

## WAVES MARKET & SPIRITS

Business Plan for Conditional Use Permit (CUP)

Address: 18582 Beach Blvd, Huntington Beach, CA 92648

### 1. Business Overview

Business Name: Waves Market & Spirits

Business Address: 18582 Beach Blvd, Huntington Beach, CA 92648

Applicant / Owner: Sailendra Aryal

Business Type: Neighborhood Convenience Market & Retail Liquor Store

Zoning: [Insert Zoning Designation]

Conditional Use Requested: Off-sale of beer, wine, and distilled spirits (ABC License Type 21)

Waves Market & Spirits will operate as a modern, community-oriented market offering groceries, snacks, beverages, and convenience foods.

The business will also include the responsible retail sale of beer, wine, and distilled spirits for off-site consumption only.

The store will provide hot dogs, pre-made sandwiches, chips, donuts, snacks, coffee, and cold drinks, as well as everyday convenience goods in a clean, well-lit, and welcoming environment.

### 2. Purpose of Conditional Use Permit

This CUP is requested to permit the off-sale of alcoholic beverages (beer, wine, and spirits) in conjunction with a convenience market use.

Alcohol sales will be a secondary component, designed to complement food and non-alcoholic beverage sales.

The CUP ensures full compliance with Huntington Beach's zoning and operational requirements for alcohol-related businesses.

### 3. Ownership and Management

Owner/Operator: Sailendra Aryal

Experience: Mr. Aryal has over 19 years of experience in the hospitality industry and currently owns and operates Masala Waves Restaurant, located directly across Beach Boulevard. His background includes restaurant ownership,

customer service, and food and beverage management.

His extensive experience ensures that Waves Market & Spirits will be operated responsibly, emphasizing customer safety, cleanliness, and compliance with city and state regulations.

#### 4. Business Operations

Operating Hours: 7:00 a.m. – 2:00 a.m., 7 days a week

Total Floor Area: Approximately 3,000 sq. ft.

Alcohol Display Area: Approximately 600 sq. ft. (20% of total area)

Employees: 6–8 total (combination of full-time and part-time)

Parking: On-site customer parking available

ABC License Type Requested: Type 21 – Off-Sale General (Beer, Wine & Distilled Spirits)

Products Offered:

- Beer, wine, and spirits (sealed containers, off-sale only)
- Coffee and espresso beverages
- Hot dogs, pre-made sandwiches, chips, donuts, and snack foods
- Sodas, bottled water, juices, and energy drinks
- Basic groceries, household goods, and convenience items

Equipment:

- 3-compartment sink for coffee and food preparation cleanup (health code compliant)
- Commercial coffee machine
- One bathroom with Urinal
- Hot dog roller and warmer unit
- Reach-in coolers for beverages
- ATM
- Water Vending Machine
- Security camera system and POS system

#### 5. Security and Safety Plan

Waves Market & Spirits is committed to maintaining a secure and well-managed environment consistent with city standards.

Security Measures Include:

- 24-hour digital security camera system covering interior, entrances, and parking area.
- Bright exterior LED lighting with clear sightlines.
- No single sales of beer or small-size liquor bottles under 375ml.

- "No Loitering", "No Open Container", and "Under 21 – No Alcohol Sales" signage posted.
- All employees trained in ID verification and refusal of service procedures.
- Regular communication and cooperation with the Huntington Beach Police Department.
- Daily property maintenance, including trash removal and exterior cleaning.

## 6. Community Compatibility

Waves Market & Spirits is designed to serve the surrounding neighborhood responsibly and respectfully.

- Located along a commercial corridor with other compatible uses.
- Serves local residents, commuters, and visitors along Beach Boulevard.
- No on-site alcohol consumption; all sales are for off-premises use only.
- Enhances safety and aesthetics of the property through good lighting and cleanliness.
- The business will participate in local business associations and community improvement efforts.

## 7. Compliance and Licensing

Waves Market & Spirits will comply with:

- All City of Huntington Beach conditions of approval for the CUP.
- All California Department of Alcoholic Beverage Control (ABC) regulations for Type 21 license holders.
- All Building, Health, Fire, and Code Enforcement requirements.
- All Planning Department operational conditions, including signage, hours, and use restrictions.

Owner Sailendra Aryal understands that ongoing compliance is required to maintain both the CUP and ABC license in good standing.

## 8. Market Need and Economic Benefit

- Provides local access to convenience items, food, and beverages in a high-traffic commercial area.
- Enhances the Beach Blvd retail corridor by filling a community-serving retail niche.
- Creates new jobs and generates sales tax revenue for the City of Huntington Beach.
- Contributes to the vitality and safety of the area through consistent operation and maintenance.

## 9. Store Layout and Site Plan

A detailed floor plan and site plan will be provided with the CUP submittal, indicating:

- Entrances and exits
- Checkout counter location
- Alcohol display area
- Security camera placement
- Restrooms and storage
- Coffee counter and sink location
- Parking layout and exterior lighting

## 10. Attachments

1. Site and floor plan
2. Photos of property and surrounding area
3. ABC Type 21 license application (upon approval)
4. Employee training and RBS certification documentation (upon completion)
5. Optional: community outreach summary

## Summary Statement

Waves Market & Spirits, owned and operated by Sailendra Aryal, will provide a clean, safe, and community-oriented retail environment.

With nearly two decades of hospitality experience, Mr. Aryal brings professionalism, integrity, and operational excellence to this project.

The business will fully comply with all CUP and ABC regulations and will serve as a positive addition to the Huntington Beach community.