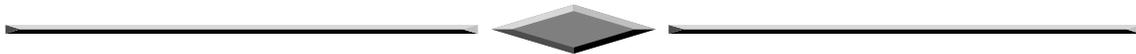


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Associate Planner
DATE: November 7, 2018

SUBJECT: CONDITONAL USE PERMIT NO. 18-034 (BLAZE PIZZA BEER & WINE)

LOCATION: 101 Main Street, 92648 (northwest corner of Main Street and Pacific Coast Highway– Downtown Huntington Beach)



Applicant: Steve Rawlings, Alcoholic Beverage Specialists, 26023 Jefferson Avenue Suite B, Murrieta, CA 92562

Property Owner: Paul Tanner, Huntington Beach Associates, 17631 Fitch, Irvine, CA 92614

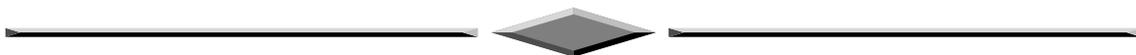
Request: To permit the on-site sales, service, and consumption of beer and wine (Type 41 ABC License) within a proposed 2,460 sq. ft. eating and drinking establishment and a proposed 270 sq. ft. outdoor patio

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

General Plan: CG (Commercial General)

Zone: CG (Commercial General)

Existing Use: Commercial



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 no physical expansion of an existing commercial suite.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 18-034:

1. Conditional Use Permit No. 18-034 to permit the on-site sales, service, and consumption of beer and wine (Type 41 ABC License) within a proposed 2,460 sq. ft. eating and drinking establishment and a proposed 270 sq. ft. outdoor patio 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 because the proposed sales, service and consumption of beer and wine, as conditioned, will not generate noise, traffic, demand for parking or other impacts as the use is primarily a restaurant and the sales, service, and consumption of beer and wine will be an ancillary part of the restaurant use. The sale, service and consumption of alcohol will occur entirely within the commercial suite and the proposed 270 sq. ft. outdoor patio. The site is located within an existing commercial shopping center and surrounded by similar commercial uses to the north, south, east, and west. The nearest residential use is located approximately 480 ft. to the east and is buffered by the building, a parking lot, and other buildings within the commercial center and the entrance is oriented north toward the existing parking lot. The sales, service, and consumption of beer and wine is not permitted in the patio area between the hours of 10:00PM and 6:00AM to ensure any potential impacts to surrounding uses are minimized. As such, impacts to the residential use are not anticipated.
2. The granting of Conditional Use Permit No. 18-034 to permit the on-site sales, service, and consumption of beer and wine (Type 41 ABC License) within a proposed 2,460 sq. ft. eating and drinking establishment and a proposed 270 sq. ft. outdoor patio will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Commercial General (CG) on the subject property. In addition, it is consistent with the following objective and policies of the General Plan:

A. Land Use Element

Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11A: Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

Policy LU-11B: Encourage new businesses to locate on existing vacant or underutilized commercial properties where the properties have good locations and accessibility.

The proposed sales, service, and consumption of beer and wine within a proposed 2,460 sq. ft. eating and drinking establishment and 270 sq. ft. outdoor patio provides expanded goods and services to meet the needs of the community and regional area and will add to the capture of sales tax revenue. The proposed use is located in a vacant suite within an existing commercial center that is located along a major arterial street with adequate accessibility.

3. The proposed conditional use permit to permit the on-site sales, service, and consumption of beer and wine (Type 41 ABC License) within a proposed 2,460 sq. ft. eating and drinking establishment and a proposed 270 sq. ft. outdoor patio 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 (HBZSO). The proposed eating and drinking establishment is permitted subject to a Conditional Use Permit within the CG (Commercial General) zoning district pursuant to Section 211.04 of the HBZSO. The proposed establishment with an outdoor patio with the sales, service, and consumption of beer and wine will be located within an existing commercial center which conforms to applicable site development standards in terms of minimum parking, minimum yard setbacks, minimum landscaping, and maximum floor area ratio.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 18-034:

1. The site plan, floor plans, and elevations received and dated October 16, 2018 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The hours of operation shall be limited to the following:
 - i. Sunday – Thursday: 11:00 AM – 10:00 PM
 - ii. Friday and Saturday: 11:00 PM – 11:00 PM
 - iii. Monday – Sunday (outdoor patio): 11:00 AM – 10:00 PM
 - b. 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)**
 - c. No dining or consumption of alcoholic beverages shall be permitted in the outdoor patio areas between the hours of 10:00 PM and 6:00 AM daily. **(PD)**
 - d. If no direct access to patio from restaurant, then only an employee and not a patron will be permitted to carry an alcoholic beverage from the interior portion of the premises to said patio area, nor from said patio area to the interior portion of the premises. **(PD)**
 - e. A sign shall be posted in a conspicuous space at the exit point in the patio which shall state “NO ALCOHOLIC BEVERAGES BEYOND THIS POINT.” **(PD)**
 - f. The patio shall have a physical barrier 36 inches in height surrounding the outdoor dining area and designed in a manner that will prohibit passing of alcohol through the barrier. **(PD)**
 - g. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
 - h. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**

- i. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(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 shall not be allowed on the patio. **(PD)**
 - l. 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)**
 - m. All employees engaged in the sale or service of alcohol shall complete mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
 - n. Consumption of alcoholic beverages by on-duty employees, including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
 - o. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
 - p. 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)**
 - 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. 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, 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. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
3. CUP No. 18-034 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 Department a minimum 30 days prior to the expiration date.

4. 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.

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.