

Sports Complex Concession Code Compliance Summary

Submitted by Dave Chennault

Finance Commissioner

4/16/26

Disclaimer: The following information is provided by an individual Finance Commissioner for discussion purposes only. The content has not been reviewed, verified, or endorsed by City finance staff and does not represent official City data, analysis, or policy.

Sports Complex Concessions

- The Sports Complex has 2 concessions owned by the city within the sports complex
 - 18260 Goldenwest
 - 7300 Talbert
- Both concessions are leased to HBSC Partners LLC
- The lease was awarded in October 2024 and the keys were handed over at that time
- The Goldenwest Concession opened in January, 2025 – Talbert has never opened

18260 Goldenwest Concession - Response from Director Villasenor on code Compliance on 4/15/26

Dear Mr. Chennault,

Based on the City's inspection at the site, the operator would need building permits for the outdoor dining enclosure, signage and will need to obtain a Certificate of Occupancy. CDD staff is working with the operator and our Community and Library Services staff to assist them in understanding what permits are needed and ensure they will comply with city codes. The City has not issued any citations to the operator; however a Stop Work notice was provided on 3/20. The operator discontinued construction work at that time. Once permits are submitted, they will be viewable on ACA and of course, you can check back in with us for future status updates.

Thank you,

Jennifer

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Concessions CUP for Alcohol Service

- A Conditional Use Permit (CUP) was granted by the city with conditions for alcohol service (Beer and Wine) at the concessions
- These conditions must be satisfied before ABC will issue a license to sell and serve alcohol
- One of the many conditions within the CUP included a requirement to build solid barriers to create an enclosed area with full table service on the patio at each of the 2 locations
- The ABC license is still pending and not issued because the conditions of the CUP set by the city must be met before a license from the state is granted
- Each location has its own ABC license

Code Compliance at 18260 Goldenwest Concession

- HBSC Partners built the barriers shown below without obtaining any permits – this resulted in a stop work order by the city on 3/20/26
- The code compliance issue was not reported or caught until the construction was complete



Code Compliance at 18260 Goldenwest Concession & 7300 Talbert

- The large signs attached to the building in early 2025 did not go through design review and were installed without any permits



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Code Compliance at 18260 Goldenwest Concession


- The concession has been open for approximately 15 months and has not obtained a Certificate of Occupancy
 - The concession has not completed the process to obtain a permit for Fats, Oils and Grease – they are enrolled but it appears the application is not complete

Record Information FOG2025-0025:

Fats, Oils, and Grease

Record Status: Enrolled

Record Info ▾ Conditions **1**

 A notice was added to this record on 03/20/2026.
Condition: Stop Work Severity: Notice
Total Conditions: 1 (Notice: 1)

[View Condition](#)

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Additional Concerns – Both Locations

- It is unknown if the construction and sign installation was performed by a licensed contractor, if they had proper insurance, and if they had a business license to perform work in the city
- This is especially concerning given these buildings are city owned assets
- City staff have been asked to investigate

18260 Goldenwest Concession – Barrier Construction

- How was this allowed to happen in the middle of our sports complex in plain sight?
- Why is the area where the unpermitted construction still open to the public? The unpermitted construction includes table tops and it has not had safety checks, plan checks, or review by city staff
- What are the penalties and fines for the unpermitted construction?
- What is the plan of action to cite the operators and will the city allow the concession to operate without a permits for the barriers?
- What is the penalty that will be imposed on the operators?
- What risk and potential liability and legal exposure is the city exposed to because no permits, inspections or plan checks have been completed and the area is in use?



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18260 Goldenwest Concession – CofO Questions

- How has this concession been allowed to operate without a certificate of occupancy (CofO) for 15 months? Especially in a city owned building in our sports complex?
- Is it legal for the concession to be open and operating without a certificate of occupancy?
- What are the penalties and fines for operating without a certificate of occupancy for 15 months?
- What risk and potential liability and legal exposure is the city exposed to because there is no CofO issued?



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Concessions – Sign Installation without Permits

- How was this allowed to happen in the middle of our sports complex in plain sight?
- What are the penalties and fines for the unpermitted sign installation?
- What risk and potential liability and legal exposure is the city exposed to because no permits, inspections or plan checks have been completed and the signs have been installed for at least 12 months?



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Final Thoughts

- What is the process for permitting and construction – especially on city assets in the middle of the sports complex
- Is this representative of the Planning and Building department – how could this happen
- Why was this allowed to happen? It was only discovered as a result of my investigation and asking a few questions – and I am just a resident and not paid to ensure compliance
- What will the penalty be – surely this bad behavior cannot be rewarded with a “slap on the wrist”

Call To Action

- A committee should be created to understand how this happened and a set of changes, recommendations, and staff review should occur
- Refer to the city attorney for legal review and recommendations