

PLANNING SUBMITTAL 10-18-2022
HILTON CABANA
 21351 PACIFIC COAST HWY
 HUNTINGTON BEACH, CA 92648



CDP-2022-024
 CUP-2022-033
 DRB-2022-008

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EXISTING BUILDING



PROPOSED NEW TRELLIS AND FENCE/GATES



PROJECT NARRATIVE:

THE PURPOSE OF THIS PROJECT IS TO PROVIDE VISUAL UPGRADES AND AMENITIES TO EXISTING WALK-UP FOOD VENDOR BUILDING. PROPOSED UPGRADES TO INCLUDE A TRELLIS WITH HEATERS OVER NEW FENCED AREA FOR TABLES AND SEATING.

HOURS OF OPERATION:
 THE PREMISES ARE INTENDED TO BE OPEN DAILY 8:00 AM - 10:00 PM MEMORIAL DAY WEEKEND THROUGH LABOR DAY WEEKEND, ALONG WITH FRIDAYS, SATURDAYS AND SUNDAYS IN THE OFF SEASON.

THE EXISTING BUILDING CONTAINS:
 - FOOD SERVICE AREA: 1,356 SQUARE FEET
 - BICYCLE RENTAL AREA: 1,162 SQUARE FEET
 TOTAL EXISTING BUILDING AREA: 2,518 SQUARE FEET

NUMBER OF EMPLOYEES:
 THERE WOULD BE 10 ASSOCIATES AT THE FOOD SERVICE AREA AND 6 ASSOCIATES AT THE BICYCLE RENTAL SPACE.

REASON OF THIS APPLICATION:

- UPGRADES TO THE EXTERIOR OF THE EXISTING BUILDING.
- THE APPLICANT WILL BE REQUESTING A NEW ABC LICENSE FOR THIS VENUE AT THE SAME TIME AS THE CUP/CDP CITY PROCESS. BEER, WINE, AND DISTILLED SPIRITS WOULD BE SERVED (LIQUOR LICENSE TYPE 47). THE AREA ONLY WITHIN THE 36" HIGH METAL FENCE IS INTENDED FOR ALCOHOL SERVICE AREA.

SURROUNDING USES:
 THE BEACH PARKING LOT IS ON THE NORTH AND THE BEACH IS ON THE EAST WEST AND SOUTH OF THE SITE.

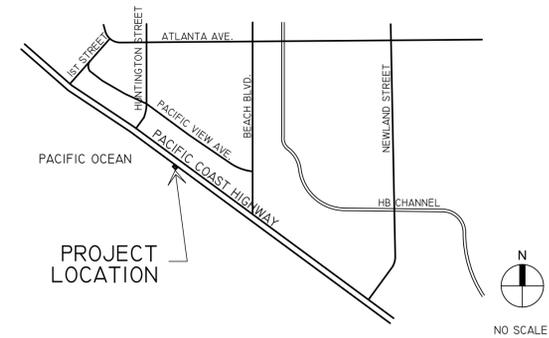
POPULATION SERVED:
 THE POPULATION SERVED BY THIS PROJECT WOULD BE BEACH AND HOTEL VISITORS.



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VICINITY MAP



PROJECT TEAM

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TENANT- LESSEE
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SHEET INDEX

ARCHITECTURAL	5 SHEETS
G.1	TITLE SHEET
G.2	EXISTING PHOTOS
A1.1	SITE PLAN
A2.1	FLOOR PLAN & EXTERIOR ELEVATIONS
I	TOPOGRAPHIC SURVEY

TITLE SHEET
REMARKS
DATE

PA / PM:	DS / MH
DRAWN BY:	MH
JOB NO.:	22-06

SHEET
G.1

PHOTOS OF EXISTING AREA



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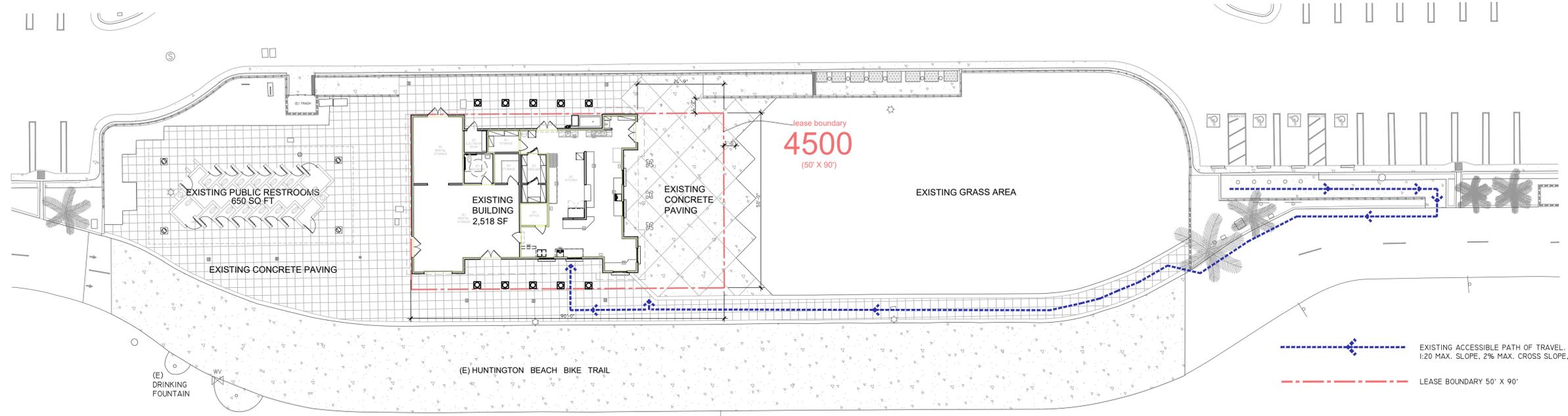


EXISTING PHOTOS

DATE	REMARKS

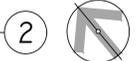
PA / PM:	DS / MH
DRAWN BY:	MH
JOB NO.:	22-06

SHEET
G.2



SITE PLAN - LEASE BOUNDARY

SCALE: 1/16"=1'-0"



LEGEND:

- 30" HIGH - 30" x 36" TABLE, TYP. COLOR: TBD
- 30" HIGH - 36" x 36" TABLE, TYP. COLOR: TBD
- 30" HIGH - 30" x 72" TABLE, TYP. COLOR: TBD
- 42" HIGH - 30" x 144" TABLE, TYP. COLOR: TBD
- ACCESSIBLE TABLE
- 42" HIGH - 24" x 108" STANDING SURF BOARD TABLE, TYP. COLOR: TBD
- 40" HIGH - 30-5/8" DIA. CITYVIEW TRASH RECEPTACLE MODEL: CV2-1001
- 30" HIGH "SITESCPE STADIUM DRINK RAIL" 6'-0" LENGTH WITH 20" WIDE COUNTER TOP, TYP. COLOR: TBD
- 42" HIGH "SITESCPE STADIUM DRINK RAIL" 6'-0" LENGTH WITH 20" WIDE COUNTER TOP, TYP. COLOR: TBD
- BRONZE COLOR ALUMINUM SMART PATIO PLUS (20'-0" X 40'-0") TYP. WITH BROMIC PLATINUM 500 SERIES EXTERIOR HEATER, OR EQUAL. (ALTERNATE: BRONZE COLOR POWDER COATED GALVANIZED IRON COLUMNS AND BEAMS)

PLUMBING FIXTURE CALCULATIONS

CPC 2019 - TABLE 422.1

USE (NET) - A2	SQUARE FEET	OCC. LOAD FACTOR	OCCUPANTS
KITCHEN STORAGE (MERCANTILE)	1,356	200	7
PATIO	1,162	300	4
PATIO STANDING	950	15	64
PATIO STANDING	150	5	30
TOTAL OCCUPANTS			105

PLUMBING REQUIRED: 105 OCCUPANTS (53 MEN AND 53 WOMEN)
 MEN : 2 WATER CLOSET, 1 URINAL, 1 LAVATORY
 WOMEN : 3 WATER CLOSET, 1 LAVATORY
 1 DRINKING FOUNTAIN HI AND LOW
 1 SERVICE/MOP SINK

PLUMBING PROVIDED: 14 WATER CLOSETS EXISTING PUBLIC RESTROOMS
 2 ACCESSIBLE WATER CLOSETS
 12 WATER CLOSETS
 1 DRINKING FOUNTAIN HI AND LOW
 1 SERVICE/MOP SINK

EXIT CALCULATIONS

CBC 2019 - TABLE 1004.5

BUILDING USE (NET)	SQUARE FEET	OCC. LOAD FACTOR	OCCUPANTS
BUILDING USE (NET)	1,356	200	7
KITCHEN STORAGE (MERCANTILE)	1,162	300	4
TOTAL OCCUPANTS			11

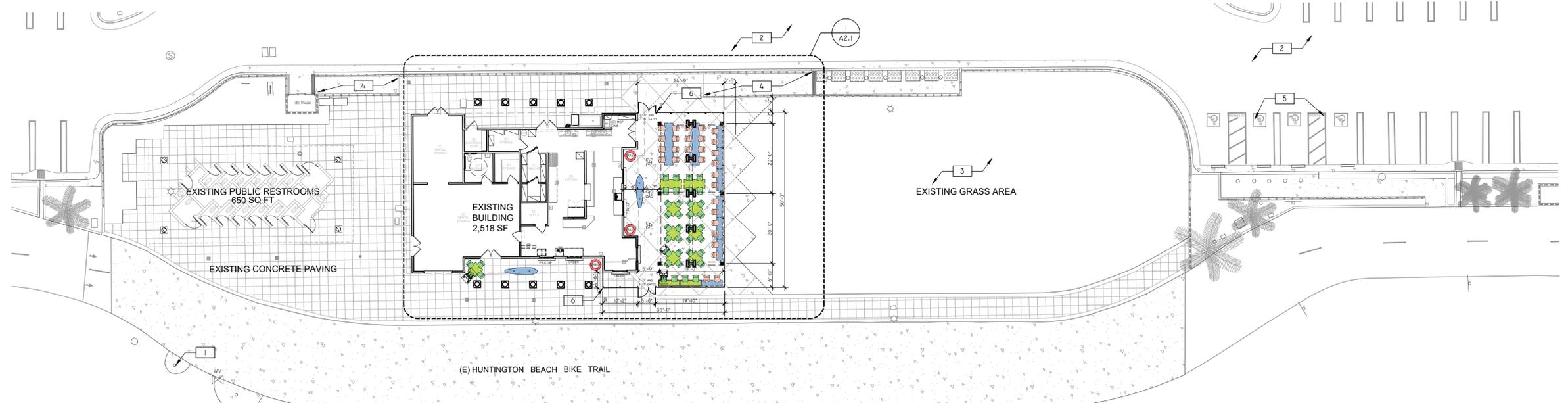
ONE EXIT IS REQUIRED, FIVE (5) EXITS ARE PROVIDED

PATIO USE (NET)	SQUARE FEET	OCC. LOAD FACTOR	OCCUPANTS
PATIO TABLE/CHAIR	950	15	64
PATIO STANDING	150	5	30
TOTAL OCCUPANTS			94

TWO EXITS ARE REQUIRED, TWO (2) EXITS ARE PROVIDED

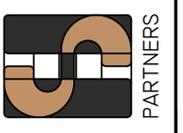
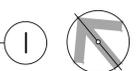
NOTES

- EXISTING HI-LOW DRINKING FOUNTAIN
- EXISTING ASPHALT PAVING TO REMAIN.
- EXISTING LANDSCAPE AND IRRIGATION AREA TO REMAIN.
- EXISTING SERVICE RAMP TO REMAIN.
- EXISTING ACCESSIBLE PARKING SPACES AND PARKING STRIPING TO REMAIN
- PROPOSED 36" HIGH - STAINLESS STEEL CABLE RAILING WITH 3"x3" POSTS AT 5'-0" O.C. (ALTERNATE: BRONZE COLOR POWDER COATED GALVANIZED IRON POSTS)



SITE PLAN - PROPOSED FENCE AND GATES

SCALE: 1/16"=1'-0"



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SITE PLANS

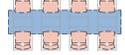
DATE	REMARKS

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JOB NO.:	22-06

SHEET
A1.1

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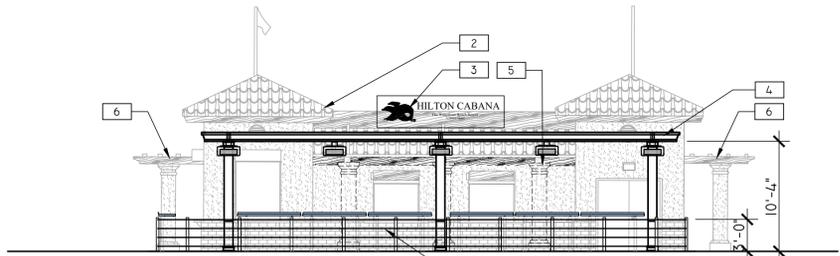
LEGEND:

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-  42" HIGH - 30" x 114" TABLE , TYP. COLOR: TBD
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-  ACCESSIBLE TABLE
-  INDICATES EXISTING ACCESSIBLE EXIT
-  INDICATES PATIO ACCESSIBLE EXIT

NOTES

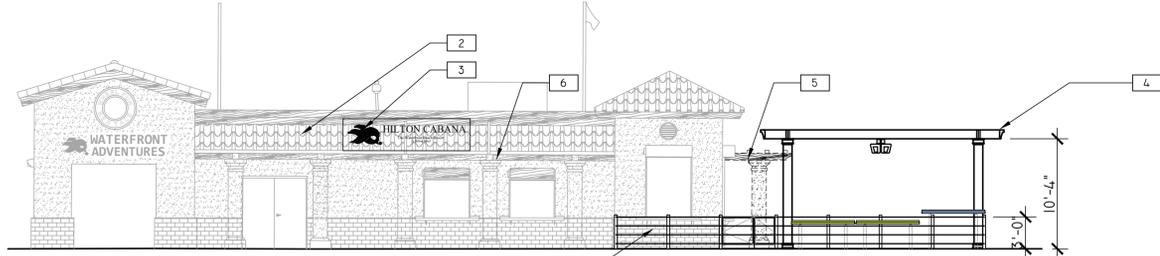
1. PROPOSED 36" HIGH - STAINLESS STEEL CABLE RAILING WITH 3"x3" POSTS AT 5'-0" O.C. (ALTERNATE: BRONZE COLOR POWDER COATED GALVANIZED IRON POSTS)
2. EXISTING BUILDING TO REMAIN
3. PROPOSED NEW SIGNAGE
4. BRONZE COLOR ALUMINUM SMART PATIO PLUS (20'-0" X 40'-0") TYP. WITH BROMIC PLATINUM 500 SERIES EXTERIOR HEATER, OR EQUAL. (ALTERNATE: BRONZE COLOR POWDER COATED GALVANIZED IRON COLUMNS AND BEAMS)
5. EXISTING COLUMNS AND WOOD TRELLIS TO REMOVED, TYP.
6. EXISTING COLUMNS AND WOOD TRELLIS TO REMAIN.



EAST ELEVATION

SCALE: 1/8"=1'-0"

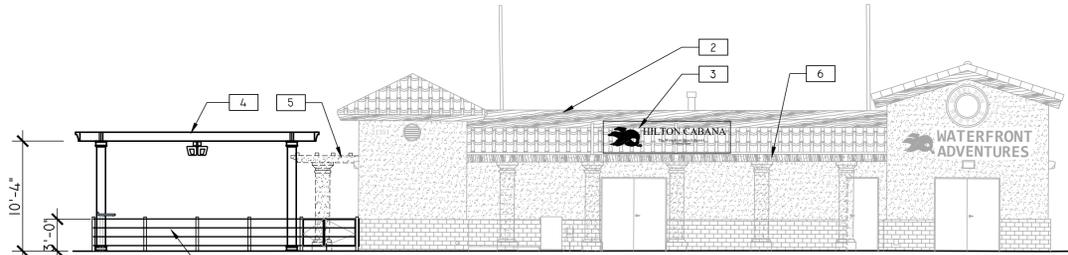
B



SOUTH ELEVATION - FROM BEACH

SCALE: 1/8"=1'-0"

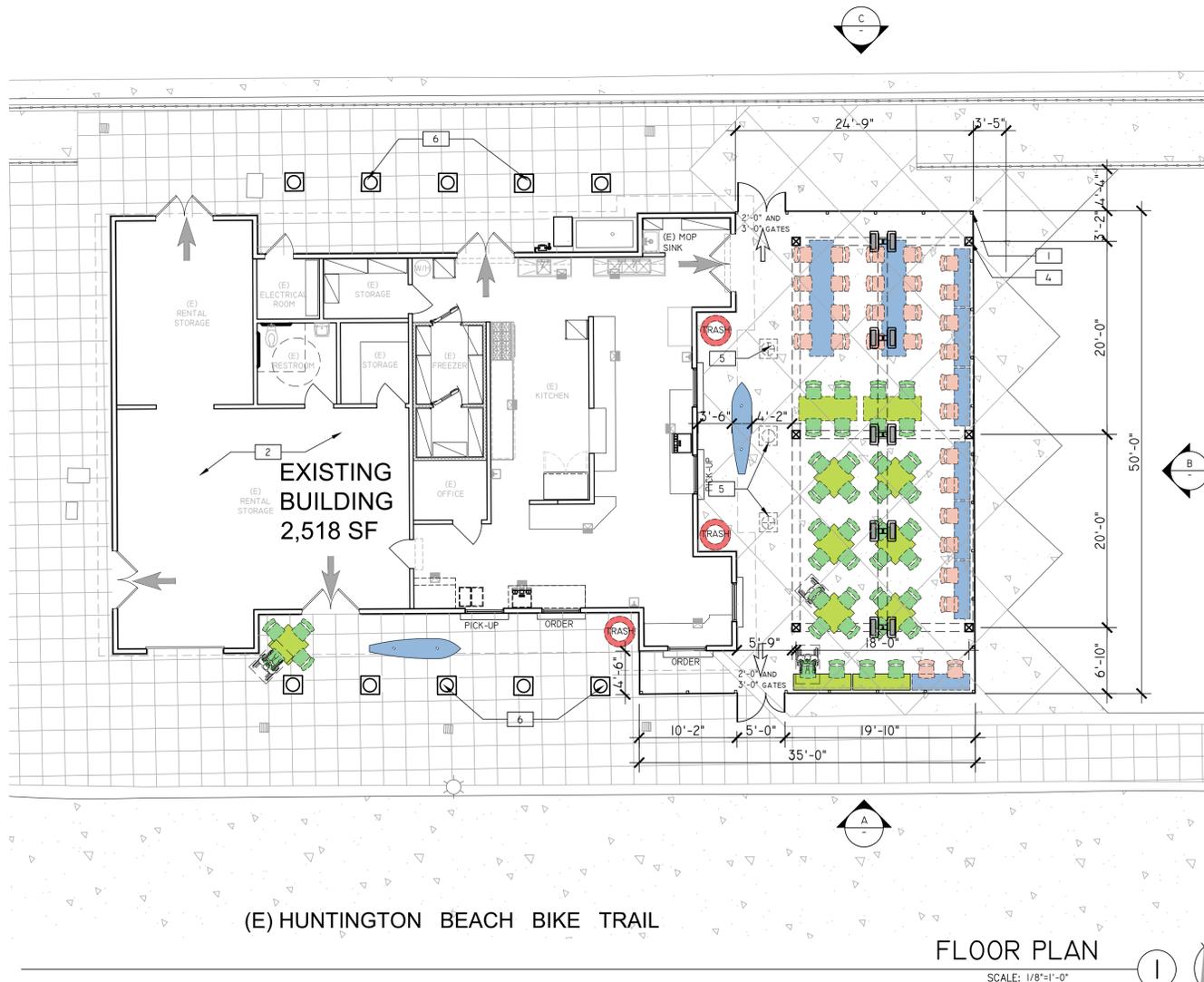
A



NORTH ELEVATION - FROM PARKING LOT

SCALE: 1/8"=1'-0"

C



(E) HUNTINGTON BEACH BIKE TRAIL

FLOOR PLAN

SCALE: 1/8"=1'-0"

1



STADIUM BY SITESCAPE OR EQUAL



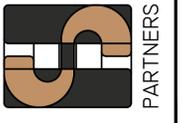
SYSTEMS FURNITURE CHAIRS OR EQUAL



30" HIGH BACKLESS METAL BARSTOOL WITH SQUARE SEAT OR EQUAL



SMARTPATIO PLUS, COLOR: BRONZE OR EQUAL



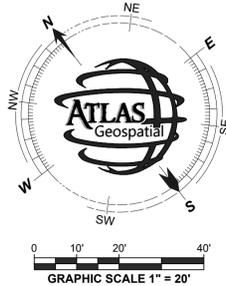
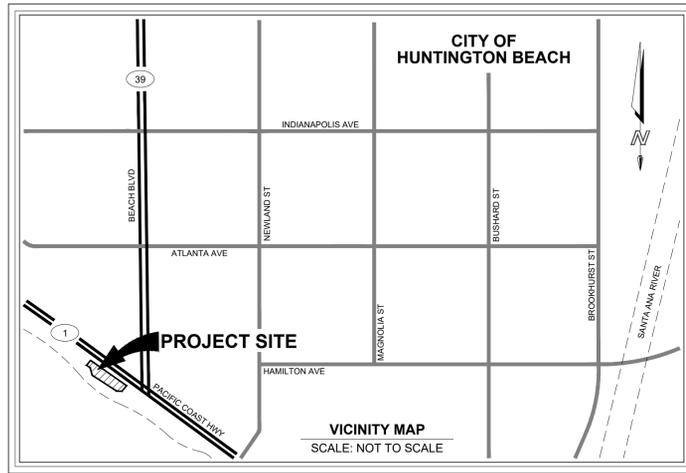
FLOOR PLAN AND EXTERIOR ELEVATIONS	
DATE	REMARKS

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JOB NO.:	22-06

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TOPOGRAPHIC SURVEY

21100 PACIFIC COAST HIGHWAY, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA



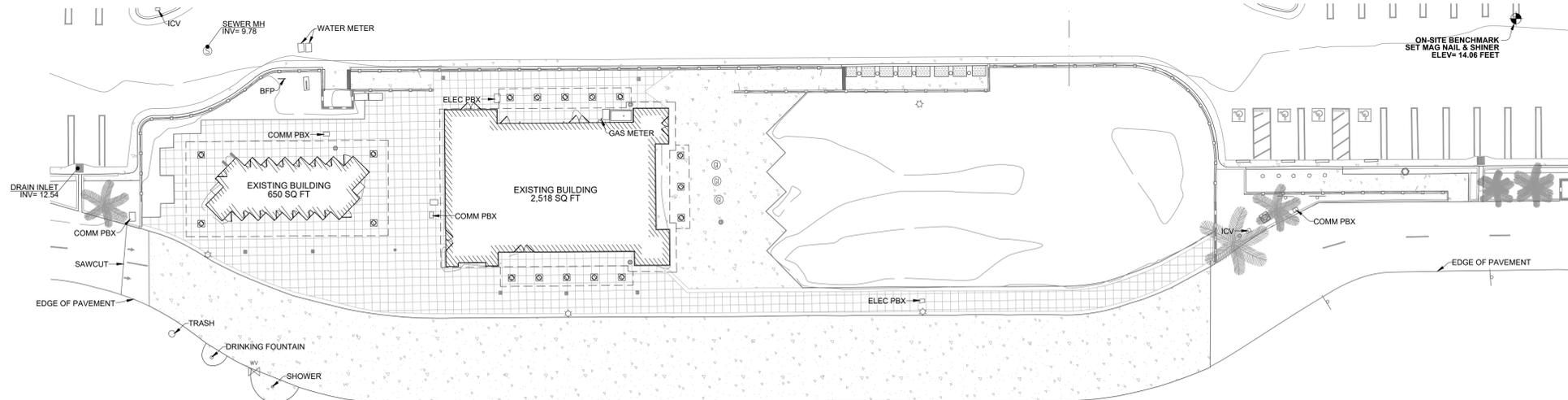
SURVEYOR'S NOTES

- THIS SURVEY WAS PERFORMED ON APRIL 6, 2022.
- BASIS OF BEARINGS BEING THE CENTERLINE OF BEACH BOULEVARD, PER CLIENT PROVIDED LEASE DOCUMENT, A BEARING OF S00°17'49"W.
- ELEVATION SHOWN HEREON ARE BASED PER ORANGE COUNTY PUBLIC WORKS DESIGNATION HB-196-71, BEING A FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-196-71", SET IN THE NORTHEAST CORNER OF A 3 FT BY 5 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BEACH BOULEVARD AND ATLANTA AVENUE, 250 FT EASTERLY OF THE CENTERLINE OF BEACH BOULEVARD AND 42.5 FT SOUTHERLY OF THE CENTERLINE OF ATLANTA AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION= 5.46 FEET (NAVD88).
ON-SITE BENCHMARK IS LOCATED SOUTHEAST OF SURVEYED AREA. ELEVATION= 14.06 FEET.
- PROPERTY BOUNDARIES SHOWN HEREON (IF ANY) ARE BASED ON MISCELLANEOUS RECORD DOCUMENTS, AND ARE SHOWN FOR EXHIBIT PURPOSES ONLY. THIS SURVEY MAKES NO EFFORT TO RESOLVE ANY MATERIAL DISCREPANCIES WHICH MAY OR MAY NOT HAVE BEEN FOUND DURING THE PERFORMANCE OF THIS WORK. THIS IS NOT A PROPERTY BOUNDARY SURVEY, AND IS NOT FOR USE IN LAND TRANSFER.

LEGEND

NOTE: ALL SYMBOLS OR LINETYPES SHOWN BELOW MAY NOT BE INCORPORATED ON THIS DRAWING.

- PROPERTY BOUNDARY LINE
- - - PROPOSED LEASE AREA
- CENTERLINE
- RIGHT OF WAY LINE
- - - INDETERMINATE BOUNDARY LINE
- EASEMENT LINE
- - - 335 EXISTING CONTOURS
- - - OH ELEC OVERHEAD ELECTRICAL LINE
- - - X-X-X EXISTING CHAIN LINK FENCE
- - - O-O-O EXISTING WROUGHT IRON FENCE
- BLOCK WALL
- INDICATES RESTRICTED ACCESS
- ZONING BOUNDARY
- ASSESSORS PARCEL NUMBER
- APN
- R.O.W. RIGHT OF WAY
- PL PROPERTY LINE
- CL CENTER LINE
- FC FACE OF CURB
- WL WALL
- FN FENCE
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- PBX PULLBOX
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- BFP BACKFLOW PREVENTOR
- ELEC ELECTRIC
- COMM COMMUNICATION
- X-BHL BUILDING HEIGHT LOCATION
- XX FIRE HYDRANT
- LIGHT WITH CONCRETE BASE
- WATER VALVE
- GAS VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- GREASE INTERCEPTOR MANHOLE
- COMMUNICATION MANHOLE
- X 519.06 SPOT ELEVATIONS
- STREET SIGN
- UTILITY POLE
- GUY WIRE
- EXISTING BOLLARD
- TRAFFIC SIGNAL/LIGHTPOLE
- FOUND MONUMENT AS DESCRIBED
- SET 5/8" I.P. W/ PLASTIC CAP TAG "LS 8645"
- EXISTING BUILDING WITH OVERHANG



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REVISIONS	DATE	BY

REVISIONS	DATE	BY

TOPOGRAPHIC SURVEY

21100 PACIFIC COAST HIGHWAY, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

PROJECT NUMBER: 22-045
DWG NAME: 22-045 HILTON HUNTINGTON BEACH
PREPARED BY: AG/AM DATE: 05.10.2022
CHECKED BY: JAA/AM DATE: 05.10.2022
REVISION SHEET
0 1 of 1

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