



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

October 2, 2020

Eric and Adriana LaShelle
5031 Dorado Drive, #202
Huntington Beach CA 92649

**SUBJECT: CONDITIONAL USE PERMIT NO. 20-005 (STUMPY'S HATCHET HOUSE)—
7225 EDINGER AVNUE, SUITES A-E 92647
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Eric and Adriana:

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 714-536-5561 (hayden.beckman@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

HAYDEN BECKMAN
Senior Planner

Enclosures

cc: Khoa Duong, Building Division – 714-989-0213
Steve Eros, Fire Department – 714-374-5344
Michelle Boldt, Police – 949-290-1604
Jane James, Planning Manager
Jason Kelly, Planning Division
Project File



HUNTINGTON BEACH COMMUNITY DEVELOPMENT DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 2, 2020

PROJECT NAME: STUMPY'S HATCHET HOUSE

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2020-031

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-005 (STUMPY'S HATCHET HOUSE)

DATE OF PLANS: SEPTEMBER 16, 2020

PROJECT LOCATION: 7225 EDINGER AVENUE SUITES A-E, 92647

PLAN REVIEWER: HAYDEN BECKMAN

TELEPHONE/E-MAIL: 714-536-5561 / HAYDEN.BECKMAN@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO ESTABLISH A 5,500 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE THAT CONSISTS OF THROWING HATCHETS WITHIN NINE TOTAL INTERIOR MANAGED SPACES (PITS) INCLUDING ON-SITE FOOD AND ALCOHOL SALES (TYPE 41 LICENSE, BEER AND WINE)

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.

1. Prior to submittal for building permits, the following shall be completed:
 - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Community Development Department. **(City Specification No. 409)**
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

3. The Departments of Community Development, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Community Development Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Community Development Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's /Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission /Zoning Administrator may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
4. The development shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
5. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The applicant shall submit a check in the amount of \$50 for the posting of a 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 Planning Division within two (2) days of the Planning Commission's action. **(California Code Section 15094)**

CONDITIONAL USE PERMIT /COASTAL DEVELOPMENT/ VARIANCE NO. :

1. The site plan and floor plans approved by the Planning Commission shall be the conceptually approved design.
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
7. The structure cannot be occupied, the final building permit cannot be approved, utilities cannot be released and commencement of use may not occur until the following has been completed:
 - a. A Certificate of Occupancy must be approved by the Community Development Department and issued by the Building and Safety Department. **(HBMC 17.04.036)**
8. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**

9. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director 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)**
10. CUP No. 20-005 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 Planning Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
11. CUP No. 20-005 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
12. The Planning Commission reserves the right to revoke CUP No. 20-005 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)**
13. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building 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)**
14. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
15. Live entertainment and/or outdoor dining in excess of 400 sq. ft. shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. Outdoor dining occupying less than 400 sq. ft. is subject to Neighborhood Notification and approval by the Director of Planning. **(HBZSO Section 211.04)**



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 6, 2020

PROJECT NAME: STUMPY'S HATCHET HOUSE

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-031

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-005

DATE OF PLANS: FEBRUARY 11, 2020

PROJECT LOCATION: 7225 EDINGER AVE, SUITES A-E (NORTH SIDE OF EDINGER AVE., WEST OF GOTHARD STREET)

PROJECT PLANNER: HAYDEN BECKMAN, SENIOR PLANNER

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org

PROJECT DESCRIPTION: TO ESTABLISH A NEW 5,500 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE (STUMPY'S HATCHET HOUSE) THAT CONSISTS OF THROWING HATCHETS IN NINE TOTAL MANAGED SPACES (PITS) FOR PARTIES OF UP TO 10 INDIVIDUALS, AND ON-SITE FOOD AND ALCOHOL SALES (TYPE 40 BEER ONLY).

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.

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

1. Occupancy Classification

The occupancy classification was not stated on the plans. The HBFD reviewed the plans under the assumption that the facility would be classified as a Group A-2 occupancy.

2. Fire Apparatus Access

Fire Lanes and Fire Access Roads shall be marked and signed as per the CFC, HBMC and City Specification # 415, *Fire Lanes Signage and Markings on Private, Residential,*

commercial and Industrial Properties. For Fire Department approval, reference and demonstrate compliance on the plans. **(FD)**

3. Fire Protection Systems

Fire Alarm System may be required. If the occupant load exceeds 299 occupants, then a Manual Fire Alarm system is. For Fire Department approval, plans shall be submitted to the Fire Department for permits and approval. For Fire Department approval, reference and demonstrate compliance with the 2019 CFC and NFPA 72 on the plans. A licensed C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

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)**

Automatic Fire Sprinklers are required. Section 17.56.360 of the Huntington Beach Fire Code (HBFC) (Amendment of 1103.5.5) states that section 903 of the California Fire Code is applicable when tenant spaces change occupancy classifications to an "A" occupancy. Section 17.56.250 of the HBFC (Amendment of 903.2) requires fire sprinklers in any building that has a fire area that exceeds 5,000 square feet. Below are instructions for submitting to the HBFD.

Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced annually by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the California Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

A Commercial Food Preparation Fire Protection System is required for commercial cooking operations. If any cooking is proposed in the new storage container building's, then a UL300 suppression system is required. 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)**

Carbon Dioxide Tank. If a liquefied carbon dioxide tank is to be installed for use with beverage carbonation, the carbon dioxide tank and piping must be installed in accordance with the 2016 CFC, specifically Chapters 50 and 53. If the tank capacity is

greater than 6000 cubic feet, an FD construction permit must be obtained, and a separate plan submittal for compressed gasses is required. **(FD)**

4. 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)**

5. 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)**

6. Building Construction

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)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition. **(FD)**

OTHER:

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule

allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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.



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 11, 2020

PROJECT NAME: STUMPY'S HATCHET HOUSE

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 20-031

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 20-005

DATE OF PLANS: FEBRUARY 11, 2020

PROJECT LOCATION: 7225 EDINGER AVE, SUITES A-E (NORTH SIDE OF EDINGER AVE., WEST OF GOTHARD STREET)

PROJECT PLANNER: HAYDEN BECKMAN, SENIOR PLANNER

PLAN REVIEWER: MICHELLE BOLDT / SPECIAL INVESTIGATIONS CSO

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

PROJECT DESCRIPTION: TO ESTABLISH A NEW 5,500 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE (STUMPY'S HATCHET HOUSE) THAT CONSISTS OF THROWING HATCHETS IN NINE TOTAL MANAGED SPACES (PITS) FOR PARTIES OF UP TO 10 INDIVIDUALS, AND ON-SITE FOOD AND ALCOHOL SALES (TYPE 40 BEER ONLY).

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The Police Department is opposed to this business, pending changes to the proposal based on several safety concerns regarding alcohol consumption, type of ABC license, and hours of operation. Here are our concerns:

1. Lack of security plan to prevent intoxicated patrons in the ax throwing pits. (1 pit boss for every two pits)
2. Ability to consume alcohol before entering the Ax throwing pit. (the order should only be throw an ax, then consume alcohol)
3. Type-40 ABC license, would not require any food service, and this could turn into a bar only. We are recommending a type 41, beer and wine with a full kitchen, bonafide eating establishment.
4. Hours of operation on Friday and Saturday nights are 1am. Without food service, this is concerning, especially with Glow Zone next door.

5. 6 beer maximum is a bad business plan.

PD would need the above concerns addressed, prior to offering official conditions for the proposed project. Below is an example of conditions the police department may impose on your business.

- 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 41 (On Sale Beer & Wine, Eating Place) ABC License. **(PD)**
- b. There shall be a safety procedure in place to ensure hatchets are not handled or used after drinking alcoholic beverages. **(PD)**
- c. A safety/security employee shall be present in each pit area while in use. **(PD)**
- d. No alcohol of any type allowed in the hatchet throwing pit area. **(PD)**
- e. No person that has consumed alcoholic beverages of any amount, shall have access to the pit area. **(PD)**
- f. Security must continuously monitor patrons in the establishment for signs of intoxication, especially prior to entering the business and the pit area. **(PD)**
- g. No carryout alcohol sales shall be permitted. All alcoholic beverages shall be consumed within the restaurant. **(PD)**
- h. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**
- i. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
- j. 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)**
- k. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden. **(PD)**
- l. Entertainment is allowed with a valid Entertainment Permit issued by the Huntington Beach Police Department. Entertainment which would require modification of plans dated 2/11/20 or that require addition parking, like dancing, would need approval by the Planning Department and may require a permit for that specific use. **(PD)**
- m. Signs shall be posted in a conspicuous space at the entrance/exit of the restaurant which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- n. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**

- o. 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)**
- p. 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)**
- q. 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)**
- r. 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)**
- s. 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)**