

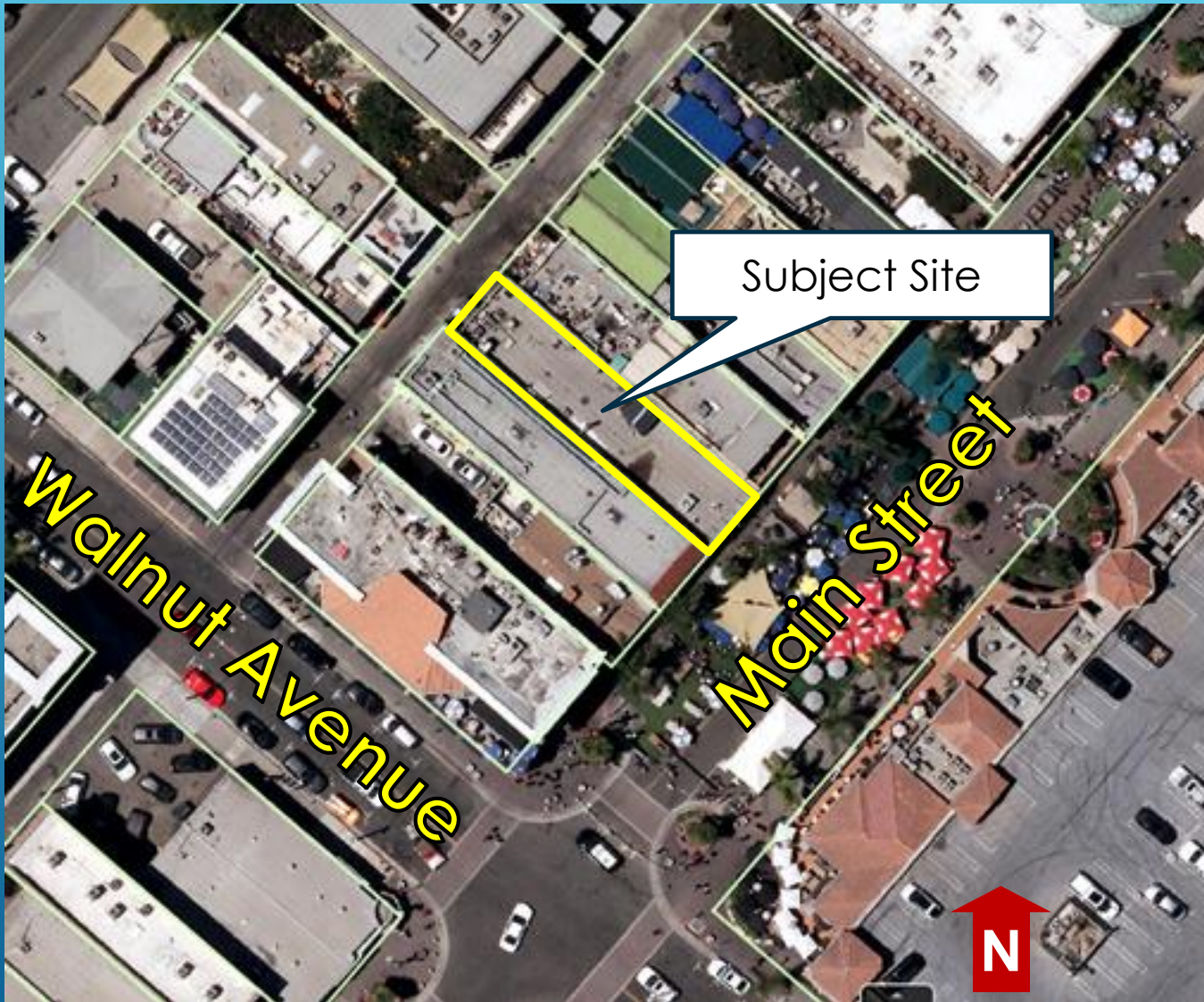
# KILLARNEY'S ROOFTOP DINING

HUNTINGTON BEACH PLANNING COMMISSION

SEPTEMBER 14, 2021

**Entitlement Plan Amendment No. 2021-001**

# PROJECT SITE



Killarney's Restaurant

209 Main Street

District 1, Downtown  
Specific Plan

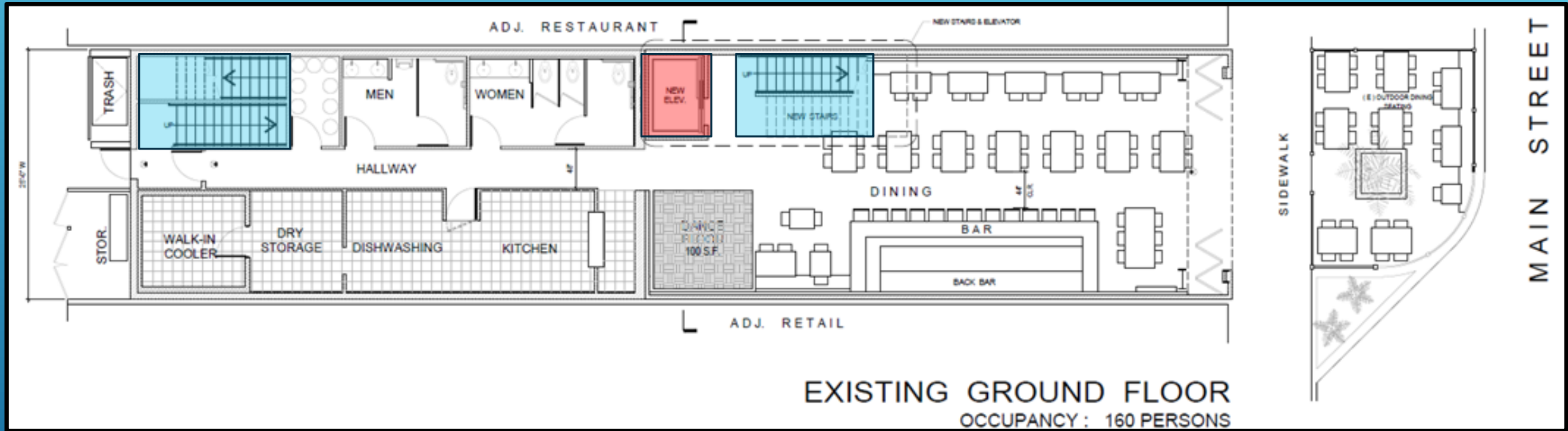
Mixed Use area

# PROJECT DESCRIPTION

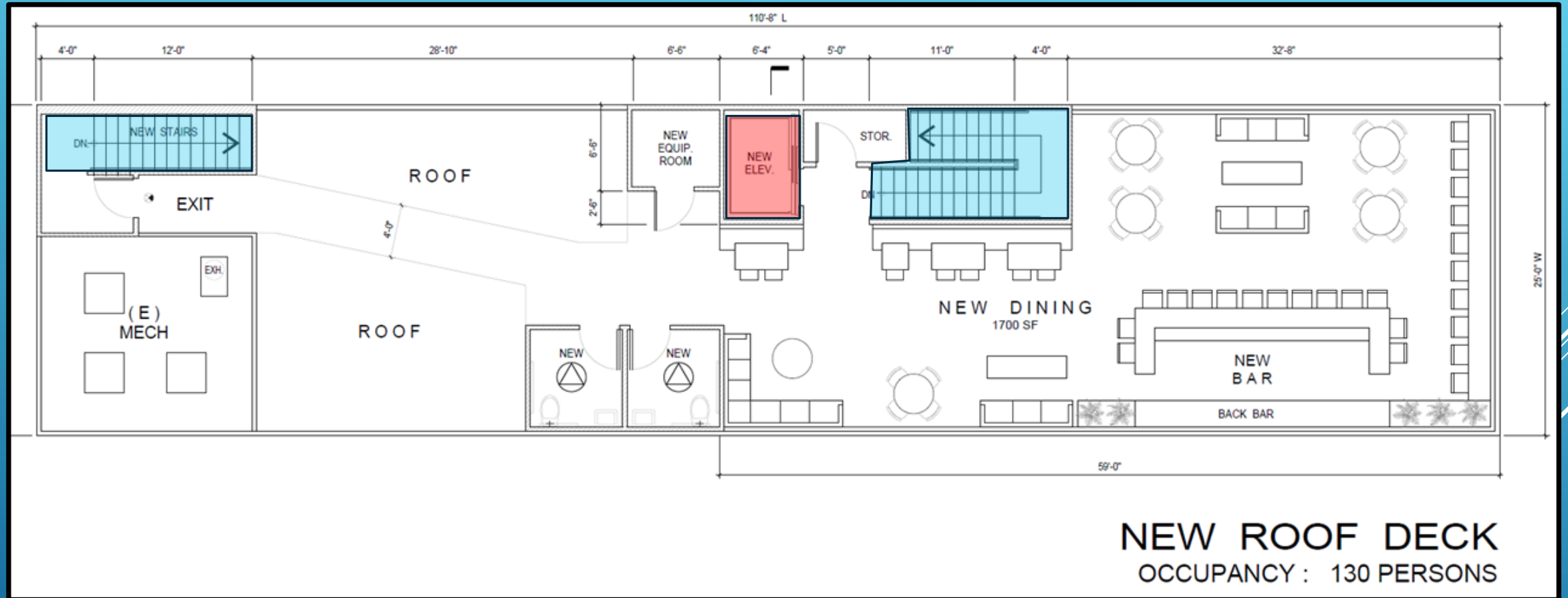
## Entitlement Plan Amendment

- Amend CUP 99-21
    - Convert existing 1,936 sq. ft. rooftop to accessible outdoor dining area with alcohol sales and service (ABC Type 47 license)
    - Participate in Downtown Parking In-Lieu Fee Program
      - 16 parking spaces required for rooftop outdoor dining
    - Deviate from Resolution No. 2017-42
      - Preserve existing hours of operation for interior restaurant
      - Deviation from Standard Conditions
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# EXISTING FLOOR PLAN

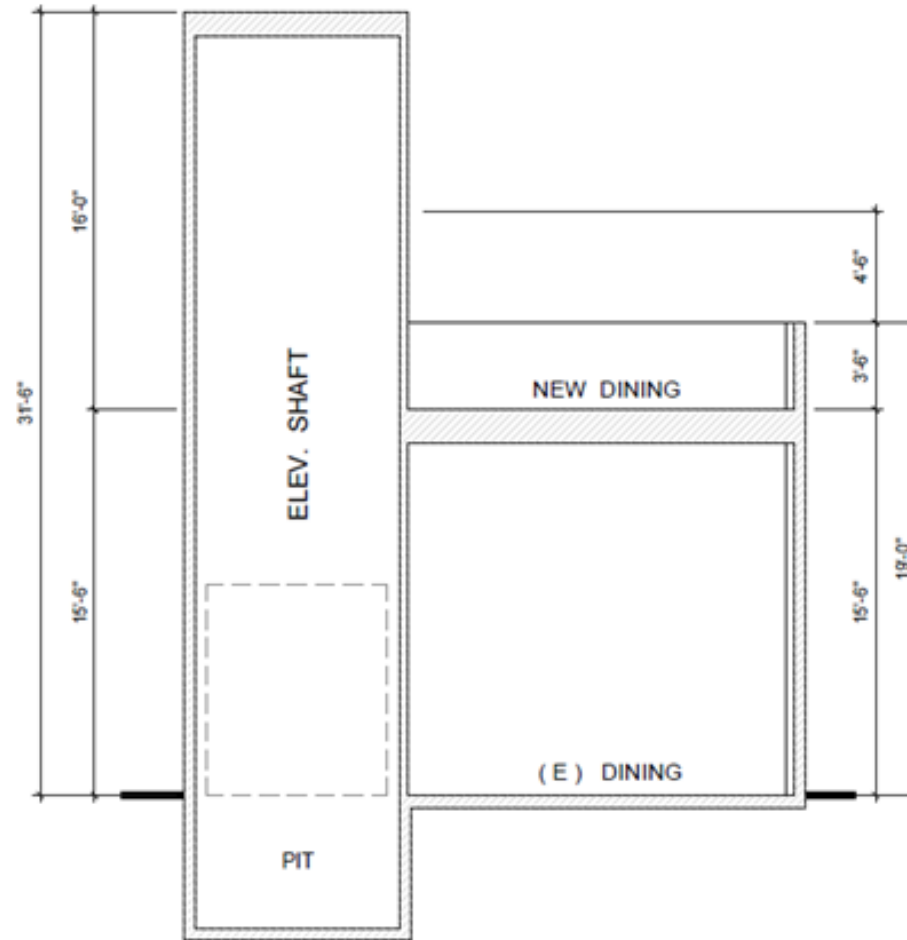


# PROPOSED ROOF PLAN





# SECTION DRAWING



BUILDING SECTION

# 209 MAIN STREET ENTITLEMENT HISTORY

- **CUP 99-21 and CDP 99-12** (*Subject EPA would modify*)
  - Façade improvements
  - 550 sq. ft. addition
  - Establish outdoor dining with alcohol sales in public ROW
  - In Lieu Parking for 4 spaces
- **EPA 00-11\*** (To modify CUP 99-21/CDP 99-12)
  - Establish live entertainment
  - Occupy 2,530 sq. ft. roof deck for dining and alcohol sales
  - In Lieu Parking for 17 spaces
  - PC Approval appealed to City Council
  - CC approved with modified conditions

*\*Entitlement and permits expired 2004; not implemented*
- **CUP 03-09**
  - Approved 100 sq. ft. dance floor
  - Approved request for live entertainment and hours as exists today
    - Entertainment Permit annual renewal


# DOWNTOWN RESOLUTION

## CC Ad Hoc Downtown Image Committee

- Standard conditions for eating and drinking establishments with alcohol and/or live entertainment
- Resolution No. 2010-05
  - Applied to new requests or amendment requests
  - Hours of operation – limited to 12:00 Midnight
- Amendments
  - Resolution 2011-16
  - Resolution 2013-24
  - Resolution 2017-42**




# RESOLUTION 2017-42

- ZA or PC action on proposed deviations from standard conditions (previously only CC can approve deviations)
  - Criteria when evaluating proposed deviations:
    - Operational and business characteristics,
    - Distance from residential,
    - Available on-site parking,
    - Presence of on-site security,
    - Established alcohol and noise controls,
    - Floor plan design, etc.
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# IN-LIEU PARKING PROGRAM

- 1993: PC approves Downtown Parking Master Plan
  - In-Lieu parking program established
  - Shared parking concept, 1:1 ratio applied
  - Property owners unable to meet on-site parking
- 1995: Program expanded
  - Fee adjusted annually based on Consumer Price Index
  - Option to pay over 15-year term
- 2009: Downtown Specific Plan Update process
- 2010: Fee increased, interest established
  - Allowed use of fees expanded from physical spaces
    - Include design cost and utilizations strategies

# IN-LIEU PARKING PROGRAM

- Generally: Fees in separate account, not General Fund
    - Use is specified by Resolution
  - Past/Current/Future Uses:
    - Downtown Shuttle Program
    - Downtown Bike Valet Program
    - 1<sup>st</sup> Street at Atlanta Parking Lot
    - Downtown Restriping Program
    - Private/Public Partnerships
    - Parking Wayfinding Signage
    - Parking Information and Guidance System
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# IN LIEU FEE PROGRAM

- No physical space to add on-site parking
  - Current fee for 16 parking spaces \$229,368
  - Participation supports shared parking concept in Downtown area
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# HOURS OF OPERATION

- Request to deviate from Resolution 2017-42 by preserving existing hours of operation:
  - Interior Restaurant: 8 AM to 2 AM Daily
  - Live Entertainment/Dancing: 11 AM to 1:30 AM Daily
  - Main Street Outdoor Dining: 11 AM to 10 PM Daily
- Establish Rooftop Outdoor Dining Hours
  - 9 AM to 12 Midnight Daily
- Staff supports preservation of existing hours
- Staff recommends approval of 12 Midnight for rooftop dining area
- All other Standard Conditions in suggested conditions of approval

# ANALYSIS

- Unique design as adaptive reuse
- Provide new ocean-view outdoor dining
- Enhance attraction of residents and visitors to Main Street
- Payment of In-Lieu Parking fees consistent with similar Downtown business projects
  - Fund current and future programs
- Deviation to preserve existing business operating hours encourages reinvestment and fosters economic activity
- Rooftop dining hours of operation consistent with Resolution



# RECOMMENDATION

- Approve EPA 21-001 with Suggested Findings and Conditions of Approval