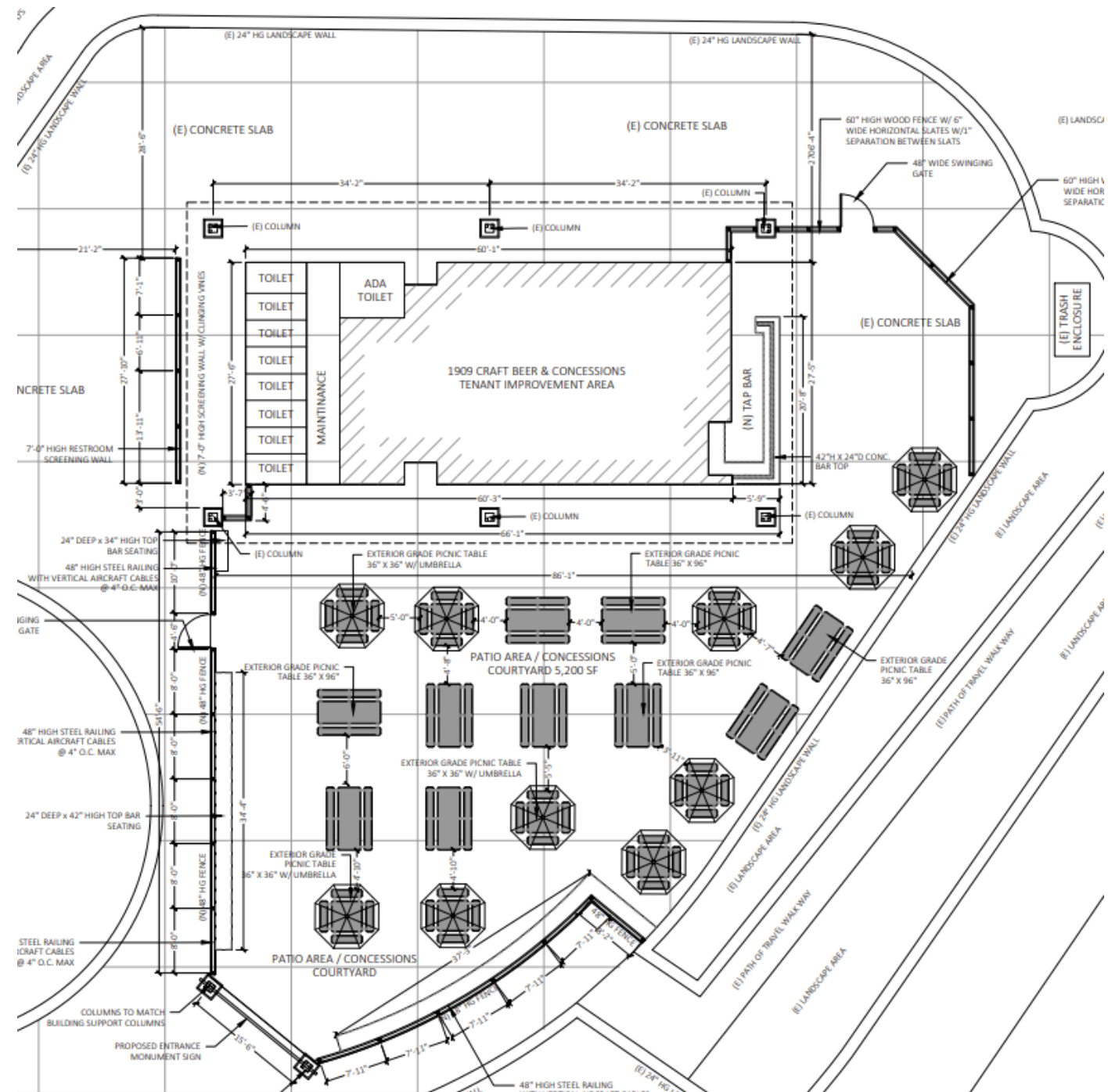
- General Plan – OS-P
- Zoning – OS-PR





# Site Plan

- Approx. 5,200 sq. ft. enclosed patio area
- Table service seating area
- 48" high barrier fencing
- Restrooms accessible from outside dining area



# Analysis

## CUP – ZA Approval

- Land Use Compatibility
  - PD conditions regulating alcohol sales and service
  - Full table service – dine-in guests order/serve at tables
  - Alcohol ancillary to eating & drinking establishment
- Site Layout & Design
  - Fencing conditioned to prevent passing of alcoholic beverages through the barrier
  - Plan revised to provide restroom access to public

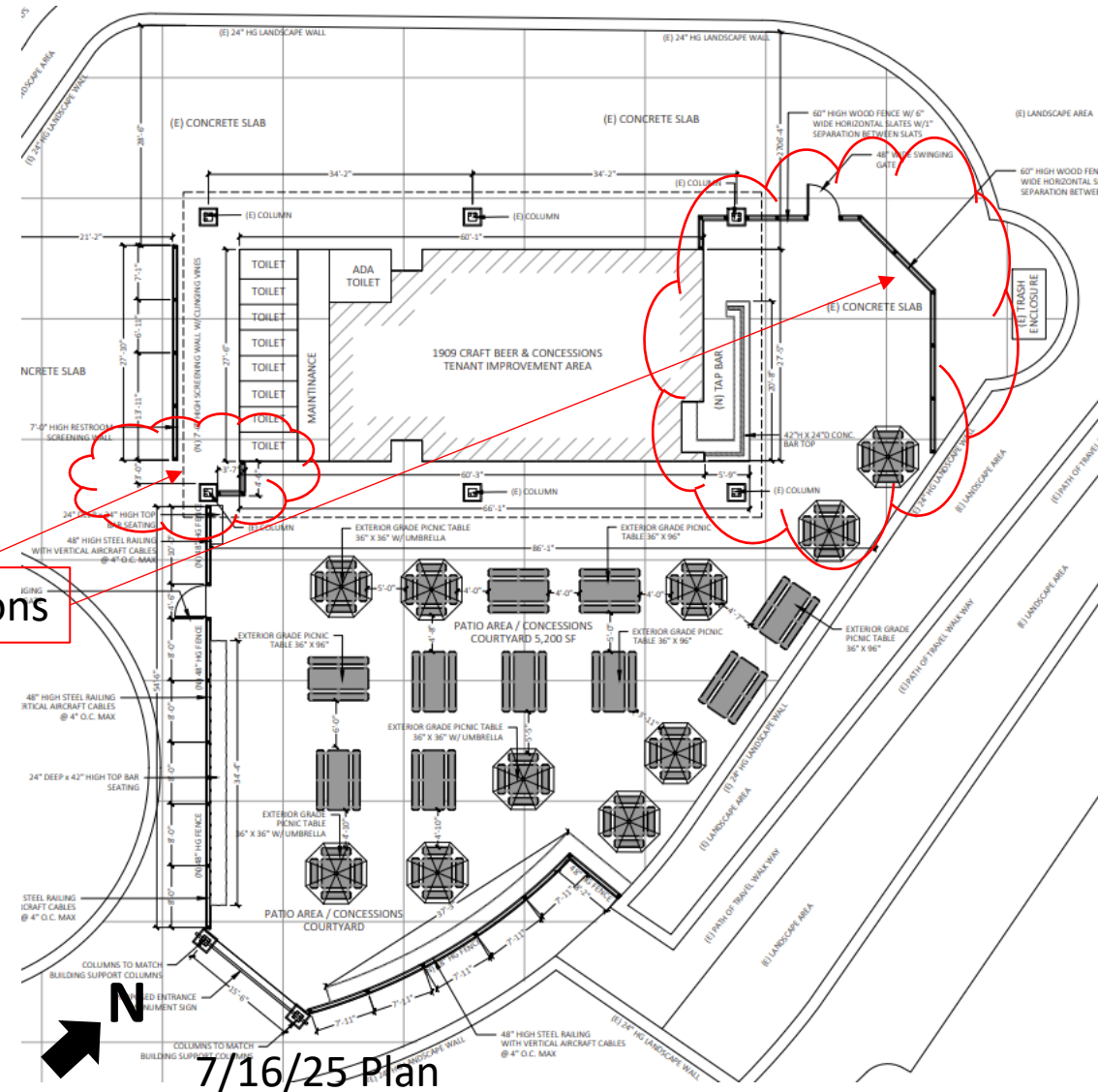
## Appeal

- Filed by Commissioner Pellman on 7/23/25
- Concerns with new plans received on hearing date
- Public questions not addressed to the appellant's satisfaction



[illegible]

# Revisions





# Renderings



# Recommendation

The Planning Commission may approve the proposed project based on the suggested findings and conditions of approval:

- Complies with the General Plan and zoning ordinance
- Provides an enhanced amenity within the Huntington Beach Sports Complex
- Use is ancillary to existing eating and drinking establishment and HB Sports Complex
- Conditions of approval have been incorporated to ensure safe service of beer and wine and compliance with all applicable laws and regulations

