



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Andrew Gonzales, Associate Planner *AG*
DATE: February 23, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 09-034 (ENDLESS FOOD AND FUN)

APPLICANT: Andrew Pereira, ABC Family Entertainment, 16261 Mandalay Circle, Huntington Beach, CA 92649

PROPERTY

OWNER: Freeway Industrial Park, c/o Janette Trotter Ditkowsky, 2032 La Colina Drive, Santa Ana, CA 92705

LOCATION: 7227 Edinger Avenue, 92647 (north of Edinger Avenue, west of Gothard Street)

STATEMENT OF ISSUE:

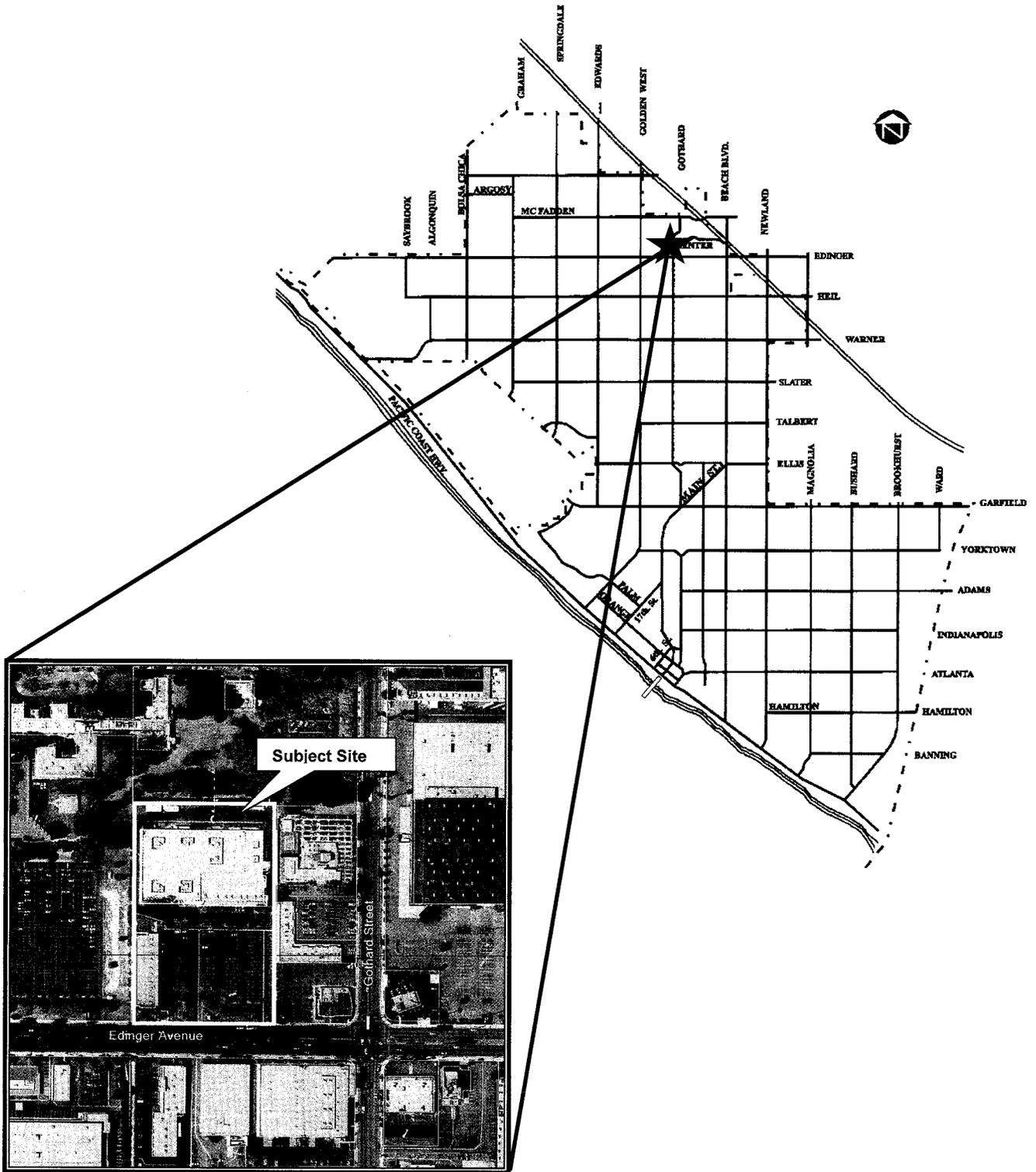
- ◆ Conditional Use Permit No. 09-034 request:
 - Establish a commercial recreation and entertainment use that includes a restaurant, banquet and dining facilities, two laser tag arenas, game center, and retail sales area within an approximately 45,867 sq. ft. unit at an existing commercial shopping center.
 - Establish the onsite sale and consumption of beer and wine.
 - Allow parking at a ratio of 1 space per 300 sq. ft. of gross floor area on a 5.6 acre site containing 336 onsite parking spaces.
- ◆ Staff's Recommendation:

Approve Conditional Use Permit No. 09-034 with modifications based upon the following:

 - The proposed use is in compliance with the General Plan designation of Commercial General.
 - The project compliance with all minimum development standards including parking, setbacks, floor area ratio, and landscaping.
 - The associated alcohol sales and live entertainment will not result in significant impacts to the site and surrounding area.
 - The project will not significantly impact public services, specifically those related to public safety.
- ◆ Staff's Suggested Modifications:

Conditional Use Permit No. 09-034

 - Require parking at a ratio of 1 space per 200 sq. ft. of gross floor area.
 - Prohibit outside patron queuing.
 - Restrict alcohol to specific locations of the facility and prohibit drink specials and minimums.
 - Restrict hours of live entertainment (laser tag).
 - Require safety measures to protect public safety.



VICINITY MAP
CONDITIONAL USE PERMIT NO. 09-034
(ENDLESS FOOD AND FUN- 7227 EDINGER AVENUE)

RECOMMENDATION:

Motion to:

- A. “Approve Conditional Use Permit No. 09-034 with modifications and findings and suggested conditions of approval (Attachment No.1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 09-034 with findings for denial.”
- B. “Continue Conditional Use Permit No. 09-034 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 09-034 represents a request for the following:

- A. To establish a establishment of an approximately 45,867 sq. ft. commercial recreation and entertainment use consisting of a restaurant, banquet and dining facilities, two area laser tag arenas, game center, and retail sales area within an existing multi-tenant commercial shopping center pursuant to Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Commercial Recreation and Entertainment, of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
- B. To permit the onsite sale and consumption of beer and wine within a restaurant and two designated dining areas of a commercial recreation and entertainment use, pursuant to Section 211.04, CO, CG, and CV Districts: Land Use Controls, Commercial Uses, Eating and Drinking Establishments with Alcohol, and Section 211.04(N), Additional Provisions, of the HBZSO.

The project site is located north of Edinger Avenue, west of Gothard Street on an approximately 5.6 acre site. The site is located within an established district containing commercial uses located to the east and south (across Edinger Avenue) and Golden West College to the north and west of the site. Vehicular access is provided along Edinger Avenue and from two adjacent commercial properties located to the west. No access exists between the subject property and Golden West College. The site contains two buildings totaling 11,000 sq. ft. and 65,256 sq. ft. The proposed use will be located within the larger building which is located approximately 300 ft. from Edinger Avenue. The use will occupy approximately 45,867 sq. ft. of building space. The building will be shared with an existing 19,839 sq. ft. furniture store immediately adjacent to the unit. The site is provided with 336 onsite parking spaces which are located to the front and rear of the building.

The interior of the building’s space will be arranged into a restaurant, banquet and dinning facilities, party rooms, gaming center, two laser tag arenas, and a gift shop. The unit’s interior space will be allocated into areas comprising 11,109 sq. ft of restaurant and dining space, a 16,050 sq. ft. laser tag facility, and 19,455

sq. ft. of miscellaneous area which includes a gaming center, restaurant kitchen, gift shop, and employee areas. The main entrance of the business will be located on the south side of the building facing Edinger Avenue. Patrons will gain access from a designated entrance area in which patrons will be required to purchase tickets to enter the business. The project's admission fee shall be all inclusive of food and beverages provided by the buffet with exception of alcohol and food ordered in the restaurant. A separate group reservation entrance will be located to the right of the ticket counter which will assist to minimize patron queuing created by large parties. The areas designated for eating and drinking will be located on the west side of the unit which will include the 1,898 sq. ft. restaurant, six buffet rooms, and seven party rooms used for private groups. The easterly side of the unit will consist of the gaming center which includes various electronic video games and a laser tag facility. The laser tag facility will be located to the rear of the unit and will be comprised of a laser tag tutorial area and two arenas.

The business will operate in a fashion similar to such businesses as Chuck E Cheese's or John's Incredible Pizza and is intending to cater to children, teenagers, young couples and families. The business is anticipated to employ a total of 100 to 150 employees, with approximately 15 to 30 employees per shift during weekday hours (Monday – Thursday) and approximately 30 to 50 employees during weekend hours (Friday – Sunday). The business, including alcohol service, is proposing to be operational between the following hours:

Day(s)	Proposed Hours
Monday - Thursday	11:00 a.m. to 10:00 p.m.
Friday	11:00 a.m. to 12:00 a.m.
Saturday	7:00 a.m. to 12:00 a.m.
Sunday	7:00 a.m. to 10:00 p.m.

Alcohol consumption will be limited to three designated areas of the business which includes the restaurant and two buffet dining rooms. Alcohol will not be served outside of the designated areas.

The project proposes no increase in overall building area and will involve only interior improvements. Exterior improvements will be limited to minor window and door replacement including exterior painting.

The applicant has indicated that the request is necessary (Attachment No. 2) because the City lacks adequate number of entertainment venues (i.e., bowling alleys, ice skating rinks, laser tag, etc.) in the immediate vicinity. The applicant indicates that the request will assist in creating a greater diversity of commercial uses which will assist in generating further employment opportunities for surrounding residents.

Study Session:

The Planning Commission raised the following issues at their study session on Tuesday, February 9, 2010:

- *Hours of Business Operation and Entertainment Activities*
The proposed hours of operation, including associated entertainment activities, are restricted by a suggested condition of approval (Condition No 2(b)) that limits the hours to those specified in the project narrative (Attachment No. 2). The proposed entertainment is further restricted by a suggested condition of approval (Conditional No. 2(c)) which requires that all entertainment

conclude a minimum 30 minutes prior to their posted or scheduled closing times. Since the entertainment aspect (i.e., laser tag) of the use is a primary area of concern noted by the Police Department, suggested conditions of approval are recommended to restrict the hours of those activities.

- *Beach and Edinger Specific Plan Compliance*

The proposed project is located within the proposed Beach and Edinger Specific Plan within the within the Town Center Boulevard Segment sub-area. Please refer to the *Zoning Compliance* section of the staff report for an analysis of the project’s compliance with the specific plan.

- *Leasing Flexibility*

The property owner’s representative, Janette T. Ditkowsky, expressed concern with staff’s recommendation to require a parking ratio of 1 space per 200 sq. ft. of gross floor area. She identified that the recommended ratio would limit future leasing flexibility of the shopping center. Ms. Ditkowsky submitted tenant parking allocation tables (Attachment No. 7) to demonstrate potential parking constraints if the proposed use were approved at a retail ratio (1:200). A review of the submitted parking tabulations indicates that the staff recommendation will result in a 49 space parking deficiency. The deficiency will occur because the tabulation uses a retail ratio (1:200) for the area currently occupied by the furniture store, which is currently parked at a lower ratio (1:500). Mrs. Ditkowsky is recommending the Planning Commission consider the 1 per 300 sq. ft. parking ratio for the proposed use which would result in a 28 space surplus and allow the future leasing of a 19,839 sq. ft. furniture store for future retail purposes. Staff does not concur with Mrs. Ditkowsky’s parking ratio recommendation for the proposed use.

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. Floor Area Ratio)	CG (Commercial General)	Commercial shopping center
North of Subject Property	P(RL) (Schools, Hospital, Church (Residential Low Density))	PS (Public-Semipublic)	Golden West College
South of Subject Property (across Edinger Avenue)	CR-F2-d (Commercial Regional-0.50 max Floor Area Ratio-Design Overlay)	CG & IG (Commercial General & Industrial General)	Commercial & Industrial building
East of Subject Property	CG-F1 (Commercial General– 0.35 max. Floor Area Ratio)	CG (Commercial General)	Commercial shopping center
West of Subject Property	P (CG-F1) (Schools, Hospital, Church-0.35 max. Floor Area Ratio)	PS (Public-Semipublic)	Golden West College

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CG-F1 (Commercial General – Maximum 0.50 Floor Area Ratio) and Sub-Area 6G (Commercial General). The proposed project is consistent with this designation and the objectives and policies of the City’s General Plan as follows:

A. Land Use Element

Objective – LU 7.1: Accommodate the development of a balance of land uses that provides for commercial, employment, entertainment, and recreation needs of existing and future residents, and provides employment opportunities for residents of the City and the surrounding region and captures visitor and tourist activity.

Objective – LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach’s recreational resources.

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.

The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide arrange and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage increased patronage to the site and the surrounding area. The project will facilitate employment opportunities as the project is anticipated to employ approximately 100 to 150 people. To mitigate potential impacts associated with the project, especially with the onsite sale and consumption of alcohol, further regulations will be imposed to ensure that consumption is contained within designated areas of the business including restrictions on food service, hours of operation, and special events.

B. Economic Element

Policy – ED 2.4.2: Seek to capture the “new growth businesses such entertainment-commercial developments

Policy– ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

The project is located along a highly focal corridor of the City which contains existing restaurants, retail, and entertainment uses. The project serves to provide a diversity of uses along Edinger Avenue and serves to facilitate in the expansion of commercial uses within this district with vibrant and unique uses.

Zoning Compliance:

The project site is located in the CG (Commercial General) zone and is a conditional use permitted with a conditional use permit subject to review and approval by the Planning Commission.

The proposed project complies with the development requirements of the base zoning district in terms of minimum setbacks, minimum onsite landscaping, maximum building height, and maximum floor area ratio. The HBZSO does not identify a specific parking ratio for commercial recreation and entertainment uses but permits the use subject to a parking ratio to be determined at the discretion of the Planning Commission. The applicant is proposing to park the use at a ratio of 1 space per 300 sq. ft. of gross floor area for a total of 155 spaces. The parking ratio was determined based on a parking study provided by Q3 Engineering Incorporated (Attachment No. 4). The study provides an analysis of a similar commercial recreation and entertainment use in the City of Upland known as Laser Island which is partly owned and operated by the applicant. The study was conducted from July 22, 2009 (Wednesday) to July 26, 2009 (Saturday), which was identified as a high parking demand period occurring when a majority of schools (i.e., grammar and middle school) are not in session. The study includes a percentage of error of 10% and concludes that the project site will result in a parking surplus of 77 spaces.

Based on previously approved parking ratios for commercial recreation and entertainment uses, staff is recommending that parking be provided at a ratio of 1 space per 200 sq. ft. The 1 space per 300 sq. ft., as recommended by the applicant, is a ratio more appropriate to office/professional uses per the HBZSO. The business contains retail areas and a gaming center that comprise a total of 77% (approximately 35,508 sq. ft) of the interior floor space of the proposed use. Since the combined floor area of both uses results in a majority of the business area, staff's recommended ratio is deemed more suitable for the proposed business because each identified use is parked at a ratio of 1 space per 200 sq. ft. per the HBZSO. This will result in 230 required parking spaces for the use and an overall total of 324 spaces for the shopping center. In addition, any future change of use will require further analysis for compliance with the minimum onsite parking requirements. A change of use which maintains the existing parking demand (i.e., retail to retail) will not pose any parking issue. However, any change of use that results in the intensification of parking (i.e., retail to restaurant) may result in site's inability to provide the code required parking onsite.

The following tables depict the parking requirements for the existing commercial center based upon the applicant's recommended parking ratio and staff's recommended ratio including Section 231.04 of the HBZSO for the remaining onsite uses:

APPLICANT'S RECOMMENDED PARKING RATIO WITHIN COMMERCIAL CENTER				
USE	AREA	CODE PROVISION	REQUIRED	EXISTING
Endless Food and Fun	45,867 sq. ft.	1/300 sq. ft.	153 spaces	
Thomas Furniture	19,839 sq. ft.	1/500 sq. ft.	40 spaces	
Retail	11,000 sq. ft.	1/200 sq. ft.	55 spaces	
TOTAL:	76,706 sq. ft.		248 spaces	336 spaces

STAFF'S RECOMMENDED PARKING RATIO WITHIN COMMERCIAL CENTER				
USE	AREA	CODE PROVISION	REQUIRED	EXISTING
Endless Food and Fun	45,867 sq. ft.	1/200 sq. ft.	230 spaces	
Thomas Furniture	19,839 sq. ft.	1/500 sq. ft.	40 spaces	
Retail	11,000 sq. ft.	1/200 sq. ft.	55 spaces	
TOTAL:	76,706 sq. ft.		325 spaces	336 spaces

Beach and Edinger Specific Plan

The proposed project is located within the Town Center Boulevard Segment sub-area of the Beach and Edinger Specific Plan. The project was analyzed to the requirements of the specific plan for comparison purposes. According to the specific plan the proposed use would be permitted as an Entertainment and Recreation use. Under the plan, any required parking for the use would only be triggered if additional building area were proposed by 15 percent or more. However, since the proposed project does not result in additional floor area, the parking requirements revert to the parking standards set forth by the HBZSO.

Urban Design Guidelines Conformance: Not applicable.

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: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Planning and Building, Public Works, Fire, and Police have reviewed the application and identified comments and applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 5). The Police Department has expressed concerns with maintaining the proposed business as a commercial recreation use and the possible conversion of the establishment into a night club. The comments and suggested conditions of approval and code requirements from the Police Department are provided as Attachment No. 6 and have been forwarded to the applicant. The applicant concurs with the suggested conditions of approval.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 11, 2010, 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 Department's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of February 16, 2010, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

December 21, 2009

MANDATORY PROCESSING DATE(S):

March 21, 2010 (including 30-day extension)

Conditional Use Permit No. 09-034 was filed on November 23, 2009, and deemed complete on December 21, 2009. The applicant requested a 30-day extension to the mandatory processing time to allow for the inclusion of the conceptually approved entertainment permit associated with the laser tag facility.

ANALYSIS:

General Plan Consistency

The General Plan objectives and policies promote for the continuation of existing uses and diversity of retail and service commercial uses which are orientated to the needs of local residents. The proposed project will fulfill these objectives and policies by establishing a unique entertainment use at an existing commercial center. The entertainment use will provide a wider array of commercial uses and help facilitate greater patronage. Increased patronage will assist and stimulate further investment and strengthen the City's economic vitality in the surrounding area. The investment and vitality will encourage greater activity along the Edinger Avenue corridor. The success of the business will benefit the community by facilitating greater employment opportunities which is encouraged both in the *Economic* and *Land Use Elements* of the General Plan.

HBZSO Consistency and On-site Parking

The proposed project will comply with the provisions of the CG zoning district and other applicable provisions in Titles 20-25 of the HBZSO. The HBZSO does not identify a specific parking ratio for commercial recreation and entertainment uses. The applicant proposes a ratio of 1 parking space per 300 sq. ft. Based on previously approved commercial recreation and entertainment uses, staff is recommending a parking ratio of 1 parking space per 200 sq. ft. Staff's recommendation is determined to be an appropriate ratio because the size of the retail area and gaming center comprises a majority of the business area and is appropriately consistent with the required ratio established for retail and gaming centers (1 space per 200 sq. ft.) pursuant to the HBZSO. In addition, a survey of local cities containing similar businesses was conducted. Of the cities that responded to the survey (Buena Park, Victorville, and Upland – Laser Island) they indicated the use of a similar ratio of 1 space per 200 sq. ft. as recommended by staff. The requirement of 1 space per 200 sq. ft. ratio will result in 230 required onsite parking spaces for the proposed use and a total of 325 parking spaces with a surplus of 11 spaces. Since the proposed use would comply with staff's recommended ratio, it is anticipated that the use will not result in an onsite parking problem.

Land Use Compatibility

The project will be compatible with the surrounding area because the use is proposed within an established commercial district containing complementary commercial uses. The project is located more than 1,000 ft. from the nearest sensitive land use (i.e., residential). The use is proposing to modify only

the interior space of an existing unit with limited exterior window and paint improvements. The project will not alter onsite vehicular circulation or existing vehicular ingress/egress from Edinger Avenue and the adjoining commercial properties. The use will be adequately buffered from sensitive land uses and parked (staff recommended ratio) and therefore will not have any significant impacts on abutting commercial properties.

Alcohol Sales and Consumption

The use is proposing beer and wines sales in conjunction with the operation of the business. Alcohol sales will be limited to beer and wine only. The consumption of alcoholic beverages will be entirely contained within the building's interior which will be restricted to the restaurant and designated dining/buffet areas noted on the floor plans as E and D. These designated areas are located within rooms at the front and rear of the facility, which will be partially isolated from the facility's communal areas. Isolating alcohol consumption to designated portions of the facility will assist in controlling consumption, which in turn assists in mitigating potential impacts associated with alcohol use. To further manage the use and prevent conversion to a night club, the Police Department is recommending a standard condition of approval to maintain food service up to a half hour prior to the business closure and prohibiting drink discounts or drink minimums. Therefore, the use is not anticipated to generate any impacts detrimental to the site and surrounding properties.

Live Entertainment

The laser tag use is considered liver entertainment pursuant to the HBZSO. The laser tag area is proposed to be located to the rear of the business and adequately separated from the primary entrance of the facility. The entrance area will be controlled and regulated through the payment of an admission fee. This will assist in discouraging unwanted loitering and provide increased control of the activity. All exterior doors will be required to be closed during times of entertainment including requiring all entertainment activities to conclude a half hour prior to business closure. Additionally the project shall be required to comply with the Huntington Beach Municipal Code (HBMC) regulating entertainment in terms of its location, type, and operations which includes noise attenuation (Chapter 5.44 Restaurants-Amusement and Entertainment Permits). With incorporation of the recommended conditions of approval and all applicable code requirements, the project is not anticipated to have a significant noise impact.

Public Service Impact

The use was analyzed on its potential impacts on public services specifically those related to public safety. The Police Department reviewed the request and provided comments and suggested conditions of approval which regulate alcohol use, live entertainment, daily business operations, and assist in public safety. The Police Department is requiring that the facility provide additional security measures such as providing security guards during special events, restrictions on consumption of alcohol through the prohibition of drink minimums and specials, and regulations on the hours of operations for entertainment. Through the inclusion of the suggested conditions of approval it is anticipated that the use will impact public services and therefore, will not be detrimental to public safety.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Project Narrative received and dated January 4, 2010
3. Site plan, floor plan, and elevations received and dated January 5, 2010
4. Parking Study prepared by Q3 Engineering Incorporated dated received January 4, 2010
5. Code Requirements Letter dated January 15, 2010 (for informational purposes only)
6. Revised Police Department's comments and suggested conditions of approval dated received February 16, 2010.
7. Tenant Parking Allocation Table (7225-7227 Edinger Avenue) from Jeanette Ditkowsky dated received February 9, 2010.

SH:HF:AG:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 2009-034

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 of the CEQA Guidelines, because the project involves because the project consists of minor alterations to a commercial suite within an existing shopping center.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2009-034:

1. Conditional Use Permit No. 2009-034 for the establishment, maintenance and operation of (a) an approximately 46,000 sq. ft. commercial recreation and entertainment use within an existing multi-tenant commercial shopping center and (b) sale of alcoholic beverages for onsite consumption 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 project will be within a unit of an existing multi-tenant commercial shopping center in an area comprised of similar commercial uses. The project will be fully contained within the unit's interior and will not result in additional building floor. The project will not modify onsite vehicular circulation and will be provided with efficient vehicular ingress/egress from the adjacent right-of-way and adjoining commercial properties. The project will not be located in close proximity to potentially sensitive land uses. The project will be adequately parked and will not have any significant impacts onto abutting properties. As conditioned, all pedestrian queuing occurring at the entrance of the facility shall be contained entirely within the building and, therefore, will not impact existing pedestrian access. Furthermore, the consumption of alcoholic beverages (i.e., beer and wine) will be wholly contained within the building's interior and shall be limited to within the restaurant and designated dining areas. The project will not generate significant noise, odors, or other detrimental impacts onto surrounding properties.
2. The conditional use permit will be compatible with surrounding uses because the commercial recreation and entertainment use will be conducted wholly within the interior of an existing unit within an established district containing similar commercial uses. Other existing indoor recreational uses have been established within commercial areas and maintain similar characteristics to existing commercial uses in the surrounding area. Additionally, the onsite sale and consumption of alcoholic beverages will be ancillary to the project and will occur entirely within the interior of the building.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it is located. The existing building conforms to applicable site development standards including required minimum setbacks, minimum onsite parking, and maximum floor area ratio. Commercial recreational uses and the onsite

sale of alcoholic beverages is permit within the CG (Commercial General) zoning district with the approval of a conditional use permit.

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 – Maximum Flood Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Objective – LU 7.1: Accommodate the development of a balance of land uses that provides for commercial, employment, entertainment, and recreation needs of existing and future residents, and provides employment opportunities for residents of the City and the surrounding region and captures visitor and tourist activity.

Objective – LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach’s recreational resources.

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.

The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide arrange and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage tourism to the site and the surrounding area. The project will facilitate employment opportunities as the project is anticipated to employ approximately 100 to 150 people. To mitigate potential impacts associated with the project, especially with the onsite sale and consumption of alcohol, further regulations have been imposed to ensure that consumption is contained within designated areas of the business including restrictions on food service, hours of operation, and special events.

B. Economic Element

Policy – ED 2.4.2: Seek to capture the “new growth” businesses such entertainment-commercial developments.

Policy – ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

The project is located along a highly focal corridor of the City which contains existing restaurants, retail, and entertainment uses. The project serves to provide a diversity of uses along Edinger Avenue and serves to facilitate in the expansion of commercial uses within this district with vibrant and unique uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2009-034:

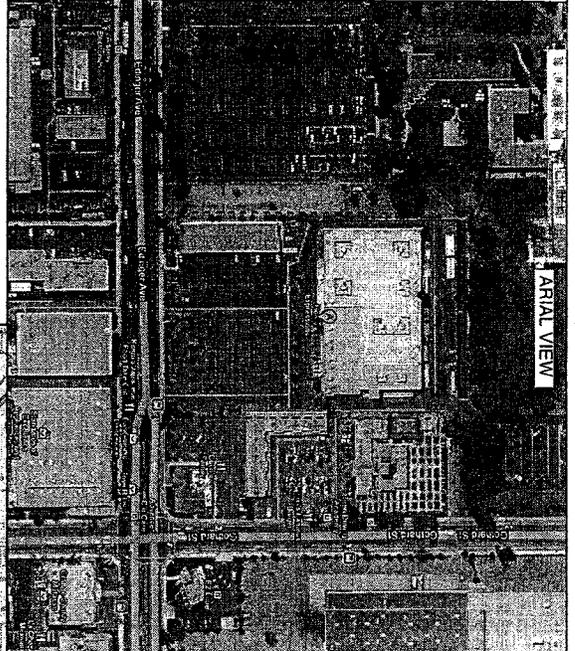
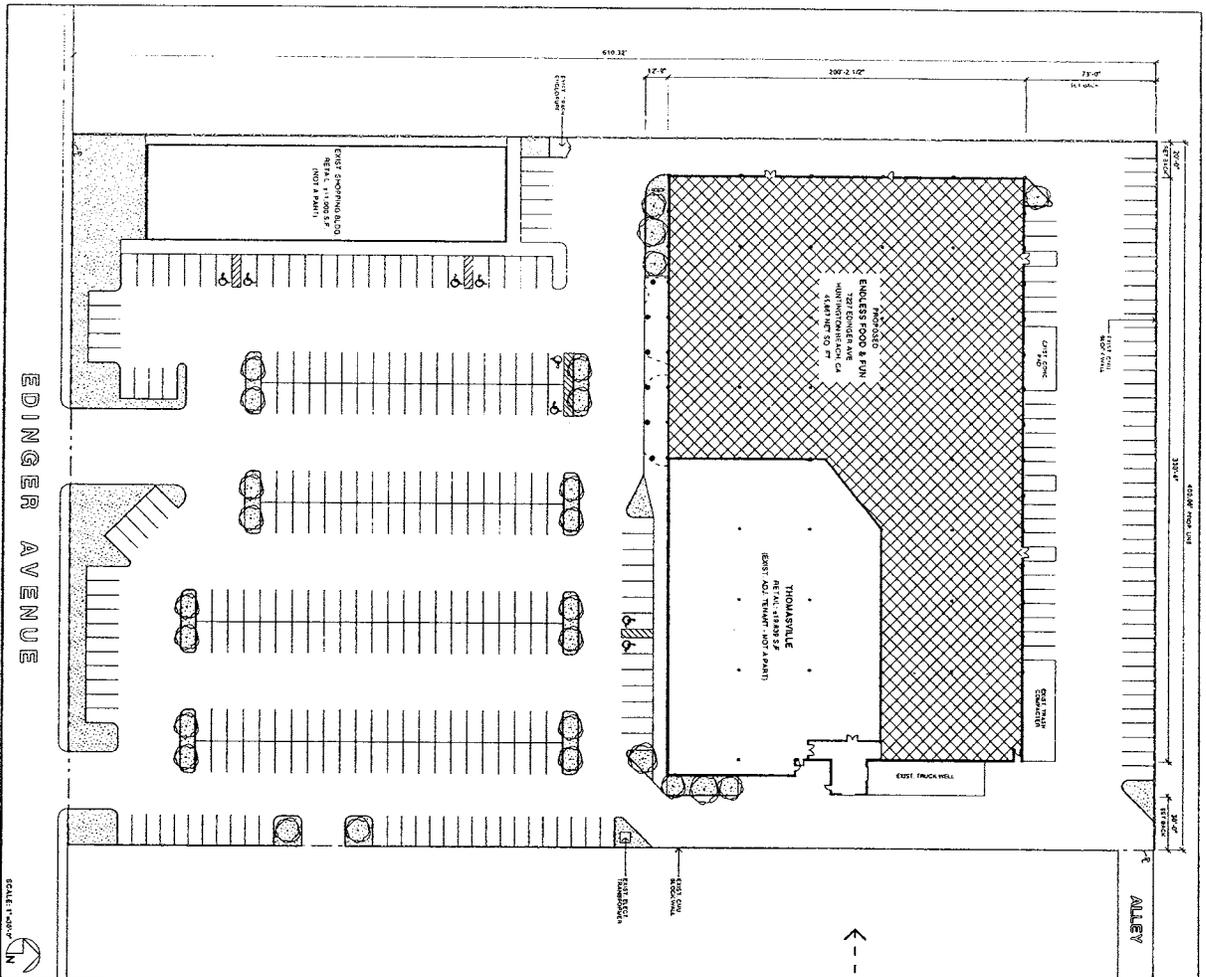
1. The site plan, floor plans, and elevations received and dated January 5, 2010, shall be the conceptually approved design.

2. The use shall comply with the following:
 - a. Onsite parking shall be provided for the facility at a ratio of 1 parking space per 200 sq. ft. of gross floor area.
 - b. The hours of operation, including associated entertainment activities, shall be limited to hours specified in the project narrative dated received January 4, 2010.
 - c. All entertainment must cease no less than 30 minutes prior to the posted or scheduled closing time, and no later than the time authorized by this permit. **(PD)**
 - d. Patron queuing shall occur entirely within the building. No outside queuing shall be permitted.
 - e. Types of Entertainment: Amplified and non-amplified music, entertainment is limited to a disc jockey and laser tag. **(PD)**
 - f. No games or contest requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
 - g. Service, possession, and consumption of alcoholic beverages will not be permitted within the Laser Tag arena, party rooms, gaming rooms, gift shop, and common areas. **(PD)**
 - h. Food service from the regular menu must be available to patrons up to thirty (30) minutes before the scheduled closing times. **(PD)**
 - i. No cover charge or admission fee will be allowed. **(PD)**
 - j. A 30-day written notice will be given to the Police Department Vice Unit for any special event. **(PD)**
 - k. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(PD)**
 - l. There shall be no "Happy Hour" type promotions offering reduced priced alcoholic beverages. **(PD)**
 - m. All exterior doors and windows shall be closed during times of entertainment. **(PD)**
 - n. All live entertainment must remain inside the establishment at all times. **(PD)**
 - o. A minimum of two (2) security guards shall be provided when entertainment is present during any approved special event. **(PD)**
 - p. All security guards must be clearly identifiable as security guards and possess a valid California Guard Card. **(PD)**
 - q. The license or any representative of the licensee may not pay or promoter for services based upon occupancy or attendance to an event. **(PD)**
 - r. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of 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. **(PD)**

3. 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.
4. 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.



PROJECT DESCRIPTION

PROPOSED USE: A TOWN MANAGEMENT FOR RESTAURANT, QUAINT AND CASUAL VIBRANCE.
PROPOSED AREA: 4,807 SQ. FT.
EXISTING BUILDING DATA: 7227 EDINGER AVE. HUNTINGTON BEACH, CA 92648
CONSTRUCTION TYPE: VULNERABLE BRICK/CONCRETE
OCCUPANCY: M
SYSTEMS: FULLY SPRINKLED (MFA)
SCAFFOLD FOOTING: 8,000 SQ. FT. STORM DRAIN

EXISTING PARKING DATA:
 TOTAL PARKING: 321 EXISTING STALLS
 PROPOSED: 194 (87 STALLS) + 109 (22 STALLS)
 TOTAL STALLS: 515 (230 STALLS)
 TOTAL STALLS ON SITE: 515 (230 STALLS)
 TOTAL STALLS ON SITE: 515 (230 STALLS)

VICINITY MAP



INDEX

- A11 SITE PLAN
- A12 FLOOR PLAN
- A13 SHARED FLOOR PLAN
- A14 SHARED FLOOR PLAN
- A15 SHARED FLOOR PLAN
- A16 EXT. ELEVATIONS
- A17 EXT. ELEVATIONS

CONTACT

OWNER: PRESERVE INDUSTRIAL PARK, 12550 WESTMINSTER AVE, SANTA ANA, CA 92706
CONTACT: JAMES TRONTER, SHOWNOWY, TEL: 714.265.0256
ARCHITECT: M3 ARCHITECTS, 12550 WESTMINSTER AVE, SANTA ANA, CA 92706
CONTACT: JAMES TRONTER, SHOWNOWY, EMAIL: JAMES@SHOWNOWY.COM

JAN 05 2010

A1.1

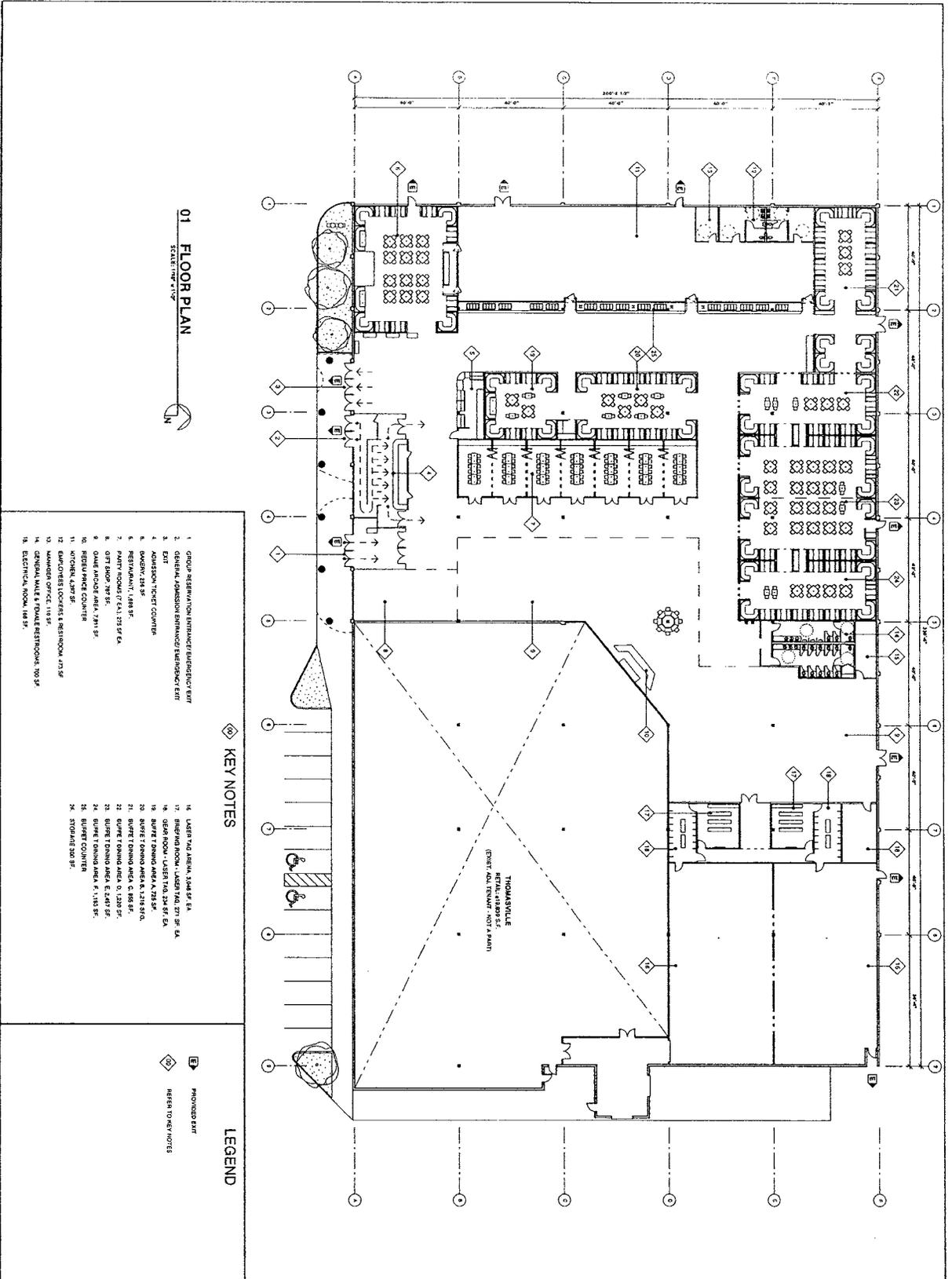


SITE PLAN
 PROJECT DATA
 VICINITY MAP

PROJECT

ENDLESS FOOD & FUN
 7227 EDINGER AVE.
 HUNTINGTON BEACH, CA

NO.	DATE	DESCRIPTION
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2	1/15/09	DATE SUBMITTED
3	1/15/09	DATE SUBMITTED
4	1/15/09	DATE SUBMITTED
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100	1/15/09	DATE SUBMITTED



01 FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY NOTES

- 1. GROUP RECEPTION/ON ENTRANCE EMERGENCY EXIT
- 2. GENERAL ADMISSION SIGNAGE/EMERGENCY EXIT
- 3. EXIT
- 4. ADMISSION/TICKET COUNTER
- 5. BAR/STATION, 1088 SF
- 6. RESTROOM, 1088 SF
- 7. OFFICE AREA, 1088 SF EA.
- 8. OFFICE AREA, 1088 SF EA.
- 9. OFFICE AREA, 1088 SF
- 10. RESTROOM COUNTER
- 11. OFFICE AREA, 1088 SF
- 12. EMPLOYEES LOCKERS & RESTROOM, 475 SF
- 13. MAINTENANCE OFFICE, 116 SF
- 14. GENERAL MALE & FEMALE RESTROOM, 709 SF
- 15. ELECTRICAL ROOM, 184 SF
- 16. LASER TAG AREA, 348 SF EA.
- 17. BREAKING ROOM, LASER TAG, 271 SF EA.
- 18. OFFICE ROOM, LASER TAG, 124 SF EA.
- 19. BUFFER DINING AREA A, 725 SF
- 20. BUFFER DINING AREA B, 1218 SF
- 21. BUFFER DINING AREA C, 1268 SF
- 22. BUFFER DINING AREA D, 1268 SF
- 23. BUFFER DINING AREA E, 1268 SF
- 24. BUFFER DINING AREA F, 1268 SF
- 25. BUFFER COUNTER
- 26. STORAGE, 300 SF

LEGEND

- PROHIBITED EXIT
- REFER TO KEY NOTES

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01	01	01
01	01	01

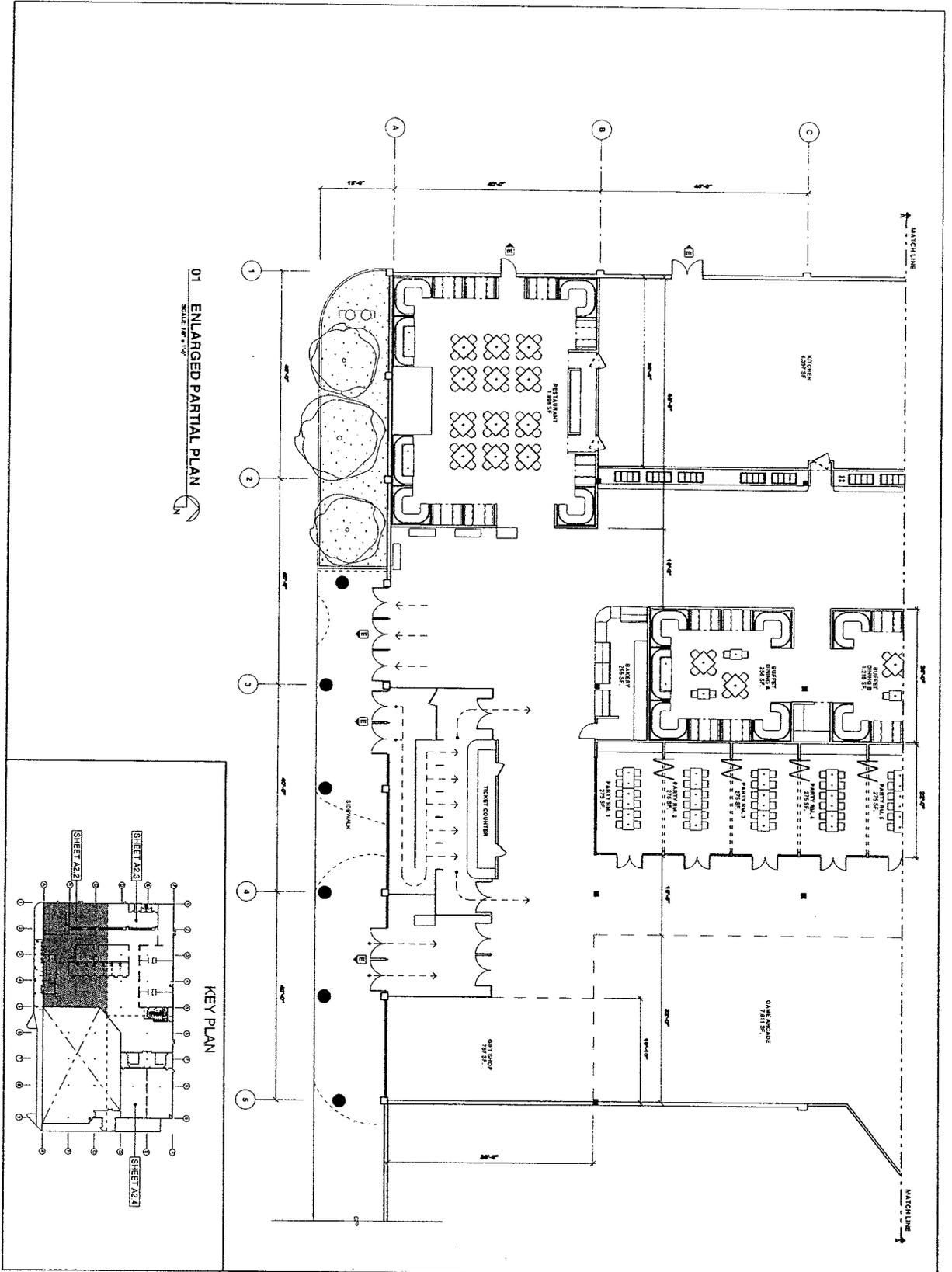
PROJECT
ENDLESS FOOD & FUN
 7227 EDINGER AVE.
 HUNTINGTON BEACH, CA

ARCHITECTS
 12650 Westminster Ave
 5th Fl. Apt. A1
 714 265-0284
 www.mrc-arch.com

A2.1

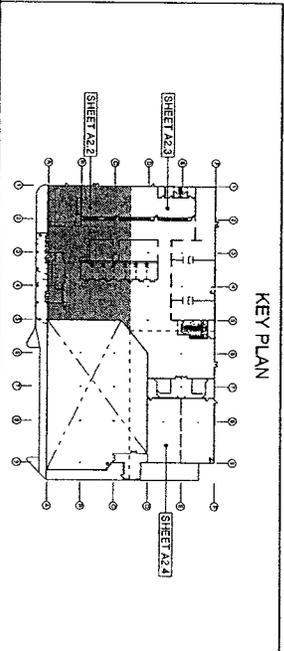
FLOOR PLAN





01 ENLARGED PARTIAL PLAN
SCALE: 1/8" = 1'-0"

KEY PLAN



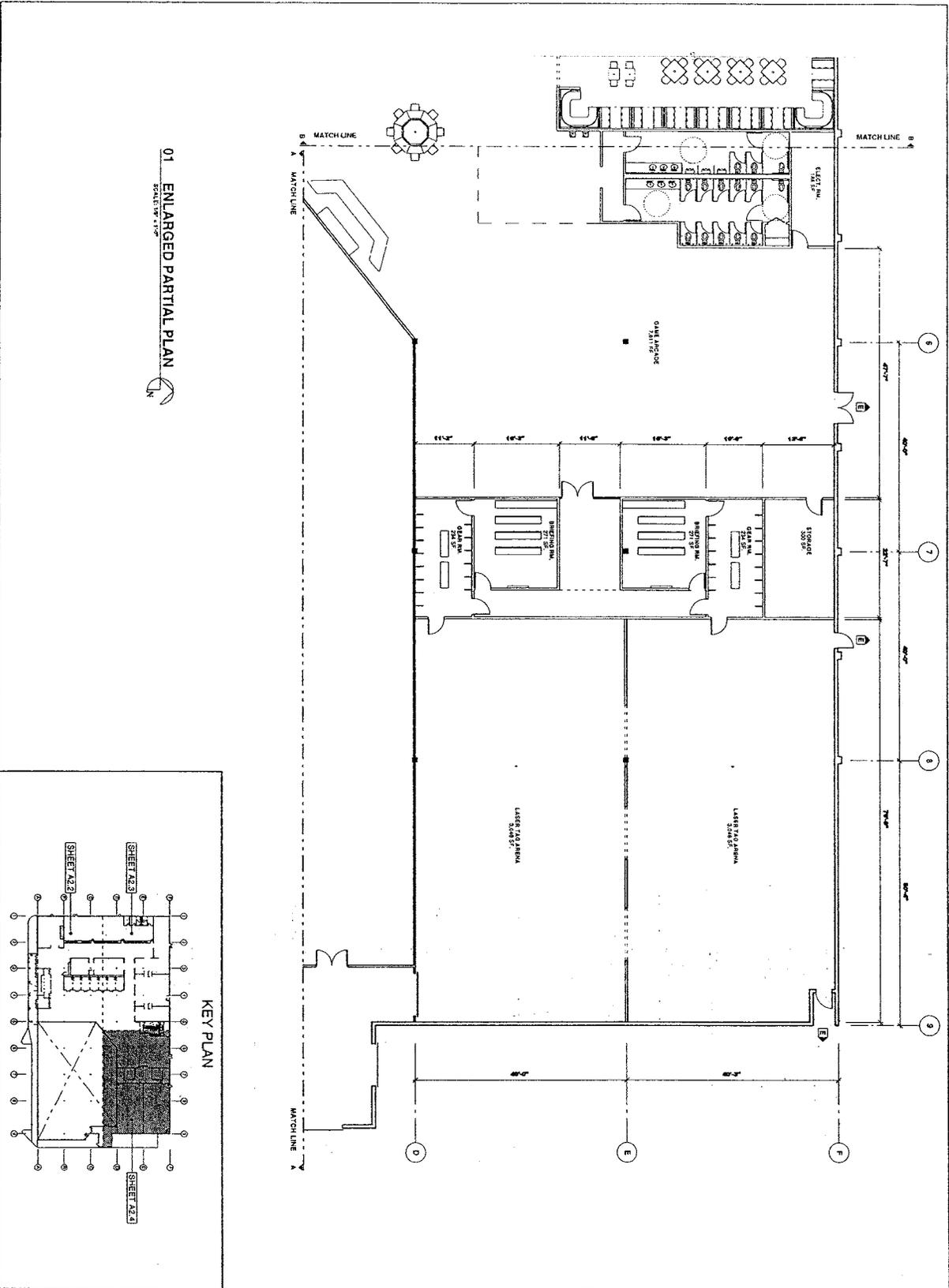
M ARCHITECTS
 ARCHITECTS | DESIGNERS | PLANNERS
 12650 WASHINGTON AVE.
 2ND FLOOR, SUITE 200
 HUNTINGTON BEACH, CA 92706
 714.225.0292
 WWW.MARCHIT.COM

PROJECT
 ENDLESS FOOD & FUN
 7227 EDINGER AVE.
 HUNTINGTON BEACH, CA

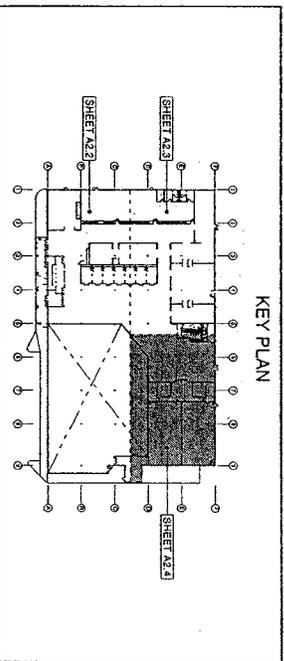
NO.	DATE	DESCRIPTION

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 PROJECT NO.: 014-0
 DRAWN BY: DM
 CADD FILE: 014A2.2.rvt

ENLARGED PARTIAL PLAN
A2.2



01 ENLARGED PARTIAL PLAN
SCALE: 1/8" = 1'-0"



MM ARCHITECTS
12450 Westminister Ave.
Suite 400, CA 92706
714.554.0104
714.265.0258
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P R O J E C T

ENDLESS FOOD & FUN
7227 EDINGER AVE.
HUNTINGTON BEACH, CA

NO.	DATE	DESCRIPTION

Date Issued: 1/14/09
 Scale: 1/8" = 1'-0"
 Project No: 04-03
 Drawn By: DM
 CDD File: 04-03-01

ENLARGED PARTIAL PLAN
A2.4

ARCHITECTS
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 www.mnarch.com

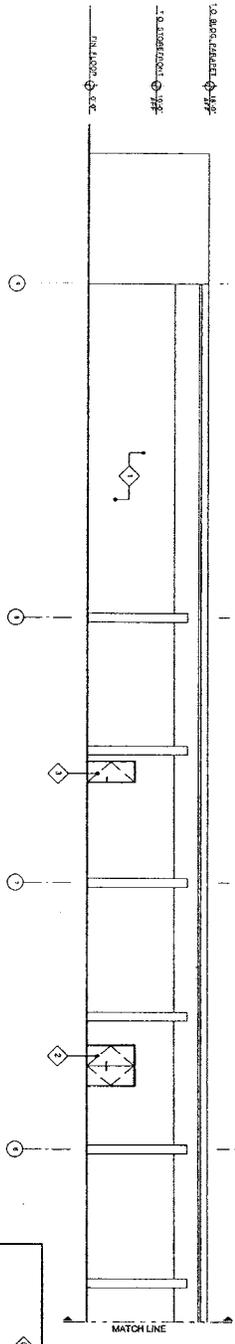
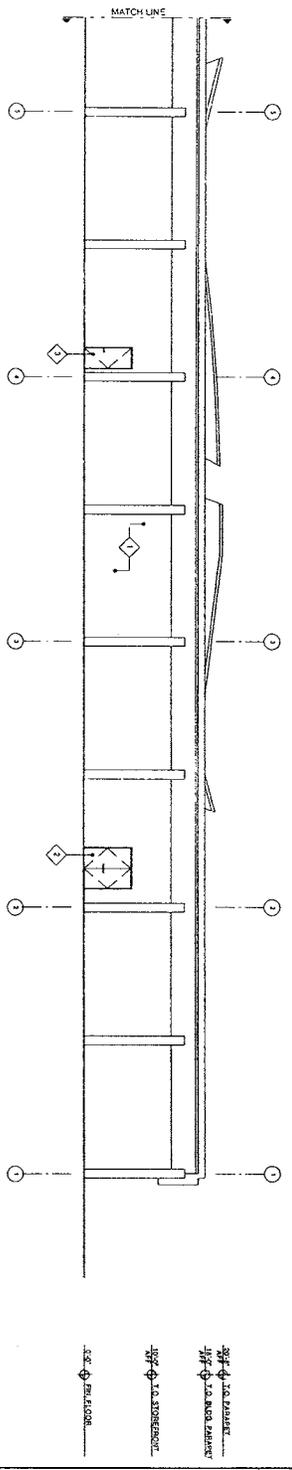
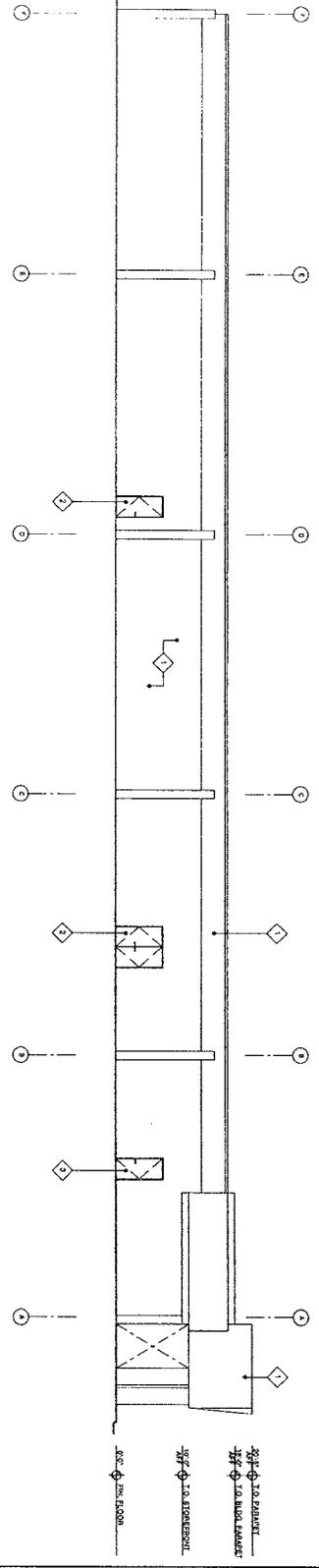
P R O J E C T

ENDLESS FOOD & FUN
 7227 EDINGER AVE.
 HUNTINGTON BEACH, CA

NO.	DATE	DESCRIPTION

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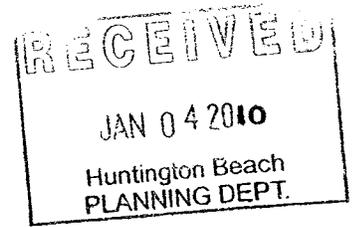
Date Issued: 8/20/08
 Scale: 3/8" = 1'-0"
 Project No.: 08-08
 Drawn By: JG
 C/D/PL: 01/14/ELEV



- KEY NOTES**
- EXIST PLASTER FINISH
 - EXIST EXTERIOR DOOR
 - PROPOSED EXTERIOR DOOR

EXTERIOR ELEVATIONS

A3.2



Amendment to Narrative For CUP application

This is the amended draft for the business narrative for CUP application for Endless Food and Fun.

Changes are the addition of beer and wine sales in the first paragraph Products and Services, the addition of Appendix A which will give details of implementation of alcohol policy and curfew laws.

ABC Family Entertainment Inc.

DBA - Endless Food and Fun

Contact Information:

Andrew Pereira
16261 Mandalay Circle
Huntington Beach, Ca 92647
909-560-2394
andrew_bettina@hotmail.com

Products and Services

Endless Food and Fun is a business that will combine Food and Beverage with Entertainment by offering an exciting experience for people of all ages. We will offer a broad choice of entertainment and great food to capture the market from a target market that includes children, teenagers, young couples and families. We will offer a great dining experience with a choice of our Endless Buffet or a casual sit down dining experience at our restaurant which will include beer and wine sales. (Details of alcohol Policy in Appendix A, sec. 1.0) Our entertainment will include the largest laser tag facility on the west coast, and redemption and high tech arcade games.

Endless Food and Fun will be located at 7227 Edinger avenue, Suite A & B in the city of Huntington Beach. The total area will be approximately 46,000 SF. The breakdown of space will be as follows.

Restaurant	1,900 SF
Banquet and dining rooms	6,400
Party rooms	2,000
Kitchen	4,400
Laser Tag	8,000
Gaming	7,800
Bathrooms and common area's	14,000
Gift shop and Storage	1,200

Endless Food and Fun hours of operation will be Monday - Thursday 11am to 10pm, Friday 11am to 12am, sat 7am to 12am and Sunday 7am to 10pm. Please see Appendix A, sec. 1.1 for minor curfew policy.

Endless Food and fun will be located on the corner of Golden West and Edinger Ave, in the city of Huntington Beach. Golden West College is located adjacent to the subject location. The site location will be across the street from Toy's R Us, and 2 blocks' from the Bella Terra Mall. Neighboring businesses are Thomasville furniture, Coco's restaurant, La Carpet, Goodyear tires, numerous banks, and other commercial businesses. There are no residential properties that are located within 500 feet from the subject site. The original planed use of the subject property was commercial and the parking requirements for the new use is lower than the original parking requirements that were placed when the center was built. This can be found in a parking study done by Q3 Engineering prior to the submittal of this application.

A facility of this size usually employees a total of 100 to 150 people. The jobs are separated between the "front of the house" and the "back of the house." Basically, the front of the house staff consists of a manager, wait staff, party hosts, and bus boys. The back of the house staff consists of a manager, cooks, and dishwashers. Endless Food and Fun will provide extensive employee training to ensure a well-prepared, friendly, and knowledgeable staff.

Market demographics

The Huntington Beach Chamber of Commerce provided the following information. Third largest city in Orange County, population 200,000

"Safest City" in America among the 100 largest cities - Morgan Quitno Press

"#1 in Personal Income" among the 100 largest cities - Governing Magazine

"#1 Place to Raise Children" - Zero Population Growth International

"#1 City for Business in California" - California Business Magazine

Although the city of Huntington Beach has all of the above, the one thing it is missing is the need for more entertainment options for its community. There are no bowling alleys in the city, no ice skating rings, no laser tag, and no entertainment in the Bella Terra Mall other than the movie theaters. Endless Food and Fun will create a family entertainment venue that our community needs and will also generate employment for our residents and tax revenue for the city.

Appendix A

Section 1.0

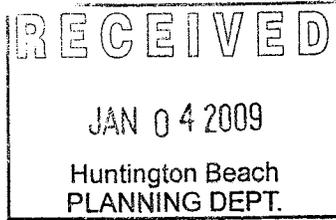
Alcohol policy

Endless Food and Fun will serve Beer and Wine in designated areas in the facility. These areas are the restaurant, and two of the five dining rooms. These are located on the floor plan as #6, #22, and #23. In each of these rooms, the entrance will have signage in addition to employee's that will enforce that no one under the age of 21 will be allowed to enter without a parent or legal guardian. No alcoholic beverages will be allowed to be consumed anywhere outside of these designated rooms.

Section 1.1

Minor Curfew Policy (Municipal Code chapter 9.68)

Endless Food and Fun will have two days, Friday and Saturday that we will stay open past the ten o'clock hour. Ten o'clock is the curfew (Municipal Code chapter 9.68) for minors that the city of Huntington Beach enforces. Starting at 7 pm on Friday and Saturday nights, all minors under the age of 18 will not be admitted without a parent or legal guardian into the facility. All parents will be advised the City curfew policy and that they cannot leave their children at the facility unattended. At 9 pm any minors that are not with a parent or guardian will be asked to leave or have a parent or guardian pick them up. Endless Food and Fun will train all employees on the City Municipal curfew law's and will strictly enforce the Minor Curfew Policy.



Q³
 inc.
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 Consulting & Design
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 anguyen@q3inc.com

July 31, 2009

PARKING STUDY – LASER ISLAND

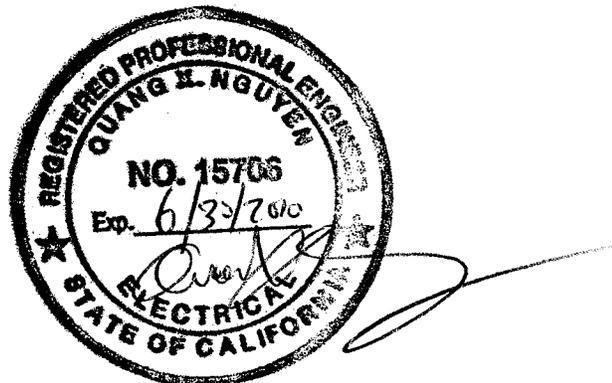
1. Introduction

The purpose of this parking study is to determine the parking requirement for a new business that will be located in the city of Huntington Beach. ABC Family Entertainment Inc. proposes to build an entertainment center that will included food and beverage, video gaming area, and a laser tag facility. ABC Family Entertainment Inc. has an existing business that is located in the City of Upland “Laser Island” that parking data has been taking and we will be able to analyzed and create a more accurate model to calculate the actual parking requirements that should be placed on this business.

The City of Huntington Beach parking requirement for a business that offers Food and Beverage is 1 space for every 100 square feet of building space. The proposed site is 46,614 square feet which would require 466 parking spaces. ABC Family Entertainment Inc. feels this is not applicable to the site, because much of the interior space will be used for Laser Tag, Redemption and Arcade games. These actual uses of space will require a much lower occupancy number which in turn will lower the parking spaces needed. An additional factor that will lower the parking requirements is that a large percentage of the business activities consist of birthday parties. Approximately 40 percent of the patrons that will visit the facility will be dropped off by the parents and picked up at a later time.

2. Project Location

The existing site is at 207 E. Foothill Blvd, in the City of Upland. The proposed site is located at 7227 Edinger ave, Huntington Beach. Below is a table that has a list of neighbors that are at each location. The existing site is on a street that is run's east and west and has 2 lanes on each side. The proposed site is on a street that also run's east and west and has between 2 to 3 lanes on each side.





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July 31, 2009

PARKING STUDY – LASER ISLAND

207 e. Foothill Blvd

Existing Site

Neighbors

- Chicks Sporting goods
- 99 cent store
- Sizzler restaurant
- Montessori school
- Barber shop
- Bike shop
- H Salt Fish and Chips
- Hair and Nail shop

7227 Edinger

Proposed site

Neighbors

- Thomasville
- Furniture
- Home Furnishings
- Coco's restaurant
- Huckleberrys sandwich shop
- Anaheim Carpets
- Fuji Teriyaki restaurant
- Model Mail shop
- Hair brothers
- studio

3. Site Description

A. Existing Site

The existing site is located at 207 E. Foothill Blvd, in the City of Upland. The existing business contains Food and Beverage, a Laser Tag Arena, 9 Hole Mini Golf, an Arcade, and meeting and party rooms.

B. Proposed Site

The proposed site is located at 7227 Edinger Ave, Huntington Beach. The proposed business will be similar to the existing business and will also offer Food and Beverage, Laser Tag, and arcade games and meeting and party rooms.

4. Site Parking Counts

Counts were scheduled Wednesday through Saturday. These are the 4 busiest days of the week. The counts were taken by Q3 Engineering Inc staff on 7/22/09 to 7/26/09 during all hours of operation at the existing site, to determine the existing parking demand. The existing parking lots for this building contain 60 total spaces. Based upon the counts taken on these



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July 31, 2009

PARKING STUDY – LASER ISLAND

four days, the maximum number of occupied parking spaces was **24** between 7:45 pm to 12:10 am Saturday July 23rd. The count sheets are provided in Appendix A.

5. Methodology of Study

The municipal code-required parking for the existing and the proposed buildings will be determined below. The observed parking demand for the existing building will be determined from the car counts, and will be applied to the proposed building to determine whether the site is proposing sufficient parking to accommodate the unique demand of the site.

A. Existing Site Parking Requirements per Municipal Code

The existing site contains the following breakdown of land uses. The square footages are shown in thousand square feet.

Existing Upland Site Land Use Itemization Land Use TSF

Mixed commercial 17,000

Food, Kitchen, Dining, - 3,200

Laser Tag - 3,600

Arcade - 1,200

Miniature golf - 9,000 (Out door area)

At the parking rate of 1 for every 200 square feet of indoor space, the parking requirements would be 40 spaces. Based on the existing site parking spaces available at 40, there is a surplus of 16 spaces observed at the busiest time of site operations. This verifies that the land uses at Laser Island have a parking demand far less than the actual spaces available.

B. Observed Parking Demand at Existing Upland site

Based upon the parking counts taken (see Appendix A), the highest number of parking spaces occupied was 24 spaces. The existing parking demand at the 207 E. Foothill Blvd location is calculated to be 1 space/200 square feet. (8000 TSF divided by 200 equals 40 parking spaces. Because Laser Island has an average of 40 percent of the costumers dropped off, the parking demand is far less than the required code set for the site. Based on the actual counts, the spaces being used at existing Upland site is 1 space for every 300 interior square feet.



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PARKING STUDY – LASER ISLAND

C. Code-Required Parking for Proposed Huntington Beach site

The proposed building will contain 46,614 Total square feet. The code- required parking rate is 1 parking space for every 100 square feet which will require 466 spaces. Based on the counts from the existing Upland site, the requirements should be 1 space for every 300 square feet. This would require the proposed site to have 155 parking spaces. The proposed site has a total of 327 parking spaces. Below are the breakdowns that were allocated to each unit when the center was built and according to Chapter 231 in the Huntington Beach parking codes.

Home Expressions	20120 SF	40 Spaces	code required 1 space for every 500 sf
Thomasville Furniture	20,090 SF	40 Spaces	code required 1 space for every 500 sf
7227 Edinger	11,000 SF	55 Spaces	code required 1 space for every 200 sf
Pearl Arts	26,614	131Spaces	code required 1 space for every 200 sf

The proposed site was allocated 1 space for every 200 sf when center was built. The prior tenant was **Pearl Art and Frames** and which code required 1 space for every 200 sf. and **Home Expressions** which code required 1 space for every 500 sf. Total combine parking spaces allocated for these two tenants were **171**.

Chapter 231 H.B. parking code does not have a category that properly reflects the type of business proposed at the 7227 Edinger. The business proposed for 7227 Edinger combines electronic gaming with food services. According to the parking counts at existing site, 1 space for every 300 sf, the required parking spaces needed would be **155**.

Chapter 231 HB Parking Code:

Electronic Game Centers – 1 Parking Stall per 200SF

Eating & Drinking Establishment – 1 Parking Stall per 100SF.

Total Required	250 Spaces
Total Available	327 Spaces
Extra Parking Spaces	77



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July 31, 2009

PARKING STUDY – LASER ISLAND

Based on the 171 spaces allocated for proposed site, there will be a Buffer of an additional **10% (16 parking spaces)** that will be available for proposed site not including the **additional 77 spaces** that are not allocated to any unit in center.

6. Analysis

The observed parking demand at the existing building is 1 space for every 300 SF. Applying the observed parking demand of 1 for every 300 spaces/TSF equates to a forecast parking requirement of 155 spaces. Generally, a buffer of 10% is added for a conservative forecast of the parking requirement for a new building.

7. Recommendations and Conclusions

The proposed ABC Family Entertainment site has 171 spaces available, as well as an additional 77 spaces. Based on the existing site calculations, 155 spaces are necessary to accommodate the parking requirement of proposed site. The proposed site has 171 spaces allocated for the proposed business use. This is an additional 16 spaces which is a buffer of 10% additional spaces.

8. Findings

With the **additional 16 parking spaces plus 77 unused spaces** that are available, the site will provide adequate parking onsite for its uses. This will ensure that proposed site vehicle parking will not block ingress or egress from adjacent properties and upon the public streets.

Q3, Inc.



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July 31, 2009

PARKING STUDY – LASER ISLAND

Quang X. Nguyen*, PE, LEED AP, CEM, MBA
Principal

*Licensed by the Board for Professional Engineers



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July 31, 2009

PARKING STUDY – LASER ISLAND

APPENDIX A



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July 31, 2009

PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/22/09	Wed	11:50 AM	Toyota Signa		x	3	2:37 PM
7/22/09	Wed	11:55 AM	Chevy Tahoe	x		4	Dropped 3 kids
7/22/09	Wed	11:57 AM	Honda Accord		x	4	3:14 PM
7/22/09	Wed	12:02 PM	Ford Focus		x	4	1:50 PM
7/22/09	Wed	12:05 PM	Ford Expedition		x	6	3:08 PM
7/22/09	Wed	12:06 PM	Toyota Y-Runner	x		5	
7/22/09	Wed	12:20 PM	Honda Element		x	4	12:54 PM
7/22/09	Wed	12:26 PM	Honda Odyssey	x		2	
7/22/09	Wed	12:40 PM	Chevy Suburban		x	5	3:04 PM
7/22/09	Wed	12:51 PM	Toyota Corolla		x	4	2:06 PM
7/22/09	Wed	1:10 PM	School Bus		x	20	3:40 PM
7/22/09	Wed	1:20 PM	Buick Enclave	x		4	
7/22/09	Wed	1:40 PM	Ford Excursion		x	7	4:00 PM
7/22/09	Wed	1:58 PM	Toyota Camry	x		4	
7/22/09	Wed	2:14 PM	Ford Explorer	x		3	
7/22/09	Wed	2:30 PM	Honda Accord		x	4	4:50 PM
7/22/09	Wed	2:31 PM	Chevy Malibu		x	2	3:40 PM
7/22/09	Wed	2:50 PM	Mitsubishi Eclipse		x	4	5:08 PM
7/22/09	Wed	2:54 PM	Toyota 4-Runner	x		5	
7/22/09	Wed	3:03 PM	Lincoln Town Car	x		4	
7/22/09	Wed	3:05 PM	Ford Bronco		x	5	5:16 PM
7/22/09	Wed	3:30 PM	Toyota Land Cruiser		x	4	5:16 PM
7/22/09	Wed	4:03 PM	Volkswagen Bus	x		3	
7/22/09	Wed	4:05 PM	Mazda Miata		x	2	7:05 PM
7/22/09	Wed	4:13 PM	Volkswagen Mini van	x		5	
7/22/09	Wed	4:15 PM	Honda Civic		x	4	7:05 PM
7/22/09	Wed	4:20 PM	Nissan 240z		x	2	6:59 PM
7/22/09	Wed	4:30 PM	Nissan Medina	x		4	
7/22/09	Wed	4:35 PM	Ford Mustang		x	4	7:09 PM
7/22/09	Wed	4:50 PM	Dodge Neon		x	3	6:08 PM
7/22/09	Wed	5:00 PM	Gmc Truck	x		4	



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PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/22/09	Wed	5:05 PM	Hummer		x	5	7:40 PM
7/22/09	Wed	5:20 PM	Hyundai		x	5	7:43 PM
7/22/09	Wed	5:30 PM	Izuzu Truck	x		3	
7/22/09	Wed	5:31 PM	Lexus SC300		x	4	8:10 PM
7/22/09	Wed	5:38 PM	Toyota	x		3	
7/22/09	Wed	5:40 PM	Volvo V70	x		4	
7/22/09	Wed	5:50 PM	Bmw 745		x	4	8:09 PM
7/22/09	Wed	6:07 PM	Ford Mustang		x	4	8:01 PM
7/22/09	Wed	6:10 PM	Toyota Sienna	x		5	
7/22/09	Wed	6:15 PM	Mazda Miata		x	2	8:40 PM
7/22/09	Wed	6:40 PM		x		5	
7/22/09	Wed	6:50 PM	Hyundai Accent		x	4	8:50 PM
7/22/09	Wed	6:58 PM	Ford F 150		x	3	9:03 PM
7/22/09	Wed	7:05 PM	Lexus Gs 300		x	3	7:50 PM
7/22/09	Wed	7:28 PM	Pontiac	x		4	
7/22/09	Wed	7:40 PM	Toyota Corolla		x	4	9:30 PM
7/22/09	Wed	7:50 PM	Bmw 745	x		3	
7/22/09	Wed	8:08 PM	Ford Mustang		x	4	9:45 PM
7/22/09	Wed	8:40 PM	Suzuki Verona		x	3	9:50 PM
7/22/09	Wed	8:50 PM	Volvo 540		x	4	9:55 PM
7/22/09	Wed	9:08 PM	Saturn Ion		x	3	9:55 PM
7/23/09	Thurs	12:06 PM	Nissan Sentra	x		4	
7/23/09	Thurs	12:07 PM	Nissan Altima		x	3	3:04 PM
7/23/09	Thurs	12:10 PM	Toyota		x	4	3:19 PM
7/23/09	Thurs	12:10 PM	Toyota Corolla		x	3	3:10 PM
7/23/09	Thurs	12:14 PM	Ford Mustang		x	3	3:40 PM
7/23/09	Thurs	12:18 PM	Izuzu Truck		x	2	3:05 PM
7/23/09	Thurs	12:20 PM	Nissan 340		x	2	1:18 PM
7/23/09	Thurs	12:30 PM	Toyota Camry	x		4	
7/23/09	Thurs	12:31 PM	Bus	x		10	
7/23/09	Thurs	12:38 PM	Hummer H2	x		5	
7/23/09	Thurs	12:40 PM	Mitsubishi Ellipse		x	3	3:06 PM



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DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/23/09	Thurs	12:40 PM	Toyota 4-Runner	x		4	
7/23/09	Thurs	12:50 PM	Honda Odyssey		x	5	2:08 PM
7/23/09	Thurs	12:51 PM	Nissan Altima	x		3	
7/23/09	Thurs	12:58 PM	Volks Wagen Bus		x	4	1:28 PM
7/23/09	Thurs	1:08 PM	Toyota Civic	x		3	
7/23/09	Thurs	1:19 PM	Honda Accord	x		4	
7/23/09	Thurs	1:20 PM	Honda Civic		x	3	3:34 PM
7/23/09	Thurs	1:30 PM	Ford 4-Runner		x	3	3:49 PM
7/23/09	Thurs	1:32 PM	Suzuki	x		4	
7/23/09	Thurs	1:39 PM	Lincoln		x	2	1:55 PM
7/23/09	Thurs	1:50 PM	Toyota Sienna	x		5	
7/23/09	Thurs	1:51 PM	Toyota Explorer		x	3	4:08 PM
7/23/09	Thurs	1:53 PM	Nissan Altima	x		4	
7/23/09	Thurs	1:55 PM	Toyota		x	3	4:10 PM
7/23/09	Thurs	2:01 PM	Toyota Sienna	x		5	
7/23/09	Thurs	2:02 PM	Ford		x	4	4:10 PM
7/23/09	Thurs	2:03 PM	Ford Focus	x		3	
7/23/09	Thurs	2:03 PM	Honda Odyssey	x		5	
7/23/09	Thurs	2:04 PM			x	4	4:10 PM
7/23/09	Thurs	2:04 PM	Volks Wagen Golf		x	2	4:40 PM
7/23/09	Thurs	2:06 PM	Toyota Civic	x		3	
7/23/09	Thurs	2:14 PM	Audi		x	4	3:38 PM
7/23/09	Thurs	2:20 PM			x	4	4:50 PM
7/23/09	Thurs	2:22 PM	Kia		x	4	4:21 PM
7/23/09	Thurs	2:22 PM	Gmc 1500		x	3	4:44 PM
7/23/09	Thurs	2:30 PM	Infiniti G35	x		4	
7/23/09	Thurs	2:31 PM	Jeep Wrangler		x	4	4:52 PM
7/23/09	Thurs	2:40 PM	Toyota		x	3	5:08 PM
7/23/09	Thurs	2:40 PM	Toyota	x		3	
7/23/09	Thurs	2:41 PM	Honda Accord		x	4	3:18 PM
7/23/09	Thurs	2:59 PM	Dodge Neon		x	3	4:50 PM
7/23/09	Thurs	3:08 PM	Gmc Truck	x		4	



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DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/23/09	Thurs	3:13 PM	Toyota Camry		x	2	5:19 PM
7/23/09	Thurs	3:48 PM	Honda Prelude		x	3	6:02 PM
7/23/09	Thurs	3:55 PM	Kia		x	4	6:06 PM
7/23/09	Thurs	4:01 PM	Toyota 4 Runner	x		4	
7/23/09	Thurs	4:05 PM	Cadillac Escalade	x		5	
7/23/09	Thurs	4:06 PM	Izuzu		x	4	6:31 PM
7/23/09	Thurs	4:10 PM	Ford	x		3	
7/23/09	Thurs	4:16 PM	Gmc Truck	x		5	
7/23/09	Thurs	4:31 PM	Toyota Tundra		x	4	6:55 PM
7/23/09	Thurs	4:40 PM	Ford Mustang		x	2	7:04 PM
7/23/09	Thurs	4:48 PM	Toyota Camry	x		4	
7/23/09	Thurs	4:49 PM	Toyota		x	3	7:40 PM
7/23/09	Thurs	5:01 PM	Nissan Altima	x		5	
7/23/09	Thurs	5:04 PM	Volks Wagen		x	3	6:30 PM
7/23/09	Thurs	5:05 PM	Honda Passport		x	2	8:08 PM
7/23/09	Thurs	5:05 PM	Toyota Tacoma		x	3	9:16 PM
7/23/09	Thurs	5:05 PM	Lexus	x		2	6:01 PM
7/23/09	Thurs	5:10 PM	Nissan		x	4	7:48 PM
7/23/09	Thurs	5:13 PM	Toyota		x	4	8:49 PM
7/23/09	Thurs	5:19 PM	Ford Excursion	x		8	
7/23/09	Thurs	5:21 PM			x	4	9:10 PM
7/23/09	Thurs	5:21 PM			x	5	7:40 PM
7/23/09	Thurs	5:36 PM	Chevy		x	3	8:19 PM
7/23/09	Thurs	5:40 PM	Honda Prelude		x	3	9:10 PM
7/23/09	Thurs	5:48 PM	Toyota Sienna	x		6	
7/23/09	Thurs	5:59 PM	Nissan Altima	x		5	
7/23/09	Thurs	6:02 PM	Honda Ridgeline		x	4	8:51 PM
7/23/09	Thurs	6:02 PM	Ford Expedition		x	6	8:59 PM
7/23/09	Thurs	6:04 PM	Lincoln Mark 8		x	4	8:59 PM
7/23/09	Thurs	6:08 PM	Mazda 3		x	3	8:58 PM
7/23/09	Thurs	6:09 PM	Nissan Maxima	x		4	9:08 PM
7/23/09	Thurs	6:11 PM	Toyota		x	5	
7/23/09	Thurs	6:14 PM	Honda Odyssey	x		6	9:50 PM



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DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/23/09	Thurs	6:14 PM			x	4	9:50 PM
7/23/09	Thurs	6:08 PM	Gmc Sienna		x	5	9:51 PM
7/23/09	Thurs	6:31 PM	Bmw 325		x	4	10:03 PM
7/23/09	Thurs	6:32 PM	Gmc Van		x	6	8:30 PM
7/23/09	Thurs	6:40 PM	Ford 350 Van	x		9	
7/23/09	Thurs	6:40 PM	Chevy Tahoe		x		8:59 PM
7/23/09	Thurs	6:50 PM	Mazda	x		3	
7/23/09	Thurs	6:58 PM	Toyota Tundra	x		4	
7/23/09	Thurs	7:40 PM	Mazda Rx-7		x	2	9:40 PM
7/23/09	Thurs	7:41 PM	Honda Element	x		5	
7/23/09	Thurs	7:50 PM	Chevy Camero		x	3	9:58 PM
7/23/09	Thurs	8:08 PM	Toyota Corolla		x	4	9:50 PM
7/23/09	Thurs	8:31 PM	Chevy		x	5	10:03 PM
7/23/09	Thurs	8:50 PM	Nissan Frontier		x	2	10:03 PM
7/23/09	Thurs	9:10 PM	Chevy Nova	x		5	
7/23/09	Thurs	9:28 PM	Cadillac Gts		x	4	10:03 PM
7/23/09	Thurs	9:28 PM	Nissan 280 2		x	2	10:03 PM
7/24/09	Fri	11:48 AM	Chevy tahoe		x	5	3:40 PM
7/24/09	Fri	11:51 AM	Cadillac Deville		x	4	3:01 PM
7/24/09	Fri	11:55 AM	Chrysler		x	5	3:06 PM
7/24/09	Fri	11:55 AM	Honda Civic	x		4	
7/24/09	Fri	12:02 PM	Ford Focus	x		3	
7/24/09	Fri	12:05 PM	Chevy		x	2	3:10 PM
7/24/09	Fri	12:05 PM	Mitsubishi 300	x		4	
7/24/09	Fri	12:05 PM	Toyota Armada		x	5	3:04 PM
7/24/09	Fri	12:05 PM	Hundai Sonata	x		4	
7/24/09	Fri	12:13 PM	Mitsubishi	x		3	
7/24/09	Fri	12:14 PM	Honda Accord		x	3	2:58 PM
7/24/09	Fri	12:15 PM	Infiniti G35	x		4	
7/24/09	Fri	12:20 PM	Hummer H2	x		5	
7/24/09	Fri	12:21 PM	Honda Prelude	x		4	
7/24/09	Fri	12:21 PM	Toyota Tacoma		x	3	3:19 PM



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DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/24/09	Fri	12:30 PM	Cadillac Escalade	x		1	
7/24/09	Fri	12:49 PM	Toyota Corolla	x		3	
7/24/09	Fri	12:49 PM	Toyota Sequioa	x		5	
7/24/09	Fri	12:50 PM	Nissan Altima		x	4	3:40 PM
7/24/09	Fri	12:51 PM	Toyota Camry	x		3	
7/24/09	Fri	12:52 PM	Mazda 6e6	x		4	
7/24/09	Fri	12:55 PM	Honda Element	x		2	
7/24/09	Fri	12:56 PM	Ford Focus		x	4	3:40 PM
7/24/09	Fri	12:58 PM	Ford Focus	x		3	
7/24/09	Fri	1:01 PM	Honda Prelude	x		3	
7/24/09	Fri	1:05 PM	Chevy Silverado		x	5	3:10 PM
7/24/09	Fri	1:05 PM	Mada 323		x	3	3:10 PM
7/24/09	Fri	1:10 PM	Toyota Corolla		x	4	3:21 PM
7/24/09	Fri	1:11 PM	Ford Expedition	x		5	
7/24/09	Fri	1:16 PM	Dodge Caravan	x		7	
7/24/09	Fri	1:16 PM	Hyundai Sonata	x		4	
7/24/09	Fri	1:18 PM	Chey Suburban	x		6	
7/24/09	Fri	1:18 PM	Toyota Sequioa		x	4	3:40 PM
7/24/09	Fri	1:20 PM	Jeep Cherokee	x		3	
7/24/09	Fri	1:21 PM	Land Rover		x	5	3:41 PM
7/24/09	Fri	1:23 PM			x	4	3:42 PM
7/24/09	Fri	1:25 PM	Toyota Camry			4	
7/24/09	Fri	1:25 PM	Dodge Viper		x	2	2:56 PM
7/24/09	Fri	1:30 PM	Nissian Quest		x	5	3:40 PM
7/24/09	Fri	1:32 PM	Toyota 4 Runner		x	4	3:45 PM
7/24/09	Fri	1:40 PM	Chevy Tahoe		x	5	4:49 PM
7/24/09	Fri	1:48 PM	Ford Crown Victoria		x	3	4:48 PM
7/24/09	Fri	1:55 PM	Nissian Quest	x		4	
7/24/09	Fri	2:10 PM	Honda Oddysey	x		6	
7/24/09	Fri	2:11 PM	Honda CRV		x	2	4:50 PM
7/24/09	Fri	2:11 PM	GMC Suburban	x		6	
7/24/09	Fri	2:15 PM	Honda Element	x		4	
7/24/09	Fri	2:40 PM	Infiniti G35		x	2	3:49 PM



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7/24/09	Fri	2:48 PM	Plymouth		x	4	3:50 PM
7/24/09	Fri	2:53 PM	Chevy Camero	x		2	
7/24/09	Fri	3:02 PM	Toyota Camry		x	4	4:25 PM
7/24/09	Fri	3:14 PM	Mazda 6z6	x		1	
7/24/09	Fri	3:19 PM	Ford Tarus	x		3	
7/24/09	Fri	3:30 PM	Ford Mustang		x	4	5:10 PM
7/24/09	Fri	3:50 PM	Pontiac Grand Am		x	2	6:13 PM
7/24/09	Fri	4:05 PM	Chevy Blazer		x	5	7:48 PM
7/24/09	Fri	4:11 PM	Jeep Wrangler	x		4	
7/24/09	Fri	4:15 PM	Kia SUV		x	4	6:10 PM
7/24/09	Fri	4:16 PM	Infinity		x	5	7:01 PM
7/24/09	Fri	4:16 PM	Ford		x	2	7:03 PM
7/24/09	Fri	4:18 PM	Honda Accord		x	2	6:59 PM
7/24/09	Fri	4:20 PM	Cadillac Escalade	x		5	
7/24/09	Fri	4:21 PM	Volvo	x		6	
7/24/09	Fri	4:36 PM	Acura Integra		x	4	6:50 PM
7/24/09	Fri	4:42 PM	Ford		x	5	
7/24/09	Fri	4:50 PM	Chrysler PT Cruiser		x	4	5:40 PM
7/24/09	Fri	4:51 PM	Honda Civic	x		4	
7/24/09	Fri	4:53 PM	Mitsubishi 300	x		3	
7/24/09	Fri	4:54 PM	Toyota Highlander	x		5	
7/24/09	Fri	4:55 PM	Dodge Ram	x		4	
7/24/09	Fri	4:56 PM	Mazda Quest		x	5	8:03 PM
7/24/09	Fri	5:00 PM	Ford Focus	x		3	
7/24/09	Fri	5:03 PM	Hummer		x	4	7:11 PM
7/24/09	Fri	5:04 PM	Gmc Truck	x		5	
7/24/09	Fri	5:04 PM	Dodge Neon		x	3	6:14 PM
7/24/09	Fri	5:09 PM	Nissan Maxima		x	4	6:49 PM
7/24/09	Fri	5:16 PM	Volks Wagen		x	6	7:30 PM
7/24/09	Fri	5:16 PM	Mazda Miata		x	2	7:11 PM
7/24/09	Fri	5:17 PM	Toyota Land Cruiser	x		2	
7/24/09	Fri	5:20 PM	Lincoln Continental		x	4	8:03 PM



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7/24/09	Fri	5:41 PM	Buick Enclave		x	5	6:58 PM
7/24/09	Fri	5:51 PM	Toyota Truck	x		3	
7/24/09	Fri	5:56 PM	Mitsubishi 300	x		4	
7/24/09	Fri	6:01 PM	Ford Bronco		x	5	7:40 PM
7/24/09	Fri	6:01 PM	Chevy Tahoe		x	5	7:55 PM
7/24/09	Fri	6:05 PM	Toyota Sienna	x		6	
7/24/09	Fri	6:07 PM	Gmc Van		x	8	6:17 PM
7/24/09	Fri	6:10 PM	Dodge Neon		x	3	6:50 PM
7/24/09	Fri	6:17 PM	Mitsubishi PT Cruiser		x	2	6:49 PM
7/24/09	Fri	6:21 PM	VolksWagen Bug		x	2	9:40 PM
7/24/09	Fri	6:30 PM	Mitsubishi Ellipse		x	2	10:30 PM
7/24/09	Fri	6:48 PM	Ford Expedition	x		4	
7/24/09	Fri	7:40 PM	Toyota Camry		x	4	9:14 PM
7/24/09	Fri	7:49 PM	Nissian Altima		x	4	11:40 PM
7/24/09	Fri	7:55 PM	Ford F 150	x		2	
7/24/09	Fri	8:00 PM	Volks Wagen Bus		x	3	12:03 AM
7/24/09	Fri	8:01 PM	Chevy Malibu	x		4	
7/24/09	Fri	8:01 PM	Lincoln Ls		x	3	12:02 AM
7/24/09	Fri	8:03 PM	Volks Wagen Bug		x	2	12:03 AM
7/24/09	Fri	8:04 PM	Ford Mustang	x		4	
7/24/09	Fri	8:07 PM	Pt Cruiser	x		5	
7/24/09	Fri	8:08 PM	Toyota Tercel		x	4	11:46 PM
7/24/09	Fri	8:10 PM	Chevy Van	x		5	
7/24/09	Fri	8:10 PM	Ford Focus		x	3	11:49 PM
7/24/09	Fri	8:14 PM	Honda Element	x		2	
7/24/09	Fri	8:16 PM	Cadillac Escalade		x	5	12:03 AM
7/24/09	Fri	8:16 PM	Jeep Wrangler		x	4	12:01 AM
7/24/09	Fri	8:24 PM	Nissian Sentra		x	4	11:59 PM
7/24/09	Fri	8:24 PM	Volks Wagen Bug	x		4	
7/24/09	Fri	8:30 PM	Lincoln Navigator	x		6	
7/24/09	Fri	8:31 PM	Chevy Suburban		x	5	11:50 PM
7/24/09	Fri	8:31 PM	Honda CRV		x	2	11:10 PM
7/24/09	Fri	8:40 PM	Ford Escort	x		1	



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July 31, 2009

PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/24/09	Fri	9:01 PM	Cadillac Deville		x	3	12:03 AM
7/24/09	Fri	9:14 PM	Mercedes S-300	x		4	
7/24/09	Fri	9:30 PM	Acura Integra		x	3	12:03 AM
7/24/09	Fri	9:49 PM	Mazda 6		x	4	12:03 AM
7/24/09	Fri	9:50 PM	Honda Accord	x		4	
7/24/09	Fri	9:50 PM	Toyota Corolla		x	5	11:49 PM
7/24/09	Fri	9:51 PM	Gmc Pick Up		x	4	11:46 PM
7/24/09	Fri	9:53 PM	Chevy Tahoe		x	6	12:03 AM
7/24/09	Fri	9:55 PM	Pontiac Grand Am	x		2	
7/24/09	Fri	10:00 PM	Ford Mustang		x	2	12:03 AM
7/24/09	Fri	10:14 PM	Infinity G35		x	1	11:54 PM
7/24/09	Fri	10:30 PM	Nissan	x		5	
7/24/09	Fri	10:40 PM	Toyota		x	3	11:50 PM
7/24/09	Fri	11:01 PM	Ford Explorer	x		5	
7/24/09	Fri	11:28 PM	Mazda RX-7		x	2	12:03 AM
7/24/09	Fri	11:30 PM	Toyota 4-Runner		x	4	12:03 AM
7/24/09	Fri	11:35 PM	Nissan Sentra		x	4	12:10 AM
7/24/09	Fri	11:35 PM	Volks wagen Bug		x	2	12:20 AM
7/24/09	Fri	11:40 PM	Toyota Tundra		x	3	12:20 AM
7/25/09	Sat	10:40 AM	Toyota Camry		x	4	3:08 PM
7/25/09	Sat	11:05 AM	Honda Odyssey		x	5	12:40 PM
7/25/09	Sat	11:10 AM	Nissan Sentra	x		4	
7/25/09	Sat	11:20 AM	Chevy Tahoe		x	6	1:03 PM
7/25/09	Sat	11:30 AM	Acura Integra		x	3	12:40 PM
7/25/09	Sat	11:50 AM		x		3	
7/25/09	Sat	11:51 AM	Honda Element	x		5	
7/25/09	Sat	11:58 AM	Chevy Suburban	x		8	
7/25/09	Sat	12:01 PM	Kia SUV	x		6	
7/25/09	Sat	12:03 PM	Lexus 390	x		4	
7/25/09	Sat	12:10 PM	Ford Escort		x	3	3:07 PM
7/25/09	Sat	12:16 PM	Cadillac Escalade	x		5	
7/25/09	Sat	12:21 PM	Hummer		x	2	3:09 PM



Engineers Inc.

Consulting & Design
 18672 Florida Street Suite 201A
 Huntington Beach, CA 92648
 714 847 1102 T.
 714 242 9499 F.
 anguyen@q3inc.com

July 31, 2009

PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/25/09	Sat	12:48 PM	Toyota		x	2	2:01 PM
7/25/09	Sat	12:50 PM	Chevy Suburban		x	4	2:40 PM
7/25/09	Sat	12:51 PM	Toyota	x		4	
7/25/09	Sat	12:51 PM	Lincoln Navigator	x		5	
7/25/09	Sat	12:53 PM	Ford Prius	x		3	
7/25/09	Sat	12:56 PM	Chevy Suburban		x	5	2:33 PM
7/25/09	Sat	12:56 PM		x		4	
7/25/09	Sat	1:14 PM	Buick Skyline		x	3	2:58 PM
7/25/09	Sat	1:18 PM	Ford Mustang		x	4	2:09 PM
7/25/09	Sat	1:21 PM	Bmw 325 I	x		2	
7/25/09	Sat	1:24 PM	Toyota Sienna		x	5	4:03 PM
7/25/09	Sat	1:30 PM	Jeep Cherokee		x	3	4:13 PM
7/25/09	Sat	1:48 PM	Volks Wagen Van	x		6	
7/25/09	Sat	1:53 PM	Audi	x		3	
7/25/09	Sat	1:56 PM	Infinity		x	2	5:11 PM
7/25/09	Sat	1:59 PM	Kia Sedona		x	5	4:28 PM
7/25/09	Sat	2:03 PM	Toyota Camry	x		3	
7/25/09	Sat	2:06 PM	Mitsubishi Ellipse	x		3	2:29 PM
7/25/09	Sat	2:09 PM	Hummer	x		4	4:44 PM
7/25/09	Sat	2:10 PM	Lincoln Town Car		x	4	4:48 PM
7/25/09	Sat	2:10 PM	Nissan 300	x		3	
7/25/09	Sat	2:11 PM	Ford Mustang		x	4	4:53 PM
7/25/09	Sat	2:15 PM	Toyota Van	x		5	
7/25/09	Sat	2:21 PM	Saturn		x	3	5:01 PM
7/25/09	Sat	2:28 PM	Volks Wagen Bug		x	4	3:48 PM
7/25/09	Sat	2:29 PM	Volvo		x	5	3:58 PM
7/25/09	Sat	2:30 PM	Toyota Corolla		x	4	3:40 PM
7/25/09	Sat	2:48 PM	Ford Excursion	x		2	
7/25/09	Sat	2:49 PM	BMW 745		x	5	5:20 PM
7/25/09	Sat	2:50 PM			x	3	5:01 PM
7/25/09	Sat	2:57 PM	Volks Wagen Golf	x		4	
7/25/09	Sat	3:08 PM	Suzuki Verona		x	2	7:08 PM
7/25/09	Sat	3:20 PM	Toyota Sienna		x	2	4:03 PM



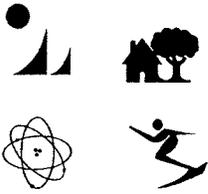
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July 31, 2009

PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/25/09	Sat	3:21 PM	Saturn Ion		x	4	5:28 PM
7/25/09	Sat	3:22 PM	Lincoln LS	x		4	
7/25/09	Sat	3:34 PM	Hummer H2		x	3	6:19 PM
7/25/09	Sat	3:25 PM	Cadillac Deville		x	5	8:01 PM
7/25/09	Sat	3:40 PM	Ford Explorer	x		5	
7/25/09	Sat	3:49 PM	Mazda 6	x		4	
7/25/09	Sat	3:58 PM	Toyota Camry	x		4	
7/25/09	Sat	4:00 PM	Ford Crown Victoria		x	5	7:01 PM
7/25/09	Sat	4:01 PM	Mitsubishi 300		x	3	7:41 PM
7/25/09	Sat	4:05 PM	Lexus 300	x		4	
7/25/09	Sat	4:09 PM	Ford Excursion		x	3	6:50 PM
7/25/09	Sat	4:19 PM	Ford Mustang		x	4	7:01 PM
7/25/09	Sat	4:40 PM	Saab 9-5	x		4	
7/25/09	Sat	4:55 PM	Toyota Corolla		x	3	9:03 PM
7/25/09	Sat	5:00 PM			x	4	9:04 PM
7/25/09	Sat	5:00 PM	Toyota Pick Up		x	2	8:09 PM
7/25/09	Sat	5:13 PM	Ford	x		2	
7/25/09	Sat	5:15 PM	Mazda M.P.V.		x	4	8:00 PM
7/25/09	Sat	5:18 PM	Honda Civic		x	4	
7/25/09	Sat	5:20 PM	toyota Camry		x	3	
7/25/09	Sat	5:30 PM	Honda CRX		x	2	
7/25/09	Sat	5:40 PM	Mazda RX-7		x	2	
7/25/09	Sat	5:49 PM	Hummer H2		x	4	
7/25/09	Sat	6:00 PM	Chevy Truck	x		3	
7/25/09	Sat	6:01 PM	Chevy Suburban		x	3	
7/25/09	Sat	6:03 PM	Lincoln Navigator	x		5	
7/25/09	Sat	6:04 PM	Ford Focus		x	4	
7/25/09	Sat	6:08 PM	Honda Civic		x	4	
7/25/09	Sat	6:08 PM	Honda Accord	x		4	
7/25/09	Sat	6:20 PM	Jeep		x	3	
7/25/09	Sat	6:23 PM	Volks Wagen Golf		x	5	
7/25/09	Sat	6:30 PM	Saab 9-5		x	3	



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

January 15, 2010

ABC Family Entertainment
Andrew Pereira
16261 Mandalay Circle
Huntington Beach, CA 92649

**SUBJECT: CONDITIONAL USE PERMIT NO. 2009-034 (ENDLESS FOOD AND FUN) –
7227 EDINGER AVENUE
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 revised project implementation code requirements may be appealed to the Planning Commission 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 \$494.00.

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 AGonzales@surfcity-hb.org or (714) 374-1547 and/or the respective source department (contact person below).

Sincerely,



Andrew Gonzales
Associate Planner

Enclosures: Building and Safety Department requirements dated January 7, 2010
Public Works Department requirements dated January 7, 2010
Planning Department requirements dated January 6, 2010

G:\Gonzales\CUP\CUP 09-034 (7227 Edinger) - Endless Food and Fun\Departmental Comments\Code Requirements Cover Letter
1-15-10.doc

Fire Department requirements dated December 28, 2009

Cc: Herb Fauland, Planning Manager
Jason Kelley, Planning Department
Josh McDonald, Public Works Department – 714-536-5509
Jason Kwak, Building and Safety Department – 714-536-5278
Darin Maresh, Fire Department – 714-536-5531
Alan Caouette, Police Department – 714-960-8811
Project File



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: JANUARY 7, 2010
PROJECT NAME: ENDLESS FOOD AND FUN
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2009-310
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2009-034
DATE OF PLANS: NOVEMBER 24, 2009
PROJECT LOCATION: 7227 EDINGER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER ANDREW GONZALES, ASSOCIATE PLANNER
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF (A) AN APPROXIMATELY 46,000 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER AND (B) SALE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION. THE PROJECT WILL CONTAIN A RESTAURANT, BANQUET AND DINING, LASER TAG AREAS, GAME CENTER, AND RETAIL SALES AREAS.

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.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2007 California Building Code (CBC), 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 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.
2. Plans shall be required to be prepared and wet stamped and signed by a California licensed architect. Plans shall include building code analysis for type of construction, allowable area, occupancy group and means of egress as well as disabled accessibility requirements.

3. Due to the change of occupancy use group from M (retail use) to A (assembly use), provide complete building analysis to verify the existing building's floor area is within the CBC allowable area limitations for mixed use buildings.
4. Please note that a fire rated occupancy separation is required between the proposed area to be converted to an A occupancy area and the existing adjacent retail area (M occupancy) per Table 508.3.3.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 7, 2010
PROJECT NAME: ENDLESS FOOD AND FUN
ENTITLEMENTS: CUP 09-034
PLNG APPLICATION NO: 2008-0310
DATE OF PLANS: NOVEMBER 24, 2009
PROJECT LOCATION: 7227 EDINGER AVENUE
PROJECT PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1547 / AGONZALES@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 OF (A) AN APPROXIMATELY 46,000 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER AND (B) SALE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION. THE PROJECT WILL CONTAIN A RESTAURANT, BANQUET AND DINING, LASER TAG AREAS, GAME CENTER, AND RETAIL SALES AREAS.

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 BUILDING PERMIT:

1. The existing domestic water service 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, any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) 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)

2. The existing irrigation water service(s) currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service(s), all non-conforming water meters and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 232)
3. Separate backflow protection device{s} shall be installed per Water Division Standards for domestic water service. (Resolution 5921 and Title 17)
4. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
5. 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 if an existing waterline easement does not exist or meet the Water Division Standards. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), 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)
6. 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)

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

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)

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

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)



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 6, 2010
PROJECT NAME: ENDLESS FOOD AND FUN
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2009-310
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2009-034
DATE OF PLANS: NOVEMBER 23, 2009
PROJECT LOCATION: 7227 EDINGER AVENUE, HUNTINGTON BEACH
PLAN REVIEWER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF (A) AN APPROXIMATELY 46,000 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER AND (B) SALE OF ALCOHOLIC BEVERAGES FOR ONSITE CONSUMPTION. THE PROJECT WILL CONTAIN A RESTAURANT, BANQUET AND DINING, LASER TAG AREAS, GAME CENTER, AND RETAIL SALES AREAS.

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. 2009-034:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Elevations shall depict approved colors and building materials.
 - b. Parking lot striping or restriping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - c. 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.

- d. 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 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).
 - e. 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.
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to submittal for building permits, the 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.
 3. Prior to issuance of building permits, all new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
 4. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
 5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and issuance of a Certificate of Occupancy until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.

- b. All existing signs which do not conform with (Planned Sign Program No. 1993-004 and/or Chapter 233 - Signs of the Huntington Beach Zoning & Subdivision Ordinance) shall be removed or modified to conform (See attached Planned Sign Program).
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
6. The use shall comply with the following:
- a. All entertainment activities shall not be audible beyond 50 ft. from the exterior walls of the business in any directions (**HBMC 5.44.015**).
 - b. All areas of the business that are accessible to patrons shall be illuminated to make it easily discernible the appearance and conduct of all persons in the business (**HBMC 5.44.015**).
 - c. Post the entertainment permit conspicuously on the business premises (**HBMC 5.44.015**).
 - d. All work shall be conducted wholly within the building except as otherwise approved.
 - e. 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. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
 - f. 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 Department. All conditions of the Entertainment Permit shall be observed.
 - g. Only the uses described in the narrative dated January 4, 2009, shall be permitted (See attached narrative dated received January 4, 2010).
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.
8. 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.
9. Conditional Use Permit No. 2009-034 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.