



City of Huntington Beach

File #: 21-496

MEETING DATE: 7/7/2021

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