



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

714/536-5271

Code Enforcement Division

714/375-5155

Building Division

714/536-5241

June 5, 2018

Chontel Palomino and Liliger Damaso
7120 Edinger Ave.
Huntington Beach, CA 92647

**SUBJECT: CONDITIONAL USE PERMIT NO. 18-012 (EAT AT JOE'S ALCOHOL) – 7120
 EDINGER AVE.
 PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at joanna.cortez@surfcity-hb.org or 714-374-1547 and/or the respective source department (contact person below).

Sincerely,


Joanna Cortez
Associate Planner

Enclosures

cc: Michelle Boldt, Police Department – 714-536-5991
 Steve Eros, Fire Department – 714-536-5531
 Mark Carnahan, Building Division – 714-374-1792
 Jane James, Planning Manager
 Frank M. Gertrude R Doyle Foundation, Busby Family, LLC & Goldenwest & Edinger LP, 18012 Sky Park Circle, Ste. 100, Irvine, CA 92614
 Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: June 5, 2018
PROJECT NAME: Eat at Joe's Alcohol
PLANNING APPLICATION NO. 2018-058
ENTITLEMENTS: Conditional Use Permit No. 18-012
DATE OF PLANS: March 21, 2018
PROJECT LOCATION: 7120 Edinger Avenue, 92647 (east side of Goldenwest St. and south of Edinger Ave.)
PLAN REVIEWER: Joanna Cortez, Associate Planner
TELEPHONE/E-MAIL: (714) 374-1547/Joanna.Cortez@surfcity-hb.org
PROJECT DESCRIPTION: To permit the onsite sale, service, and consumption of alcohol (ABC Type 47 License) within an existing 2,285 sq. ft. restaurant.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 18-012:

1. The site plan and floor plan approved by the Planning Commission shall be the conceptually approved design.
2. The Development Services Departments (Community Development and Fire) 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. **(HBZSO Section 241.18)**
3. CUP 18-012 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time 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. **(HBZSO Section 241.16.A)**

4. CUP 18-012 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
5. The Planning Commission reserves the right to revoke CUP 18-012 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. **(HBZSO Section 241.16.D)**
6. The project shall comply with all applicable requirements of the Municipal Code, Community Development Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
7. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Community Development Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
8. Live entertainment shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. **(HBZSO Section 211.04)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 4, 2018

PROJECT NAME: EAT AT JOE'S ALCOHOL

PLANNING APPLICATION NO.: 2018-058

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-012

DATE OF PLANS: MARCH 21, 2018

PROJECT LOCATION: 7120 EDINGER AVENUE, 92647 (NEAR THE SOUTHEAST CORNER OF EDINGER AVE. AND GOLDENWEST ST.)

PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 374-1547/ joanna.cortez@surfcity-hb.org

PLAN REVIEWER: MICHELLE BOLDT, SPECIAL INVESTIGATIONS CSO

TELEPHONE/E-MAIL: (714) 536-5986 / mboldt@hbpd.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOL (ABC type 47 license) WITHIN AN APPROXIMATELY 2,285 SQ. FT. RESTAURANT.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

- a. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant. The business shall be limited to a Type 47 (On Sale Eating Place) ABC License. **(PD)**
- b. Signs shall be posted in a conspicuous space at the entrance/exit point of the restaurant, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- c. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
- d. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
- e. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**

- f. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time. **(PD)**
- g. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. **(PD)**
- h. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
- i. All employees engaged in the sale or service of alcohol shall complete mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
- j. Consumption of alcoholic beverages by on-duty employees, including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
- k. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- l. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**
- m. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. **(PD)**
- n. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
- o. The establishment 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. The business shall ensure all doors, and entertainment areas are covered by video surveillance. 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. You are required to have someone able to operate the system on duty during all business hours. **(PD)**



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 20, 2018
PROJECT NAME: EAT AT JOE'S ALCOHOL
PLANNING APPLICATION NO.: 2018-058
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-012

DATE OF PLANS: MARCH 21, 2018
PROJECT LOCATION: 7120 EDINGER AVENUE, 92647 (NEAR THE SOUTHEAST CORNER OF EDINGER AVE. AND GOLDENWEST ST.)
PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org
PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE WITHIN AN APPROXIMATELY 2,285 SQ. FT. RESTURANT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 21, 2018. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

1. All compressed gasses associated with the distribution of the alcoholic beverages need to comply with the requirements stated in Chapter 53 of the California Fire Code. A separate fire permit may be required if the quantities of the compressed gasses exceed the quantities stated in Table 105.6.8 of the California Fire Code. The architectural set of plans will need to identify the quantities of the compressed gases being used on site and how the gases will be filled, secured, etc in compliance with the California Fire Code. An operational permit is required if the quantities exceed 100 pounds and the installation will need to comply with the requirements stated in Section 5307 of the California Fire Code.

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 5, 2018

PROJECT NAME: EAT AT JOE'S ALCOHOL

PLANNING APPLICATION NO.: 2018-058

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 18-012

DATE OF PLANS: MARCH 21, 2018

PROJECT LOCATION: 7120 EDINGER AVENUE, 92647 (NEAR THE SOUTHEAST CORNER OF EDINGER AVE. AND GOLDENWEST ST.)

PROJECT PLANNER: JOANNA CORTEZ, ASSISTANT PLANNER

PLAN REVIEWER: MARK CARNAHAN

TELEPHONE/E-MAIL: (714) 374-1792/ mcarnahan@surfcity-hb.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE WITHIN AN APPROXIMATELY 2,285 SQ. FT. RESTURANT.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

➤ **REQUIREMENT:**

- Provide building analysis, plans and permits to increase occupant load from 77-120. The last approved plans and permit (B2008-003881) and Certificate of Occupancy reflect an occupant load of 77.
- **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**

➤ **CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

- Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2016 California Building Code (CBC), 2016 California Residential Code (CRC), 2016 California Mechanical Code, 2016

California Plumbing Code, 2016 California Electrical Code, 2016 California Energy Code, 2016 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

- Provide all project implementation code requirements and conditions of approval on the approved building plans.
- Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2016 CBC.
- Provide compliance to disabled accessibility requirements of Chapter 11B of the 2016 CBC. Including an accessible path of travel to the public way.
- Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
- In addition to all of the code requirements of the 2016 California Green Building Standards Code, specifically address Construction Waste Management per Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Section 5.408.1.4.
- The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including Section 5.106.5.3 Electric Vehicle (EV) Charging.
- Trash enclosure will require a drain, vent and trap primer connected to the building sewer system. Rain water is not permitted in the building sewer so a cover will be required.
- Complete and provide on the Building Plans; the City of Huntington Beach Accessibility Unreasonable Hardship Request Forms (Form A and Form B), based on valuation of the job both forms may be required. The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations, commercial buildings or public housing. When these buildings or facilities undergo alterations, structural repairs, or additions, an accessible path of travel must be provided to the specific area of construction.

➤ **COMMENTS:**

- Planning and Building Department encourage the use of pre-submittal building plan check meetings.
- Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.

- Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.