

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-7 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, DECEMBER 5, 2012 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Hayden Beckman, Ethan Edwards, Judy Demers (recording secretary)

**MINUTES:** April 18, 2012  
June 6, 2012

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 12-024 (LIQUOR WAREHOUSE ALCOHOL TASTING):**

**APPLICANT:** Jerry Tsukamoto, Liquor Warehouse  
**PROPERTY OWNER:** Lester Smull, 17631 Fitch, Irvine, CA 92614  
**REQUEST:** To permit an approximately 612 sq. ft. dedicated alcohol tasting area (beer and wine only) within an existing retail grocery store.  
**LOCATION:** 9092 Adams Avenue, 92646 (southwest corner at Magnolia Street)  
**PROJECT PLANNER:** Ethan Edwards

Ethan Edwards, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, stated that he did not have any questions of staff.

**THE PUBLIC HEARING WAS OPENED.**

Jerry Tsukamoto, applicant, noted that the license allows beer and wine samples. He inquired if the permit could be extended to seven days a week. Mr. Edwards verified that the permit allows both beer and wine. He also noted that he inquired with the Police Department regarding any potential issues allowing the permit to include seven days a week. He stated that the Police Department did not have any concerns with allowing the wine and beer tasting seven days a week.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED**

Mr. Ramos, based on the information provided, he would approve the request as recommended by staff including the allowance of the sampling to occur seven days a week.

**CONDITIONAL USE PERMIT NO. 12-024 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

**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 retail store.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-024:**

1. Conditional Use Permit No. 11-024 for the establishment and operation of an approximately 612 sq. ft. on-site beer and wine tasting area within an existing 12,215 sq. ft. liquor retail store 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 alcohol consumption is not anticipated to generate noise, traffic, parking or other impacts detrimental to surrounding properties and inconsistent with the subject property's commercial zoning. Residential uses to the east and south of the subject site are buffered from the existing building by 6 ft. high perimeter blockwall, a 26 ft. wide drive aisle along with two rows of parking to the south, and a 26 ft. wide drive aisle along with one row of parking to the east. The storefront and entrance are oriented toward Adams Avenue, away from nearby residences. The consumption of alcoholic beverages will be for sampling purposes and shall be contained within a delineated tasting area inside the liquor retail store.
2. The conditional use permit will be compatible with surrounding uses because the onsite consumption of alcoholic beverages will be ancillary to an existing retail commercial use (liquor store) and will occur entirely within the interior of a commercial 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 liquor store 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 CG (Commercial 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 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

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.

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 area.

The proposed beer and wine tasting will be ancillary and incidental to an existing approved retail establishment. The proposed use will market its services to local residents and residents in the surrounding region, thereby expanding the service-based commercial opportunities in the City. Based upon the operational conditions imposed, the beer and wine tasting is not anticipated to result in negative impacts on adjacent properties.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-024:**

1. The floor plan received and dated September 14, 2012 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 between the hours of 12:00 PM and 8:00 PM every day of the week.
  - 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. Live entertainment shall be prohibited without the approval of a conditional use 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 86 License (Instructional Tasting License for Off-Sale Licensees). **(PD)**
  - e. 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.

**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.

**ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 12-013 (RIETSCH SINGLE FAMILY RESIDENCE):**

APPLICANT: Jim Caldwell, Developer  
PROPERTY OWNER: Kurt Rietsch, 16836 Marinabay, Huntington Beach, CA 92649  
REQUEST: To permit the demolition of the existing single-family residence and construction of a new approximately 5,718 sq. ft., two-story single-family residence.  
LOCATION: 17066 Marinabay Drive, 92649 (south of Coral Cay Lane at the terminus of Marinabay Drive)  
PROJECT PLANNER: Ethan Edwards

Ethan Edwards, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, stated he had no questions of staff.

**THE PUBLIC HEARING WAS OPENED.**


Jim Caldwell, applicant, stated that he was informed of the code requirement regarding the pool and patio cover encroaching in the landscape area. He would like a continuance to try and address the issue.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that he would continue the item as requested by the applicant

**COASTAL DEVELOPMENT PERMIT NO. 12-013 WAS CONTINUED TO THE DECEMBER 19, 2012 MEETING.**

**THE MEETING WAS ADJOURNED AT 1:43 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 19, 2012, AT 1:30 PM.**

  
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Ricky Ramos  
Zoning Administrator

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