

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 4, 2019 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Joanna Cortez, Isela Siordia

ORAL COMMUNICATION: **NONE**

ITEM 1: ENTITLEMENT PLAN AMENDMENT NO. 19-007 (MASSIMO PIZZA ALCOHOL EXPANSION):

APPLICANT: Marcus Kemmerer, KDA Architecture, 228 Crest Ave., Huntington Beach, CA 92648

PROPERTY OWNER: Alireza Bahrami, 30672 Paseo Del Niguel, Laguna Niguel, CA 92677

REQUEST: To amend CUP No. 19-005 and permit: 1) an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102); and 2) a 17 space parking reduction within an existing commercial center.

ENVIRONMENTAL STATUS: The request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act

LOCATION: 22311 Brookhurst St. #102 and #103 (west side of Brookhurst St. near the intersection of Bushard St.)

CITY CONTACT: Nicolle Aube

Joanne Cortez, Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Ms. Cortez noted that staff did not receive any inquiries regarding the proposed permits.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Marcus Kemmerer, applicant, stated that he had no comments or concerns with staff's recommendations.

THERE WAS NO ONE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that he would approve the request as recommended by staff.

ENTITLEMENT PLAN AMENDMENT NO. 19-007 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines because the project consists of negligible or no expansion of an existing structure.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 19-007:

1. 1. Entitlement Plan Amendment No. 19-007 to amend Conditional Use Permit No. 91-005 to permit an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102) and a 17 space parking reduction will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood because the use is located within an existing commercial shopping center. The use is primarily a restaurant and the sale and service of general alcohol (ABC Type 41) is ancillary to the primary restaurant use. The restaurant and proposed expansion are not anticipated to generate additional noise, traffic, or impacts above existing conditions because the shared parking study, prepared by K2 Traffic Engineering received October 16, 2019, demonstrates that peak parking demand for the property, including the restaurant expansion, will not exceed the number of parking spaces at the property. The property provides 56 parking spaces to patrons and at peak demand, there is a surplus of 9 parking spaces with the proposed expansion. The nearest residences are approximately 30 ft. to the north of the building. The residences buffered by an existing driveway and the restaurant expansion orients towards Brookhurst Street, away from the residents to the north. Residences to the west are buffered by Brookhurst Street. In addition, the sale, service and consumption of general alcohol sales will continue to be contained within the interior of the existing restaurant.
2. The granting of Entitlement Plan Amendment No. 19-007 to amend Conditional Use Permit No. 91-005 to permit an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102) and a 17 space parking reduction will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CN (Commercial Neighborhood) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11 (A): Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

The request will expand the range of goods and services provided in the area by allowing the continuance of the ancillary sale of alcohol in conjunction with an existing eating and drinking establishment in a safe manner for residents and customers from the surrounding area. The operational hours of 11:00 a.m. – 10:00 p.m., daily for the proposed use are not anticipated to generate additional noise, traffic, or impacts above existing conditions. The nearest residences to the north are buffered by an existing driveway and the restaurant expansion faces towards Brookhurst Street, which buffers residences to the west. In addition, the sale, service and consumption of general alcohol sales will continue to be contained within the interior of the existing restaurant.

3. The proposed Entitlement Plan Amendment No. 19-007 to amend Conditional Use Permit No. 91-005 to permit an existing 1,322 sq. ft. restaurant (Suite #103) with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) to expand into the adjacent 881 sq. ft. tenant space (Suite #102) and a 17 space parking reduction will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance because the General Plan land use designation and Commercial General zoning designation anticipated eating and drinking facilities with alcohol service, sale and consumption in this area. The sale and service of alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. The proposed use will comply with all building occupancy/exiting requirements.

CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 19-007:

1. The site plan and floor plans received and dated October 25, 2019 and parking study received and dated October 16, 2019, shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The hours of operation shall be limited to the following: 11:00 a.m. – 10:00 p.m., daily.
 - b. 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)**
 - c. All alcohol sold by the establishment shall be placed in distinctively marked containers, clearly indicating the contents of the container, thus discouraging customers from carrying the containers out to their cars or to the beach. **(PD)**
 - d. No carryout alcohol sales shall be permitted. All alcoholic beverages shall be consumed within the restaurant. **(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 10/25/19 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. Signs shall be posted in a conspicuous space at the entrance/exit of the restaurant and the patio which shall state "NO 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)**

3. EPA No. 19-007 shall become null and void unless exercised within two years 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 Community Development Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:34 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 18, 2019, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

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