

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Council Chambers - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, MARCH 5, 2025 - 1:30 P.M.

ZONING ADMINISTRATOR: Joanna Cortez

STAFF MEMBER: Hayden Beckman, Patty Malagon, Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 24-029 (WET DOG TAVERN):

APPLICANT/
BUSINESS OWNER: Kammy Major, Wet Dog Industries, 19696 Beach Blvd., Huntington Beach, CA 92648

PROPERTY OWNER: Regency Centers, 915 Wilshire Blvd., Ste. 2200 Los Angeles, CA 90017

REQUEST: To permit the on-site sale, service, and consumption of alcohol (ABC License Type 47), live entertainment consisting of live bands (5 members), karaoke, disc jockey, comedians, and painting within the interior of an existing 2,068 sq. ft. indoor restaurant. In addition, the request includes on-site sale, service and consumption of alcohol within an existing outdoor 292 sq. ft. patio.

ENVIRONMENTAL STATUS: The proposed project is covered by Categorical Exemption, Section 15301, Class 01, California Environmental Quality Act.

LOCATION: 19696 Beach Blvd., 92648 (East side of Beach Blvd., between Yorktown Ave. and Adams Ave. - Newland Center)

CITY CONTACT: Patty Malagon

Patty Malagon, Associate Planner, reported that staff is requesting a continuance to the March 19, 2025 meeting.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Lisa Ferraro, adjacent business owner, is in support of the item but stated concern with the live entertainment request because it won't align with the existing family-friendly businesses. She cited that the restaurant use to operate in the downtown area where it had numerous issues reported to law enforcement and local neighboring business owners reporting them as a nuisance for noise. She noted that the standard alcohol serving hours should be included as part of the conditions of approval for the request.

THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mrs. Cortez stated that she would continue the project at staff's request.

**CONDITIONAL USE PERMIT NO. 24-029 WAS CONTINUED TO THE MARCH 19, 2025,
ZONING ADMINISTRATOR MEETING.**

**THE MEETING WAS ADJOURNED AT 1:35 P.M. TO THE NEXT REGULARLY SCHEDULED
MEETING ON WEDNESDAY, MARCH 19, 2025, AT 1:30 P. M.**



Joanna Cortez
Zoning Administrator

JC:mr