



# 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

November 20, 2019

Narin Kidd  
19072 Beach Boulevard #A  
Huntington Beach CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 19-024 (THAI GULF RESTAURANT  
ALCOHOL SERVICE)—19072 BEACH BOULEVARD #A  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Kidd:

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 714-374-1744 ([tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN  
Associate Planner

Enclosures

cc: Khoa Duong, Building Division – 714-989-0213  
Jacob Worthy, Fire Department – 714-374-5344  
Michelle Boldt, Police Department – 714-536-5986  
Jane James, Planning Manager  
Jason Kelly, Planning Division  
Phuong Pham, Property Owner  
Project File



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** NOVEMBER 05, 2019

**PROJECT NAME:** THAI GULF RESTAURANT ALCOHOL SERVICE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-0234

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-024

**DATE OF PLANS:** OCTOBER 21, 2019

**PROJECT LOCATION:** 19072 BEACH BOULEVARD #A, 92646 (EAST SIDE OF BEACH BOULEVARD, SOUTH OF GARFIELD AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 989-0213 / khoa@csgengr.com

**PROJECT DESCRIPTION:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE (ABC TYPE 41 LICENSE) WITHIN AN APPROXIMATELY 2,075 SQ. FT. EATING AND DRINKING ESTABLISHMENT

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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.

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**Building Department – No Comments**



## **CITY OF HUNTINGTON BEACH**

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** OCTOBER 28, 2019

**PROJECT NAME:** THAI GULF RESTAURANT ALCOHOL SERVICE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-0234

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-024

**DATE OF PLANS:** OCTOBER 21, 2019

**PROJECT LOCATION:** 19072 BEACH BOULEVARD #A, 92646 (EAST SIDE OF BEACH BOULEVARD, SOUTH OF GARFIELD AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** JACOB WROTHY, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 374-5344 [jacob.worthy@surfcity-hb.org](mailto:jacob.worthy@surfcity-hb.org)

**PROJECT DESCRIPTION:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE (ABC TYPE 41 LICENSE) WITHIN AN APPROXIMATELY 2,075 SQ. FT. EATING AND DRINKING ESTABLISHMENT

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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.

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**Fire Department has no comments on this planning application.**





## CITY OF HUNTINGTON BEACH PLANNING DIVISION

### **PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** NOVEMBER 20, 2019  
**PROJECT NAME:** THAI GULF RESTAURANT ALCOHOL SERVICE  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 19-0234  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-024  
**DATE OF PLANS:** OCTOBER 21, 2019  
**PROJECT LOCATION:** 19072 BEACH BOULEVARD #A, HUNTINGTON BEACH  
**PLAN REVIEWER:** TESS NGUYEN, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE (ABC TYPE 41 LICENSE) WITHIN AN EXISTING APPROXIMATELY 2,075 SQ. FT. EATING AND DRINKING ESTABLISHMENT AND 400 SQ. FT. OUTDOOR DINING AREA.

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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.

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#### **CONDITIONAL USE PERMIT NO. 19-024:**

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. Conditional Use Permit No. 19-024 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
4. Conditional Use Permit No. 19-024 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 19-024 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, Building & Safety 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 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 POLICE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 11, 2019

**PROJECT NAME:** THAI GULF RESTAURANT ALCOHOL SERVICE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 19-0234

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 19-024

**DATE OF PLANS:** OCTOBER 21, 2019

**PROJECT LOCATION:** 19072 BEACH BOULEVARD #A, 92646 (EAST SIDE OF BEACH BOULEVARD, SOUTH OF GARFIELD AVENUE)

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** MICHELLE BOLDT, SPECIAL INVESTIGATIONS CSO

**TELEPHONE/E-MAIL:** (714) 536-5986 / [MBOLDT@HBPD.ORG](mailto:MBOLDT@HBPD.ORG)

**PROJECT DESCRIPTION:** TO PERMIT THE ONSITE SALE, SERVICE, AND CONSUMPTION OF BEER AND WINE (ABC TYPE 41 LICENSE) WITHIN AN APPROXIMATELY 2,075 SQ. FT. EATING AND DRINKING ESTABLISHMENT

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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.

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- a. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. **(PD)**
- b. The outdoor dining/patio area shall have a physical barrier of no less than 36 inches in height surrounding the outdoor dining areas and designed in a manner that will prohibit passing alcohol through the barrier. **(PD)**
- c. No dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM. **(PD)**
- d. No off-sale alcohol sales shall be permitted. All alcoholic beverages shall be consumed within the restaurant or outdoor dining/patio area. **(PD)**

- e. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**
- f. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
- g. 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)**
- h. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden, except when training for knowledge of food pairing, if applicable. **(PD)**
- i. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. Entertainment which would require modification of plans dated 10/21/19 or that require addition parking, like dancing, would need approval by the Planning Department and may require a Permit for that specific use. **(PD)**
- j. Clearly legible signage shall be affixed inside the restaurant and outdoor dining/patio area entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- k. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- l. 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. **(PD)**
- m. 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)**
- 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 with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business 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 personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
- p. 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)**