

## **Written Narrative**

**155 5<sup>th</sup> Street, Unit 183**

**Huntington Beach**



### **PROJECT DESCRIPTION / REQUEST:**

HQ Gastropub is an existing 5,431 square-foot eating and drinking establishment located at 155 5<sup>th</sup> Street, Suite 183 approved under CUP 16-045. The applicant is requesting an Entitlement Plan Amendment to expand into the adjacent Suite 189, thereby adding square footage to the dining area and ancillary alcohol sales. The expanded restaurant will total 6,453 square-feet and 241 occupants. There are no changes proposed to the operation, nor is the applicant proposing live entertainment or any additional separate bar in the expanded floor area. The expansion is only for additional restaurant dining within the same operational conditions of approval as outlined in the original grant.

Suite 189 was previously a clothing store. The subject application will establish the alcohol consumption use in this tenant space, but the resulting restaurant will be under one operation, one tenant space number (the existing suite 183).

The applicant will connect suites 183 and 189 by creating an opening in the existing demising wall. Other work includes the demolition of exterior finishes, glazing & doors, interior walls, furniture, lighting, and equipment. New exterior glazing, doors and finishes will be applied consistent with the existing establishment, as well as the construction of new interior partition walls, lighting, custom display cases, tables and finishes. Unlike the current window design in suite 183, the new suite 189 windows will not open up to the street.

The request to expand is driven by requests from customers to have a place for groups to dine together. The existing restaurant seating plan is not conducive to a group setting. The proposed expansion allows for overflow seating when the restaurant is busy, as well as a space for groups of 10, 15 or more to have a shared dining area.