



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

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jill Arabe, Associate Planner *JA*  
**DATE:** September 22, 2015

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 15-025 (OLD CROW SMOKEHOUSE LIVE ENTERTAINMENT)**

**APPLICANT:** Michael Gonzalez, Old Crow Smokehouse HB, LLC, 155 W. Kinzie, Chicago, IL 60654

**PROPERTY**

**OWNER:** PC Group Retail, LLC, c/o Nicole Fulton, 60 S. Market Street, Suite 1120, San Jose, CA 95113

**LOCATION:** 21022 Pacific Coast Highway, #230, 92648 (east side of First Street, between Pacific View Avenue and Pacific Coast Highway – Pacific City Retail)

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**STATEMENT OF ISSUE:**

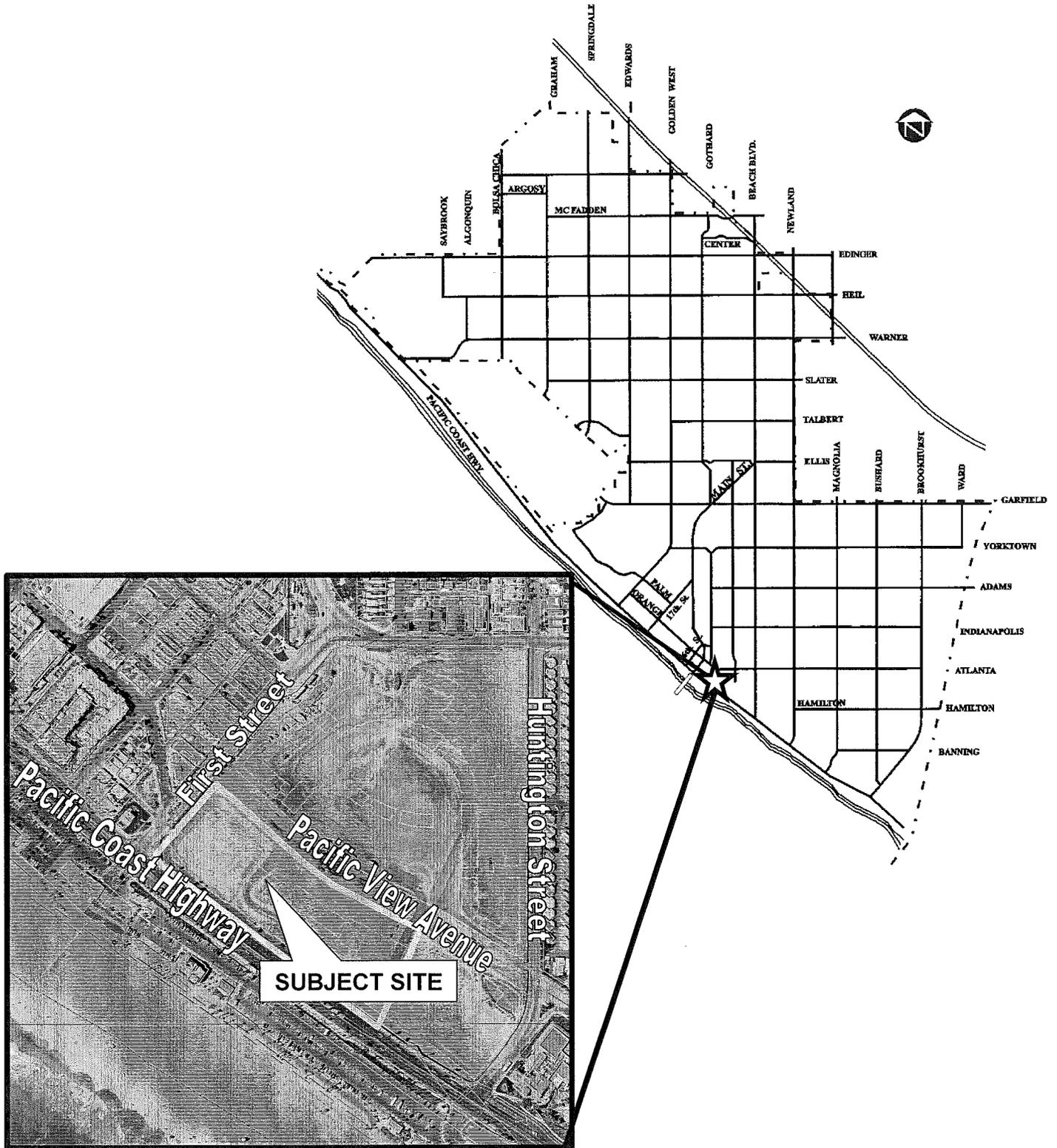
- ◆ Conditional Use Permit No. 15-025 request:
  - To permit the establishment of live entertainment consisting of a disc jockey, live bands, and karaoke within an already approved approximately 4,763 sq. ft. restaurant with alcohol.
- ◆ Staff's Recommendation: Approve Conditional Use Permit No. 15-025 based upon the following:
  - Consistent with the General Plan designation of CV-F7-sp (Commercial Visitor – 3.0 Max. Floor Area – Specific Plan Overlay) for providing a visitor-serving use unique to the area.
  - Compatibility with the shopping center and surrounding uses with conditions imposed upon the restaurant's operations with alcohol and live entertainment.
  - Compliance with zoning and applicable provisions of the Municipal Code will not result in significant impacts to the site and surrounding area.

**RECOMMENDATION:**

Motion to:

“Approve Conditional Use Permit No. 15-025 with suggested findings and conditions of approval (Attachment No. 1).”

**ITEM #B-1**



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 15-025**  
**(OLD CROW SMOKEHOUSE – 21022 PCH #230)**

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Continue Conditional Use Permit No. 15-025 and direct staff accordingly."
- B. "Deny Conditional Use Permit No. 15-025 with findings for denial."

**PROJECT PROPOSAL:**

Conditional Use Permit No. 15-025 represents a request to permit the establishment of live entertainment within an approximately 4,763 sq. ft. restaurant consisting of a disc jockey, live bands, and karaoke pursuant to Condition No. 11 of Entitlement Plan Amendment (EPA) No. 13-001 and Downtown Specific Plan Section 3.3.2.3.

The project site consists of approximately 7.18 acres located on the east side of First Street between Pacific Coast Highway and Pacific View Avenue. The Pacific City (retail) site is under construction and is anticipated to start opening in November 2015. The restaurant space will be located on the second floor of the shopping promenade and centrally located on the site, adjacent to a stairway and elevator.

The Old Crow Smokehouse restaurant is based out of Chicago, Illinois and offers high-quality barbeque food and beverage items along with live country music and a family style atmosphere. The restaurant will have approximately 5-20 employees working at any given time, and will serve daily breakfast, lunch and dinner. The restaurant will operate as follows:

<b>DAYS</b>	<b>RESTAURANT &amp; LIVE ENTERTAINMENT HOURS OF OPERATION</b>
Monday through Friday	11:00 a.m. to 2:00 a.m.
Saturday and Sunday	9:00 a.m. to 2:00 a.m.

The sales, service, and consumption of alcohol is already an approved use at the site and will occur within the interior of the restaurant and designated outdoor dining area. The hours of operation are Monday through Friday from 11:00 a.m. to 2:00 a.m, and Saturday and Sunday from 9:00 a.m. to 2:00 a.m. Live entertainment is proposed to occur only within the interior dining area and primarily between the hours of 9:00 p.m. and closing. During special events, the applicant has indicated they would like flexibility of entertainment to occur during regular business hours. Additionally, the applicant would like the opportunity to charge admission on Friday and/or Saturday evenings and for special events. Tenant improvement plans for the restaurant are approved and construction is underway. This CUP request is for live entertainment only.

**Background:**

In 2004, the City approved the Pacific City mixed use development under Conditional Use Permit (CUP) No. 02-20, Special Permit (SP) No. 02-04, Coastal Development Permit (CDP) No. 02-12, which included 191,100 sq. ft. of visitor-serving commercial uses and a request to permit alcohol beverage sales. In 2013, the owner, DJM Capital Partners (of the commercial portion of Pacific City) applied for Entitlement Plan Amendment No. 13-001, Special Permit No. 13-001, and Variance No. 13-008 to modify the commercial site plans, floor plans, and elevations. The City Council approved the EPA and associated entitlements

with a condition of approval to restrict the overall square footage of restaurants serving alcohol during late night hours. The condition was imposed based upon the site's proximity to the Downtown area and to minimize concerns that numerous establishments serving alcohol would inundate the Pacific City site in the future. In order to alleviate the concern, Condition No. 10c was required with a maximum of 27,000 sq. ft. of restaurants permitted to close no later than 2:00 a.m. and the remaining restaurants would close no later than 12:00 a.m. (midnight). Currently, 25,080 sq. ft. of restaurants are anticipated to open until 2:00 a.m., including the Old Crow Smokehouse; and according to the owner, 24,209 sq. ft. of restaurants will open until 12:00 a.m. An updated matrix of the potential restaurants (i.e., more than 12 seats and serving alcohol) with their respective hours of operation are provided in Attachment No. 6.

**ISSUES:**

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Site:	CV-F7-sp (Commercial Visitor – 3.0 Max. Floor Area – Specific Plan Overlay)	SP5-CZ-District 2 (Downtown Specific Plan – Coastal Zone Overlay – Visitor-serving Mixed-Use)	Commercial
North (Pacific View Avenue) of Subject Property:	RH-30-sp (Residential High Density – 30 dwelling units/acre – Specific Plan Overlay)	SP5-CZ-District 5 (Downtown Specific Plan – Coastal Zone Overlay – Multi-Family Residential)	Residential
West (across First Street) of Subject Property:	M->30-d-sp-pd (Mixed Use >30 du/acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay)	SP5-CZ-District 1 (Downtown Specific Plan – Coastal Zone Overlay – Downtown Core Mixed-Use)	Commercial and Residential
East of Subject Property:	CV-F7-sp	SP5-CZ-District 2	Hotel
South (across Pacific Coast Highway) of Subject Property:	OS-S (Open Space-Shore)	SP5-CZ-District 7 (Downtown Specific Plan – Coastal Zone Overlay – Beach)	Beach

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is CV-F7-sp (Commercial Visitor – 3.0 Max. Floor Area – Specific Plan Overlay). The proposed project is consistent with this designation and the policies, objective, and goal of the City's General Plan as follows:

A. Land Use Element

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

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region,

(c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy LU 10.1.8 Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties.

Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

The restaurant is a visitor-serving use that contributes to the assorted range of land uses in the Pacific City shopping center. The proposed live entertainment is ancillary to the restaurant use and it will enhance the restaurant atmosphere and dining experience. Based upon the placement of the stage on the floor plan, the associated music and noise generated by the live bands, karaoke, and disc jockey are anticipated to travel south towards the beach, and away from the residences to the north. Residential uses are located more than 250 ft. from the restaurant and are separated by a parking lot, Pacific View Avenue, and landscaping. The back storage rooms, restrooms, and kitchen area of the restaurant provide an additional buffer between the stage/live entertainment and noise-sensitive uses to the north of the site. In accordance with the lease, sound attenuation will be incorporated into the project as identified by the applicant.

B. Economic Development Element

Objective ED 2.6 Expand and enhance the existing visitor serving uses.

Policy ED 2.6.2 Encourage visitor supported commercial development to concentrate in selected areas of the city, thereby creating identifiable visitor-oriented centers.

Policy ED 3.2.3 Attract visitor-serving uses near the beach in order to create better linkages between the beach and visitor supporting retail uses.

The Pacific City development will expand the downtown area as a destination hub of tourist and pedestrian activity. The proposed project will support the development and the surrounding community by providing a family style restaurant unique to the area. It will attract visitors and residents looking for high quality barbeque food and country music.

C. Noise Element

Objective N 1.8 Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or “noise sensitive” land uses.

Policy N 1.8.1 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods.

The proposed live entertainment will not significantly impact residential uses as it relates to noise. The restaurant is centrally located within the commercial center and adequate buffers are provided to minimize noise impacts including distance from residential uses, orientation and location of the stage

and speakers in the restaurant suite, and sound proofing. Additionally, conditions are imposed that will limit the entertainment use indoors and minimize alcohol related concerns.

**Zoning Compliance:**

The proposed project is located within District 2 of the Downtown Specific Plan (DTSP) and the restaurant is a visitor-serving commercial use that complies with the zoning. The applicant's tenant improvement plans for the subject restaurant are approved and construction is underway. The request to add live entertainment requires review and approval of a conditional use permit by the Planning Commission.

**Urban Design Guidelines Conformance:** Not Applicable.

**Environmental Status:**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves the operation and permitting of an existing development involving negligible expansion of the use.

**Coastal Status:**

The proposed project is within a non-appealable portion of the Coastal Zone. It is exempt pursuant to Section 245.08 of the Huntington Beach Zoning and Subdivision Ordinance.

**Design Review Board:** Not Applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Planning and Building and Police have reviewed the application and identified applicable code requirements which have been provided to the applicant and are attached for information purposes only (Attachment No. 4). The Departments of Public Works and Fire had no concerns. The Police Department's comments were translated into suggested conditions to mitigate potential impacts related to the proposed use. Additionally, the Police Department has reviewed an application for an Entertainment Permit pursuant to Municipal Code Chapter 5.44 and issued a Conceptual Entertainment Permit (Attachment No. 5). The applicant has reviewed the suggested conditions of approval and proposed entertainment permit conditions and verbally expressed their understanding and willingness to comply with these conditions if approved.

**Public Notification:**

Legal notice was published in the Orange County Register on September 10, 2015, and notices were sent to property owners and occupants of record within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), tenants, applicant, and interested parties. As of September 15, 2015, staff has received no comments in support or opposition to the request.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

July 30, 2015

**MANDATORY PROCESSING DATE(S):**

September 30, 2015

Conditional Use Permit No. 15-025 was filed on July 1, 2015 and deemed complete on July 30, 2015.

**ANALYSIS:**

The Old Crow Smokehouse restaurant will be located within a commercial center that will be surrounded by a hotel and its associated amenities, residential apartments and a neighborhood park, the beach, Pacific Coast Highway and local streets, and Downtown commercial uses. The proposed live entertainment as an ancillary use to the restaurant is suitable because it will align with the diversity of restaurants, shops, and entertainment uses within the anticipated development of Pacific City. Since the business originates from Chicago, Illinois, it will be an establishment unique to the area and will attract a broad range of residents and visitors looking for new experiences. As situated on the site, the restaurant is in the middle of the shopping center with convenient access adjacent to stairs and an elevator and direct views of the beach and Pacific Ocean.

The restaurant, as previously approved for alcohol service and consumption under the original Pacific City conditional use permit, will operate within the interior of the building and a 518 sq. ft. outdoor patio dining area. Based upon the placement of the stage on the floor plan, the associated music and noise generated by the live entertainment will travel south towards the beach and away from residential uses to the north. Additionally, the back storage rooms, restrooms, and kitchen area also provide a buffer between the live entertainment stage and northerly building exterior. Furthermore, the distance between the restaurant and the closest residential use is more than 250 feet and separated by landscaping, a street, and a parking lot. As a result, potential significant impacts are not anticipated to negatively affect the surroundings.

Concerns arise when live entertainment is proposed in conjunction with a restaurant that will also serve alcohol and be open until 2:00 a.m. The Police Department has reviewed the plans and proposal, and recommended conditions for the conditional use permit in order to preserve the restaurant atmosphere and minimize the problematic occurrences that result in businesses that combine the elements of live entertainment, alcohol, and late hours. Suggested conditions include a limitation on hours for the outdoor dining area, ceasing promotional drink specials after 7:00 p.m., requiring food to be served within one hour of closing, and providing adequate video surveillance system. Pursuant to Municipal Code Chapter 5.44, the Police Department has also issued a Conceptual Entertainment Permit (Attachment No. 5) which further manages live entertainment activities. Conditions of the entertainment permit include submittal of a sound survey by a licensed engineer, terminating entertainment at least 30 minutes before closing, and prohibiting dancing. The Police Chief maintains the authority to suspend or revoke the required entertainment permit should violations of the entertainment permit conditions or detrimental impacts to the public welfare occur.

The use will be required to comply with conditions of approval pertaining to the operation to assure that any potential impacts to the surrounding properties are minimized. Therefore, with the suggested conditions of approval, the subject request will not result in noise, safety, or compatibility issues. The request to permit the establishment of live entertainment within a 4,763 sq. ft. restaurant is consistent with

the scope and intent of development in the DTSP designation and supported by the General Plan. Accordingly, staff recommends approval of the request.

**SUMMARY:**

Staff recommends approval of the Conditional Use Permit No. 15-025 based upon the following:

- Consistent with the General Plan designation of CV-F7-sp (Commercial Visitor – 3.0 Max. Floor Area – Specific Plan Overlay) for providing a visitor-serving use unique to the area.
- Compatibility with the shopping center and surrounding uses with conditions imposed upon the restaurant’s operations with alcohol and live entertainment.
- Compliance with zoning and applicable provisions of the Municipal Code will not result in significant impacts to the site and surrounding area.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval – CUP No. 15-025
2. Site Plans, Floor Plan, and Elevations received and dated July 1, 2015
3. Project Narrative received and dated July 1, 2015
4. Code Requirements Letter dated September 14, 2015
5. Conceptual Entertainment Permit received September 15, 2015 – Old Crow Smokehouse
6. Restaurants Tenant Mix and Hours of Operation – September 1, 2015

SH:JJ:JA:kd

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

#### CONDITIONAL USE PERMIT NO. 15-025

##### 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 Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves the operation and permitting of an existing development involving negligible expansion of the use.

##### SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 15-025:

1. Conditional Use Permit No. 15-025 to permit the establishment of live entertainment within an approximately 4,763 sq. ft. restaurant 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 restaurant is located within the new Pacific City development that will consist of a diverse range of commercial uses including a health club, high quality retail shops and restaurants, animated outdoor plaza areas, and a lively indoor marketplace. It will attract residents and visitors to the site with its country style atmosphere and proposed live entertainment. The Pacific City commercial parcel is approximately 7.18 acres in size and new residences will be constructed north of the site. The closest residential building will be more than 250 ft. away from the location of the restaurant and separated by landscaping, a street, and parking lot. Live entertainment is proposed within the interior of the restaurant only and on a stage within the dining area. As depicted on the floor plan, the stage is centrally located in the suite and oriented south towards the beach so that noise emanating from the live entertainment will travel away from the residential uses to the north. The back storage rooms, restrooms, and kitchen area within the restaurant provide an additional noise attenuating buffer between the live entertainment stage and the northerly exterior of the restaurant. Furthermore, the live entertainment is ancillary to the restaurant and will not generate significant negative impacts related to noise, safety, and traffic. Because the restaurant is also allowed to serve alcohol under the previous conditional use permit issued for the site, conditions have been added to minimize potential impacts associated to the overall restaurant use.
2. The establishment of live entertainment within an approximately 4,763 sq. ft. restaurant will be compatible with surrounding uses. The project is centrally located within a new commercial center on a 7.18 acre site that will consist of other high quality restaurant uses open until 2:00 a.m. Live entertainment will only occur within the interior of the restaurant and based upon the floor plan layout, interior improvements within the suite will function as noise attenuating buffers between the live entertainment stage and northerly exterior of the restaurant. Due to the combination of late night operating hours, alcohol, and live entertainment, additional conditions are imposed with limitations on the outdoor dining area, service of alcohol, and entertainment permit. Conditions include requiring food service until at least one hour prior to closing, and no outdoor dining between the hours of 10:00 p.m. and 7:00 a.m.

3. The establishment of live entertainment within an approximately 4,763 sq. ft. restaurant will comply with the Downtown Specific Plan (DTSP), Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and any specific condition required for the proposed use. The DTSP allows eating and drinking establishments with live entertainment subject to review and approval by the Planning Commission. Ancillary alcohol service in conjunction with restaurant uses was previously approved the conditional use permit for Pacific City. However, restaurant tenants requesting ancillary live entertainment were conditioned to obtain a new CUP and Entertainment Permit.
4. The granting of the conditional use permit to permit the establishment of live entertainment within an approximately 4,763 sq. ft. restaurant is consistent with the General Plan. The General Plan Land Use Map designation on the subject property is CV-F7-sp (Commercial Visitor – 3.0 Max. Floor Area – Specific Plan Overlay). The proposed project is consistent with this designation and the policies, objectives, and goal of the City’s General Plan as follows:

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The restaurant is a visitor-serving use that contributes to the assorted range of land uses in the Pacific City shopping center. The proposed live entertainment is ancillary to the restaurant use and it will enhance the restaurant atmosphere and dining experience. Based upon the placement of the stage on the floor plan, the associated music and noise generated by the live bands, karaoke, or disc jockey are anticipated to travel south towards the beach, and away from the residences to the north. Residential uses are located more than 250 ft. from the restaurant and are separated by a parking lot, Pacific View Avenue, and landscaping. The back storage rooms, restrooms, and kitchen area of the restaurant provide an additional buffer between the stage/live entertainment and noise-sensitive uses to the north of the site. In accordance with the lease, sound attenuation will be incorporated into the project as identified by the applicant.

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The proposed live entertainment will not significantly impact residential uses as it relates to noise. The restaurant is centrally located within the commercial center and adequate buffers are provided to minimize noise impacts including distance from residential uses, orientation and location of the stage and speakers in the restaurant suite, and sound proofing. Additionally, conditions are imposed that will limit the entertainment use indoors and minimize alcohol related concerns.

**SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 15-025:**

1. The site plan, floor plan, and elevation plan received and dated July 1, 2015, shall be the conceptually approved design.
2. The restaurant use shall comply with the following:
  - a. Prior to commencing with live entertainment, an Entertainment Permit shall be obtained from the Police Department. All conditions contained in the Entertainment Permit shall be adhered to.
  - b. Dancing shall not be allowed unless approved by a subsequent entitlement in the future.
  - c. Prior to the sales, service, or consumption of alcoholic beverages, the business shall obtain an ABC license authorizing alcohol use in the restaurant and outdoor patio dining area. **(PD)**
  - d. All alcoholic beverages shall remain within the interior of the restaurant and outdoor patio dining area per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant. **(PD)**
  - e. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**

- f. No reduced price alcoholic beverage promotion shall be allowed after 7:00 PM, including no promotional drink specials or reduced drink specials. **(PD)**
- g. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
- h. Signs shall be posted in a conspicuous space at the entrance/exit points of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". **(PD)**
- i. An employee shall maintain continuous supervision at all times of the patio area when the patio area is being utilized for the sales, service or consumption of alcoholic beverages. **(PD)**
- j. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time. **(PD)**
- k. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. Entertainment is not allowed on the patio. **(PD)**
- l. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM. **(PD)**
- m. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations. **(PD)**
- n. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
- o. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
- p. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- q. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. **(PD)**
- r. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
- s. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
- t. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and

any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times. **(PD)**

3. The Development Services Departments and divisions (Fire, Planning and Building, 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.
4. Conditional Use Permit No. 15-025 shall become null and void unless exercised within two years 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.
5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 15-025 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.

**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.







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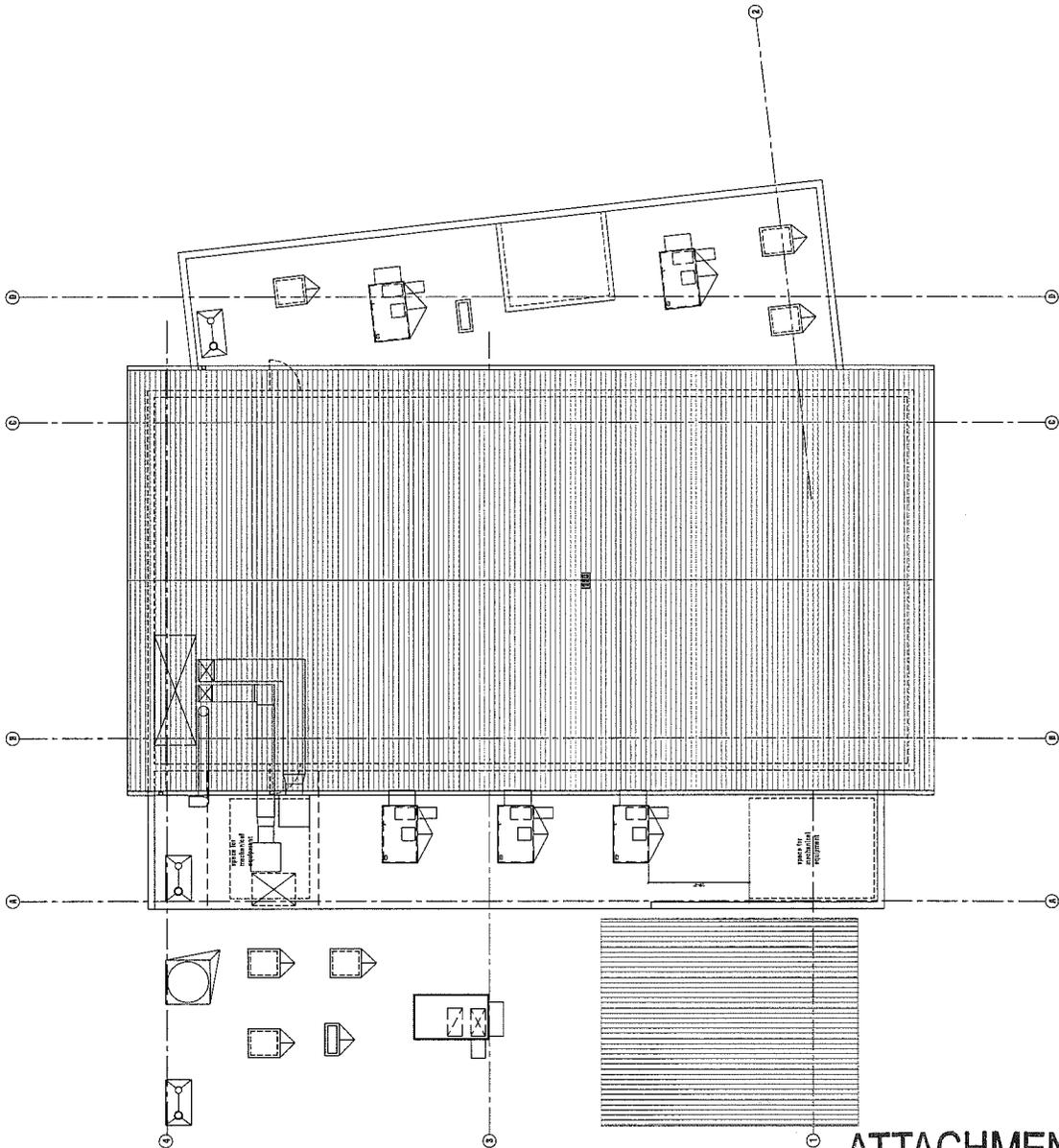


PROJECT NO. 100-100-100  
 SHEET NO. 01  
 DATE 10/10/2020  
 DRAWN BY J. SMITH  
 CHECKED BY M. JONES  
 APPROVED BY K. BROWN  
 TITLE: ROOF PLAN

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10/10/2020	J. SMITH
2	ISSUED FOR CONSTRUCTION	10/10/2020	M. JONES
3	ISSUED FOR AS-BUILT	10/10/2020	K. BROWN
4	ISSUED FOR ARCHIVE	10/10/2020	J. SMITH
5	ISSUED FOR REVIEW	10/10/2020	M. JONES
6	ISSUED FOR APPROVAL	10/10/2020	K. BROWN
7	ISSUED FOR RECORD	10/10/2020	J. SMITH
8	ISSUED FOR FINAL	10/10/2020	M. JONES
9	ISSUED FOR CLOSURE	10/10/2020	K. BROWN
10	ISSUED FOR DESTRUCTION	10/10/2020	J. SMITH

ROOF PLAN

A-1.02



ATTACHMENT NO. 2.4

01 | ROOF PLAN  
 02 | ROOF PLAN



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROJECT NO. 22-02  
 PROJECT NAME  
 600 NORTH HARRISBURG  
 "THE COMMONS"  
 BENTLEY  
 HARRISBURG, PA 17101

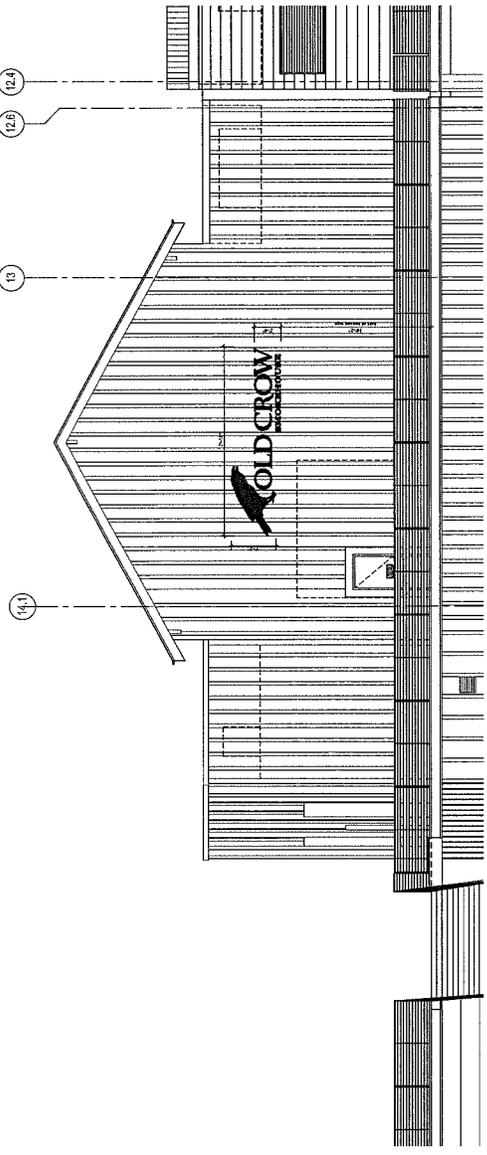
DATE  
 01/11/2022

DESIGNED BY  
 J. W. HARRIS

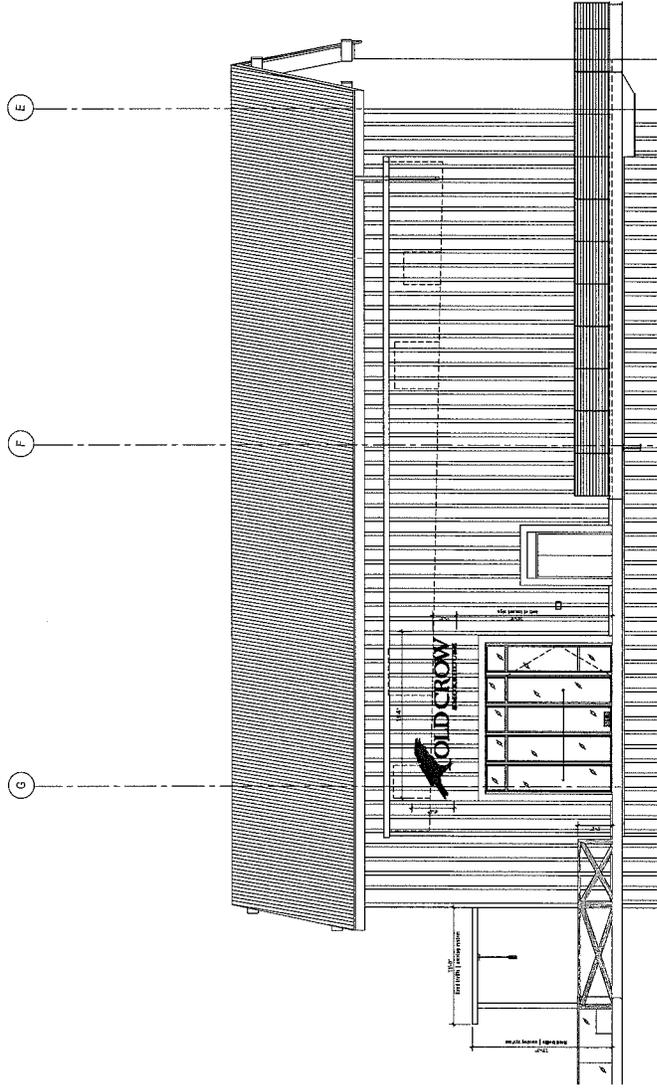
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EXTERIOR ELEVATIONS

DATE  
**A2.02**



04 | EXTERIOR ELEVATIONS  
 12.4  
 12.6  
 13  
 14.1



03 | EXTERIOR ELEVATIONS  
 5  
 6  
 7  
 8

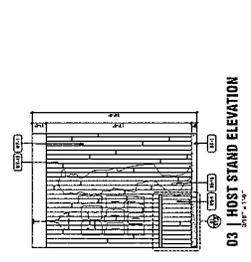
NOTE: ALL SIGNS AND GRAPHICS BY SEPARATE BUILDING PERMIT

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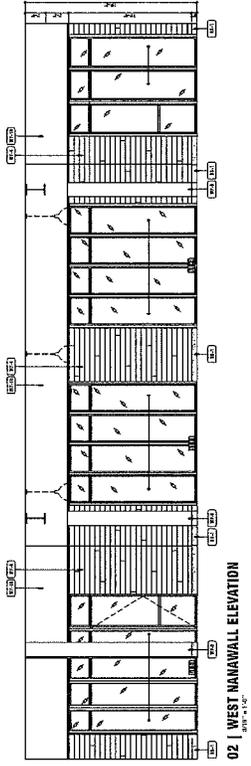


PROJECT: **DOOR REPAIRS**  
 LOCATION: **DOOR REPAIRS**  
 DATE: **10/15/2024**  
 DRAWN BY: **DOOR REPAIRS**  
 CHECKED BY: **DOOR REPAIRS**  
 PROJECT NO.: **DOOR REPAIRS**  
 SHEET NO.: **DOOR REPAIRS**

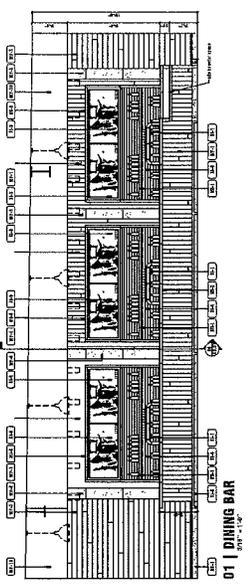
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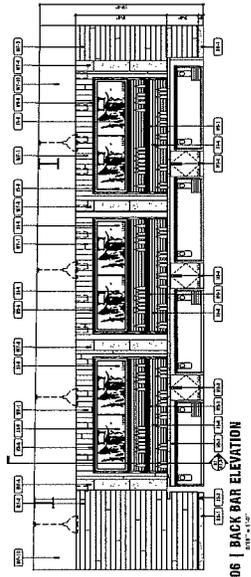
03 | HOST STAND ELEVATION  
SWP - 11'0"



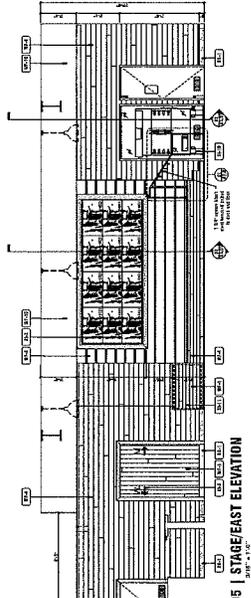
02 | WEST MAINWALL ELEVATION  
SWP - 11'0"



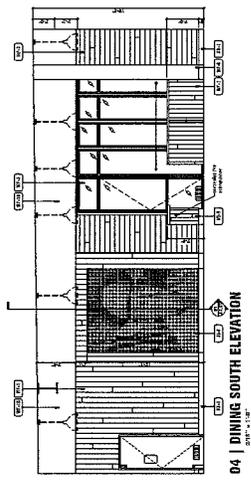
01 | DINING BAR  
SWP - 11'0"



06 | BACK BAR ELEVATION  
SWP - 11'0"



05 | STAGE/EAST ELEVATION  
SWP - 11'0"



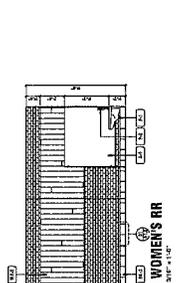
04 | DINING SOUTH ELEVATION  
SWP - 11'0"



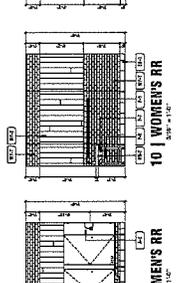
07 | WOMEN'S RR  
SWP - 11'0"



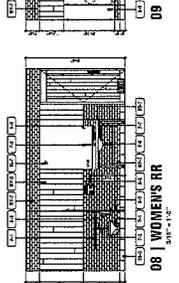
10 | WOMEN'S RR  
SWP - 11'0"



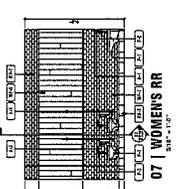
11 | WOMEN'S RR  
SWP - 11'0"



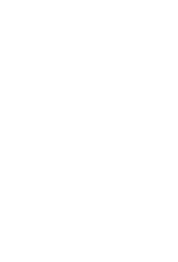
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SWP - 11'0"



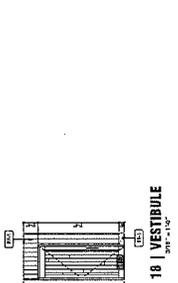
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SWP - 11'0"



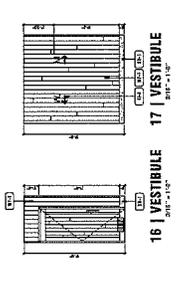
14 | MEN'S RR  
SWP - 11'0"



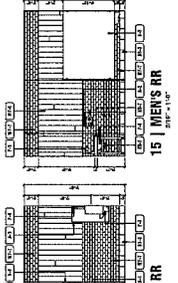
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SWP - 11'0"



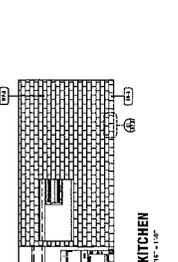
16 | VESTIBULE  
SWP - 11'0"



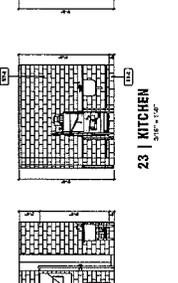
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SWP - 11'0"



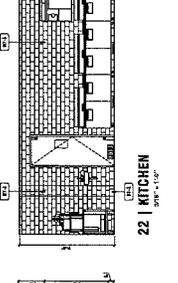
18 | VESTIBULE  
SWP - 11'0"



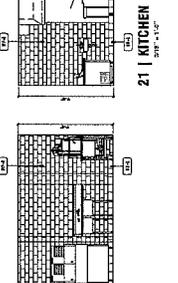
19 | PREP KITCHEN  
SWP - 11'0"



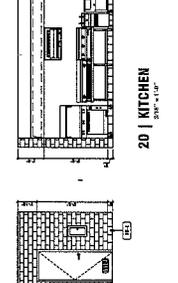
20 | KITCHEN  
SWP - 11'0"



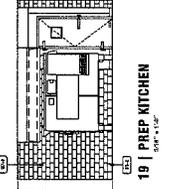
21 | KITCHEN  
SWP - 11'0"



22 | KITCHEN  
SWP - 11'0"



23 | KITCHEN  
SWP - 11'0"



24 | KITCHEN  
SWP - 11'0"

- 01 | Dining Bar: SWP - 11'0"
- 02 | West Mainwall Elevation: SWP - 11'0"
- 03 | Host Stand Elevation: SWP - 11'0"
- 04 | Dining South Elevation: SWP - 11'0"
- 05 | Stage/East Elevation: SWP - 11'0"
- 06 | Back Bar Elevation: SWP - 11'0"
- 07 | Women's RR: SWP - 11'0"
- 08 | Women's RR: SWP - 11'0"
- 09 | Women's RR: SWP - 11'0"
- 10 | Women's RR: SWP - 11'0"
- 11 | Women's RR: SWP - 11'0"
- 12 | Men's RR: SWP - 11'0"
- 13 | Men's RR: SWP - 11'0"
- 14 | Men's RR: SWP - 11'0"
- 15 | Men's RR: SWP - 11'0"
- 16 | Vestibule: SWP - 11'0"
- 17 | Vestibule: SWP - 11'0"
- 18 | Vestibule: SWP - 11'0"
- 19 | Prep Kitchen: SWP - 11'0"
- 20 | Kitchen: SWP - 11'0"
- 21 | Kitchen: SWP - 11'0"
- 22 | Kitchen: SWP - 11'0"
- 23 | Kitchen: SWP - 11'0"
- 24 | Kitchen: SWP - 11'0"

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

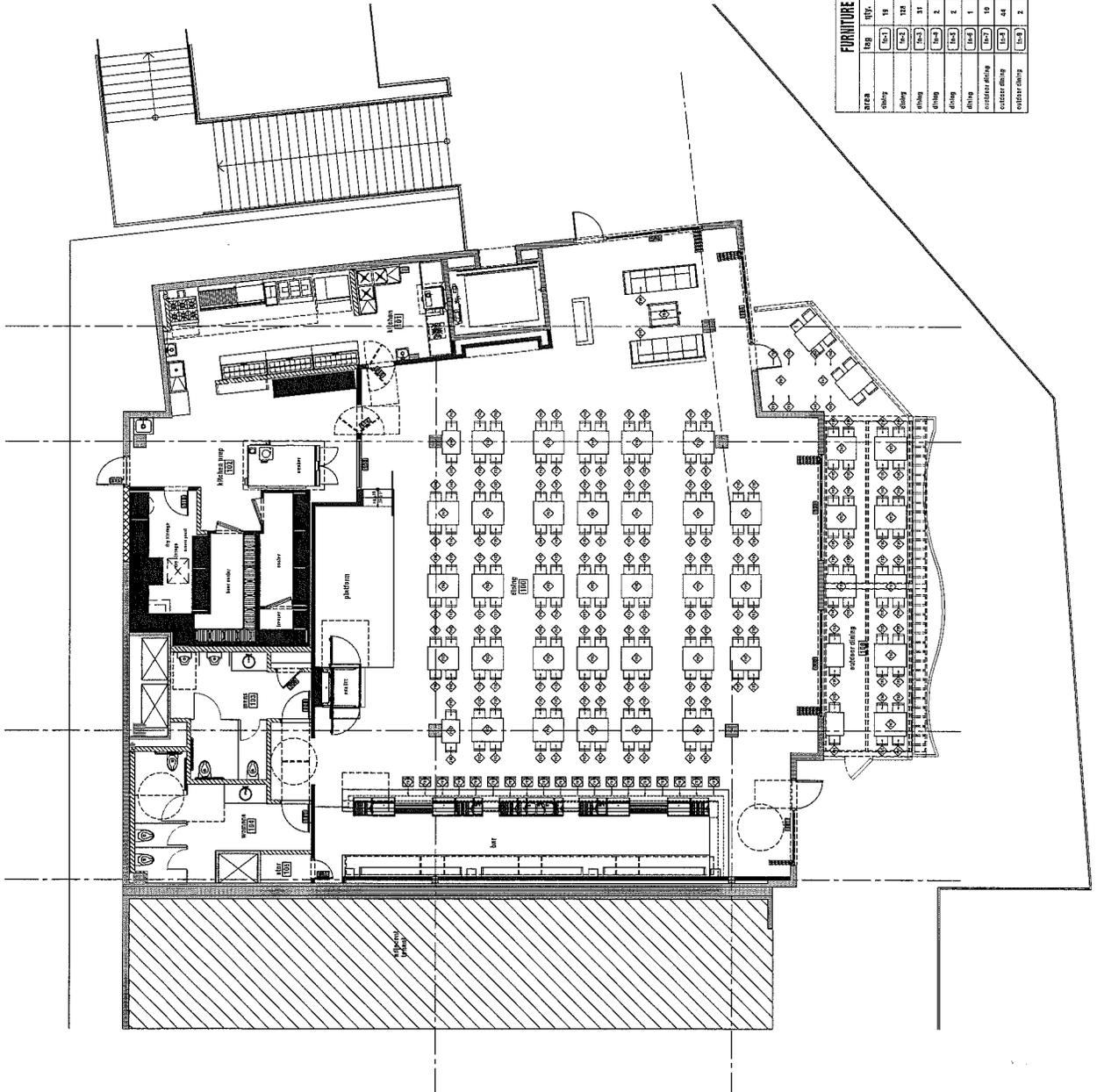


PROJECT: 01-2023  
 ARCHITECT: [Firm Name]  
 DATE: 01/2023  
 DRAWING NO.: A7.01  
 SHEET TITLE: FURNITURE PLAN  
 PROJECT LOCATION: [Address]

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	01/2023	[Name]	[Name]
2	ISSUED FOR CONSTRUCTION	01/2023	[Name]	[Name]
3	ISSUED FOR AS-BUILT	01/2023	[Name]	[Name]

FURNITURE PLAN

A7.01



**FURNITURE SCHEDULE**

AREA	NO.	QTY.	DESCRIPTION	MANUFACTURER	MATERIAL	PRODUCT #	FINISH	COLOR	NOTE
dining	101	19	bar stool	scop bar stools	metal / leather	scop stools			
dining	102	128	dining stool	scop bar stools	metal / leather	scop stools			
dining	103	31	table top + base 48" W x 30" L x 42" H	scop bar stools	wood	scop table	distressed wood	natural clear coat	
dining	104	2	table top + base 20" W x 24" L x 42" H	scop bar stools	wood	scop table	distressed wood	natural clear coat	
dining	105	2	table 20" W x 30" L	scop bar stools	leather	scop table	distressed wood	natural clear coat	
dining	106	1	table 18" x base 48" W x 30" L x 42" H	scop bar stools	wood	scop table	distressed wood	natural clear coat	
counter dining	107	19	table top + base 48" W x 30" L x 42" H	scop bar stools	metal / leather	scop table	distressed wood	natural clear coat	
counter dining	108	48	table top + base 20" W x 24" L x 42" H	scop bar stools	metal / leather	scop table	distressed wood	natural clear coat	
counter dining	109	2	table top + base 20" W x 24" L x 42" H	scop bar stools	wood	scop table	distressed wood	natural clear coat	

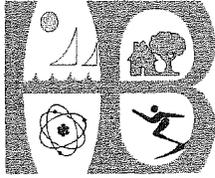
JUL 01 2015

Dept. of Planning  
& Building**City of Huntington Beach Planning Application****Written Narrative**

Old Crow Smokehouse HB, LLC, the Applicant, is the owner and operator of a successful Old Crow Smokehouse restaurant in Chicago, Illinois, offering high-quality BBQ food and beverage items along with family style entertainment. The Applicant is now proposing to open their second location in Huntington Beach, California. This location will be similar in operations to the Chicago location, with live country music, great barbeque food, and a warm and welcoming family atmosphere. There will be anywhere from 5-20 employees working at any given time, and the restaurant will serve breakfast, lunch and dinner, daily. The restaurant will offer a wide variety of options for their guests from an extensive menu featuring all the classics from pulled pork to fried ribs to their famous Old Crow salad. Old Crow will be a destination for the community to eat dinner, have drinks, watch sporting events, or enjoy country music live bands.

The proposed Old Crow Smokehouse will be an approximately 5,300 square foot restaurant with patio seating. The restaurant will be located within the Pacific City development in Huntington Beach located at 21022 Pacific Coast Highway Suite No. B230. There are approximately 4,800 square feet inside the restaurant and 500 square feet on the patio. The proposed hours of operations will be Monday thru Friday from 11:00 a.m. to 2:00 a.m. and Saturday thru Sunday from 9:00 a.m. to 2:00 a.m. The Old Crow Smokehouse may employ a disc jockey, live bands, or offer karaoke. Live music is proposed from 9 p.m. to close, but will remain in audible levels consistent with the Huntington Beach City regulations. The Old Crow Smokehouse is also proposing to be available for corporate or group events, and there will be no cover charge or admission fee to obtain entry to the premises.

In submitting this Application, Old Crow Smokehouse HB, LLC is relying upon the master approvals under: Entitlement Plan Amendment No. 13-001/Special Permit No. 13-001/Variance No. 13-008. The addition of this restaurant to the Pacific City development in Huntington Beach will add a dynamic and unique restaurant option for patrons. The proposed project will have a positive economic impact on the surrounding community and will be proper in relation to the adjacent uses and the new Pacific City development. The proposed Old Crow Smokehouse will be located within the Specific Plan (SP5) zone, and will be a part of the larger Pacific City project. To the west and south of the subject location is also zoned as a Specific Plan (SP5) Zone. To the north, the adjacent properties are zoned as Residential Medium High Density (small lot sub district - RMH-A) zones. To the east of the subject property, the adjacent properties are zoned as Manufactured Home Park (RMP) zones.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

September 14, 2015

Michael Gonzalez  
Old Crow Smokehouse  
155 W. Kinzie  
Chicago, IL 60654

**SUBJECT: CONDITIONAL USE PERMIT NO. 15-025 (OLD CROW SMOKEHOUSE LIVE ENTERTAINMENT) – 21022 PCH #230  
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.

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 [jarabe@surfcity-hb.org](mailto:jarabe@surfcity-hb.org) or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

Jill Arabe  
Associate Planner

Enclosure

cc: Khoa Duong, Building Division – 714-872-6123  
Michelle Boldt, Police Department – 714-536-5991  
Jane James, Planning Manager  
PC Group Retail LLC,, c/o Nicole Fulton, 60 S. Market St., Suite 1120, San Jose, CA 95113  
Project File

**ATTACHMENT NO. 4.1**



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** July 27, 2015  
**PROJECT NAME:** Old Crow Smokehouse Live Entertainment  
**ENTITLEMENTS:** Conditional Use Permit No. 15-025  
**PROJECT LOCATION:** 21022 Pacific Coast Hwy., #230 (northeast corner of PCH and 1<sup>st</sup> St. – Pacific City)  
**PROJECT PLANNER:** Jill Arabe, Associate Planner  
**PLAN REVIEWER:** Khoa Duong, P.E.  
**TELEPHONE/E-MAIL:** (714) 872-6123 / khoa@csgengr.com  
**PROJECT DESCRIPTION:** To permit live entertainment operating up to 2:00 a.m. in conjunction with an approximately 4,763 sq. ft. restaurant and 518 sq. ft. outdoor dining area.

---

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated July 1, 2015. 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.

---

. **REQUIREMENT:**  
None

**I. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

0. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
1. Provide project data –
  - Show type of building construction
  - Occupancy group
  - Building with fire sprinkler system
2. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
  - Restrooms must be accessible to disabled persons.
  - Provide accessible wheelchair seating spaces.

- All areas within the tenant space must be accessible to disabled persons.
3. Egress plan –
    - Provide occupant load calculations to show the occupant load in each area/room along with occupant load factors.
  4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
  5. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
  6. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

## II. COMMENTS:

0. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
1. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
2. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



**CITY OF HUNTINGTON BEACH  
POLICE DEPARTMENT**

**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** July 13, 2015  
**PROJECT NAME:** Old Crow Smokehouse Live Entertainment  
**ENTITLEMENTS:** Conditional Use Permit No. 15-025  
**PROJECT LOCATION:** 21022 Pacific Coast Hwy., #230 (northeast corner of PCH and 1<sup>st</sup> St. – Pacific City)  
**PROJECT PLANNER:** Jill Arabe, Associate Planner  
**PLAN REVIEWER:** Michelle Boldt  
**TELEPHONE/E-MAIL:** 714-536-5991 / mboldt@hbpd.org  
**PROJECT DESCRIPTION:** To permit live entertainment operating up to 2:00 a.m. in conjunction with an approximately 4,763 sq. ft. restaurant and 518 sq. ft. outdoor dining area.

---

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated July 1, 2015. 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.

---

**The Police Department recommends the following conditions:**

1. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant and outdoor patio dining area.
2. All alcoholic beverages shall remain within the interior of the restaurant and outdoor patio dining area per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant.
3. Service of alcoholic beverages for consumption off-site shall not be permitted.
4. No reduced price alcoholic beverage promotion shall be allowed after 7:00 PM, including no promotional drink specials or reduced drink specials.
5. No loitering shall be permitted within the vicinity of any entrances and exits at any time.
6. Signs shall be posted in a conspicuous space at the entrance/exit points of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT".
7. An employee shall maintain continuous supervision at all times of the patio area when the patio area is being utilized for the sales, service or consumption of alcoholic beverages.

8. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time.
9. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. Entertainment is not allowed on the patio.
10. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM.
11. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations.
12. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons.
13. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden.
14. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
15. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
16. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress.
17. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review.
18. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise; at all times.



## HUNTINGTON BEACH PLANNING AND BUILDING DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** September 14, 2015  
**PROJECT NAME:** Old Crow Smokehouse Live Entertainment  
**PLANNING APPLICATION NO.** 2015-131  
**ENTITLEMENTS:** Conditional Use Permit No.15-025  
**DATE OF PLANS:** July 1, 2015  
**PROJECT LOCATION:** 21022 Pacific Coast Highway, #230 (east side of 1<sup>st</sup> Street, between Pacific Coast Hwy. and Pacific View Ave.)  
**PLAN REVIEWER:** Jill Arabe, Associate Planner  
**TELEPHONE/E-MAIL:** 714-374-5357/jarabe@surfcity-hb.org  
**PROJECT DESCRIPTION:** To permit the establishment of live entertainment within an approximately 4,763 sq. ft. restaurant.

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

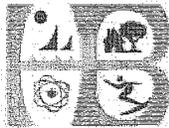
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1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. The Development Services Departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance 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**)
3. CUP 15-025 shall become null and void unless exercised within one year of the date of final approval, or as modified by condition of approval. An extension of time 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)**

4. CUP 15-025 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
5. The Planning Commission reserves the right to revoke CUP 15-025 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)**
6. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
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)**

SEP 15 2015



# CITY OF HUNTINGTON BEACH

Permit Planning & Building

2000 MAIN STREET  
P.O. BOX 70

CALIFORNIA 92648  
Tel: (714) 960-8811

POLICE DEPARTMENT

ROBERT HANDY  
Chief of Police

## CONCEPTUAL ENTERTAINMENT PERMIT

### ADDITIONAL ACTIONS ARE REQUIRED BY APPLICANT:

This document DOES NOT permit entertainment at the listed establishment. This document only provides the proposed conditions for your future Entertainment Permit pursuant to the approval of a conditional use permit. Prior to entertainment being allowed at the establishment, the applicant must agree to and complete (where necessary) the noted conditions. The establishment must then apply for and obtain a dated, annual Entertainment Permit from the Police Department.

**Issued to: Old Crow Smokehouse  
21022 Pacific Coast Highway #B230  
Huntington Beach, CA 92648**

### Conceptual Entertainment Permit Conditions

1. This Entertainment Permit is subject to review after one year.
2. The applicant shall submit a sound survey prepared by a licensed engineer showing that the proposed entertainment will not create undue noise or violate the decibel limits for the zoning district. This survey shall state the maximum allowable interior decibel limits.
3. Conditions imposed herein apply at all hours, regardless if entertainment is present (5.44.070 (G) HBMC).

### HOURS

4. Hours of entertainment:
 

Monday- Friday:	11:00 AM to 1:30 AM
Saturday-Sunday:	8:00 AM to 1:30 AM
5. 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.
6. No new customers shall be permitted after 30 minutes before closing.

### TYPES OF ENTERTAINMENT

7. Types of Entertainment: Limited to a live band (maximum 10 members), Karaoke, or Disc-Jockey (DJ)
8. Dancing is prohibited.
9. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted.

### FOOD AND ALCOHOL SERVICE

10. Food service from the regular menu or the late night menu, which consists of a substantial number of items from the regular menu must be available to patrons up to sixty (60) minutes before the scheduled closing time.
11. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks.
12. Last call for drinks shall be no later than 15 minutes before closing.
13. Only single-sized drinks and no multiple drinks shall be served after midnight.
14. Consumption of alcoholic beverages by on-duty employees, including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden.
15. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be

## CONCEPTUAL ENTERTAINMENT PERMIT

provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review.

16. No reduced price alcoholic beverage promotion shall be allowed after 7:00 PM.

### SOUND PROTECTION / QUALITY OF LIFE

17. All exterior doors and windows shall be closed during times of entertainment, after 10:00 PM.
18. All entertainment must remain inside the establishment at all times. No entertainment is allowed in the patio area.

### SECURITY

19. Security Guards: At least one security guard for every 50 patrons when entertainment is present. Security guards will be present in all areas of entertainment.
20. All security guards must be clearly identifiable as security guards and possess a valid California Guard Card.
21. All areas of the business that are accessible to patrons shall be illuminated to make easily discernible the appearance and conduct of all people in the business.
22. The establishment shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and entertainment areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations.

### ADDITIONAL / OTHER

23. The licensee or any representatives of the licensee may not pay a promoter for services based upon occupancy or attendance to an event.
24. Cover charge or admission fee may be charged. However, for special events, the licensee shall obtain prior approval by the Huntington Beach Police Department before charging any cover charge or admission fee.
25. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
26. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
27. Per section 5.44.140 HBMC All owners, employees, representatives, and agents shall obey all state, local, and municipal laws, conditions of the Conditional Use Permit, Entertainment Permit, Alcoholic Beverage Control License, or any other regulations, provision, or restrictions prescribed at all times. Any violations of any law or conditions will be considered violations of the permit to constitute permit suspensions or revocation in addition to civil or criminal enforcement.

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

You have the right to appeal the conditions on this permit to the City Council in the manner provided by Section 248.02A of the Huntington Beach Zoning and Subdivision Ordinance; except that the written appeal must be filed with the City Clerk within five (5) days of service of this written notice.

Issued: CONCEPTUAL PERMIT

[CONCEPTUAL NOT SIGNED]

Robert Handy  
Chief of Police  
RH:mb

Restaurants Tenant Mix and Hours of Operation  
September 1, 2015

Addresses	Building	Suite #	Name of Business	Use	Restaurant SF up to 12 am	Restaurant SF up to 2am	Outdoor Dining SF
21022 Pacific Coast Hwy							
	B	140	Ways & Means Oyster House	Restaurant	3,588		900
	B	230	Old Crow Smokehouse	Restaurant		4,763	518
21016 Pacific Coast Hwy							
	D	120	Lemonade	Restaurant	2,261		773
	D	200		Restaurant	7,015		1,001
21028 Pacific Coast Hwy	E	100	Simmy's	Restaurant		2,043	800
21040 Pacific Coast Hwy	F	200	Ola Mexican Cuisine	Restaurant		6,999	1,000
21058 Pacific Coast Hwy							
	M	110	Home State	Restaurant	2,282		
	M	124	Bear Flag Fish Co.		2,343		1,344
	M	130	American Dream Burgers & Beer	Restaurant	2,075		724
	M	134		Restaurant	1,676		
	M	230	Saint Marc	Restaurant		5,334	898
	M	240	The Bungalow	Restaurant		5,941	2,654
	M	250	Backhouse Yakitori	Restaurant	2,969		800
<b>TOTAL</b>					<b>24,209</b>	<b>25,080</b>	<b>11,412</b>