



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

January 17, 2020

Meiqi Xie
20042 Beach Blvd., Ste. 200
Huntington Beach, CA 92648

**SUBJECT: Conditional Use Permit No. 19-035 (Mazaia Restaurant Alcohol)
8082 Adams Avenue, 92646
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Xie:

In order to assist you with your development proposal, staff reviewed the project and identified applicable city policies, standard plans, and development and use requirements excerpted from the City of Huntington Beach Zoning and 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 this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning and 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 Nicolle.Aube@surfcity-hb.org or (714) 374-1529 and/or contact the respective source department (contact person listed below).

Sincerely,

Nicolle Aubé, AICP
Associate Planner

Enclosures

c: Michelle Boldt, Police Department – (714) 536-5986
Eric Haghani, Building Manager – (714) 374-1792
Jacob Worthy, Fire Department – (714) 374-5344
Steve Bogart, Public Works Department – (714) 374-1692
Jane James, Planning Manager – (714) 536-5596
Project File



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 3, 2020
PROJECT NAME: MAZAIA CHINESE RESTAURANT ALCOHOL SALES
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-285
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-035

DATE OF PLANS: DECEMBER 20, 2019
PROJECT LOCATION: 8082 ADAMS AVE. (SOUTH SIDE OF ADAMS AVE. NEAR THE INTERSECTION WITH BEACH BLVD.)
PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER
PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO
TELEPHONE/E-MAIL: (714) 536-5986 / MBOLDT@HBPD.ORG

PROJECT DESCRIPTION: To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 6,564 sq. ft. eating and drinking establishment and 2,028 sq. ft. outdoor patio. The proposed hours of operation are 11:00 AM – 10:00 PM Monday through Thursday, 11:00 AM – 12:00 AM Friday, 9:00 AM – 12:00 AM Saturday, and 9:00 AM – 10:00 PM Sunday.

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 Zoning Administrator 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. 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 carryout 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 12/20/19 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)**



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: December 23, 2019

PROJECT NAME: MAZAIA CHINESE RESTAURANT ALCOHOL SALES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-285

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-035

DATE OF PLANS: December 20, 2019

PROJECT LOCATION: 8082 ADAMS AVE. (SOUTH SIDE OF ADAMS AVE. NEAR THE INTERSECTION WITH BEACH BLVD.)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: JACOB WORTHY, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5411/ Jacob.Worthy@surfcity-hb.org

PROJECT DESCRIPTION: To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 6,564 sq. ft. eating and drinking establishment and 2,028 sq. ft. outdoor patio. The proposed hours of operation are 11:00 AM – 10:00 PM Monday through Thursday, 11:00 AM – 12:00 AM Friday, 9:00 AM – 12:00 AM Saturday, and 9:00 AM – 10:00 PM Sunday.

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PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Protection Systems

The following items shall be completed prior to issuance of a certificate of occupancy.

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Note: There is an existing fire suppression system (UL300) for the current kitchen configuration. A new set of plans will need to be submitted for any changes to the existing kitchen setup. Example – relocation of appliances.

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. (FD)

Building Construction

The following items shall be completed prior to issuance of a certificate of occupancy.

Exit Signs and Exit Path Markings will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 (FD)

Note: These Building Construction and addressing items may not require any changes, but they will be verified upon inspection.

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.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 07, 2020

PROJECT NAME: MAZAIA CHINESE RESTAURANT ALCOHOL SALES

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 19-285

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 19-035

DATE OF PLANS: DECEMBER 20, 2019

PROJECT LOCATION: 8082 ADAMS AVE. (SOUTH SIDE OF ADAMS AVE. NEAR THE INTERSECTION WITH BEACH BLVD.)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

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

PROJECT DESCRIPTION: To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 6,564 sq. ft. eating and drinking establishment and 2,028 sq. ft. outdoor patio. The proposed hours of operation are 11:00 AM – 10:00 PM Monday through Thursday, 11:00 AM – 12:00 AM Friday, 9:00 AM – 12:00 AM Saturday, and 9:00 AM – 10:00 PM Sunday.

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 Zoning Administrator 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.

I. REQUIREMENTS:

1. Submit separate plans for all disciplines; Building 3 sets, MEP 2 sets each.
2. Landscape plan is a separate submittal for irrigation and plants only. No accessory structures or flat work will be reviewed on the landscape plans.
3. **All site work for accessibility will be reviewed and inspected based on the approved architectural plans.**
4. All accessory and minor accessory structures including site MEP will be on separate permits.

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2019 California Building Code (CBC), 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Energy Code, 2019 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.

2. Provide all project implementation code requirements and conditions of approval on the approved building plans.
3. Provide complete Site plan –
 - Identify location of all property lines on Site plan.
 - Show the accessible paths of travel from public sidewalk and accessible parking stall(s) to the building entrance(s) along with maximum slope of 5%; and cross slope of 2%.
 - Show location of all curb ramps and truncate domes within the accessible paths of travel.
4. For Group A-2 occupancy group –
 - a. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements per Chapter 5, 2019 CBC.
 - b. Panic hardware is required for all required exit doors serving group A-2.
 - c. For an occupant load of 300 or more, please check existing structure for Risk Category II. Table 1604.5, 2019 CBC.
5. Provide egress plan –
 - a. All required exterior exit doors must be accessible to disabled persons. Please indicate on Site plan the accessible paths of travel from exterior exit doors to the public way.
 - b. All exterior doors/gates within the exit paths of travel, in the direction of door swing, provide 24" clear space past the strike edge.
6. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2019 CBC.
 - a. At least one van accessible parking stall with 8' unloading width. Please show location of van accessible parking stall on Site plan.
 - b. Restrooms must be accessible to disabled persons. Provide fully dimensioned layout plan to show how they comply with Chapter 11B.
 - c. ALL GENDER restroom shall be used for MEN's/WOMEN's restroom.
7. 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.
8. In addition to all of the code requirements of the 2019 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.
9. The City of Huntington Beach has adopted the 2016 California Green Building Standards Code, including 5.106.5.3 Electric Vehicle (EV) Charging.
10. Complete and provide on the Building Plans; the City of Huntington Beach Accessibility upgrades form (form A), and if necessary, the Unreasonable Hardship Request Form (form B), The provisions of Section 11B-202.4 Exception 8, apply to existing buildings or facilities used as public buildings, public accommodations and commercial buildings. 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.

11. Cooking equipment, and Type II hoods and ducting shall be set 18 inches from a combustible wall and 3 inches from a limited combustible wall. NFPA 96:4.2.1 and CMC 507.3

II. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. 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. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. 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.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT REVIEW COMMENTS

DATE: JANUARY 9, 2020

PROJECT NAME: MAZAIA CHINESE RESTAURANT ALCOHOL SALES

ENTITLEMENTS: CUP 19-035

PLNG APPLICATION NO: 2019-0285

DATE OF PLANS: DECEMBER 20, 2019

PROJECT LOCATION: 8082 ADAMS AVE. (SOUTH SIDE OF ADAMS AVENUE NEAR THE INTERSECTION WITH BEACH BOULEVARD)

PROJECT PLANNER: NICOLLE AUBE, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *MB*

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE SALES, SERVICE, AND CONSUMPTION OF ALCOHOL (ABC TYPE 47 LICENSE) WITH A PROPOSED 6,564 SQ. FT. EATING AND DRINKING ESTABLISHMENT AND 2,028 SQ. FT. OUTDOOR PATIO. THE PROPOSED HOURS OF OPERATION ARE 11:00 AM – 10:00 PM MONDAY THROUGH THURSDAY, 11:00 AM – 12 AM FRIDAY, 9:00 AM - 12:00 AM SATURDAY, AND 9:00 AM – 10:00 PM SUNDAY.

Pursuant to your Development Review Request, Public Works has reviewed the subject application and project plans and has no comments.