



City of Huntington Beach Planning Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Ethan Edwards, AICP, Associate Planner *ce*  
**DATE:** January 27, 2009

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 08-047 (JOHNNY ROCKETS)**  
**APPLICANT:** Valentina Allen, Kerr Project Services, 4655 Cass Street, Suite 200, San Diego, CA 92109

**PROPERTY**

**OWNER:** CIM/Huntington, LLC, 6922 Hollywood Blvd., Los Angeles, CA 90028  
**LOCATION:** 120 Fifth Street, Suite 100, 92648 (northeast intersection of Pacific Coast Highway and Fifth Street – The Strand, Downtown)

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**STATEMENT OF ISSUE:**

- ◆ Conditional Use Permit No. 08-047 request:
  - Permit the establishment of a 1,844 sq. ft. restaurant with on-site sale and consumption of alcoholic beverages (beer and wine).
  - Permit the establishment of an approximately 193 sq. ft. outdoor dining area with on-site sale and consumption of alcoholic beverages (beer and wine).
- ◆ Staff's Recommendation:

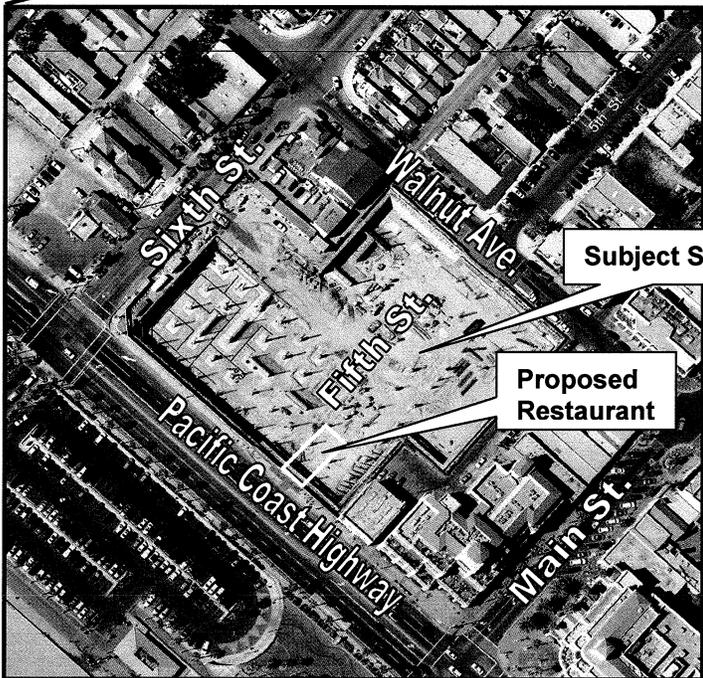
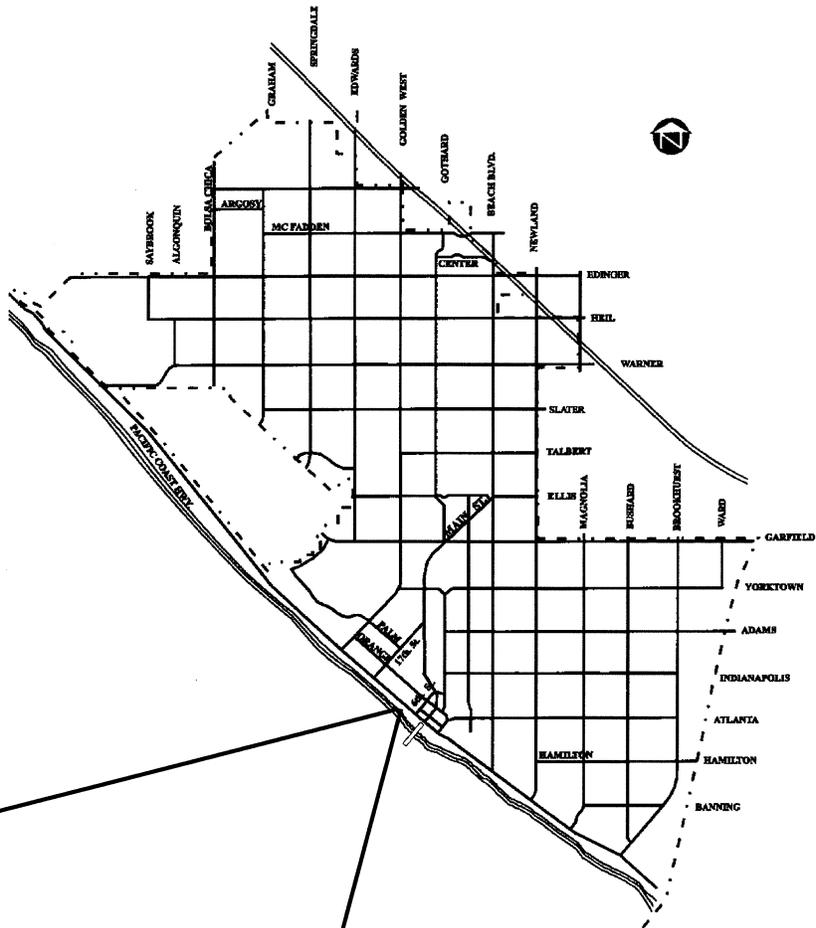
Approve Conditional Use Permit No. 08-047 based upon the following:

  - The proposed restaurant with alcohol sales and outdoor dining is consistent with the Mixed-Use General Plan Land Use designation.
  - Proposed restaurant with alcohol sales and outdoor dining will comply with the Downtown Specific Plan.
  - Proposed restaurant with alcohol sales and outdoor dining will not create adverse noise or safety impacts to the surrounding businesses and residents.

**RECOMMENDATION:**

Motion to:

- C. "Approve Conditional Use Permit No. 08-047 with findings and suggested conditions of approval (Attachment Nos. 1 & 2)."



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 08-047 (JOHNNY ROCKETS)**  
**120 FIFTH STREET, SUITE 100**

**PROJECT PROPOSAL:**

Conditional Use Permit No. 08-047 represents a request for the following:

- A. To allow the establishment, maintenance, and operation of an approximately 1,844 sq. ft. restaurant with on-site sales and consumption of alcohol (beer and wine only) pursuant to Section 4.5.01(b) Permitted uses of the Downtown Specific Plan (SP-5), District No. 3 (Visitor-Serving Commercial).
  
- B. To allow approximately 193 sq. ft. of outdoor dining with on-site sales and consumption of alcohol (beer and wine only) pursuant to Section 4.5.01 (a) Permitted uses of the Downtown Specific Plan (SP-5), District #3, (Visitor-Serving Commercial).

The proposed restaurant will employ approximately 15 people, with shifts averaging approximately 4 employees. The hours of operation for the restaurant including outdoor dining and alcohol service are proposed between 11:00 AM and 9:00 PM, Sunday through Thursday; and, between 11:00 AM and 12:00 AM (midnight), Friday and Saturday. The sale and consumption of alcohol is proposed to occur within the interior of the restaurant as well as the outdoor dining area. The alcohol request is for beer and wine only and does not include a full service bar with spirits; no live entertainment is proposed with this request.

The subject site is located within The Strand, a mixed use development consisting of commercial uses and a hotel. The Strand consists of a total of six buildings located on the east and west sides of Fifth Street between Pacific Coast Highway (PCH) and Walnut Avenue. The subject site is located within Building C at the northeast corner of PCH and Fifth Street. The main dining area is located at the front of the unit facing PCH and Fifth Street. The outdoor dining area is proposed to be located adjacent to the restaurant and next to the public walkway along Fifth Street. A minimum 10-foot clear and unobstructed distance is provided between the outdoor dining railing and landscape planter, street furniture, etc., for pedestrian access and circulation.

The project will involve interior modifications typical for restaurant use improvements. The only exterior improvements include an outdoor dining railing system consistent with the railing design approved as part of the original entitlement for The Strand.

**Background:**

The City approved Tentative Tract Map No. 16406, Conditional Use Permit No. 99-45 with Special Permits No. 02-06, and Coastal Development Permit No. 99-16 on October 21, 2002 to construct approximately 106,000 square feet of commercial space, a 152-room hotel consisting of approximately 120,170 square feet, and a 405 space subterranean parking structure. In addition, the City approved Conditional Use Permit No. 07-021 (RA Sushi) on August 14, 2007 to permit a 5,313 sq. ft. restaurant with on-site sale and consumption of alcoholic beverages.

The original conditions of approval for The Strand require that restaurant, alcohol sales, and outdoor dining uses are allowed with approval of a Conditional Use Permit by the Planning Commission. Approval of these types of uses was not included in the original conditions of approval because many of

the specific uses were unknown and staff would need greater specificity to review compatibility and mitigate any issues (i.e. hours of operation, alcohol service, noise, etc.) to ensure a successful project.

Of the total 106,000 sq. ft. of commercial space approved for The Strand, 40,000 sq. ft. may be devoted to restaurant uses. In 2007, RA Sushi was approved with 5,313 sq. ft. of restaurant use. The addition of the proposed restaurant use (1,844 sq. ft.) combined with the existing restaurant use (5,313 sq. ft.) is below the maximum square footage allotted for restaurant space within The Strand. Therefore, adequate parking for the proposed restaurant will be provided within the subterranean parking structure.

**ISSUES:**

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

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Property:	MV-F12-sp-pd (Mixed Use Vertical – 3.0 Max. Floor Area Ratio/ 35 Dwelling Units per Acre – Specific Plan Overlay – Pedestrian Overlay)	Downtown Specific Plan District 3/Coastal Zone	Mixed Use Development
North of Subject Property: (across Walnut)	MV-F6/25-sp-pd (Mixed Use Vertical – 2.0 Max. Floor Area Ratio/ 25 Dwelling Units per Acre – Specific Plan Overlay – Pedestrian Overlay)	Downtown Specific Plan District 5/Coastal Zone	Retail/Restaurant/ Parking Structure
East of Subject Property: (across alley)	MV-F12-sp-pd	Downtown Specific Plan District 3/Coastal Zone	Retail, Office, and Restaurants
South of Subject Property: (across PCH)	OS-S (Open Space – Shore)	Downtown Specific Plan District 10/Coastal Zone	Pier/Beach
West of Subject Property: (across Sixth St.)	MV-F8-d-sp (Mixed Use Vertical – 1.5 Max. Floor Area Ratio/ 25 Dwelling Units per Acre – Design Overlay – Specific Plan Overlay), RH-30-d-sp (Residential High Density – 30 Dwelling Units per Acre – Design Overlay – Specific Plan Overlay)	Downtown Specific Plan Districts 1 and 2/Coastal Zone	Retail/coffee Shop and Residential

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is Mixed Use Vertical. The proposed project is consistent with this designation and the goals and objectives 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.

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.

Policy LU 15.2.2 Require that uses in the Pedestrian Overlay District be sited and designed to enhance and stimulate pedestrian activity along the sidewalks. Assure that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians.

The proposed use will provide a new visitor-serving commercial venue within the Downtown that is consistent with the Land Use Density Schedules for the Downtown and is compatible with surrounding mixed-use development. The proposed outdoor dining will stimulate pedestrian activity at a key entrance point to The Strand development – the intersection of Pacific Coast Highway and Fifth Street.

B. Coastal Element

Policy C 3.2.3 Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote the commercial viability of The Strand and will expand the available visitor-serving commercial uses within the Coastal Zone.

**Zoning Compliance:**

This project is located in the Downtown Specific Plan, District No. 3 (Visitor-Serving Commercial) and complies with all of the requirements of that zone. There is no physical expansion of the approved development proposed as part of this request. The proposed use will occupy a 1,844 sq. ft. suite in The Strand development. The addition of this proposed restaurant is well below the maximum square footage allotted for restaurant space within The Strand. Therefore, adequate parking for the proposed restaurant will be provided within the subterranean parking structure.

**Urban Design Guidelines Conformance:**

The proposed minor exterior improvements include an outdoor dining railing system consistent with the railing design approved as part of the original entitlement for The Strand. Staff supports this minor exterior improvement.

**Environmental Status:**

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which states that minor alterations to existing or approved structures are exempt from further environmental review.

**Coastal Status:**

The proposed project is within a non-appealable portion of the Coastal Zone. The original entitlement for The Strand including Coastal Development Permit No. 99-16 assumed outdoor dining as part of the project. Therefore, the proposed project to permit a restaurant with outdoor dining and the sale and consumption of alcohol is covered by Coastal Development Permit No. 99-16 approved by the City on October 21, 2002.

**Redevelopment Status:**

The project is located in the Huntington Beach Redevelopment Project, Main-Pier subarea. The Economic Development Department has reviewed the request and has given verbal support of the request because it encourages economic vitality for The Strand development.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Building & Safety, Fire, Public Works, Economic Development, Community Services, and Planning have reviewed the application and identified applicable code requirements (Attachment No. 4). The Police Department has expressed minor concerns with maintaining a restaurant atmosphere, consumption of alcoholic beverages in a public place, alcoholic beverage consumption by minors, loitering, maintaining sidewalks free from alcoholic beverage advertisement, and potential for entertainment; and, has resulted in the following suggested conditions of approval:

- The hours of operation for the restaurant shall be between 11:00 a.m. and 9:00 p.m., Sunday through Thursday; and, between 11:00 a.m. and 12:00 a.m. (midnight), Friday and Saturday. Food service from the full menu shall be provided to within one hour before closing.
- All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the fenced outdoor dining area. Service of alcoholic beverages for consumption off-site will not be permitted.
- For easier alcoholic beverage identification, all alcoholic beverages shall be served in distinctive vessels, different than those containing non-alcoholic beverages.

- To prevent loitering in the outdoor dining area after the business has closed, and to prevent littering, vandalism, and other criminal activities, the outdoor dining area railing shall not be covered with any material that would reduce or restrict visibility.
- No items or signs shall be placed in the windows advertising the availability of alcoholic beverages, nor shall any interior displays or advertisements be directed to the exterior promoting the availability of alcoholic beverages.
- To ensure greater safety, each of the three storage areas (frozen, refrigerated, and dry) shall install hardware to accommodate a telephone.

In addition, the Fire Department has suggested several conditions of approval pertaining to the use of possible mushroom space heaters within the outdoor dining area. The applicant has verbally expressed willingness to adhere to proposed conditions of approval that will address these minor concerns.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on December 14, 2008, and notices were sent to property owners of record within a 500 ft. radius of the perimeter of The Strand property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), applicant, and interested parties. As of January 15, 2009, no communication supporting or opposing the request has been received.

**Application Processing Dates:**

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
Conditional Use Permit: December 3, 2008	January 30, 2009

Conditional Use Permit No. 08-047 was filed on November 3, 2008 and deemed complete December 3, 2008. The application was heard by the Planning Commission as a study session item on January 13, 2009.

**ANALYSIS:**

The primary issues identified with the proposed use are related to land use compatibility – outdoor dining and the sale of alcoholic beverages. The following provides a discussion of these issues:

Staff supports the proposed use based on the stated purpose of District #3 Visitor-Serving Commercial of the Downtown Specific Plan, which is to include high intensity commercial activities that serve the needs of the surrounding community while providing an off-season clientele for the District. This district is a prime visitor-serving commercial location within the Downtown and provides visitors and residents with abundant opportunities for beach-related activities as well as specialty commercial uses. The Strand was approved consistent with this concept and will provide opportunities for specialty commercial uses such as the proposed restaurant with alcohol sales and outdoor dining. The proposed restaurant will help promote the commercial viability of The Strand and is compatible with similar and compatible visitor-

serving commercial uses in the area. The proposed use also enhances and supports the district as well as the other commercial establishments in this high-intensity urban part of Downtown.

The Strand development was approved as a commercial development with retail/restaurant on the ground floor and a 152-room hotel on the second, third, and fourth floors. The proposed restaurant does include outdoor dining along with alcohol sales; although, the request is for beer and wine only and does not include a full bar with spirits. The proposed restaurant does not include live entertainment, or dancing, thereby minimizing potential impacts to neighboring commercial uses and the upper floors of the adjacent hotel. If the restaurant were to request live entertainment, and/or dancing, approval of a separate conditional use permit by the Planning Commission would be required. The proposed outdoor dining with alcohol sales is not in close proximity to and will not impact residential uses. The nearest residential use is approximately 350 feet away and buffered by two-story structures within The Strand development. Furthermore, the location of the outdoor dining is oriented away from the bulk of hotel rooms within The Strand. The proposed outdoor dining is in an area originally identified as potential outdoor dining in the approved entitlements for The Strand development.

With the suggested conditions of approval, the proposed restaurant with outdoor dining and alcohol sales will not result in increased noise levels and safety issues, above that expected in a typical commercial environment.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval – CUP NO. 08-047
2. Site Plans and Floor Plan received and dated November 3, 2008; and Furniture Plan received December 15, 2008
3. Code Requirements Letter dated December 18, 2008 (for informational purposes only)
4. Project Narrative dated November 3, 2008

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **CONDITIONAL USE PERMIT NO. 08-047**

#### **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 exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

#### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 08-047:**

1. Conditional Use Permit No. 08-047 for the establishment, maintenance, and operation of an approximately 1,844 sq. ft. restaurant with on-site sales and consumption of alcohol and outdoor dining 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 uses will not create adverse noise or safety impacts to the surrounding businesses and residents based on the type of alcohol service (beer and wine only), controlling the area of alcohol sales and consumption, and hours of food service and operation. The nearest residential use is approximately 350 feet away and buffered by two-story structures within The Strand development.
2. The proposed restaurant with alcohol sales and outdoor dining will be compatible with surrounding uses. The use will be required to comply with conditions of approval pertaining to hours of operation to assure that any potential impacts to the surrounding properties are minimized. The use is subject to noise regulations to ensure compatibility with surrounding businesses and residents. In addition, the proposed use is consistent with the intended mixed-use character The Strand and of commercial developments in the Downtown.
3. The proposed restaurant will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it will be located. The proposed project as conditioned complies with the base district and other applicable provisions including parking. There is no physical expansion of the approved development proposed as part of the 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 Mixed Use Vertical on the subject property including the following policies and objectives identified in the General Plan:

ATTACHMENT NO. 1.1

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.

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B. Coastal Element

Policy C 3.2.3 Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote the commercial viability of The Strand and will expand the available visitor-serving commercial uses within the Coastal Zone.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 08-047:**

1. The site plan and floor plan received and dated November 3, 2008; and, furniture plan received and dated December 15, 2008 shall be the conceptually approved design.
2. The hours of operation for the restaurant shall be between 11:00 a.m. and 9:00 p.m., Sunday through Thursday; and, between 11:00 a.m. and 12:00 a.m. (midnight), Friday and Saturday. Food service from the full menu shall be provided to within one hour before closing. **(PD/ED)**
3. A ten-foot clear and unobstructed distance shall be maintained between the proposed outdoor dining railing and any landscape planter, street furniture, etc., for pedestrian access and circulation.

ATTACHMENT NO. 1.2

4. All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the fenced outdoor dining area. Service of alcoholic beverages for consumption off-site will not be permitted. **(PD)**
5. For easier alcoholic beverage identification, all alcoholic beverages shall be served in distinctive vessels, different than those containing non-alcoholic beverages. **(PD)**
6. To prevent loitering in the outdoor dining area after the business has closed, and to prevent littering, vandalism, and other criminal activities, the outdoor dining area railing shall not be covered with any material that would reduce or restrict visibility. **(PD)**
7. No items or signs shall be placed in the windows advertising the availability of alcoholic beverages, nor shall any interior displays or advertisements be directed to the exterior promoting the availability of alcoholic beverages. **(PD)**
8. To ensure greater safety, each of the three storage areas (frozen, refrigerated, and dry) shall install hardware to accommodate a telephone. **(PD)**
9. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
10. Mushroom Space Heaters shall meet the following requirements: **(FD)**
  - Heaters shall display a U.L. listing number or other nationally recognized standard.
  - Heaters shall be used in open-air areas only. Indoor use is not permitted.
  - Heaters shall be equipped with a safety tilt shut-off switch.
  - Heaters shall be set upon a firm and level foundation.
  - Heaters shall not be located inside of or within three feet of the awning or canopy footprint. (CFC 1107.1)
  - Placements of heater(s) shall not be closer than 5' from buildings. (CFC 8204.3 and Table 8204-A)
  - Heaters shall not obstruct the clear path of exits. (CFC 1203)
  - Heaters shall maintain a minimum of 3-foot clearance from any combustible material. (CFC 1107.1)
  - Heaters shall not be stored or used within any structure. (CFC 1103.3.2.6)
  - The storage of spare cylinders is not allowed. (CFC 101.4 and 1103.3.2.6)
11. 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>).

12. 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 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.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

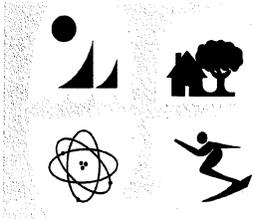
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

ATTACHMENT NO. 1.4









# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

December 18, 2008

Kerr Project Services  
Valentina Allen  
4655 Cass Street, Suite 200  
San Diego, CA 92109

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-047 (120 5<sup>TH</sup> STREET)  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

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 Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the City Council as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$2,379.00.

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](mailto:ethan.edwards@surfcity-hb.org) or 714-536-5561 and/or the respective source department (contact person below).

Sincerely,

Ethan Edwards, AICP  
Associate Planner

### Enclosure

cc: Eric Haghani, Building and Safety Department – 714-374-1589  
Brian Smith, Police Department – 714-536-5995, Jan Thomas, Police Department – 949-348-8186  
Darin Maresh, Fire Department – 714-536-5564  
Herb Fauland, Planning Manager  
Jason Kelley, Planning Department  
Property Owner  
Project File

ATTACHMENT NO. 3.0

(g:\forms\planning\Code Requirements Letter - rev)



## HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 18, 2008  
**PROJECT NAME:** JOHNNY ROCKETS – BEER / WINE, OUTDOOR DINING  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2008-0184  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2008-047  
**DATE OF PLANS:** NOVEMBER 3, 2008  
**PROJECT LOCATION:** 120 5<sup>TH</sup> STREET (5<sup>TH</sup> STREET & P.C.H.)  
**PLAN REVIEWER:** ETHAN EDWARDS  
**TELEPHONE/E-MAIL:** (714) 914-7447, ETHAN.EDWARDS@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF A 1,849 SQ. FT. RESTAURANT WITH ONSITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN OUTDOOR DINNING AREA.

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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.

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#### **CONDITIONAL USE PERMIT NO. 2008-047 :**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
  - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed

ATTACHMENT NO. 3.1

specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

- c. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
2. The use shall be subject to Chapter 5.44 of the Huntington Beach Municipal Code (HBMC). Section 5.44.010(a) of the HBMC prohibits prerecorded ambient music from being audible at a distance of no more than ten feet from any portion of the exterior of the restaurant.
3. Prior to submittal for building permits, Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
4. The Planning Director ensures that all requirements herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. 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 Huntington Beach Zoning and Subdivision Ordinance.
5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
6. Conditional Use Permit No. 2008-184 shall not become effective until the ten calendar day appeal period from the Planning Commission approval of the entitlements has elapsed.
7. Conditional Use Permit No. 2008-184 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.
8. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2008-184 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.
9. 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.
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption 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 action.

12. 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 Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.
13. Live entertainment and/or dancing shall not be permitted unless a conditional use permit for this specific use is reviewed and approved.



## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 11, 2008

**PROJECT NAME:** JOHNNY ROCKETS OUTDOOR SEETING

**ENTITLEMENTS:** PLANNING APPLICATION NO. 2008-0184

**PROJECT LOCATION:** 120<sup>TH</sup> 5<sup>TH</sup> STREET, HUNTINGTON BEACH, CA

**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, MAINTNACE, AND OPERATION OF A 1,849 SQ. FT. RESTAURANT WITH ON SITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN OUTDOOR DINNING AREA.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 6, 2008. 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.

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

***Mushroom Space Heaters*** (if utilized) shall meet the following requirements:

- Heaters shall display a U.L. listing number or other nationally recognized standard.
- Heaters shall be used in open-air areas only. Indoor use is not permitted.
- Heaters shall be equipped with a safety tilt shut-off switch.
- Heaters shall be set upon a firm and level foundation.
- Heaters shall not be located inside of or within three feet of the awning or canopy footprint. (CFC 1107.1)
- Placements of heater(s) shall not be closer than 5' from buildings. (CFC 8204.3 and Table 8204-A)
- Heaters shall not obstruct the clear path of exits. (CFC 1203)
- Heaters shall maintain a minimum of 3-foot clearance from any combustible material. (CFC 1107.1)

- Heaters shall not be stored or used within any structure. (CFC 1103.3.2.6)
- The storage of spare cylinders is not allowed. (CFC 101.4 and 1103.3.2.6) (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)

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

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



## HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 9, 2008  
**PROJECT NAME:** JOHNNY ROCKETS – BEER / WINE, OUTDOOR DINING  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2008-0184  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2008-047  
**DATE OF PLANS:** NOVEMBER 3, 2008  
**PROJECT LOCATION:** 120 5<sup>TH</sup> STREET (5<sup>TH</sup> STREET & P.C.H.)  
**PLAN REVIEWER:** DET. BRIAN J. SMITH #1168  
**TELEPHONE/E-MAIL:** (714)536-5995, BJSMITH@HBP.D.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF A 1,849 SQ. FT. RESTAURANT WITH ONSITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN OUTDOOR DINNING AREA.

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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.

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1. 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 no less than one hour prior to the scheduled closing time.
2. §9.44.010 of the Huntington Beach Municipal Code (HBMC) prohibits the consumption of alcoholic beverages in a public place. To reduce the likelihood of patrons exiting the patio while possessing an open alcoholic beverage container, the 3' gate located on the patio shall be labeled "Emergency Exit Only". The sign shall be clearly legible, and permanently affixed to the interior of the gate.
3. All alcoholic beverages shall remain within the interior of the restaurant or within the confines of the fenced in patio dining area. Service of alcoholic beverages for consumption off-site will not be permitted.
4. To reduce the likelihood of alcoholic beverage consumption by minors, all alcoholic beverages shall be served in distinctive vessels, different than those containing non-alcoholic beverages.

5. To prevent loitering on the patio after the business has closed, and to prevent littering, vandalism, and other criminal activities, the patio railing shall not be covered with any material that would reduce or restrict visibility into the patio area.
6. The business will be located in a highly visible location along Pacific Coast Highway. To maintain a clean public image, no items shall be placed in the windows advertising the availability of alcoholic beverages, nor shall any displays or advertisements in the interior be directed to the exterior promoting the availability of alcoholic beverages.
7. Per §5.44.010(a) HBMC, "No person shall provide or permit any type of entertainment in a coffee shop, restaurant, nightclub, or place where food or other refreshments are served and which is open to the public unless such person shall first obtain a permit to do so from the Chief of Police."
8. Entertainment shall remain inside the location at all times.



**CITY OF HUNTINGTON BEACH  
DEPARTMENT OF BUILDING & SAFETY**

**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** NOVEMBER 2, 2008  
**PROJECT NAME:** JOHNNY ROCKETS – BEER / WINE, OUTDOOR DINING  
**ENTITLEMENTS:** PLANNING APPLICATION NO. 08-0207;  
CONDITIONAL USE PERMIT NO.2008-047  
**DATE OF PLANS:** NOVEMBER 3, 2008  
**PROJECT LOCATION:** 120 5<sup>TH</sup> STREET (5<sup>TH</sup> STREET & P.C.H.)  
**PROJECT PLANNER:** ETHAN EDWARDS  
**PLAN REVIEWER:** ERIC HAGHANI, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 374-1589 / [ehaghani@surfcity-hb.org](mailto:ehaghani@surfcity-hb.org)  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT, MAINTENANCE, AND OPERATION OF A 1,849 SQ. FT. RESTAURANT WITH ONSITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH AN OUTDOOR DINNING AREA.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received as 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. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

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**I. SPECIAL CONDITIONS:**

1. None

**II. CODE ISSUES BASED ON PLANS/DRAWINGS SUBMITTED:**

1. The codes in effect are the: 2007 California Building Code ('07 CBC), 2007 California Plumbing Code ('07 CPC), 2007 California Mechanical Code ('07 CMC), 2007 California Electrical Code ('07 CEC) and 2007 California Energy Efficiency Standards as adopted by the City.
2. Health Department approval is required prior to issuance the building permit.
3. Certificate of Occupancy shall be filled out & submitted with the building permit application.

4. Plans shall be submitted for the proposed interior TI.
5. An accurate occupant load analysis is required when plans are submitted for review.
6. Plans should show the extent of the proposed patio railing.

# PLANNING DEPARTMENT DEVELOPMENT REVIEW REQUEST

**TO:** Steve Bogart, Public Works  
Gerald Caraig, Building  
Kellee Fritzal, Economic Development

Darin Maresh, Fire  
Kenneth Small, Police  
Dave Dominguez, Community Services

**FROM:** Ethan Edwards Ext: 5561

**DATE:** NOV 6, 2008

PC

ZA

DRB

STAFF

**PETITION(S):** Planning Application No. 2008-0184: Conditional Use Permit No. 2008-047

**REQUEST(S):** To permit the establishment, maintenance, and operation of a 1,849 sq. ft. restaurant with onsite sale and consumption of beer and wine in conjunction with an outdoor dining area.

**LOCATION:** 120 5<sup>th</sup> Street (5<sup>th</sup> & P.C.H., The Strand development, Building C)

**ZONE:** Downtown Specific Plan (SP5-CZ)

**GENERAL PLAN:** Mixed Use Vertical – F12 – Specific Plan – Pedestrian Overlay

**EXISTING USE:** Vacant

Please submit your concerns and recommended changes or conditions in writing on or before **November 28, 2008.**

**COMMENTS:** (Use attachments or back side of sheet if necessary)

*Community Services has no concerns with the proposed project provided all conditions of approval for the Strand project are met.*

**RESPONSE BY:** DAVID DOMINGUEZ Extension X5309

Attachments: 1. Narrative 2. Plans

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**ATTACHMENT NO. 3.10**



## HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** November 28, 2008  
**PLANNER:** ETHAN EDWARDS  
**PROJECT NAME:** JOHNNY ROCKETS  
**REQUEST:** TO PERMIT 1,849 SQ. FT. RESTAURANT WITH ONSITE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH OUTDOOR DINING.  
**PLAN REVIEWER:** JAN THOMAS  
**TELEPHONE/E-MAIL:** (949) 348-8186 jckthomas@cox.net

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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.

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#### Recommended conditions of approval:

##### Food storage areas:

Install hardware in each of the three storage areas (frozen, refrigerated and dry) to accommodate a telephone. In case of robbery, people may be ordered and locked in the storage areas. Telephones in these storage areas enable the victim(s) to call police without leaving the storage area and possibly jeopardizing his or her safety.

##### Sidewalk area:

Ensure that ample sidewalk space remains between the outdoor dining area and the sidewalk so pedestrians have enough room to pass each other and still keep a comfortable distance.

\*(Crime Prevention Trivia: When pedestrians are given more personal space, they are more likely to give other people eye contact, which is good for public safety.)

##### Outdoor dining barrier:

Provide a barrier (wrought iron or low fence) between the outdoor dining area and the sidewalk. This barrier, although symbolic, helps to define the restaurant separate from the public sidewalk.

ATTACHMENT NO. 3.11

## Statement of Operations

**Johnny Rockets  
120 5<sup>th</sup> St., Ste 100  
The Strand  
Huntington Beach**

The subject property is at 120 5<sup>th</sup> St, in The Strand, downtown Huntington Beach. Johnny Rockets will be located in building C with frontage on 5<sup>th</sup> St. and Pacific Coast Highway.

Johnny Rockets will occupy a first floor space of building C in the Strand. The restaurant fronts 5<sup>th</sup> St to the north and Pacific Coast Highway to the west and is surrounded by additional retail uses to the east and south.

Johnny Rockets is an international restaurant chain that provides the food, fun and friendliness reminiscent of feel-good Americana.

Every Johnny Rockets restaurant offers its guests simple, great – tasting food from a menu of all-American favorites.

The restaurant is 1,844 sq. ft. The indoor dining area seats approximately 79 people with patio seating for 16

The restaurant will serve beer and wine. Alcohol will be served in the outdoor patio area. The full menu will be served during all business hours.

The exterior elevations are not being altered. They will be utilized per The Strand approved plans.

The restaurant will employ a total of approximately 12-15 persons with a shift averaging 4 employees.

Standard hours of operation are 11:00AM – 9:00PM, Sunday thru Thursday and 11:00AM – 12 Midnight, Fridays and Saturdays.

City of Huntington Beach

NOV 03 2008

ATTACHMENT NO. 4.0

# Starters

**Onion Rings** Served with ranch dressing. **\$3.39**

**Half Rings & Half Fries** **\$2.99**

**American Fries** A tasty favorite. **\$2.39**

**Cheese Fries** Topped with choice of cheese. **\$2.99**

**Chili Bowl** Our exclusive all-meat recipe. **\$3.69**

**Chili Fries** Topped with cheese & chopped onions. **\$3.69**

**\*Rocket Wings®** Tasty chicken wings, served plain or tumbled in choice of specialty sauce, including Traditional, Sweet Barbeque or Hot Rocket Fuel. **\$4.99**

**Side Salad** With tomatoes & cheddar cheese. **\$2.39**

Half Rings & Half Fries



# Hamburgers



Our hamburger patties are a full 1/3 pound of fresh, never frozen 100% pure ground beef, seasoned and grilled to order.

**Rocket Single®** Cheddar cheese, fresh lettuce, ripe tomato, onion slice & special sauce. **\$5.29**

**Rocket Double®** Two fresh patties, two slices of cheddar cheese, fresh lettuce, ripe tomato, onion slice & special sauce. **\$6.69**

**The Original** Fresh lettuce, ripe tomato, chopped onions, relish, pickle, mustard & mayonnaise. **\$4.89**

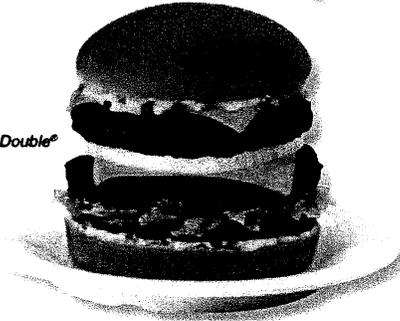
**#12** Cheddar cheese, fresh lettuce, onion slice, pickle, mayonnaise & our tangy "red red sauce®." On a scale of one to ten, it's a twelve! **\$5.29**

**Route 66** Swiss cheese, grilled mushrooms, grilled onions & mayonnaise. **\$5.79**

**Bacon Cheddar Single** Thick bacon, two slices of cheddar cheese, fresh lettuce, ripe tomato, onion slice & special sauce. **\$5.99**

**Bacon Cheddar Double** Two fresh patties, thick bacon, four slices of cheddar cheese, fresh lettuce, ripe tomato, onion slice & special sauce. **\$7.49**

Rocket Double®



**Patty Melt** Grilled onions and American & cheddar cheeses on grilled rye bread. **\$5.79**

**St. Louis** Thick bacon, Swiss cheese, grilled onions, fresh lettuce, pickle & our "St. Louis" sauce. A St. Louis favorite! **\$5.79**

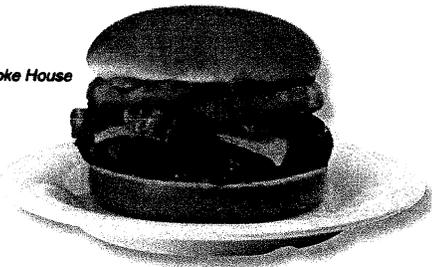
**Streamliner® (100% Soy Boca® Burger)** The original meatless Boca® burger with grilled onions, fresh lettuce, ripe tomato, pickle & mustard. **\$4.89**

**Chili Size** Served open-faced with our exclusive all-meat chili and topped with grated cheddar cheese & chopped onions. **\$5.99**

**Smoke House Single** Cheddar cheese, thick bacon, crispy onion rings & our "Smoke House" barbecue-ranch sauce. **\$5.79**

**\*Smoke House Double** Two fresh patties, two slices of cheddar cheese, thick bacon, crispy onion rings & our "Smoke House" barbecue-ranch sauce. **\$7.29**

Smoke House



## \*American Meal Deal!

Add American fries or a side salad & soda pop to any entrée. **\$3.29**

Substitute onion rings for only **\$0.99**

Substitute Original Shake for only **\$2.29**  
(Chocolate • Vanilla • Strawberry)

City of Huntington Bear

## Extra Extras:

**Substitutions no charge:** 100% soy Boca® burger • Turkey patty • Wheat bun • Grilled onions  
**Additions \$0.99:** Cheese • Chili • Egg • Grilled mushrooms • Grilled onions • Grilled bell peppers & onions  
Bacon (2 slices) **\$1.29**

NOV 03 2008

We serve dolphin safe tuna.  
We use 100% trans fat free fryer oil.  
Consuming raw or under cooked meats, poultry or eggs  
may increase your risk of foodborne illness.

\*Newest all-American favorites!  
©2008 The Johnny Rocket's Group, Inc.

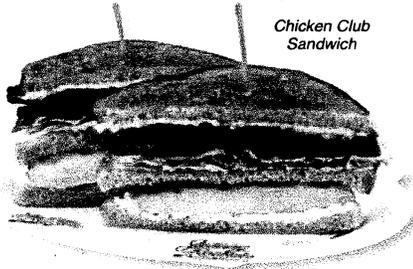
ATTACHMENT NO. 4.1

Food may contain one or more potential allergens.  
Sales tax will be added on all items.  
Orig: CHB/Bears/Wine/0806

# Chicken

## Grilled Chicken Breast Sandwich

Grilled chicken breast, served with fresh lettuce, ripe tomato & mayonnaise on a grilled bun. **\$5.79**



Chicken Club Sandwich

## Chicken Club Sandwich

Grilled chicken breast with thick bacon, fresh lettuce, ripe tomato & mayonnaise on triple decker sourdough. **\$6.39**

## Chicken Tenders

Tender strips of chicken breast, lightly breaded & fried to a golden brown. Served with choice of dipping sauce. **\$6.39**



Philly Cheese Steak

# Other Favorites

## Philly Cheese Steak

Thinly sliced steak, grilled to perfection and topped with grilled onions & choice of cheese. Served on an authentic hoagie roll. **\$6.69**  
Add grilled bell peppers & onions. **\$.99**

**Grilled Cheese** Choice of cheddar, American or Swiss cheese. Served on choice of bread. **\$3.69**

**Hot Dog** Nathan's Famous® all-beef hot dog, served with choice of deli-style mustard, chopped onions, relish or ketchup. **\$3.79**

**Chili Dog** Nathan's Famous® all-beef hot dog with our exclusive all-meat chili, chopped onions & grated cheddar cheese. **\$4.79**

**Tuna Melt** White albacore tuna salad with melted cheddar cheese, grilled on choice of bread. **\$5.99**

**Tuna Salad Sandwich** White albacore tuna salad with fresh lettuce & mayonnaise on choice of bread. **\$4.99**

**Egg Salad Sandwich** Made from scratch daily, served with fresh lettuce & mayonnaise on choice of bread. **\$4.29**

**Bacon, Lettuce & Tomato** Crisp, thick bacon, fresh lettuce, ripe tomato & mayonnaise on choice of bread. **\$4.99**

# Fountain

Our shakes are made with hand-dipped, premium vanilla ice cream, and our malts are blended with real powdered malt.

## Deluxe Shakes & Malts \$4.79

Oreo® Cookies & Cream • Butterfinger®  
Strawberry-Banana • Mocha Fudge  
Chocolate Peanut Butter  
Big Apple • & More ...

## Original Shakes

**& Malts \$4.29**  
Chocolate • Vanilla • Strawberry

## Root Beer Float \$2.99

Or choice of any soda pop.

Original Strawberry Shake



# Beverages

## Soda Pop & More \$1.99

Coke® • Diet Coke® • Sprite® • Barq's® Root Beer  
Pibb® Xtra • Fanta® Orange • Iced Tea  
Lemonade • Milk • Dasani® Bottled Water

## Flavor Shots \$.29

Cherry • Vanilla  
Chocolate • Lemon

## Hot Beverages \$1.59

Coffee • Hot Tea  
Hot Chocolate



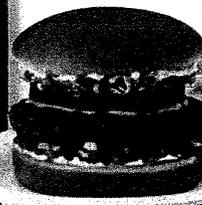
# Beer & Wine

## American Premium Beer

- Budweiser® 16oz. **\$3.99**
- Bud Light® 16oz. **\$3.99**
- Michelob ULTRA® 16oz. **\$3.99**

## Woodbridge® Wine

- Cabernet Sauvignon **\$4.79**
- Chardonnay **\$4.79**
- White Zinfandel **\$4.79**



The Original, American fries & a 16oz. Budweiser®

City of Huntington Be

NOV 03 2008

ATTACHMENT NO. 47

We serve dolphin safe tuna.  
We use 100% trans fat free troy oil.  
Consuming raw or under cooked meats, poultry or eggs  
may increase your risk of foodborne illness.



©2008 The Johnny Rockets Group, Inc.  
Budweiser®, Bud Light® and Michelob ULTRA® are registered trademarks of Anheuser-Busch Inc.

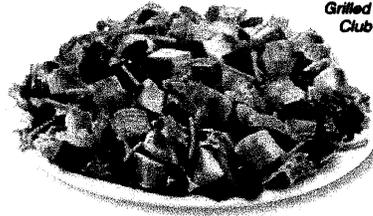
Food may contain one or more potential allergens.  
Sales tax will be added on all items.  
OriginalBeer&Wine0808

# Salads

**Chicken Club Salad** Chicken tenders or grilled chicken breast served on crisp romaine and iceberg lettuce with chopped bacon, ripe tomatoes, grated cheddar cheese & choice of dressing. **\$6.39**

**Garden Salad** Crisp romaine and iceberg lettuce with ripe tomatoes, grated cheddar cheese & choice of dressing. **\$3.99**  
Add a scoop of tuna salad or egg salad. **\$1.69**

**\*The Classic Wedge** A wedge of crisp iceberg lettuce with chopped bacon, ripe tomatoes & our gourmet blue cheese dressing. **\$3.99**



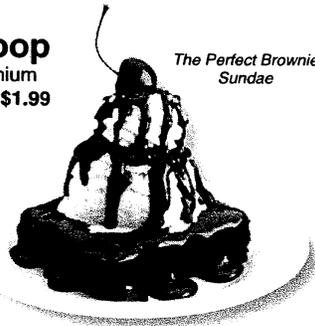
Grilled Chicken Club Salad

# Desserts

**\*The Perfect Brownie Sundae**  
The Perfect Brownie with a scoop of premium vanilla ice cream, hot fudge & whipped cream, topped with a cherry. **\$4.99**

**\*The Perfect Brownie** A decadent blend of gourmet chocolate goodness. A perfect ending to your meal. **\$2.99**

**Single Scoop**  
One scoop of premium vanilla ice cream. **\$1.99**



The Perfect Brownie Sundae

**\*Banana Split Sundae**  
A fresh banana, two scoops of premium vanilla ice cream, hot fudge, strawberry and pineapple sauces, almonds & whipped cream, topped with a cherry. **\$4.99**

**\*Super Sundae** Two scoops of premium vanilla ice cream with choice of sauce, almonds & whipped cream, topped with a cherry. **\$3.99**

Sauces include Hot Fudge, Strawberry or Pineapple.



Super Sundae

**Apple Pie** Made fresh daily. **\$.99**  
Add cheddar cheese. **\$.99**  
Add a la mode. **\$.99**

# Rocket Kids Meals

Every meal includes kid sized American fries & choice of kids beverage. **\$4.99**  
Substitute kid sized onion rings for only **\$.99**. Substitute a kid sized Original Shake for only **\$1.49**.

**Kids Hamburger** Kid sized hamburger, served plain with choice of ketchup, mustard, relish or chopped onions. Add cheese. **\$.99**



Kids Hamburger Meal

**Grilled Cheese** Choice of cheddar, American or Swiss cheese on white bread.

**Peanut Butter & Jelly** Creamy peanut butter & grape jelly on white bread.

**Chicken Tenders** Tender strips of chicken breast, lightly breaded & fried to golden brown.

**Hot Dog** All-beef hot dog served with choice of ketchup, mustard, relish or chopped onions.

# Kids Beverages

**Soda Pop & More** **\$1.39**  
Coke® • Diet Coke® • Sprite® • Barq's® Root Beer  
Pibb® Xtra • Fanta® Orange • Iced Tea  
Lemonade • Milk • Hot Chocolate

# Kids Fountain

**Original Shakes & Malts** **\$2.89**  
Chocolate • Vanilla • Strawberry

City of Huntington Beach

NOV 03 2008

Johnny Rockets... Where the good times roll!

ATTACHMENT NO. 93

We serve dolphin safe tuna.  
We use 100% trans fat free fryer oil.  
Consuming raw or under cooked meats, poultry or eggs  
may increase your risk of foodborne illness.

**\*Newest all-American favorites!**  
For franchise opportunities visit [johnnyrockets.com](http://johnnyrockets.com)

©2008 The Johnny Rockets Group, Inc.

Food may contain one or more potential allergens.  
Sales tax will be added on all items.  
Orig:ChlBeer&Wine0608