

**REVISED
NARRATIVE
4/29/24**

The Warner Springdale Shopping Center
(Southwestern Corner of Warner Avenue and Springdale Street)
Outdoor Dining with alcohol for Fritzankotter's Deli

Location:

Fritzankotter's Deli
5936 Warner Avenue
Huntington Beach, CA 92649

Request:

To allow for the existing restaurant (1,657 sq. ft.) to add an outdoor patio area (approximately 473 sq. ft.) for dining with alcohol sales.

Project Description:

The proposed outdoor dining will consist of 3 picnic tables seating 12 people and 1 regular table with 2 chairs adjustable for accessible dining. The area will be fenced to comply with the City's provisions for outdoor alcohol sales. The fence is proposed to be 36" in height. The outdoor dining area will be 19 feet wide by 27 feet deep, excluding the area for the access ramp, approximately 473 square feet total. The ABC request is for a License type 41. The hours of operation for the restaurant are 11:00 am to 9:00 pm. The outdoor dining area will be available during the same hours.

The existing operating procedures are for the customer to place an order at the counter, then pay and wait for their order to be called before pickup. The outdoor dining customers will do the same except alcohol sales will be delivered to the outdoor tables by restaurant staff.

Zoning and
General Plan:

The property is currently zoned Commercial General (CG) and the General Plan designation is General Commercial.

Site History:

Fritzankotter's is the oldest deli in Huntington Beach, started in the 1970's. The last approved layout for the center in 1993 provided 423 total parking spaces. Nine parking spaces were added after the change from a bank use and the addition of a drive thru restaurant. The existing total parking supply in the center is 431 spaces with 11 accessible spaces. The proposed outdoor dining area results in the removal of 3 parking spaces. Three additional spaces have been removed for other tenants, Surf Dogs Sports Grill (1 space) and Café Cup (2 spaces) and are not counted in the total parking supply. The current mix of uses requires 402 parking spaces to meet the Zoning Code requirement, therefore the loss of three additional spaces will not result in the center falling short of the City parking standards (see attached chart).

Outdoor dining was previously allowed during COVID as a temporary use, this request is to continue using the outdoor area permanently. The indoor dining accommodates 60 seats and the outdoor dining will add 14 seats.

Surrounding Uses:

North-General Commercial
East-General Commercial
South- Multi Family Residential
West-Flood Channel with Single Family Residential beyond

Environmental Status:

There are no significant environmental impacts associated with this project.

Land Use Compatibility:

The proposed project is compatible with existing businesses and residential in the area for the following reasons: The proposed activity will not generate any unusual noise. Any noise generated will comply with the standards set forth in the noise ordinance of the City's municipal code. Hours of operation will be limited to avoid late night conflicts with adjacent residential uses.

Warner/Springdale Shopping Center
Parking Requirements

<u>Retail</u>	<u>Restaurant</u>	<u>Office (Gen.)</u>	<u>Office (Med.)</u>	<u>Total</u>
46,844 sf.	11,600 sf.	4,342 sf.	6,026 sf.	68,812 sf.

Parking Required

@1/200 234 sp.	@1/100 116 sp.	@1/250 17 sp.	@1/175 34 sp.	402 sp.
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Total Parking Required:	402 spaces	
Current on-site Total:	431 spaces	(with 11 Accessible Spaces)
Existing Surplus:	30 spaces	
Request to Remove:	3 spaces	
New Surplus:	26 spaces	

4/29/24

WARNER/SPRINGDALE SHOPPING CENTER

ADDRESS	USE				PARKING REQUIREMENTS
	RETAIL	RESTAURANT	OFFICE GENERAL	OFFICE MEDICAL	
5856 Warner Ave.		1568			15.68 sp
5858 Warner Ave.	30,000 sf				150.00 sp
5900 Warner Ave.	2,747 sf				13.73 sp
5902 Warner Ave.	1,558 sf				7.79 sp
5904 A Warner Ave.	1,072 sf				5.36 sp
5904 B Warner Ave.	1,072 sf				5.36 sp
5906 Warner Ave.	1,005 sf				5.02 sp
5910 Warner Ave.		1,943 sf			19.43 sp
2914-18 Warner Ave.	2,747 sf				13.73 sp
5920 Warner Ave.	804 sf				4.02 sp
5922-24 Warner Ave.			2,110 sf		8.44 sp
5926 Warner Ave.	1,105 sf				5.52 sp
5928 Warner Ave.	1,072 sf				5.36 sp
5930 Warner Ave.		1,313 sf			13.13 sp
5932 Warner Ave.		3,551 sf			35.51 sp
5936 Warner Ave.		1,657 sf			16.57 sp
5938 Warner Ave.	1,657 sf				8.28 sp
5940 Warner Ave.	1,013 sf				5.06 sp
5944-48 Warner Ave.				2,026 sf	11.57 sp
5952 Warner Ave.			1,013 sf		4.05 sp
5956 Warner Ave.			1,219 sf		4.87 sp
*5960 Warner Ave.	992 sf				4.96 sp
5966 Warner Ave.		1,568 sf			15.68 sp
17071 Springdale St.				4,000 sf	22.85 sp
TOTALS	46,844 sf	11,600 sf	4,342 sf	6,026 sf	
	68,812 sf				402 sp

*Vacant (counted as Retail)

3/8/24

There are seven Accessor's Parcel Numbers for the Shopping Center not counting the gas station with the following property owners names.

APN 163-080-03
Esther Ann Beard
916 Silver Spur Road #210
Rolling Hills Estates, CA 90274

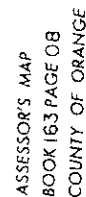
APN 163-080-08
Restaurants CJR
6923 Mission Viejo Parkway
Riverside, CA 92506

APN 163-080-10
APN 163-080-15
Springdale Warner
126101 Goldenwest St
Huntington Beach, CA 92647

APN 163-080-12
APN 163-080-13
Sancals Group
8885 Venice Blvd #200
Los Angeles, CA 90034

APN 163-080-14
John Paul Baklayan
16105 White Cap Lane
Huntington Beach, CA 92649

163-08



NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

MARCH 1967

PARCEL MAP
PARCEL MAP