



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Andrew Gonzales, Associate Planner ~~KZ~~
DATE: April 24, 2012

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 12-03 (ENDLESS FOOD AND FUN ENTERTAINMENT)

APPLICANT: Andrew Pereira, Endless Food and Fun, 7227 Edinger Avenue, Huntington Beach, CA 92647

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)

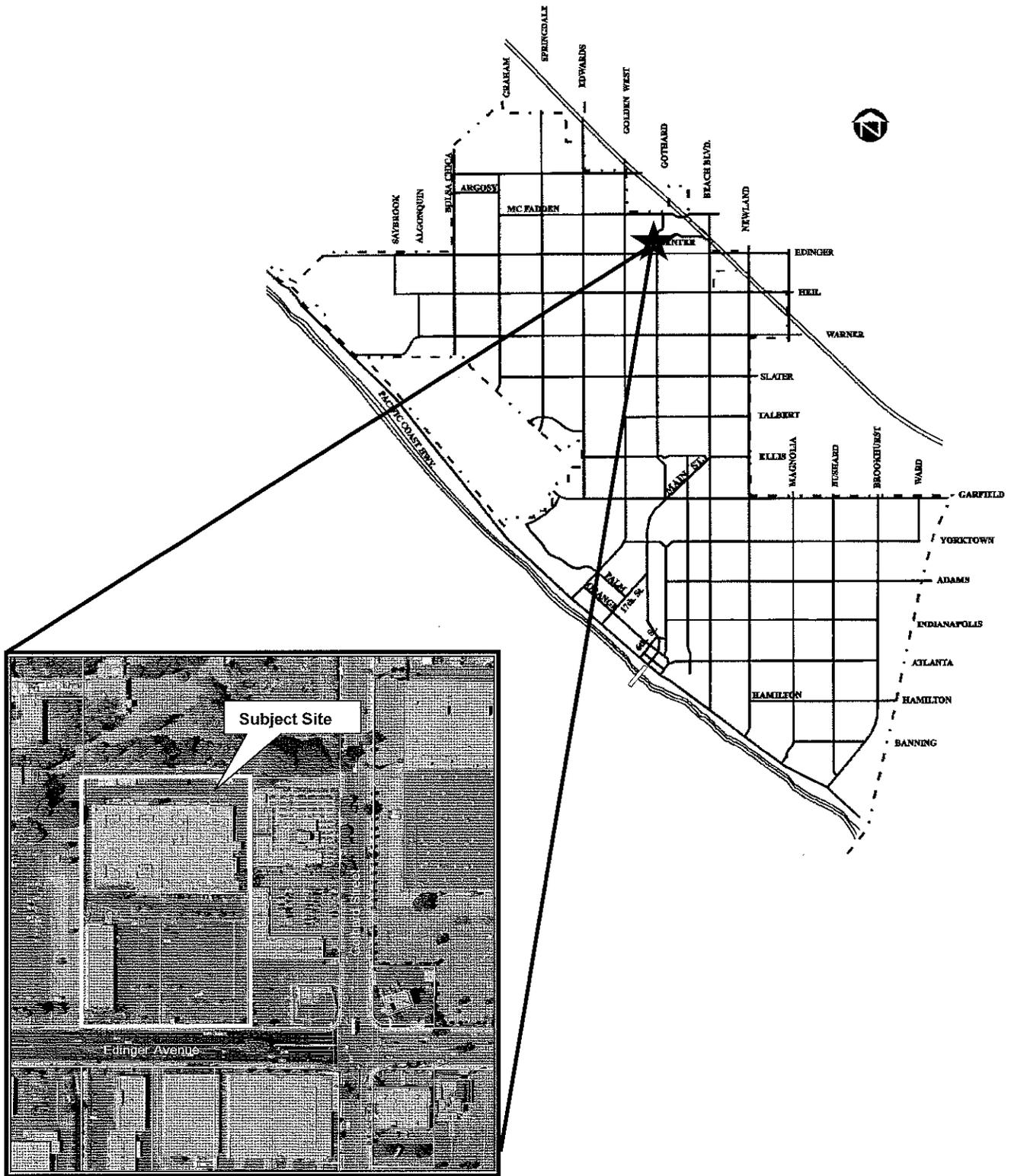
STATEMENT OF ISSUE:

- ◆ Entitlement Plan Amendment No. 12-03 requests:
 - Amendment to Conditional Use Permit No. 09-034 to permit modifications to the operational conditions of an existing 46,000 sq. ft. commercial recreation and entertainment facility. The request intends to modify Conditions of Approval Nos. 2(b) which restricts the daily hours of operation and 2(e) which limits the types of entertainment conducted within the facility.
 - Allow the daily closing hours of the facility to extend an additional hour from 11:00 AM to 11:00 PM – Monday through Thursday; 11:00 AM to 1:00 AM – Friday; 7:00 AM to 1:00 AM – Saturday; and 7:00 AM to 11:00 PM – Sunday.
 - Allow the facility to incorporate additional entertainment based activities that include comedy acts, karaoke, disc jockeys (DJ), live bands, dancing, computer gaming, talent contests, and arcade game tournaments.
 - Allow the facility to host after hour special engagements such as school affiliated events as high school graduation nights and church events as “lock in” parties, intended to be closed to the general public.
 - Allow the existing facility to maintain onsite parking at a ratio of 1 space per 300 sq. ft. of gross floor area.

- ◆ Staff's Recommendation:

Approve Entitlement Plan Amendment No. 12-03 with modifications based upon the following:

 - The proposed use is in compliance with the General Plan designation of M-sp-d (Mixed Use-Specific Plan Overlay-Design Overlay).
 - The project compliance with all minimum development standards including parking.
 - The associated modifications to the operating hours and incorporation of additional types of live entertainment and events 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.



VICINITY MAP
ENTITLEMENT PLAN AMENDMENT NO. 12-03
(ENDLESS FOOD AND FUN ENTERTAINMENT – 7227 EDINGER AVENUE)

◆ Staff's Suggested Modifications:

Entitlement Plan Amendment No. 12-03

- Restrict all live entertainment to the dining areas of the existing commercial recreational and entertainment facility.
- Prohibit alcohol service, sales, and consumption during any after hour special engagements.
- Prohibit dancing and live bands.

RECOMMENDATION:

Motion to:

- A. "Approve Entitlement Plan Amendment No. 12-03 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 Entitlement Plan Amendment No. 12-03 with findings for denial."
B. "Continue Entitlement Plan Amendment No. 12-03 and direct staff accordingly."

PROJECT PROPOSAL:

Entitlement Plan Amendment No. 09-034 represents a request for the following:

- A. To amend Conditional Use Permit No. 09-034 to permit modifications to the operational conditions of an existing 46,000 sq. ft. commercial recreation and entertainment facility. The request intends to modify Conditions of Approval Nos. 2(b) which restricts the daily hours of operation and 2(e) which restricts the types of entertainment pursuant to Section 241.18, Changed Plans: New Application, of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
- B. To permit the daily closing hours of the facility to extend an additional hour from 11:00 AM to 11:00 PM – Monday through Thursday; 11:00 AM to 1:00 AM – Friday; 7:00 AM to 1:00 AM – Saturday; and 7:00 AM to 11:00 PM – Sunday.
- C. To permit the facility to incorporate additional entertainment based activities that include comedy acts, karaoke, disc jockeys (DJ), live bands, dancing, computer gaming, talent contests, arcade game tournaments, and after hour special engagements pursuant to Section 2.2.1, Use Types, Eating and Drinking Establishments with Live Entertainment, within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan (SP14).
- D. To permit the facility to maintain onsite parking at a ratio of 1 space per 300 sq. ft. of gross floor area with the inclusion of new entertainment uses, pursuant to Section 241.18, Changed Plans: New Application, of the HBZSO.

The applicant is requesting to modify two conditions of approval in order to improve stagnant sales which have been in decline since the initial opening of the facility. The applicant claims that poor patronage is

partially attributed to the operational restrictions imposed by the existing conditions of approval. Specifically with the condition that has limited the facility's ability to adapt to an evolving market resulting from the current economic downturn. Later operating hours and expanding the range of entertainment type of uses are noted as solutions. With these modifications the applicant believes the facility will be better equipped to meet the current market demands and better cater to customers. The existing business hours are proposed to be extended as follows:

Day(s)	Current Approved Hours	Proposed Hours
Monday - Thursday	11:00 A.M. to 10:00 P.M.	11:00 A.M. to 11:00 P.M.
Friday	11:00 A.M. to 12:00 A.M.	11:00 A.M. to 1:00 A.M.
Saturday	7:00 A.M. to 12:00 A.M.	7:00 A.M. to 1:00 A.M.
Sunday	7:00 A.M. to 10:00 P.M.	7:00 A.M. to 11:00 P.M.

In addition, the applicant is requested to expand the type of entertainment uses beyond those approved and provided by the gaming center and laser tag. The proposal is to include entertainment activities as comedy acts, karaoke, disc jockeys (DJ), live bands, dancing, computer gaming, talent contests, arcade game tournaments, and after hour special engagements. The proposed entertainment uses are to occur within the existing dining areas of the establishment and gaming center.

The proposed comedy club will be located within the restaurant area of the establishment. The comedy club will operate nightly Thursday through Saturday and during the afternoon on Sunday. Karaoke will be limited to a designated room within the facility and will operate on a continual basis throughout the week. The DJ, live bands, and dancing are proposed for special engagements only and will not be made available to the general public. These events would cater to such events as birthdays, anniversaries, retirements, wedding receptions, or non-profit fundraisers. The existing layout of each dining room will remain the same by maintaining the existing tables and seating already provided within each dining area. The events may run concurrently with regular business operations. The talent contests and arcade game tournaments will take place within the gaming center and will utilize existing game systems already provided by the facility.

The after hour special engagements will occur outside of the facility's approved business hours with varying hours depending on the event type and day of the week. These special engagements will provide the facility with the ability to host school sanctioned events such as high school graduation nights ("grad nights") or church affiliated parties ("lock-ins") with the purpose of allowing invited patrons full access to the amenities of the facility. These special events will not be made available to the general public and will only be accessible to invited guests. Participants will arrive at a designated time and will remain within the facility until the event is completed. These events will be supervised by chaperones, remain alcohol free, and be further regulated by the Police Department through the facility's Entertainment Permit.

On February 23, 2010, the Planning Commission reviewed and approved Conditional Use Permit No. 09-034 for the establishment of a 46,000 sq. ft. commercial recreation and entertainment facility. The interior of the facility was approved for 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 (See Attachment No 3). Parking for the facility was approved at a ratio of 1 space per 300 sq. ft. of gross floor area for a total parking requirement of 155 spaces. The parking ratio was determined based on a parking study provided by Q3 Engineering Incorporated (See Attachment No. 5). The business operates in a similar fashion to more recognizable establishments as Chuck E Cheese's

or John's Incredible Pizza by catering to children, teenagers, young couples and families.

Onsite alcohol sales, service, and consumption was approved as a part of the CUP which was limited to three designated areas of the business (i.e., restaurant and two buffet dining rooms). Subsequently, the applicant submitted an amendment (Entitlement Plan Amendment No. 10-005) that approved a modification to Condition of Approval No. 2(g) to expand alcohol service and consumption to the restaurant and all buffet dining and party room areas of the facility (See Attachment No. 9).

Other Departments Concerns and Requirements:

The Departments of Planning and Building, 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 (See Attachment No. 6). The Police Department suggested conditions to mitigate potential impacts with the modifications to the facility. The comments and suggested conditions of approval from the Police Department are provided as Attachment No. 7 and have been forwarded to the applicant.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on April 12, 2012, 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 Division's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of April 17, 2012, no communication supporting or opposing the request has been received.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
March 21, 2012	May 20, 2012

Entitlement Plan Amendment No. 12-03 was filed on February 21, 2012, and deemed complete on March 21, 2012. The application is scheduled for public hearing before the Planning Commission on April 24, 2012.

ANALYSIS:

Modification to Condition No. 2(b) and 2(e)

The proposed modifications to the existing entertainment facility will allow greater flexibility in business operations to better address the market demands and needs of local and regional clientele. A first step to addressing these needs is by modifying the existing daily operating hours to provide the ability to host special events. The extended hours of operation are not anticipated to impact surrounding businesses as the new times of closure will take place during periods at which surrounding businesses are closed. The operating hours are similar to other existing entertainment nodes located within the City. The Police Department has reviewed the requested hours of operation without any significant concerns noted.

The second part of the request entails providing additional entertainment based activities to the entertainment facility which include comedy acts, karaoke, disc jockeys (DJ), live bands, dancing, computer gaming, talent contests, arcade game tournaments, and after hours special engagements. The aforementioned activities are considered live entertainment pursuant to SP14. As with the proposed expanded hours, the additional entertainment activities are aimed to cater to the market demands of customers. Due to the original conditions imposed by Conditional Use Permit No. 09-034, the facility has experienced difficulty increasing patronage due to the facility's inability to cater to the requests of customers. Condition No. 2(e) restricts entertainment to the game center and laser tag. The proposed entertainment will be located within the existing dining areas of the facility. This includes the areas noted on the floor plan as the restaurant, dining areas, and party rooms only. No alterations to the current layout of the dining areas are proposed (i.e., removal of tables and chairs). The existing occupancy of each dining area will remain unchanged. Furthermore, the inclusion of DJs, live bands, and dancing are only intended in association with special events as birthdays, wedding, and anniversaries, which are not available to the general public. However, the Police Department has indicated that live bands and dancing may pose potential public safety issues due to the applicant's inability to clearly define the size and locations of these activities and where they will take place within the facility. Due to this ambiguity the proposed activities may have the potential to have significant safety impacts. All special events will be regulated on a case-by-case basis through the facility's existing Entertainment Permit, which will require review and approval by the City's Police Department.

After Hour Special Engagements

The after hour special engagements are intended to host special events such as high school graduation nights or church events such as "lock-in" parties. These activities will occur outside of the facility's approved business hours and will remain closed to the general public. The Police Department issued Entertainment Permit will fully regulate all operations of the after hour engagements. These engagements will require a 10-day written notice to the Police Department providing a full detail of the event, date and hours of the event, and a floor plan specifying the location within the facility the event is said to occur. Per the Conceptual Entertainment Permit (See Attachment No. 10), these events will be monitored by use of chaperones that are required to be present during the entirety of the special event. In addition, no patrons will be allowed to enter the facility after the start of the special engagement. The Police Department is recommending prohibiting the service of alcohol during after hour special engagements and prohibiting dancing and live entertainment. With incorporation of the recommended conditions of approval the project is not anticipated to have any significant impacts.

Parking Study Consistency

The proposed project was approved at a ratio of 1 parking space per 300 sq. ft. based upon a parking study provided by Q3 Engineering Incorporated dated received January 4, 2010. With the proposed incorporation of additional entertainment uses, Planning staff required that the previous parking study be reevaluated and provided with a determination as to the appropriate parking ratio for the facility. The applicant provided an addendum to the previous parking analysis that was prepared by J. Arayata Consulting Engineers and submitted on April 4, 2012. The analysis confirms that based upon the previous study and proposed entertainment uses, the existing parking ratio of 1 space per 300 sq. ft. remains valid. Therefore, Planning staff recommends that the parking ratio remain the same with incorporation of the proposed entertainment uses.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – EPA No. 12-03
2. Project Narrative received and dated February 21, 2012
3. Site plan, floor plan, and elevations received and dated January 5, 2010
4. Parking Study Addendum prepared by J. Arayata Consulting Engineers dated received April 4, 2012
5. Parking Study prepared by Q3 Engineering Incorporated dated received January 4, 2010
6. Code Requirements Letter dated April 9, 2012 (for informational purposes only)
7. Police Department's comments and suggested conditions of approval dated March 27, 2012
8. Planning Commission Notice of Action dated February 24, 2010 – Conditional Use Permit No. 09-034
9. Director of Planning and Building Notice of Action dated September 21, 2010 – Entitlement Plan Amendment No. 10-005
10. Conceptual Entertainment Permit dated received April 17, 2012 – Endless Food and Fun (7227 Edinger Avenue)
11. Planning Commission Staff Report dated February 23, 2010 – Conditional Use Permit No. 09-034

SH:HF:AG:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

ENTITLEMENT PLAN AMENDMENT NO. 12-03

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 – ENTITLEMENT PLAN AMENDMENT NO. 12-03:

1. Entitlement Plan Amendment No. 12-03 to permit modifications to the operational conditions of an existing 46,000 sq. ft. commercial recreation and entertainment facility to include modifications to Conditions of Approval Nos. 2(b) which restricts the daily hours of operation and 2(c) which limits the types of entertainment conducted within the facility 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 modifications will be within an existing unit of a multi-tenant commercial shopping center in an area comprised of similar commercial uses. The modifications will not result in additional building floor, changes to onsite vehicular circulation or 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. The expanded entertainment activities 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 entitlement plan amendment will be compatible with surrounding uses because the modifications to the existing commercial recreation and entertainment use will only modify existing business hours and expand entertainment uses which will be only 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.
3. The proposed entitlement plan amendment will comply with the provisions of the base district and other applicable provisions in SP14 (Beach and Edinger Corridors Specific Plan-Town Center Boulevard Segment), 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. Live entertainment uses are permitted within the 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 M-sp-d (Mixed Use-Specific Plan Overlay-Design Overlay) 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 modify operations of a commercial recreation and entertainment facility to 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 additional entertainment uses that will encourage tourism to the site and the surrounding area. The project will facilitate employment opportunities. To mitigate potential impacts associated with the project, further regulations have been imposed to ensure that the additional live entertainment and expanded hours of operation will not impact the subject site and surrounding area.

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 – ENTITLEMENT PLAN AMENDMENT NO. 12-03:

1. The site plan, floor plans, and elevations received and dated January 5, 2010, shall be the conceptually approved design.
2. The uses noted in the project narrative dated received February 21, 2012, shall comply with the following:
 - a. The hours of operation shall be limited between the following hours:

- i. Monday – Thursday: 11:00 AM and 11:00 PM
- ii. Friday: 11:00 AM and 1:00 AM
- iii. Saturday: 7:00 AM and 1:00 AM
- iv. Sunday: 7:00 AM and 11:00 AM

These operating hours shall not apply to special after hour engagements which require the review and final approval from both the Police Department and Planning Division.

- b. Prior to commencing with live entertainment activities, an Entertainment Permit must be obtained from the Police Department. All conditions contained in the Entertainment Permit shall be adhered to. **(PD)**
 - c. All live entertainment activities shall be limited to the restaurant, buffet dining rooms, and party rooms, and game center areas of the facility. The existing occupancy of each room shall be maintained and remain as an area for the purposes of dining.
 - d. Signs shall be clearly and conspicuously posted identifying the areas of the facility where alcohol is prohibited. **(PD)**
 - e. Service of alcoholic beverages for consumption off-site will not be permitted. **(PD)**
 - f. All areas where the sales, service, and consumption of alcoholic beverages are permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
 - g. There shall be no alcohol service anywhere in the business during any special event, private event, or other activity that is scheduled to occur after hours (overnight). This includes but is not limited to “grad nights” and “lock ins”. All alcohol service will cease prior to the beginning of the after hour event regardless of what time the event starts. **(PD)**
 - h. Dancing and live bands is strictly prohibited. **(PD)**
3. All conditions of approval required under Conditional Use Permit No. 09-034 shall remain valid, with exception of Condition No. 2(b) and 2(e), as modified herein including all conditions of approval required under Entitlement Plan Amendment 10-005.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

ENTITLEMENT PLAN AMENDMENT NO. 12-03

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 – ENTITLEMENT PLAN AMENDMENT NO. 12-03:

1. Entitlement Plan Amendment No. 12-03 to permit modifications to the operational conditions of an existing 46,000 sq. ft. commercial recreation and entertainment facility to include modifications to Conditions of Approval Nos. 2(b) which restricts the daily hours of operation and 2(c) which limits the types of entertainment conducted within the facility 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 modifications will be within an existing unit of a multi-tenant commercial shopping center in an area comprised of similar commercial uses. The modifications will not result in additional building floor, changes to onsite vehicular circulation or 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. The expanded entertainment activities 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 entitlement plan amendment will be compatible with surrounding uses because the modifications to the existing commercial recreation and entertainment use will only modify existing business hours and expand entertainment uses which will be only 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.
3. The proposed entitlement plan amendment will comply with the provisions of the base district and other applicable provisions in SP14 (Beach and Edinger Corridors Specific Plan-Town Center Boulevard Segment), 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. Live entertainment uses are permitted within the 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 M-sp-d (Mixed Use-Specific Plan Overlay-Design Overlay) 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 modify operations of a commercial recreation and entertainment facility to 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 additional entertainment uses that will encourage tourism to the site and the surrounding area. The project will facilitate employment opportunities. To mitigate potential impacts associated with the project, further regulations have been imposed to ensure that the additional live entertainment and expanded hours of operation will not impact the subject site and surrounding area.

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 – ENTITLEMENT PLAN AMENDMENT NO. 12-03:

1. The site plan, floor plans, and elevations received and dated January 5, 2010, shall be the conceptually approved design.
2. The uses noted in the project narrative dated received February 21, 2012, shall comply with the following:
 - a. The hours of operation shall be limited between the following hours:

- i. Monday – Thursday: 11:00 AM and 11:00 PM
- ii. Friday: 11:00 AM and 1:00 AM
- iii. Saturday: 7:00 AM and 1:00 AM
- iv. Sunday: 7:00 AM and 11:00 AM

These operating hours shall not apply to special after hour engagements which require the review and final approval from both the Police Department and Planning Division.

- b. Prior to commencing with live entertainment activities, an Entertainment Permit must be obtained from the Police Department. All conditions contained in the Entertainment Permit shall be adhered to. **(PD)**
 - c. All live entertainment activities shall be limited to the restaurant, buffet dining rooms, and party rooms, and game center areas of the facility. The existing occupancy of each room shall be maintained and remain as an area for the purposes of dining.
 - d. Signs shall be clearly and conspicuously posted identifying the areas of the facility where alcohol is prohibited. **(PD)**
 - e. Service of alcoholic beverages for consumption off-site will not be permitted. **(PD)**
 - f. All areas where the sales, service, and consumption of alcoholic beverages are permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
 - g. There shall be no alcohol service anywhere in the business during any special event, private event, or other activity that is scheduled to occur after hours (overnight). This includes but is not limited to “grad nights” and “lock ins”. All alcohol service will cease prior to the beginning of the after hour event regardless of what time the event starts. **(PD)**
 - h. Dancing and live bands is strictly prohibited. **(PD)**
3. All conditions of approval required under Conditional Use Permit No. 09-034 shall remain valid, with exception of Condition No. 2(b) and 2(e), as modified herein including all conditions of approval required under Entitlement Plan Amendment 10-005.

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.

Amendment to Narrative For CUP application Entitlement Plan a

RECEIVED

FEB 21 2012

Dept. of Planning
& Building

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

Changes are the following

1. The hours of operations that are listed in the original permit have limited our ability to hold certain events like, High school grad night's, Church events that include Lock in parties, and Organizations that request doing after hours events that do not include any consumption of alcohol. (Lock – in events are where a High school or Church or organization will contract with us to let their group have access to our facility after hours. We would give them a time to have all participants arrive, and after that designated time, we will lock the doors and no one else will be allowed to enter the facility. The lock in will be closed to the public and there will be chaperones from the group that will assist in the event) **our request is change our hours to stay open to 11pm Sunday to Thursday, and on Friday and Saturday to 1am. In addition to the regular hours, we would like to be able to service any event that request the use of the facility after hours. Any event that will have more than 150 participants, EFF will contact the Police Department 30 days prior to event.**
2. Types of Entertainment to include, Laser Tag, Arcade games, mini bowling Computer gaming, DJ, Karaoke, Live Bands, non- profit fund raising events, (Dancing – limited to privately booked events that a DJ, or Band is present) , shows including presentations by single or multiple performers, such as hypnotists, pantomimes, comedians, song or dance acts, plays, recitals, any type of contest; sporting events (I.E. Different types of tournament that involve games that we offer in our facility such as air hockey, table tennis, guitar hero, mini bowling, super shot basketball, skeet ball, foosball, etc.) , exhibitions, carnival or circus acts (I.E. Jugglers, clowns, face painters, etc). Demonstrations of talent such as singing contests, comedy contest, spelling bees, magic contest, etc. Shows, reviews, and any other such activity which may be attended by members of the public, and any type of formal reception parties (I.E. birthday parties, retirement parties, engagement parties, wedding receptions, baptism parties, etc.) **As above, any event which will have more than 150 people in attendance, EFF will notify the Police Department 30 days in advance.**

ATTACHMENT NO. 2.1

ABC Family Entertainment Inc.

DBA - Endless Food and Fun

Contact Information:

Andrew Pereira
7227 Edinger ave.
Huntington Beach, Ca 92647
909-560-2394
andrew_bettina@hotmail.com

Products and Services

Endless Food and Fun is a business that has combined Food and Beverage with Entertainment by offering an exciting experience for people of all ages. We 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 offer a great dining experience with a choice of our Endless Buffet or a casual sit down dining experience at any one of our dining rooms which include alcohol sales. Our facility includes the largest laser tag facility on the west coast, redemption and high tech arcade games, a gift shop and ticket redemption area. In addition to the games, we offer small meeting rooms our patrons can rent for private use (I.E meeting room for company meeting, tutoring, music instruction, etc.) We will provide our patron's a place to sing karaoke and see live comedy shows during the evening hours and numerous fun activities' that will include the following.

1. Types of Entertainment to include, Laser Tag, Arcade games, mini bowling, Computer gaming, DJ, Karaoke, Live Bands, non- profit fund raising events, (Dancing – limited to privately booked events that a DJ, or Band is present) , shows including presentations by single or multiple performers, such as hypnotists, pantomimes, comedians, song or dance acts, plays, recitals, any type of contest; sporting events (I.E. Different types of sporting events that involve games that we offer in our facility such as Air hockey, table tennis, guitar hero, mini bowling, laser tag, super shot basketball, skeet ball, foosball, etc.) , exhibitions, carnival or circus acts (I.E. Jugglers, clowns, face painters, etc). Demonstrations of talent such as singing contests,

poetry contest, comedy contest, spelling bees, magic contest, etc. Shows, reviews, and any other such activity which may be attended by members of the public, and any type of formal reception parties (I.E. Birthday parties, Retirement parties, anniversary's, engagement parties, wedding receptions, baptism parties, etc.) **As above, any event which will have more than 150 people in attendance, EFF will notify the Police Department 30 days in advance.**

All entertainment that will involve any of the above will take place in our dining rooms. These dining rooms can be seen in the plans provided.

Any event which will have more than 150 people in attendance, EFF will notify the Police Department 30 days in advance.

In the past 13 months EFF has been in business, we have had the opportunity to do many events that have included the items above. Based on our CUP and Entertainment Permit, many interpretations have been made by different Departments of the City and Endless Food and Fun. By listing all possible event that we feel fit into our business model, EFF and the City of Huntington Beach can move forward without any future misunderstanding on what we can do and what we are not allowed to do.

Endless Food and Fun is approximately 46,000 SF. The breakdown of space is 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

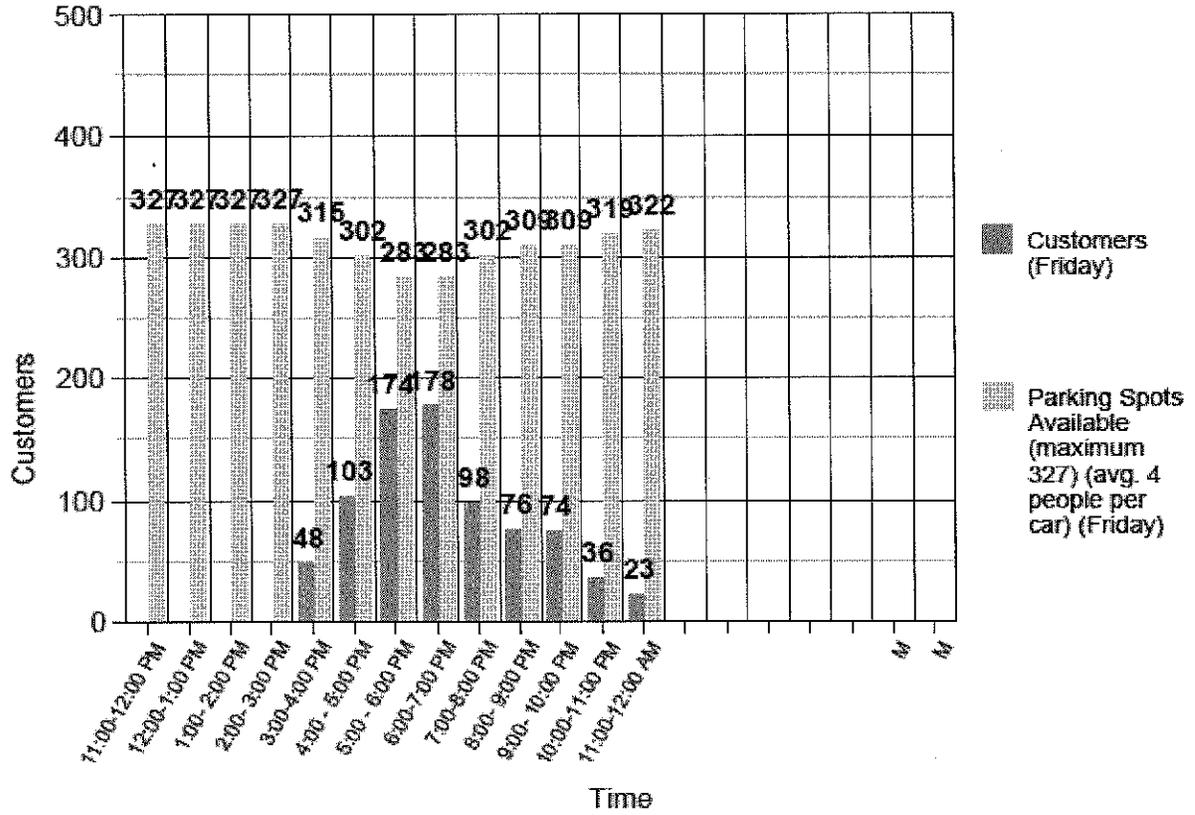
Endless Food and fun is located on the corner of Golden West and Edinger Ave, in the city of Huntington Beach. Golden West College is located adjacent to the subject location. The site location is across the street from Toys R Us, and two blocks from the Bella Terra Mall. Neighboring businesses are Thomasville furniture, 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 planned use of the subject property was commercial and the parking

requirements for the new use are 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.

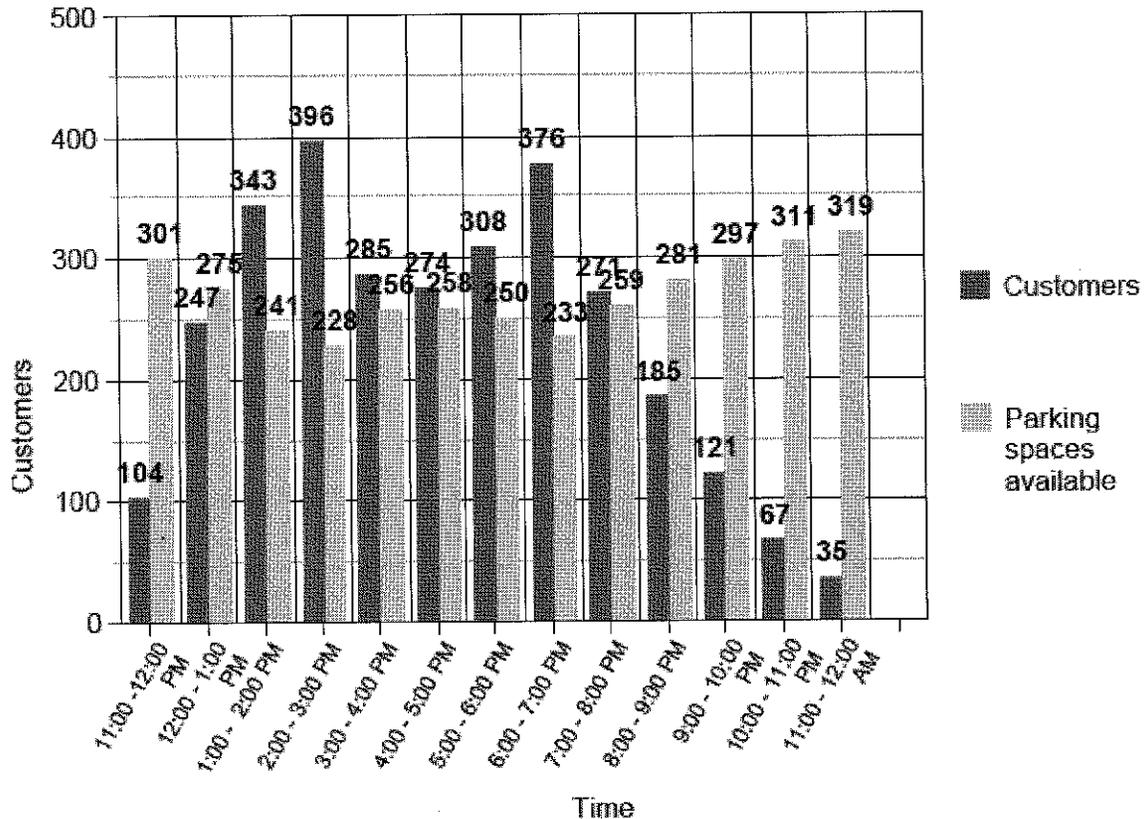
For any of the additional activities that Endless Food and Fun will be adding to the original CUP, there will be no change in the need for any additional parking requirements. The entertainment that will be held will take place at times where the majority of the patrons that come to our facility have already left. Nightly shows will start after 8pm and will be the norm.

In the last 13 months of operations, we have collected data (averages for 2011) that has giving us the ability to chart the times when our peaks and lows are for the business. All data below has been generated by our POS system that track's all sales and customer's that enter our facility. We are able to produce accurate reports with data that started in December of 2010. Below is the data that shows the times when we generate our customers which will substantiate the parking study that was done By Q3 Engineering. The study was very conservative in their original forecast on 1space per 300 Square feet.

EFF Parking Friday



EFF Parking Saturday



As you can see in the charts above, we have more than 250 parking spaces available on Friday and Saturday nights which isn't even our peak operating time. As you can tell from the graphs, our majority of the peak business hours are earlier than our suggested 8:00 PM show time for our comedy show. Our comedy show will take place in the dining room that was intended for the Restaurant which has a maximum capacity of 133 people. Even with a full house and a 2 person per car average, parking spaces needed for event will not exceed 67. **This will still leave an additional 187 spaces for additional parking.**

A facility of this size usually employs a total of 100 to 150 people. At our busiest hours, we have anywhere from 15 to 25 people on the clock at any given time. 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 provides 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

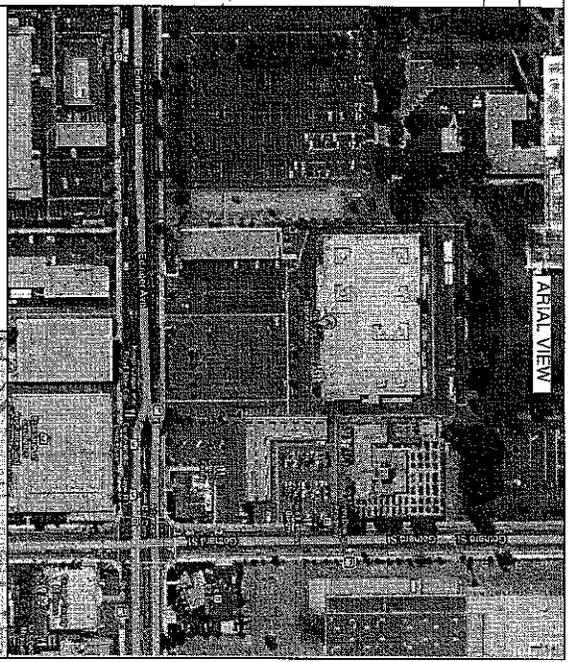
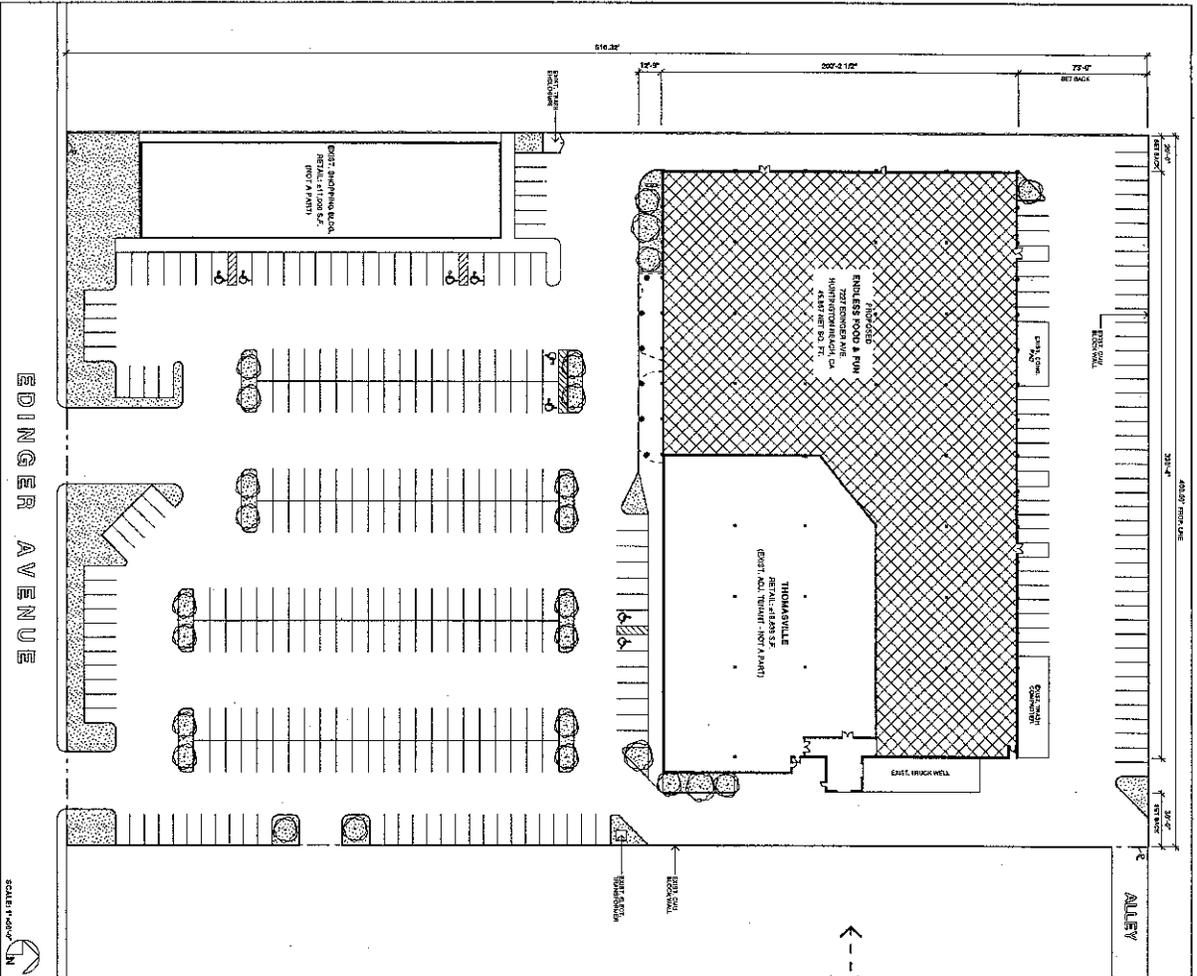
"Safest City" in America among the 100 largest cities - Morgan Quitno Press

"#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 rinks, no laser tag, no place for families to take their children to sing Karaoke, no Comedy show's every Friday and Saturday nights, and no entertainment in the Bella Terra Mall other than the movie theaters. Endless Food and Fun has created a family entertainment venue that our community needs and has also generated employment for our residents and tax revenue for the city.

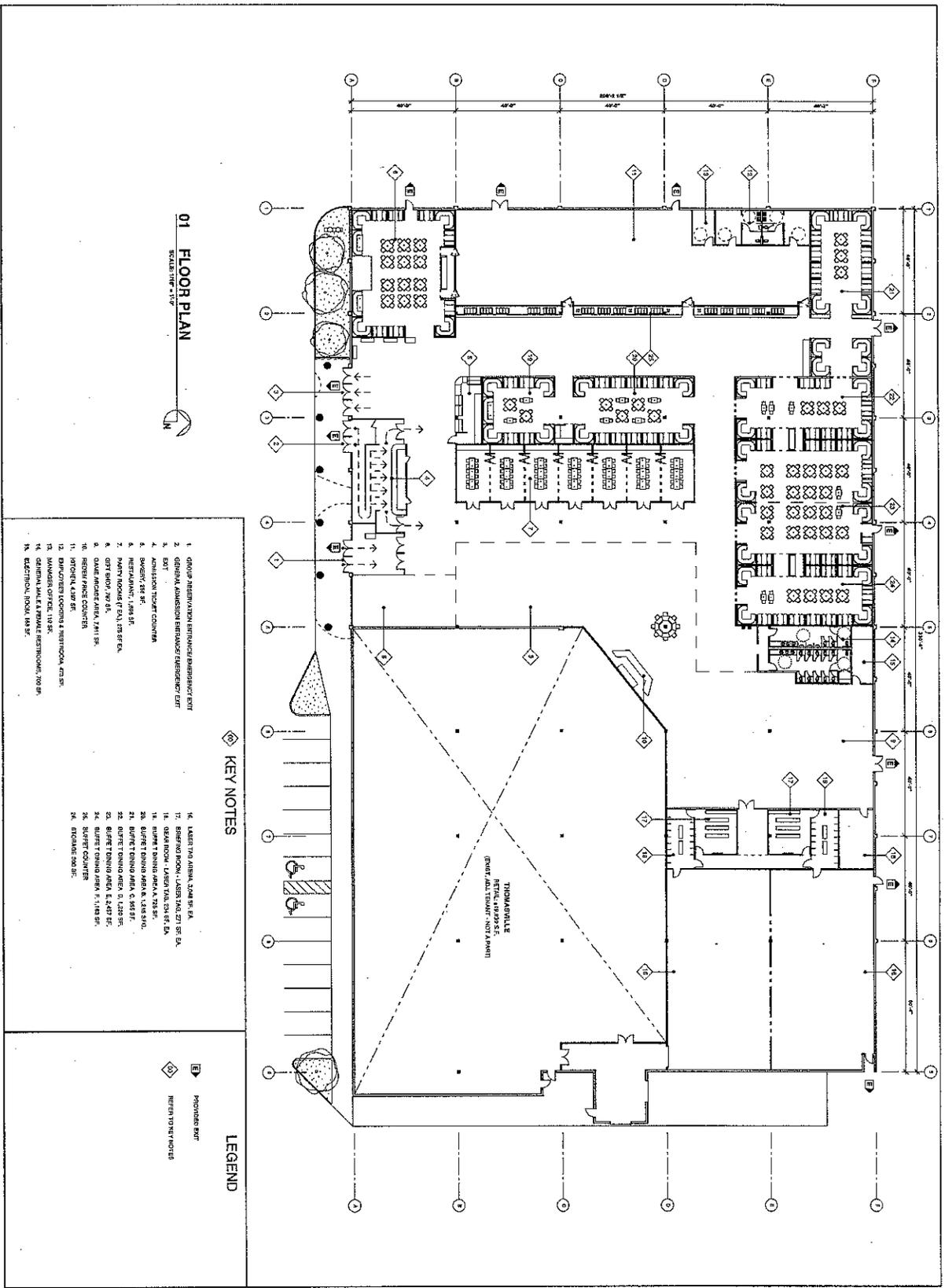


PROJECT DESCRIPTION

PROPOSED USE: 7 UNIT APARTMENT RESIDENTIAL
PROJECT DESCRIPTION: GROUND LEVEL AND 1ST FLOOR RESIDENTIAL

PROPOSED AREA: 42,847 S.F.
EXISTING BUILDING DATA: 727 FLOOR AREA, 10,500 S.F.
CONSTRUCTION TYPE: VULNERABLE SPRINKLERED
OCCUPANCY: M
SPRINKLERED: FULLY SPRINKLERED (WET)
SOILARE FOOTPRINT: 62,400 SQUARE FEET

EXISTING PARKING DATA:
TOTAL PARKING: 526 PARKING SPACES (INCLUDES 526 PARKING SPACES)
THOMASVILLE: 15,000 S.F. - 40 SPACES
EXIST. SHOPPING CENTER: 11,000 S.F. - 35 SPACES
PROPOSED 100' x 150' x 40' DEEP: 150 SPACES
PROPOSED 20' x 100' x 40' DEEP: 150 SPACES
PROPOSED 10' x 100' x 40' DEEP: 150 SPACES
PROPOSED 5' x 100' x 40' DEEP: 150 SPACES
PROPOSED 2' x 100' x 40' DEEP: 150 SPACES
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01 FLOOR PLAN
SCALE: 1/8" = 1'-0"



- KEY NOTES**
1. GROUP RESERVATION ENTRANCE/EMERGENCY EXIT
 2. GENERAL ADMISSION ENTRANCE/EMERGENCY EXIT
 3. EXIT
 4. ADMISSION TICKET COUNTING
 5. SERVICE BAR
 6. RESTROOM
 7. PARTY ROOMS (2A, 2B, 2C)
 8. GIFT SHOP
 9. GUEST WELCOME AREA
 10. STORAGE
 11. STORAGE
 12. EMPLOYEE LOCKER ROOM
 13. MANAGER OFFICE
 14. GENERAL MAIL & SERVICE RESTROOM
 15. ELECTRICAL ROOM
 16. LAUNDRY AREA
 17. BREAK ROOM
 18. GUEST DINING AREA
 19. GUEST DINING AREA
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- KEY NOTES**
16. LAUNDRY AREA, 2000 SF
 17. BREAK ROOM, 1000 SF
 18. GUEST DINING AREA, 2000 SF
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 34. GUEST DINING AREA, 2000 SF



FLOOR PLAN

A2.1

PROJECT

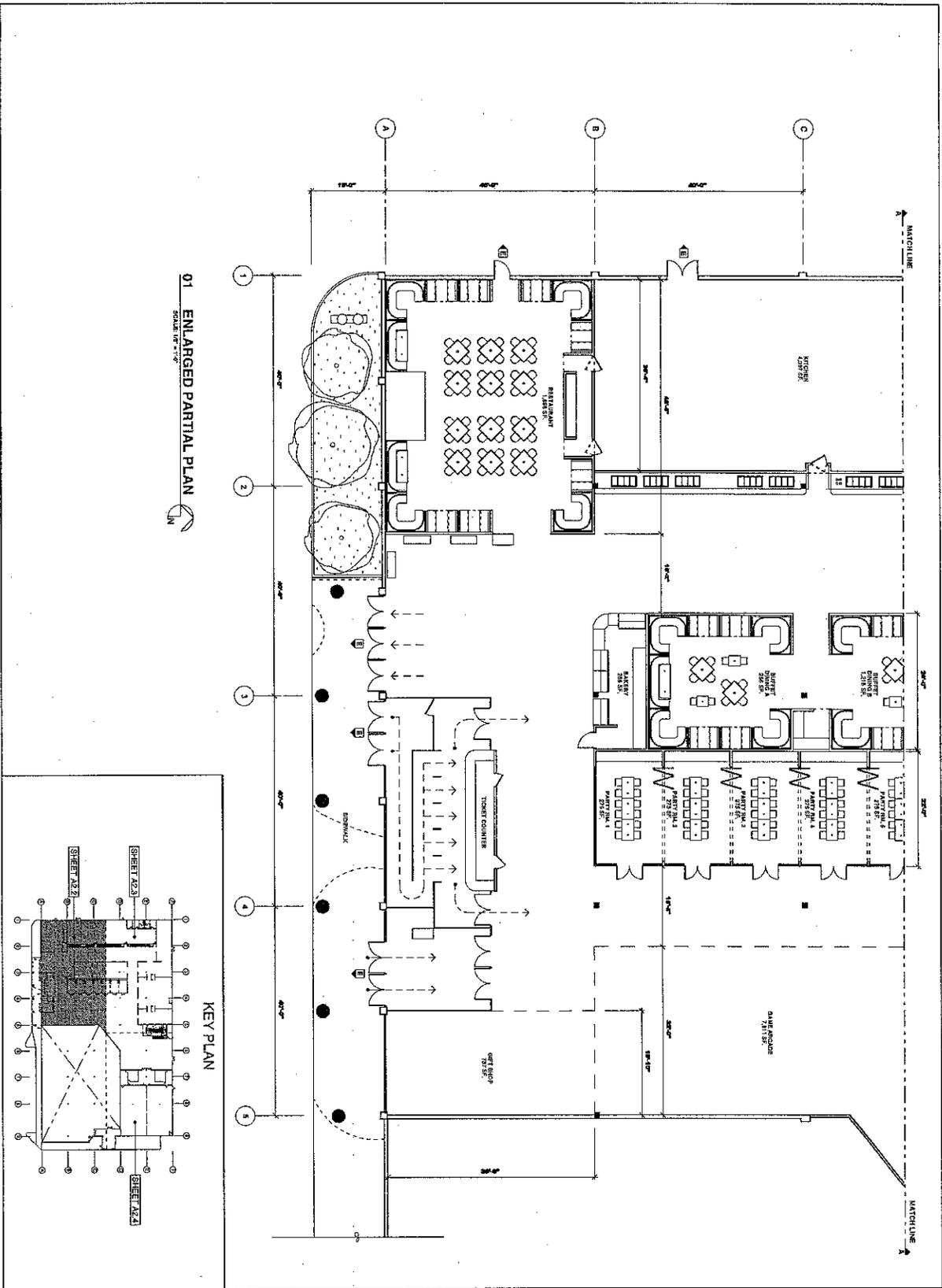
ENDLESS FOOD & FUN
7227 EDINGER AVE.
HUNTINGTON BEACH, CA

ARCHITECTS
12450 Westminster Ave.
Santa Ana, CA 92704
714 554 0106 T.
714 245 0238 F.
www.mr-arch.com

NO.	DATE	DESCRIPTION
1	11/10/09	100% PERMITS
2	04/14/10	ON

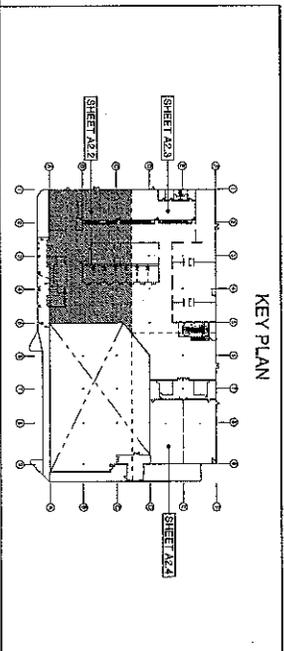
DATE: 11/10/09
PROJECT: PERMITS
DESIGNER: ON

ATTACHMENT NO. 3.2



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

KEY PLAN



NO.	DATE	DESCRIPTION
01	11/19/20	DATE REVISION
02	11/19/20	SCALE: 1/8" = 1'-0"
03	11/19/20	DRAWN BY: [Name]
04	11/19/20	CHECKED BY: [Name]
05	11/19/20	DATE PLOTTED: 11/19/20

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

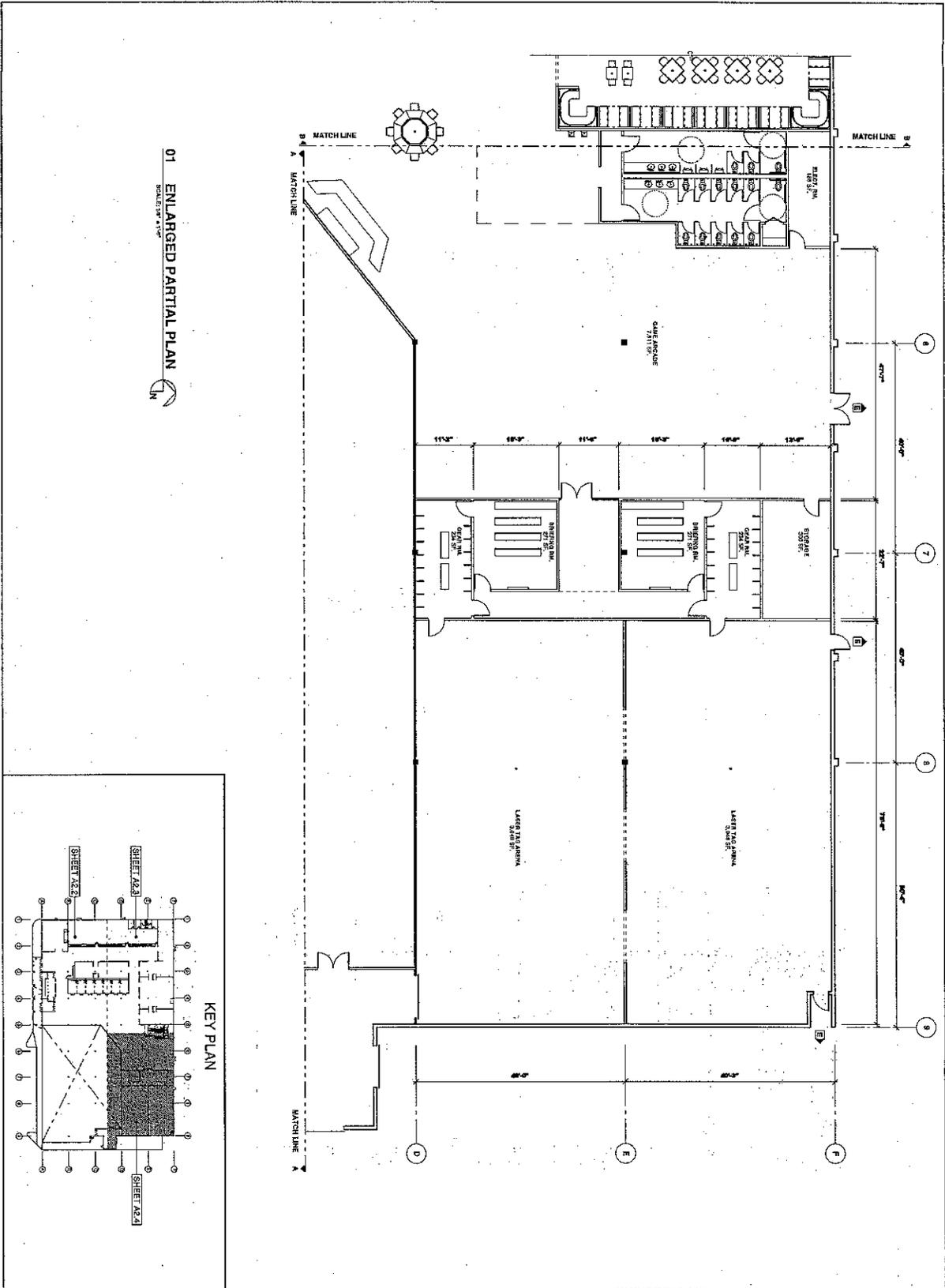
P R O J E C T

MP ARCHITECTS
12450 WOODLAND AVE.
SANTA ANA, CA 92706
714.554.0161
714.265.0288
www.mp-arch.com

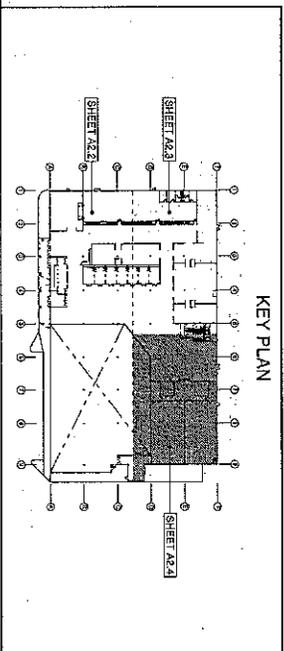
A2.2

ENLARGED PARTIAL PLAN





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



NO. DATE REVISION

DATE: 08/24/11

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

DATE: 08/24/11

CAD: JTL

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ARCHITECTS
 CONSULTANTS | PLANNING | DESIGN
 12450 Westminster Ave.
 San Jose, CA 95128
 714 554-0060 F.
 714 245-0288 F.
 WWW.MP-ORCH.COM

ATTACHMENT NO. 3.6

P R O J E C T

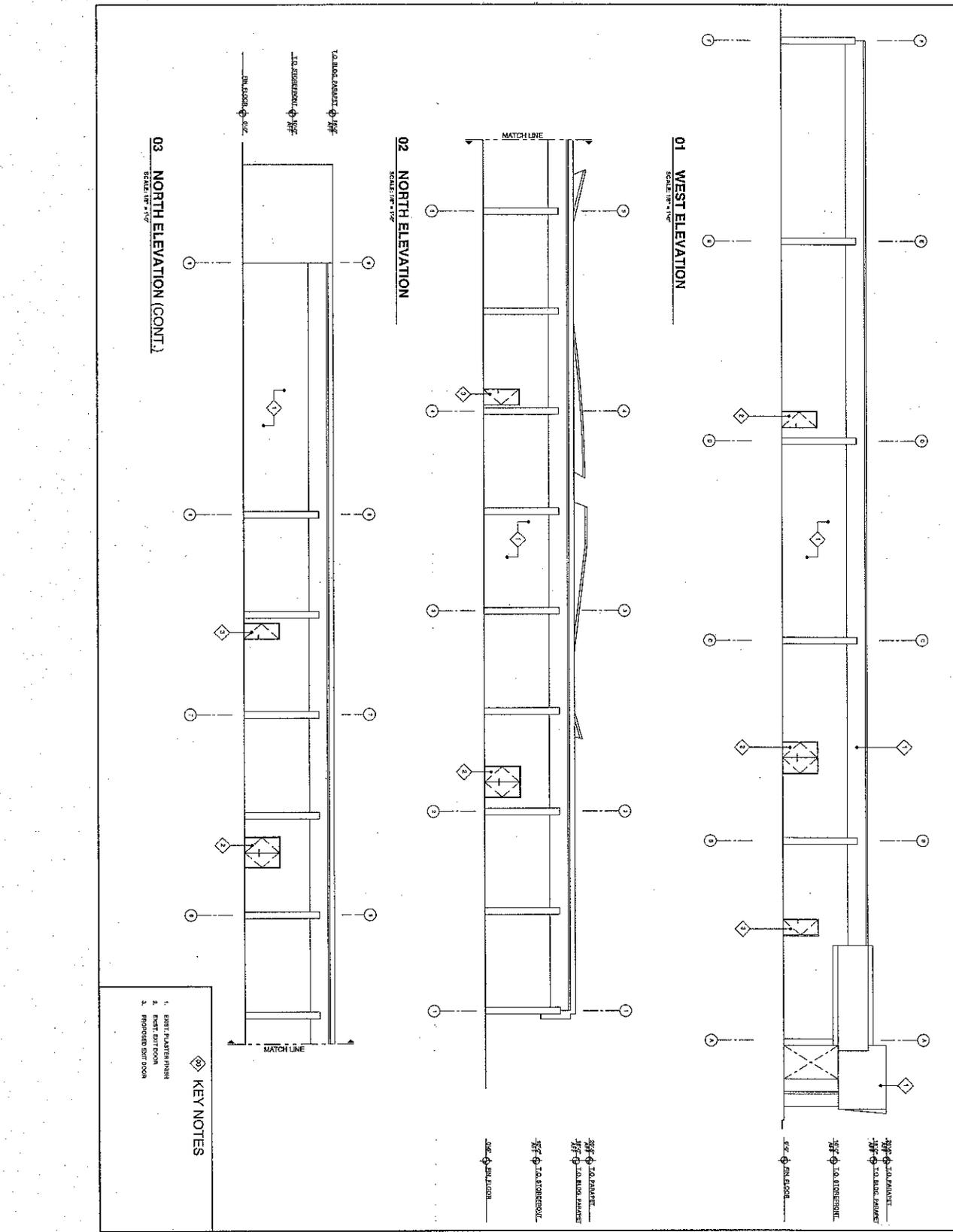
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NO.	DATE	DESCRIPTION
01	08/14/14	CONCEPT
02	09/02/14	SCHEMATIC
03	09/11/14	PRELIMINARY
04	09/24/14	SCHEMATIC
05	10/02/14	SCHEMATIC
06	10/14/14	SCHEMATIC
07	10/21/14	SCHEMATIC
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197	01/29/22	SCHEMATIC
198	02/12/22	SCHEMATIC
199	02/26/22	SCHEMATIC
200	03/12/22	SCHEMATIC

A3.2

KEY NOTES

1. SERT PLASTER FINISH
2. SERT EXTERIOR
3. RESPONSE DIRT DOOR



01 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

02 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

03 NORTH ELEVATION (CONT.)
 SCALE: 1/8" = 1'-0"

J. ARAYATA Consulting Engineers

22629 Grace Avenue, Carson, Ca 90745 Bus. License. No. 70907A Tel:(310)850-0999

Fax:(310)830-0333

E-mail: jocvbscc@yahoo.com

April 03, 2012

Attention: City of Huntington Beach

Re: Amended CUP / Parking Study

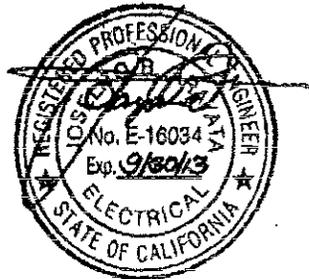
City of Huntington Beach,

As a Licensed Engineer in the State of California, I have reviewed all documents including the original parking study that was conducted by Q3 Engineering relating to the Endless Food and Fun project. With the listed uses in the amended CUP application, there will be no added seating in any area which in turn would have no change in the occupancy of the facility.

As the occupancy and exiting remain the same, there will be no impact on the parking requirements, and the original parking study finding for 1/300sf remains to be adequate.

Sincerely,

Joselito R. Arayata, P.E.



*Licensed by the Board for Professional Engineers

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APR 04 2012

Dept. of Planning
& Building

ATTACHMENT NO. 4.0



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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 include 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 taken and we will be able to analyze 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 runs east and west and has 2 lanes on each side. The proposed site is on a street that also runs 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, Dinning, - 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 that 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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July 31, 2009

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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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

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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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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	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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July 31, 2009

PARKING STUDY – LASER ISLAND

DATE	DAY	Time Arrival	CAR MAKE/MODEL	DROP-OFF	WALK-IN	# OF PEOPLE IN CAR	TIME DEPARTURE
7/23/09	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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PARKING STUDY – LASER ISLAND

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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PARKING STUDY – LASER ISLAND

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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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	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 Oddyssey	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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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	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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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	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	Nissan 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	Nissan 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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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



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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



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	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	



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 Huntington Beach, CA 92648
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 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	6:40 PM	Volks Wagen Bug	x		4	
7/25/09	Sat	6:49 PM	Mini Cooper		x	4	
7/25/09	Sat	6:49 PM			x	2	
7/25/09	Sat	7:00 PM	Ford		x	5	
7/25/09	Sat	7:18 PM	Saturn	x		3	
7/25/09	Sat	7:40 PM	Nissan 2002		x	2	
7/25/09	Sat	7:50 PM	Toyota Pick Up		x	2	
7/25/09	Sat	7:50 PM	Pontiac		x	2	
7/25/09	Sat	7:51 PM	Mercury	x		5	
7/25/09	Sat	7:51 PM	Lexus	x		4	
7/25/09	Sat	7:51 PM	Toyota		x	3	
7/25/09	Sat	7:52 PM	Mitsubishi 300	x		4	
7/25/09	Sat	7:53 PM	Ford Expedition	x		5	
7/25/09	Sat	7:58 PM	Ford	x		4	
7/25/09	Sat	7:58 PM	Lexus IS 300	x		4	
7/25/09	Sat	8:00 PM	Ford Crown Victoria	x		5	
7/25/09	Sat	8:01 PM	Mazda		x	3	
7/25/09	Sat	8:07 PM	Infinity I35	x		3	
7/25/09	Sat	8:10 PM	Land Rover		x	5	
7/25/09	Sat	8:15 PM	Lincoln Town Car	x			
7/25/09	Sat	8:30 PM	Dodge Viper		x	2	11:48 PM
7/25/09	Sat	8:38 PM	Jeep	x		4	
7/25/09	Sat	8:50 PM	Toyota Pick Up		x	2	11:39 PM
7/25/09	Sat	9:10 PM	Hyundai Sonata		x	4	11:48 PM
7/25/09	Sat	9:15 PM	Datsun 240		x	2	11:59 PM
7/25/09	Sat	9:30 PM	Pontiac		x	2	11:58 PM
7/25/09	Sat	9:40 PM	Mazda B2000		x	2	12:10 AM
7/25/09	Sat	9:45 PM	Toyota		x	4	12:10 AM
7/25/09	Sat	9:50 PM	Porsche 911		x	2	12:20 AM
7/25/09	Sat	9:55 PM	Suzuki XL7		x	4	12:07 AM
7/25/09	Sat	10:00 PM	Saturn		x	4	12:13 AM
7/25/09	Sat	10:02 PM	Honda Civic		x	4	12:13 AM
7/25/09	Sat	10:03 PM	Mitsubishi 300		x	3	12:10 AM



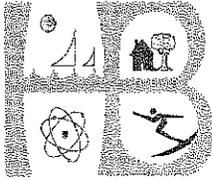
Engineers Inc.

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	10:40 PM	Ford 750		x	4	11:05 PM
7/25/09	Sat	10:50 PM	Mini Cooper		x	3	12:13 AM
7/25/09	Sat	11:20 PM	Mercury		x	1	12:14 AM
7/25/09	Sat	11:35 PM	Volks Wagen bus		x	3	12:01 AM



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

April 9, 2012

Andrew Pereira
7227 Edinger Avenue
Huntington Beach, CA 92647

**SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 12-003 (ENDLESS FOOD AND FUN ENTERTAINMENT) – 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

ATTACHMENT NO. 6.1

Enclosures: Building Division requirements dated March 15, 2012
 Fire Department requirements dated March 19, 2012
 Planning Department requirements dated April 9, 2012

Cc: Herb Fauland, Planning Manager
 Jason Kelley, Planning Department
 Josh McDonald, Public Works Department – 714-536-5509
 Mark Carnahan, Building and Safety Department – 714-374-1792
 James Brown, Fire Department – 714-374-5344
 Det. Steve Fong, Police Department – 714-536-5960
 Project File



**CITY OF HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 15, 2012

PROJECT NAME: ENDLESS FOOD AND FUN ENTERTAINMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 09-310

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 12-003

DATE OF PLANS: JANUARY 5, 2010

PROJECT LOCATION: 7227 EDINGER AVENUE, 92647 (NORTH OF EDINGER AVENUE, WEST OF GOTHARD STREET)

PLAN REVIEWER: KHOA DUONG, P.E.

TELEPHONE/E-MAIL: (714) 872-6123/ KHOA.DUONG@CSGENGR.COM

PROJECT DESCRIPTION: TO AMEND CONDITIONAL USE PERMIT NO. 09-034 FOR AN EXISTING 45,867 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE CONTAINING A RESTAURANT, BANQUET AND DINING FACILITIES, LASER TAG AREAS, GAME CENTER AND RETAIL SALES AREA WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER. THE AMENDMENT INTENDS TO (A) EXPAND THE EXISTING OPERATING HOURS OF THE FACILITY AND (B) ALLOW A WIDER VARIETY OF ENTERTAINMENT USES WITHIN THE FACILITY.

RECEIVED
MAR 15 2012
Dept. of Planning
& Building

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

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASE ON PLANS & DRAWING 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 2010 California Building Code (CBC), 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code and the Huntington Beach Municipal

ATTACHMENT NO. 6.3

Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.

2. Provide proposed building Data –
 - a. Under CBC 2010, type V-B of building construction shall be used.
 - b. Show proposed occupancy groups – (A-2 and A-3).
 - c. Due changing the occupancy group from M to A-2 and A-3, please provide allowable floor area analysis.
3. Site plan –
 - a. The number of accessible parking spaces must comply with Table 11B-6 of CBC. Please specify on the plans the number of parking stall within the lot; and the number of accessible parking stall provided.
 - b. Show accessible path of travel from public sidewalk to the building entrances.
4. Please provide egress plan.
 - a. Show the occupancy load and occupant load factors to be used in each room/area.
 - b. Show exit paths of travel along with distances of travel.
5. For mixed use and occupancy, please comply with Section 508.
6. For the occupancy of 300 or more, please check the existing building structure for importance factor of 1.25. ASCE 7-05.

RECEIVED

MAR 19 2012



HUNTINGTON BEACH FIRE DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 18, 2012
PROJECT NAME: ENDLESS FOOD & FUN ENTITLEMENT AMENDMENT
ENTITLEMENTS: PLANNING APPLICATION NO. 2009-310
PROJECT LOCATION: 7227 EDINGER AVENUE,
PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1547/ agonzalex@surfcity-hb.org
PLAN REVIEWER-FIRE: JAMES BROWN, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 374-5344/ jbrown@surfcity-hb.org
PROJECT DESCRIPTION: TO AMEND CONDITIONAL USE PERMIT NO. 09-034 FOR AN EXISTING 45,867 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE CONTAINING A RESTAURANT, BANQUET AND DINING FACILITIES, LASER TAG AREA, GAME CENTER AND RETAIL SALES AREA WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER. THE AMENDMENT INTENDS TO (A) EXPAND THE EXISTING OPERATING HOURS OF THE FACILITY AND (B) ALLOW A WIDER VARIETY OF ENTERTAINMENT USES WITHIN THE FACILITY.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 12, 2012. 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: JAMES BROWN, FIRE PROTECTION ANALYST.

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

The Fire Department has no comment on proposal (A) as listed above.

If proposal (B) includes changes in the occupancy use, as defined in the CBC & CFC, an architectural analysis of the occupant load and all egress components will be required to be submitted to the Fire Department (and to the Planning and Building Department) for review and approval. Permits and inspections may be required. A new certificate of occupancy would be required to be issued prior to

ATTACHMENT NO. 6.5

the activity or use taking place. Otherwise the Fire Department has no comment on proposal (B) as listed.

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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



**CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

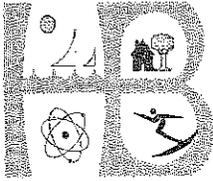
DATE: APRIL 9, 2012
PROJECT NAME: ENDLESS FOOD AND FUN ENTERTAINMENT
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 09-310
ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 12-003
DATE OF PLANS: JANUARY 5, 2010
PROJECT LOCATION: 7227 EDINGER AVENUE, 92647 (NORTH OF EDINGER AVENUE, EAST OF GOTHARD STREET)
PLAN REVIEWER: ANDREW GONZALES, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1547/ AGONZALES@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO AMEND CONDITIONAL USE PERMIT NO. 09-034 FOR AN EXISTING 45,867 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE CONTAINING A RESTAURANT, BANQUET AND DINING FACILITIES, LASER TAG AREAS, GAME CENTER AND RETAIL SALES AREA WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER. THE AMENDMENT INTENDS TO (A) EXPAND THE EXISTING OPERATING HOURS OF THE FACILITY AND (B) ALLOW A WIDER VARIETY OF ENTERTAINMENT USES WITHIN THE FACILITY.

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

ENTITLEMENT PLAN AMENDMENT NO. 12-003:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The structure cannot commence the use until a Certificate of Occupancy is approved by the Planning Division and issued by the Building Division. A new Certificate of Occupancy will be required if changes in the occupancy use occurs. **(HBMC 17.04.036)**

3. The Development Services Departments (Planning & Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
4. Entitlement Plan Amendment No. 12-003 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 and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
5. Entitlement Plan Amendment No. 12-003 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
6. The Planning Commission reserves the right to revoke Entitlement Plan Amendment No. 12-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
7. The project shall comply with all applicable requirements of the Municipal Code, Building Division and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
8. 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 and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
9. 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 and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

April 9, 2012

Andrew Pereira
7227 Edinger Avenue
Huntington Beach, CA 92647

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 12-003 (ENDLESS FOOD AND FUN ENTERTAINMENT) – 7227 EDINGER AVENUE

Dear Mr Pereira,

Please find enclosed comments and suggested conditions of approval for the aforementioned project received from the Police Department. If you would like clarification on any of these comments or would like to discuss them in further detail, please contact me at (714) 374-1547 and/or the Police Department representative – Det. Steve Fong at (714) 536-5960.

Sincerely,



Andrew Gonzales
Associate Planner

Enclosure

Cc: Herb Fauland, Planning Manager
Det. Steve Fong, Police Department
Freeway Industrial Park, 2032 Colina Dr., Santa Ana, CA 92705
Project File



**CITY OF HUNTINGTON BEACH
PLANNING AND BUILDING DEPARTMENT
POLICE DEPARTMENT**

PROJECT IMPLEMENTATION CODE REQUIREMENTS

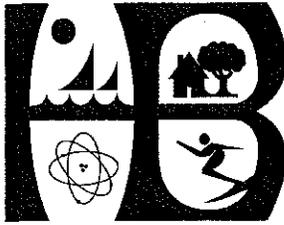
DATE: MARCH 27, 2012
PROJECT NAME: ENDLESS FOOD AND FUN ENTERTAINMENT
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 2009-310
ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 12-003
PROJECT LOCATION: 7227 EDINGER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER: ANDREW GONZALES, ASSOCIATE PLANNER
PLAN REVIEWER: STEVEN FONG, DETECTIVE, VICE UNIT/PD
TELEPHONE/E-MAIL: (714) 536-5960/ SFONG@HBPD.ORG
PROJECT DESCRIPTION: TO AMEND CONDITIONAL USE PERMIT NO. 09-034 FOR AN EXISTING 45,867 SQ. FT. COMMERCIAL RECREATION AND ENTERTAINMENT USE CONTAINING A RESTAURANT, BANQUET AND DINING FACILITIES, LASER TAG AREAS, GAME CENTER AND RETAIL SALES AREA WITHIN AN EXISTING MULTI-TENANT COMMERCIAL SHOPPING CENTER. THE AMENDMENT INTENDS TO (A) EXPAND THE EXISTING OPERATING HOURS OF THE FACILITY AND (B) ALLOW A WIDER VARIETY OF ENTERTAINMENT USES WITHIN THE FACILITY.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 5, 2010. 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 should the project be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

The Police Department does not believe the requested modifications for the current CUP will drastically affect the business activity or increase the potential to create public nuisances.

To preserve the current atmosphere and to reduce the likelihood of disturbances created by intoxicated patrons, reduce noise disturbances and to reduce the risk of minors obtaining alcoholic beverages, the police department recommends the following conditions be applied to the proposed Conditional Use Permit.

1. Prior to commencing live entertainment activities, an Entertainment Permit must be obtained from the Police Department. All conditions contained in the Entertainment Permit shall be adhered to.
2. Service, possession, and consumption of alcoholic beverages shall only be permitted within the approved areas delineated in the ABC license. Signs shall be posted stating alcoholic beverages are not allowed outside of the listed areas.
3. All exterior doors and windows shall be closed during times of entertainment.
4. Service of alcoholic beverages for consumption off-site will not be permitted.
5. All areas where the sales, service, and consumption of alcoholic beverages will be permitted should be sufficiently illuminated to permit the identification of patrons.
6. There shall be no alcohol service anywhere in the business during any special event, private event, or other activity that is scheduled to occur over night. This includes "lock ins" and "grad nights." All alcohol service will cease prior to the beginning of the "over night" event regardless of what time the event starts.



Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

February 24, 2010

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

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

PROPERTY

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

REQUEST: To permit the establishment of (a) an approximately 45,867 sq. ft. commercial
recreation and entertainment use within an existing multi-tenant commercial
shopping center including (b) the sale of beer and wine for onsite
consumption. The project will contain a restaurant, banquet and dining
facilities, laser tag areas, game center and retail sales area.

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

DATE OF

ACTION: February 23, 2010

On Tuesday, February 23, 2010, the Huntington Beach Planning Commission took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval.

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

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand, Five Hundred Thirty-Nine Dollars (\$1,539.00) if the appeal is filed by a single family dwelling

Notice of Action: CUP 09-034
February 23, 2010
Page 2

property owner appealing the decision on his own property and Two Thousand, Seven Hundred Four Dollars (\$2,704.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is March 5, 2010 at 5:00 PM.

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

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

If you have any questions, please contact Andrew Gonzales, the project planner, at agonzales@surfcity-hb.org or (714) 374-1547 or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Scott Hess, Secretary
Planning Commission

By:



Herb Fauland, Planning Manager

SH:HF:AG:lw

Attachment: Finding and Conditions of Approval – CUP No. 09-034

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

ATTACHMENT NO. 82

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 2009-034

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.

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.

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 300 sq. ft. of gross floor area.

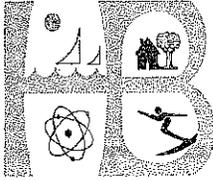
- b. The hours of operation shall be limited between the following hours:
 - i. Monday - Thursday: 11:00 AM and 10:00 PM
 - ii. Friday: 11:00 AM and 12:00 AM
 - iii. Saturday: 7:00 AM and 12:00 AM
 - iv. Sunday: 7:00 AM and 10:00 PM
 - c. All entertainment must cease no less than 30 minutes prior to 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 shall only be permitted within the restaurant and dining areas D and E. **(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. A 30-day written notice will be given to the Police Department Vice Unit for any special event. **(PD)**
 - j. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(PD)**
 - k. There shall be no "Happy Hour" type promotions offering reduced priced alcoholic beverages. **(PD)**
 - l. All exterior doors and windows shall be closed during times of entertainment. **(PD)**
 - m. All live entertainment must remain inside the establishment at all times. **(PD)**
 - n. A minimum of two (2) security guards shall be provided when entertainment is present during any approved special event. **(PD)**
 - o. All security guards must be clearly identifiable as security guards and possess a valid California Guard Card. **(PD)**
 - p. The license or any representative of the licensee may not pay or promoter for services based upon occupancy or attendance to an event. **(PD)**
 - q. 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.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division
714.536.5271

Building Division
714.536.5241

NOTICE OF ACTION

September 21, 2010

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 2010-005 (ENDLESS FOOD AND FUN – AMENDMENT TO CONDITIONAL USE PERMIT NO. 2009-034)

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

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

REQUEST: To amend Condition of Approval No. 2(g) of Conditional Use Permit No. 2009-034 restricting alcohol service and consumption to a restaurant and two buffet dining areas within an approximately 45,867 sq. ft. recreation and entertainment use. The amended condition of approval will permit alcohol service and consumption to the restaurant and all buffet dining and party rooms of the facility.

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

DATE OF ACTION: September 21, 2010

On September 21, 2010, the Planning and Building Department of the City of Huntington Beach took action on your application, and your application was **conditionally approved**. Attached to this letter are the conditions of approval for your application.

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

ATTACHMENT NO. 9.1

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Department of Planning and Building is final unless an appeal is filed to the Planning Commission by you or by an interested party. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Planning and Building Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee of \$494 shall also accompany the notice of appeal. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. The last day for filing an appeal and paying the filing fee for the above noted application is **Friday, October 1, 2010 at 5:00 p.m.**

If you have any questions, please contact Andrew Gonzales, Associate Planner at (714) 374-1547 (AGonzales@Surfcity-hb.org) or the Planning Division Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,

Scott Hess, AICP
Director of Planning and Building

by:



Andrew Gonzales
Associate Planner

Attachments: Findings and Conditions of Approval – EPA No. 10-005

Cc: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Administrator
Scott Hess, AICP, Director of Planning and Building
Herb Fauland, Planning Manager
Bill Reardon, Division Chief/Fire Marshal
Mike Vigliotta, Deputy City Attorney III
Debbie DeBow, Acting Principal Engineer
Gerald Caraig, Permit-Plan Check Manager
Property Owner
Project File

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

ENTITLEMENT PLAN AMENDMENT NO. 2010-005

FINDINGS FOR APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 2010-005:

1. Entitlement Plan Amendment No. 2010-005 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 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 permitted 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.

CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 2010-005:

1. All conditions of approval required under Conditional Use Permit No. 09-034 shall remain valid, with exception of Condition No. 2(g).
2. Service, possession, and consumption of alcoholic beverages shall only be permitted within the restaurant, buffet dining areas, and party rooms of the facility. (PD)

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, indem-

nify 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.

ENTERTAINMENT PERMIT

Page 2 of 3

Lock-in Special Events

The following conditions will apply to any special event described as an event occurring during other than normal hours of entertainment authorized by this permit. Examples of such events are grad night parties and church youth events.

1. A ten day written notice will be given to the Police Department Vice Unit for any planned event of this type.
2. Chaperones from the sponsoring organization will be present during the entirety of the event to monitor the activities of the attendees.
3. No patron will be allowed to enter the facility after the start of the event.
4. Alcohol service of any kind is prohibited during the event.
5. Dancing is not allowed.
6. No live entertainment is permitted for this type of event.
7. All exterior doors and windows shall be closed during times of entertainment.
8. All live entertainment must remain inside the establishment at all times.
9. The same types of entertainment are authorized as previously addressed above for normal business operations.
10. No "Rave" type parties are permitted. A Rave is described as; an electronic music dance party that lasts all night. It can feature performances from DJs or live music performers.

Other Private Parties

The following conditions shall apply to special events such as birthday parties, retirement parties, wedding receptions and similar events not open to the general public.

1. A ten day written notice will be given to the Police Department Vice Unit for any planned event of this type.
2. Security Guards: At least one (1) security guard shall be provided when entertainment is present during any approved special event. This does not pertain to normal operating procedures. If the occupancy for the event exceeds 150 patrons at least two (2) security guards will be required.
3. All security guards must be clearly identifiable as security guards and possess a valid California Guard Card.
4. The same types of entertainment are authorized as previously addressed above for normal business operations.
5. All other conditions related to normal operating procedures listed above also apply.
6. Private parties are only permitted to occur during normal business hours.
7. No "Rave" type parties are permitted. A Rave is described as; an electronic music dance party that lasts all night. It can feature performances from DJs or live music performers.

You are hereby reminded of the below listed CUP Special Conditions and ABC Special Conditions that directly affect your Entertainment Permit. Refer to your CUP and ABC License for a complete list of conditions imposed on your establishment. A violation of any of these conditions is also considered a violation of your Entertainment Permit.

Conditional Use Permit (CUP) Special Conditions (CUP 09-034)

Pending Approval

ATTACHMENT NO. 10.2

ENTERTAINMENT PERMIT

Page 3 of 3

ABC License Special Conditions (#41-486035)

1. Sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 7:00 AM and 12:00 midnight each day of the week.
2. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
3. Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as defined on the ABC-257 dated 11-17-2010.
4. Sales, service, and consumption of alcoholic beverages shall only be permitted within the restaurant dining room, buffet dining rooms and party dining rooms as designated on the ABC-257 dated 11-17-2010.
5. No "happy hour" type of reduced price alcoholic beverage promotion shall be allowed after 7:00 PM each day of the week.
6. All party rooms contained within the premises must have at least one clear glass window which allows the activities in the interior of the rooms to be easily discernible at all times.
7. All buffet dining rooms must maintain an open door-way with no obstructions preventing the activities from the interior of the rooms from being easily discernible.
8. All door(s) shall be kept closed at all times during the operation of the premises except to permit patron ingress & egress, and in cases of emergency and to permit deliveries. Said door(s) not to consist solely of a screen or ventilated security door.

Per section 5.44.110 HBMG: The Chief of Police may revoke or suspend an entertainment permit upon receiving satisfactory evidence that (a) Administrative or criminal citation(s) which have been upheld and which the Chief of Police determines evidence that continued operation of the entertainment will constitute public health, safety and welfare problems; (b) The entertainment (including employee or patron behavior) is detrimental to the public welfare; (c) The application contains incorrect, false, or misleading information; or (d) the permit holder has had an entertainment permit or similar permit or license denied or revoked for cause by the City of Huntington Beach or any other jurisdiction located in or out of this state prior to the date of application; (e) The permit holder caused or permitted to be caused a violation of any provision of this Chapter, conditions of Entertainment Permit or Land Use Approval.

Issued: Conceptual

Kenneth W. Small
Chief of Police

ATTACHMENT NO. 10.3



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 *AK*
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:

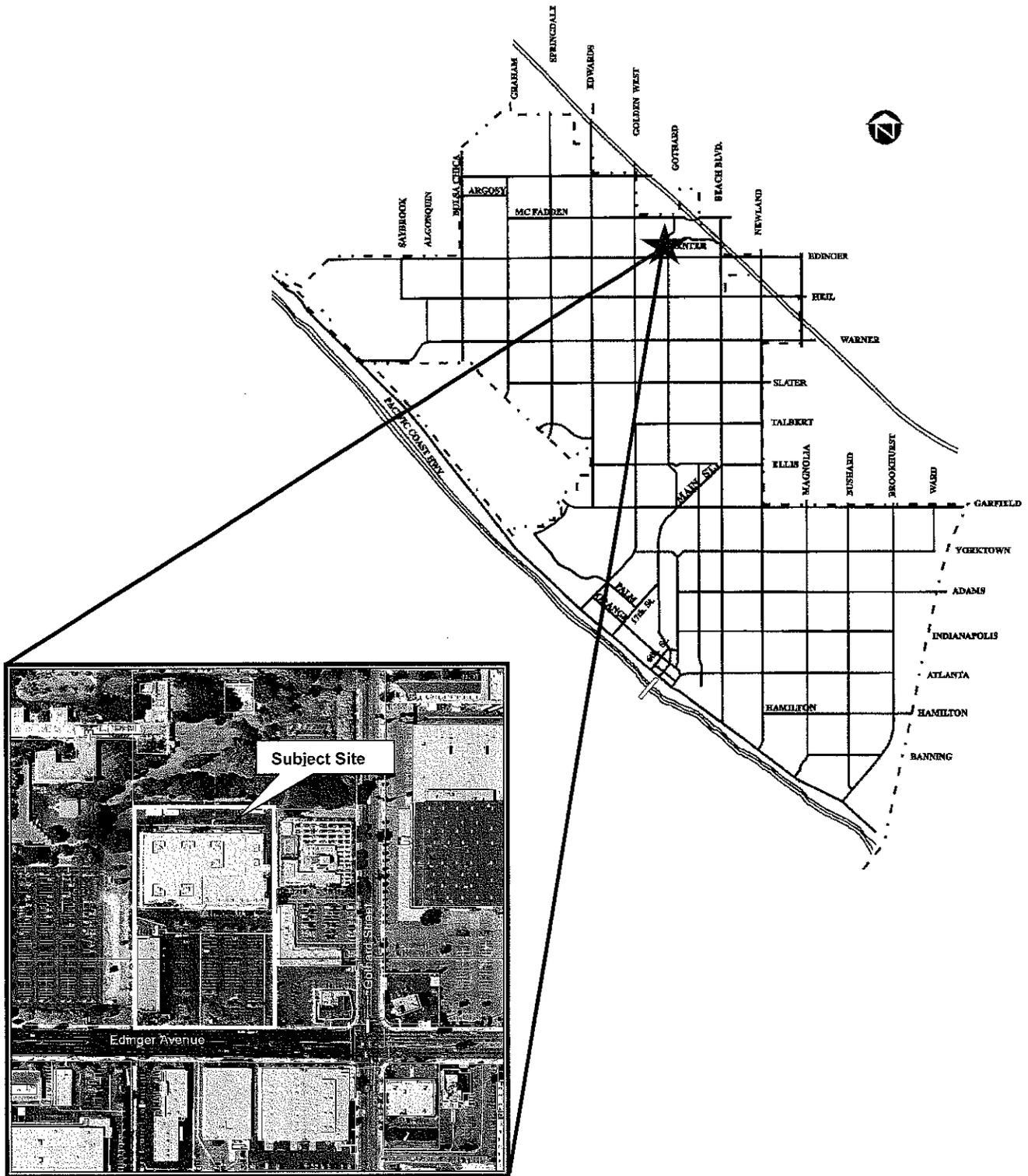
 - The proposed use is in compliance with the General Plan designation of Commercial General.
 - The project compliance with all minimum development standards including parking, setbacks, floor area ratio, and landscaping.
 - The associated alcohol sales and live entertainment will not result in significant 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.

ATTACHMENT NO. II.1

#B-1



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

ATTACHMENT NO. 11.2

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

ATTACHMENT NO. 11.3

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

ATTACHMENT NO. 11.4

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.

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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

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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.

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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 Ditekowsky dated received February 9, 2010.~~

SH:HF:AG:lw

ATTACHMENT NO. 11.11