

Letter of Request and Justification for Conditional Use Permit

(1/8/26 revision)

Address: 16612 Beach Boulevard, Suite C, Huntington Beach, CA 92647
Assessor Parcel Number: 107-401-32
Applicant: Alexander Lev Tambor
DBA: Distractions Lounge
Representative: Peter J. Blied

On behalf of applicant Alexander Lev Tabor, Peter Blied is applying for a Conditional Use Permit (CUP) requesting an upgrade of the established active state liquor license. The above-mentioned premises has an active type 42 (On Sale Beer and Wine Public Premises) and will be upgraded to a type 48 (On Sale Beer, Wine, and Distilled Spirits Public Premises).

The business desires to upgrade its active license to sell and serve distilled spirits in conjunction with an existing bar in a properly approved zone.

Description of Property and Improvements/Modifications:

The premises (APN 107-401-32) front a fully developed major street (Beach Boulevard) that includes sidewalk, curb, gutter, and a driveway providing vehicular access to the shopping center where the premises is located. The application does not propose any off-site improvements or modifications to the existing building or property.

Liquor License Background:

Per the Alcoholic Beverage Control (ABC) Department records, the premises has had a Type 42 License for 34 years; originally issued on December 30, 1991. Mr. Tabor has had the same type of license for 25 years; it was issued to the applicant by the ABC on October 10, 2000.

Operation Narrative:

As stated, there is no construction or any type of modifications to the interior or exterior of the premises. The establishment will be staffed by 4-5 employees, including a security guard (See Security Plan already in place at this premises). The **hours of operation will also remain the same, 12:00 pm through 12:00 am, Sunday through Thursday, and 12:00 pm through 2:00 am on Fridays and Saturdays.** The business operates as a commercial bar which is open to the public, serving drinks and food to customers. Improved management, training, and hiring practices have lead to a significant decrease in service calls as outlined in the letter provide by HBPD. As noted in the HBPD letter, there are very few calls for service and there have also been no recent wrongful allegations of this being a sex-oriented business. This is a lounge focused on serving refreshments, food and drinks, to customers in a fun, casual, relaxing and safe environment. Food options on premises are limited to prepackaged snacks and food items, but

the bar works with local restaurants nearby to provide meal service and also allows patrons to use food delivery services such as UberEats, GrubHub, etc. to obtain meals if desired.

Analysis:

The project proposal is to permit the upgrade of their existing license from a type 42 to a type 48 within an existing premises (Suite C) which is 1,250 SF in size. The Site Area is 29,814 SF. The property is within Zoning Designation SP 14, the Beach and Edinger Corridor Specific Plan (BECSP), which allows a type 48 with the approval of a Conditional Use Permit.

Environmental Impact Analysis:

The applicant has requested a Conditional Use permit for the on-sale of beer, wine, and adding distilled spirits, at an existing bar. The request is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). Therefore, pursuant to Section 15300.2 (c) and 15301 of Title 14 of the California Code of Regulations, there are no unusual circumstances with respect to the proposed project. This CUP request will have no significant effect on the environment and, therefore, the proposed project would be categorically exempt from the provisions of CEQA.

Thank you in advance for your assistance with this application. We look forward to taking the next steps to reach the Planning Commission for a full discussion and review of this request. Please do not hesitate to call or email me for any reason to assist with deeming this application complete and ready to advance to a public hearing.

Warmest Regards,

A handwritten signature in blue ink, appearing to read 'Peter J. Blied', is written over a light blue circular stamp.

Peter J. Blied