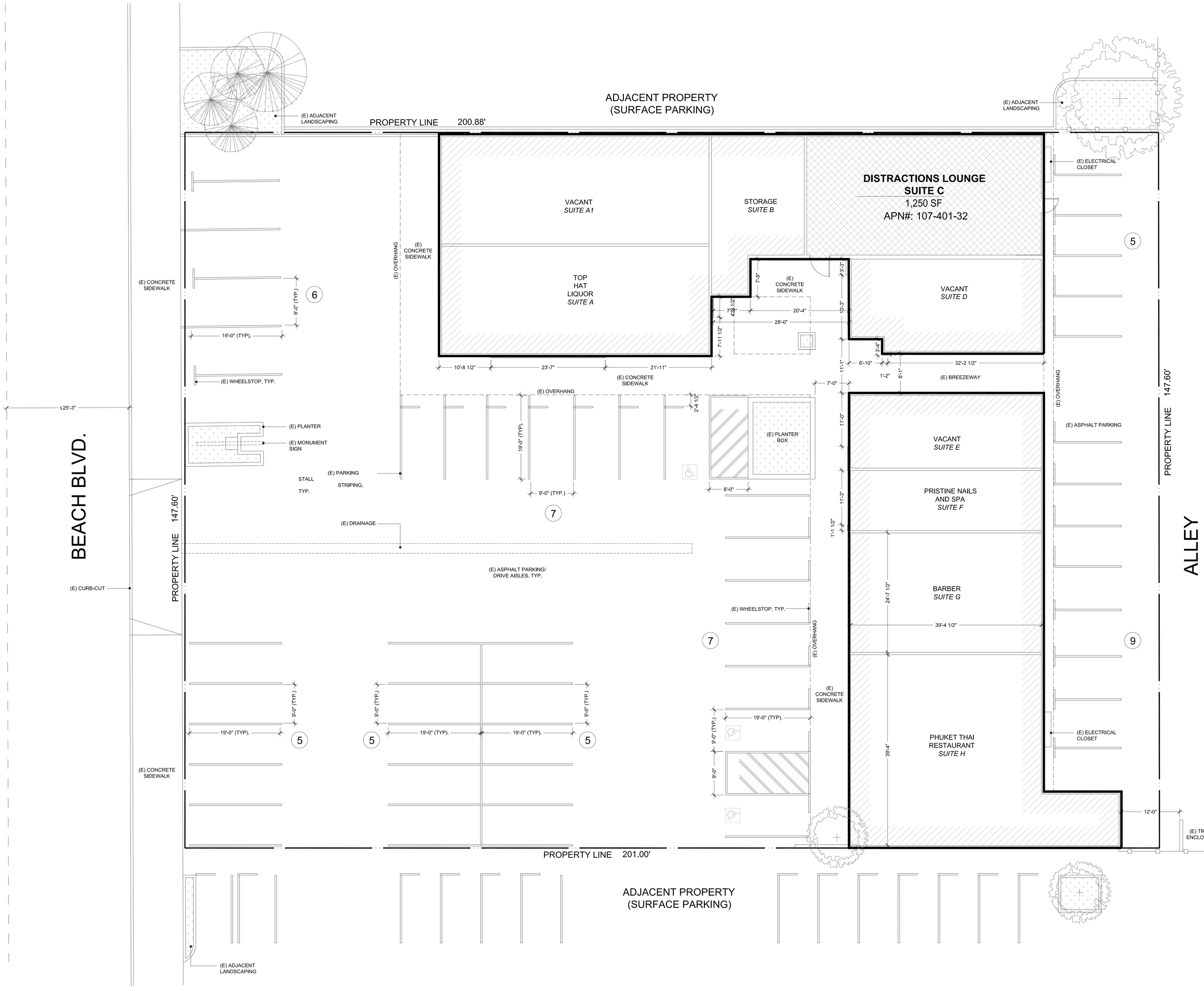


1 SITE PLAN
1/8" = 1'-0"

N

Received
12/2/2025

SCOPE OF WORK

THE PROJET PROPOSAL IS TO PERMIT THE ON-SITE SALES, SERVICE, AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE 48 LICENSE) WITHIN AND EXISTING APPROXIMATELY 1,250 SF BAR. THE ZONING DESIGNATION, SP14 - BEACH AND EDINGER CORRIDORS SPECIFIC PLAN DEFINES A BAR AS AN EATING AND DRINKING ESTABLISHMENT. EATING AND DRINKING ESTABLISHMENT WITH ALCOHOL WITHIN THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN (BECSP) ARE PERMITTED WITH THE APPROVAL OF A CONDITIONAL USE PERMIT TO THE PLANNING COMMISSION.

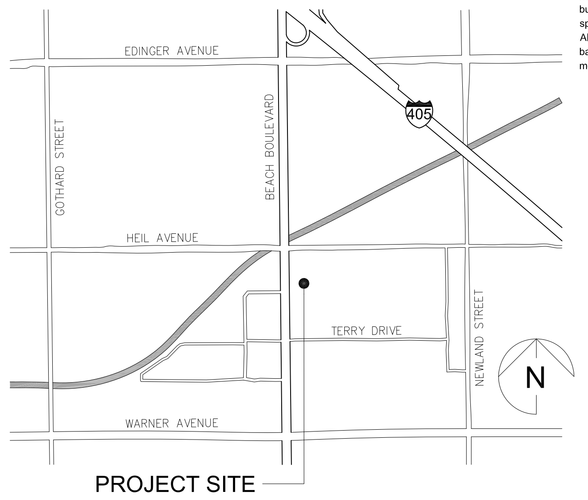
PROJECT INFORMATION

PROJECT ADDRESS:	16612 BEACH BLVD., HUNTINGTON BEACH, CA 92647
LEGAL DESCRIPTION:	PS TWP 5 RGE 11 SEC 24 SEC 24 T 5 R 11 S 147.6 FT W 303 FT N1/2 NW1/4
USE/SF:	COMMERCIAL/1,250 SF
BUSINESS NAME:	DISTRACTIONS LOUNGE
ASSESOR'S PARCEL NUMBER:	107-401-32
SITE AREA:	29,814 SF
EASEMENTS:	ALL PLOTTABLE EASEMENTS SHOWN

BUILDING INFORMATION

CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NO
CODE:	2019 CBC
ZONING:	SPECIFIC PLAN DESIGNATION (SP14)
MAXIMUM BUILDING HEIGHT:	ALLOWED 4 STORIES MAXIMUM
EXISTING STORIES:	EXISTING ONE STORY
BUILDING LENGTH:	MAXIMUM 300 FT.
FRONTAGE COVERAGE:	BEACH = 50% (U11) MINIMUM ALL OTHER STREETS = 50% (A)
SETBACKS:	BEACH = 30 FT. MINIMUM SIDE YARD = 5 FT. MINIMUM (W/O LIVING SPACE) REAR YARD = 10 FT.

VICINITY MAP



PARKING ANALYSIS

UNIT	FLOOR AREA	USE	FACTOR	REQUIRED
SUITE A	1,287 SF	LIQUOR STORE (RETAIL)	4/1,000	6 SPACES
SUITE A1	1,287 SF	VACANT (RETAIL)	4/1,000	6 SPACES
SUITE B	558 SF	STORAGE (RETAIL)	4/1,000	3 SPACES
SUITE C	1,250 SF	LOUNGE (EATING AND DRINKING EST.)	12/1,000	15 SPACES
SUITE D	763 SF	VACANT (REATAIL)	4/1,000	3 SPACES
SUITE E	643 SF	VACANT (RETAIL)	4/1,000	3 SPACES
SUITE F	516 SF	NAIL & SPA (PERSONAL ENRICHMENT)	5/1,000	3 SPACES
SUITE G	1,006 SF	BARBER (PERSONAL ENRICHMENT)	5/1,000	6 SPACES
SUITE H	600 SF	THAI REST. [DINING AREA (EATING AND DRINKING EST.)	12/1,000	8 SPACES
	1,152 SF	OTHER (EATING AND DRINKING EST.)	12/1,000	14 SPACES
TOTAL PARKING REQ.:				67
STANDARD STALLS:				45
HANDICAP STALLS:				3
LOADING (EXCLUDED):				1
TOTAL PARKING PROVIDED:				48

LEGEND

- LANDSCAPING
- (E) CMU FENCE: 6'-0" HIGH
- # PARKING COUNT
- T TRANSFORMER

CONTACT

PROPERTY OWNER:
CINDY MCCAUGHEY
24910 JOHN FREMONT ROAD
HIDDEN HILLS, CA 91302
(818) 888-2511 | (818) 334-5177 FAX

APPLICANT:
distractionslounge@gmail.com
1 (586) 565-2089

SIMPLY AS BUILT

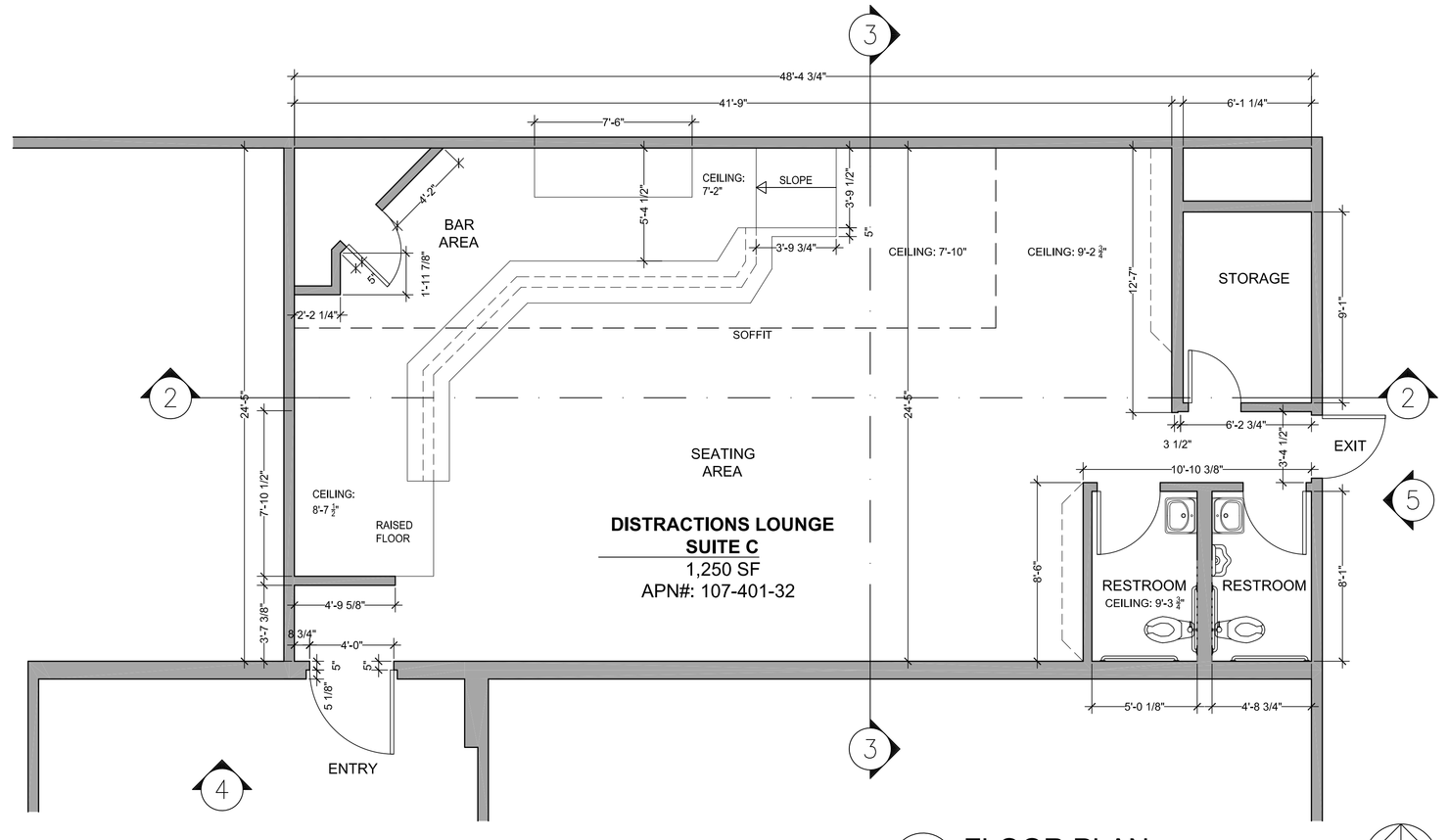
SUITE C
16612 BEACH BLVD.
HUNTINGTON BEACH, CA

Scale: 1/8" = 1'-0"
Sheet Size: 30x42

This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose. All areas shown are approximate and are based on conditions in the building at time of measurement.

SITE PLAN
DECEMBER 2, 2025

SHEET
A2.0

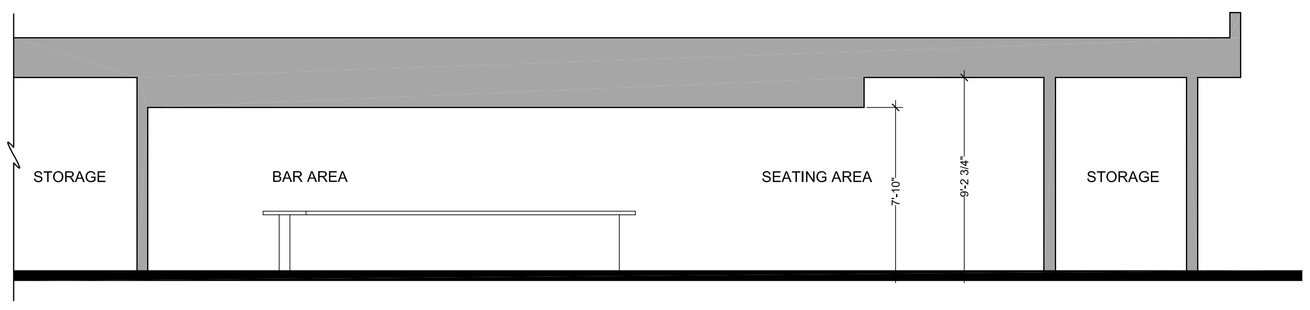


1 FLOOR PLAN
1/4" = 1'-0"

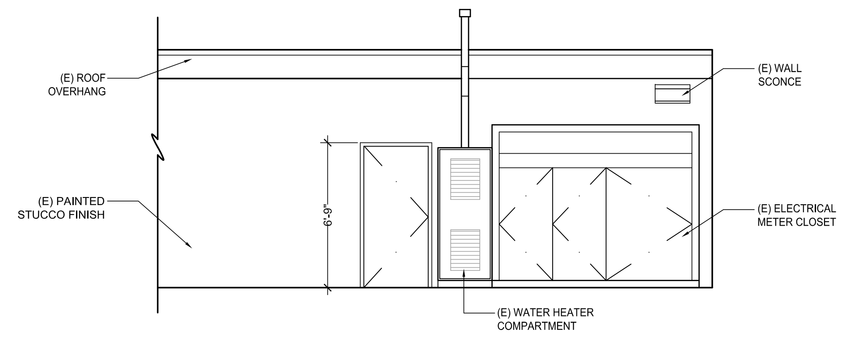
N

LEGEND

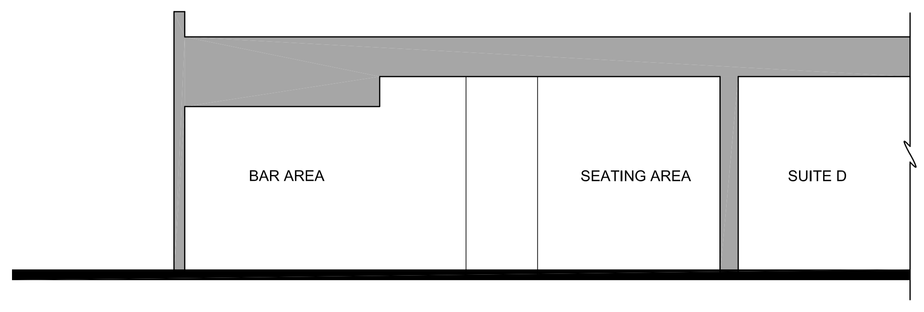
(E) WALL



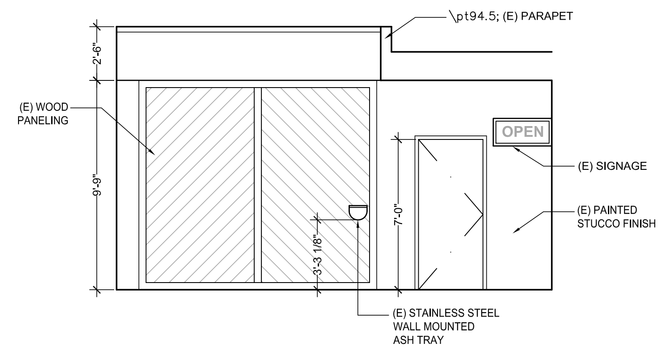
2 SECTION
1/4" = 1'-0"



5 ELEVATION
3/16" = 1'-0"



3 SECTION
1/4" = 1'-0"



4 ELEVATION
3/16" = 1'-0"

SIMPLY AS BUILT

SUITE C

16612 BEACH BLVD.
HUNTINGTON BEACH, CA

Scale: 1/4" = 1'-0"
Sheet Size: 30x42

This drawing is a representation of existing property that is generally accepted to be suitable for use in planning, design, lease and general asset management. It should not be used to determine exact locations of building elements, structural components, spaces or objects, herein for any purpose. All areas shown are approximate and are based on conditions in the building at time of measurement.

FLOOR PLAN | SECTIONS | ELEVATIONS

MARCH 6, 2025

SHEET
A2.0