

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Assistant Planner  
**DATE:** March 1, 2017

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 16-023/ ADMINISTRATIVE PERMIT NO. 16-024 (JAN'S HEALTH BAR EXPANSION)**

**LOCATION:** 501 Main Street Suite D, 92648 (west side of Main St., between 6<sup>th</sup> St. and Townsquare Ln.)

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**Applicant:** Poppy Holguin, 501 Main St., Suite D, Huntington Beach, CA 92648

**Property Owner:** Levy Affiliated, 201 Wilshire Blvd., Suite A, Santa Monica, CA 90401

**Request:** To allow the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Coastal Status:** Non-appealable

**Zone:** SP5-CZ (Specific Plan No. 5 – Coastal Zone Overlay)

**General Plan:** M-F11/25-sp-pd (Mixed Use – 2.0(MU) – 2.0(C)/25 du/acre – Specific Plan Overlay – Pedestrian Overlay)

**Existing Use:** Commercial

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-023:**

1. Coastal Development Permit No. 16-023 to permit the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

*Policy – C 1.1.4:* Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

*Policy – C 1.2.1:* Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.

The proposed use is similar to and compatible with existing uses in the Town Square Shopping Center. It will be located within the interior of the existing commercial center to serve the residents in the community and visitors to the area.

2. The request to permit the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project complies with all applicable land use controls and development standards, including on-site parking requirements.
3. At the time of occupancy the proposed request to permit the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will involve tenant improvements on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. The development to permit the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

**SUGGESTED FINDINGS FOR APPROVAL - ADMINISTRATIVE PERMIT NO. 16-024:**

1. Administrative Permit No. 16-024 to permit the expansion of an existing 800 sq. ft. restaurant to an adjacent 1,200 sq. ft. suite will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project involves a minor expansion of a restaurant to an existing retail suite and is designed to be compatible with the surrounding mix of commercial and residential uses. In addition, the project complies with the minimum onsite parking, via parking management plan, and is not anticipated to generate additional noise, traffic, and safety impacts beyond which already exist in the surrounding area.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-023 /ADMINISTRATIVE PERMIT NO. 16-024:**

1. The site plan and floor plans received and dated December 22, 2016 shall be the conceptually approved design.

2. Prior to issuance of building permits, a Parking Management Plan, approved by the property owner, shall be submitted for review and approval by the Planning Division. Said plan shall depict designated (residents/ guests/ employees/ public) parking space locations.
3. The sale, service, and/or consumption of alcohol shall not be permitted unless a Conditional Use Permit for this specific use is reviewed and approved.
4. CDP No. 16-023 and AP No. 16-024 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 Community Development Department a minimum 30 days prior to the expiration date.
5. The Development Services Departments and divisions (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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
6. 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.