



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ethan Edwards, AICP, Associate Planner *EE*
DATE: September 13, 2011

SUBJECT: CONDITIONAL USE PERMIT NO. 11-001 (TAPHOUSE RESTAURANT)

**APPLICANT/
BUSINESS**

OWNER: Dwight Chornomud, 8901 Warner Avenue, Huntington Beach, CA 92647

PROPERTY

OWNER: Huntington Partners, LLC, c/o Kathy Buchoz, 8907 Warner Avenue, Huntington Beach, CA 92647

LOCATION: 8901 Warner Avenue, 92647 (northwest corner at Magnolia Street – Bridgecreek Plaza)

STATEMENT OF ISSUE:

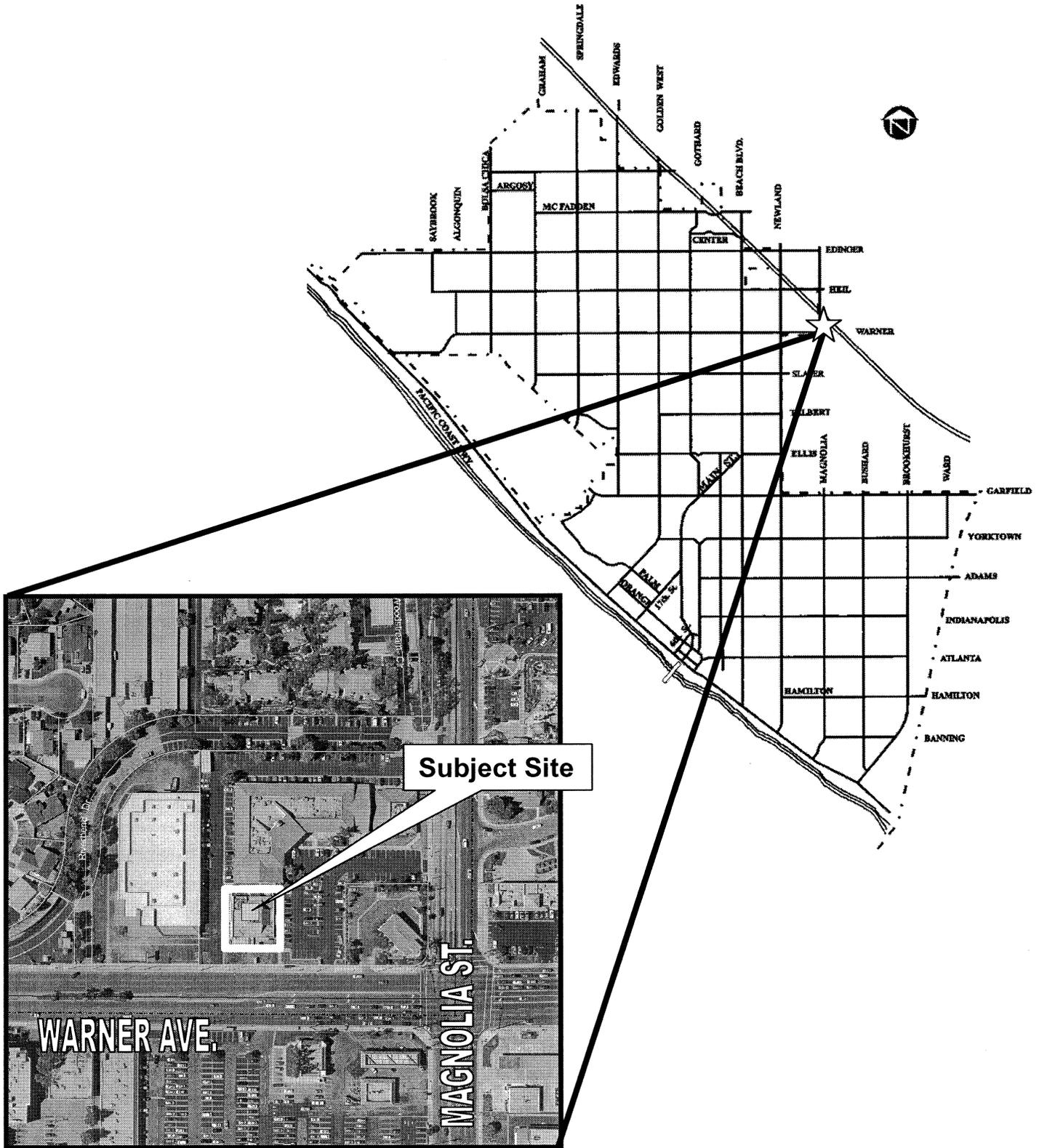
- ◆ Conditional Use Permit No. 11-001 request:
 - To permit the establishment, maintenance, and operation of an approximately 9,186 sq. ft. restaurant and 1,082 sq. ft. outdoor dining area with alcohol sales;
 - To permit live entertainment consisting of music and dancing;
 - To permit approximately 564 sq. ft. outdoor storage area; and
 - To permit a reduction in the number of required parking spaces based on a parking survey and shared parking analysis.

- ◆ Staff's Recommendation: Approve Conditional Use Permit No. 10-024 based upon the following:
 - The proposed use is in compliance with the General Plan designation of Commercial General.
 - The proposed restaurant use and related ancillary uses including alcohol sale and consumption, outdoor dining, live entertainment with dancing, outdoor storage, and reduced parking, as conditioned, will not generate negative impacts to adjacent uses.
 - Sufficient parking spaces are provided to support the proposed use based on a shared parking analysis.
 - Previous use was a restaurant with alcohol sale and consumption, live entertainment with dancing, and joint use parking and reestablishment of a similar use is compatible with the existing commercial center.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 11-001 with suggested findings and conditions of approval (Attachment No. 1).”



**VICINITY MAP
 CONDITIONAL USE PERMIT NO. 11-001
 (TAPHOUSE RESTAURANT – 8901 WARNER AVENUE)**

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Continue Conditional Use Permit No. 11-001 and direct staff accordingly.”
- B. “Deny Conditional Use Permit No. 11-001 with findings for denial.”

PROJECT PROPOSAL:

Conditional Use Permit No. 11-001 represents a request to allow the establishment, maintenance, and operation of an approximately 9,186 sq. ft. two-level indoor restaurant and 1,082 sq. ft. outdoor dining area with alcohol sales; live entertainment consisting of music and dancing; approximately 564 sq. ft. outdoor storage area; and a reduction in the number of required parking spaces to less than the number required pursuant to HBZSO Section 213.08 based on a parking survey and shared parking analysis and data. The sale and consumption of alcohol is proposed to occur within the interior of the restaurant as well as the outdoor dining patio area. The live entertainment request includes amplified and non-amplified music such as: disc jockey, live bands, vocalists, karaoke, soloists, and recorded music. The dancing request includes two dancing areas totaling approximately 420 sq. ft. within the ground floor level and basement floor level of the restaurant. The request for outdoor storage includes an approximately 564 sq. ft. area located at the northwest corner of the building and provides uncovered storage enclosed by a perimeter fence. The request to reduce the number of required parking spaces includes an analysis to substantiate adequate parking for the project site based on a parking survey and shared use parking analysis.

The restaurant will employ approximately 45 people, with shifts averaging approximately 15 to 20 employees. The hours of operation for the restaurant including outdoor dining and alcohol service are proposed between 11:00 AM and 2:00 AM Monday through Friday, and between 9:00 AM and 2:00 AM Saturday and Sunday. The alcohol request is for a full service bar with spirits. The outdoor dining patio area is located on the ground floor level at the southwest corner of the building facing Warner Avenue and will include restaurant lounge seating as well as traditional tables and chairs, gas fire pits, and designated smoking area. Interior building improvements include an overall update and remodel including new partitions, new and remodeled restrooms, handicap accessibility improvements, new flooring and finishes, restaurant furnishings and equipment. Exterior improvements include new outdoor dining and exterior storage areas, fire pits, trash enclosure, wall stucco, paint and minor architectural treatments such as stone veneer, lamps, doors, hand railings, etc.

History:

The project is located within an existing building, previously utilized as a restaurant and nightclub (former Jeremiah’s Steakhouse Restaurant & Lounge and then Doston Beach Restaurant) permitted via Conditional Use Permit (CUP) No. 94-19. This permit also included approval of joint use parking through a joint use parking agreement with the 2-story commercial/office building located on the same property. Because the subject building has been vacant and the permitted uses have ceased to operate for more than a year, CUP No. 94-19 has been discontinued.

Study Session:

The item was presented at the August 9, 2011 Planning Commission study session meeting. Staff gave a brief overview of the project including specific use permit requests, history and primary issues to consider

for review. The Planning Commission inquired about the potential parking impact to the adjacent property to the west (Plummers Furniture site) given the proximity of a reciprocal access way and potential for Taphouse patrons to park in this area. Staff responded by indicating that the property management company worked with the adjacent property in the past to enforce parking on each other's respective property, and would do so again if necessary. Additionally, staff suggested that a directional sign could be posted at the entrance and indicate "No Restaurant Parking," to discourage restaurant patrons from parking on the adjacent property. Also, greater detail of the outdoor storage area was requested by the Commission. As a result, the applicant submitted revised plans on August 25, 2011 depicting a directional sign at the entrance to the reciprocal access way and additional detail for the outdoor storage area (Attachment No. 2). Additionally, staff is suggesting a condition of approval that requires a directional sign to be posted at the entrance of the reciprocal access way that indicates "No Restaurant Parking."

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General – 0.35 Max. FAR)	CG (Commercial General)	Restaurant/Office/Retail
North of Subject Property:	RMH-25 (Residential Medium High Density – 25 units/acre)	(Q) RMH – (Qualified Classification – Residential Medium High Density)	Multi-unit residential
East of Subject Property: (across Magnolia, City of Fountain Valley)	General Commercial	C1 (Local Business)	Commercial
South of Subject Property: (across Warner, City of Fountain Valley)	General Commercial	C1 (Local Business)	Commercial
West of Subject Property:	CG-F1	CG	Commercial

The former restaurant use with alcohol, live entertainment, dancing, and joint use parking was permitted via CUP No. 94-19. This use ceased to operate in 2005 and no use has operated at this location for more than a year. Pursuant to Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 241.16(C), a conditional use permit shall lapse if the exercise of rights granted by it is discontinued for 12 consecutive months. Therefore, CUP No. 94-19 is deemed null and void and consequently the purpose of the subject request is to reestablish the use.

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CG-F1 (Commercial General – 0.35 Max. FAR). The proposed project is consistent with this designation and the policies, objective, and goal of the City's General Plan as follows:

A. Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy 10.1.8 Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures prevent negative impacts on adjacent properties.

Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The proposed use will provide the reestablishment of a commercial use within the Commercial General designation that is consistent with the Land Use and Density Schedules and is compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the cultural, entertainment and recreational needs of a successful restaurant business by allowing the establishment to provide a broad range of restaurant related activities and services in a safe manner for residents of the surrounding area.

Zoning Compliance:

This project is located in Commercial General Zone and complies with the requirements of that zone. The proposed restaurant with alcohol, live entertainment and dancing, outdoor dining, outdoor storage, and reduced parking, as conditioned, complies with the Commercial General Zone, which establishes the proposed use.

Urban Design Guidelines Conformance: Not Applicable.

Environmental Status:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves the operation and permitting of the existing development involving negligible expansion of an existing use.

Coastal Status: Not Applicable.

Redevelopment Status: Not Applicable.

Design Review Board: Not Applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning & Building, Economic Development, Community Services, Fire, and Public Works have reviewed the application and identified comments and applicable code requirements (Attachment No. 5) with no major concerns and comments. The Police Department has reviewed an application for an Entertainment Permit pursuant to Municipal Code Chapter 5.44 and issued a

Conceptual Entertainment Permit (Attachment No. 4). The applicant has reviewed the proposed entertainment permit conditions and verbally expressed their understanding and willingness to comply with these conditions if approved.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on September 1, 2011, and notices were sent to property owners of record (*and tenants*) within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), tenants, applicant, and interested parties. As of September 6, 2011, staff has received no comments in support or opposition to the request.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

July 21, 2011

MANDATORY PROCESSING DATE(S):

September 19, 2011

CUP No. 11-001 was filed on January 20, 2011, supplemented by the applicant on May 25, 2011 and deemed complete June 25, 2011. Subsequently, the applicant submitted a new request on July 12, 2011 to consider reduced parking pursuant to HBZSO 231.08(B); resulting in the applicant's submission of a Parking Analysis on July 20, 2011. Staff reviewed the new request and again deemed the application complete on July 21, 2011.

ANALYSIS:

Land Use Compatibility

The proposed Taphouse Restaurant will be located in a free-standing building within an existing mixed-use (commercial/office/restaurant) center. The location is ideal because nearby residential uses located north and northeast of the site is buffered by an existing two-story commercial/office building onsite to the north and Plummers Furniture building adjacent to the west. Nuisance noise generate by a restaurant use is typically associated with car noise and voices. The proposed operation of the restaurant will primarily occur within the interior of the building except for the outdoor patio area. It is anticipated that noise emanating from the outdoor patio and activity in the parking lot associated with the proposed project will not create a noise nuisance at the nearest sensitive use and will be diluted by ambient noise from other nearby commercial activities and roadway traffic created along Warner Avenue and Magnolia Street. Additionally, Taphouse's Conceptual Entertainment Permit will prohibit noise associated with entertainment that is audible beyond 50 feet of the business in any direction. Accordingly, no noise impacts are anticipated.

The use will be required to comply with conditions of approval pertaining to the operation and entertainment to assure that any potential impacts to the surrounding properties are minimized. The proposed outdoor dining patio area will be located along the southwest corner of the building primarily facing Warner Avenue and is intended to enhance the dining experience for patrons and will not negatively impact adjacent properties. Additionally, the use is subject to noise regulations to further ensure compatibility with surrounding properties. With the suggested conditions of approval, the proposed restaurant with alcohol, live entertainment, dancing, outdoor dining, outdoor storage, and reduced parking will not result in noise, safety, or parking issues, above that expected in a typical mixed-

use environment. In general, the proposed project is consistent with the scope and intent of development in the Commercial General Zoning Designation and supported by the General Plan.

Alcohol Sales & Consumption

The alcohol request is to allow the sale and consumption of beer, wine and spirits in conjunction with the operation of restaurant with outdoor dining, live entertainment and dancing. The consumption of alcoholic beverages will be entirely contained within the restaurant, including the outdoor dining area. The project includes an 825 sq. ft. bar area within the ground floor level and a 247 sq. ft. bar area within the basement floor level. The Police Department has reviewed the request and suggests several conditions of approval to ensure the establishment maintains a restaurant atmosphere, avoids noise disturbances, and complies with City and State law regarding alcohol sales and consumption.

Live Entertainment

The live entertainment request includes amplified and non-amplified music such as: disc jockey, live bands (maximum 6 performers), vocalists, karaoke, soloists, and recorded music. The dancing request includes two dancing areas totaling approximately 420 sq. ft. within the ground floor level and basement floor level of the restaurant. The location of stage performers will be contained within a maximum 433 sq. ft. area inside the restaurant on the ground floor level as shown on the floor plan (Attachment No. 2). The Police Department has reviewed an application for an Entertainment Permit pursuant to Municipal Code Chapter 5.44 and issued a Conceptual Entertainment Permit. The applicant has reviewed the proposed entertainment conditions and verbally expressed their understanding and willingness to comply with these conditions if approved. The Police Chief maintains the authority to suspend or revoke the required entertainment permit should violations of the entertainment permit conditions or detrimental impacts to the public welfare occur.

Outdoor Dining

The proposed outdoor dining patio area will be located along the southwest corner of the building primarily facing Warner Avenue and will include restaurant lounge seating as well as traditional tables and chairs, gas fire pits, and designated as a smoking area. The area is approximately 1,082 sq. ft. and will be entirely enclosed by a 7 ft. high perimeter solid and glass wall. The patio area is intended to enhance the dining experience for patrons and will not negatively impact adjacent properties. As noted above, the use is subject to noise regulations to further ensure compatibility with surrounding properties. Additionally, the Police Department is suggesting a condition as part of the entertainment permit that prohibits live entertainment within this area.

Outdoor Storage

The proposed 564 sq. ft. outdoor storage area will be located at the northwest corner of the building. The area will be uncovered and screened by an 8 ft. high decorative wood fence designed to compliment and painted to match the building. This area will be accessible by employees from the exterior and used to store miscellaneous equipment and supplies related to the restaurant operation. A suggested condition of approval is proposed to ensure that the height of supplies will not exceed the height of the screening fence.

Parking

The project is located within an existing building, previously utilized as a restaurant and nightclub (former Jeremiah's Steakhouse Restaurant & Lounge and then Doston Beach Restaurant) permitted via Conditional Use Permit (CUP) No. 94-19. This permit also included approval of reduced parking through a joint use parking agreement with the commercial/office building located on the same property. Because the existing building has been vacant and the permitted uses have ceased to operate for more than a year, CUP No. 94-19 has been discontinued. The current request is to establish a similar use, and again creates a parking deficiency.

The total required off-street parking spaces are calculated by determining the sum requirement of all existing uses onsite – in this case, 316 parking spaces are required. Currently, the center provides for 229 parking spaces, resulting in an 87-space deficiency. Consequently, the project is required to provide additional parking spaces or demonstrate that the parking demand can be met. HBZSO Section 231.08(B) – *Reduced Parking for Certain Uses*, authorizes the granting of a reduction in required parking, based on survey data prepared by a state licensed traffic engineer, demonstrating that the site has adequate parking based on shared use. For comparison purposes, the original permit (CUP No. 94-19) included joint use parking restricting the daytime square footage of the restaurant during peak office parking demand to satisfy minimum parking requirements for the site. The current request for reduced parking suggests that the overall parking demand can be met given that current and anticipated mix of land uses have peak parking demands at different points in time, or on different days of the week. Unlike the previous entitlement, restricting square footage during peak demand through approval of joint use parking is not part of this request.

The applicant submitted a Parking Analysis on July 20, 2011 prepared by Kunzman Associates, Inc. (Attachment No. 6) to substantiate the current request. Based on a parking demand survey and Urban Land Institute methodologies commonly used for shared parking, the analysis determined the anticipated actual peak parking demand for the center as follows: 169 occupied parking spaces on weekdays and 174 occupied parking spaces on weekends. However, the analysis accounted for a 10% overage to provide more conservative conclusions. Therefore, the total parking demand is 186 occupied parking spaces on weekdays and 192 occupied parking spaces on weekends. This data substantiates that there is sufficient parking onsite and shows surplus parking for the existing and proposed uses based upon the existing 229 parking spaces provided. Nevertheless, because the request results in an 87-space reduction in required parking, staff is suggesting a condition of approval that requires review of the use including onsite parking, 6-months after occupancy.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 11-001
2. Site Plans, Floor Plan, and Elevations received and dated August 25, 2011
3. Project Narrative received July 11, 2011
4. Conceptual Entertainment Permit received July 8, 2011
5. Code Requirements Letter dated June 24, 2011 (for informational purposes only)
6. Parking Analysis received July 20, 2011

SH:HF:EE:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 11-001

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves a minor modification to the operation of the existing development involving negligible expansion of an existing use.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 11-001:

1. Conditional Use Permit No. 11-001 to permit the establishment, maintenance, and operation of an approximately 9,186 sq. ft. two-level indoor restaurant and 1,082 sq. ft. outdoor dining area with alcohol sales; live entertainment consisting of music and dancing; approximately 564 sq. ft. outdoor storage area; and a reduction in required parking based on shared use located within an existing mixed-use center in the Commercial General zoning designation; 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 use is regulated by the provisions of Chapter 5.44 of the Huntington Beach Municipal Code and the required Entertainment Permit. The Entertainment Permit prohibits noise that is audible at a distance greater than 50 feet from the business. No residential property or other sensitive land uses exist within 50 feet of the restaurant. The outdoor storage will be screened and not be visible by public view. In addition, the subject property provides adequate parking to accommodate the proposed restaurant, as demonstrated by a shared parking analysis, prepared by a licensed traffic engineer, indicating sufficient parking for existing and proposed uses based on shared parking. The anticipated actual peak parking demand for the center is 186 occupied parking spaces on weekdays and 192 occupied parking spaces on weekends. This substantiates that there is sufficient parking onsite and shows surplus parking for the existing and proposed uses based upon the existing 229 parking spaces provided.
2. The proposed restaurant with alcohol, live entertainment with dancing, outdoor dining, outdoor storage, and reduced parking will be compatible with surrounding uses because the proposed use is located within an existing mixed-use center. The restaurant is surrounded by commercial, office, and restaurant uses and therefore will be consistent with the existing land use pattern and compatible to its surroundings. The use will be required to comply with conditions of approval pertaining to alcohol service, live entertainment, outdoor storage, and operation to assure that any potential impacts to the surrounding properties are minimized. Live entertainment will be located within the restaurant and is primarily intended to enhance the experience for patrons and will not negatively impact adjacent properties. Additionally, the use is subject to noise regulations to further ensure compatibility with surrounding properties; and off-site parking will be restricted through directional signage.

3. The proposed restaurant with alcohol, live entertainment with dancing, outdoor dining, outdoor storage, and reduced parking 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 (HBZSO) and any specific condition required for the proposed use in the district in which it will be located. The HBZSO allows alcohol service, live entertainment with dancing, outdoor dining, outdoor storage, and a reduction in parking, in the CG zone, with approval of a conditional use permit. There is no physical expansion that includes additional floor area to the existing building as part of this request and the use will comply with all building occupancy/exiting requirements.
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 CG-F1 (Commercial General – 0.35 Max. Floor Area Ratio) on the subject property. In addition, it is consistent with the following policies, objective and goal of the General Plan:

A. Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy 10.1.8 Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures prevent negative impacts on adjacent properties.

Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The proposed use will provide the reestablishment of a commercial use within the Commercial General designation that is consistent with the Land Use and Density Schedules and is compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the cultural, entertainment and recreational needs of a successful restaurant business by allowing the establishment to provide a broad range of restaurant related activities and services in a safe manner for residents of the surrounding area.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 11-001:

1. The site plan, floor plan, and elevation plan received and dated August 25, 2011, shall be the conceptually approved design.
2. Prior to issuance of a grading permit a Precise Grading Plan shall be submitted to the Public Works Department that includes the following:

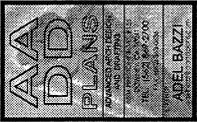
- a. The existing westerly approach on Warner Avenue shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 209 or 211. **(PW)**
 - b. Damaged curb, gutter and sidewalk along the Warner Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. **(PW)**
3. The use shall comply with the following:
- a. Hours of operation shall be limited to between 11:00 AM and 2:00 AM Monday through Friday, and between 9:00 AM and 2:00 AM Saturday and Sunday.
 - b. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time. **(PD)**
 - c. All areas where the sales, service, and consumption of alcoholic beverages will be permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
 - d. 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 and Building Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
 - e. Prior to commencing live entertainment activities, a copy of an approved Entertainment Permit, approved by the Police Department and issued by the Business License Department, shall be submitted to the Planning & Building Department.
 - f. All conditions of the Entertainment Permit shall be observed.
 - g. Only the uses described in the project narrative shall be permitted (see attached narrative).
 - h. The use conditions listed herein shall be clearly posted on the premises at all times.
4. The height of supplies and equipment stored within the outdoor storage area shall not exceed the height of the screening fence.
5. A directional sign shall be posted at the entrance of the southwesterly reciprocal access way that indicates “No Restaurant Parking.”
6. A review of the use shall be conducted by the Planning Commission within six (6) months of the issuance of Certificate of Occupancy to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance. At that time the Planning Commission may consider modifications to the conditions of approval.
7. The development services departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission’s action. If the proposed changes are of a substantial nature, an

amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

8. CUP No. 11-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
9. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

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.



ADVANCED ARCHITECTURE
 10000 WILSON AVENUE, SUITE 100
 HUNTINGTON BEACH, CA 92647
 TEL: (714) 849-2000
 FAX: (714) 849-2005
 ADEL BAZZI
 ARCHITECT

BY	
DATE	08/17/2011
APP.	

PROJECT NAME
 TAPHOUSE

JOB SITE
 8901 WARNER AVE.
 HUNTINGTON BEACH, CA
 92647

PLAN
 TILE SHEET

DATE	
PROJECT	
SCALE	1/2" = 1'-0"
DATE	12/20/2010
DATE	2/10/2011

TILE SHEET

RECEIVED
 AUG 25 2011
 Dept. of Planning
 & Building

TAPHOUSE

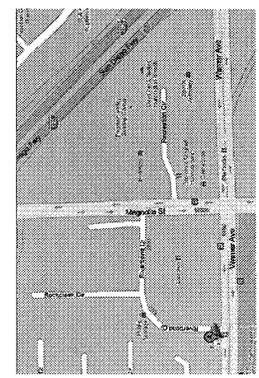
R E S T A U R A N T

8901 WARNER AVE. HUNTINGTON BEACH, CA. 92647

SHEET INDEX	TILE SHEET
GH-1	GENERAL NOTES
A-1	SITE PLAN
A-2.1	FLOOR PLAN (DAY USE)
A-2.2	FLOOR PLAN (NIGHT USE)
A-2.3	BASEMENT FLOOR PLANS
A-2.4	R.C.P. MAIN FLOOR
A-2.5	R.C.P. FLOOR PLAN / R.C.P. BASEMENT R.C.P.
A-3	DIMENSIONS PLAN
A-4	SOUTH & EAST ELEVATION
A-4.1	NORTH & WEST ELEVATION
A-5	FINISH SCHEDULE/KEY/NOTES
ADA-1	HANDICAP ACCESSIBILITY PLAN
A-D-1	ARCHITECTURAL DETAILS
S-1	FRAMING PLAN
S-2	CROSS SECTIONS/NOTES
D-1	CONSTRUCTION DETAIL

BUILDING DATA	PROJECT DATA
A.P.N. 107-231-10	
THE FLOOR AREA OF TENANT SPACE 9,186 SQ. FT.	
OCCUPANCY GROUP (A-2)	
TYPE OF CONSTRUCTION V-8	
NO. OF STORES 2 + BASEMENT	
FIRE SPRINKLER SYSTEM NO	
DESCRIPTION OF WORK	
1. EXISTING RESTAURANT TO BE COMPLETELY REORGANIZED	
2. NEW PATIO AREA OF 1082 SQ. FT.	
3. NEW UNCOVERED EXTERIOR STORAGE AREA 344 SQ. FT.	
4. EXISTING SECOND FLOOR TO BE ENLARGED	

NOTES	PROJECT DATA
01. EQUIPMENT SHALL BE N.E.F. APPROVED AND INSTALLED TO N.E.F. STD. WITH 4" ROUND METAL LEGS / COMMERCIAL CENTER 4" COVER BASE - 3/8" RADIUS.	
02. ALL EXTERIOR DOORS SHALL BE OPERABLE FROM OUTSIDE WITHOUT EFFORT USE OF A KEY.	
03. ALL DOORS SHALL BE MIN. 36" WIDE - 80" HIGH, TOP PROVIDE MINIMUM 32" CLEAR. 32" MIN. OPENING CLEAR.	
04. MAIN ENTRY DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS	
05. ALL EXTERIOR DOORS, RESTROOM DOORS, STORAGE DOOR, SHALL BE SELF CLOSING THAT REMAIN CLOSED AT ALL TIMES.	
06. BUILDING ADDRESS NUMBER SHALL BE IN FRONT OF THE BUILDING AND SHALL BE VISIBLE	
07. ALL THE WORK SHALL COMPLY WITH ALL STATE BLDG CODE AND RELATED OTHER: B) 2010 C.B.C., C) 2010 C.F.C., D) 2010 C.A.C., E) 2010 C.F.C., F) 2010 C.E.C.	



NOTES	PROJECT DATA	SHEET INDEX	VICINITY MAP
4	3	2	1

EXIT ANALYSIS

TOTAL OCC. LOAD:538

STAIRWAYS (INCHES PER OCCUPANT):0.2

EGRESS WIDTH REQUIRED:107 INCHES

EGRESS WIDTH PROVIDED:160 INCHES

DOOR SCHEDULE

TYPE	SYMBOL	DESCRIPTION	QTY
DOOR	01	1 1/2" X 6'6" METAL W/STEP	1
DOOR	02	1 1/2" X 6'6" METAL W/STEP	1
DOOR	03	1 1/2" X 6'6" METAL W/STEP	1
DOOR	04	1 1/2" X 6'6" METAL W/STEP	1
DOOR	05	1 1/2" X 6'6" METAL W/STEP	1
DOOR	06	1 1/2" X 6'6" METAL W/STEP	1
DOOR	07	1 1/2" X 6'6" METAL W/STEP	1
DOOR	08	1 1/2" X 6'6" METAL W/STEP	1
DOOR	09	1 1/2" X 6'6" METAL W/STEP	1
DOOR	10	1 1/2" X 6'6" METAL W/STEP	1
DOOR	11	1 1/2" X 6'6" METAL W/STEP	1
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DOOR	96	1 1/2" X 6'6" METAL W/STEP	1
DOOR	97	1 1/2" X 6'6" METAL W/STEP	1
DOOR	98	1 1/2" X 6'6" METAL W/STEP	1
DOOR	99	1 1/2" X 6'6" METAL W/STEP	1
DOOR	100	1 1/2" X 6'6" METAL W/STEP	1

PLUMBING ANALYSIS

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 2

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 3

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 4

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 5

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 6

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

PLUMBING ANALYSIS 7

TYPE OF BUILDING OR OCCUPANCY	NO. OF PERSONS = 538	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)
RESTAURANT	MALE=269	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300	MALE 1-150 2-151-300 3-151-300
	FEMALE=269	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300	FEMALE 1-150 2-151-300 3-151-300
	REQUIRED	3	2	4
	TOTAL PROVIDED	3.5	4	4.5

TAPHOUSE

BREAKDOWN OF AREAS (DAY USE)

1. MAIN INDOOR DINING AREA	.....	921.00 S.F.
A. CUSTOMER AREA 1	.....	430.00 S.F.
B. CUSTOMER AREA 2	.....	430.00 S.F.
C. CUSTOMER AREA 3	.....	430.00 S.F.
D. PRIVATE DINING	.....	460.00 S.F.
E. PRIVATE DINING	.....	460.00 S.F.
TOTAL	.....	3008.00 S.F.
2. LOBBY AREA	.....	514.00 S.F.
A. LOBBY AREA	.....	514.00 S.F.
TOTAL	.....	514.00 S.F.
3. EMPLOYEE AREA	.....	264.00 S.F.
A. EMPLOYEE AREA	.....	264.00 S.F.
B. BAR AREA	.....	825.00 S.F.
TOTAL	.....	1,089.00 S.F.
4. RESTROOMS	.....	202.00 S.F.
A. MEN'S RESTROOMS	.....	202.00 S.F.
B. WOMEN'S RESTROOMS	.....	202.00 S.F.
TOTAL	.....	394.00 S.F.
5. BACK OF HOUSE	.....	228.00 S.F.
A. KITCHEN	.....	228.00 S.F.
B. STORAGE/STOVE AREA	.....	434.00 S.F.
C. PREP/DISHWASHER AREA	.....	187.00 S.F.
D. DRY STORAGE	.....	91.00 S.F.
E. WALK IN REFRIGER	.....	57.00 S.F.
F. WALK IN COOLER	.....	54.00 S.F.
G. WALK IN BEER COOLER	.....	151.00 S.F.
H. STORAGE	.....	40.00 S.F.
I. WOP SINK AREA	.....	13.00 S.F.
J. EMPLOYEE ENTRANCE	.....	30.00 S.F.
K. FIRE SPRINKLER RISER ROOM	.....	31.00 S.F.
L. EQUIPMENT ROOM 1	.....	30.00 S.F.
M. EQUIPMENT ROOM 2	.....	28.00 S.F.
N. EQUIPMENT ROOM 3	.....	33.00 S.F.
O. LOCKERS ROOM	.....	30.00 S.F.
P. OFFICE	.....	74.00 S.F.
TOTAL	.....	1,576.00 S.F.
6. STAIRS	.....	182.00 S.F.
A. STAIRS 1	.....	182.00 S.F.
B. STAIRS 2	.....	51.00 S.F.
TOTAL	.....	233.00 S.F.
7. DOWNSTAIRS DINING AREA	.....	891.00 S.F.
A. CUSTOMER AREA 5	.....	468.00 S.F.
B. CUSTOMER AREA 6	.....	423.00 S.F.
TOTAL	.....	1,329.00 S.F.
8. DOWNSTAIRS EMPLOYEE AREA	.....	247.00 S.F.
A. BAR AREA 1	.....	247.00 S.F.
B. BAR AREA 2	.....	247.00 S.F.
TOTAL	.....	494.00 S.F.
9. DOWNSTAIRS RESTROOMS	.....	95.00 S.F.
A. MEN'S RESTROOMS	.....	95.00 S.F.
B. WOMEN'S RESTROOMS	.....	95.00 S.F.
TOTAL	.....	190.00 S.F.
10. DOWNSTAIRS STORAGE	.....	18.00 S.F.
A. STORAGE 1	.....	18.00 S.F.
B. STORAGE 2	.....	39.00 S.F.
C. ROOM 1	.....	15.00 S.F.
TOTAL	.....	72.00 S.F.
11. UPSTAIRS STORAGE	.....	363.00 S.F.
* STAGE AREA	.....	433.00 S.F.
* MAIN DANCE FLOOR	.....	300.00 S.F.
* DOWNSTAIRS DANCE FLOOR	.....	116.00 S.F.
* TOTAL BUILDING AREA	.....	9,186.00 S.F.
* OUTDOOR DINING AREA	.....	1,082.00 S.F.

TAPHOUSE

BREAKDOWN OF AREAS (NIGHT USE)

1. MAIN INDOOR DINING AREA	.....	921.00 S.F.
A. CUSTOMER AREA 1	.....	430.00 S.F.
B. CUSTOMER AREA 2	.....	430.00 S.F.
C. CUSTOMER AREA 3	.....	430.00 S.F.
D. PRIVATE DINING	.....	460.00 S.F.
E. PRIVATE DINING	.....	460.00 S.F.
TOTAL	.....	3,008.00 S.F.
2. LOBBY AREA	.....	514.00 S.F.
A. LOBBY AREA	.....	514.00 S.F.
TOTAL	.....	514.00 S.F.
3. EMPLOYEE AREA	.....	264.00 S.F.
A. EMPLOYEE AREA	.....	264.00 S.F.
B. BAR AREA	.....	825.00 S.F.
TOTAL	.....	1,089.00 S.F.
4. RESTROOMS	.....	202.00 S.F.
A. MEN'S RESTROOMS	.....	202.00 S.F.
B. WOMEN'S RESTROOMS	.....	202.00 S.F.
TOTAL	.....	394.00 S.F.

BY	AL
REVISIONS	NO. DATE

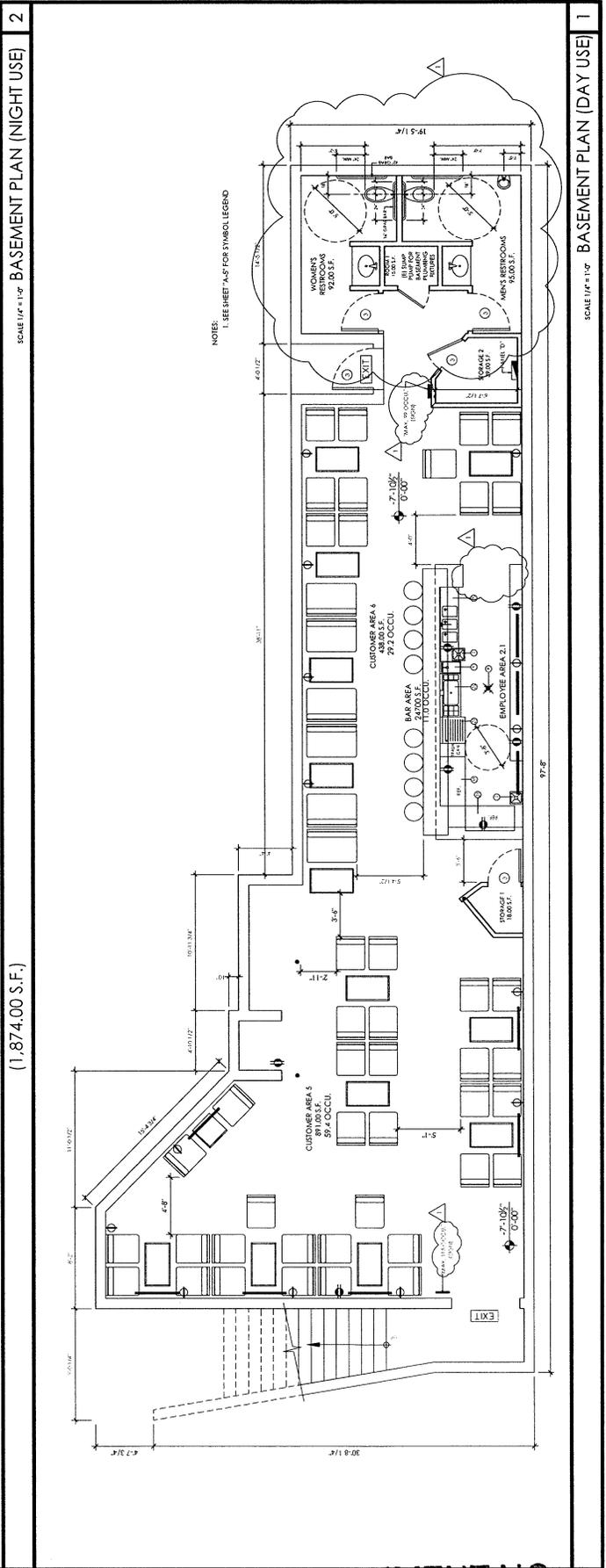
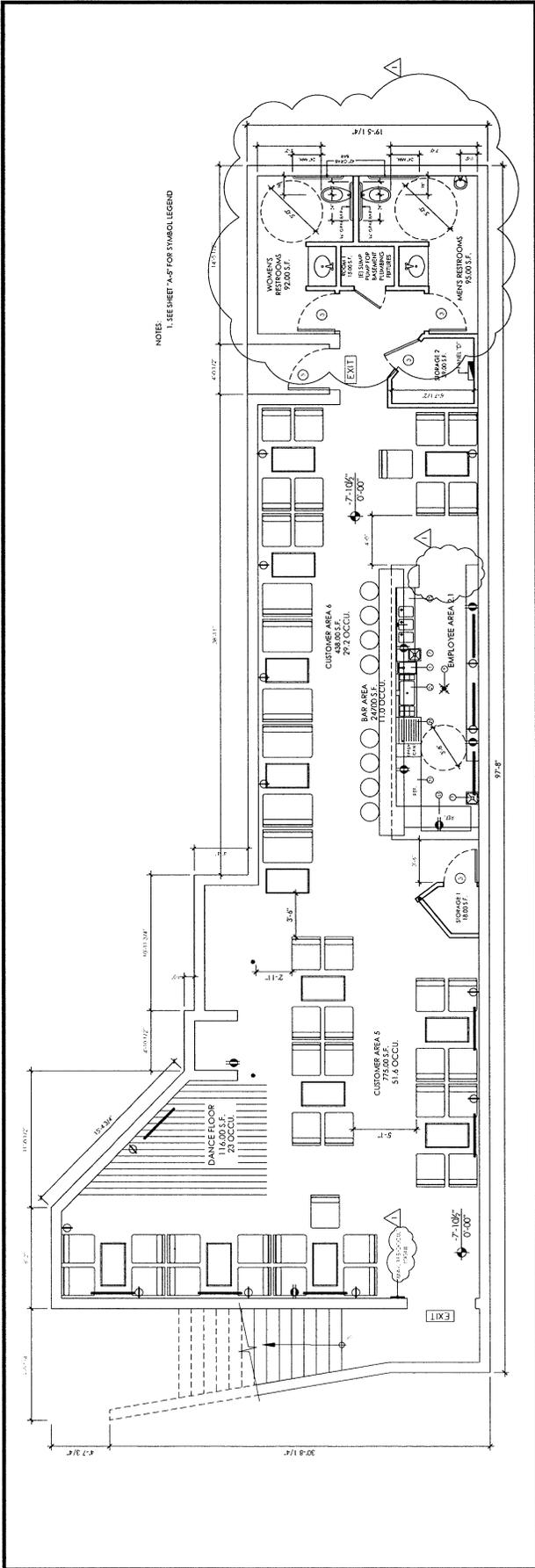
PROJECT NAME
TAPHOUSE

JOB SITE
 890 WARDEN AVE.
 BOSTON BEACH, CA
 90407

PLAN:
BASEMENT PLAN

DRAWN	
CHECKED	
A.S.	
DATE	12/20/2016
SCALE	1/8" = 1'-0"
PROJECT NO.	16010
SHEET NO.	210-104

A-2.3
 SHEET



REVISIONS:	NO. DATE	BY	DATE
	01/17/2011	A.B.	

NO. OF SHEETS: 10

NO. OF THIS SHEET: 1

PROJECT NAME:
TAPHOUSE

JOB SITE:
890 WALKER AVE.
MOUNTAIN VIEW, CA 94039

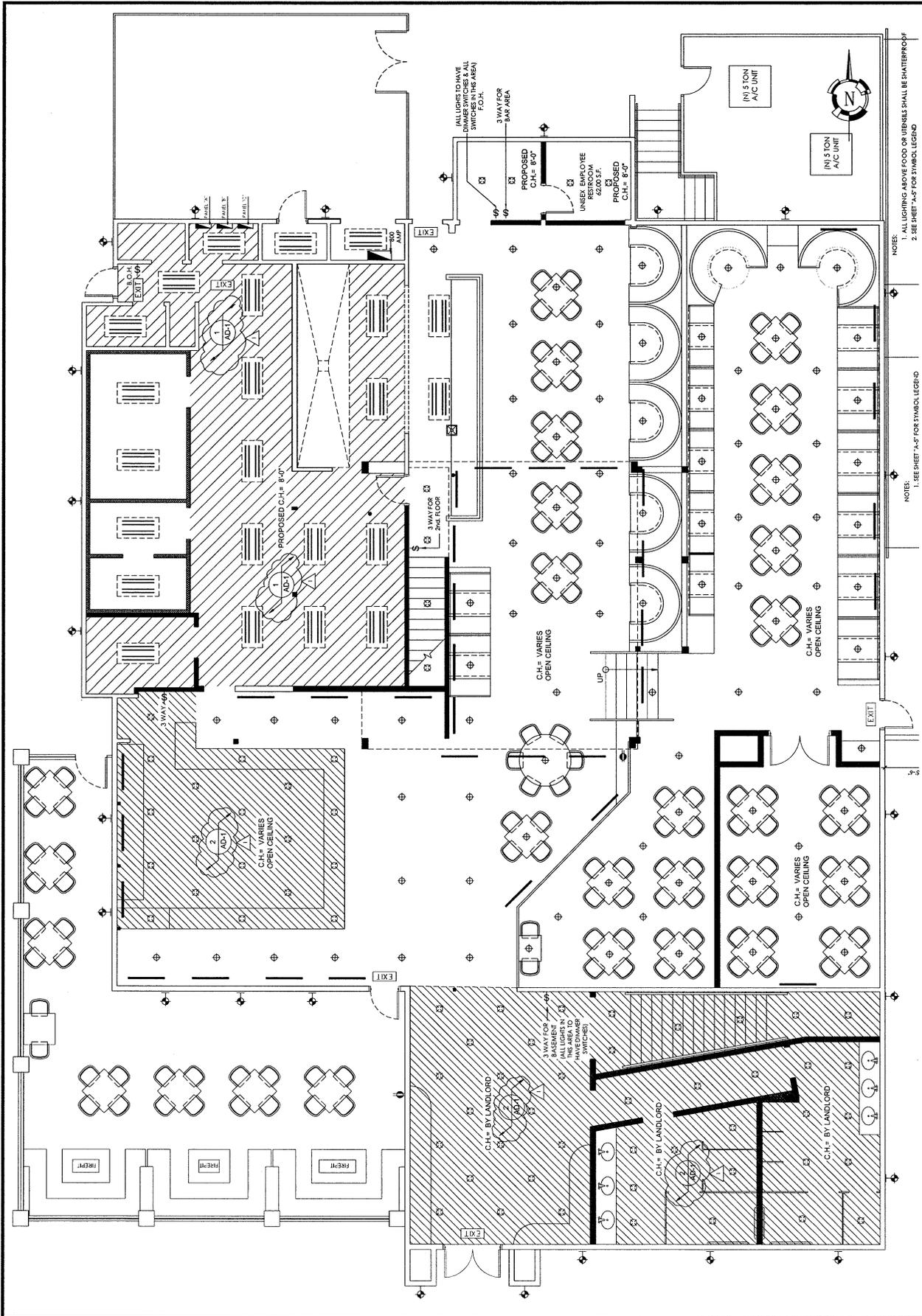
PLAN:
REFLECTED
CEILING PLAN

DRAWN BY:	AB
CHECKED BY:	AB
DATE:	1/20/2011
SCALE:	AS SHOWN
JOB NO.:	100-044
SHEET NO.:	1

A-2.4

SHEET

OF



NOTE:
1. ALL LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF
2. SEE SHEET 'A-5' FOR SYMBOL LEGEND

NOTE:
1. SEE SHEET 'A-5' FOR SYMBOL LEGEND

SCALE 1/4" = 1'-0" **R.C.P. MAIN FLOOR** 1

(6,985.00 S.F.)

REVISIONS	BY	DATE

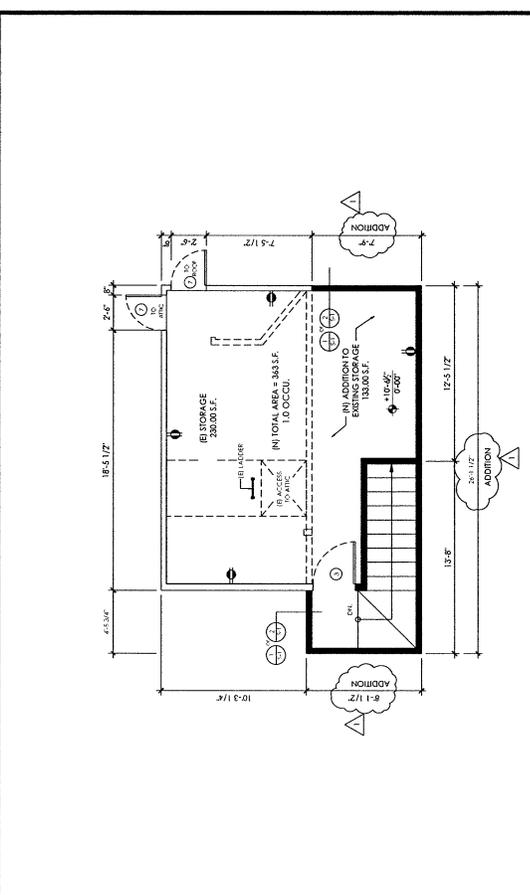
PROJECT NAME
TAPHOUSE

JOB SITE
8901 WARNER AVE.
MIRAMONTE BEACH, CA
92652

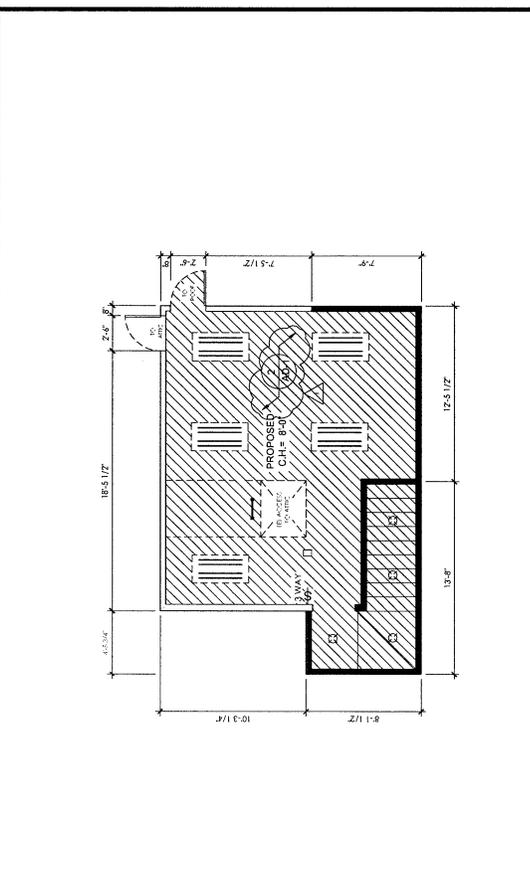
PLAN:
**2nd FLOOR
PLAN &
REFLECTED
CEILING PLAN**

DRAWN	
CHECKED	
DATE	12/20/2010
SCALE	1/4" = 1'-0"
SHEET	20-104
DATE	12/20/2010

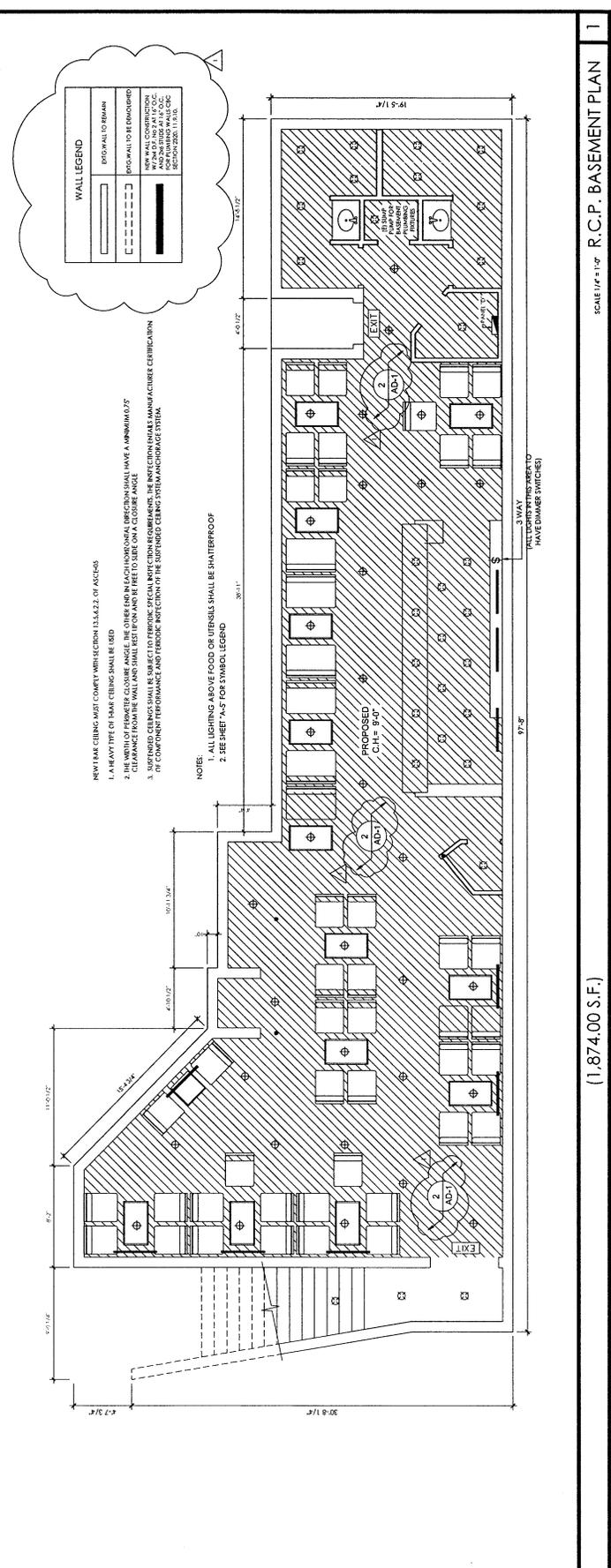
A-2.5
OF SHEETS



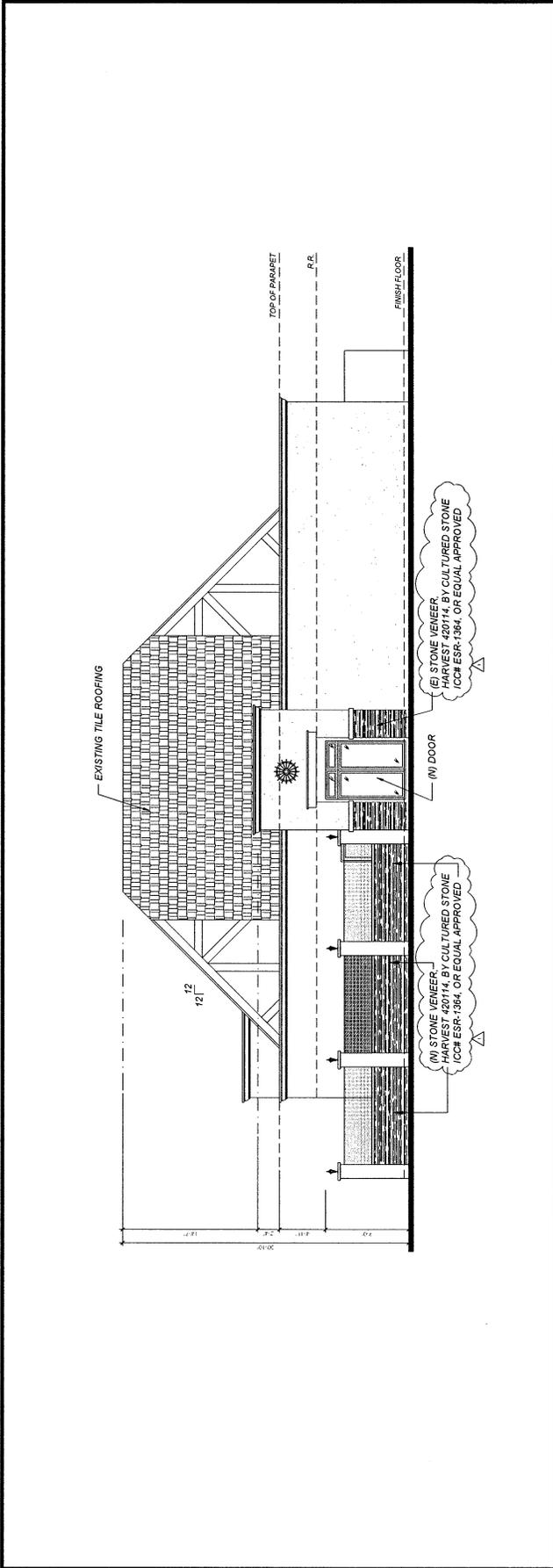
SCALE 1/4" = 1'-0" **2nd FLOOR PLAN 2**



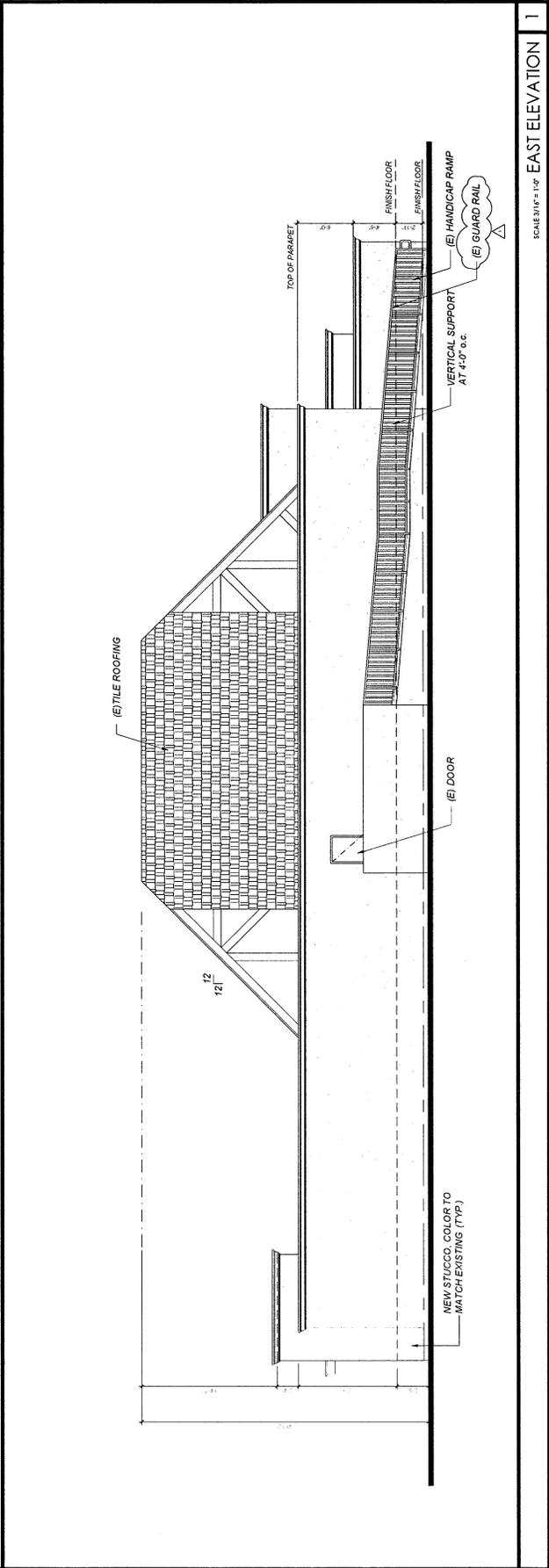
SCALE 1/4" = 1'-0" **R.C.P. 2nd FLOOR PLAN 3**



SCALE 1/4" = 1'-0" **R.C.P. BASEMENT PLAN 1**



SCALE: 3/16" = 1'-0" SOUTH ELEVATION 2



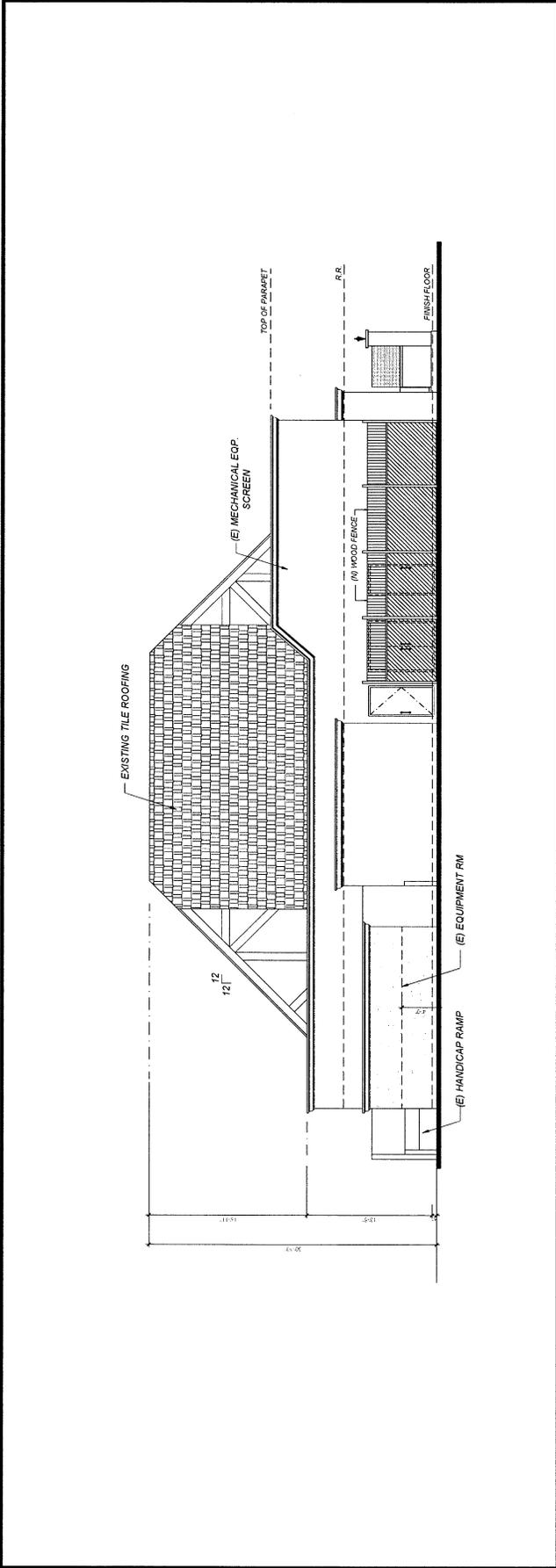
SCALE: 3/16" = 1'-0" EAST ELEVATION 1

REVISIONS	BY	DATE
1	AS	09/11/2011

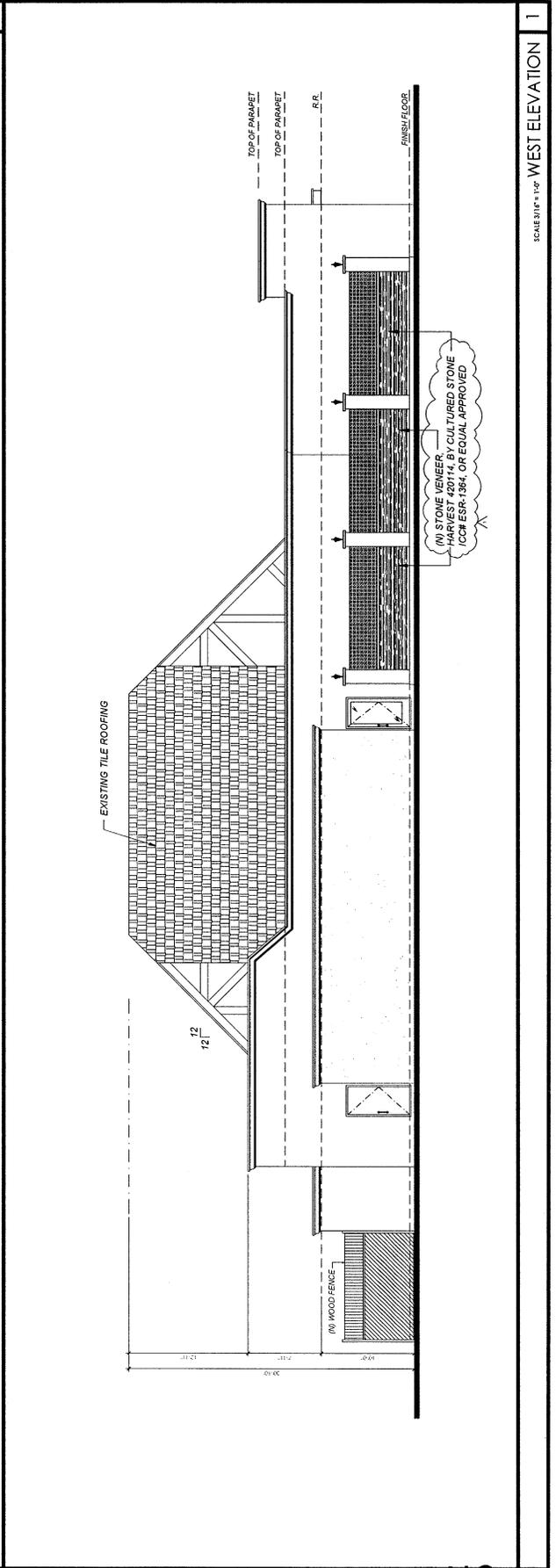
PROJECT NAME	TARHOUSE
JOB SITE	8901 WARNER AVE. WOODSIDE BEACH, CA 94097

PLAN:	ELEVATIONS
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DATE	12/20/2010
SCALE	1/8" = 1'-0"
DRAWN BY	AD
CHECKED BY	AD
DATE	12/20/2010
SCALE	1/8" = 1'-0"
DRAWN BY	AD
CHECKED BY	AD



SCALE: 3/16" = 1'-0" **NORTH ELEVATION 2**



SCALE: 3/16" = 1'-0" **WEST ELEVATION 1**

The Taphouse
8901 Warner Ave,
Huntington Beach, CA 92647

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JUL 11 2011
Dept. of Planning
& Building

The reason for initiating this application is to obtain approval from the city of Huntington Beach regarding a new business with new owners located at 8901 Warner Avenue. The proposed use for 8901 Warner Ave is a restaurant space, which will be called The Taphouse Restaurant & Lounge. The immediate surrounding uses in the area are predominantly retail and commercial businesses. Further beyond the immediate surroundings are residential properties.

To the North, across Warner Ave, is the Plowboy shopping center with many other small local businesses. Directly behind that center is a housing tract. To the East there are two three major business center that include Boomers, Sports Authority, and Starbucks. Beyond that the 405 freeway separates us from many housing tracts. To the west Warner Ave is lined with strip malls with many more local businesses and housing behind them all. Immediately to our North is our shopping center with an apartment complex just beyond that.

Overall, we hope to take advantage of all the small businesses that are around us, as well as the many, many homes that surround the area. To capture this market we plan on providing our local residents with a loyalty rewards card, which will enable them with locals discounts. In addition, we plan on offering many lunch specials to cater to the many surrounding businesses, as well as a very reasonable happy hour 7 days a week to serve the after work crowd.

The proposed use of The Taphouse Restaurant & Lounge is a sports themed restaurant with 60 Beers on Tap featuring a variety of boldly flavored, made-to-order menu items. Our restaurants concept is to create an inviting neighborhood atmosphere

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JUL 11 2011

Dept. of Planning
& Building

The Taphouse

8901 Warner Ave,
Huntington Beach, CA 92647

that includes an extensive multi-media system, a full bar, and an open layout which will appeal to sports fans and families alike. Our sports-themed interior design will feature photography of Orange County high school athletes that have become professional athletes. We will showcase athletes that have become the pride of Southern California. Our aim is to become the neighborhood destination for all types of sporting events viewing from local high school games to pay-per-view events. The square footage is approximately 9,000sqft. The upstairs is approximately a 6000sqft footprint with 4,000sqft being used for entertainment and dining, and 2,000sqft for the kitchen, office, storage etc. The basement is approximately 2,000sqft with 1,500sqft that will be used for entertainment. The hours of operation at opening will be 11:00am to 2:00am, Monday thru Friday, and 9:00am to 2:00am Saturday and Sunday. We will be serving breakfast, lunch, and dinner. In addition we will have late night dining available as well. The number of employees will be approximately forty to forty-five. In addition to live music, the restaurant will provide entertainment such as dancing, art shows for local artists, local music acts, as well as beer tastings. Our goal is to gain popularity and a customer base through reaching out into the community. We are a Huntington Beach based company, and hope to help strengthen our community.

Taphouse's business goal is to continue to grow and develop the Taphouse Restaurant & Lounge into a National Chain. To do so, we plan to execute the following: offer a boldly flavored menu with broad appeal, create an inviting, neighborhood atmosphere, enable our guests to customize their dining experience, continue to strengthen Taphouse's name, focus on operational excellence, and offer reasonable drink prices.

ATTACHMENT NO. 3.2

The Taphouse HB

8901 Warner Ave,
Huntington Beach, CA 92647

The proposed use of The Taphouse Restaurant & Lounge is a sports themed restaurant with 60 Beers on Tap featuring a variety of boldly flavored, made-to-order menu items.

The Taphouse will offer live entertainment and have a full liquor license. The total square footage is approximately 9,000sqft. The Taphouse will have two uses a Day and a

Night Use.

Day Use 11AM to 4PM Monday thru Friday

Main Dining Area	3,038 sq ft
Outdoor Dining Area	1,082 sq ft
Downstairs Dining Area	1,329 sq ft
Back of House	1,576 sq ft
Lobby	514 sq ft
<u>Restrooms</u>	<u>783 sq ft</u>
Total:	8322 sq ft

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Dept. of Planning
& Building

Day Use 9AM to 4PM Saturday and Sunday

Main Dining Area	3,038 sq ft
Outdoor Dining Area	1,082 sq ft
Downstairs Dining Area	1,329 sq ft
Back of House	1,576 sq ft
Lobby	514 sq ft
<u>Restrooms</u>	<u>783 sq ft</u>
Total:	8322 sq ft

Night Use 4PM to 2AM Everyday

Main Dining Area	2,252 sq ft
Main Dance Floor	353 sq ft
Stage	433 sq ft
Outdoor Dining Area	1,082 sq ft
Downstairs Dining Area	1,213 sq ft
Downstairs Dance Floor	116 sq ft
Lobby	514 sq ft
Restrooms	783 sq ft
<u>Back of House</u>	<u>1,576 sq ft</u>
Total:	8,322 sq ft

The hours of operation at opening will be 11:00am to 2:00am, Monday thru Friday, and 9:00am to 2:00am Saturday and Sunday. We will be serving lunch and dinner Monday thru Friday, and breakfast, lunch, and dinner on Saturday and Sunday.



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

P. O. BOX 70

POLICE DEPARTMENT

Tel: (714) 960-8811

RECEIVED

JUL 08 2011

Dept. of Planning
& Building

KENNETH W. SMALL
Chief of Police

PROPOSED ENTERTAINMENT CONDITIONS

ADDITIONAL ACTIONS ARE REQUIRED BY APPLICANT

This document DOES NOT allow entertainment at the listed establishment. Provided are the proposed conditions for your entertainment permit pursuant to the approval of a conditional use permit allowing entertainment at your establishment. Prior to approval of an entertainment permit, the applicant must agree to and complete (where necessary) the noted conditions, and, be in possession of the actual signed, final, Entertainment Permit.

Issued to: Tap House
8901 Warner Avenue
Huntington Beach CA, 92647

Effective Dates: WILL BE DETERMINED

CONDITIONS (29 total):

1. Hours of Entertainment: 10:00 AM to 1:30 AM each day of the week
2. Types of Entertainment: Amplified and non-amplified music; entertainment is limited to a disc jockey, live bands (maximum of 6 performers), vocalists, karaoke, soloists, and recorded music. There shall be no fashion shows, or cabarets as defined in 5.70.010(a) of the Huntington Beach Municipal Code.
3. Live entertainment will be allowed only in pre-designated zones authorized by the Huntington Beach Police Department.
4. Full food service menu items shall be served until (1) hour before closing and a cook and food server shall be on duty during these times.
5. Alcoholic drinks shall not be included in the price of admission.
6. There shall be no requirements for patrons to purchase a minimum number of alcoholic drinks.
7. Alcohol shall not be permitted outside of the establishment or proposed dining patio area.

ATTACHMENT NO. 4.1

8. An employee of the establishment must be present at all times in areas within the establishment where alcohol is served.
9. Patron dancing will be allowed only in pre-designated zones authorized by the Huntington Beach Police Department. The upper level dance floor shall be no greater than 300 square feet. The lower level dance floor shall be no greater than 120 square feet.
10. Performers will be allowed only in pre-designated zones authorized by the Police Department. The performance stage shall be no greater than 450 square feet.
11. Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited.
12. All exterior doors and windows shall be closed at all times during live entertainment.
13. The rear door (north side of the building) shall be kept closed at all times during the operation of the business except in cases of emergency. The said door shall not consist solely of a ventilated or security screen door.
14. All live entertainment must remain inside the establishment at all times. No entertainment is allowed in the proposed dining patio area.
15. No entertainment shall be audible beyond 50 feet of the business in any direction.
16. All areas of the business that are accessible to patrons shall be illuminated to make easily discernible the appearance and conduct of all people in the business.
17. All provisions of the entertainment permit required by section 5.44 of the Huntington Beach Municipal Code shall continue to apply.
18. The number of persons attending the event or entertainment shall not exceed the maximum occupancy of the business premises as determined by the City of Huntington Beach. Signs stating the maximum permitted occupancy shall be posted in a conspicuous place on an approved sign near the main entrance of the business.
19. The business shall implement a program to readily identify persons less than 21 years of age once inside the location (i.e. hand stamps, wrist bands, etc.) when live entertainment is present.
20. The business shall send all employees involved in serving alcohol to customers to the Licensing Education on Alcohol and Drugs (LEADS) training presented by the California Department of Alcoholic Beverage Control (ABC), or other ABC approved course, every 12 months and within 30 days of hire.
21. No loitering shall be permitted within the vicinity of any entrances and exits at any time.
22. There shall be no line formation or queuing of customers on public sidewalks. Tap House security guards shall monitor all queuing lines.

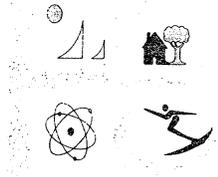
23. Security Guards: There shall be at least 1 security guard for every 50 patrons with a minimum of 4 security guards when entertainment is present. Security guards will be present in all areas of entertainment and dancing, including the lower level dance area. Half of all on duty security personnel shall be stationed outside the premises to monitor the parking area for at least 30 minutes after live entertainment ends.
24. All security guards must be clearly identifiable as security guards, comply with all state and local laws regulating their services and possess a valid California Guard Card.
25. Tap House shall submit a security plan addressing how security issues will be handled during times of entertainment.
26. Tap House shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and entertainment areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations.
27. No pyrotechnical material, special effects, open flame devices, or fireworks shall be allowed unless a permit is previously issued in writing by the Huntington Beach Fire Department and unless the display is in strict accordance with any ordinance adopted by the Huntington Beach City Council regulating such displays.
28. The applicant shall submit a sound survey, pursuant to HBMC 5.44.050(5)(b) prior to deeming an entitlement application (CUP) complete. The sound survey shall be prepared by a licensed engineer and show that the proposed entertainment will not create undue noise or violate the decibel limits for the zoning district as listed in Section 8.40 HBMC. This survey shall state the maximum allowable interior decibel limits to stay within the limits of 8.40 HBMC. The survey shall also address noise levels created by patrons and/or patrons on the outside patio.
29. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License, or any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times. Violations of any law or conditions of the Conditional Use Permit will be considered a violation of this permit under § 5.44.015(c) of the Huntington Beach Municipal Code.

Per section 5.44.090 HBMC, the Chief of Police may, revoke or suspend the permit upon receiving satisfactory evidence that the licensee or permittee has received four administrative citations which have been upheld at an administrative hearing, or been convicted of, or has entered a plea of guilty to four violations of the provisions of this chapter, or of any other law or ordinance of the City or state relating to such business.

Issued: CONCEPTUAL PERMIT



Kenneth W. Small
Chief of Police



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

June 24, 2011

Dwight Chornomud
8901 Warner Avenue
Huntington Beach, CA 92647

SUBJECT: CONDITIONAL USE PERMIT NO. 11-001 (TAPHOUSE RESTAURANT)
 8901 Warner Avenue, 92647
 PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Chornomud,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at Ethan.Edwards@surfcity-hb.org or 714-536-5561 and/or the respective source department (contact person below).

Sincerely,

Ethan Edwards, AICP
Associate Planner

Enclosures: Planning Division requirements dated June 24, 2011
 Building & Safety Division requirements dated February 14, 2011
 Public Works Department requirements dated February 15, 2011
 Fire Department requirements dated February 1, 2011
 Conceptual Entertainment Permit received April 7, 2011

Cc: Herb Fauland, Planning Manager; Jason Kelley, Planning Department; Darin Maresh, Fire Department – (714) 536-5531; Det. Steve Fong, Police Department – (714) 536-5960; Mark Carnahan, Building & Safety Division – (714) 374-1792; Josh McDonald, Public Works Department – (714) 536-5509; Huntington Partners, LLC, c/o Kathy Buchoz, 8907 Warner Avenue, Huntington Beach, CA 92647, Property Owner; Project File

ATTACHMENT NO. 5.1



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JUNE 24, 2011

PROJECT NAME: TAPHOUSE RESTAURANT

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 11-010

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 11-001

DATE OF PLANS: FEBRUARY 16, 2011

PROJECT LOCATION: 8901 WARNER, HUNTINGTON BEACH, 92647 (NORTHWEST CORNER OF WARNER AVENUE AND MAGNOLIA STREET)

PLAN REVIEWER: ETHAN EDWARDS

TELEPHONE/E-MAIL: (714) 536-5561

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF AN APPROXIMATELY 8,000 SQ. FT. RESTAURANT WITH ALCOHOL, OUTDOOR DINING, LIVE ENTERTAINMENT, AND DANCING AT AN EXISTING BUILDING.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 11-001:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The structure(s) cannot be occupied until a Certificate of Occupancy is approved and issued by the Planning & Building Department. **(HBMC 17.04.036)**
3. The live entertainment use including dancing cannot commence until an Entertainment Permit is approved and issued by the Police Department. **(HBMC 5.44)**.
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets

submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

5. Conditional Use Permit No. 11-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
6. The Planning Commission reserves the right to revoke Conditional Use Permit No. 11-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
7. Conditional Use Permit No. 11-001 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



HUNTINGTON BEACH BUILDING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 14, 2011

PROJECT NAME: THE TAPHOUSE

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 11-010

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. CONDITIONAL USE PERMIT No. 11-001

DATE OF PLANS: January 20, 2011

PROJECT LOCATION: 8901 WARNER

PROJECT PLANNER: ETHAN EDWARDS

PLAN REVIEWER: EDDIE LEE, PLAN CHECKER II

TELEPHONE/E-MAIL: (714) 374-1538 / ELEE@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF AN APPROXIMATELY 8,000 SQ. FT. RESTAURANT WITH ALCOHOL, OUTDOOR DINING, LIVE ENTERTAINMENT, AND DANCING AT AN EXISTING BUILDING.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Although the project description indicates it is an existing restaurant, the tenant improvement plans have not been submitted for plan check. Among issues to address in plan check are means of egress including exit path and exit doors based on use and occupant loads for existing space, proposed additional dining area, and proposed new patio and legalize unpermitted dining area.
2. The plans do not indicate the location of the live entertainment and dancing areas. The areas shall be accessible and shall not infringe on any required egress paths or aisles.

3. Side and Rear Elevations per A-4.1 should accurately depict the proposed Floor Plan per A-2.1. The bar opening in the exterior wall is not depicted.
4. Any modifications necessary to refrigerate or dispense alcoholic beverages are to be included in the tenant improvement plans.
5. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Residential Code (CRC), 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, 2010 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
6. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2010 CBC.
7. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2010 CBC.
8. Recommendation: Please contact me or our office for a preliminary review of code analysis to examine any possible building code issues that may arise.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE: 2/15/11
PROJECT NAME: TAPHOUSE RESTURANT
ENTITLEMENTS: CUP 11-01
PLNG APPLICATION NO: 2011-0010
DATE OF PLANS: 1/20/11
PROJECT LOCATION: 8901 WARNER AVENUE
PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-536-5561 / ETHAN.EDWARDS@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF AN APPROXIMATELY 8,000 SQ. FT. RESTAURANT WITH ALCOHOL, OUTDOOR DINING, LIVE ENTERTAINMENT, AND DANCING AT AN EXISTING BUILDING.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Precise Grading Plan shall include the following improvements on the plan:
 - a. The existing westerly driveway approach on Warner Avenue shall be removed and replaced with an ADA compliant driveway approach per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
 - b. Damaged curb, gutter and sidewalk along the Warner Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 2/15/11
PROJECT NAME: TAPHOUSE RESTURANT
ENTITLEMENTS: CUP 11-01
PLNG APPLICATION NO: 2011-0010
DATE OF PLANS: 1/20/11
PROJECT LOCATION: 8901 WARNER AVENEU
PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-536-5561 / ETHAN.EDWARDS@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF AN APPROXIMATELY 8,000 SQ. FT. RESTAURANT WITH ALCOHOL, OUTDOOR DINING, LIVE ENTERTAINMENT, AND DANCING AT AN EXISTING BUILDING.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the lateral. If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main, per Public Works Standards. (ZSO 230.84)

- b. The existing domestic water service and meter currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service and meter, any non-conforming water service and meter shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service and meter may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - c. The existing irrigation water service and meter currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service and meter, any non-conforming water service and meter shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service and meter may be installed per Water Division Standards. (ZSO 232)
 - d. If fire sprinklers are required by the Fire Department for the proposed development, the existing fire water service and backflow protection device currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. Alternatively, a new separate fire water service and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)
 - e. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
 - f. The existing domestic water service(s) and meter(s), if not being used shall be abandoned per Water Division Standards. (ZSO 230.84)
2. If an existing recorded water utility easement over the on-site existing public water utilities is not available a water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be prepared by either the Developer or Property Owner(s) and be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenances), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
 3. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
 4. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)

5. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
6. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
7. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
8. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
9. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
10. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted, for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
11. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)

14. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
15. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
16. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
17. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
18. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
19. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
20. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
21. Wind barriers shall be installed along the perimeter of the site. (DAMP)
22. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

23. A Precise Grading Permit shall be issued. (MC 17.05)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

24. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
25. All old and new utilities shall be undergrounded. (MC 17.64)
26. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
27. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
28. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
29. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.

30. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with landscaping.. (MC 14.52)



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 1, 2011

PROJECT NAME: TAPHOUSE RESTAURANT

ENTITLEMENTS: PLANNING APPLICATION NO. 11-010

PROJECT LOCATION: 8901 WARNER, HUNTINGTON BEACH, 92647 (NORTHWEST CORNER OF WARNER AVENUE AND MAGNOLIA STREET)

PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 536-5561/ Ethan.Edwards@surfcity-hb.org

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF AN APPROXIMATELY 8,000 SQ. FT. RESTAURANT WITH ALCOHOL, OUTDOOR DINING, LIVE ENTERTAINMENT, AND DANCING AT AN EXISTING BUILDING.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 9, 2011. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *IBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Modification, additions, or deletions to an existing fire alarm system shall require that separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Any extended interruption of the fire alarm system operation will require a "fire watch", approved by the Fire Department. **(FD)**

Fire Sprinklers

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. **(FD)**

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department

Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 1004.3 **(FD)**

Policy For Maintaining Room Occupancy is required. The Fire Department would like to review your security policy that identifies the training and procedures that your business will use to insure the business occupancy load will be adhered to.

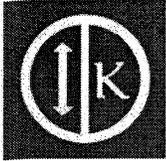
Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

July 19, 2011

Mr. Dwight Chornomud
TAPHOUSE RESTAURANT
8901 Warner Avenue
Huntington Beach, CA 92647

RECEIVED
JUL 20 2011
Dept. of Planning
& Building

Dear Mr. Chornomud:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this parking analysis for the Taphouse Restaurant in the City of Huntington Beach. The project site is located at 8901 Warner Avenue within the Bridgecreek Plaza in the City of Huntington Beach (see Figure 1). Kunzman Associates, Inc. has been asked to conduct an analysis of the parking for the Taphouse Restaurant in order to ascertain if adequate parking spaces are currently provided within the Bridgecreek Plaza for existing and future conditions.

This report summarizes our methodology, analysis and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROJECT DESCRIPTION

The project site is located at 8901 Warner Avenue within the Bridgecreek Plaza in the City of Huntington Beach. Appendix B includes the Taphouse Restaurant architectural plans. The proposed use is a sports themed restaurant with 60 beers on tap featuring a variety of boldly flavored, made-to-order menu items. The Taphouse Restaurant will offer live entertainment and have a full liquor license. The hours of operation at opening will be 7:00 AM to 2:00 AM, seven days a week. The Taphouse Restaurant will be serving breakfast, lunch, and dinner.

A total of 229¹ parking spaces are currently provided in the Bridgecreek Plaza. Table 1 lists the existing tenant list within the Bridgecreek Plaza.

¹ The Bridgecreek Plaza has 211 parking spaces on-site. However, an additional 18 off-site parking spaces are located at the Archstone Apartments parking lot to the north of the Bridgecreek Plaza. The 18 parking spaces were allotted to Bridgecreek Plaza with the design of their shared Magnolia Street driveway. Although Bridgecreek Plaza has a total of 229 parking spaces, only the 211 on-site parking spaces were included in the parking study.

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ATTACHMENT NO. 6.1