

Commissioner Provided Items

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Sports Complex Concessions Permit Issues

5/27/26

Commissioner Dave Chennault

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The Sports Complex has 2 Concessions

- The two locations are
 - 18260 GOLDENWEST ST, HUNTINGTON BEACH, CA 92648
 - 7300 TALBERT AVE, HUNTINGTON BEACH, CA 92648
- The Goldenwest location is open and operating without required plan check, permits, a stop work order, no fire inspection, and no Certificate of Occupation (CofO)
 - This location has been operating without a CofO since December, 2024 – 18 months
- The Talbert location is not open and has never been opened since the current operators took the key in October, 2024
 - Recall that Director Wysocki claimed the Talbert location would be open and fully functioning by February, 2026
 - We are now 3 months past that deadline
- The lease with the city requires each location to be open 100 days per calendar year
 - The current operators are in breach of the lease due to the fact the Talbert location has never opened
- Director Wysocki claimed the operators did not know the Talbert location could not support cooking
 - This is not true. The proposal (that won) given to the city acknowledged the Talbert location did not have a hood and a different menu was proposed – see next page
 - The operators elected to change their strategy after the lease was executed and have decided to cook within the Talbert location
 - This has caused major delays due to plan checks from city and county departments

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HBSC Proposal for Concessions

- The proposal from HBSC Partners to the city can be seen as an attachment to agenda item 10 at this link
 - See item 10 and then page 10 of the attached proposal
 - <https://huntingtonbeach.legistar.com/View.ashx?M=A&ID=1360880&GUID=4D961515-4135-40BC-9BF7-99907A43B425>

Menus:

During the walkthrough, it was noted that only one of the two concession buildings is equipped with an industrial hood for cooking. Recognizing this limitation, HBSC has developed two menus uniquely suited to the constraints of the facilities. The Northside (Fields 5-8) and Southside (Fields 1-4) locations will each feature their own signature items while serving similar complimentary items. In addition, we feel that through proper signage and app-based ordering, we can share the diverse offerings of both locations with customers throughout the park.

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The Goldenwest location has many issues around Plans and Permits

The city is aware of the following

- The operators do not have approved plans (other than Public Works sign-off) for the construction already completed on the patio barriers.
- The operators do not have approved plans for the exterior signage.
- The operators do not have approved permits for the construction already completed on the patio barriers.
- The operators do not have approved permits for the signage already installed on the exterior of the building.
- The operators do not have a completed fire inspection.
- The operators do not have a Certificate of Occupancy.

Questions – Director Villaseñor

- Given the multitude of issue and lack of permits , why has the concession been allowed to stay open and conduct business in our city owned asset for over 15 months?
- Is it common for a restaurant to operate and be open to the public for 15 months or more in the city without a CofO?
- What are the penalties or operating without a CofO? How are they assessed?
- Who on city staff is responsible for the current lack of permits, inspections, and CofO?
- Why was this multitude of issues not caught?
- What are the penalties for installing permanent signage on both concessions without going through the Design Review Board and permit process? What happens now?
- What are the penalties for the unpermitted construction of the barriers?
- Can the unpermitted barriers that contain tabletops and seating areas be used before permits are issued and inspections completed?
- Can you provide the names of the companies that did the unpermitted sign installation and the unpermitted construction?
- How are all of the fines discussed collected?
- Can the concessions operate and be open to the public if the fines have not been paid?
- Can a CofO be issued if the fines have not been paid?

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Questions for City Manager Hopkins

- How do you intend to “fix” the processes so this never happens again?
- Given this is a city owned asset within a city owned facility, who on the city staff is responsible for allowing the multitude of issues outlined in this presentation to fester and go unreported for nearly 15 months?
- What consequences will the responsible staff person face for the issues outlined in this presentation?