

Ocean View School District



17200 Pinehurst Lane
Huntington Beach, CA 92647
(714) 847-2551
www.ovsd.org

Superintendent: Dr. Julianne Hoefler

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SENT VIA ELECTRONIC TRANSMISSION

rramos@surfcity-hb.org

ZoningAdministrator@surfcity-hb.org

February 13, 2026

Mr. Ricky Ramos
Zoning Administrator
CITY OF HUNTINGTON BEACH
2000 Main Street
Huntington Beach, CA 92648

Re: Item 26-117 Zoning Administrator Agenda February 18, 2026
Conditional Use Permit No. 25-027 (Distraction Lounge)

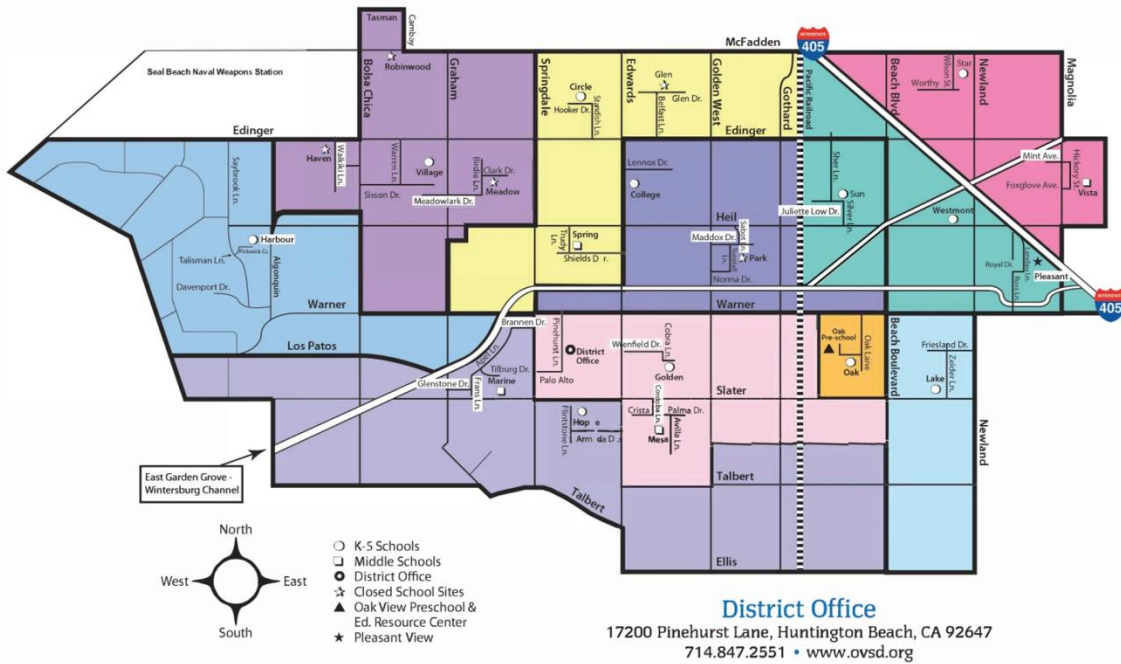
Dear Mr. Ramos:

Ocean View School District (OVSD) requests the Zoning Administrator deny Conditional Use Permit 25-027. OVSD is concerned with the proposed change in Alcohol Beverage Control (ABC) from a Type 42 License to a Type 48 License for the Distraction Lounge, located at 16612 Beach Boulevard in Huntington Beach. The premises are located within 600 feet of the Ocean View School District's Westmont Elementary School located at 8251 Heil Avenue, Westminster, California. The Westmont Elementary School property and playgrounds extend to the intersection of Beach Boulevard and Heil Avenue. In California, ABC may deny new retail licenses for establishments within 600 feet of a school, public playground, or nonprofit youth facilities. While proximity alone is not an automatic denial, licenses are often refused if the business is deemed to negatively impact the welfare and morals of the area.

OVSD is concerned with the proposed change in ABC license type and the clustering of alcohol and smoke/vape sales near Westmont Elementary School. Distraction Lounge, described as a bikini lounge, has an active ABC Type 42 license. A Type 42 license allows the sale for on-site consumption of beer and wine. The proposed change to the ABC Type 48 license will allow sales for on-site consumption of distilled spirits. However, the ABC Type 48 license will also allow the purchase of beer and wine for consumption off premises. Both ABC licenses do not require food service. OVSD is concerned with the added sales of distilled spirits and the off-site consumption of beer and wine creating a negative impact to the morals and welfare near the school. The hours of operation for Distraction Lounge are noon to midnight. This is during school hours. Westmont Elementary School students walk to and from school along Beach Boulevard to Heil Avenue and school bus routes pass by. The Westmont Elementary School attendance area is shown in teal on the map below:



Ocean View School District K - 5 Schools Attendance Boundary Map



Westmont Elementary School includes many students west of Beach Boulevard and south to Warner Avenue. The primary path of travel to and from school passes the Distraction Lounge establishment.

The City of Huntington Beach has permitted the clustering of alcohol and smoke/vape sales near the intersection of Beach Boulevard and Heil Avenue.

- Chris Liquor & Market Vape/Cigar (On the corner of Heil/Beach)
- Top Hat Liquor (same shopping center as Distraction Lounge)
- BevMo! at 16672 Beach Blvd.

The clustering of alcohol sales and bars has a negative effect on Westmont Elementary students that must go by these businesses to access the school. These establishments downgrade the neighborhood and negatively impact the welfare of students.

OVSD requests that the Zoning Administrator deny Conditional Use Permit 25-027 to change the ABC license for Distraction Lounge. However, if the Zoning Administrator does desire to allow the change, we request that a condition of approval be incorporated into the resolution of approval limiting

Mr. Ricky Ramos, Zoning Administrator
February 13, 2026
Page 3

Distraction Lounge operating hours to 4:30 p.m. to midnight Monday to Friday. Westmont school hours are from 7:00 a.m. to 4:30 p.m. Monday to Friday. We request a condition of approval be added to the project to restrict sales of beer and wine for off-site consumption to food delivery services only, such as Uber Eats, so that customers are not taking out beer and wine into the parking lot.

If you have any questions, please contact Dr. Julianne Hoefler, Superintendent, at (714) 847-2551, extension 1309.

Thank you,

Sincerely,



Gina Clayton-Tarvin
President, Board of Trustees
Ocean View School District



Dr. Julianne Hoefler
Superintendent
Ocean View School District

cc: Jason Kelly, Senior Planner/Liaison to Zoning Administrator jkelly@surfcity-hb.org