

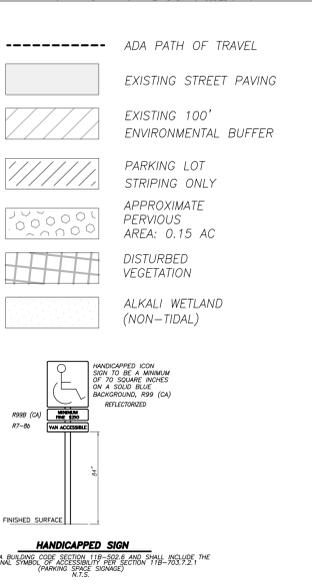
CONDITIONS OF APPROVAL 3/7/2018 - COASTAL DEVELOPMENT PERMIT NO. 17-014/CONDITIONAL USE PERMIT NO. 17-029 (SUBJECT TO RENEWAL REQUEST 10-2022 [5 YEARS, EXPIRES 2022-2027])

- GENERAL NOTES:**
- PROJECT AREA: 1.27 AC.
 - 0- FEET FOR LOT LINE SET BACK ALONG NORTH AND EAST PROPERTY LINES.
 - EXISTING ASPHALT AND CONCRETE AREAS ARE NOT ENVIRONMENTALLY SENSITIVE AND EXISTING CONDITION.
 - RIGHT TURN IN RIGHT TURN OUT ONLY AT EXISTING DRIVEWAY APRONS ON PACIFIC COAST HIGHWAY AND BEACH BOULEVARD.
 - 100-FOOT ENVIRONMENTAL SETBACK BUFFER FROM NORTH PROPERTY LINES NOT EAST PROPERTY LINE TO BE EVALUATED WITH NECESSARY DEPARTMENTS FOR EXISTING CONDITION AND ENVIRONMENTAL SETBACK BUFFER ADJUSTMENT. (3/17/2018 ENVIRONMENTAL SETBACK BUFFER BASED ON PRELIMINARY BIOLOGICAL CONSTRAINT ANALYSIS 1/18/2018 AS REVISED 2/27/2018 REFER TO LEGEND).
 - FUTURE ACCESS EASEMENT AND/OR ENCROACHMENT PERMIT ACROSS CALTRANS RIGHT OF WAY (EXISTING PAVED AREA FRONTING PROPERTY) MAY BE NECESSARY.
 - EXISTING CHAIN LINK FENCING ALONG PERIMETER OF PARKING AREA.
 - SIGNS PER SEASONAL AND TEMPORARY PARKING CODE.
 - PARKING LOTS ARE PERMITTED IN FLOOD ZONE X.
 - SITE IS LOCATED IN ZONE X (FEMA) PER FIRM MAP NO. 06059C0263J DECEMBER 3, 2009 (LOMR DECEMBER 15, 2009).
 - ZONE X: OTHER FLOOD AREAS 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.
 - SITE IS ASPHALT OR CONCRETE PAVING. PERVIOUS AREA IS BASED ON BROKEN ASPHALT AND CONCRETE AREAS.
 - ADA PARKING PROVIDED AT 1 SPACE PER 50 STALLS. 4 PARKING SPACES PROVIDED.
 - GENERAL PLAN DESIGNATION CV-F2 SUPPORTS SEASONAL AND TEMPORARY PARKING WITHIN CV ZONE.
 - GOOGLE IMAGE DATE: 04-24-2022 REFERENCE DATA.
 - EXISTING SITE CONDITIONS REMAIN, NO PHYSICAL IMPROVEMENTS.
 - STRIPING PARKING SPACES AND DRIVE AISLE PARKING SPACES WITHIN EXISTING FENCE LINE.
 - CALTRANS ENCROACHMENT PERMIT TO BE NEGOTIATED.
 - LANDSCAPING NOTE REQUIRED. EXEMPT FROM LANDSCAPE GUIDELINES PER CITY STAFF (231.18F4).
 - NOT REQUIRED.
 - GRADING
 - IRRIGATION
 - SEWER
 - LIGHTING
 - CURB, GUTTER, OR PAVING IMPROVEMENTS
 - AGREEMENT WITH CALTRANS FOR LANDSCAPE SCREENING PENDING DISCUSSION.
 - OPTIONAL BICYCLE AND MOTORCYCLE PARKING IN STRIPED AREAS.
 - PROJECT WITHIN LOCAL COASTAL PROJECT AREA. CZ OVERLAY DISTRICT.

- LEGEND:**
- APPROXIMATE PROJECT AREA BOUNDARY
 - CONTOUR ELEVATION
 - SPOT ELEVATION
 - BUILDING SETBACK LINE (PER CV DISTRICT)
 - ZONE BOUNDARY
 - EXISTING FENCE
 - TEMPORARY PARKING SIGN
 - ADA PARKING SIGN
 - GOLDENBUSH
 - 100FT BUFFER OF ALKALI WETLAND (NON-TIDAL)
 - 50FT BUFFER OF ALKALI WETLAND (NON-TIDAL)
 - 44 dBa AT 100FT
 - 60 dBa AT 300FT
 - ADA PATH OF TRAVEL
 - EXISTING STREET PAVING
 - EXISTING 100' ENVIRONMENTAL BUFFER
 - PARKING LOT STRIPING ONLY
 - APPROXIMATE PERVIOUS AREA: 0.15 AC
 - DISTURBED VEGETATION
 - ALKALI WETLAND (NON-TIDAL)

ZONING NOTES:

Zoning	Commercial Visitor (CV)
Nonresidential Development	
Minimum Lot Area (sq. ft.)	10,000
Minimum Lot Width (ft.)	100
Minimum Setbacks	
Front (ft.)	0
Side (ft.)	0
Street Side (ft.)	0
Rear (ft.)	0
Maximum Height of Structures (ft.)	50

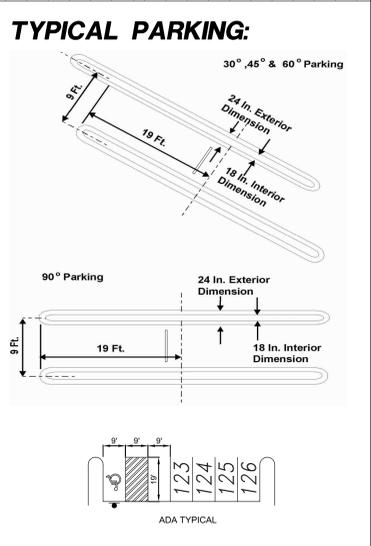


- GENERAL PLAN LAND USE:**
- OS-C CONSERVATION
 - CV-F2 COMMERCIAL VISITOR (0.50 FAR)
- ZONING:**
- CV COMMERCIAL VISITOR (1.27 AC.)
 - CC COASTAL CONSERVATION (NAP) REQUIRES COASTAL DEVELOPMENT PERMIT REQUIRES APPROVAL FROM:
 - USACE
 - CDFG
 - SWRCB
 - RWQCB
 - CALIFORNIA STATE LANDS COMMISSION
 - OS-S SHORELINE SUBDISTRICT - NAP
 - CZ OVERLAY DISTRICT

PARKING SUMMARY:

HEAD-IN PARKING (90°)	= 95
HEAD-IN PARKING (45°)	= 6
HEAD-IN PARKING (ADA)	= 5
TOTAL	= 106

*1 VAN ACCESSIBLE



COA PUBLICWORKS

NO. DATE REVISIONS APPROVED CHECKED BY:

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DRAWN BY: AM

DESIGNED BY: --

CHECKED BY: --

PREPARED FOR: CABRILLO, MHC, LLC

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PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC.

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CONDITIONAL USE PERMIT TEMPORARY PARKING LOT
City of Huntington Beach
01/20/2023

C-1

PLOTTED BY: Luis Pina DATE: Jan. 20, 2023 09:43:18 AM FILE: F:\0856\Planning\0A_Project\Exh_General\Exh_Design_Studies\Proposed Temporary Parking Lot Exh.dwg