



City of Huntington Beach

File #: 21-1020

MEETING DATE: 1/19/2022

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 21-026 (BRIGHTWATERS RESTAURANT AND BAR)

REQUEST:

To establish a restaurant with on-site sale, service, and consumption of general alcohol (ABC License Type 47) within an existing 2,740 sq. ft. tenant space and 441 sq. ft. outdoor dining area.

LOCATION:

180 5th Street #120, 92648 (southeast corner of 5th Street and Walnut Avenue)

APPLICANT:

Anne Haas, 1223 Bayside Drive, Corona del Mar, CA 92625

**PROPERTY
OWNER:**

5th and PCH LLC, 1945 Placentia Avenue, Building D, Costa Mesa, CA 92627

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-026 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:

Vacant

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated November 15, 2021