

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

**WEDNESDAY, May 23, 2007 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBER:** Tess Nguyen, Rami Talleh, Jeanie Cutler, Carmen Borruso  
(recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 2007-016 (SLOW FISH SUSHI)**

APPLICANT: Jong Lee, 16051 Bolsa Chica Street, Huntington Beach, CA  
92649

PROPERTY OWNER: Asbury Properties, 6399 Wilshire Boulevard #1008, Los Angeles,  
CA 90048

REQUEST: To permit the sales of alcoholic beverages for on-site consumption  
within an existing restaurant.

LOCATION: 16501 Bolsa Chica Street (west side of Bolsa Chica Street, south  
of Edinger Avenue)

PROJECT PLANNER: Tess Nguyen

Tess Nguyen, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary and recommended approval of the request.

**THE PUBLIC HEARING WAS OPENED.**

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

Mary Beth Broeren, Zoning Administrator, confirmed with staff the hours of operation and that there is no live entertainment at the restaurant.

**CONDITIONAL USE PERMIT NO. 2007-016 WAS APPROVED BY THE ZONING  
ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL.  
THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING  
ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN  
(10) CALENDAR 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 the minor modification to an existing use within an existing commercial center.

## **FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2007-016:**

1. Conditional Use Permit No. 2007-016 to permit the sale of alcoholic beverages for onsite consumption at an existing restaurant 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. The proposed alcohol sales at an existing restaurant will not generate noise, traffic, demand for parking, or other impacts detrimental to surrounding property and inconsistent with the subject property's commercial zoning. The site provides the necessary parking to accommodate the proposed use. Residential uses to the west of the subject site will be adequately buffered from the restaurant by a 55 ft. separation.
2. The conditional use permit will be compatible with surrounding uses because it will permit alcohol sales at an existing restaurant located within an existing commercial center with adequate parking capacity, in a suite adequately buffered by a 55 ft. separation from adjacent residential land uses to ensure no detrimental impact.
3. The proposed conditional use permit 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 and any specific condition required for the proposed use in the district in which it would be located. The restaurant is located within an existing commercial center which conforms to land use, setbacks, building height, and landscaping standards applicable to the General Commercial (CG) zoning designation.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of General Commercial on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - a. Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources. (LU 10.1)
  - b. Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area. (ED 2.4.3)

The requested conditional use permit will accommodate an existing development by allowing the addition of alcohol sales to a permitted land use (restaurant). The proposed use will market its services to local residents and residents in the surrounding region thereby

expanding the service-based commercial opportunities in the City. It will be located in an existing shopping center, which includes service related uses.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2007-016:**

1. The site plan and floor plans received and dated April 13, 2007 shall be the conceptually approved design.
2. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
3. The rear door shall be used as an emergency exit only. **(PD)**

**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.

**ITEM 2: CONDITIONAL USE PERMIT NO. 2007-014 (BRIGHTWATER ENTRY MONUMENTATION)**

APPLICANT: Linda White, 6 Executive Circle, Suite 250, Irvine, CA 92614

PROPERTY OWNER: Signal Landmark, Executive Circle, Suite 250, Irvine, CA 92614

REQUEST: To permit the entry monumentation for the Brightwater Residential Project consisting of a 15 ft. high decorative block wall and trellis structure located within the required landscaped setback area and portions of the public right-of-way in lieu of the maximum allowed height of 42 inches

LOCATION: 17261 Bolsa Chica Street, Huntington Beach (corner of Bolsa Chica Street and Los Patos Avenue)

PROJECT PLANNER: Tess Nguyen

Tess Nguyen, Staff Planner, gave an overview of the project and requested a continuance to the June 20, 2007 meeting, due to the requirement for a Coastal Development Permit. She indicated the applicant was in agreement with the continuance.

The Zoning Administrator confirmed with staff that the item would be re-advertised and the public notices re-sent.

**AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST THE PUBLIC HEARING WAS NOT OPENED.**

**CONDITIONAL USE PERMIT NO. 2007-014 WAS CONTINUED TO THE JUNE 20, 2007 MEETING WITH THE PUBLIC HEARING OPEN.**

**THE MEETING WAS ADJOURNED AT 1:40PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, JUNE 20, 2007.**

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Mary Beth Broeren  
Zoning Administrator

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