



# City of Huntington Beach

File #: 25-633

MEETING DATE: 8/5/2025

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission  
**FROM:** Jennifer Villaseñor, Director of Community Development  
**BY:** Ricky Ramos, Planning Manager and Marco Cuevas Jr., Associate Planner

**SUBJECT:**  
**APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 25-007 (HUNTINGTON BEACH SPORTS COMPLEX)**

**REQUEST:**

To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex.

**LOCATION:**

18260 Goldenwest Street, 92648 (East side of Goldenwest Street between Talbert Avenue and Ellis Avenue)

**APPELLANT:** Planning Commissioner Tracy Pellman

**APPLICANT:**

Matt Olmstead, HBSC Partners, 18100 Goldenwest Street, Huntington Beach, CA 92648

**PROPERTY OWNER:**

City of Huntington Beach, PO Box 190, Huntington Beach, CA 92648

In considering this request, the Planning Commission may either uphold the Zoning Administrator's decision (with or without modifications) or take an alternative action.

**ZONING ADMINISTRATOR ACTION:**

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 and

B) Approve Conditional Use Permit No. 25-007 with suggested findings and conditions of approval (Attachment No. 1)

**ALTERNATIVE ACTION(S):**

A) Do not make the suggested findings, which will result in a mandatory denial per Section 241.10(C) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO); or

B) Continue Conditional Use Permit No. 25-007 and direct staff accordingly.

**PROJECT PROPOSAL:**

The project includes the following request:

Conditional Use Permit (CUP) No. 25-007 - To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex (Attachment No. 2).

**Zoning Administrator Action:**

The Zoning Administrator (ZA) held a public hearing on July 16, 2025, to consider the proposed project. The applicant was present to answer questions. There were three speakers in opposition to the request. The ZA approved the project with findings and conditions of approval.

**Appeal:**

On July 23, 2025 the project was appealed by Planning Commissioner Tracy Pellman citing:

1. Concerns with the introduction of new plans and information received the day of the hearing because the public and ZA did not have adequate time to review them prior to the hearing, and
2. Questions from the public presented during the public comment not addressed to the satisfaction of the appellant during the hearing (Attachment No. 7).

The plans provided by the applicant on the day of the hearing included two changes:

- Redesigning the proposed outdoor dining barrier to allow for independent access to the restrooms as recommended by the Design Review Board, and
- Enclosing the outdoor dining area with appropriate gates and fencing.

These modifications did not change the nature, size or scope of the request and were considered minor and made in response to recommended conditions and concerns about the layout.

Questions related to zoning compliance including signage, table service, and barrier fencing were addressed with recommended conditions of approval and operator responsibilities enforced through the conditional use permit.

**ISSUES AND ANALYSIS:****Subject Property and Surrounding General Plan Designations, Zoning and Land Uses:**

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LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-P (Open Space - Park)	OS-PR (Open Space - Parks and Recreation)	Sports Complex
North of Subject Property:	OS-P	OS-PR	Central Library
South of Subject Property:	OS-P	OS-PR	Mobile Home Park
East of Subject Property:	OS-P	OS-PR	Closed Gun Range, Sully Miller Lake
West of Subject Property (across Goldenwest Street):	OS-P	OS-PR	Central Park

### **General Plan Conformance:**

The project is consistent with the Land Use Element designation of OS-P on the subject property and with the following goals and policies of the General Plan:

### **Land Use Element**

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.

Goal LU-13: The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

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.

Goal LU-14: Huntington Beach continues to attract visitors and provides a variety of attractions and accommodations during their stay.

Policy LU-14 (B): Encourage both coastal and inland visitor serving uses to offer a wide spectrum of opportunities for residents and visitors.

### **Environmental Resources and Conservation Element**

Policy ERC-1 (H): Administer the City's open space program in a manner that supports lands, resources, and services provided in regional parks, open spaces, and conservation plans.

Policy ERC-2 (B): Ensure that buildings, equipment, fields, and other recreation amenities are in full use and capable of accommodating changing program demands.

The request will expand the range of goods and services provided at the Huntington Beach Sports Complex by permitting the ancillary sale of beer and wine in conjunction with an eating and drinking establishment in a safe manner for residents and customers from the surrounding area. The establishment provides expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The proposed use is in conjunction with an existing eating and

drinking establishment within the Huntington Beach Sports Complex in Central Park. The expansion of beer and wine service at existing Sports Complex concessions will enhance the visitor experience and make the Sports Complex a more marketable amenity in attracting new user groups, events and tournaments.

**Zoning Compliance:**

The proposed project complies with the provisions in Chapter 213 (Open Space) of the HBZSO as demonstrated in the table below:

STANDARD	REQUIRED	PROPOSED
Setbacks Front Side Street Side Rear	Min. 25 ft. Min. 25 ft. Min. 0 ft. Min. 25 ft.	Complies
Lot Coverage	Max. 25%	No changeClick or tap here to enter text.
Building Height	Max. 45 ft.	No change
Parking	782 spaces (peak demand for Sports Complex)	858 spaces existing

HBZSO Chapter 213 allows eating and drinking establishments with full table service to serve beer and wine with the approval of a Conditional Use Permit. Alcohol sales will be ancillary to the eating and drinking establishment and will provide a new service to customers. Standard conditions of approval are recommended to enhance compatibility with the area including limiting the hours of operation of the outdoor dining area where alcohol will be served to between 7 am to 10 pm daily.

A peak parking demand of 782 spaces for the Sports Complex was specified in the Environmental Impact Report and 858 spaces are provided for a surplus of 76 spaces. The parking requirement for the request is accounted for in the Sports Complex peak parking demand as most customers are anticipated to be users of the Sports Complex.

**Urban Design Guidelines Conformance:**

Not applicable.

**Environmental Status:**

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 beer and wine service within an approximately 5,200 square foot outdoor dining area with full table service in conjunction with an existing eating and drinking establishment with no expansion to the existing building.

**Coastal Status:**

Not applicable.

**Design Review Board:**

The Design Review Board reviewed the design, colors, and materials of the proposed outdoor dining area and recommended the following conditions of approval which were incorporated in the ZA's approval (Attachment No. 5):

- Provide a barrier that shall allow separate public access to the park bathrooms without entering into the patio dining area.
- Provide a fast-service window for non-alcohol related items.

**Other Departments Concerns and Requirements:**

The Departments of Community Development, Fire, and Police have reviewed the project and provided conditions which have been included in the suggested conditions of approval as well as code requirements applicable to the project.

**Public Notification:**

Legal notice was published in the Orange County Register on Saturday, July 26, 2025 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
May 27, 2025	Not applicable to appeals

This item was originally presented to the Zoning Administrator on July 16, 2025.

**SUMMARY:**

The Planning Commission may approve the proposed project based on the following summary of findings (Attachment No. 1):

- Complies with the General Plan and zoning ordinance
- Compatible with the existing surrounding uses

**ATTACHMENTS:**

1. ~~Suggested Findings and Conditions of Approval~~
2. ~~Plans received and dated July 16, 2025~~
3. ~~Project Narrative~~
4. ~~Vicinity Map~~
5. ~~ZA Notice of Action~~
6. ~~ZA Meeting Minutes~~
7. ~~Appeal received and dated July 23, 2025~~
8. ~~Code Requirements~~
9. ~~PowerPoint~~



# City of Huntington Beach

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MEETING DATE: 8/5/2025

## PLANNING COMMISSION STAFF REPORT

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**FROM:** Jennifer Villaseñor, Director of Community Development  
**BY:** Ricky Ramos, Planning Manager and Marco Cuevas Jr., Associate Planner

**SUBJECT:**  
**APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 25-014 (HUNTINGTON BEACH SPORTS COMPLEX)**

**REQUEST:**

To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex.

**LOCATION:**

7300 Talbert Street, 92648 (South side of Talbert Avenue between Goldenwest Street and Gothard Street)

**APPELLANT:** Planning Commissioner Tracy Pellman

**APPLICANT:**

Matt Olmstead, HBSC Partners, 18100 Goldenwest Street, Huntington Beach, CA 92648

**PROPERTY OWNER:**

City of Huntington Beach, PO Box 190, Huntington Beach, CA 92648

In considering this request, the Planning Commission may either uphold the Zoning Administrator's decision (with or without modifications) or take an alternative action.

**ZONING ADMINISTRATOR ACTION:**

A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 and

B) Approve Conditional Use Permit No. 25-014 with suggested findings and conditions of

approval (Attachment No. 1)

**ALTERNATIVE ACTION(S):**

A) Do not make the suggested findings, which will result in a mandatory denial per Section 241.10(C) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO); or

B) Continue Conditional Use Permit No. 25-014 and direct staff accordingly.

**PROJECT PROPOSAL:**

The project includes the following request:

Conditional Use Permit (CUP) No. 25-014 - To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed approximately 5,200 sq. ft. outdoor dining area for an eating and drinking establishment with full table service at the Huntington Beach Sports Complex (Attachment No. 2).

**Zoning Administrator Action:**

The Zoning Administrator (ZA) held a public hearing on July 16, 2025 to consider the proposed project. The applicant was present to answer questions. There were two speakers in opposition to the request. The ZA approved the project with findings and conditions of approval.

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**ISSUES AND ANALYSIS:**

**Subject Property and Surrounding General Plan Designations, Zoning and Land Uses:**

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Subject Property:	OS-P (Open Space - Park)	OS-PR (Open Space - Parks and Recreation)	Sports Complex
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South of Subject Property:	OS-P	OS-PR	Closed Gun Range
East of Subject Property (across Gothard Street):	RT (Research and Technology)	RT	Industrial
West of Subject Property (across Goldenwest Street):	OS-P	OS-PR	Central Park

**General Plan Conformance:**

The project is consistent with the Land Use Element designation of OS-P on the subject property and with the following goals and policies of the General Plan:

**Land Use Element**

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establishment provides expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The proposed use is in conjunction with an existing eating and drinking establishment within the Huntington Beach Sports Complex in Central Park. The expansion of beer and wine service at existing Sports Complex concessions will enhance the visitor experience and make the Sports Complex a more marketable amenity in attracting new user groups, events and tournaments.

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