



## Legislation Details (With Text)

**File #:** 21-496 **Version:** 1

**Type:** Public Hearing **Status:** Passed

**File created:** 6/22/2021 **In control:** Zoning Administrator

**On agenda:** 7/7/2021 **Final action:**

**Title:** CONDITIONAL USE PERMIT NO. 21-003 (FOUR SONS DOWNTOWN)

**REQUEST:**  
To allow the sale, service, and consumption of beer (ABC License Type 23) within an 892 sq. ft. eating and drinking establishment with a 179 sq. ft. outdoor dining patio.

**LOCATION:**  
401 Main Street #101, 92648 (northwest corner of Main St. and Orange Ave.)

**Attachments:** 1. ATT#1 - CUP 21-003 (4SONS DOWNTOWN) Findings and Conditions, 2. ATT#2 - PLANS

Date	Ver.	Action By	Action	Result
7/7/2021	1	Zoning Administrator	approved with conditions	

### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 21-003 (FOUR SONS DOWNTOWN)**

**REQUEST:**  
To allow the sale, service, and consumption of beer (ABC License Type 23) within an 892 sq. ft. eating and drinking establishment with a 179 sq. ft. outdoor dining patio.

**LOCATION:**  
401 Main Street #101, 92648 (northwest corner of Main St. and Orange Ave.)

**APPLICANT:**  
Gerard Dufresne, 1506 Pacific Coast Highway, Huntington Beach, CA 92648

**PROPERTY OWNER:**  
Palmero Investments, LLC, 200 Main Street, Huntington Beach, CA 92648

**BUSINESS OWNER:**  
Gerard Dufresne, 1506 Pacific Coast Highway, Huntington Beach, CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-003 with suggested findings and conditions of approval.

**General Plan:**

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

**Zone:**

M-sp (Mixed-Use - Specific Plan)

**Environmental Status:**

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

**Coastal Status:**

Non appealable

**Existing Use:**

Vacant Commercial Suite

**ATTACHMENTS:**

1. Suggested findings and conditions of approval
2. Plans received and dated May 4, 2021