

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Lower Level, Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, JUNE 4, 2025 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Joanna Cortez

**STAFF MEMBER:** Wayne Carvalho, Marco Cuevas Jr., Michelle Romero

**PUBLIC COMMENTS:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 25-011 (CHUCK E CHEESE):**

APPLICANT: Maribel Alamillo, CEC Entertainment, LLC, 1707 Market Place Blvd., Suite 200, Irving, TX 75063

PROPERTY OWNER: GWBC L, 17220 Newhope Street, Suite 207, Fountain Valley, CA 92708-4285

REQUEST: To allow the on-site sale, service, and consumption of beer and wine (ABC Type 41 License) within an existing commercial recreation and entertainment establishment.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act (CEQA).

LOCATION: 15031 Goldenwest Street, 92647 (Southwest corner of Goldenwest Street at Bolsa Avenue)

CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Staff received no public comments on this item.

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

**THE PUBLIC HEARING WAS OPENED.**

Claudia Rivas, representative of applicant, had no comments or concerns with staff's recommendations.

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

Ms. Cortez stated that she would approve the request as recommended by staff.

**CONDITIONAL USE PERMIT NO. 25-011 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

## **FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project will allow for beer and wine service in conjunction with an existing 18,000 sq. ft. commercial recreation and entertainment establishment, and the project does not involve an expansion to an existing structure or an expansion in use.

## **FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-011:**

1. Conditional Use Permit No. 25-011 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within an existing 18,000 sq. ft. commercial recreation and entertainment business (Chuck E. Cheese) will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the use is located within an existing commercial center with other similar uses. The use is primarily a recreation and entertainment business with food sales and the request for alcohol service is ancillary to the recreation and entertainment elements. The project will not modify onsite vehicular circulation and will be provided with efficient vehicular ingress/egress from the adjacent rights-of-way. The project will be adequately parked and will not have any significant impacts onto abutting properties. Based upon the conditions imposed, doors shall remain closed during business hours and all activities must occur within the interior of the building to ensure the proposed use will not be detrimental to the surrounding uses.
2. The granting of Conditional Use Permit No. 25-011 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within an existing 18,000 sq. ft. commercial recreation and entertainment business will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CG (Commercial General) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

### *Land Use Element*

*Goal LU-11:* Commercial land uses provide goods and services to meet regional and local needs.

*Policy LU-11 (A):* Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

*Policy LU-13 (A):* Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area. The requested entitlement amendment will accommodate existing commercial development by allowing the on-site sale, service, and consumption of beer and wine in conjunction with a permitted commercial recreation and entertainment establishment. The proposed use will market its services to local residents thereby expanding the service-based commercial opportunities in the City.

The request will expand the range of goods and services provided in the area by permitting the ancillary sale of beer and wine in conjunction with an existing commercial recreation and entertainment establishment with food service in a safe manner for residents and customers from the surrounding area. The existing establishment provides expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The proposed use is situated within an existing commercial center near the southwest corner of Goldenwest Street and Bolsa Avenue and provides adequate parking and accessibility.

3. The granting of Conditional Use Permit No. 25-011 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within an existing 18,000 sq. ft. commercial recreation and entertainment business will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because beer and wine sales within eating and drinking establishments are permitted subject to a Conditional Use Permit within the Huntington Beach Zoning and Subdivision Ordinance pursuant to Section 211.04. The commercial recreation and entertainment establishment with food sales is located within an existing commercial building, which conforms to applicable site development standards, including parking.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-011:**

1. The site plan, floor plan, and narrative received and dated March 25, 2025, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. The hours of operation shall be limited to the following:
    - i. Sunday - Thursday: 11:00 AM – 9:00 PM
    - ii. Friday: 11:00 AM – 10:00 PM
    - iii. Saturday: 10:00 AM – 10:00 PM
  - b. During business hours, all entry and exit doors shall remain closed and unlocked.
  - c. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. **(PD)**
  - d. No carryout alcohol sales shall be permitted. All alcoholic beverages shall be consumed within the restaurant. **(PD)**
  - e. Food service from the regular menu must be available to patrons up to one hour before the scheduled closing time, including a cook and food servers shall be on duty. **(PD)**
  - f. An employee of the alcohol business must monitor all areas where alcohol is served. **(PD)**
  - g. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**

- h. Games or contests requiring or involving the consumption of alcoholic beverages Are prohibited. **(PD)**
  - i. All employees engaged in the sale or service of alcohol shall complete mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 60 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
  - j. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden. **(PD)**
  - k. Dancing and/or dance floor and/or live entertainment is prohibited. (Note: a new or amended Conditional Use Permit and an Entertainment Permit issued by the City is required for these additional services.) **(PD)**
  - l. Clearly legible signage shall be affixed inside the restaurant entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
  - m. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
  - n. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. **(PD)**
  - o. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
  - p. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
  - q. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The camera's minimum recording requirements shall be clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
  - r. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**
3. CUP No. 25-011 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a

written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

4. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

#### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

#### **ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 25-006 (GILBERT RESIDENCE):**

APPLICANT:	Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648
PROPERTY OWNER:	John and Diane Gilbert, 17407 76th Avenue, Edmonds, WA 98026-5008
REQUEST:	To construct a new two-story single-family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an overall height of 30 ft.
ENVIRONMENTAL STATUS:	The proposed project is covered by Section 15301, Class 1 of the California Environmental Quality Act (CEQA).
LOCATION:	16961 Coral Cay Lane, 92649 (North portion of Coral Cay Lane at the corner of Marinabay Drive)
CITY CONTACT:	Marco Cuevas Jr.

Marco Cuevas Jr., Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Staff received no public comments on this item.

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

**THE PUBLIC HEARING WAS OPENED.**

Jeffrey Dahl, applicant, had no comments or concerns with staff's recommendations, and confirmed that preliminary approval was given from the HOA.

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

Ms. Cortez stated that she would approve the request along with the following modification:

- Landscaping is to be kept low, in front of the fourth car garage, in order to ensure that there is enough vehicle mobility.

**COASTAL DEVELOPMENT PERMIT NO. 25-006 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because the project would develop a new single-family residence within an existing urbanized residential zone.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 25-006:**

1. Coastal Development Permit No. 25-006 to permit the construction of a new two-story single family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an overall height of 30 ft., conforms with the General Plan, including the Local Coastal Program because the project is consistent with the Coastal Element Land use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will occur entirely on a developed site, contiguous to properties developed with existing single-family residential uses.
2. Coastal Development Permit No. 25-006 to permit the construction of a new two-story single family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an overall height of 30 ft. is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards.
3. At the time of occupancy, the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because Coastal Development Permit No. 25-006 to permit the construction of a new two-story single family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an overall height of 30 ft. is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 25-006 to permit the construction of a new two-story single-family residence measuring approximately 4,987 sq. ft. with an attached four-car garage at an

overall height of 30 ft. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 25-006:**

1. The site plan, floor plans, and elevations received March 27, 2025, shall be the conceptually approved layout.
2. Landscaping located along the front setback fronting the side entry garage and adjacent front walkway shall remain low to allow for access into the garage.
3. Prior to submittal of building permits, the following shall be completed: Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
4. During demolition, grading, site development, and/or construction, the following shall be completed:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
5. Prior to issuance of final building permits, the following shall be completed:
  - a. All improvements must be completed in accordance with approved plans.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Coastal Development Permit No. 25-006 shall become null and void unless exercised within two years of the date of final approval or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit

is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

8. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**ITEM 3: COASTAL DEVELOPMENT PERMIT NOS. 24-018 THRU 24-027 (10 SINGLE FAMILY RESIDENCES):**

APPLICANT:	Grant Keene, WJK Development, 16520 Bake Parkway #105, Irvine, CA 92618
PROPERTY OWNER:	1810 PCH HB LLC, 28392 Airoso St., Rancho Mission Viejo, CA 92694
REQUEST:	To construct 10 new, 3-story single-family residences on individual lots. The 3-to-4-bedroom homes range between 3,420 sq. ft. to 4,011 sq. ft. in size with attached 2-to 3-car garages at a height of up to 35 ft. Four (4) lots include ground floor accessory dwelling units (ADUs) ranging from 412 sq. ft. to 458 sq. ft. in size. All dwellings are designed with upper-level balconies and roof top decks.
ENVIRONMENTAL STATUS:	This request is covered by Section 15332, Class 32, of the California Environmental Quality Act (CEQA).
LOCATION:	1802-1820 Pacific Coast Highway, 92648 (Inland side of PCH, between 18th St. and 19th St.)
CITY CONTACT:	Wayne Carvalho

Wayne Carvalho, Contract Principal Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive



summary. Staff received no public comments on this item. Staff added one new condition for clarity, the 19' ft. dimension for the required parallel parking space along the allies for lots, three through seven.

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

#### **THE PUBLIC HEARING WAS OPENED.**

Grant Keene, applicant, had no comments or concerns with staff's recommendations, including the added condition.

John Manhood, adjacent resident, stated concerns with current oil wells, parking, duration of construction, elevation and height, and obstruction of view.

Garth Greenbolt, adjacent resident, cited that he understands the desire to develop the property. He expressed concerns with height and setbacks, obstruction of view, parking, traffic, complying with zoning laws, and that the current construction site has welcomed people to sleep in their cars next to the property. He stated that the construction site has been a nuisance, long, and very messy.

Xavier Glasper, adjacent resident, spoke regarding concerns with the height requirements, grading, obstruction of view, and that the current construction site has welcomed people to sleep in their cars next to the property. He noted that the single-family residences and ADUs will create a parking impact.

Debra Klein, adjacent resident, requested clarification on proposed dedicated parking for the single-family residences and ADUs.

Wadid Fattouch, adjacent resident, stated parking concerns.

Mr. Carvalho reviewed the following:

- Site plans, elevations, parking, grading, and ADU plans.
- Confirmed that zoning on required setbacks on PCH street, require a landscape of 25 ft.
- Confirmed that the proposed request complies with code and that no special permits or variances are being requested.
- He noted that the applicant has been working through the application process for a year with the city. He confirmed that the applicant is complying with the maximum height requirements based on the level of PCH.
- He stated 35 ft is the height restriction and that there are exceptions with elevators and parapets which can be an additional 10 ft.
- Confirmed that the applicant is complying with minimum parking requirements and because the ADUs are located within a half mile of public transit they aren't required to provide additional parking.
- He noted that the oil wells were analyzed in the environmental review and that the applicant will have to comply with city specs.

Grant Keene, applicant, spoke regarding the oil wells, stated that he is conducting everything per CALGEM specs and city requirements. He noted that all wells were tested and confirmed for no methane leaks, and all are capped with a methane cone vent.

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

Ms. Cortez sympathized with the residents, noting that in reviewing the proposed findings and recommendations for the proposed project, ADUs are mandated by the state and that the city code is limited. She understands the residents' concerns, and that parking is valuable in the downtown area. She noted that staff has been working on this project for a year, in order for it to comply with code. Although the property has been vacant for a long time, it is private property, and development is allowed within the city and state codes. Ms. Cortez stated that this project is allowed to come to the Zoning Administrator through an individual Coastal Development Permit, however, since the development is proposed all at once, she recognized that it is a much larger project and therefore would refer the application to the Planning Commission for review.

**COASTAL DEVELOPMENT PERMIT NO. 24-018 THRU 24-027 WAS REFERRED TO THE PLANNING COMMISSION.**

**THE MEETING WAS ADJOURNED AT 2:24 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 18, 2025, AT 1:30 P. M.**



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Joanna Cortez  
Zoning Administrator

JC:mr