



City of Huntington Beach Community Development Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Community Development
BY: Joanna Cortez, Assistant Planner *JC*
DATE: November 10, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 15-056 (BLAST 825 PIZZA BEER AND WINE)

APPLICANT: James Hudson, Mega Treats LLC, 1661 Via Arriba, Palos Verdes Estates, CA 90274

PROPERTY

OWNER: Mickel 5 Points Holdings LLC and Beach Center Partners LLC, 18301 Von Karman Ave., Suite 850, Irvine, CA 92612

BUSINESS: Blast 825 Pizza, 18541 Beach Boulevard, Suite 101, Huntington Beach, CA 92647

LOCATION: 18541 Beach Boulevard, 92648 (southwest corner of Beach Boulevard and Main Street)

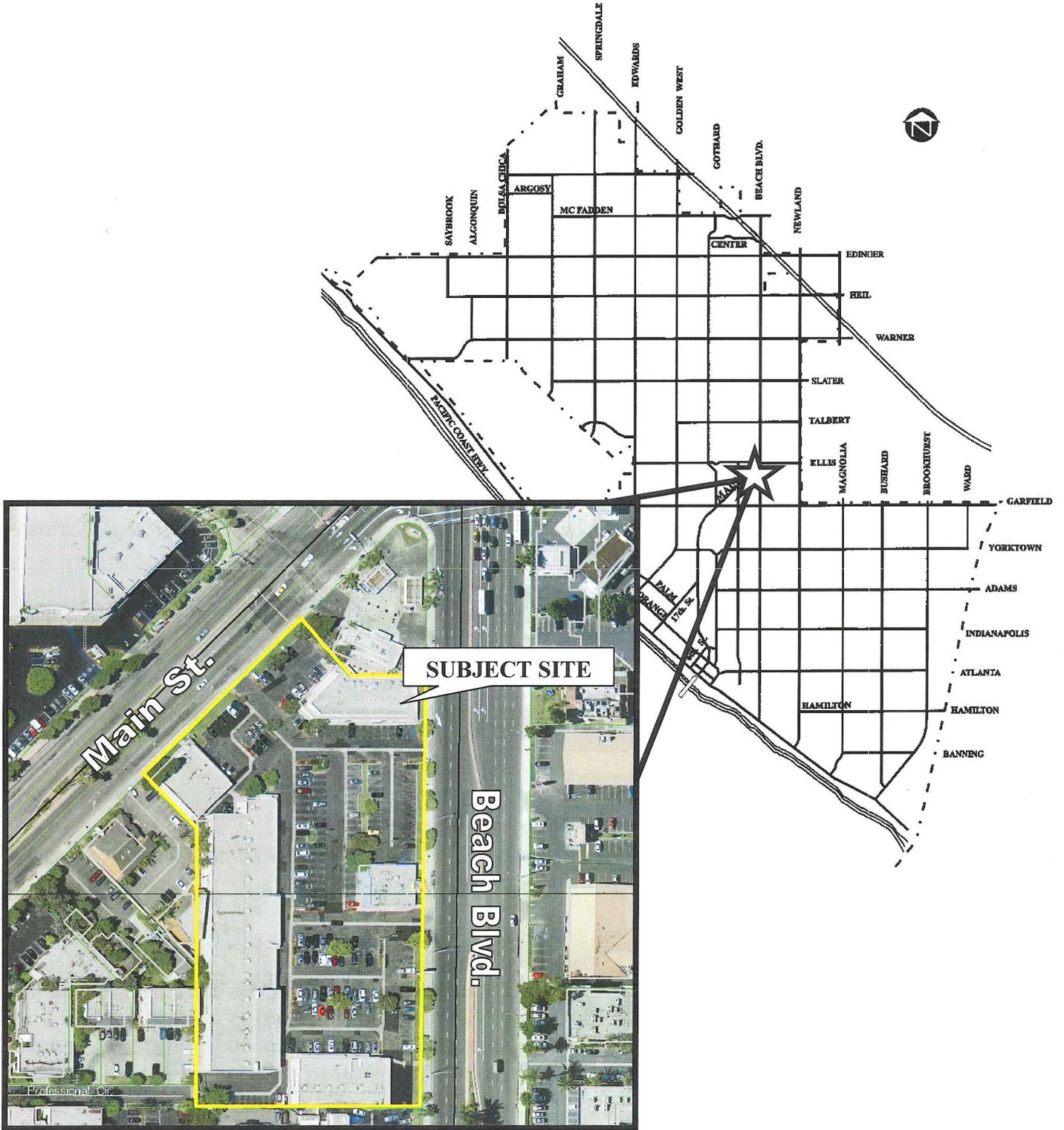
STATEMENT OF ISSUE:

- ◆ Conditional Use Permit (CUP) No. 15-056 is a request for the following:
 - To permit the sales, service and consumption of alcohol (beer and wine) within an approximately 2,995 sq. ft. restaurant and 327 sq. ft. outdoor dining area.
- ◆ Staff's Recommendation:
 - Approve Conditional Use Permit No. 15-056 based upon the following:
 - The proposed use complies with the General Plan designation of Mixed Use and complies with the Zoning designation of SP14 (Beach and Edinger Corridors Specific Plan).
 - The ancillary use of alcohol sale and consumption within the restaurant and outdoor dining area, as conditioned, will not generate negative impacts to adjacent uses.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 15-056 with suggested findings and conditions of approval (Attachment No. 1)”



VICINITY MAP
CONDITIONAL USE PERMIT NO. 15-056
(RESTAURANT – 18541 BEACH BOULEVARD STE. 101)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 15-056 with findings for denial.”
- B. “Continue Conditional Use Permit No. 15-056 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 15-056 represents a request to permit the sales, service, and consumption of alcohol within an approximately 2,995 sq. ft. restaurant and 327 sq. ft. outdoor dining area pursuant to the Beach and Edinger Corridors Specific Plan.

The tenant space was formerly occupied by Freebirds World Burrito, a restaurant that did not serve alcohol. The restaurant operator, Blast 825 Pizza, proposes to sell beer and wine for consumption on the premises. The proposed hours of operation for the restaurant are as follows:

- Monday - Thursday 11:00 a.m. to 10:00 p.m.
- Friday - Saturday 11:00 a.m. to 11:00 p.m.
- Sunday 11:00 a.m. to 9:00 p.m.

The service and consumption of beer and wine is proposed within the interior of the building and the outdoor dining area. A forty-two inch high fence encloses the outdoor dining area from the surrounding walkway.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp-pd (Mixed Use – Specific Plan Overlay – Design Overlay)	SP14 (Beach and Edinger Corridors Specific Plan: Town Center - Neighborhood)	Commercial
North and East of Subject Property (across Beach Blvd.):	M-sp-d	SP14 (BECSP: Town Center – Neighborhood)	Commercial
West of Subject Site (across Main St.):	M-sp-d	SP14 (BECSP: Town Center – Core)	Commercial
South of Subject Property:	M-sp-pd	SP14 (BECSP: Neighborhood Parkway Segment)	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is currently M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with the General Plan land use designation of Mixed Use and the objective and policies of the City’s General Plan as follows:

A. Land Use Element

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, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.

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.

The proposed use is compatible with the existing commercial uses in the shopping center such as retail, restaurants, and offices. It provides for the sales and service of beer and wine within the interior of the restaurant and outdoor dining area. The proposed use will not generate significant impacts above existing conditions.

B. Economic Development Element

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 primary corridor of the City that contains existing restaurants and retail. The proposed use will serve to strengthen the existing commercial center.

Zoning Compliance:

This project complies with the requirements of the Town Center - Neighborhood segment of the Beach and Edinger Corridors Specific Plan. The sales, service, and consumption of alcoholic beverages is subject to conditional use permit approval by the Planning Commission. The restaurant use is consistent with the parking requirements per the approved plans for the center. The addition of beer and wine sales and service to the restaurant and outdoor dining area would not constitute an increase in required parking spaces. In addition, a list of City Code Requirements of the applicable provisions of the HBZSO and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed project is categorically exempt pursuant to Class 1, *Existing Facilities*, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which identifies the operation of existing structures involving negligible or no expansion of use beyond that previously existing as exempt from the provisions of CEQA.

Coastal Status: Not applicable

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, and Community Development have reviewed the project and identified a list of code requirements (Attachment No. 4) applicable to the project. The Police Department has reviewed the request and recommends several conditions of approval to regulate and monitor the beer and wine sales and service (Attachment No. 1).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on October 29, 2015, 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), applicant, and interested parties. As of November 3, 2015, 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>
October 15, 2015	December 15, 2015

Conditional Use Permit No. 15-056 was filed on September 16, 2015 and deemed complete on October 15, 2015. The application is scheduled for public hearing before the Planning Commission on November 10, 2015.

ANALYSIS:

The subject site is located along major arterial streets and within an existing commercial center comprised of restaurants, retail uses, and office uses. The proposed use is compatible with existing uses because it provides an additional restaurant opportunity that will serve and benefit the office uses in the center and residential uses in the vicinity. The existing landscaping and arterial street (Beach Blvd.) buffer nearby residential uses to the east from the subject restaurant and outdoor dining area. Furthermore, the residential uses are located more than 150 feet from the restaurant. It is not anticipated that potential noise generated by the use will significantly impact noise sensitive uses. The project is also conditioned to minimize potential impacts to surrounding uses. To further reduce the likelihood of noise impacts to

residential uses, no dining or consumption of beer and wine within the outdoor patio dining area shall occur between 10:00 PM and 7:00 AM.

Additionally, staff is recommending provisions to ensure the location maintains a restaurant atmosphere such as requiring the service of food in conjunction with the sale of beer and wine, making food service available until one hour prior to closing time, and prohibiting promotions for happy hour or reduced prices for beer and wine. The request for beer and wine sales and consumption within the restaurant and outdoor dining is consistent with the scope and intent of development in the Beach and Edinger Corridors Specific Plan and supported by the General Plan.

Staff recommends approval of Conditional Use Permit No. 15-056 based upon the following:

- The proposed use complies with the General Plan designation of Mixed Use and complies with the Zoning designation of SP14 (Beach and Edinger Corridors Specific Plan).
- The ancillary use of beer and wine sale and consumption within the restaurant and outdoor dining area, as conditioned, will not generate negative impacts to adjacent uses.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 15-056
2. Site Plan and Floor Plan dated and received September 16, 2015
3. Narrative dated September 16, 2015
4. Code Requirements Letter (for informational purposes only) dated November 2, 2015

SH:JJ:JC

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 15-056

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, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-056:

1. Conditional Use Permit No. 15-056 for sales, service, and consumption of beer and wine within an approximately 2,995 sq. ft. restaurant and 327 sq. ft. outdoor dining area will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use is located within an existing multi-tenant commercial center with other similar commercial uses. The business will provide an additional restaurant opportunity for the office uses in the center and residential uses in the vicinity. The restaurant is not anticipated to generate additional noise, traffic, or other impacts above existing conditions. Residential uses to the east of the site are buffered from the use by a major arterial street and landscaping.
2. The conditional use permit will be compatible with surrounding residential and commercial uses. The restaurant use is located in an existing multi-tenant commercial center with other similar commercial uses. Residential uses to the east are buffered from the use by a major street and landscaping. To further reduce the likelihood of noise impacts to residential uses, no dining or consumption of beer and wine within the outdoor patio dining area shall occur between 10:00 PM and 7:00 AM.
3. The proposed use 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 on the project. It complies with applicable HBZSO requirements. The proposed hours of operation are consistent with the existing commercial uses and therefore will not generate impacts to adjacent noise-sensitive uses above the existing conditions.

The General Plan Land Use Map designation on the subject property is currently M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with the General Plan land use designation of Mixed Use and the objective and policies of the City’s General Plan as follows:

A. Land Use Element

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, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

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.

The proposed use is compatible with the existing commercial uses in the shopping center such as retail, restaurants, and offices. It provides for the sales and service of beer and wine within the interior of the restaurant and outdoor dining area. The proposed use will not generate significant impacts above existing conditions.

B. Economic Development Element

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 primary corridor of the City that contains existing restaurants and retail. The proposed use will serve to strengthen the existing commercial center.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-056:

1. The site plan and floor plan received and dated September 16, 2015 shall be the conceptually approved layout.
2. The use shall comply with the following:
 - a. Restaurant business hours shall be limited to between 7:00 AM to 11:00 PM daily.
 - b. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages shall be permitted within the outdoor patio dining area between the hours of 10:00 PM and 7:00 AM.
 - c. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant. The business shall be limited to a Type 41 (On Sale Beer and Wine for Bona Fide Public Eating Place) ABC License. **(PD)**
 - d. The patio shall be for the sole use of Blast 825 customers to prevent alcohol from being easily handed from the dining area to the surrounding sidewalks and walkways where people may loiter. **(PD)**
 - e. The patio entry/exit point to the sidewalk shall be designated as an emergency exit only. A sign shall be posted in a conspicuous space at the entrance/exit point of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
 - f. An employee of the establishment must be present at all times in areas where alcohol is served. **(PD)**

- g. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
 - h. No “happy hour” or reduced price alcoholic beverage promotion shall be allowed after 7:00PM. **(PD)**
 - i. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
 - j. All alcohol shall remain on the establishment’s premises, including within outdoor dining areas. **(PD)**
 - k. 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)**
 - l. The sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage. **(PD)**
 - m. 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)**
 - n. 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)**
 - o. 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)**
 - p. All employees shall complete an ABC approved training class within 30 days of being hired and they shall complete the program every 12 months thereafter. **(PD)**
 - q. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
 - r. Signage, posters, and advertising with “Do Not Drink and Drive” shall be posted in the business. **(PD)**
 - s. 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. Signage shall be reviewed under separate permits and applicable processing.

4. 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 Community Development 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.
5. Conditional Use Permit No. 15-056 shall become null and void unless exercised within two (2) 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 Community Development Department a minimum 30 days prior to the expiration date.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. 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/green-building-guidelines-rating>).

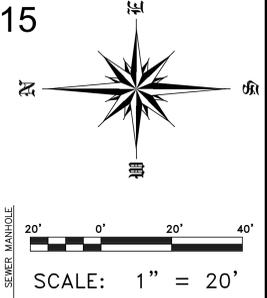
INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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.

ALTA/ACSM LAND TITLE SURVEY

18541-18645 BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

Received 9/16/15



ITEMS CORRESPONDING TO SCHEDULE "B":

BY: COMMONWEALTH LAND TITLE COMPANY
1920 MAIN STREET, SUITE 1200
IRVINE, CA 92614
(949) 930-9399

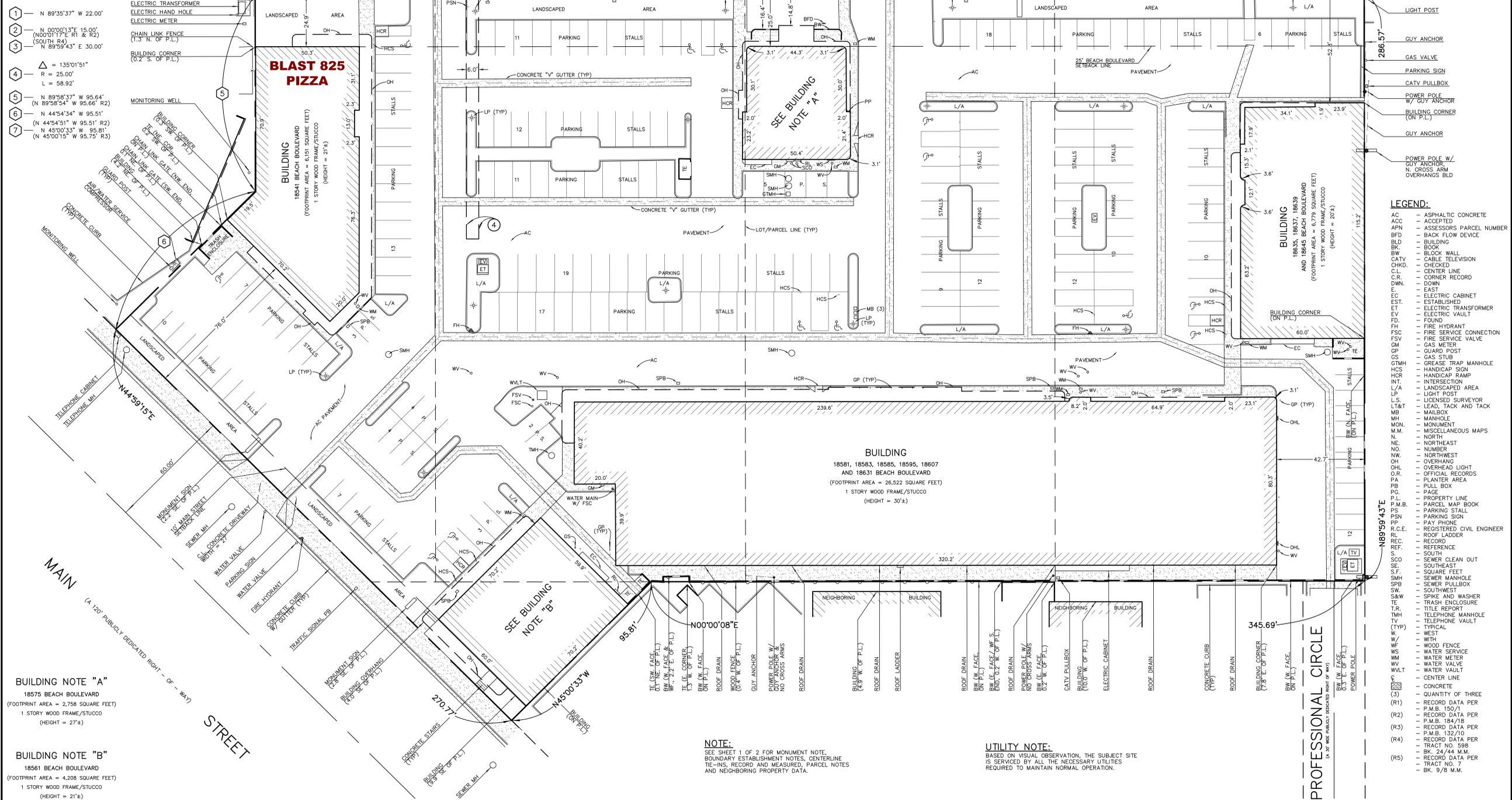
ORDER NO.: 07570948-03
TITLE OFFICER: MITCH LA RIVA
DATED: MARCH 15, 2007

- 1 A WAIVER OF CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF THE HIGHWAY CONTIGUOUS THERETO AS CONTAINED IN A DOCUMENT RECORDED IN BOOK 2363, PAGE 36; BOOK 2369, PAGE 2; BOOK 2374, PAGE 303; BOOK 2378, PAGE 50; BOOK 2390, PAGE 589; AND IN BOOK 2585, PAGE 345 ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE OF THE PORTION OF THE PROPERTY CONTIGUOUS OF BEACH BOULEVARD AND IS NOT PLOTTED HEREON.
- 2 AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES AND CONDUITS RECORDED SEPTEMBER 25, 1984 AS INSTRUMENT NUMBER 84-398379 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE ENTIRE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3 AN EASEMENT FOR PUBLIC UTILITIES RECORDED OCTOBER 12, 1984 AS INSTRUMENT NUMBER 84-423547 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IT IS NOT PLOTTED HEREON.
- 4 AN EASEMENT FOR PUBLIC UTILITIES RECORDED AS INSTRUMENT NUMBER 85-003249 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

LINE AND CURVE DATA:

- 1 N 89°35'37" W 22.00'
- 2 N 00°00'13"E 15.00'
(N00°01'17"E R1 & R2)
(SOUTH R4)
- 3 N 89°59'43" E 30.00'
- 4 $\Delta = 135.01'51"$
 $R = 25.00'$
 $L = 58.92'$
- 5 N 89°58'37" W 95.64'
(N 89°58'54" W 95.66' R2)
- 6 N 44°54'34" W 95.51'
(N 44°54'51" W 95.51' R2)
- 7 N 45°00'33" W 95.81'
(N 45°00'15" W 95.75' R3)



PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	217
HANDICAP	11
TOTAL	228

- ### LEGEND:
- AC ASPHALTIC CONCRETE
 - ACC ACCEPTED
 - APZ ASSESSORS PARCEL NUMBER
 - BK BOOK
 - BFD BACK FLOW DEVICE
 - BLD BUILDING
 - BLK BLOCK
 - BW BLOCK WALL
 - CHD CABLE TELEVISION
 - CHKD CHECKED
 - CL CENTER LINE
 - CR CORNER RECORD
 - DN DOWN
 - EA EAST
 - EST ESTABLISHED
 - ET ELECTRIC TRANSFORMER
 - EV ELECTRIC VAULT
 - FD FOUND
 - FH FIRE HYDRANT
 - FSV FIRE SERVICE VALVE
 - FSV FIRE SERVICE CONNECTION
 - FSV FIRE SERVICE VALVE
 - GM GAS METER
 - GP GUARD POST
 - GS GAS STUB
 - GT GREASE TRAP MANHOLE
 - HCS HANDICAP SIGN
 - HCR HANDICAP RAMP
 - INT INTERSECTION
 - LA LANDSCAPED AREA
 - LP LIGHT POST
 - LS LICENSE SURVEYOR
 - LTA LADDER AND TACK
 - MB MAILBOX
 - MH MANHOLE
 - MON MONUMENT
 - M.M. MISCELLANEOUS MAPS
 - N NORTH
 - NE NORTHEAST
 - NO NUMBER
 - NW NORTHWEST
 - OH OVERHANG
 - OH OVERHEAD LIGHT
 - OR OFFICIAL RECORDS
 - PA PLANTER AREA
 - PB PULL BOX
 - PG PAGE
 - PL PROPERTY LINE
 - P.M.B. PARCEL MAP BOOK
 - PS PARKING STALL
 - PS PARKING SIGN
 - R.C.E. REGISTERED CIVIL ENGINEER
 - RL ROOF LADDER
 - REC RECORD
 - REF REFERENCE
 - S SOUTH
 - SCO SEWER CLEAN OUT
 - SE SOUTHEAST
 - S.F. SQUARE FEET
 - SMH SEWER MANHOLE
 - SPB SEWER PULLBOX
 - SW SOUTHWEST
 - S&W SPIKE AND WASHER
 - TE TRASH ENCLOSURE
 - T.R. TITLE REPORT
 - TMH TELEPHONE MANHOLE
 - TV TELEPHONE VAULT
 - (TYP) TYPICAL
 - W WEST
 - W WITH
 - WF WOOD FENCE
 - WS WATER SERVICE
 - WM WATER METER
 - WV WATER VALVE
 - WV WATER VAULT
 - WV CENTER LINE
 - CONCRETE
 - (3) QUANTITY OF THREE
 - (R1) RECORD DATA PER P.M.B. 150/71
 - (R2) RECORD DATA PER P.M.B. 184/18
 - (R3) RECORD DATA PER P.M.B. 132/10
 - (R4) RECORD DATA PER TRACT NO. 598
 - (R5) RECORD DATA PER BK. 24/44 M.M.

NOTE:
SEE SHEET 1 OF 2 FOR MONUMENT NOTE.
BOUNDARY ESTABLISHMENT NOTES, CENTERLINE
TIE-INS, RECORD AND MEASURED, PARCEL NOTES
AND NEIGHBORING PROPERTY DATA.

UTILITY NOTE:
BASED ON VISUAL OBSERVATION, THE SUBJECT SITE
IS SERVED BY ALL THE NECESSARY UTILITIES
REQUIRED TO MAINTAIN NORMAL OPERATION.

REVISIONS

04/03/07: REVISOR BORROWING ENTITY NAME, REVERSED LEGAL DESCRIPTION.

JRN CIVIL ENGINEERS

232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
(949) 248-4685 FAX (949) 248-4687

ALTA/ACSM LAND TITLE SURVEY

18541-18645 BEACH BOULEVARD
HUNTINGTON BEACH, CALIFORNIA

ADDRESS: FARIS LEE INVESTMENTS
CLIENT:

SHEET 2 OF 2
DATE: 03/27/07
DRAWN BY: BJK
CHKD. BY: DSC

FILE NO. 9223

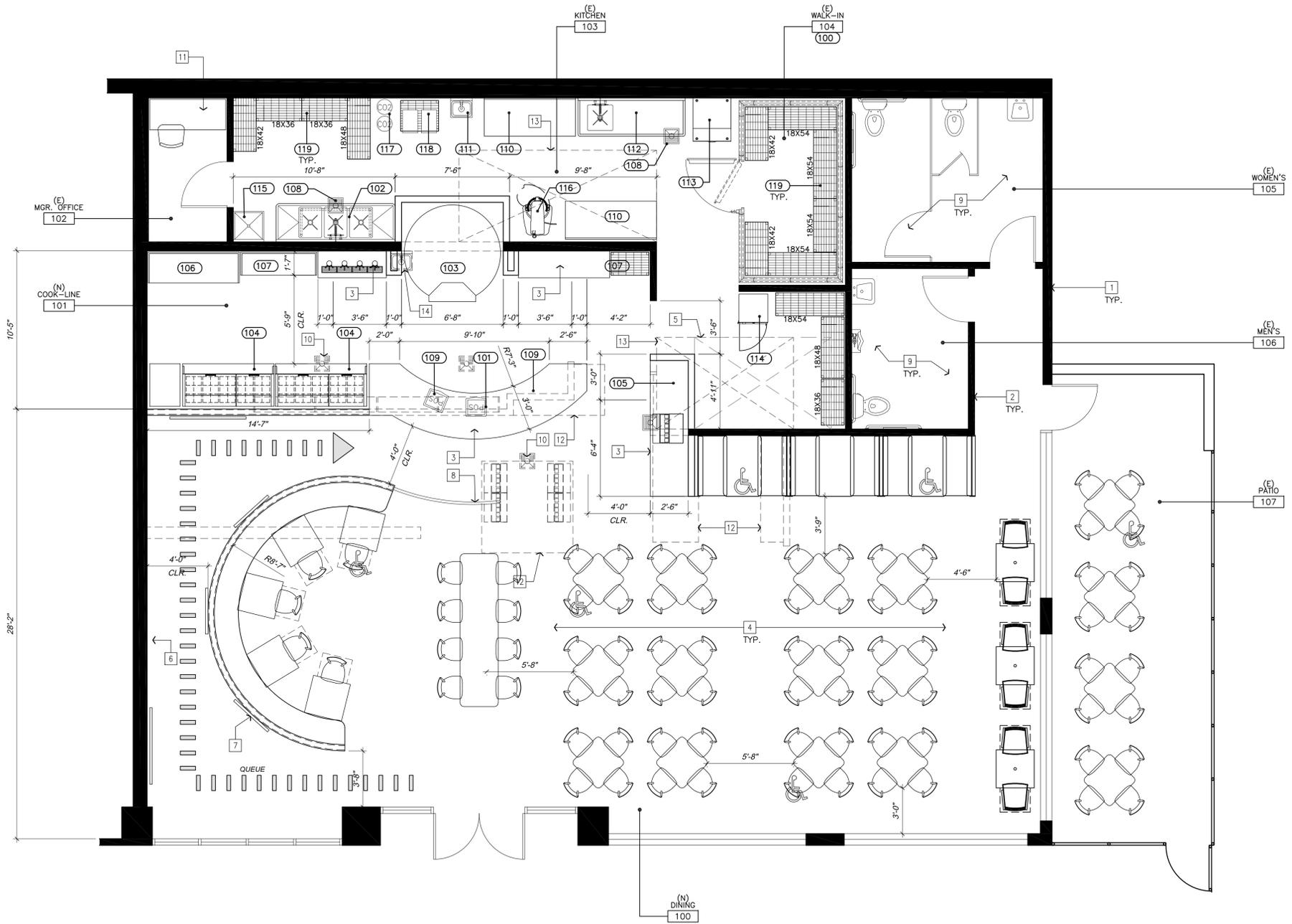
History record:

Date	Description

Revisions:

No.	Date	Description

Project name:
BLAST 825 PIZZA
 18541 BEACH BLVD.
 HUNTINGTON BEACH, CA



FLOOR PLAN SCALE: 1/4" = 1'-0"

KEY NOTES

EQUIPMENT SCHEDULE

LEGEND

- EXISTING BUILDING SHELL TO REMAIN.
- EXISTING PARTITION WALL TO REMAIN.
- PROVIDE NEW MILLWORK.
- DEMO AND REMOVE ALL EXISTING DINING TABLES AND BOOTHS. PATCH AND REPAIR WALLS AND FLOORS AS REQUIRED. NEW DINING FURNITURE THROUGHOUT, PROVIDED BY TENANT.
- RELOCATED EXISTING EXHAUST HOOD.
- NEW STANDARD MENU BOARD
- NEW MEDIA STATION, (TYP. [3] LOCATIONS), G.C. TO PROVIDE POWER AND DATA FEEDS TO LOCATION.
- NEW RAILING.
- EXISTING PLUMBING FIXTURES TO REMAIN.
- REMOVE EXISTING FLOOR SINKS, CAP AND SEAL UNDER SLAB. INFILL TO MATCH EXISTING SLAB SURFACE, (TYP. [3] LOCATIONS).
- NEW WORK DESK AND CHAIR, PROVIDED BY TENANT.
- DEMO EXISTING MILLWORK, REMOVE ALL EQUIPMENT COMPONENTS, PATCH AND SEAL EXISTING FLOORS AS REQUIRED.
- DEMO AND REMOVE (OR RELOCATE REFER TO PLAN) EXISTING EXHAUST HOOD. PATCH AND REPAIR EXISTING CEILING AS REQUIRED TO MATCH ADJACENT SURFACE, (TYP. [2] LOCATIONS).
- REMOVE EXISTING HAND SINK. CAP AND SEAL WATER AND WASTE LINES BACK TO STRUCTURE.

ITEM #	DESCRIPTION	MANUF.	MODEL NO.	QTY	POWER		BTU's	REMARKS
					VOLT / PHASE / AMP / WATT			
100	(EXISTING) WALK-IN COOLER			1				
101	DISPENSING HEAD, DRAFT BEER, TEE TOWER			2				
102	3 COMP-SINK			1				
103	PIZZA OVEN W/ UL103HT CHIMNEY EXHAUST	FORNO BRAVO	NAPOLI 140	1				
104	DISPLAY CASE: PIZZA TOPPING	TRUE	TFP-72-30M-D-6	2				
105	SODA DISPENSER			1				
106	DISPLAY CASE			1				
107	STORAGE SHELVING			2				
108	FLOOR SINK			3				
109	P.O.S. COMPUTER			2				
110	WORK TABLE (30" X 72")			1				
111	(EXISTING) HAND SINK			1				
112	PREP TABLE W/ SINK			1				
113	ICE MACHINE W/ BIN			1				
114	PROOFING CABINET			1				
115	(EXISTING) MOP SINK			1				
116	FLOOR MIXER			1				
117	CO2 SYSTEM			1				
118	BAG-IN-BOX			1				
119	WIRE SHELVING			LOT				

- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING PARTITION TO REMAIN.
- NEW FULL HEIGHT PARTITION.
- NEW STUB-WALL

Sheet title:
FLOOR PLAN

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Date: 07.01.15
 Drawn by: R.C.A.
 Project #: 201531
 File name: H:\Projects\Blast 825
 Sheet:

Planning Application for Conditional Use Permit

Project: Blast825 Pizza Restaurant

Address: 18541 Beach Blvd., Suite 101, Huntington Beach, CA 92648

Reason for Application: To initiate Type 41 ABC License

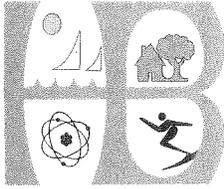
RECEIVED
SEP 16 2015
Dept. of Planning
& Building

The following table provides a description of the project, its proposed use, restaurant area, days and hours of operation and expected total number of employees. The maximum number of employees on duty each day is expected to be 12.

A Chevron gas station is operated immediately to the north of the project at the corner of Beach Boulevard and Ellis Avenue. Immediately to the south bordering Beach Boulevard, in the same 5-Points Shopping Center, is a currently operating Panda Express Chinese restaurant. To the west of the project and sharing a common interior wall is a restaurant called Boudin and across Beach Boulevard to the east, on the opposite side of Beach Boulevard, a new mixed use development of lower floor shops with apartments above is about to open.

The population served by the restaurant includes employees working in various companies in the surrounding area, the local population and transient customers who traverse Beach Boulevard, Ellis Avenue and Main Street.

Project Description	Proposed Use	Area ft ²	Hours/Days of Operation		Number of Employees
Minor tenant improvements to interior of existing restaurant	Pizza Restaurant	3,012	Mon, Tue, Wed, Thur. Fri, Sat. Sunday	11 am – 10 pm 11 am – 11 pm 11 am – 9 pm	20



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

November 2, 2015

James Hudson
Mega Treats LLC
1661 Via Arriba
Palos Verdes Estates, CA 90274

**SUBJECT: CONDITIONAL USE PERMIT NO. 15-056 (BLAST 825 PIZZA BEER AND WINE) – 18541 BEACH BLVD. #101, 92647
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 Joanna.Cortez@surfcity-hb.org or 714-374-1547 and/or the respective source department (contact person below).

Sincerely,

Joanna Cortez
Assistant Planner

Enclosure

cc: Khoa Duong, Building Division – 714-872-6123 / khoa@csgengr.com
Michelle Boldt, Police Department – 714-536-5986 / MBoldt@hbpd.org
Steve Eros, Fire Department – 714-536-5531 / Steve.Eros@surfcity-hb.org
Jane James, Planning Manager
Mickel 5 Points Holdings LLC and Beach Center Partners LLC, 18301 Von Karmen Ave., Suite 850, Irvine, CA 92612
Project File



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: October 05, 2015

PROJECT NAME: Blast 825 Pizza Beer and Wine

PLANNING APPLICATION NO.: Planning Application No. 2015-217

ENTITLEMENTS: Conditional Use Permit No. 2015-056

DATE OF PLANS: September 16, 2015

PROJECT LOCATION: 18541 Beach Blvd. Ste. 101, 92648 (near the southwest corner of Beach Blvd. and Ellis Ave.)

PROJECT PLANNER: Joanna Cortez, Assistant Planner

PLAN REVIEWER: Khoa Duong, P.E

TELEPHONE/E-MAIL: (714) 872-6123 / khoa@csgengr.com

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT: Permit on-site sale, service, and consumption of beer and wine within a 2,995 sq. ft. eating and drinking establishment and a 327 sq. ft. outdoor patio

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 Zoning Administrator 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.

I. REQUIREMENT:
None

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 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.
2. Provide Building Data to show:
 - Type of building construction
 - Occupancy groups

- Tenant floor area/building area.
3. For mixed occupancy please comply with Section 508 – (If applicable)
 - a. Provide building area analysis
 - b. Please show location of all fire rated walls on plans.
 4. Provide complete Site plan –
 - a. Please indicate on Site plan the proposed use of adjacent space along with occupancy group.
 - b. Show the accessible paths of from public sidewalk/accessible parking stalls to the building entrances along with maximum slope of 5%; and cross slope of 2%.
 - c. Show location of all curb ramps, truncated domes within the accessible path of travel.
 - d. Existing accessible parking stalls must comply with Chapter 11B.
 - e. Please show location of all fire rated walls on Site plan.
 5. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
 - a. Existing restrooms must be accessible to disabled persons. Provide restroom layout plans, details, and notes to show how they comply with Chapter 11B.
 - b. Provide 44" clear aisle between fixtures in the Dining area. Section 11B-403.5.
 6. Provide egress plan –
 - a. Provide occupant load calculations showing the occupant load in each area/room along with occupant load factors.
 - b. Show the exit path of travel.
 - c. Panic hardware is required at all required exit doors.
 - d. Show location of all exit signs/tactile egress signs on plan.
 7. 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.
 8. 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.
 9. 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.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. 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.

3. 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

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: October 6, 2015

PROJECT NAME: Blast Pizza

PLANNING APPLICATION NO.: Planning Application No. 2015-217

ENTITLEMENTS: Conditional Use Permit No. 2015-056

DATE OF PLANS: September 16, 2015

PROJECT LOCATION: 18541 Beach Blvd. Ste. 101, 92648 (near the southwest corner of Beach Blvd. and Ellis Ave.)

PROJECT PLANNER: Joanna Cortez, Assistant Planner

PLAN REVIEWER: Michelle Boldt

TELEPHONE/E-MAIL: (714) 536-5991 / mboldt@hbpd.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** Permit on-site sale, service, and consumption of beer and wine within a 2,995 sq. ft. eating and drinking establishment and a 327 sq. ft. outdoor patio

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 Zoning Administrator 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.

1. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant. The business shall be limited to a Type 41 (On Sale Beer and Wine for Bona Fide Public Eating Place) ABC License.
2. The patio shall be for the sole use of Blast 825 customers to prevent alcohol from being easily handed from the dining area to the surrounding sidewalks and walkways where people may loiter.
3. The patio entry/exit point to the sidewalk shall be designated as an emergency exit only. A sign shall be posted in a conspicuous space at the entrance/exit point of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT".
4. An employee of the establishment must be present at all times in areas where alcohol is served.
5. Service of alcoholic beverages for consumption off-site shall not be permitted.
6. No "happy hour" or reduced price alcoholic beverage promotion shall be allowed after 7:00PM.

7. No loitering shall be permitted within the vicinity of any entrances and exits at any time.
8. All alcohol shall remain on the establishment's premises, including within outdoor dining areas.
9. 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.
10. The sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage.
11. 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.
12. 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.
13. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons.
14. All employees shall complete an ABC approved training class within 30 days of being hired and they shall complete the program every 12 months thereafter.
15. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden.
16. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
17. 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.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: October 1, 2015

PROJECT NAME: Chevron Market Beer and Wine

PLANNING APPLICATION NO.: Planning Application No. 2015-217

ENTITLEMENTS: Conditional Use Permit No. 2015-056

DATE OF PLANS: September 16, 2015

PROJECT LOCATION: 18541 Beach Blvd. Ste. 101, 92648 (near the southwest corner of Beach Blvd. and Ellis Ave.)

PROJECT PLANNER: Joanna Cortez, Assistant Planner

PLAN REVIEWER:

TELEPHONE/E-MAIL: (714) 374-1547/Joanna.Cortez@surfcity-hb.org

PROJECT DESCRIPTION: **CONDITIONAL USE PERMIT:** Permit on-site sale, service, and consumption of beer and wine within a 2,995 sq. ft. eating and drinking establishment and a 327 sq. ft. outdoor patio

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 16, 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. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

1. All compressed gasses associated with the distribution of the alcoholic beverages need to comply with the requirements stated in Chapter 57 of the California Fire Code. A separate fire permit may be required if the quantities of the compressed gasses exceed the quantities stated in Table 105.6.8 of the California Fire Code.



HUNTINGTON BEACH PLANNING AND BUILDING DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: November 2, 2015

PROJECT NAME: Blast 825 Pizza Beer and Wine

PLANNING APPLICATION NO. 2015-217

ENTITLEMENTS: Conditional Use Permit No. 15-056

DATE OF PLANS: September 16, 2015

PROJECT LOCATION: 18541 Beach Blvd. Ste. 101, 92648 (near the southwest corner of Beach Blvd. and Ellis Ave.)

PLAN REVIEWER: Joanna Cortez, Assistant Planner

TELEPHONE/E-MAIL: (714) 374-1547/Joanna.Cortez@surfcity-hb.org

PROJECT DESCRIPTION: To permit the sales, service, and consumption of alcoholic beverages within an approximately 1,600 sq. ft. restaurant and 360 sq. ft. outdoor dining area.

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.

CONDITIONAL USE PERMIT NO. 15-056:

1. The site plan and floor plan 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 15-056 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 15-056 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 15-056 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)**
9. Live entertainment shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. **(HBZSO Section 211.04)**