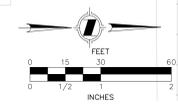
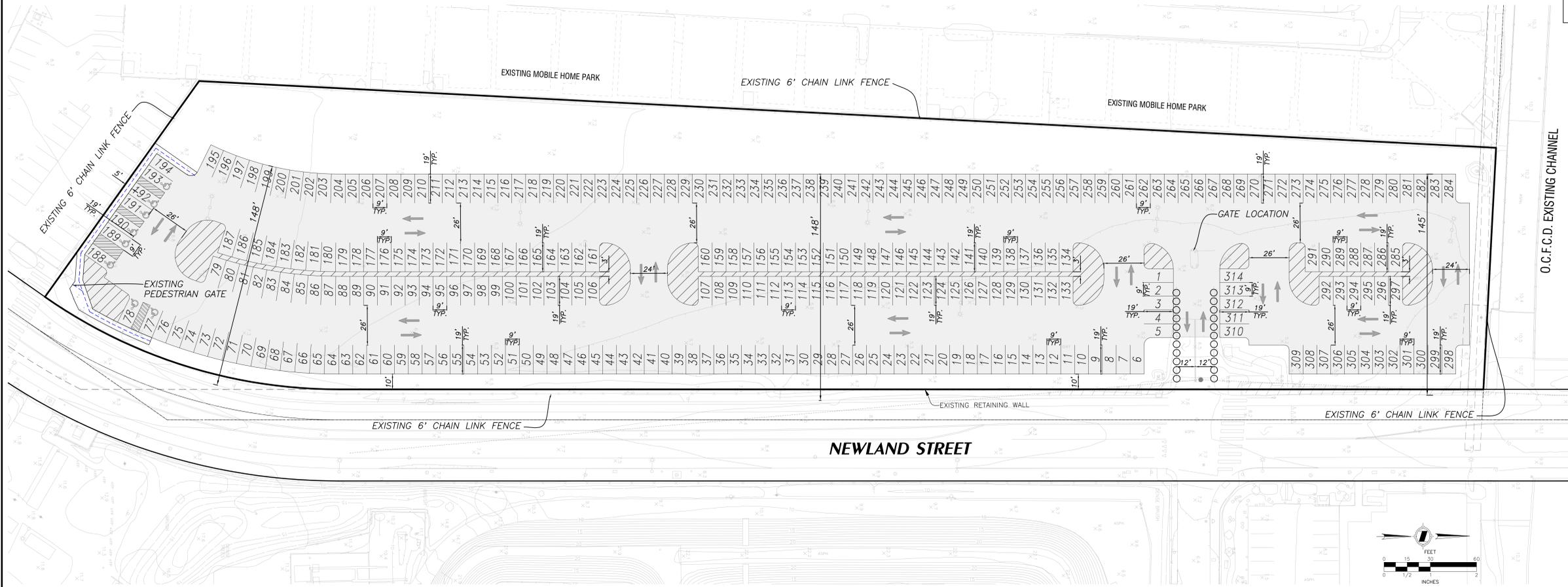
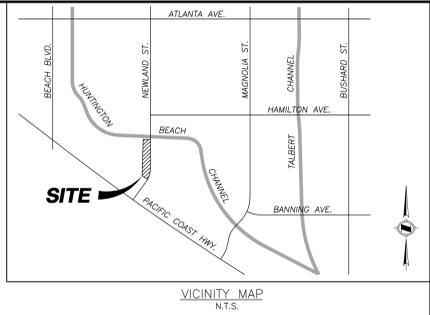


# CONDITIONAL USE PERMIT PROPOSED PARKING LOT AND STRIPING PLAN CITY OF HUNTINGTON BEACH

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS CONVEYED TO MILLS LAND AND WATER COMPANY, A CALIFORNIA CORPORATION, RECORDED MAY 16, 1901 IN BOOK 62, PAGE 79 OF DEEDS, BOUNDED AS FOLLOWS:  
WESTERLY AND SOUTHWESTERLY BY THE GENERAL EASTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN AMENDMENT TO LEASE RECORDED APRIL 29, 1964 IN BOOK 7023, PAGE 106 OF OFFICIAL RECORDS;  
NORTHERLY BY THE LAND CONVEYED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITICAL, RECORDED JULY 20, 1961 IN BOOK 5790, PAGE 18 OF OFFICIAL RECORDS; EASTERLY AND SOUTHEASTERLY BY THE WESTERLY LINE OF NEWLAND STREET.



### GENERAL NOTES:

1. APN: 114-151-06
2. CURRENT ADDRESS: 21673 NEWLAND STREET, HUNTINGTON BEACH, CA
3. EXISTING LAND USE: UNDEVELOPED PROPERTY, TEMPORARY EMPLOYEE PARKING LOT.
4. PROPOSED LAND USE: TEMPORARY PARKING
5. NO. OF EXISTING LOTS: 1
6. NO. OF PROPOSED LOTS: 1
7. EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (7.0-15.0 DU'S/ACRE)
8. EXISTING ZONE: INDUSTRIAL LIGHT (IL)
9. WITHIN CALIFORNIA COASTAL ZONE.
10. WITHIN OIL OVERLAY ZONE
11. ALL VEHICULAR ACCESS RIGHTS TO NEWLAND STREET SHALL BE RELEASED AND RELINQUISHED TO THE CITY OF HUNTINGTON BEACH, EXCEPT AT LOCATIONS APPROVED BY THE PLANNING COMMISSION.

### FLOOD NOTE:

FEMA MAP NUMBER: 06059C0263J, MAP REVISED DECEMBER 3, 2009, REVISED TO REFLECT LOMR EFFECTIVE DECEMBER 15, 2009, PANEL 263 F 539.

OTHER FLOOD AREAS  
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



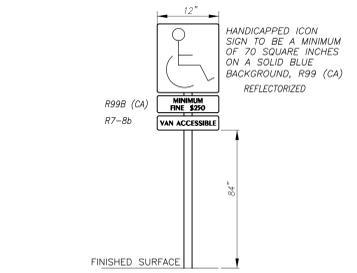
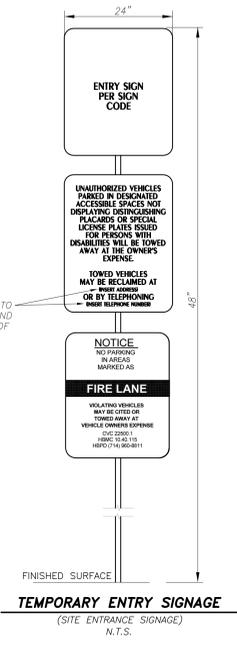
### SYMBOLS

- CONC CONCRETE
- ASPH ASPHALT
- TREE TREE
- BUSH BUSH
- PALM TREE PALM TREE
- M/B MAIL BOX
- LIGHT STANDARD LIGHT STANDARD
- TS TRAFFIC SIGNAL
- STREET LIGHT STREET LIGHT
- SIGN (10') SIGN (10')
- SIGN (5') SIGN (5')
- STORM DRAIN MANHOLE STORM DRAIN MANHOLE
- SIGN SIGN
- FIRE HYDRANT FIRE HYDRANT
- POWER POLE POWER POLE
- TRANSFORMER BOX TRANSFORMER BOX
- GUYWIRE/ANCHOR GUYWIRE/ANCHOR
- METER METER
- POST (NO LABEL) POST (NO LABEL)
- P=XXX.X PAD ELEVATION
- CB CATCH BASIN
- DI DROP INLET
- LP LIGHT POLE
- SEWER MANHOLE SEWER MANHOLE

### LEGEND

- STREET RIGHT OF WAY
- EXISTING RETAINING WALL
- TOP OF SLOPE
- TOE OF SLOPE
- EXISTING CONTOUR
- LINE OF SIGHT
- ADA PATH OF TRAVEL
- TEMPORARY POSTS FOR DRIVE AISLE
- EXISTING 6-FT CHAIN LINK FENCE
- PARKING LOT STRIPING ONLY

SITE SPECIFIC INFORMATION TO BE PROVIDED BY BUILDER AND WILL BE PERMANENT PART OF THE SIGN.

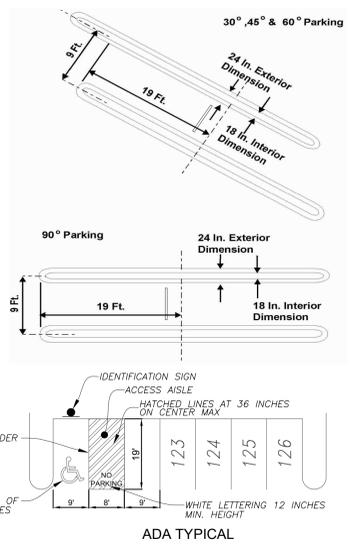


PER CALIFORNIA BUILDING CODE SECTION 11B-502.6 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER SECTION 11B-703.7.2.1 (PARKING SPACE IDENTIFICATION) N.T.S.

### PARKING SUMMARY:

- HEAD-IN PARKING (90°) = 306
- HEAD-IN PARKING (ADA) = 8
- TOTAL = 314
- \*1 VAN ACCESSIBLE

### TYPICAL PARKING:



NO.	DATE	APPROVED	CHECKED BY:	RG
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DRAWN BY:	IPT
DESIGNED BY:	IPT
CHECKED BY:	RG

PREPARED FOR:  
**HUNTINGTON BEACH BY THE SEA, MHC, LLC**  
110 N. WACKER DRIVE  
SUITE 4500 CHICAGO, IL 60606  
CONTACT: ED MOUNTFORD  
PHONE: (949) 351-3334

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

CONDITIONAL USE PERMIT  
PROPOSED PARKING LOT  
AND STRIPING PLAN  
City of Huntington Beach  
5/3/2022

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