



# City of Huntington Beach

File #: 20-1573

MEETING DATE: 5/20/2020

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Nicolle Aube, AICP, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-009 (JAYBIRDS CHICKEN BEER AND WINE)**

**REQUEST:**  
To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a 1,676 sq. ft. eating and drinking establishment.

**LOCATION:**  
303 3rd St. #100, 92648 (west side of 3rd St., between Olive Ave. and Orange Ave.)

**APPLICANT:**  
Kevin Hufford, 3989 Mistral Dr., Huntington Beach, CA 92649

**PROPERTY OWNER:**  
Jayne Flinn, 303 Partners LLC, 2439 W. Coast Hwy., Ste. 200, Newport Beach, CA 92663

**STAFF RECOMMENDATION:**  
That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-009 with suggested findings and conditions of approval.

**General Plan:**  
M - sp (Mixed Use - Specific Plan Overlay)

**Zone:**  
SP5 - CZ (Downtown Specific Plan - Coastal Zone Overlay)

**Environmental Status:**  
The request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Coastal Status:**

Non-Appealable

**Existing Use:**

Commercial Building