



City of Huntington Beach Planning and Building Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ethan Edwards, AICP, Associate Planner *Ee*
DATE: February 8, 2011

SUBJECT: SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (COACH'S RESTAURANT EXPANSION)

APPLICANT: Jeff Bergsma, Team Design, 221 Main Street 'S', Huntington Beach, CA 92648

BUSINESS

OWNER: Murat Koc, 200 Main Street, Suite No. 105, Huntington Beach, CA 92648

PROPERTY

OWNER: Robert Koury, 200 Main Street, Suite No. 206, Huntington Beach, CA 92648

LOCATION: 200 Main Street, Suite No. 105, 92648 (east side of Main Street, between Olive Avenue and Walnut Avenue – Downtown)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

This item represents a six-month review of Conditional Use Permit No. 09-017/Entitlement Plan Amendment No. 09-005, approved by the Planning Commission on December 8, 2009. Conditional Use Permit No. 09-017 permitted: a) the expansion of an existing restaurant with alcohol sales by occupying approximately 1,000 sq. ft. of the adjacent existing retail suite, b) participation in the Downtown Parking In-Lieu Fee Program for 7 parking spaces, c) up to 144 sq. ft. of outdoor dining with alcohol service on private property, and d) live entertainment consisting of belly dancing performances, cultural dancing, and live music. Entitlement Plan Amendment No. 09-005 modified Condition of Approval No. 2 of Conditional Use Permit No. 93-6 which extended the approved hours of operation by allowing business hours from 10:00 AM to 2:00 AM, everyday. When Conditional Use Permit No. 09-017/Entitlement Plan Amendment No. 09-005 was approved, the Planning Commission required a review of the use within approximately six months after the issuance of a Certificate of Occupancy (Condition of Approval No. 6). The Certificate of Occupancy for Coach's Restaurant was issued on July 1, 2010.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	MV-F6/25-sp-pd (Mixed Use Vertical – 2.0 Max. Floor Area Ratio/ 25 Dwelling Units per Acre – Specific Plan Overlay – Pedestrian Overlay)	SP-5 (Downtown Specific Plan District 5/Coastal Zone)	Commercial Uses/Parking Facility
North of Subject Property (across Olive Avenue):	MV-F6/25-sp-pd	SP-5	Post Office/Commercial

LOCATION	GENERAL PLAN	ZONING	LAND USE
East of Subject Property (across 3 rd Street):	MV-F6/25-sp-pd	SP-5	Commercial/Residential
South of Subject Property (across Walnut Avenue):	MV-F6/25-sp-pd	SP-5	Commercial
West of Subject Property (across Main Street):	MV-F6/25-sp-pd	SP-5	Commercial

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt, pursuant to Section 15309, Class 9 of the California Environmental Quality Act, because the project is a review to check for compliance with conditions of approval, Huntington Beach Zoning and Subdivision Ordinance and Huntington Beach Municipal Code.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Police Department and the Department of Planning & Building including the Code Enforcement Division have reviewed the project’s conditions of approval and applicable code requirements to ensure compliance and have provided memos in response from each (Attachment Nos. 2 & 3).

PUBLIC MEETINGS, COMMENTS AND CONCERNS

There have been no public meetings regarding this project. To date, there have been no comments from the public regarding this project.

PLANNING ISSUES

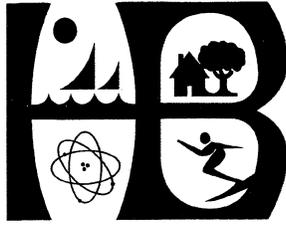
The purpose of the six-month review is to verify the project’s compliance with all conditions of approval and applicable chapters of the Huntington Beach Zoning and Subdivision Ordinance and Huntington Beach Municipal Code, including Chapter 5.44 (Restaurants and Entertainment Permits). The review considered complaints, calls for service, and on-site inspections by the Police Department and Planning and Building Department including the Code Enforcement Division. Two violations have been documented by the Police Department (Attachment No. 2) during the six-month review period. The first was a warning letter as a result of signs advertising alcohol. The second was a citation because of failure to provide security and storefront door closure during live entertainment. Both of these items have been rectified and no new issues have been reported. The Police Department’s Special Enforcement Team (downtown foot beat) was consulted and reports that the current business operation as permitted does not pose any adverse impacts to safety resources. Based on the above information, staff has determined that the project is in compliance with all applicable codes and conditions of approval and no modifications to the conditions are recommended.

Staff recommends the Planning Commission receive and file the six-month review of Conditional Use Permit No. 09-017/Entitlement Plan Amendment No. 09-005 as adequate.

ATTACHMENTS

1. Planning Commission Notice of Action dated December 9, 2009 (CUP No. 09-017, EPA 09-005)
2. Police Department Memorandum dated January 13, 2011
3. Code Enforcement Division Memorandum dated January 18, 2011

SH:HF:EE:kd



Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

December 9, 2009

Jeff Bergsma
Team Design
221 Main Street "S"
Huntington Beach, CA 92648

SUBJECT: **CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 93-006 – COACH'S RESTAURANT EXPANSION)**

APPLICANT: Jeff Bergsma, Team Design

REQUEST: **CUP:** To permit 1) an expansion of an existing restaurant with alcohol sales by occupying the adjacent existing retail suite; 2) to participate in the Downtown Parking In-Lieu Program for 7 parking spaces; and 3) to permit live entertainment consisting of belly dancing performances and family/cultural dancing, and live music. **EPA:** To amend Condition No. 2 of Conditional Use Permit No. 93-006, extending the approved hours of operation.

PROPERTY OWNER: Robert Koury, 200 Main Street, Suite 206, Huntington Beach, CA 92648

LOCATION: 200 Main Street, Suite 105, 92648 (east side of Main Street, between Olive Avenue and Walnut Avenue – Downtown)

DATE OF ACTION: December 8, 2009

On Tuesday, December 8, 2009, the Huntington Beach Planning Commission took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A

person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand, Five Hundred Thirty-Nine Dollars (\$1,539.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand, Seven Hundred Four Dollars (\$2,704.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is December 18, 2009 at 5:00 PM.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

"Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020."

If you have any questions, please contact Ethan Edwards, the project planner, at ethan.edwards@surfcity-hb.org or (714) 536-5561 or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Scott Hess, Secretary
Planning Commission

By:



Herb Fauland, Planning Manager

SH:HF:EE:lw

Attachment: Findings and Conditions of Approval – CUP No. 09-017 and EPA No. 09-005

- c: Honorable Mayor and City Council
- Chair and Planning Commission
- Fred Wilson, City Administrator
- Scott Hess, Director of Planning
- Bill Reardon, Division Chief/Fire Marshal
- Mike Vigliotta, Deputy City Attorney III
- Steve Bogart, Senior Civil Engineer
- Gerald Caraig, Permit-Plan Check Manager
- Property Owner
- Project File

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 09-017 / ENTITLEMENT PLAN AMENDMENT NO. 09-005

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.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 09-017 / ENTITLEMENT PLAN AMENDMENT NO. 09-005:

1. Conditional Use Permit No. 09-017 to permit an approximately 1,000 sq. ft. expansion of an existing restaurant with alcohol sales by occupying the adjacent existing retail suite within District 5 – Mixed-Use, of the Downtown Specific Plan; to participate in the Downtown Parking In-Lieu Fee Program for seven parking spaces; to permit up to 144 sq. ft. of outdoor dining area; to permit live entertainment consisting of amplified and non-amplified music and belly dancing performances, family/cultural dancing; and, to extend the hours of operation until 2:00 AM everyday 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 project complies with parking requirements in the downtown via participation in the Parking In-Lieu Fee Program. In addition, the project is consistent with the future development potential identified for the subject building in the Downtown Parking Master Plan; and, live entertainment and extended hours of operation will enhance the use and provide enjoyment for patrons of the restaurant.
2. The proposed restaurant expansion with alcohol sales, live entertainment, and outdoor dining will be compatible with surrounding uses because it is proposed in a Specific Plan area designated for mixed-use pedestrian-oriented development. 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, and hours of 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 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.
3. The proposed expansion 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 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 Mixed Use Vertical on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

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 expansion of the existing restaurant is consistent with the Land Use Density Schedules for the Downtown and increases the economic viability of the establishment by providing a larger dining area to accommodate more patrons. This expansion allows for additional employment opportunities and captures visitor and tourist activity within the downtown; and, the increased outdoor dining will further stimulate pedestrian activity along Main Street. The site is located in a mixed-use district of the downtown area and within walking distance of several downtown-parking facilities as well as residential uses thus reducing the need for automobile use. The proposed outdoor dining area is designed to provide the minimum code required eight-foot wide sidewalk to ensure that the area is physically accessible to pedestrians which is consistent with the remainder of the second block of Main 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 commercial establishments in the Downtown and will expand the available visitor-serving commercial uses within the Coastal Zone.

LCP / DTSP Main Street should be a lively, active commercial district at the street level. The first floor of developments along Main Street should be commercial, with open-air establishments encouraged.

The proposed expansion including outdoor dining area increases the commercial viability of the existing restaurant by allowing for its continued success within the Downtown while expanding its available amenities to its patrons. The expanded outdoor dining will create a more lively pedestrian oriented use and is consistent with the other outdoor dining uses along Main Street. The provision of meeting the parking requirement by participation in the In-Lieu Fee Parking Program will not impact the Downtown Parking Master Plan, Downtown Specific Plan, or coastal resources because it is found to be consistent with the adopted Coastal Element.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 09-017 / ENTITLEMENT PLAN AMENDMENT NO. 09-005:

1. The site plan, floor plans, and elevations received and dated October 1, 2009 shall be the conceptually approved design.
2. The final building permit(s) cannot be approved until the property owner has submitted an In-Lieu Parking Fee Participation Agreement to the Planning Department for the \$121,085.02 total in parking fees. The agreement shall be reviewed and approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of Orange County Recorder. The recorded agreement shall remain in effect for the term specified, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - a. The property owner shall be responsible to make the lump sum payment, first installment payment, and any subsequent installment payment. Initial payment shall be made prior to issuance of Certificate of Occupancy or Final Building Permit inspection. Subsequent installment payments shall be received prior to the anniversary date of the initial payment.
3. The live entertainment and dancing use shall comply with the following:
 - a. All entertainment shall remain within the designated banquet room at all times. **(PD)**
 - b. Dancing shall only be permitted within a clearly delineated dance floor located within the designated banquet room. **(PD)**
 - c. The dance floor shall occupy no more than 100 square feet. **(PD)**
 - d. The banquet room shall always function as a multi-use banquet room with food service and seating for guests during hours of entertainment. **(PD)**
 - e. Entertainment shall not begin prior to 10:00 AM, shall cease no later than 1:30 AM and no later than 30 minutes prior to the scheduled closing time. **(PD)**
 - f. No more than three performers, including a maximum of one belly dancer, shall be permitted to perform at any time. **(PD)**
 - g. For the safety of the performers, the performers shall not perform for anyone who is obviously intoxicated. **(PD)**
 - h. All exterior doors and windows shall be closed when entertainment is occurring. **(PD)**
 - i. Noise from entertainment shall not be audible beyond the area controlled by the occupant at all times. **(PD)**

- j. No performer shall have intentional contact with any patrons, employees, or other performers. **(PD)**
 - k. Tables and chairs shall be provided within the banquet room at all times. **(PD)**
 - l. There shall not be any cover charge or other considerations for patrons entering the restaurant.
 - m. The business shall not pay any promoter, or share any profits with any promoter, based upon the restaurants occupancy during times of entertainment. **(PD)**
 - n. Advertising of dancing activities shall be prohibited. **(PD)**
 - o. Food from the regular full menu shall be available up to one hour prior to the scheduled closing time. **(PD)**
 - p. The submitted floor plan shall not be modified without prior approval from the Huntington Beach Police & Planning Departments. **(PD)**
 - q. Entertainment shall only be permitted when the applicant is in possession of a valid Entertainment Permit issued by the Chief of Police or his/her designee. **(PD)**
 - r. All areas where the sales, service, and consumption of alcoholic beverages are permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
 - s. Alcoholic beverages shall be served in a distinctive container different from non-alcoholic beverages. **(PD)**
 - t. The business shall not be open to the public or host any private events between the hours of 2:00 AM and 7:00 AM the same day. **(PD)**
4. The outdoor dining shall comply with the following:
- a. Only establishments that are established as a "Bona fide public eating place", as defined by Section 23038 of Alcoholic Beverage Control Act, shall be permitted to serve alcoholic beverages outdoor in accordance with Section 4.2.33 of the Downtown Specific Plan. **(PD)**
 - b. Establishments which serve alcoholic beverages outdoors shall provide a physical barrier 36 inches in height surrounding the outdoor dining area and designed in a manner that will prohibit passing of alcohol through the barrier. **(PD)**
 - c. Barriers located on private property in accordance with Section 4.2.33 of the Downtown Specific Plan as required for serving alcohol outdoors shall be permanently installed. Barriers located on private property as required for serving alcohol outdoors shall be designed to be removable in the event that is deemed necessary. **(PD)**
 - d. Restaurant management shall be responsible for running and operating the outdoor dining area. **(PD)**
 - e. Outdoor dining areas shall be continuously supervised by management or employees of the establishment. Food establishments serving alcoholic beverages shall have a supervisor on site at all times. Behavior that disturbs customers or passerby's will not be tolerated and constitutes a violation of these provisions. **(PD)**
 - f. No servers shall be permitted to serve any food or beverage item from the outside the barriers as required by Section 4.2.33 of the Downtown Specific Plan. **(PD)**
 - g. Outdoor dining patios are for sit down and beverage service only; no stand up, walk-up or pick-up service is permitted. **(PD)**
 - h. No signs shall be placed on or secured to any barrier advertising the serving or availability of alcohol. **(PD)**
 - i. Operating hours of outdoor dining shall be from 10:00 AM to 12:00 AM (midnight).
5. The hours of operation for the restaurant (excluding outdoor dining) shall be between 10:00 AM and 2:00 AM everyday.

6. A review of the use shall be conducted by the Planning Commission approximately six (6) months after final occupancy permit to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Huntington Beach Municipal Code (HBMC). If the six (6) month review determines any violations of the conditions of approval or any applicable Chapters of the HBZSO or HBMC, the Planning Commission may consider modifications to the conditions of approval or schedule for a revocation hearing. At that time the Planning Commission may revoke any land use permits or consider modifications to the conditions of approval.
7. 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.



CITY OF HUNTINGTON BEACH

2000 MAIN STREET
P.O. BOX 70

POLICE DEPARTMENT

CALIFORNIA 92648
Tel: (714) 960-8811

Kenneth W. Small
Chief of Police



Date: January 13, 2011
To: Ethan Edwards, Planning Department
From: Kevin Kesler, Special Investigations Bureau Vice Department
Subject: Police Department Six Month Review: Coaches Restaurant (CUP 09-017)
Location: 200 Main Street, Unit #105

Summary:

A six month review of incidents requiring police services was performed at Coaches Restaurant, located at 200 Main St. Unit #105, as required by Condition of Appeal No. 6 of CUP 09-017/09-005. No items were found during the review that would justify modifying or revoking the Conditional Use Permit.

Background:

Coaches Restaurant was granted a Conditional Use Permit (09-017) authorizing entertainment, dancing and outdoor dining. Provided below is a summary of the permitted activities:

1. Permit a 1,000 square foot expansion of an existing 1.930 square foot restaurant with alcohol sales.
2. Permit live entertainment (maximum of three performers including one belly dancer) everyday between the hours of 10:00 AM to 1:30 AM.
3. Permit patron dancing in 100 square foot dance floor
4. Permit outdoor dining with alcohol sales in a 144 square foot area

In order to ensure the business operates as a bona fide restaurant and not as a bar or nightclub, conditions were placed on the CUP. These conditions were documented in the noted CUP and are attached for reference (attachment #1).

Crime Analysis:

As part of the investigation, Vice Detectives examined calls for service, crime reports, and arrests at the above location for the past five years (01/02/2005 to 01/01/2011). The report indicated eight calls for service, three reports and one arrest which occurred at the business. The calls for service were minor in nature and included police assistance for dealing with transients,



CITY OF HUNTINGTON BEACH

2000 MAIN STREET
P.O. BOX 70

POLICE DEPARTMENT

CALIFORNIA 92648
Tel: (714) 960-8811

Kenneth W. Small
Chief of Police

intoxicated customers(one call/arrest for 647(f) PC, 07/17/2007), physical fights (one call, subject UTL on PD arrival, 01/29/2010) and 911 hang up's.

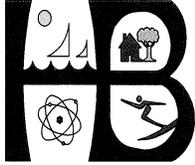
One report was taken documenting a Conditional Use Permit violation which occurred on 07/17/2010. A warning letter was sent to the business regarding the Entertainment Permit Violation of posting signs advertising the sale of alcohol. Another report was taken documenting a Alcohol Beverage Control/Entertainment Permit Violation which occurred on 07/24/2010. The business was cited for failing to provide security during times of entertainment and failing to keep the doors closed during times of entertainment.

Patrol Division:

Sergeant Schoales with The Special Enforcement Team (downtown foot beat) was contacted for an opinion regarding the final issuance of the Conditional Use Permit and any perceived increases in calls for service relating to outdoor dining, dancing or entertainment, recently authorized in the Conditional Use Permit. The Special Enforcement Team did not believe the current business conditions; including entertainment and dancing will have an adverse impact on patrol division resources.

Recommendation:

Based on the Vice Department's investigation, the Huntington Beach Police Department has found the public peace, safety and welfare has not been impaired by the issuance of this Conditional Use Permit. If any future modifications are made, it is recommended hours for outdoor dining be listed in the Conditional Use Permit.



CITY OF HUNTINGTON BEACH
INTER-DEPARTMENT COMMUNICATION
Planning and Building Department

TO: Ethan Edwards, Associate Planner

VIA: Scott Hess, AICP, Director of Planning and Building

FROM: Michael Fuentes, Senior Code Enforcement Officer

DATE: January 18, 2011

SUBJECT: 6-Month Review of CUP 09-017 and EPA 09-005 Coach's Restaurant.

The Code Enforcement Division has received no complaints during the last the 6 months relating to Coach's Restaurant located at 200 Main Street Suite 206.