

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

**WEDNESDAY, OCTOBER 1, 2025 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Joanna Cortez

**STAFF MEMBER:** Jason Kelley, Marco Cuevas Jr., Michelle Lopez

**PUBLIC COMMENTS:**

**ITEM 1: CONDITIONAL USE PERMIT NO. 25-022 (IZAKAYA TAKASEI RESTAURANT):**

APPLICANT:	Raul Cueva Jr., 5243 E. Beverly Boulevard, Los Angeles, CA 90022
PROPERTY OWNER:	PK II Marina Village LP, 500 North Broadway, Suite 201, Jericho, NY 11753
REQUEST:	To permit the on-site sales, service, and consumption of beer and wine (ABC License Type 41) in conjunction with a new 2,250 sq. ft. restaurant.
ENVIRONMENTAL STATUS:	The proposed project is covered by Section 15301 of the CEQA Guidelines because the project consists of the on-site sale, service and consumption of alcohol beverages in conjunction with a new restaurant and involves negligible or no expansion of use beyond that previously existed.
LOCATION:	5942 Edinger Avenue Suite 106, 92649 (South side of Edinger Avenue, near the Southwest corner of Edinger Avenue and Springdale Street)
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 comment on this item.

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

Mike Lopez, representative of the applicant, had no comments or concerns with staff's recommendations.

Ms. Cortez confirmed that the existing use was for a restaurant, what was being proposed was a new restaurant and sales of beer and wine services.

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

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

**CONDITIONAL USE PERMIT NO. 25-022 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 approximately 2,250 sq. ft. restaurant, and the project does not involve an expansion to an existing structure or an expansion in use.

**FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-022:**

1. Conditional Use Permit No. 25-022 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within a new approximately 2,250 sq. ft. restaurant business 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 restaurant and the request for alcohol service is ancillary to the primary restaurant use. The sale, service and consumption of alcohol within the restaurant is not anticipated to generate additional noise, traffic, or impacts above existing conditions. The restaurant is oriented toward the south, facing the existing surface parking lot and Edinger Avenue, with the closest residential structures located approximately 475 feet to the west.
2. The granting of Conditional Use Permit No. 25-022 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within a new approximately 2,250 sq. ft. restaurant 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 will accommodate existing commercial development by allowing the on-site sale, service, and consumption of beer and wine in conjunction with a new restaurant business. 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 eating establishment in a safe

manner for residents and customers from the surrounding area. The sale, service and consumption of alcohol within the restaurant is not anticipated to generate additional noise, traffic or impacts above existing conditions. The proposed establishment provides expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The restaurant is situated within an existing commercial center near the southwest corner of Edinger Avenue and Springdale Street and provides adequate parking and accessibility.

3. The granting of Conditional Use Permit No. 25-022 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 41) within a new approximately 2,250 sq. ft. restaurant 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 restaurant establishment is located within an existing commercial building, which conforms to applicable site development standards, including parking.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-022:**

1. The site plan, and floor plan received and dated July 10, 2025, and narrative received and dated September 5, 2025, shall be the conceptually approved design.
2. The use shall comply with the following conditions:
  - a. The hours of operation shall be limited to 7:00 AM to 12:00 AM, Daily.
  - b. The business shall obtain an Alcohol 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)**
  - c. All areas of the alcohol business that are accessible to patrons shall be illuminated such that the appearance and conduct of all people in the alcohol business are visible from inside the alcohol business. **(PD)**
  - d. 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)**
  - e. An employee of the alcohol business must monitor all areas where alcohol is served. **(PD)**
  - f. Alcoholic drinks shall not be included in the price of admission. **(PD)**
  - g. All alcohol shall remain within alcohol business premises. **(PD)**
  - h. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
  - i. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(PD)**
  - j. Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited. **(PD)**

- k. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00 p.m. **(PD)**
- l. Last call for drinks shall be no later than 15 minutes before closing. **(PD)**
- m. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is not permitted. **(PD)**
- n. Mandatory Responsible Beverage Service (RBS) training and certification 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 and records of the training must be maintained on-site for review. **(PD)**
- o. All owners, employees, representatives, and agents must obey all federal, state, and local laws. In addition, all conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by an agency with jurisdiction over the premise are required as part of the CUP to be followed. **(PD)**
- p. No patrons shall be permitted to loiter within the vicinity of any entrances and exits at any time. **(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 cameras minimum requirements will 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. 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. Exclusion: Itemized alcohol beverage items listed on menu boards which are permanently affixed to the interior or exterior of the building are allowed. **(PD)**
- s. There shall be no window coverings or advertisements that reduce the visibility inside of the business. **(PD)**
- t. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business and outdoor dining areas. **(PD)**
- u. Signs shall be posted in a conspicuous space at the entrance/exit of the business and which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- v. 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 activities). **(PD)**
- w. The rear parking lot and area of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the area. **(PD)**

3. Prior to the submittal of building permits, 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. 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.
5. CUP No. 25-022 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.
6. The Zoning Administrator reserves the right to revoke Conditional Use Permit 23-030 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
7. 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.

**THE MEETING WAS ADJOURNED AT 1:35 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 15, 2025, AT 1:30 P.M.**

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Joanna Cortez  
Zoning Administrator

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