



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ethan Edwards, AICP, Associate Planner *Ee*
DATE: July 14, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 15-008 (SEASALT RESTAURANT ALCOHOL)

APPLICANT: Alicia Whitney, 21022 Beach Boulevard, Suite 105, Huntington Beach, CA 92648

PROPERTY

OWNER: Bijan Sassounian, 21190 Beach Boulevard, Huntington Beach, CA 92648

LOCATION: 21214 Beach Boulevard, 92648 (southeast corner of Beach Blvd. and Atlanta Ave. – Beach Promenade Center)

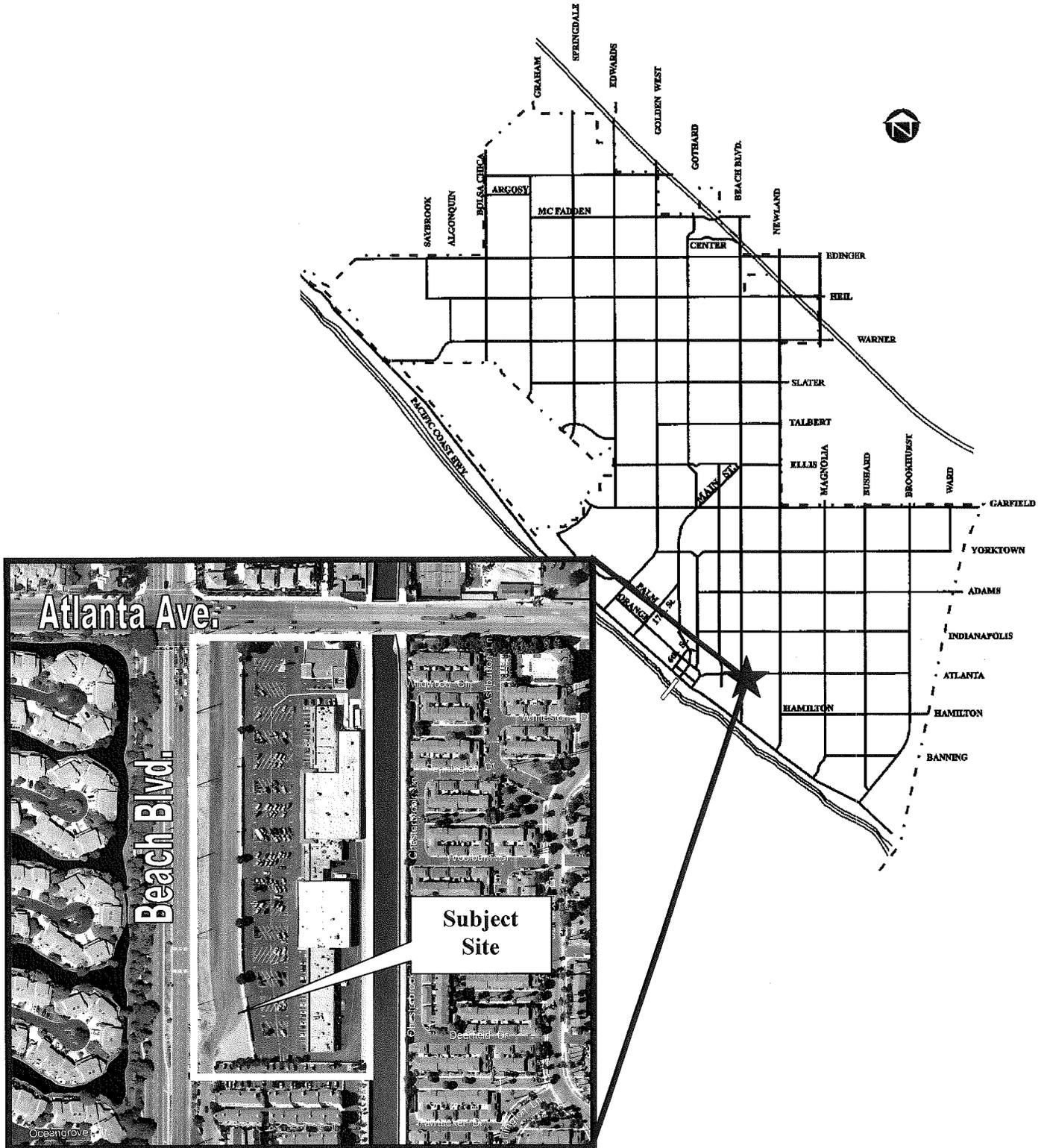
STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 15-008 request:
 - To permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment.
- ◆ Staff's Recommendation
 - Approve Conditional Use Permit No. 15-008 based upon the following:
 - Compliance with the General Plan designation of Mixed Use.
 - With conditions, the alcohol sales, service, and consumption within the restaurant and outdoor dining patio area, will not generate negative impacts to adjacent uses.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 15-008 with suggested findings and conditions of approval (Attachment No. 1).”



VICINITY MAP
CONDITIONAL USE PERMIT NO. 15-008
(SEASALT RESTAURANT – 21022 BEACH BOULEVARD)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Continue Conditional Use Permit No. 15-008 and direct staff accordingly."
- B. "Deny Conditional Use Permit No. 15-008 with findings for denial."

PROJECT PROPOSAL:

Conditional Use Permit No. 15-008 represents a request to permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment pursuant to Section 2.2 of the Beach & Edinger Corridors Specific Plan (BECSP). The project site consists of approximately 9.4 acres located on the southeast corner of Beach Boulevard and Atlanta Avenue known as the Beach Promenade Center. The project site includes a 139,225 sq. ft. multi-tenant commercial center with retail, office and eating and drinking establishments. The restaurant is located within Building I, a newly constructed two-story commercial building at the southern end of the site fronting Beach Boulevard. The establishment of alcohol sales requires review and approval of a conditional use permit by the Planning Commission. Other related ancillary uses such as dancing and live entertainment are not part of the subject request. The project will involve interior modifications typical for restaurant use improvements and will employ approximately 25 to 35 people. The proposed hours of operation are between:

- 4:00 PM and 11:00 PM Monday through Thursday,
- 4:00 PM and 12:00 AM (midnight) Friday,
- 8:00 AM and 12:00 AM (midnight) Saturday, and
- 8:00 AM and 10:00 PM Sunday.

Study Session: Not Applicable.

ISSUES:

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

| LOCATION | GENERAL PLAN | ZONING | LAND USE |
|--|---|--|-------------------------------|
| Subject Site: | M – sp – d (Mixed Use – Specific Plan Overlay – Design Overlay) | SP14 (Beach and Edinger Corridors Specific Plan – Neighborhood Center) | Commercial Center |
| North (across Atlanta Avenue), South, and West (across Beach Boulevard) of Subject Property: | RM-15 (Residential Medium Density—15 Dwelling Units per Acre) | RM (Residential Medium Density) | Multi-Family Residential Uses |
| East (across the flood channel) of Subject Property: | RMH-25 (Residential Medium High Density—25 Dwelling Units per Acre) | RMH (Residential Medium High Density) | Multi-Family Residential Uses |

General Plan Conformance:

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

A. Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy – 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 project will permit the sale, service and consumption of alcoholic beverages within an existing restaurant suite and outdoor dining area at the Beach Promenade commercial center. The site is located within the BECSP designation and the use is consistent with applicable Building Use Regulations and compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the business needs for a successful restaurant establishment in a safe manner for customers and residents of the surrounding area.

B. Economic 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.

Policy – 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area and facilitate continued viability of the commercial center.

Zoning Compliance:

The proposed project is located within the Neighborhood Center segment of the BECSP and the request complies with the requirements of that designation. The project location and subject building was originally approved for restaurant uses with outdoor dining via Entitlement Plan Amendment No. 09-009; however it did not include the sale, service and consumption of alcohol. The proposed alcohol use requires approval of a conditional use permit by the Planning Commission. The project will not increase existing building area and will not exceed the maximum restaurant square footage allocated to the subject building. Therefore, the proposed alcohol use does not constitute an increase in required parking spaces.

Urban Design Guidelines Conformance: Not Applicable.

Environmental Status:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, which states that minor alterations and operation to existing structures are exempt from further environmental review.

Coastal Status: Not Applicable.

Design Review Board: Not Applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Fire, Police, Public Works, and Planning and Building have reviewed the application and identified applicable code requirements (Attachment No. 4). The Police Department has identified a list of recommended operational restrictions and requirements associated with the proposed alcohol service including: limiting the hours of operation for the outdoor patio area and happy hour, maintaining food service, and prohibiting entertainment/dancing, etc. The Police Department operational restrictions and requirements have been incorporated into suggested conditions of approval (Attachment No. 1). The applicant has reviewed the proposed conditions and expressed their understanding and willingness to comply with these conditions.

Public Notification:

Legal notice was published in the Huntington Beach Wave on July 2, 2015, and notices were sent to property owners and occupants of record within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), tenants, applicant, and interested parties. As of July 7, 2015, staff has received no comments in support or opposition to the request.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

June 18, 2014

MANDATORY PROCESSING DATE(S):

August 17, 2015

Conditional Use Permit No. 15-008 was filed on April 13, 2015 and deemed complete on June 18, 2015. The application is scheduled for public hearing before the Planning Commission on July 14, 2015.

ANALYSIS:

The restaurant is located within a free-standing commercial building at an existing commercial center. The location is suitable for the sale, service and consumption of alcohol due to the mix of uses existing and allowed on and surrounding the site. The operation of a restaurant with alcohol will occur within the interior of the building and designated outdoor dining patio area and is proposed in an area designated and designed for this type of use. In addition to outdoor patio areas, the original entitlement for the subject building was approved with 1,908 sq. ft. of public open space pursuant to BECSP requirements. The

submitted plans do not clearly indicate compliance and staff suggests a condition of approval that requires submittal of a revised site plan to demonstrate compliance prior to commencement of the use.

The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. The Police Department has reviewed the request and suggests several conditions of approval to ensure the establishment preserves a restaurant atmosphere, avoids noise disturbances, and complies with City and State law regarding alcohol sales and consumption.

The use will be required to comply with conditions of approval pertaining to the operation to assure that any potential impacts to the surrounding properties are minimized. The nearest sensitive use (residential) is at a sufficient distance from the proposed use (approximately 200 feet away to the south) and is buffered by the subject building, parking and a drive aisle. As a result, no significant impacts are anticipated. Therefore, with the suggested conditions of approval, the subject request will not result in noise, safety, or compatibility issues. The request to permit a restaurant and outdoor dining with alcohol service, sales and consumption is consistent with the scope and intent of development in the BECSP designation and supported by the General Plan. Accordingly, staff recommends approval of the request.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 15-008
2. Site Plan, Floor Plans, and Elevations received and dated April 13, 2015
3. Project Narrative received and dated April 13, 2015
4. Notice of Filing Status Letter with Code Requirements (for information purposes only)

SH:JJ:EE:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 15-008

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 Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves a minor modification to the operation of the existing development involving negligible expansion of an existing use.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 15-008:

1. Conditional Use Permit No. 15-008 to permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment at an existing multi-tenant commercial center in the BECSP zoning designation 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 sales and service of alcoholic beverages is regulated by the provisions of Chapter 9.44 of the Huntington Beach Municipal Code. The subject request will not result in noise, safety, or compatibility issues. The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. Furthermore, the consumption of alcoholic beverages will be wholly contained within the building's interior and designated outdoor dining area and will not generate detrimental impacts onto surrounding properties.
2. The request to permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment will be compatible with surrounding uses because the project is located within an existing mixed-use center. The restaurant is surrounded by commercial, office, and restaurant uses and therefore will be consistent with the existing land use pattern and compatible to its surroundings. The use will be required to comply with conditions of approval pertaining to alcohol service and operation to assure that any potential impacts to the surrounding properties are minimized.
3. The request to permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment will comply with the Neighborhood Center segment of the BECSP, and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The BECSP allows eating and drinking establishments with alcohol service subject to approval of a conditional use permit. The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area.

The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. There is no physical expansion that includes additional floor area to the existing building as part of this request and the proposed use will comply with all building occupancy/exiting requirements.

4. The granting of the conditional use permit to the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment is consistent with the General Plan. The General Plan Land Use Map designation on the subject property is M – sp – d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with this designation and the policies and objectives of the City’s General Plan as follows:

A. Land Use Element

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy – 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 project to permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment within the BECSP designation is consistent with Building Use Regulations and is compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the business needs of a successful restaurant establishment by permitting the sale of alcoholic beverages in a safe manner for customers and residents of the surrounding area.

B. Economic 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.

Policy – 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules

The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The project serves to strengthen the existing business and facilitate continued viability of the center.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 15-008:

1. The site plan, floor plan, and elevation plan received and dated April 13, 2015, shall be the conceptually approved design with the following modification:
 - a. Prior to approval of final inspection, provide a revised site plan to demonstrate compliance with the minimum 1,908 sq. ft. of public open space pursuant to the Beach and Edinger Corridor Specific Plan (BECSP), Section 2.6.1.
2. The restaurant shall comply with the following:
 - a. Hours of operation for the restaurant shall be limited to between 4:00 PM and 11:00 PM Monday through Thursday, 4:00 PM and 12:00 AM (midnight) Friday, 8:00 AM and 12:00 AM (midnight) Saturday, and 8:00 AM and 10:00 PM Sunday
 - 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 will be permitted on the outdoor patio areas between the hours of 10:00 PM and 8:00 AM. **(PD)**
 - c. All alcoholic beverages shall remain within the interior of the restaurant and outdoor patio dining area per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant. **(PD)**
 - d. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
 - e. No “happy hour” or reduced price alcoholic beverage promotion shall be allowed after 7:00 P.M. each day of the week. **(PD)**
 - f. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
 - g. Signs shall be posted in a conspicuous space at the entrance/exit points of the patio, which shall state, “NO ALCOHOLIC BEVERAGES BEYOND THIS POINT”. **(PD)**
 - h. An employee shall maintain continuous supervision at all times of the patio area when the patio area is being utilized for the sales, service or consumption of alcoholic beverages. **(PD)**
 - i. 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)**
 - j. 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)**
 - k. 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)**
 - 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. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
 - n. Signage, posters, and advertising with “Do Not Drink and Drive” shall be posted in the business. **(PD)**
 - o. 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)**
 - p. 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)**
 - q. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
 - r. 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.
 - s. Dancing and live entertainment shall be prohibited unless a Conditional Use Permit and Entertainment Permit are approved by the City.
 - t. Prior to the sale of alcoholic beverages, a copy of the Alcoholic Beverage Control Board (ABC) license authorizing alcohol use within the restaurant and outdoor patio dining area, along with any special conditions imposed by the ABC, shall be submitted to the Planning and Building Department for the file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
3. 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 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.
4. Conditional Use Permit No. 15-008 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.

5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 15-008 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.
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/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

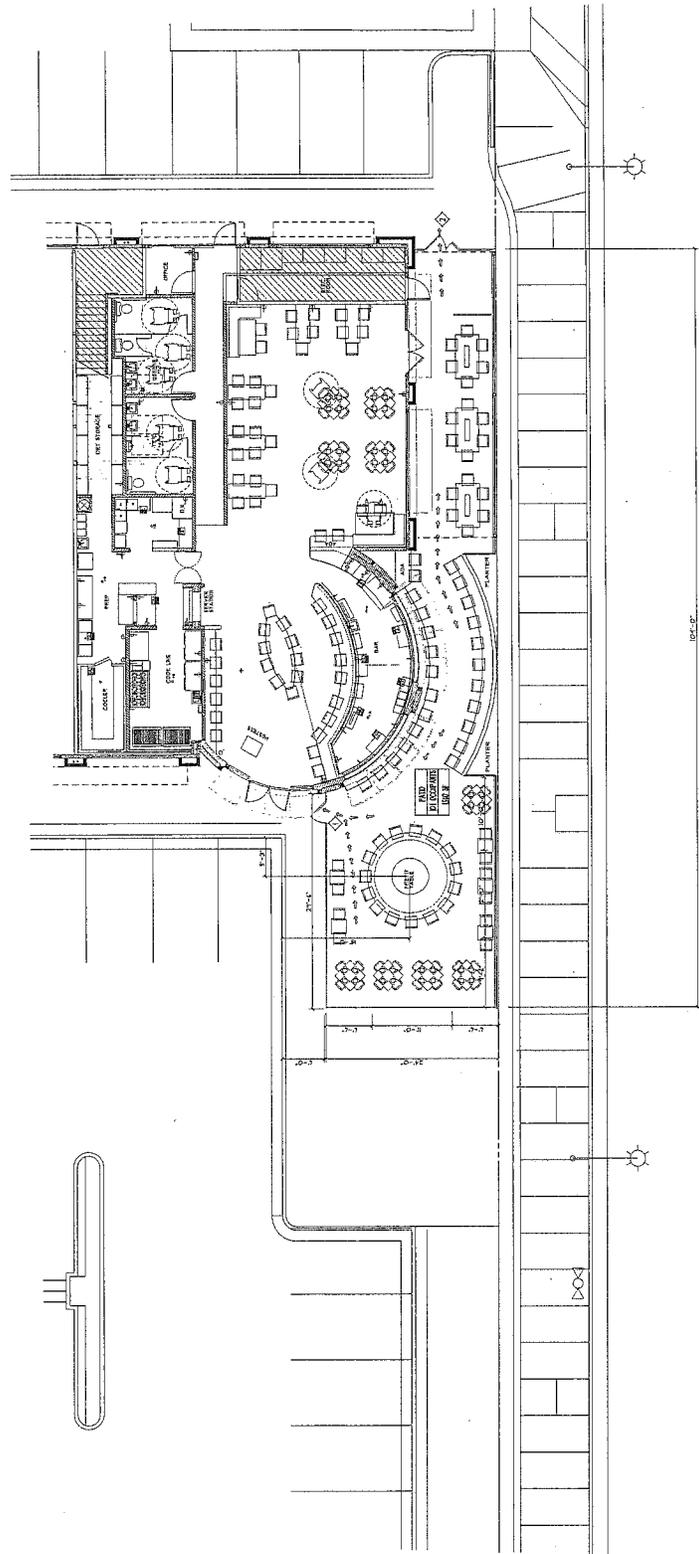
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

PROPOSED TENANT IMPROVEMENT FOR:
SEA SALT
WOODFIRE GRILL
21216 BEACH BLVD
HUNTINGTON BEACH, CA 92648

BEACH PROMENADE
SEA SALT
WOODFIRE GRILL
21216 BEACH BLVD
HUNTINGTON BEACH, CA 92648

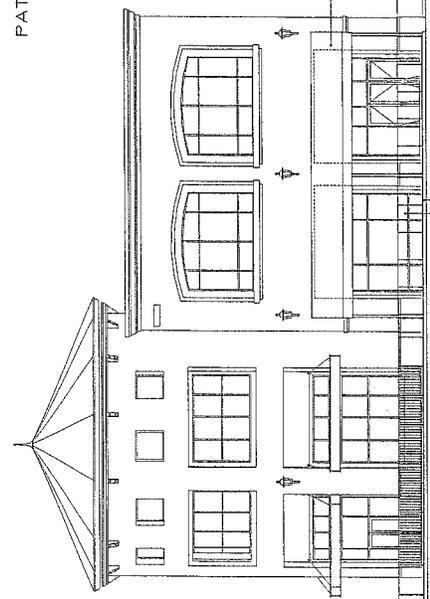


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| ITERATION | 1 |
| FIRST DRAFT | |
| DATE | 02.17.2017 |
| BY | |
| CHECKED | |
| APPROVED | |



PATIO SITE PLAN

- PATIO NOTES**
- 8'-0" X 8'-0" GATE, INCREASE 1 LEVEL ON THIS SIDE.
 - 8'-0" X 8'-0" GATE, INCREASE 1 LEVEL ON THIS SIDE.
 - 8'-0" X 8'-0" GATE, INCREASE 1 LEVEL ON THIS SIDE.
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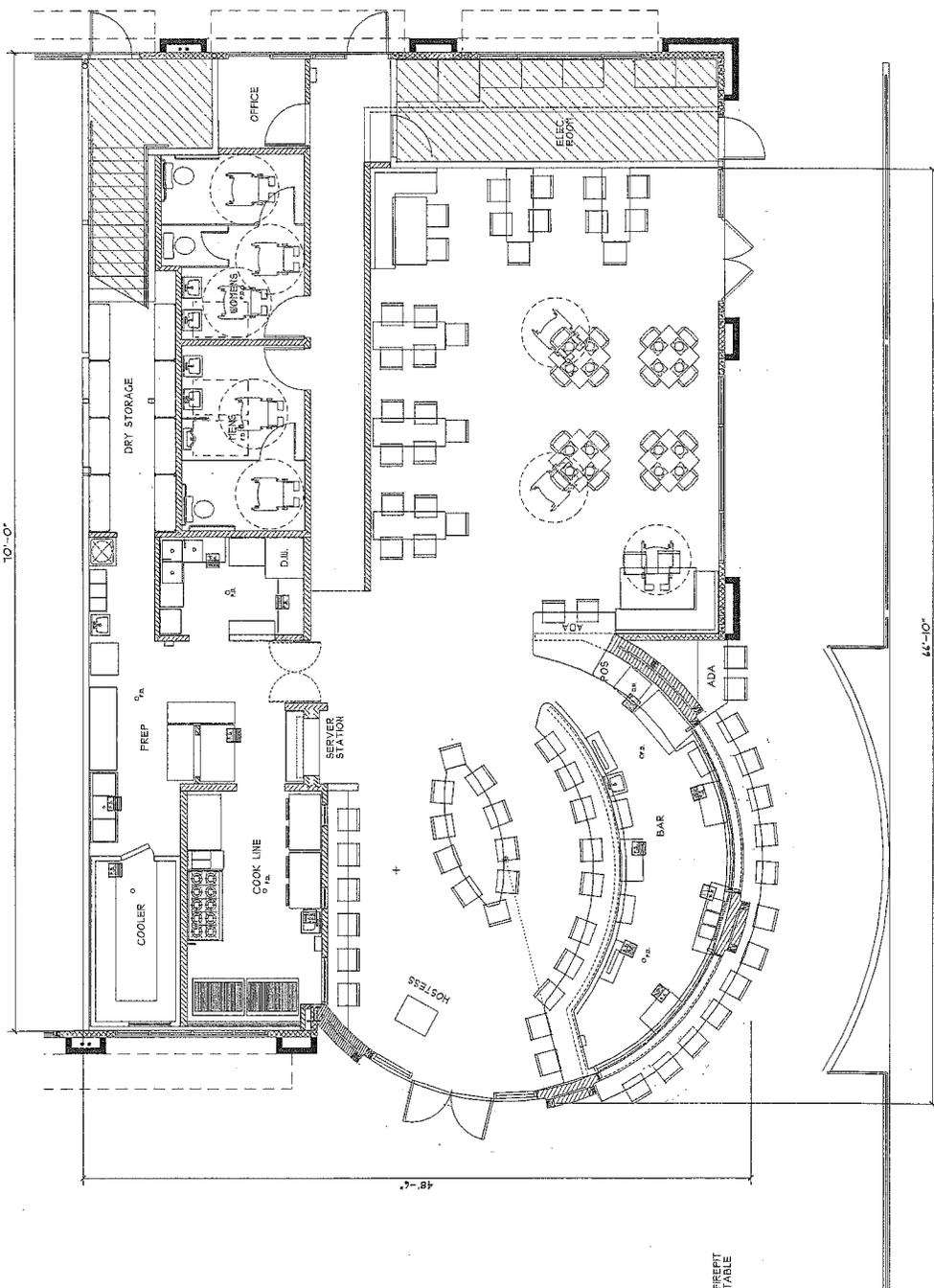


PATIO ELEVATION



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| DATE | |
| SCALE | |
| JOB NO. | |

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APR 13 2015
Dept. of Planning
& Building

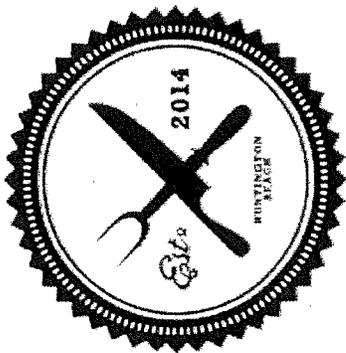


FLOOR PLAN

RECEIVED

APR 13 2015

Dept. of Planning
& Building



SEA. FIRE. SALT.

SEASALT

WOODFIRE GRILL

Sea Salt Woodfire Grill

A.

Square Footage

Interior – 3040sqft

Patio – 1560sqft

Hours Of Operation

Monday to Thursday 4pm to 11pm

Friday 4pm to 12am

Saturday 8am to 12am

Sunday 8am to 10pm

Number of Employees

Approximately 25-35

B.

We are initiating this application to begin the process of getting permitted for use, as well as to be able to submit our request for an Alcohol License.

C.

Sea Salt Woodfire Grill & The Beach Promenade Shopping Center is surrounded to the west by an apartment complex. To the north by residential neighborhoods, the Hyatt Regency, The Waterfront Hilton, and the Main Street retail area. To the east Sea Salt is surrounded by a residential neighborhood, and mixed commercial space along Beach Blvd. To the south Sea Salt is surrounded by mixed-use residential neighborhoods including apartment complexes and townhomes.

D.

Sea Salt Woodfire Grill is serve the local community as a unique dining experience not found in Huntington Beach. Our target consumer is 18-75 with an emphasis on a more elevated dining experience. Sea Salt will be a family friendly dining experience, with a weekend breakfast focusing on family friendly breakfast options.

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& Building

Hours of Operation: 9am to 9pm seven days a week

Neighboring Businesses:

Peninsula Optometry

21200
Retail
1308 s.f.

Core Sports Nutrition

21208
Retail
1000 s.f.

Xa Cafe

21202
Eating/Drinking
1300 s.f.

Pie Nation

21210
Eating/Drinking
1670 s.f.

Angelo's Beauty Supply

21204
Retail
922 s.f.

Waba Grill

21212
Eating/Drinking
1365 s.f.

Fresch Electric Bikes

21206
Retail
975 s.f.

Lucy Eyelash

21220
Retail
1880 s.f.

Venus Health Spa

21204
Medical Office
4115 s.f.

Concept Overview

Brought to you by the group that created the award winning restaurant that created SeaLegs Wine Bar, they present a second restaurant concept, SeaSalt Woodfire Grill. Based along the famous Hwy 39 in Huntington Beach, CA SeaSalt will be a destination for memorable steak dinners and a unforgettable breakfast tradition to the local area. Inspired by the quintessential ingredients of Santa Maria, Calif.-live wood-fire grilling, with a focus on unique flavored sea salts made in-house. SeaSalt will bring the lifestyle elements of living by the beach while paying homage to California's culinary heritage found in Santa Maria cuisine. SeaSalt will be a modern day "Hitching Post" in our very own backyard of Huntington Beach.

This concept will sure to be an awards winning restaurant to come to continue our quest to put Huntington Beach on the map as a culinary destination.

Based along famous Hwy 39 in Huntington Beach, Ca. Sea Salt will feature an outdoor patio with a fire pit that allow for guests to breath in the smell of the wood fire blowing in from the fire pits that line up along PCH just walking distance away, while enjoying a casual steak dinner with their neighbors." SeaSalt will combine a rustic casual beach side environment using reclaimed woods, concrete, chalk board artwork and white subway tiles. The inspiration is straight from central California's hometown of Santa Maria, bringing an vintage feel with hints of charm & character to the beach providing an elevated dining to Huntington Beach's dining scene. The restaurant features a indoor/outdoor bar, exclusive fire pit tables, a community fire pit and a glass kitchen up along the outside window so guests can watch the pit master work from the side walk. Designed by the world renown restaurant designer **Kenneth**

Ussenko, who has an impressive resume including SeaLegs Wine Bar, Anqi and Crdstecean — he has designed SeaSalt to stay timeless with the ever changing trends by the beach. The theme that will stay consistent is the essence of artisan Sea Salt flavors in the food & spirits. This concept is simplistic and warm, embodying 3 important elements: **Sea, Fire & Salt.**

"Live-fire cooking represents the culinary heritage of our state's pioneering days, but we do not have a dining destination in Orange County that compares with the simple wood-fire sensations found in Santa Maria," Whitney said. "With SeaSalt Woodfire Grill, we will showcase the simplicity of steaks and other meats cooked over a redwood oak fire, flavored with house-made sea salts of the diners' choice for an ever-changing culinary experience."

Alicia Whitney

Owner



SEA. FIRE. SALT.

SEASALT

WOODFIRE GRILL

Menu Inspiration

Designed by award winning **Executive Chef Alexander Dale**, the menu will stay simple in design, focused on **“Beachside Grill Cuisine”** with an emphasis on how the different salts rubs enhance the meat flavor. The secret to making the steaks come from the grill, it will be cooked over live red oak wood.

Guests will have a choice to pick a range of high quality meats from a Porter House Steak, Filet Mignon, Fresh Halibut to Lobster Tails to be accompanied with a lengthy list of house made sea salts and fresh seasonal side dishes.

The menu is very simple...

Pick your meat
Pick your salt
Pick your side

We will then grill it over
live fire & red oak to perfection.



SEA. FIRE. SALT.

SEASALT

WOODFIRE GRILL

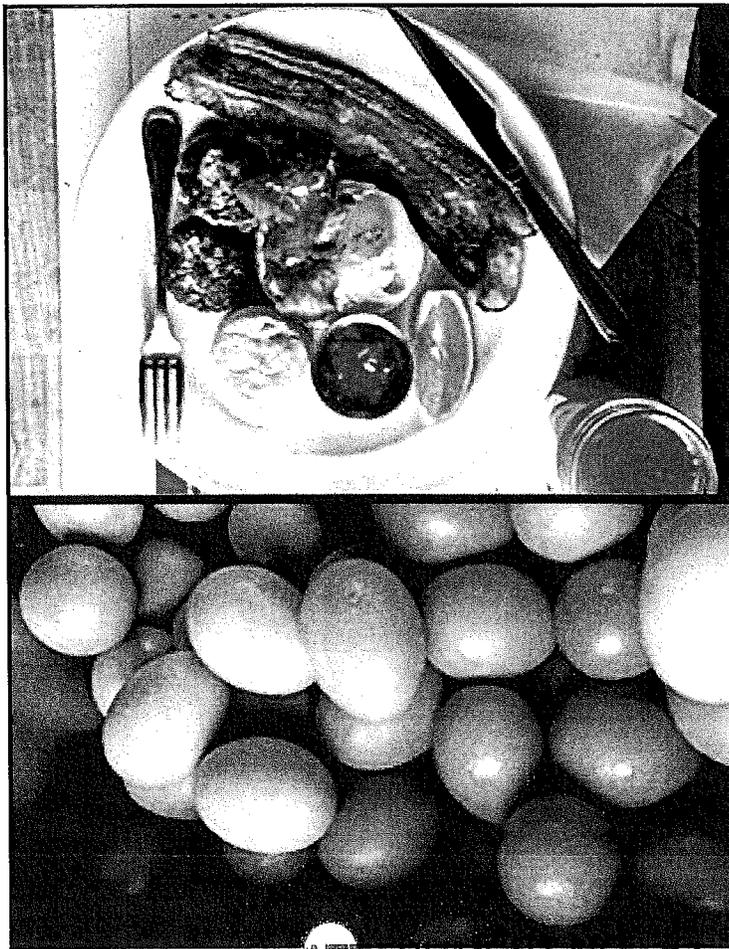
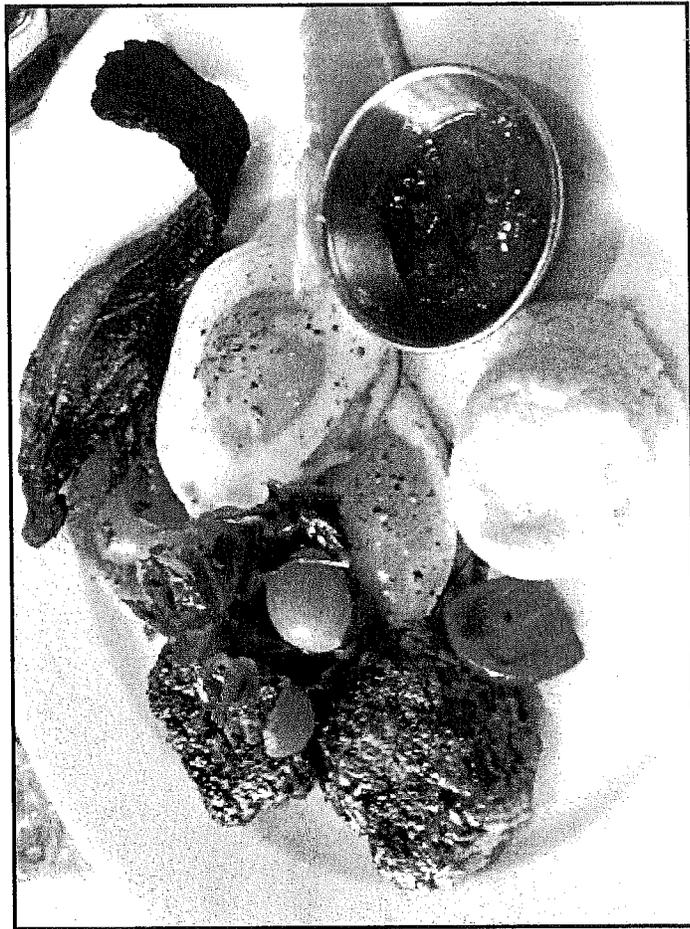
Breakfast

We believe in sourcing better products. We buy our animals whole and directly from farmers and ranchers in California. Our seafood is caught in the Pacific Ocean by local fishermen who exercise sustainable practices. Our produce is sourced from farmers' markets around the Los Angeles-area. Our wine list is 100% from Santa Maria California region, and produced biodynamically and/or organically by small producers. This quality will be tasted especially in our breakfast.

We will be specializing in creating sausage patties from scratch cooked over live fire red oak wood that will give your breakfast a taste like no other found locally. Breads will be cooked from scratch, eggs straight from a local farm and a taste that will leave locals and visitors alike craving more.

This will be Huntington Beach's first farm to table breakfast.

Opens 6am Friday, Saturday & Sunday morning.



ATTACHMENT NO. 36



SEA. FIRE. SALT.

SEA SALT

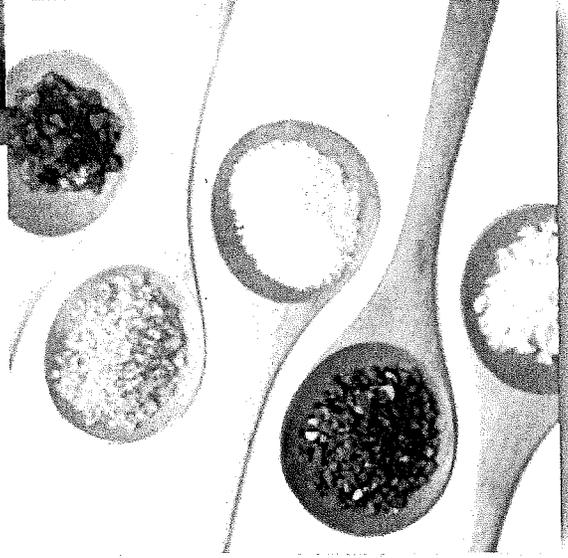
WOODFIRE GRILL

Salts

Salts will be made in house and shipped in from around the country to be used to magnify the flavors of our meats, food and cocktails. We will also bottle our own artisan salts that can be purchased to go.

Salt Menu:

- Celery Salt
- French Sea Salt
- Grey Salt
- Truffle Salt
- Smoke Sea Salt
- Hawaiian Sea Salt
- Fleur de Sel
- Volcanic Red Sea Salt
- Alaska Sea Salt
- Japanese Sea Salt



SEA. FIRE. SALT.

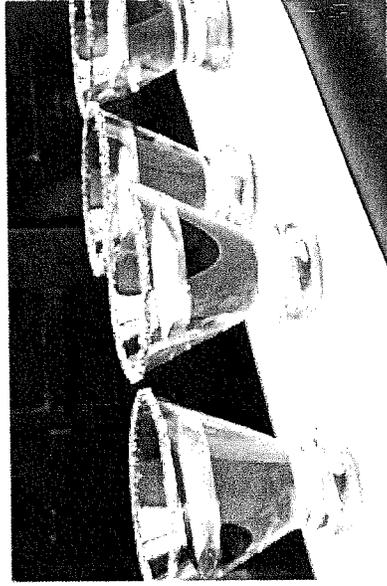
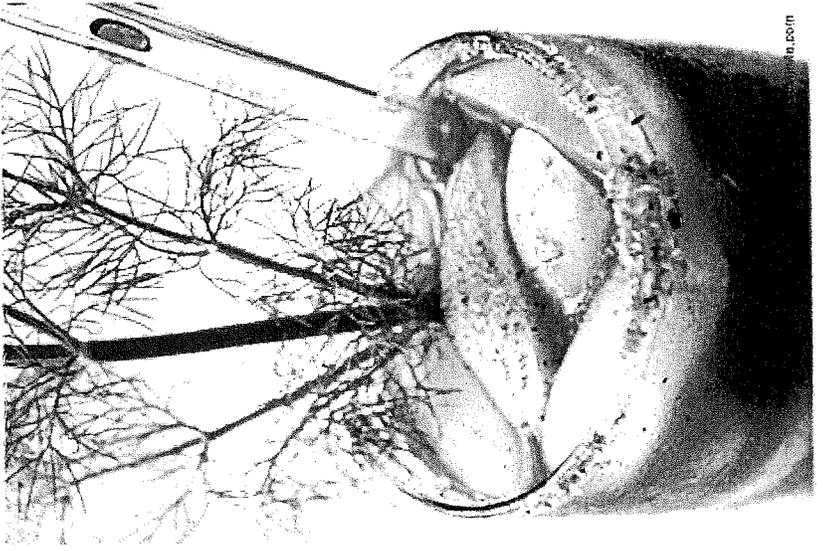
SEA SALT

WOODFIRE GRILL

Beverages

SeaSalt will be a Bonafide eatery with a full spirit selection and will include an array of rotating Orange County Craft Beers. SeaSalt will be proud to be known as the only restaurant in Orange County only serving brews from the Orange County Craft Beer scene and the first restaurant to coin the term “craft rim” featuring our extensive sea salt menu on the rims of the speciality drinks.

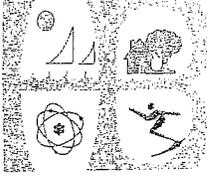
Sea Salt will showcase a variety of drinks that include a craft ‘salt’ rim or salts in the average such as a Sea Salt Whipped Coffee. Guests will be able to chose what salts they want to add to accompany the traditional drinks such as margaritas or Bloody Mary’s.



SEA.FIRE.SALT.

SEASALT

WOODFIRE GRILL



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

May 12, 2015

Building Division

714.536.5241

NOTICE OF FILING STATUS

Application: Conditional Use Permit No. 15-008 (Seasalt Alcohol)

Applicant: Alicia Whitney, 21022 Beach Boulevard, Suite 105, Huntington Beach, CA 92648

Property Owner: Bijan Sassounian, 21190 Beach Boulevard, Huntington Beach, CA 92648

Request: To permit the on-site sale, service, and consumption of alcoholic beverages (full service alcohol – ABC Type 47 License) within a vacant approximately 3,040 sq. ft. indoor and 1,560 sq. ft. outdoor eating and drinking establishment.

Location: 21214 Beach Boulevard, 92648 (SEC of Beach Blvd. and Atlanta Ave.)

Dear Ms. Whitney:

NOTICE IS HEREBY GIVEN that the Planning Division has reviewed your entitlement application received and dated April 13, 2015 and has determined the application to be incomplete. The following information and/or corrections are requested in order for the Planning Division to deem your application complete and continue the review process of your application:

MINIMUM APPLICATION REQUIREMENTS:

The following items are necessary to deem your application complete:

1. Revise plans to indicate the minimum required public open space pursuant to the Beach and Edinger Corridor Specific Plan (BECSP), Section 2.6.1. Refer to Site Plan Review No. 13-005 approved on March 5, 2014 for Beach Promenade Buildings I & F, which approved a minimum of 1,908 sq. ft of public open space within a plaza configuration. Describe how the public open space to be identified meets the requirements of a specific "type" as described in Section 2.6.4 of the BECSP.

DEPARTMENT COMMENTS:

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 should the Planning Commission approve your project.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission if the project is approved. Please note that if the design of your project or site conditions change, the list may also change.

Upon receipt of this letter, the Planning and Building Department provides an opportunity for the applicant to seek clarification or a "Second Opinion" of the issues or requirements listed herein. The department offers an Ombudsperson/Second Opinion Services person that you may contact to discuss these issues. Please contact Jane James at (714) 536-5271 if you would like to pursue this service.

Also, the department encourages you to schedule an appointment with your assigned project planner when you are ready to re-submit plans/drawings. This service is provided to help you understand the minimum requirements of your application and to work toward deeming the application complete. This meeting is to ensure you address all the issues contained within this letter and to help streamline the process so that your application is scheduled in a timely matter. Please contact the assigned project planner to schedule an appointment.

Please submit the above-noted information and/or corrections as soon as possible in order for the Planning Division to continue the review process of your request. Please note, additional comments and concerns may be generated upon receipt of the requested information. Also, completion of the corrections and/or the submittal of the additional information does not presume approval of the application requested.

If you should have any questions or concerns regarding the processing of your application, please feel free to contact me at (714) 536-5561 or ethan.edwards@surfcity-hb.org.

Sincerely,



Ethan Edwards
Associate Planner

Attachments: Code Requirements: Building, Fire, Public Works, Police, and Planning

c: Property Owner
Jane James, Planning Manager
Khoa Duong, Building Division
Steve Eros, Fire Department
Jake Fitzgerald, Police Department
Bob Milani, Public Works
File



HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 20, 2015
PROJECT NAME: SEASALT RESTAURANT AND ALCOHOL
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 15-065
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-008
DATE OF PLANS: APRIL 13, 2015
PROJECT LOCATION: 21214 BEACH BOULEVARD, 92648 (SEC OF BEACH BLVD. AND ATLANTA AVE.)
PLAN REVIEWER: CSO J. FITZGERALD #1789
TELEPHONE/E-MAIL: (714) 536-5986 / JFITZGERALD@HBPD.ORG
PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (FULL SERVICE ALCOHOL - ABC TYPE 47 LICENSE) WITHIN A VACANT APPROXIMATELY 3,040 SQ. FT. INDOOR AND 1,560 SQ. FT. OUTDOOR EATING AND DRINKING ESTABLISHMENT.

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 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 and outdoor patio dining area.
2. All alcoholic beverages shall remain within the interior of the restaurant and outdoor patio dining area per §9.44.010 of the Huntington Beach Municipal Code (HBMC). A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant.
3. Service of alcoholic beverages for consumption off-site shall not be permitted.
4. No "happy hour" or reduced price alcoholic beverage promotion shall be allowed at any time.
5. No loitering shall be permitted within the vicinity of any entrances and exits at any time.
6. Signs shall be posted in a conspicuous space at the entrance/exit points of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT".

7. An employee shall maintain continuous supervision at all times of the patio area when the patio area is being utilized for the sales, service or consumption of alcoholic beverages.
8. 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.
9. The sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage.
10. 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.
11. To further reduce the likelihood of noise disturbances from patrons during late night and early morning hours, no dining or consumption of alcoholic beverages will be permitted on the outdoor patio areas between the hours of 10:00 PM and 7:00 AM.
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. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden.
15. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
16. 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.
17. 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.
18. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review.
19. 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.



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 20, 2015
PROJECT NAME: SEASALT RESTAURANT AND ALCOHOL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 15-065
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-008
DATE OF PLANS: APRIL 13, 2015
PROJECT LOCATION: 21214 BEACH BOULEVARD, 92648 (SEC OF BEACH BLVD. AND ATLANTA AVE.)
PLAN REVIEWER: Ethan Edwards
TELEPHONE/E-MAIL: (714) 536-5561/ ethan.edwards@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (FULL SERVICE ALCOHOL - ABC TYPE 47 LICENSE) WITHIN A VACANT APPROXIMATELY 3,040 SQ. FT. INDOOR AND 1,560 SQ. FT. OUTDOOR EATING AND DRINKING ESTABLISHMENT.

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 upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 15-008:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. (HBZSO Section 230.76)
 - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said

screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**

- c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
2. The structure(s) cannot be occupied until a Certificate of Occupancy is approved and issued by the Planning & Building Department. **(HBMC 17.04.036)**
3. The use shall comply with the following:
 - a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**
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 Planning & 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)**
5. Conditional Use Permit No. 15-008 shall become null and void unless exercised within one year 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. **(HBZSO Section 241.16.A)**
6. Conditional Use Permit No. 15-008 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 15-008 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)**
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety 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)**
9. 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)**

10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**
12. Live entertainment shall not be permitted unless a conditional use permit for this specific use is reviewed and approved. **(HBZSO Section 211.04)**



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 30, 2015
PROJECT NAME: SEASALT RESTAURANT AND ALCOHOL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 15-065
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-008
DATE OF PLANS: APRIL 13, 2015
PROJECT LOCATION: 21214 BEACH BOULEVARD, 92648 (SEC OF BEACH BLVD. AND ATLANTA AVE.)
PLAN REVIEWER: KHOA DUONG, P.E
TELEPHONE/E-MAIL: (714) 872-6123 / KHOA@CSGENGR.COM

PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (FULL SERVICE ALCOHOL - ABC TYPE 47 LICENSE) WITHIN A VACANT APPROXIMATELY 3,040 SQ. FT. INDOOR AND 1,560 SQ. FT. OUTDOOR EATING AND DRINKING ESTABLISHMENT.

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 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 Residential Code (CRC), 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. For mixed use and occupancy, please provide building code analysis showing allowable floor area/building area vs. floor area/building area.
3. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
 - Site
 - Restrooms

- Public area
 - Employee area
4. Project shall comply with 2013 California Green Building Standards Code.
 5. 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.
 6. 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.
 7. 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.

RECEIVED

MAY 01 2015



HUNTINGTON BEACH Dept. of Planning & Building
FIRE DEPARTMENT

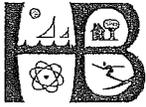
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 30, 2015
PROJECT NAME: SEASALT RESTAURANT AND ALCOHOL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 15-065
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-008
DATE OF PLANS: APRIL 13, 2015
PROJECT LOCATION: 21214 BEACH BOULEVARD, 92648 (SEC OF BEACH BLVD. AND ATLANTA AVE.)
PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL: (714) 536-5531

PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND CONSUMPTION OF ALCOHOLIC BEVERAGES (FULL SERVICE ALCOHOL - ABC TYPE 47 LICENSE) WITHIN A VACANT APPROXIMATELY 3,040 SQ. FT. INDOOR AND 1,560 SQ. FT. OUTDOOR EATING AND DRINKING ESTABLISHMENT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated April 13TH, 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. The HBFD will require that a construction and operational fire permit to be obtained if the applicant will be using more than 6,000 cubic feet of compressed gas to distribute the alcohol. If the applicant will be using over 6,000 cubic feet of compressed gases, then a construction fire permit will be required and plans will need to be submitted to the HBFD to show how the gasses and distribution systems will comply with Chapter 57 of the California Fire Code. The applicant will also need to disclose the amount of CO2 being stored/used at the premises if the quantities exceed 1,000 square feet.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 6, 2015
PROJECT NAME: SEASALT RESTAURANT AND ALCOHOL
ENTITLEMENTS: CUP 15-008
PLNG APPLICATION NO: 2015-065
DATE OF PLANS: APRIL 13, 2015
PROJECT LOCATION: 21214 BEACH BOULEVARD, 92648 (SEC OF BEACH BLVD.
AND ATLANTA AVE.)
PROJECT PLANNER: ETHAN EDWARDS, ASSOCIATE PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BM*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ON-SITE SALE, SERVICE, AND
CONSUMPTION OF ALCOHOLIC BEVERAGES (FULL SERVICE
ALCOHOL - ABC TYPE 47 LICENSE) WITHIN A VACANT
APPROXIMATELY 3,040 SQ. FT. INDOOR AND 1,560 SQ. FT.
OUTDOOR EATING AND DRINKING ESTABLISHMENT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. (MC 17.65)
2. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
FINAL INSPECTION OR OCCUPANCY:**

3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)