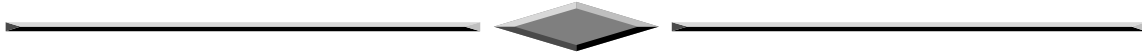


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: October 16, 2013

**SUBJECT: CONDITIONAL USE PERMIT NO. 13-024 (BEACH CITY BREWERY
ALCOHOL TASTING)**

LOCATION: 7631 Woodward Drive, Unit B, 92647 (north side of Woodward Drive,
between Sampson Lane and Jamestown Lane)



Applicant: Glenn Closson, Beach City Brewery,

Property Owner: Weis Bueller LLC, 7631 Woodward Drive, Huntington Beach, CA 92647

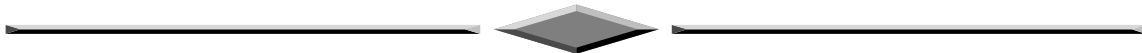
Request: To permit an approximately 420 sq. ft. beer tasting area (Type 23 ABC License) within a proposed micro-brewery/manufacturing use.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: IG (Industrial General)

General Plan: I – F2 – d (Industrial)

Existing Use: Industrial Suite



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 involves no expansion in the overall floor area of an existing industrial building.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-024:

1. Conditional Use Permit No. 13-024 for the establishment, maintenance and operation of an approximately 420 sq. ft. beer tasting area (Type 23 ABC License) within a proposed micro-brewery/ manufacturing use 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 not anticipated to generate noise, traffic, parking or other impacts detrimental to surrounding properties and inconsistent with the subject property's industrial zoning. The site is entirely surrounding by industrial uses and the nearest residential use is approximately 550 ft. to the east. The consumption of alcoholic beverages will be for sampling purposes only and be contained within a delineated tasting area inside the micro-brewery.
2. The conditional use permit will be compatible with surrounding uses because the onsite consumption of alcoholic beverages will be ancillary to a proposed micro-brewery/ manufacturing use and will occur entirely within the interior of an industrial building.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the use in the district in which it is located. The proposed micro-brewery/ manufacturing use with beer tasting area conforms to applicable site development requirements including minimum setbacks, minimum landscaping, and minimum onsite parking. The onsite consumption of alcoholic beverages is permitted within the IG (Industrial General) zoning district with the approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial on the subject property. In addition, it is consistent with the following objectives and policy of the General Plan:

A. Land Use Element

Objective LU 12.1: Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

Policy LU 12.1.1: Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufactures and photocopy stores), restaurants, financial institutions, and similar uses in areas designated on the Land Use Plan Map in accordance with Polity LU 7.1.1.

B. Economic Development Element

Objective ED 2.2.3: Promote Huntington Beach businesses to increase visibility and local patronage.

The proposed beer tasting will be ancillary and incidental to a proposed micro-brewery/ manufacturing use. The proposed use will market its product to local residents and residents in the surrounding region, thereby expanding business visibility and patronage.

Based upon the operational conditions imposed, the beer tasting is not anticipated to result in negative impacts on adjacent properties.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-024:

1. The site plan received and dated August 8, 2013 and revised floor plan received and dated September 11, 2013 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The onsite service and consumption of alcoholic beverages shall be permitted Thursday through Friday between the hours of 4:00 PM and 10:00 PM, and Saturday and Sunday between the hours of 12:00 PM (noon) and 10:00 PM.
 - b. The onsite service and consumption of alcoholic beverages shall be limited to the designated tasting area. All persons under 21 years of age are prohibited in the tasting area during tasting events. **(PD)**
 - c. Dancing and live entertainment shall be prohibited without the approval of a Conditional Use Permit and Entertainment Permit. **(PD)**
 - d. The onsite service and consumption of alcoholic beverages shall be limited to the conditions contained in the Alcoholic Beverage Control Board (ABC) Type 23 License (Small Beer Manufacturer). **(PD)**
 - e. All persons serving alcohol shall have completed LEADS alcohol safety training through the Alcohol Beverage Control (ABC). **(PD)**
 - f. A clearly legible sign shall be affixed inside the tasting area entrance stating "No open alcoholic beverages will be permitted outside the tasting area". **(PD)**
 - g. Serving sizes shall be limited to 4-ounce samples of beer (as defined by §23006 of the California Business and Professions Code). **(PD)**
 - h. Only samples provided by the business shall be allowed. **(PD)**
 - i. Prior to the service of alcoholic beverages, a copy of the ABC license, along with any special conditions imposed by the ABC, shall be submitted to the Planning and Building Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
3. CUP No. 11-024 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 Planning and Building Department a minimum 30 days prior to the expiration date.
4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/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.