



## City of Huntington Beach Planning Department **STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Tess Nguyen, Associate Planner *TN*  
**DATE:** January 27, 2009

**SUBJECT: CONDITIONAL USE PERMIT NO. 08-049 (SHOREBREAK HOTEL AND ZIMZALA RESTAURANT)**

**LOCATION:** 500 Pacific Coast Highway, 92648 (The Strand – Downtown)

### **PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Conditional Use Permit No. 08-049 represents a request to allow the establishment, maintenance, and operation of an in-house restaurant and bar (Zimzala Restaurant) and other facilities within the Shorebreak Hotel for on-site sale and consumption of alcoholic beverages, outdoor dining, live entertainment and dancing. The sale and consumption of alcohol is proposed to occur within the interior of the hotel, restaurant, bar, as well as the outdoor dining area. The live entertainment is proposed within the restaurant and bar, lobby, banquet room, and courtyard. The dancing is proposed within the banquet room only. The staffing for the hotel will be as follows: approximately 140 employees for the hotel operation and related facilities, approximately 40 to 60 employees for the restaurant and bar, and up to 30 employees for banquet events (Attachment No. 4). Below is a summary of the proposed request with location and services:

LOCATION	SIZE(SF)	LIVE ENTERTAINMENT	DANCING	HOURS OF OPERATION
Lobby	2,533	A single musician (not amplified)	No	24 HOURS
Banquet Room	2,833	Live or deejay style music (amplified)	Yes	5:30 AM – 2:00 AM
Courtyard	3,982	Musical entertainment (not amplified)	No	5:30 AM – 2:00 AM
Pre-function Area	1,793	No	No	5:30 AM – 2:00 AM
Restaurant	5,378	A single musician or small band (not amplified)	No	5:30 AM – 2:00 AM
Restaurant Balcony	1,835	No	No	5:30 AM – 2:00 AM
Bar	995	A single musician or small band (not amplified)	No	11:30 AM – 2:00 AM
Bar Balcony	1,414	No	No	11:30 AM – 2:00 AM

The subject site is located within The Strand, a mixed use development consisting of commercial uses and a hotel completing construction. The Strand consists of a total of six buildings located on the east and west sides of Fifth Street between Pacific Coast Highway (PCH) and Walnut Avenue. The subject site is located within Building G at the northwest corner of PCH and Fifth Street. The restaurant and bar are located on the second floor along Fifth Street and Walnut Avenue.

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

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

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

The original conditions of approval for The Strand require that restaurant, alcohol sales, and outdoor dining uses are allowed with approval of a Conditional Use Permit by the Planning Commission. Approval of these types of uses was not included in the original conditions of approval because many of the specific uses were unknown and staff would need greater specificity to review compatibility and mitigate any issues (i.e. hours of operation, alcohol service, noise, etc.) to ensure a successful project.

Of the total 106,000 sq. ft. of commercial space approved for The Strand, 40,000 sq. ft. may be devoted to restaurant uses. In 2007, RA Sushi was approved with 5,313 sq. ft. of restaurant use. Johnny Rockets is proposing a 1,844 sq. ft. restaurant use at the northeast corner of PCH and Fifth Street. The Conditional Use Permit for Johnny Rockets is scheduled for public hearing before the Planning Commission on January 27, 2009. The proposed addition of the proposed Zimzala restaurant and bar within the Shorebreak Hotel (6,373 sq. ft.) combined with the existing restaurant use for RA Sushi (5,313 sq. ft.) and the proposed restaurant use for Johnny Rockets (1,844 sq. ft.) is below the maximum square footage allotted for restaurant space within The Strand. Therefore, adequate parking for the proposed restaurant will be provided within the subterranean parking lot.

### **APPLICATION PROCESS AND TIMELINES**

#### **DATE OF COMPLETE APPLICATION:**

December 18, 2008

#### **MANDATORY PROCESSING DATE(S):**

February 18, 2009

Conditional Use Permit No. 08-049 was filed on November 21, 2008 and deemed complete December 18, 2008. The application is scheduled for public hearing before the Planning Commission on February 10, 2009.

### **CEQA ANALYSIS/REVIEW**

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.

### **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The project is located in the Huntington Beach Redevelopment Project, Main-Pier Subarea. The Departments of Building & Safety, Fire, Economic Development, and Planning have reviewed the application and identified applicable code requirements (Attachment No. 3). The Police Department has expressed concerns with maintaining a restaurant atmosphere, consumption of alcoholic beverages in a public place, alcoholic beverage consumption by minors, loitering, maintaining widows free from alcoholic beverage advertisement, and potential for noise issues related to live entertainment (Attachment No. 3). As a result, the applicant has verbally expressed willingness to adhere to proposed conditions of approval that will address these issues.

### **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

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

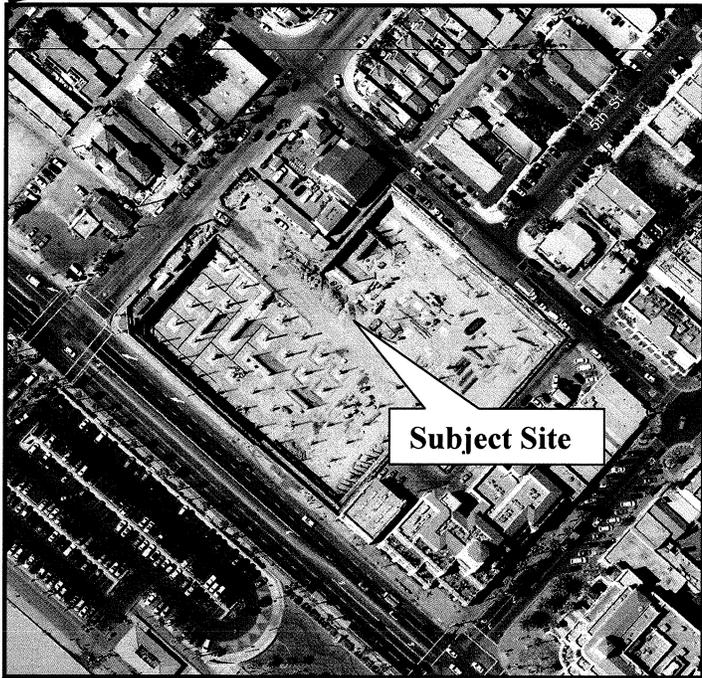
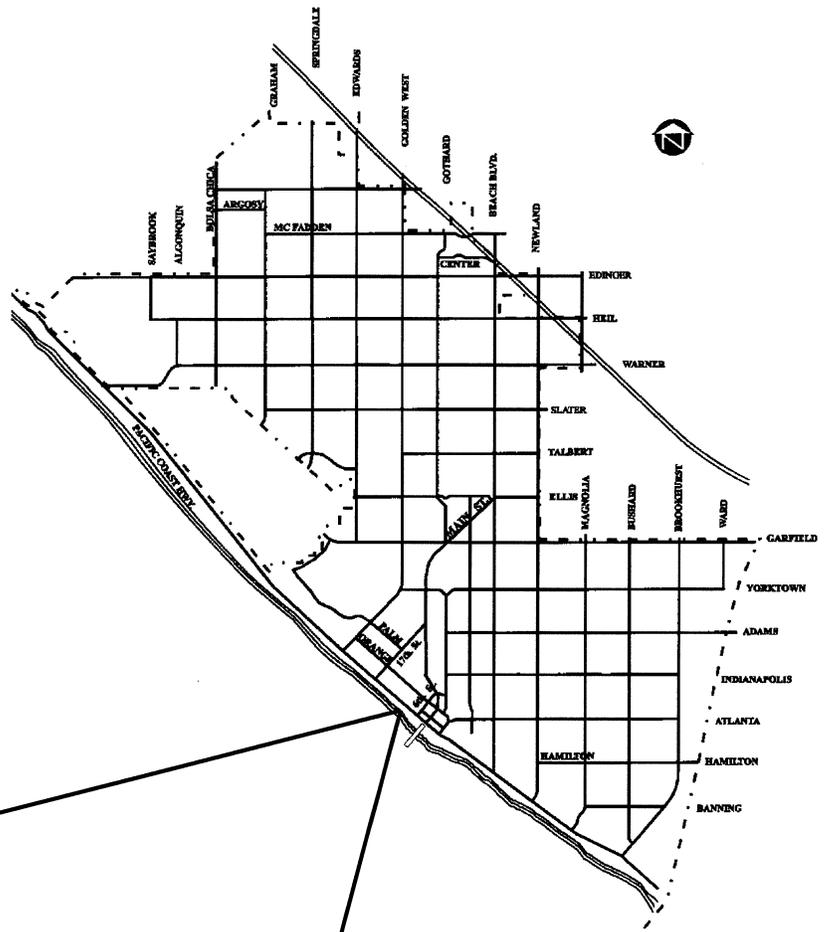
### **PLANNING ISSUES**

The primary issues with the proposed restaurant are related to land use compatibility – outdoor dining, live entertainment, and the sale of alcoholic beverages. In general, the proposed uses are consistent with scope and intent of the development in this area approved by the City and supported by the Downtown Specific Plan. However, the proposed restaurant and bar area is encroaching into the required public open space/terrace area on the second level that was approved as part of The Strand Development.

The Downtown Specific Plan requires projects to provide a minimum of 10 percent of the net site area in public open space. The total required open space for The Strand Development was 10,394 sq. ft. and 10,552 sq. ft. was provided. Of the 10,552 sq. ft. of open space provided, 3,183 sq. ft. was located on the second level terrace to ensure clear and dedicated access for the public to enjoy coastal views. The remaining 7,369 sq. ft. of public open space was provided on the ground (street) level. The approved design of the terrace allows the public to access the terrace without the need to enter the hotel and was not anticipated to be a part of the hotel or a restaurant. The second level public terrace is proposed to be 1,100 sq. ft. as part of this request.

**ATTACHMENTS:**

1. Vicinity Map
2. Site Plan received and dated November 21, 2008 and Floor Plan received and dated January 15, 2009
3. Code Requirements Letter dated January 15, 2009 (for informational purposes only)
4. Project Narrative received January 15, 2009



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 08-049**  
**(SHOREBREAK HOTEL AND ZIMZALA RESTAURANT)**  
**500 PACIFIC COAST HIGHWAY**

ATTACHMENT NO. 1.1

**KEY NOTES**

- PLANTER
- EXIST. BASKET PLANTED FILL
- STREET LIGHT POLE
- PARKING METER
- OUTDOOR ZONE

**SHEET NOTES**

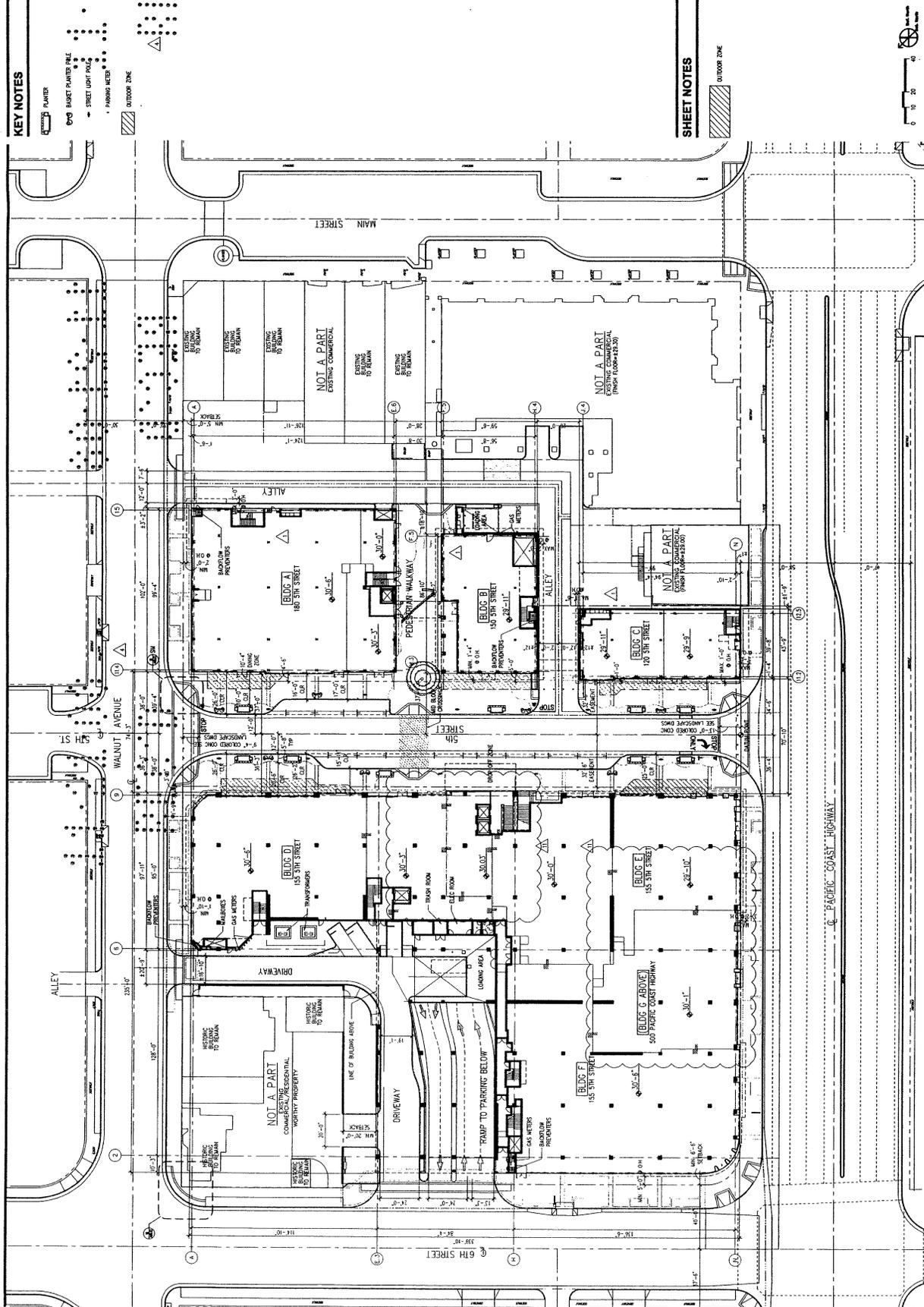
- OUTDOOR ZONE

NO.	DATE	DESCRIPTION
1	05/04/05	ISSUED FOR PERMITS
2	05/04/05	ISSUED FOR PERMITS
3	05/04/05	ISSUED FOR PERMITS
4	05/04/05	ISSUED FOR PERMITS
5	05/04/05	ISSUED FOR PERMITS
6	05/04/05	ISSUED FOR PERMITS
7	05/04/05	ISSUED FOR PERMITS
8	05/04/05	ISSUED FOR PERMITS
9	05/04/05	ISSUED FOR PERMITS
10	05/04/05	ISSUED FOR PERMITS
11	05/04/05	ISSUED FOR PERMITS
12	05/04/05	ISSUED FOR PERMITS
13	05/04/05	ISSUED FOR PERMITS
14	05/04/05	ISSUED FOR PERMITS
15	05/04/05	ISSUED FOR PERMITS
16	05/04/05	ISSUED FOR PERMITS
17	05/04/05	ISSUED FOR PERMITS
18	05/04/05	ISSUED FOR PERMITS
19	05/04/05	ISSUED FOR PERMITS
20	05/04/05	ISSUED FOR PERMITS

**PROJECT INFORMATION**

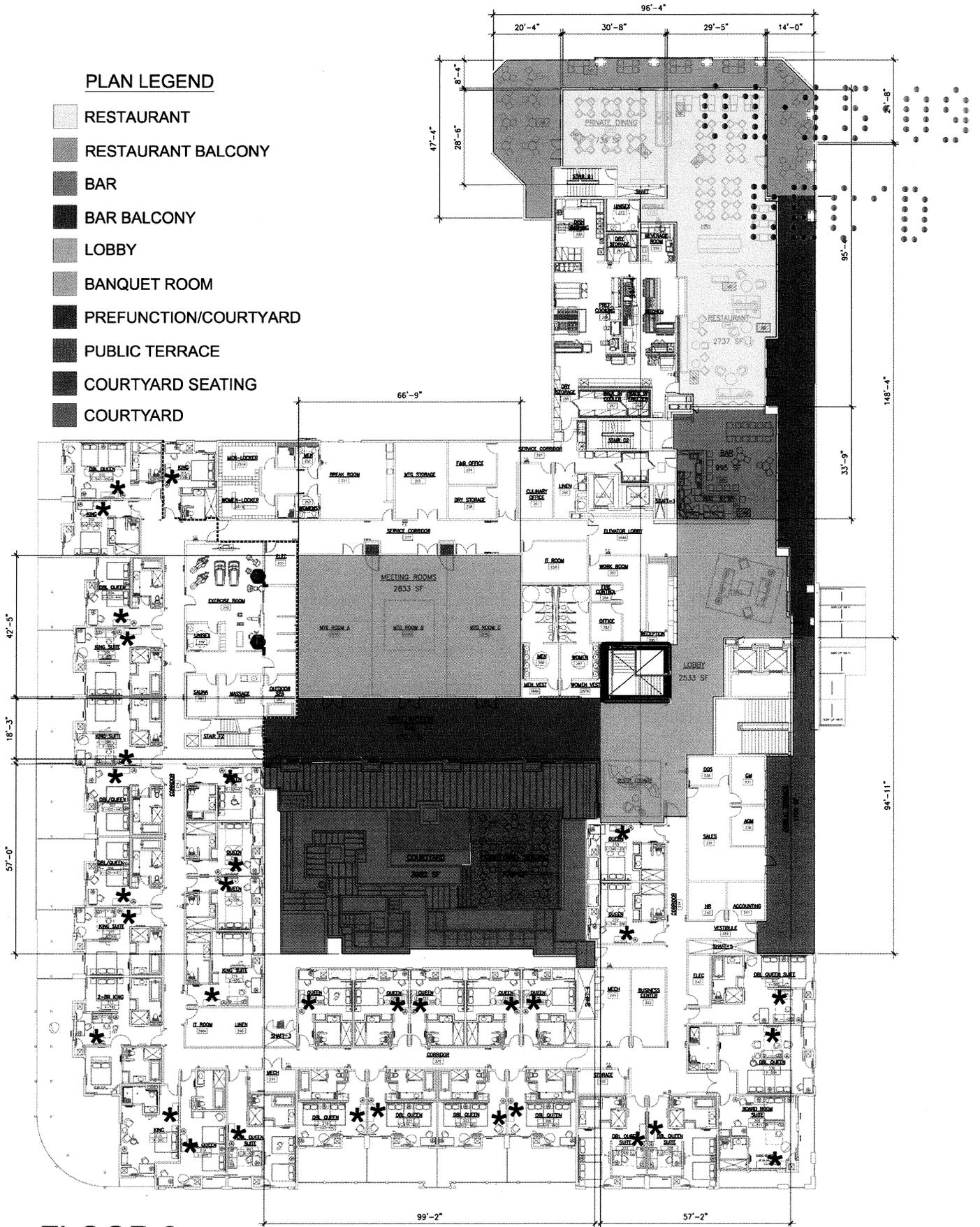
PROJECT NO. 05-00000000-0000-0000  
SHEET NO. 05-00000000-0000-0000  
DATE: 05/04/05  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**A00.61**



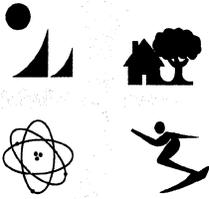
**PLAN LEGEND**

-  RESTAURANT
-  RESTAURANT BALCONY
-  BAR
-  BAR BALCONY
-  LOBBY
-  BANQUET ROOM
-  PREFUNCTION/COURTYARD
-  PUBLIC TERRACE
-  COURTYARD SEATING
-  COURTYARD



**FLOOR 2**

ATTACHMENT NO. 2.2



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

January 15, 2009

David Martin  
6922 Hollywood Boulevard #900  
Hollywood CA 90028

**SUBJECT:           CONDITIONAL USE PERMIT NO. 2008-049 (SHOREBREAK HOTEL AND  
ZIMZALA RESTAURANT)—500 PACIFIC COAST HIGHWAY  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Martin:

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

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

The attached 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 714-374-1744 ([tnguyen@surfcity-hb.org](mailto:tnguyen@surfcity-hb.org)) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN  
Associate Planner

Enclosures

cc:           Gerald Caraig, Building & Safety Department – 714-374-1575  
              Darin Maresh, Fire Department – 714-536-5531  
              Chuck Thomas, Police Department – 714-536-5910  
              Luis Gomez, Economic Development – 714-536-5544

Herb Fauland, Planning Manager  
Jason Kelly, Planning Department  
CIM/Huntington LLC, Property Owner  
Project File



## CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JANUARY 15, 2009  
**PROJECT NAME:** SHOREBREAK HOTEL AND ZIMZALA RESTAURANT  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 08-233  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 08-049  
**DATE OF PLANS:** NOVEMBER 21, 2008  
**PROJECT LOCATION:** 500 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH  
**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1744/ tnguyen@surfcity-hb.org  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF ALCOHOL SERVICE AND LIVE ENTERTAINMENT WITHIN SHOREBREAK HOTEL FOR A RESTAURANT (ZIMZALA) AND ADJACENT BALCONY, BANQUET ROOM FACILITIES (TO INCLUDE DANCING), COURTYARD, AND GUEST ROOM SERVICE/MINI BARS.

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

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1. The site plan and floor plan approved by the Planning Commission shall be the conceptually approved design except the level 2 terrace/balcony areas shall be revised to comply with the open space requirements for The Strand development.
2. The use shall comply with the following:
  - a. 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.
  - b. 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.

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 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
4. 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.
5. Conditional Use Permit No. 08-049 shall not become effective until the ten calendar day appeal period from the date of Planning Commission approval of the entitlements has elapsed.
6. Conditional Use Permit No. 08-049 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.
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 08-049 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
8. The use shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Zoning Administrator's action.
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



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

**DATE:** December 23, 2008  
**PROJECT NAME:** (SHOREBREAK HOTEL AND ZIMZALA RESTAURANT)  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 08-0233  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 08-049  
**DATE OF PLANS:** NOVEMBER 26, 2008  
**PROJECT LOCATION:** 500 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH  
**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER  
**PLAN REVIEWER:** ERIC HAGHANI, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 374-1589/ Ehaghani@surfcity-hb.org  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF ALCOHOL SERVICE AND LIVE ENTERTAINMENT WITHIN SHOREBREAK HOTEL FOR A RESTAURANT (ZIMZALA) AND ADJACENT BALCONY, BANQUET ROOM FACILITIES (TO INCLUDE DANCING), COURTYARD, AND GUEST ROOM SERVICE/MINI BARS.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

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**I. SPECIAL CONDITIONS:**

1. The seating arrangement on the conceptual floor plan at the balcony/terrace area does not meet exiting requirement of an exterior exit balcony. An egress plan for the entire restaurant prepared by a California licensed architect shall be required to be submitted for review and conceptually approved prior to submittal of any proposed tenant improvements.

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

1. The codes in effect are the: 2007 California Building Code ('07 CBC), 2007 California Plumbing Code ('07 CPC), 2007 California Mechanical Code ('07 CMC), 2007 California Electrical Code ('07 CEC) and 2007 California Energy Efficiency Standards as adopted by the City.

2. This Conditional Use Permit has been reviewed for establishment of alcohol services & live entertainment only. Tenant improvement plans for all life safety, exiting requirements, occupant load analysis, seating arrangements, and disabled access requirements shall be submitted for review.
3. The seating arrangements as shown on "Floor 2" plan as submitted is conceptual only and has not been reviewed for building code compliance.
4. The seating on the terrace/balcony is not shown in the permitted set and is not be part of this approval.
5. Any additional/revised seating arrangements shall be submitted for review.
6. An accurate occupant load analysis & exiting requirements shall be included with the any tenant improvement plans for the food establishment and shall be reviewed and approved.
7. All proposed tenant improvements and their resulting occupant loads shall conform to the current codes for egress and life safety provisions.
8. Exit plan that shows clear egress aisles and path of travel shall be submitted. Plans should clarify exit aisles, corridors and doors with clear widths that comply with required minimum exit widths per Section 1005. Verify and show on plans that the width is maintained throughout the remainder of the egress system to public way.
9. In addition to the posting of occupant loads, a diagram of approved aisles, seating and fixed equipment arrangement is required to be posted per Section 1004.3. Provide a detail of diagram to be posted for review with the tenant improvement plans.



## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** DECEMBER 1, 2008

**PROJECT NAME:** SHOREBREAK HOTEL AND ZIMZALA RESTAURANT

**ENTITLEMENTS:** PLANNING APPLICATION NO. 08-0233

**PROJECT LOCATION:** 500 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA

**PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**TELEPHONE/E-MAIL:** (714) 374-1744/ tnguyen@surfcity-hb.org

**PLAN REVIEWER-FIRE:** DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

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

**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF ALCOHOL SERVICE AND LIVE ENTERTAINMENT WITHIN SHOREBREAK HOTEL FOR A RESTAURANT (ZIMALA) AND ADJACENT BALCONY, BANQUET ROOM FACILITIES (TO INCLUDE DANCING), COURTYARD< AND GUEST ROOM SERVICE/MINI BAR.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 26, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

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

### **Fire Suppression Systems**

#### **Fire Alarms**

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

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

### **Fire Sprinklers**

**Modification, additions, or deletions to an existing automatic fire sprinkler system** or fire alarm system shall require that separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes. **(FD)**

**Awning Covered Areas.** Fire sprinkler coverage over awning covered areas of sprinklered commercial buildings needs to be extended to include the new awning covered areas. NFPA 13, 8.14.7.4. **(FD)**

### **Fire Protection Systems**

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

### **Building Construction**

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

**Decorative Materials** shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(FD)**

**Posting Of Room Occupancy** is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. **(FD)**

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

**Egress Illumination/Emergency Exit Lighting** with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

**Exit Ways and Aisles Plan** is required for this project. HBFC section 2501.14. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. **(FD)**

**Gates and Barriers** shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

**Furniture** sold in California must, at a minimum, comply with Technical Bulletins 116 and 117 (this has been state law since 1975). However, if the furniture is to be used in public buildings, it shall comply with Technical Bulletin 133. Public buildings are described as prisons, jails, hospitals, health care facilities, board and care homes, convalescent homes, child care facilities, stadiums, auditoriums, and public assembly areas of hotels and motels. A church sanctuary most closely resembles an auditorium and would have to comply with TB 133. **(FD)**

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

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

**OTHER:**

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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

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



## CITY OF HUNTINGTON BEACH

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** NOVEMBER 26, 2008

**PROJECT NAME:** (SHOREBREAK HOTEL AND ZIMZALA RESTAURANT)

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 08-0233

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 08-049

**DATE OF PLANS:** NOVEMBER 26, 2008

**PROJECT LOCATION:** 500 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH

**PROJECT PLANNER:** TESS NGUYEN, ASSOCIATE PLANNER

**PLAN REVIEWER:** LUIS GOMEZ/KELLEE FRITZAL

**TELEPHONE/E-MAIL:** (714) 536-5544;luis.gomez@surfcity-hb.org

**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF ALCOHOL SERVICE AND LIVE ENTERTAINMENT WITHIN SHOREBREAK HOTEL FOR A RESTAURANT (ZIMZALA) AND ADJACENT BALCONY, BANQUET ROOM FACILITIES (TO INCLUDE DANCING), COURTYARD, AND GUEST ROOM SERVICE/MINI BARS.

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The project is located in the Huntington Beach Merged Redevelopment Project Area known as the Main-Pier Redevelopment Project Area. The Main-Pier Redevelopment Project Area was formed with the intent of expanding the commercial base of the downtown area by attracting higher and better economic uses to enhance the City's financial resources.

The Agency is supportive of The Strand Project and is a partner in the development. As for the Zimzala Restaurant, the approval of the alcohol service and live entertainment is necessary for the overall success of the Zimzala Restaurant, the Shorebreak Hotel and The Strand development.

The intent of the alcohol license is to enhance the experience for the restaurant patrons and not to create a bar like atmosphere.



## HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** January 13, 2009  
**PROJECT NAME:** SHOREBREAK HOTEL AND ZIMZALA RESTAURANT  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2008-0233  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2008-049  
**DATE OF PLANS:** NOVEMBER 26, 2008  
**PROJECT LOCATION:** 500 PACIFIC COAST HIGHWAY (5<sup>th</sup> STREET & P.C.H.)  
**PLAN REVIEWER:** CAPTAIN CHUCK THOMAS  
**TELEPHONE/E-MAIL:** (714) 536-5910, cthomas@hbpd.org  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF ALCOHOL SERVICE AND LIVE ENTERTAINMENT WITHIN SHOREBREAK HOTEL FOR A RESTAURANT (ZIMZALA) AND ADJACENT BALCONY, BANQUET ROOM FACILITIES (TO INCLUDE DANCING), COURTYARD, AND GUEST ROOM SERVICE/MINI BARS.

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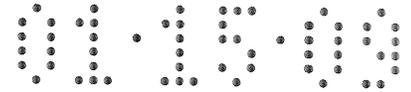
The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions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

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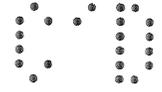
1. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time.
2. §9.44.010 of the Huntington Beach Municipal Code (HBMC) prohibits the consumption of alcoholic beverages in a public place. Therefore, all alcoholic beverages shall remain within the interior of the restaurant and bar, or within the confines of the fenced in patio dining area. Service of alcoholic beverages for consumption off-site will not be permitted.
3. The business will be located in a highly visible location along Pacific Coast Highway. To maintain a clean public image, no items shall be placed in any windows advertising the availability of alcoholic beverages, nor shall any displays or advertisements in the interior be directed to the exterior promoting the availability of alcoholic beverages.

4. Per §5.44.010(a) HBMC, "No person shall provide or permit any type of entertainment in a coffee shop, restaurant, nightclub, or place where food or other refreshments are served and which is open to the public unless such person shall first obtain a permit to do so from the Chief of Police."
5. To reduce the likelihood of noise disturbances, all entertainment shall remain inside the location.
6. All dancing shall be restricted to the dance floor located in meeting room "B", as depicted in the submitted floor plans.
7. Per §5.44.015(a) HBMC, the applicant shall "ensure entertainment provided is not audible beyond 50 feet from the exterior walls of the business in any direction."
8. Per §8.40.112(b) HBMC, the applicant shall not "make or allow to be made any noise which continues for more than a five minute period between the hours of 10PM and 7AM if such noise is audible for fifty feet or more from the source of the noise."
9. To ensure the safety of guests and employees, any person acting a security officer, as defined by §7574.1 B&P, shall be clearly identifiable as security.
10. In accordance with §7574.2 B&P, any person who meets the definition of a security officer, shall register with the Department of Consumer Affairs and possess a valid State of California Guard Card while operating as a security officer.

**Shorebreak Hotel featuring ZIMZALA  
THE STRAND  
155 5<sup>TH</sup> ST., HUNTINGTON BEACH**



The Shorebreak Hotel is located in the City's newest downtown development, The Strand at the corner of Walnut Ave. and 5<sup>th</sup> Street. The hotel lobby and facilities are located on the second level, with street front retail on the first floor.



The hotel has 157 guest rooms and suites and features several amenities for its guests as well as the neighboring community, including the following:

- A full service restaurant and bar/lounge with patio dining
- A private dining area within the restaurant for small dinner parties
- Large banquet room with adjoining pre-function and Courtyard area
- Open terrace with seating
- Room service and in room mini bars

The following is a summary of the Hotel amenities.

**ZIMZALA - Restaurant/Bar**

Zimzala is located in building D of the Strand at the east end of the Shorebreak Hotel. The north side of the restaurant fronts existing historic buildings, and to the south and east the restaurant is surrounded by mixed commercial/residential development.

A unique experience awaits Huntington Beach locals and visitors alike! Destined to become Huntington Beach's premier dining destination, ZIMZALA is the "antithesis" of the ubiquitous chain restaurants that dominate the Orange County dining scene.

The rustic Mediterranean cuisine with its unique flavors will satisfy the palate while the cool, comfortable décor pleases the eye. Sharing is encouraged with the evening menu. Colorful shared platters of ZIMZALA's unique specialties will add excitement and adventure to the dining experience.

A variety of different seating areas exist within ZIMZALA. Near the entrance, there is an intimate bar area with high tables for enjoying cocktails and light fare. An adjacent "living room" lounge features a comfortable plush seating area to create a casual drinking and eating atmosphere. An east facing balcony patio offers another venue for food and drink.

The 2,737 sq. ft. main dining room features an open kitchen, with loose and fixed seating and a small private dining room with a fireplace. The balcony patio wraps around the restaurant where tables provide a great outdoor dining experience with a view of downtown and the beach.

Live entertainment may be offered in the restaurant and/or bar area consisting of a single musician or small band (no amplified music). Dancing will not be allowed. Live entertainment will not be provided on the patio of either the restaurant or bar areas.

A Morning Express Coffee Bar will be featured in the bar area on a daily basis, offering barista style coffee service and light fare. ZIMZALA will feature a full breakfast menu.

Sales from food is expected to be a minimum of 60% of total sales and sales from alcoholic beverages will not exceed 40%.

### **Shorebreak Lobby**

Guests are welcome to lounge in the lobby area and enjoy a beverage from the adjacent ZIMZALA bar and lounge. Special events may be sponsored by the hotel which will include live entertainment (single musician, no amplified music). These events will be part of the manager's welcome and are intended for guests of the hotel.

### **Hotel Conference/Banquet Room Facilities**

The 2,833 sq. ft. conference room/banquet room space provides an ideal location for a variety of events ranging from business meetings and conferences to weddings or other celebrations. The space can be used as a single large banquet/conference room or sub-divided into two or three separate function areas.

Conference services include a variety of meeting room configurations. Dining options include service in the meeting room area or in the designated courtyard dining area.

Special events can also be tailored to meet the needs of the customer. The entire banquet room will provide full service dining, alcohol service, live or deejay style entertainment (including amplified music) and dance floor space. The adjacent prefunction and courtyard areas can also be used as ancillary venues for hors d'oeuvre/cocktail service and live entertainment (not amplified).

Smaller, more intimate functions can use one or two of the banquet rooms for dining and alcohol service. Live entertainment may be provided.

The restaurant kitchen will provide catering for all events.

## **Courtyard**

The 4,760 sq. ft. courtyard is available as a separate entertainment venue or can be used in conjunction with the banquet/conference rooms.

Food and alcohol service will be available. Dining is limited to the designated dining/seating area in conjunction with special events.

Musical entertainment (not amplified) will be a feature here as well. No dancing will take place in the Courtyard.

## **Public Terrace**

The public terrace provides 1,100 sq. ft. of public open space along the south elevation of the hotel. The Public Terrace begins at the terrace adjacent to the lobby and extends west of the main staircase. This area is available for hotel and restaurant guests as well as the general public to sit and relax.

## **Room Service**

Room service will be available to all Hotel guests. The restaurant kitchen will provide all room service meals. The room service menu includes alcoholic beverages.

## **Mini Bars**

All rooms will include a mini bar. Spirits, beer and wine will be dispensed as well as limited snack items. All products will be stocked daily. Payment will be made at the time of hotel check-out.

## **Parking**

Conditional Use Permit No. 90-45 allows construction of a 152 room hotel consisting of approximately 120,170 square feet and 106,075 square feet of commercial space, including a total of 40,000 square feet of restaurant space.

The CUP stipulates that 405 parking stalls be provided within the two level subterranean public parking structure.

This application conforms to the allowable hotel square footage (120,170 square feet allowed, 116,661 provided). A total of 157 rooms will be provided.

The total dining area within the hotel totals 10,592 square feet. The remaining 29,408 square feet will be available as leasable area within The Strand (currently two restaurant tenants have applied for permits – RA Sushi and Johnny Rockets).

**Operations**

*Employees:*

Hotel and related facilities: approximately 140.

ZIMZALA restaurant/bar: 40-60 employees

Banquet Staffing: 1 to 30 staff per event

*Alcohol Training:*

All hotel and restaurant staff regularly participate in an alcohol training program.

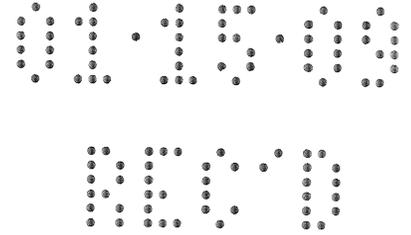
The Huntington Beach Police Department is welcome to participate in or review the employee training program.

*Alcohol Service/Live Entertainment:*

A detailed table (Table of Services) is attached. Each area of the hotel is identified by use with its associated services, hours of operation, square footage and seating capacity.

*Trash removal:*

Trash is removed through the service elevators near the kitchen and taken out the rear service doors of the building, directly to the trash room.



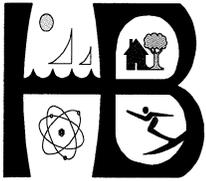
## Table of Services

	Dining Service	Alcohol Service	Live Entertainment	Dancing	Hours of Operation	Dining Sq. Ft.	Non Dining Sq. Ft.	Seats
Restaurant	Y	Y	Y	N	5:30AM-2AM	2,737		95
Restaurant Balcony	Y	Y	N	N	5:30AM-2AM	1,835		64
Restaurant & Hotel Kitchen	N	N	N	N	24 HRS		2,641	0
Bar	Y	Y	Y	N	11:30AM- 2AM	995		27
Bar Balcony	Y	Y	N	N	11:30AM- 2AM	1,414		50
Morning Express Coffee Bar	Y	Y	N	N	5:30AM-11:30AM	Same as Bar/ Bar Balcony		
Lobby	N	N	N	N	24 HRS		2,533	16
Lobby Events (1)	Y (2)	Y	Y	N	7AM- 2AM			
Banquet Room	Y	Y	Y	Y	5:30AM-2AM	2,833		
Courtyard	Y(2)	Y	N	N	7Am-11PM		3,982	
Courtyard Events (3)	Y	Y	Y	N	5:30AM-2AM	778		36
Pre-function Area	Y(2)	Y	N	N	5:30AM-2AM		1,793	
Room Service	Y	Y	N	N	24 HRS Food 6am – 2am Alcohol			
Public Terrace	N	N	N	N	5:30AM-2AM		1,100	52
<b>Total Dining Sq. Ft.</b>						<b>10,592</b>		

(1) Lobby events include hotel sponsored functions which are open to hotel guests only.

(2) Hors d'oeuvre/ tray service only

(3) Courtyard events will be used in conjunction with Banquet Room functions or meetings.



# HUNTINGTON BEACH POLICE DEPT ENTERTAINMENT PERMIT APPLICATION

All questions must be answered before application for permit is processed

BUSINESS NAME: Zimzala Restaurant at Shorebreak Hotel PHONE: 714-960-5050

BUSINESS ADDRESS: 500 Pacific Coast Highway, Huntington Beach, Ca 92648

MAILING ADDRESS: 500 Pacific Coast Highway CITY Huntington Beach ST CA ZIP 92648

TYPE OF BUSINESS: Restaurant and Hotel

ADDRESS WHERE **ENTERTAINMENT** WILL TAKE PLACE: 500 Pacific Coast Highway, H.B., Ca 92648

**NAME OF OWNER(S) (include all partners / persons who hold a controlling interest)**

LAST CIM / Huntington LLC FIRST \_\_\_\_\_ MIDDLE INITIAL \_\_\_\_\_

HOME ADDRESS 6922 Hollywood Blvd #900 CITY Hollywood STATE CA ZIP 90028

SS# \_\_\_\_\_ CA DRIVER LIC# \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_

SEX \_\_\_\_\_ RACE \_\_\_\_\_ HT \_\_\_\_\_ WT \_\_\_\_\_ HAIR \_\_\_\_\_ EYES \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

FELONY CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

MISDEMEANOR CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

LAST \_\_\_\_\_ FIRST \_\_\_\_\_ MIDDLE INITIAL \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

SS# \_\_\_\_\_ CA DRIVER LIC# \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_

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FELONY CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

MISDEMEANOR CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

**NAMES OF PERSONS HAVING MANAGEMENT / SUPERVISION OF THE ABOVE LISTED BUSINESS:**

LAST: De Stefano FIRST: Fred DATE OF BIRTH: 07/17/52

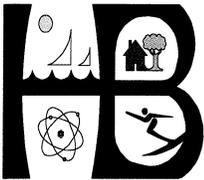
FELONY CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

MISDEMEANOR CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

LAST: Crume FIRST: Sean DATE OF BIRTH: 01/05/71

FELONY CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_

MISDEMEANOR CONVICTIONS?  NO  YES OFFENSE \_\_\_\_\_ CITY \_\_\_\_\_



# HUNTINGTON BEACH POLICE DEPT

## ENTERTAINMENT PERMIT APPLICATION

All questions must be answered before application for permit is processed.

DETAILED DESCRIPTION OF TYPE OF ENTERTAINMENT, NUMBER OR PERSONS ENGAGED IN THE ENTERTAINMENT, PURPOSE OF ENTERTAINMENT, ETC: Single Musician (no amplified music) in lobby, single musician or small band (no amplified music) in restaurant and bar; full service dining, alcohol service, live or deejay style entertainment (includes amplified music) and dance floor space in Banquet room facilities

### DAYS AND HOURS OF ENTERTAINMENT:

Monday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Tuesday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Wednesday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Thursday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Friday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Saturday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM
Sunday	Hours: <u>5:30</u> <b>AM</b> / PM	to <u>2:30</u> <b>AM</b> / PM

**DANCING?**  YES  NO **ADMISSION FEE?**  YES  NO **SECURITY GUARDS?**  YES  NO  
 Hours: 5:30 **AM** / PM to 2:30 **AM** / PM Total Number of Guards: \_\_\_\_\_ Armed?  YES  NO  
 NAME OF SECURITY COMPANY AND HB CITY BUSINESS LICENSE NUMBER: Part of Hotel Staff

### THE FOLLOWING MUST BE ATTACHED TO PROCESS YOUR APPLICATION:

- A current site plan describing the building and / unit proposed for the entertainment established and a fully dimensioned interior floor plan. (See page 3 of this application)
- A copy of the first page of building / property lease. (Complete contract copy may be required.)
- A copy of the current ABC license & any restrictions or conditions that are imposed by ABC on that license.

(Please check one of the following)

- CUP # \_\_\_\_\_ (attach copy of your CUP's "Notice of Action" to application)
- Requesting initial approval of Entertainment Permit.
- Never applied for Conditional Use Permit.

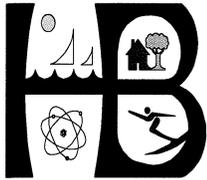
- The City of Huntington Beach requires a conceptually approved permit prior to applying for a conditional use permit requesting entertainment.

Under the penalty of perjury, I certify that I understand that any false, misleading or fraudulent statement, whether knowingly or negligently made, in connection with application or in any document required by the Chief of Police will result in denial or revocation of permit. Permit is not transferable to another person. Permit must be posted on the premises. Permit must be renewed annually on indicated expiration date. (Huntington Beach Municipal Code Chapter 5.44)

Signature \_\_\_\_\_ Date \_\_\_\_\_

**ANNUAL FEE: \$222.25**

Receipt # \_\_\_\_\_ Date \_\_\_\_\_ Processed by \_\_\_\_\_ Paid by:  Check # \_\_\_\_\_  Cash  
 Approved by PD  Conceptually Approved Permit Issued  Reviewed by Planning Division



# HUNTINGTON BEACH POLICE DEPT ENTERTAINMENT PERMIT APPLICATION

Please use this page or attach a site plan describing the building and / unit proposed for the entertainment established and a fully dimensioned interior floor plan. (If you use this form, drawing does not necessarily need to be to scale.)

Building with dimensions noted. ATTACHED

Street address of site with number of parking spaces, sizes of those spaces, exits and entrances, nearest major cross streets, etc.