



Appeal of the Planning Commission's Approval of Conditional Use Permit No. 25-007 and No. 25-014

HB Sports Complex

18260 Goldenwest Street & 7300 Talbert Street

September 2, 2025

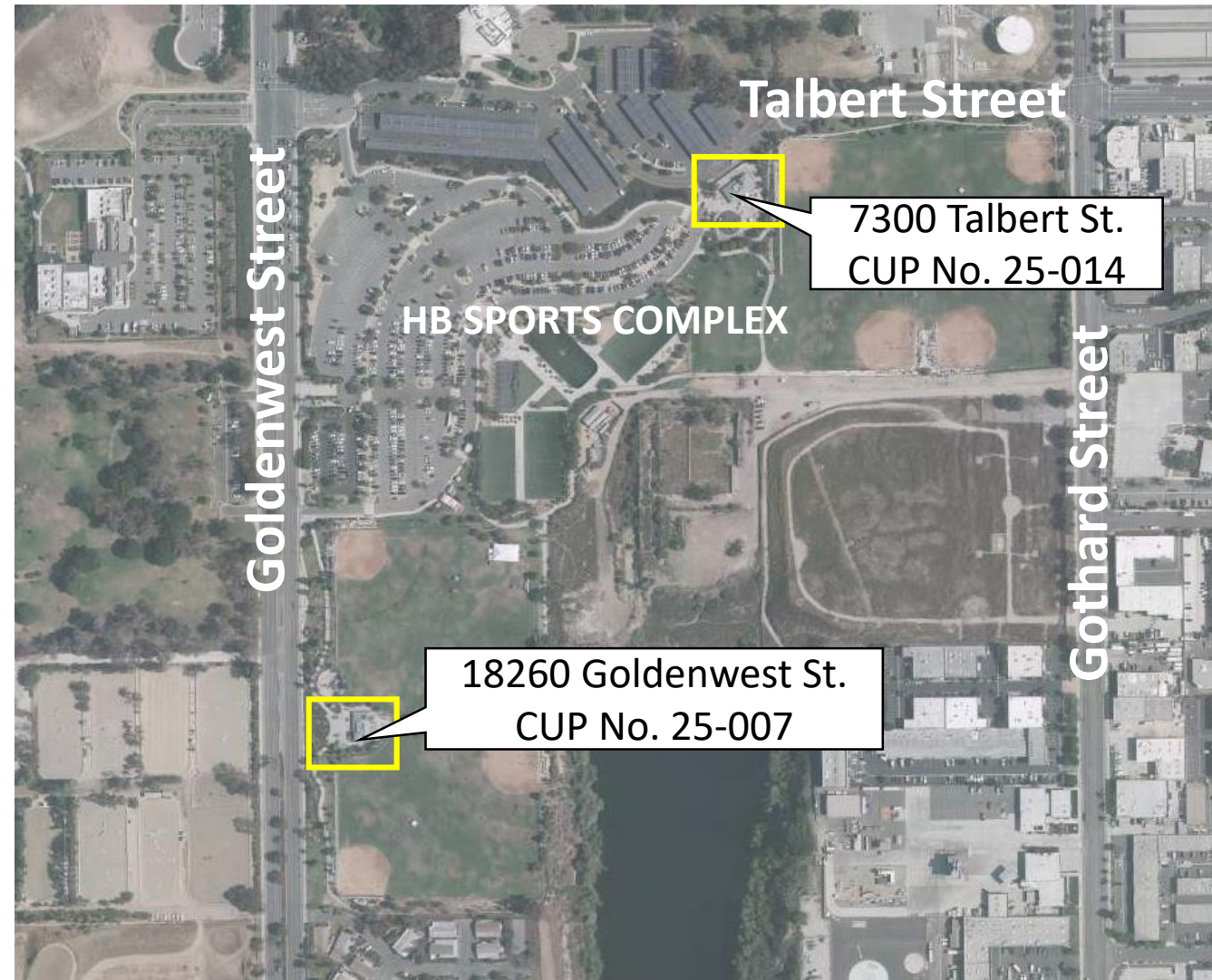
Request

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 two locations at the Huntington Beach Sports Complex.



Project Location

- General Plan – OS-P
- Zoning – OS-PR
- Two existing eating and drinking establishments within Sports Complex

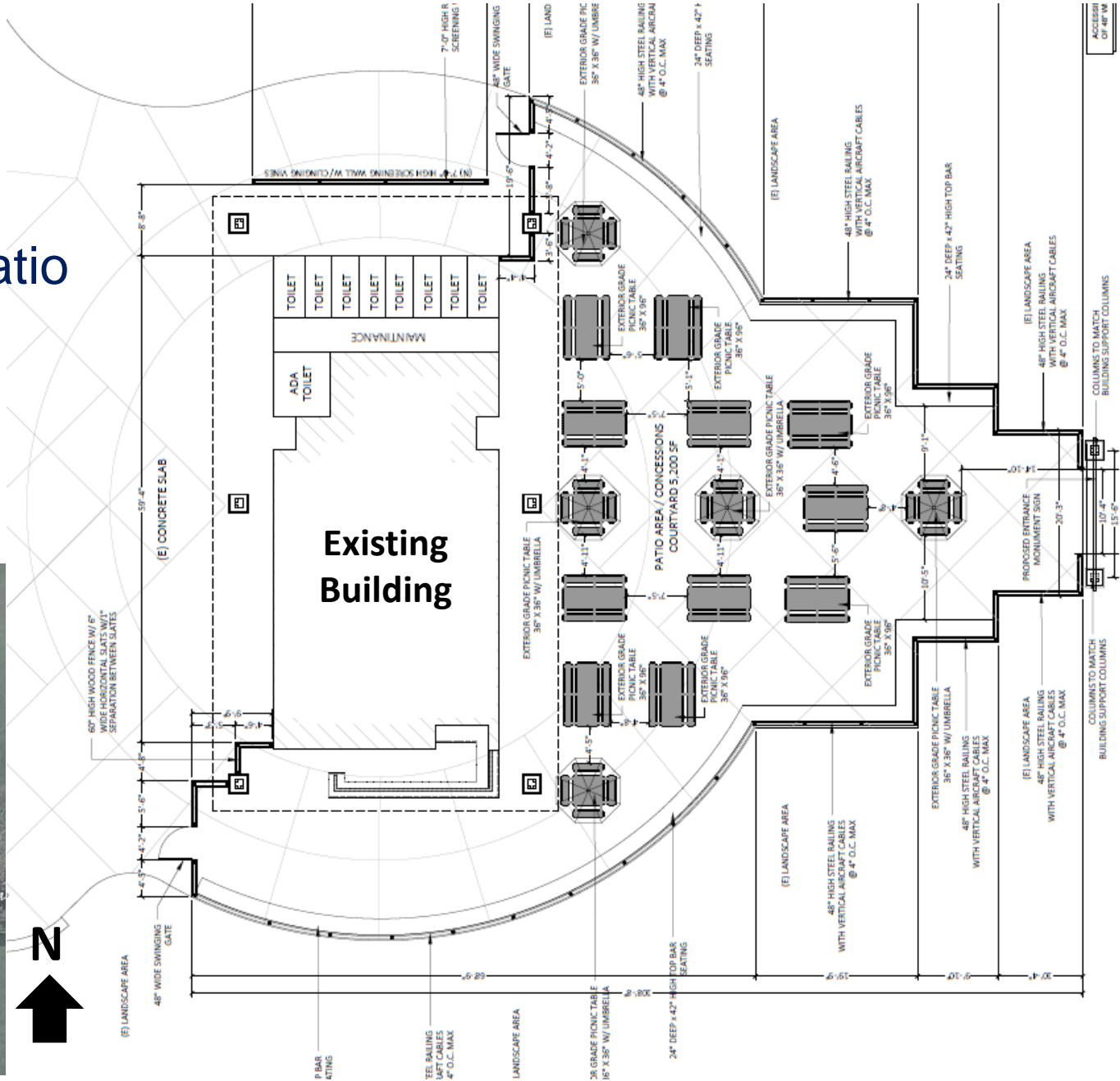


Background

- Jan/ May 2024: City released RFP for operation of the Sports Complex concessions
 - RFP contemplated potential sale of alcohol
- Sept. 2024: City Council unanimously voted to award contract to *1909: Craft Beer and Concessions*
 - Agreement enabled alcohol service if required permits from City and ABC are obtained
 - There were no speakers and one written communication in support
- July 2025: Zoning Administrator approved CUP Nos. 25-007 & 25-014
 - Added conditions of approval
 - Five speakers during hearing speaking both in support and opposition
- Aug. 2025: Planning Commission approved CUP Nos. 25-007 & 25-014 with added and modified conditions of approval

(18260 Goldenwest St.)

- Approx. 5,200 sq. ft. enclosed patio
- Table service seating area
- Restrooms outside fenced patio
- Approx. 80 ft. to playground



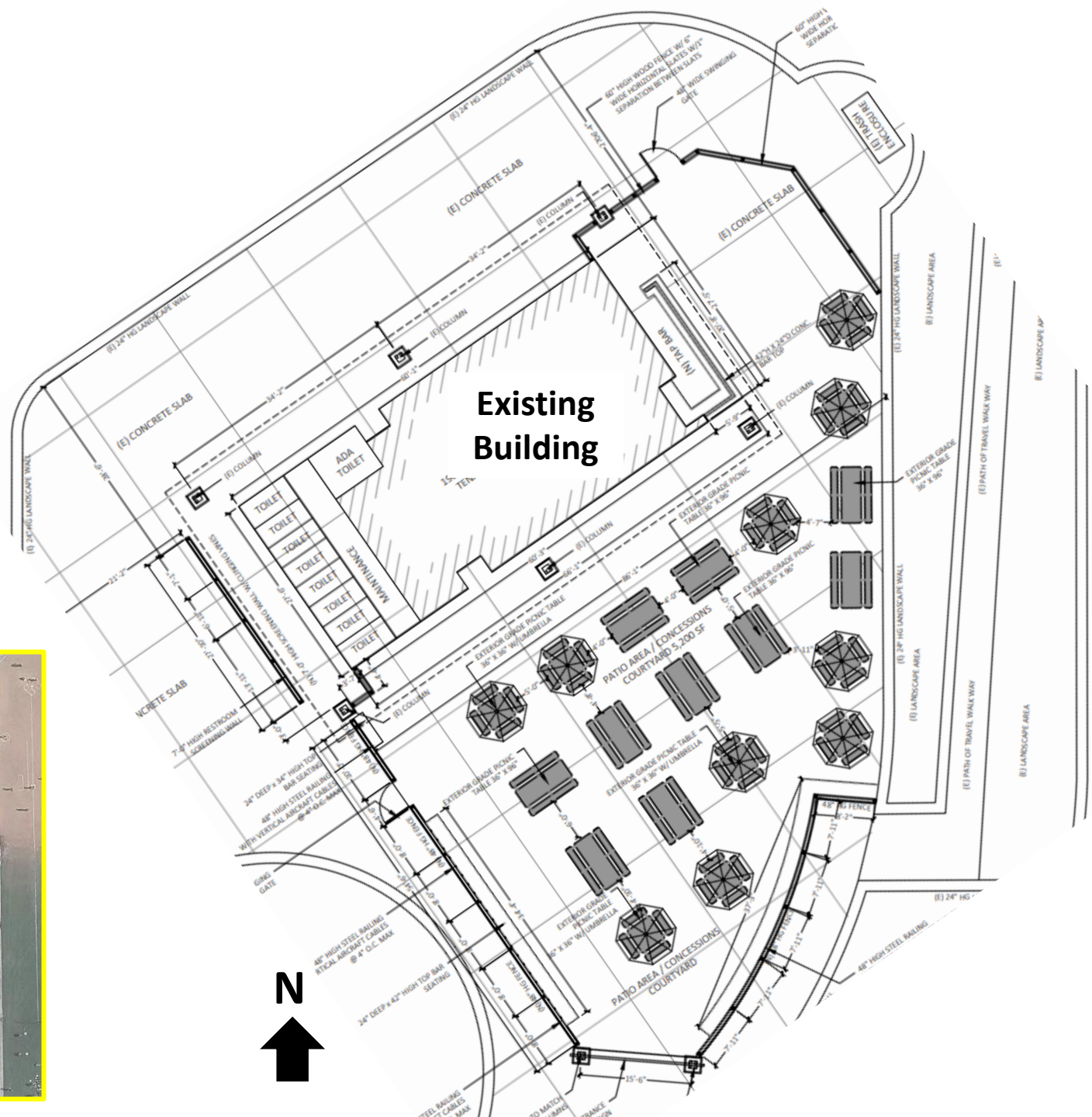
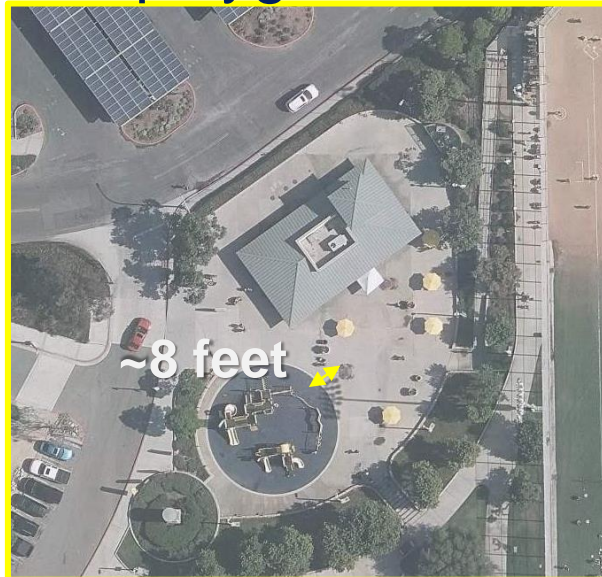
Renderings



Site Plan

(7300 Talbert St.)

- Approx. 5,200 sq. ft. enclosed patio
- Table service seating area
- Restrooms outside fenced patio
- Approx. 8 ft. to playground



Renderings



Analysis

Considerations and 8/5/25 Public Hearing

- Received letters of support and opposition
 - Support: Elevate experience, support local business, offer menu options
 - Oppose: Unsafe near children, cause accidents
- 14 speakers opposed at hearing
 - Public safety, location, and proximity to youth, sports fields, and playgrounds
- 1 other location in Central Park (Kathy May's Cafe) currently serves alcohol
- ABC Type 41 licenses to be obtained prior to beer and wine service

Analysis (cont.)

PC Approval with revised conditions including:

- Requiring outdoor dining barrier to be of a solid material in lieu of cables
- Adding delineators for clear path to designated customer walk up window
- Requiring beer and wine to be ordered **and consumed** from the dining/bar top tables only and delivered to guests by service staff
- Providing security staff during beer and wine service
- Limiting beer/wine service between noon to closing (no later than 10:00 PM)

Appeal

- Filed by Council Member Williams on 8/7/25
- Concerns raised by the public and during deliberation at PC meeting

Recommendation

The City Council 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 Sports Complex
- Use is ancillary to existing eating and drinking establishment and HB Sports Complex
- Conditions of approval incorporated to promote safe service of beer and wine and compliance with all applicable laws and regulations

