

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

WEDNESDAY, JANUARY 21, 2026 - 1:30 P.M.

ZONING ADMINISTRATOR: Madalyn Welch

STAFF MEMBER: Jason Kelley, Joanna Cortez, Carolyn Camarena, Jennifer Ash,
Wayne Carvalho, Michelle Lopez

PUBLIC COMMENTS: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL PROJECT):

APPLICANT: Matthew Biggs, 7600 Redondo Circle, Huntington Beach, CA 92648
PROPERTY OWNER: Triple H Properties, 7600 Redondo Circle, Huntington Beach, CA 92648
REQUEST: CUP: To remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site. MND: To analyze the potential environmental impacts associated with the project.
ENVIRONMENTAL STATUS: Initial environmental assessments were processed and completed in accordance with the California Environmental Quality Act. It was determined that with mitigation, this project will not have any significant environmental effects and Mitigated Negative Declaration (MND) No. 24-002 is acceptable.
LOCATION: 7600 Redondo Circle, 92648 (at the Terminus of Redondo Circle)
CITY CONTACT: Joanna Cortez

Joanna Cortez , Principal Planner, reported that the applicant is requesting a continuance to the February 4, 2026 meeting.

Madalyn Welch, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Michael Shreve, adjacent resident, spoke in opposition of the item, stated that the proposed project should be relocated. He cited concerns with noise impacts, air quality, and residing senior community.

Robin Shreve, adjacent resident, spoke in opposition of the item, cited concerns with size of the proposed project, hazardous soil, traffic impacts, noise impacts, pollution, and safety concerns for the community.

Irene Garcia, adjacent resident, spoke in opposition of the item, noting that the proposed project is inappropriate and not acceptable for the proposed location. She stated concerns with noise impacts, pollution, residing senior community, health & welfare, and quality of life.

Gregory Caouette, adjacent resident, spoke in opposition of the item citing his health issues and that the construction will keep him unrested.

Daniel Tassa, adjacent resident, spoke in opposition noting that the proposed project is vague. He cited concerns with traffic, health, soil contamination, adjacent senior complex, air quality, noise impacts, and safety. He questioned the cities priority, whether it was health, respect, consideration for residents, or monetary.

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

Ms. Welch stated that she sympathized with the comments and concerns from residents and that they will taking into consideration with the project. Ms. Welch stated that she would continue the project to a date uncertain so that the applicant is required to re-notice.

CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 WERE CONTINUED TO A DATE UNCERTAIN.

ITEM 2: CONDITIONAL USE PERMIT NO. 25-031 (WAVES MARKET):

APPLICANT:	Ghazwan Akraa, 14423 Sylvan St, Van Nuys, CA 91413
PROPERTY OWNER:	JQTW, PO Box 5697, Sherman Oaks, CA 91413
REQUEST:	To permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) at a 2,928 sq. ft. vacant tenant space.
ENVIRONMENTAL STATUS:	The proposed project is covered by Section 15301, Class 1, Existing Facilities of the California Environmental Quality Act (CEQA).
LOCATION:	18582 Beach Boulevard, Suite 23, 92648 (East side of Beach Boulevard between Ellis Avenue and Garfield Avenue)
CITY CONTACT:	Carolyn Camarena

Carolyn Camarena, 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.

THE PUBLIC HEARING WAS OPENED.

Sailendra Aryal, representative of the applicant, noted that he will offer coffee and donuts in the morning, pasta, and alcoholic beverages. He confirmed he had not reviewed staff's recommendations.

Ms. Welch stated that the project included conditions of approval and she wanted to confirm the hours of operation, since the narrative stated 7am – 2am.

Sailendra Aryal, representative of the applicant confirmed that the hours of daily operation would be 6am – midnight.

Ms. Welch stated that the police department had conditions of approval, and she would also add a condition stating hours of daily operation as 6am – midnight.

Sailendra Aryal, representative of the applicant confirmed he had no comments or concerns with staff's recommendations.

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

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

- Add a condition stating hours of daily operation as 6am – midnight.

CONDITIONAL USE PERMIT NO. 25-031 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 the sale of alcoholic beverages for off-site consumption at a new convenience store in an existing commercial building, and the project does not involve an expansion to an existing structure or an expansion in use.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-031:

1. Conditional Use Permit No. 25-031 to permit the sale of alcoholic beverages (ABC Type 21 License) for off-site consumption at a 2,928 sq. ft. vacant tenant space will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. The convenience store use is proposed at an existing commercial center. The site is surrounded by residential and commercial properties. According to the narrative, the convenience store will provide food and beverage sales that will serve the surrounding neighborhood. The project will not affect the existing parking requirements for the site. There is a condition of approval that will limit the sale of alcoholic beverages from 6:00AM and 2:00AM.
2. The granting of Conditional Use Permit No. 25-031 to permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) at a 2,928 sq. ft. vacant tenant space will not adversely affect the General Plan because it is consistent with the Land Use Element designation of M-sp (Mixed Use – Specific Plan Overlay) 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-11 (B): Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

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 proposed convenience store use with alcoholic beverage sales is surrounded by other commercial developments and residential properties. The existing tenant space is located within a commercial development and is currently vacant. The new use will increase the capture of sales tax revenues. It will expand the range of goods and services provided for

residents and customers from the surrounding area. The proposed use is situated on the Beach Boulevard corridor, south of Ellis Ave, and provides adequate parking and accessibility.

3. The granting of Conditional Use Permit No. 25-031 to permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) at a 2,928 sq. ft. vacant tenant space will comply with the provisions of the Beach and Edinger Corridor Specific Plan and other applicable provisions in Titles 20 through 25. The property is located in the Beach and Edinger Corridor Specific Plan which allows retail uses with more than ten percent of the floor area to be devoted to sales, display, and storage of alcoholic beverages subject to a Conditional Use Permit by the Zoning Administrator. The proposed convenience store use with alcohol sales is located within an existing commercial center, which conforms to applicable site development standards, including parking.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-031:

1. The site plan, floor plan, and narrative received and dated November 5, 2025, shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The hours of operation are limited to 6:00 AM to 12:00 AM, daily. **(ZA)**
 - b. Prior to the sales of alcoholic beverages, the business shall obtain a California Department of Alcoholic Beverage Control (ABC) license authorizing off-sale alcohol sales. The ABC license shall be limited to "Off-Sale" Type 21 – Off-Sale General. All conditions contained in the ABC license shall be adhered to. **(PD)**
 - c. Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**
 - d. Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
 - e. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. Employees may also choose to attend Licensee Education on Alcohol and Drugs (L.E.A.D) a free training provided by ABC in lieu of attending the RBS training. **(PD)**
 - f. The facility shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. 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 officers conducting investigations. **(PD)**
 - g. "Consumption of alcohol is prohibited" signage shall be affixed and clearly visible at the exit and in the waiting area of the location. **(PD)**
 - h. No consumption of alcohol on the premise shall be allowed. **(PD)**
 - i. Live entertainment is prohibited. **(PD)**
 - j. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:

- a. Wine containers of less than 750 milliliters.
 - b. Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - c. Beer or malt liquor products sold individually in containers of less than 24 ounces, except for small production craft-type beer only available in 24 ounces or less containers.
 - d. Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - e. Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.
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. 25-031 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 25-031 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.

ITEM 3: CONDITIONAL USE PERMIT NO. 24-034 (SMITH ART STUDIO/NEW RT BUILDING):

APPLICANT: Migliozi Architecture, Jorgelina Migliozi, 30212 Tomas #380, RSM, CA 92688
PROPERTY OWNER: Kelterite Company, LLC, 12231 Pangborn Ave., Downey, CA 90241
REQUEST: To construct a new 5,956 sq. ft., two-story industrial building for the establishment of an art studio.
ENVIRONMENTAL STATUS: This request is covered by Section 15303, Class 3, of the California Environmental Quality Act (CEQA).
LOCATION: 7422 Warner Avenue, 92647 (Southeast corner of Palmdale Lane and Warner Avenue)
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.

THE PUBLIC HEARING WAS OPENED.

Shawn Smith, applicant representative, had no comments or concerns with staff's recommendations.

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

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

CONDITIONAL USE PERMIT NO. 24-034 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 15303 of the CEQA Guidelines, because the project consists of the construction of a new industrial building not exceeding 10,000 sq. ft. in floor area in an urbanized area with all necessary public services and facilities.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-034:

1. Conditional Use Permit No. 24-034 for the construction of a 5,956 sq. ft., two-story industrial building for the establishment of an art studio 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 project involves the construction of a new building that will not generate traffic, demand for parking, or other impacts detrimental to surrounding properties and inconsistent with the subject property's RT (Research and Technology) zoning. The property is located on a major arterial and is surrounded by various industrial uses. Conditions to require indoor parking remain accessible during operating hours have been added to ensure there will be no detrimental impacts to the adjacent properties.

2. The granting of the Conditional Use Permit 24-034 for the construction of a 5,956 sq. ft., two-story industrial building for the establishment of an art studio will not adversely affect the General Plan, as it is consistent with the Land Use Element designation of Research and Technology on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

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.

Policy LU-13 (B): Capture emerging industries such as, but not limited to, "knowledge" based industries and research and development firms.

The proposed project consists of the construction of a 5,956 sq. ft., two-story industrial building on a vacant site for the establishment of an art studio which is consistent with the surrounding industrial uses. The proposed project will be consistent with the overall goals and needs of the community, provide goods and services, while establishing a quasi-industrial use on a vacant parcel.

3. The proposed conditional use permit for the construction of a 5,956 sq. ft., two-story industrial building on a vacant site for the establishment of an art studio, 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) and any specific condition required for the proposed use in the district in which it would be located. The proposed structure will conform to all applicable site development standards in the RT (Research and Technology) zone, pursuant to Section 212.04 of the HBZSO – IG, IL, and RT Districts: Land Use Controls, including minimum yard setbacks, minimum parking and landscaping, and maximum building height.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 24-034:

1. The site plan, floor plans, and elevations received and dated October 23, 2025, shall be the conceptually approved layout with the following modifications:

- a. The 2nd floor breakroom may include a refrigerator and microwave oven but shall not be equipped with a range/cooktop nor garbage disposal.
2. The art studio use shall comply with the following:
 - a. During operating hours, all indoor/covered parking stalls shall remain accessible for vehicles, and garage doors shall remain open.
 - b. Indoor parking area shall not be used for storage in any manner.
3. Prior to any future change of use, review and approval by the Community Development Department shall be completed.
4. Prior to submittal for 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.
5. The structure shall not be occupied, and the final building permit(s) shall not be approved until the following have been 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. CUP No. 24-034 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.
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 or approval. The Director of Community Development may approval 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, Zoning Administrator 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 4: CONDITIONAL USE PERMIT NO. 25-029 (TMB OIL CO. ALCOHOL SALES):

APPLICANT: Tarek Wazne, 16001 Beach Boulevard, Huntington Beach, CA 92647
PROPERTY OWNER: TMB Oil Co. Inc, 260 South Euclid Street, Anaheim, CA 92802
REQUEST: CUP: To permit the sales of alcohol beverages for off-site consumption (ABC Type 21 License) at an existing service station.
ENVIRONMENTAL STATUS: This request is covered by Section 15301, Class 1, of the California Environmental Quality Act (CEQA).
LOCATION: 16001 Beach Boulevard, 92647 (Southwest corner of Beach Boulevard and Edinger Avenue)
CITY CONTACT: Jennifer Ash

Jennifer Ash, 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.

THE PUBLIC HEARING WAS OPENED.

Mohamad Berri, applicant representative, had no comments or concerns with staff's recommendations and confirmed the proposed hours of daily operation are 24 hours and alcohol sales will be limited from 6am – 2am.

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

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

- Add a condition stating hours of alcohol sales as 6am – 2am.

CONDITIONAL USE PERMIT NO. 25-029 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

alcohol sales for off-site consumption at an existing services station; the project does not involve an expansion to an existing structure or an expansion in use.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-029:

1. Conditional Use Permit No. 25-029 to permit the sales of alcohol beverages for off-site consumption (ABC Type 21 License) at an existing service station 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 business. The use is primarily a service station for fuel sales and the request for alcohol sales is ancillary to the primary use. The additional service of beer, wine and distilled spirits sales will benefit and serve the other commercial and residential uses within the Beach and Edinger Corridors Specific Plan area. The sale of beer, wine, and distilled spirits is not anticipated to generate additional noise, traffic, parking or impacts detrimental to surrounding properties and is consistent with the subject property's zoning designation. Furthermore, the service station is oriented northeast, facing the Beach Boulevard and Edinger Avenue intersection, with the closest residential structure located over 250 feet to the south.
2. The granting of Conditional Use Permit No.25-029 to permit the sales of alcohol beverages for off-site consumption (ABC Type 21 License) at an existing service station will not adversely affect the General Plan because it is consistent with the Land Use Element designation of M-sp (Mixed Use- Specific Plan Overlay) 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 request will expand the range of goods and services provided in the area by permitting the sale of alcohol beverages for off-site at an existing service station in a safe manner for residents and customers from the surrounding area. The proposed request will provide expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The existing services station is located near the southwest corner of Beach Boulevard and Edinger Avenue within the Beach and Edinger Corridor Specific Plan.

3. The granting of Conditional Use Permit No. 25-029 to permit the sales of alcohol beverages for off-site consumption (ABC Type 21 License) at an existing service station 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 alcohol sales for offsite site consumption in conjunction with fuel sales is permitted subject to a Conditional Use

Permit within the Town Center Boulevard Segment of the Beach and Edinger Corridor Specific Plan (SP 14). The proposed alcohol sales will be located within an existing service station which complies with the site development standards.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 25-029:

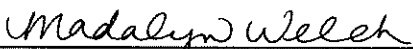
1. The site and floor plan received and dated October 15, 2025, shall be the conceptually approved design.
2. The use shall comply with the following conditions:
 - a) Prior to the sales of alcoholic beverages, the business shall obtain a California Department of Alcoholic Beverage Control (ABC) license authorizing off-sale alcohol sales. The ABC license shall be limited to “Off-Sale” Type 21 – Off-Sale General. All conditions contained in the ABC license shall be adhered to. **(PD)**
 - b) Hours of alcohol sales limited to between 6:00 AM and 2:00 AM. **(PD)**
 - c) Refrigerators and cabinets where alcohol is located must be locked to customers between 2:00 AM to 6:00 AM. **(PD)**
 - d) Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. Employees may also choose to attend Licensee Education on Alcohol and Drugs (L.E.A.D) a free training provided by ABC in lieu of attending the RBS training. **(PD)**
 - e) The facility shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. 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 officers conducting investigations. **(PD)**
 - f) “Consumption of alcohol is prohibited” signage shall be affixed and clearly visible at the exit and in the waiting area of the location. **(PD)**
 - g) No consumption of alcohol on the premises shall be allowed. **(PD)**
 - h) Live entertainment is prohibited. **(PD)**
 - i) In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited **(PD)**:
 - Wine containers of less than 750 milliliters.
 - Wine with alcoholic content greater than 14 percent by volume unless corked bottles and aged at least two years.
 - Beer or malt liquor products sold individually in containers of less than 24 ounces, except for small production craft-type beer only available in 24 ounces or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.

- Cooler products, either wine or malt liquor beverage based, in less than three-pack quantities.
- 3. CUP No. 25-029 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 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.

THE MEETING WAS ADJOURNED AT 1:56 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, FEBRUARY 4, 2026, AT 1:30 P. M.


Madalyn Welch
Madalyn Welch
Zoning Administrator

MW:ml