



CONDITIONS OF APPROVAL- CONDITIONAL USE PERMIT NO. 22-012

- The site plan, floor plans, elevations, colors, and materials received and dated June 16, 2022 shall be the conceptually approved design with the following modifications:
 - The applicant shall incorporate a tile with heightened geometrics to strengthen the Art Deco design. (DRB)
 - The applicant shall include vinyl or polycarbonate materials to ensure the longevity of the awnings and/or shade coverings. (DRB)
 - All trim and flashing shall be stainless steel. (DRB)
 - The applicant shall incorporate a flat glazed roof tile of clay or similar material for the roof(s). (DRB)
 - The applicant shall incorporate an architectural accent of black colors or materials in addition to the proposed color palette. (DRB)
 - The applicant shall consider incorporating the same colors and materials for the additions to the public restrooms building as those for the proposed restaurant. (DRB)
 - The proposed trash enclosure(s) shall be located to allow for a minimum of 3 bins, for organics, recyclables, and landfill trash. (PW)
 - Proposed materials for the exterior portions of the buildings shall be comparable and compatible with materials utilized by the City elsewhere on the Pier to ensure durability (PW).
- The use shall comply with the following conditions:
 - The daily hours of operation shall be limited to 6:00 a.m. to 11:30 p.m.
 - No new customers shall be permitted to enter the alcohol business 30 minutes before closing. (PD)
 - A minimum of 70 percent of the net floor area of the alcohol business shall be designated for dining. The dining area excludes areas used for cooking, kitchen preparation, office, storage, and restrooms and also excluding outdoor dining areas. (PD)
 - All areas of the alcohol business that are accessible to patrons shall be illuminated such that the appearance and conduct of all people in the alcohol business are visible from inside the alcohol business. (PD)
 - Food service from the regular menu must be available to patrons up to one (1) hour before the scheduled closing time, including a cook and food servers shall be on duty. (PD)
 - In addition to any ABC requirements, the following alcohol related conditions shall be required:
 - An employee of the alcohol business must monitor areas where alcohol is served.
 - Alcoholic drinks shall not be included in the price of admission to any alcohol business.
 - All alcohol shall remain within the alcohol business premises, including outdoor dining area.
 - Service of alcoholic beverages for consumption off-site shall not be permitted.
 - There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks.
 - Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited.
 - No reduced price or promotions of alcoholic beverages shall be allowed after 7:00 p.m.
 - Final announcements that inform patrons the kitchen and/or bar will stop accepting order of alcoholic beverages (i.e. last call for alcohol) shall be at least 15 minutes prior to closing.
 - Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is not permitted.
 - Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 60 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer and records of the training must be maintained on site for review. (PD)
- All owners, employees, representatives, and agents must obey all federal, state, and local laws. In addition, all conditions of the Condition Use Permit, Alcoholic Beverage Control License, and any other regulations, provisions, or restrictions prescribed by an agency with jurisdiction over the premise are required as part of the CUP to be followed. (PD)

- No patrons shall be permitted to loiter within the vicinity of any entrances and exits at any time. (PD)

- Alcohol businesses shall install and maintain a video surveillance system to monitor all doors, eating areas, parking areas, and public area of premises and shall make the video available to the Police Department. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by a Police Officer. The business shall retain video surveillance for one-month. All video surveillance cameras must record in color, with digital recording to DVR and able to record in low light. (PD)

- In addition to the Downtown Specific Plan and Huntington Beach Zoning and Subdivision ordinance, all signs shall comply with the following:

- There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. No interior displays of alcoholic beverages or signs which are clearly visible to the exterior.
- There shall be no window coverings or advertisements that reduce the visibility inside of the business.
- Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business.
- Signs shall be posted in a conspicuous space at the entrance/exist of the restaurant and outdoor dining areas which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." (PD)

- Dancing and/or dance floor and/or live entertainment is prohibited. A new or amended Conditional Use Permit and Entertainment Permit, issued by the City, shall be required for these additional activities. (PD)

- The patio shall have a physical barrier measuring a minimum 36 inches in height, surrounding the outdoor dining area and designed in a manner that will prohibit passing of alcohol through the barrier. (PD)

- Any conditions of approval, imposed by the California Coastal Commission that are more restrictive than those set forth in this approval shall be adhered to.

- This CUP is a conceptual approval only, and shall not be in effect nor any property interest vested, until the applicant has obtained all required approvals from the California Coastal Commission (CCC) and State Lands Commission (SLC). A copy of the written notice of approval from the CCC and SLC shall be submitted to the Community Development Department for inclusion in the entitlement file prior to submittal of building permits. In the event that either approval is not obtained, the subject CUP approval shall be null and void.

- Prior to the issuance of building permits, the applicant shall provide a parking plan that includes an executed Lease Agreement approved to form by the City Attorney for nine (9) off-site parking spaces located on the property located at 300 Pacific Coast Highway.

- Prior to the installation or operation of the three (3) permitted carts/kiosks, the applicant shall submit to the Director of Community Development, for review and approval, detailed specifications of the dimensions and appearance of each cart/kiosk that demonstrates compliance with the requirements contained in Section 230.94 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and this CUP. (HBZSO 230.94)

- Prior to occupancy of the restaurant, one of the three permitted carts/kiosks shall be reviewed, approved, and in operation for the sale of bait, tackle, and fishing-related goods on a year-round basis.

- One of the three permitted carts/kiosks shall include the sale of bait, tackle, and fishing-related goods on a year-round basis.

- The proposed building additions and the new loads imposed on the existing pier shall be analyzed by a state-licensed Structural Engineer and a report shall be submitted to the City, for review and approval, to justify the new loads are within allowable design capacity for the existing pier structure. The report shall also include recommendations for anchoring new/additional structures into the existing pier deck, including parameters on how to avoid anchors interfering with existing reinforcing steel within the existing pier deck. (PW)

- The final building permit(s) cannot be approved until the following have been completed:
 - All improvements must be completed in accordance with approved plans.
 - Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

- Prior to submittal of building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

- The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

- CUP No. 22-012 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval or by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

- The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

SPECIAL CONDITIONS - COASTAL DEVELOPMENT PERMIT NO. 5-22-0804

1. Public Table Seating Required.

- Public Table Seating Required.** By acceptance of this permit, the permittee agrees it shall provide the five, 4-seat public tables and four, 2-seat public tables as proposed by the applicant and shown on the 10/27/2023 project plans (**Exhibit 2** of this staff report) for the life of the proposed restaurant. One of the five, 4-seat tables closest to the restaurant and one of the four 2-seat tables shall be ADA compliant. All of these public table seating areas shall remain open and available for the general public use with no requirement for restaurant purchase or other restriction and shall be signed consistent with the requirements of **Special Condition 2**, below.

- Table Seating Locations.** Both seating areas nearest the restaurant shall not encroach onto the pier beyond a line extending from and parallel to the kitchen wall at the interior of the pier and its intersection with lines extending from and parallel to the nearest diagonal wall at the pier edge of the restaurant building. The public table seating proposed adjacent to the restroom building (four 2-seat tables) shall be placed immediately adjacent to the wall of the restroom building as shown on the project plans received on 10/27/2023 (**Exhibit 2** of this staff report).

- Table Seating Public Availability.** The permittee shall not impede or discourage the public from using the public outdoor seating areas authorized by this permit in any manner. Placement of posts, dividers, fence, ropes, or similar devices around any part of the public seating areas or placement of any seating area on an elevated platform or foundation shall not occur. Further, any reference to the private restaurant, including logos, shall not be printed on flags, tables, chairs, umbrellas, or any other feature located in the public seating area. In addition, no restaurant table service shall occur at the public outdoor seating areas.

- The public outdoor seating areas authorized by this permit shall be limited to the five, 4-seat tables required by this special condition and the four 2-seat tables proposed by the applicant, and required by this permit, and shown on the project plans received on 10/27/2023 (**Exhibit 2** of this staff report).

- All public seating table areas shall be maintained by the permittee in good condition for the life of the restaurant that is the subject of this CDP.

- The approved public table seating, including the ADA compliant table seating, shall be reflected on the revised project plans required by **Special Condition No. 7**.

- The applicant shall undertake development in accordance with the above requirements. Any proposed changes to the above requirements shall be reported to the Executive Director. No changes to the above requirements shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Signage Plan Announcing Public Availability of Table Seating.

- PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a signage plan for the placement of signs near and on the tables in the approved public outdoor table seating areas, identifying the following:
 - clearly stating that the outdoor seating area is available for general public use;
 - the location of each sign on a site plan;
 - the size (with dimensions clearly labeled) of each sign;
 - the wording of each sign;
 - the size (with dimensions clearly labeled) of lettering for each sign;
 - the materials to be used for each sign. These materials shall be weather resistant and durable for the expected conditions;
 - methods for securing the signs;
 - the applicant's affirmative agreement that if signs are lost, damaged, removed or otherwise no longer able to serve their intended purpose, the sign(s) shall be replaced by the permittee.

- The signs shall be large enough and located in conspicuous places to ensure that the pier pedestrian traffic within the vicinity of the project is clearly aware of the location and public nature of the outdoor table seating areas.

- All signage in the proposed project area subject to this coastal development permit shall be, at a minimum, printed in English and Spanish, as well as in another non-English language commonly spoken in Orange County.

- The signage shall be installed and maintained by the permittee for the life of the project.

- The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Walk Up Window Service and/or Walkable Foods Cart.

- By acceptance of this permit, the permittee agrees that the restaurant shall incorporate a walk-up, to-go window, offering lower cost "walkable" foods and/or a "walkable" foods cart. "Walkable" foods are lower cost foods such as, but not limited to, coffee, hot chocolate, corn dog on a stick, big soft pretzels, hot dog/sausage on a bun, snow cones, ice cream bars and cold soft drinks.

- The walk-up window and/or cart shall be available to the general public for to-go service. Walk-up window and/or cart patrons may use the public table seating areas, but no restaurant service of any kind may occur.

- The window and/or cart shall be located as depicted on the project plans received on 10/27/2023 (at plan note 15 "pick-up window" for the window) on Plan Sheet A2 and shall be depicted on the revised project plans required by **Special Condition No. 7** below.

- Walk-up, to-go window and/or cart service shall be available at a minimum during all hours of restaurant operation for the life of the approved restaurant.

- The applicant shall undertake development consistent with the above requirements. Any proposed changes to the above requirements shall be reported to the Executive Director. No changes to the above requirements shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Public Restroom Alterations.

- PRIOR TO ISSUANCE OF THE CDP**, the applicant shall submit for the review and approval of the Executive Director, evidence of written approval by the City of Huntington Beach of the restroom remodel plan (identified as Alt. [Alternative] B on the plans received on 10/27/2023, Plan Sheet A3.2 **Exhibit 2**). Such approval shall be in writing and may use Appendix B of the CDP application form or may be in the form of a letter written on City letterhead, and shall also include an Approval in Concept stamp signed by appropriate City staff on the revised project plans required by **Special Condition No. 7** below.

- Proposed restroom remodel plan (identified as Alt. [Alternative] B on the project plans (received on 10/27/2023, Plan Sheet A3.2 **Exhibit 2**) shall be the approved restroom plan.

- As proposed, the stand-alone, separately accessed restroom shall labeled "Public Use ADA Restroom" (plan note 1 on plan sheet A3.2) shall remain available to the public as proposed by the applicant, for the life of the restroom facility.
- As proposed by the applicant, no fewer than seven public restroom stalls shall be provided. All seven public restroom stalls shall be open to the general public and shall not be restricted in use. Sole use by restaurant employees and/or patrons only of the seven public restroom stalls is prohibited.
- All square footage areas described on all project plans shall be accurate.
- Dimensions shall be correctly labeled on all project plans.

- As proposed by the applicant, maintenance, including assuring cleanliness and usability of the entire, remodeled public restroom facility, shall be the responsibility of the restaurant operator for the life of the approved restaurant. The restaurant operator shall maintain the restrooms, at a minimum, every thirty minutes as proposed by the applicant. However, nothing in this permit shall require the permittee to be responsible for plumbing, electricity, roof or structural elements of the restroom building, which shall remain the responsibility of the City of Huntington Beach.

- PRIOR TO ISSUANCE OF THE CDP**, the applicant shall submit for the review and approval of the Executive Director, a formal written agreement between the applicant and the City of Huntington Beach identifying the division of responsibility for on-going maintenance of the public restroom building. Such agreement shall identify the restaurant operator as responsible for maintenance, including cleanliness and usability of the entire public restroom facility, for the life of the approved restaurant. Responsibilities other than and in addition to maintaining cleanliness and usability, shall be assigned in this agreement. This required agreement may be a stand-alone document and/or included in the permittee's lease with the City of Huntington Beach.

- The public restroom facility maintenance shall be carried out in conformance with the approved agreement. Any proposed changes to the above requirements shall be reported to the Executive Director. No changes to the above requirements shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Bait Shop Management Plan.

- PRIOR TO ISSUANCE OF THE CDP**, the applicant shall submit, for the review and approval of the Executive Director, a Bait Shop Management Plan that identifies the following:

- minimum hours the bait shop will be open. At a minimum the bait shop shall be open six hours a day between dawn and dusk, the specific hours of operation shall be at the discretion of the restaurant/bait shop operator.
- floor plans in sufficient detail to provide a reasonable understanding of how the bait shop will operate;
- the expected bait shop offerings for sale and/or rent;
- written acknowledgement that the primary focus of the bait shop shall always be provision fishing supplies, including bait, at affordable cost; and that sale of live bait is preferred; however, limited merchandise promoting the subject restaurant may be offered in a subordinate role.

- the bait shop shall offer fishing supplies for sale and rent to the general public. Fishing supplies offered shall include, but are not limited to, fishing poles (rod and reel), fishing line, a range of types of fishing hooks, fishing lures, sinkers, and bait, including live bait daily. The fishing supplies offered shall be useful to catching the types of fish typical in the Huntington Beach pier area and to pier fishing generally;

- written acknowledgement that the bait shop shall be open and operated by the restaurant operator for the life of the restaurant approved by this permit;
- The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Biannual Fishing Derby

- PRIOR TO ISSUANCE OF THE CDP**, the applicant shall submit, for the review and approval of the Executive Director, a written plan describing the proposed biannual fishing derby. The required plan shall provide the following details describing how the derby will be carried out, including, but not limited to the following information:

- methods of outreach to environmental justice communities. Consideration should be given to outreach to schools, parks, and after-school organizations serving youth of color, LGBTQIA youth, neurodivergent youth, and individuals with disabilities, with culturally appropriate messaging;
- consideration should also be given to how participants would travel to the pier for the derby and what types of travel assistance may be offered;
- outreach shall be conducted in English and Spanish, as well as in other non-English languages spoken in Orange County;
- measures to assure the fishing derby will be carried out biannually for the life of the approved restaurant;
- expected/potential funding sources and/or partnerships;
- a preliminary draft schedule for the day of the event;
- identification of specific responsibilities, how they will be carried out, and by whom;
- a requirement for submittal of an annual report, which shall provide details including, but not limited to, i) the outreach methods employed; ii) sample outreach materials; iii) a list of organizations contacted for support of the derby, with the results stemming from that contact; iv) organizations and partnerships who participated in the derby, and their contributions; and v) the number of participants in the derby. The annual report shall be submitted to the Executive Director no later than January 30th, for the preceding calendar year.

- any other information that demonstrates the event can reasonably be expected to occur twice annually in the future for the life of the restaurant, and that it will continue to serve its intended purpose. The intended purpose identified by the applicant, and required by this permit, is to promote and make accessible pier fishing on the Huntington Beach pier to members of environmental justice communities, especially youth.

- The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

7. Revised Project Plans.

- PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for review and approval of the Executive Director, two (2) full sized paper sets of revised project plans as well as electronic copies (including, but not necessarily limited to, site plans, floor plans, roof plans, and elevations), in substantial conformance with the plans received 10/27/2023, **Exhibit 2**, but which shall incorporate the following revisions:

- Public Seating
 - All of the public table seating areas shall be located as described in **Special Condition No. 1** above and shall be shown on the revised project plans.
 - A plan note shall state that the public table seating areas authorized by this permit shall not be converted to the exclusive use of restaurant patrons or restaurant service and shall remain available for general public use without any requirement for restaurant purchase, for the life of the restaurant approved by this permit.
- Walk-Up Window and/or Cart Providing To-Go Service
 - A walk-up window and/or cart offering to-go food and beverage service as described in **Special Condition No. 3** above shall be identified on the revised project plans.
- Public Restroom
 - the public restroom remodel shall be as described in **Special Condition No. 4** above and shall be shown on the revised project plans;
 - a plan note shall be included on the revised project plans stating that all restrooms, except the restaurant employee changing/storage room, are available to the general public;
 - two public drinking fountains, as depicted on the project plans, shall continue to be depicted on the revised project plans.

- Bait Shop
 - The revised project plans shall include floor plans for the proposed bait shop. These plans shall provide sufficient detail to convey a reasonable understanding of how the bait shop will operate.
- Fishing Pole Holders & Fishing Line Recycling Receptacles
 - The types and locations of the proposed (minimum of four each) fishing pole holders and fishing line recycling receptacles on the pier railings shall be identified on the revised project plans.

- Delete Proposed Merchandise and Fishing Supply Carts.
 - The two proposed 8-foot by 4-foot carts proposed to sell restaurant merchandise and fishing supplies shall be deleted from the revised project plans.
- All square footage areas described on all project plans shall be accurate.

- Dimensions shall be correctly labeled on all project plans.

- The applicant shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

8. Ocean Friendly Restaurant Program.

- By acceptance of this permit, the applicant agrees on behalf of itself and assigns, to remain in annual good standing in Surf Rider's Ocean Friendly Restaurants Program (or similar program acceptable to the Executive Director) for the life of the approved restaurant. Evidence of current good standing in the program shall be posted in a location in the restaurant visible to restaurant patrons. The permittees shall operate the restaurant in accordance with Surf Rider's Ocean Friendly Restaurants Program (or accepted similar program), for the life of the approved restaurant.

9. Future Permit Requirement.

- This permit is only for the development described in coastal development permit (CDP) 5-22-0804. Pursuant to Title 14 California Code of Regulations (CCR) Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code (PRC) Section 30610(b) shall not apply to the development governed by the CDP 5-22-0804. Accordingly, any future improvements to the structures authorized by this permit shall require an amendment to CDP 5-22-0804 from the Commission or shall require an additional CDP from the Commission or from the applicable certified local government. In addition thereto, an amendment to CDP 5-22-0804 from the Commission or an additional CDP from the Commission or from the applicable certified local government shall be required for any repair or maintenance identified as requiring a permit in PRC Section 30610(d) and Title 14 CCR Sections 13252(a)-(b).

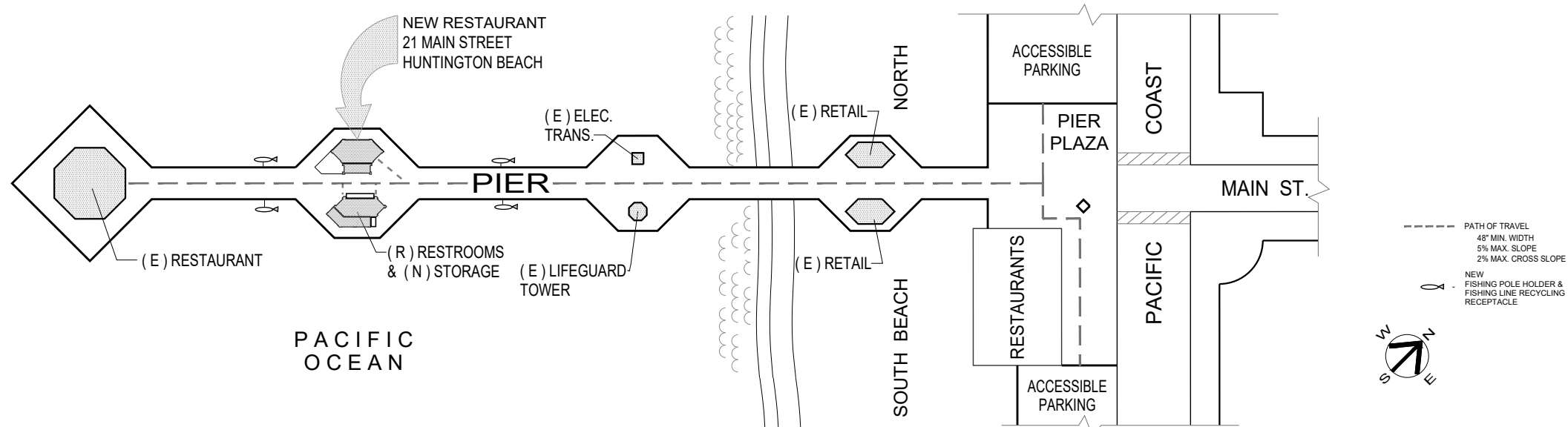
10. Lease Restriction

- By acceptance of this permit, the permittee acknowledges and agrees that, pursuant to this permit, (1) the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing the Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property.

- PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit: (1) a copy of a recorded lease agreement, in a form and content acceptable to the Executive Director, between the Surf City Partners LLC and the City of Huntington Beach, incorporating all of the above terms of subsection A of this condition, and (2) a written agreement by the City of Huntington Beach, in a form and content acceptable to the Executive Director, providing that upon termination of the applicant's sublease of the property that is the subject of this coastal development permit, the City of Huntington Beach agrees (i) to be bound by the Standard and Special Conditions referenced in subsection A of this condition if it becomes the owner of the possessory interest in such property, and (ii) to include a provision in any subsequent sublease of such property requiring the sublessee to submit a written agreement to the Commission, for the review and written approval of the Executive Director, incorporating all of the Standard and Special Conditions.

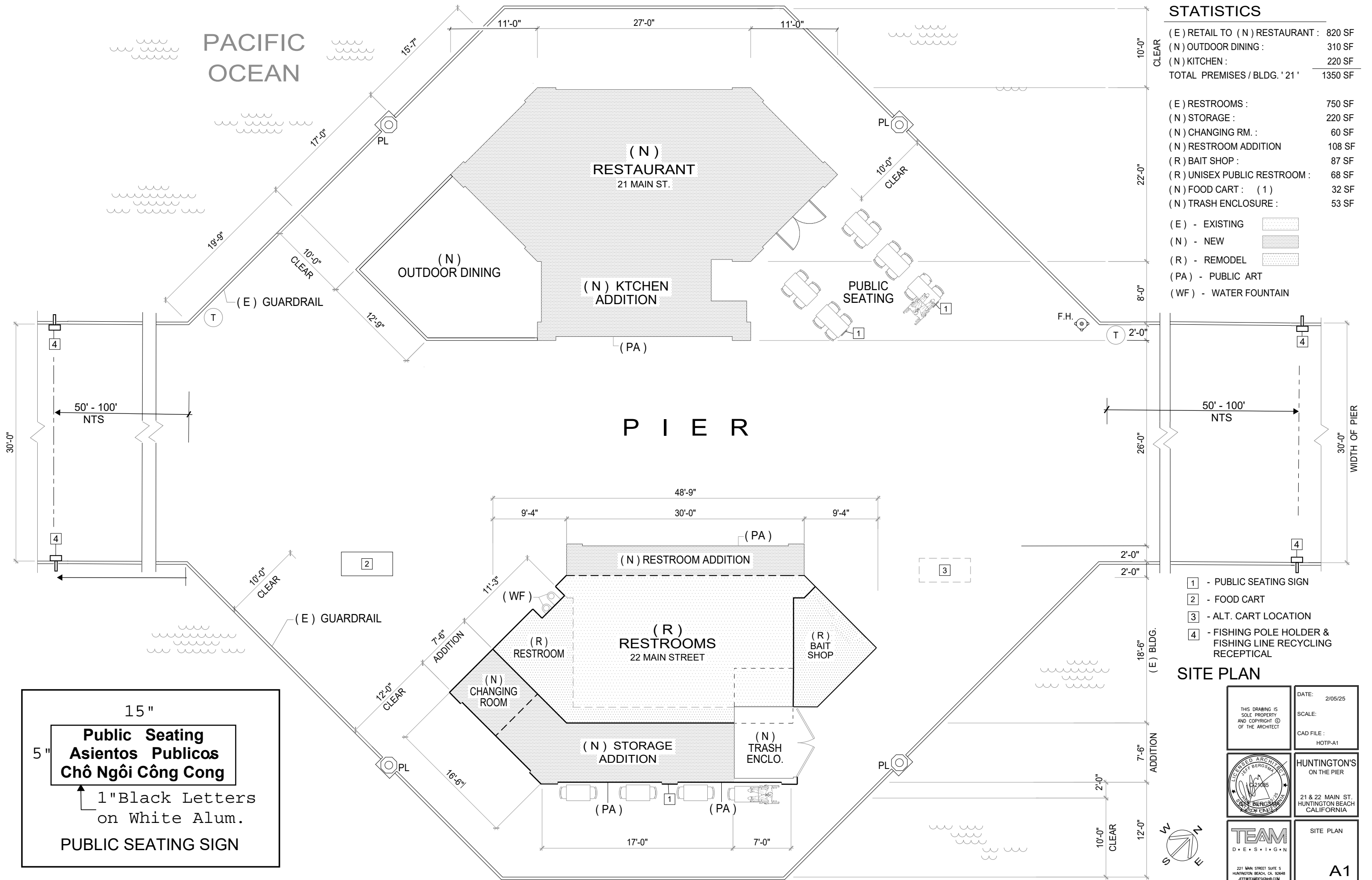
11. Project's Pier Sublease

- PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and approval, and prior to finalizing the lease between the City of Huntington Beach and the applicant for use of the two subject buildings at 21 and 22 Main Street, the lease shall be submitted for the review and approval of the Executive Director for confirmation that the requirements of approved CDP No. 5-22-0804 have been incorporated into the lease and confirmation that nothing in the lease conflicts with approved CDP 5-22-0804.



THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 1/06/25
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	HUNTINGTON'S ON THE PIER
	21 & 22 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	TITLE
	T
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	

PACIFIC OCEAN



STATISTICS

(E) RETAIL TO (N) RESTAURANT :	820 SF
(N) OUTDOOR DINING :	310 SF
(N) KITCHEN :	220 SF
TOTAL PREMISES / BLDG. ' 21 '	1350 SF

(E) RESTROOMS :	750 SF
(N) STORAGE :	220 SF
(N) CHANGING RM. :	60 SF
(N) RESTROOM ADDITION	108 SF
(R) BAIT SHOP :	87 SF
(R) UNISEX PUBLIC RESTROOM :	68 SF
(N) FOOD CART : (1)	32 SF
(N) TRASH ENCLOSURE :	53 SF

- (E) - EXISTING
- (N) - NEW
- (R) - REMODEL
- (PA) - PUBLIC ART
- (WF) - WATER FOUNTAIN

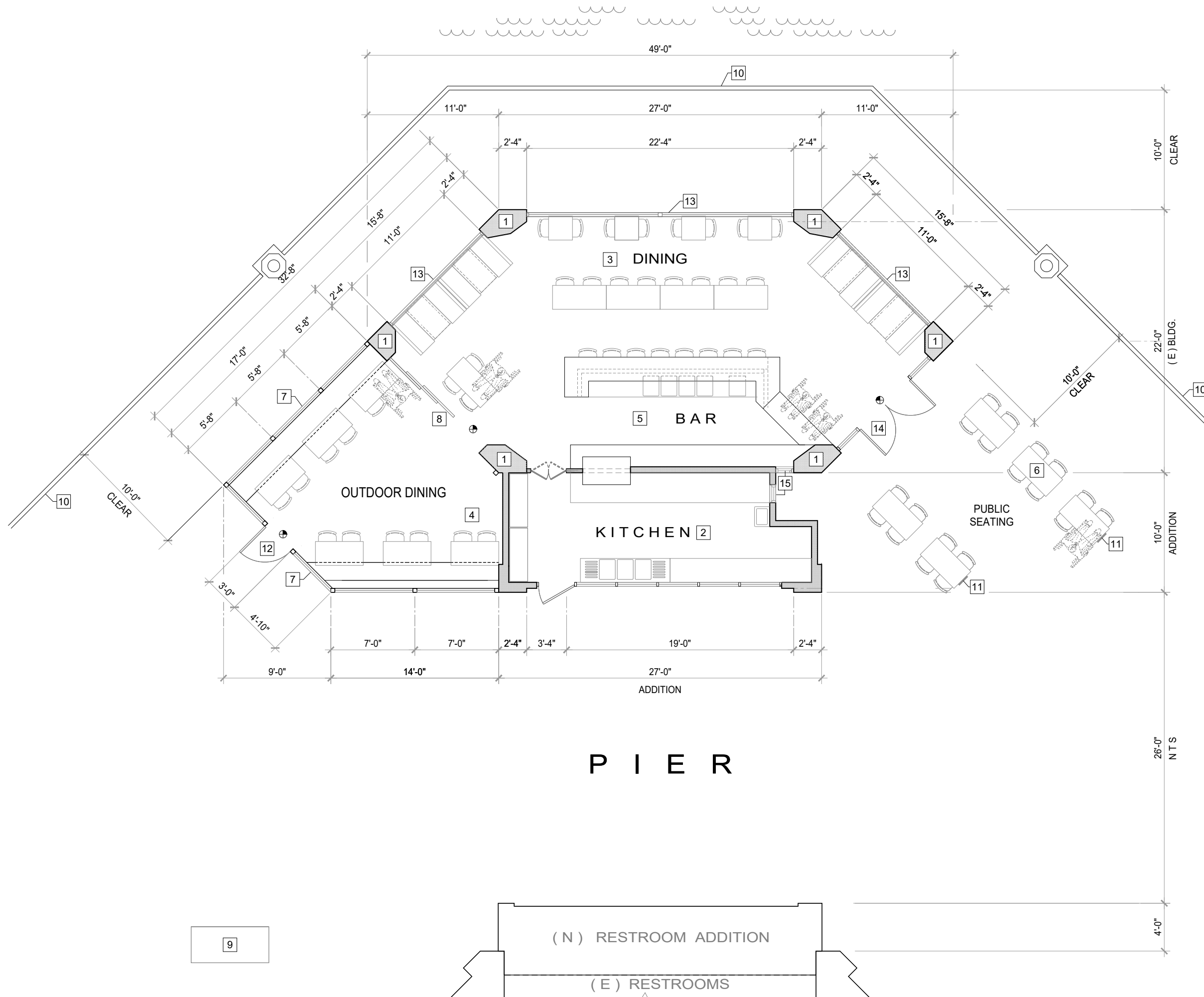
P I E R

- 1 - PUBLIC SEATING SIGN
- 2 - FOOD CART
- 3 - ALT. CART LOCATION
- 4 - FISHING POLE HOLDER & FISHING LINE RECYCLING RECEPTAL

SITE PLAN

15"
Public Seating
Asientos Publicos
Chô Ngôi Công Cong
 1" Black Letters
 on White Alum.
PUBLIC SEATING SIGN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 2/05/25 SCALE: CAD FILE: HOTP-A1
	HUNTINGTON'S ON THE PIER 21 & 22 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	SITE PLAN A1
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	





RESTAURANT KEYNOTES

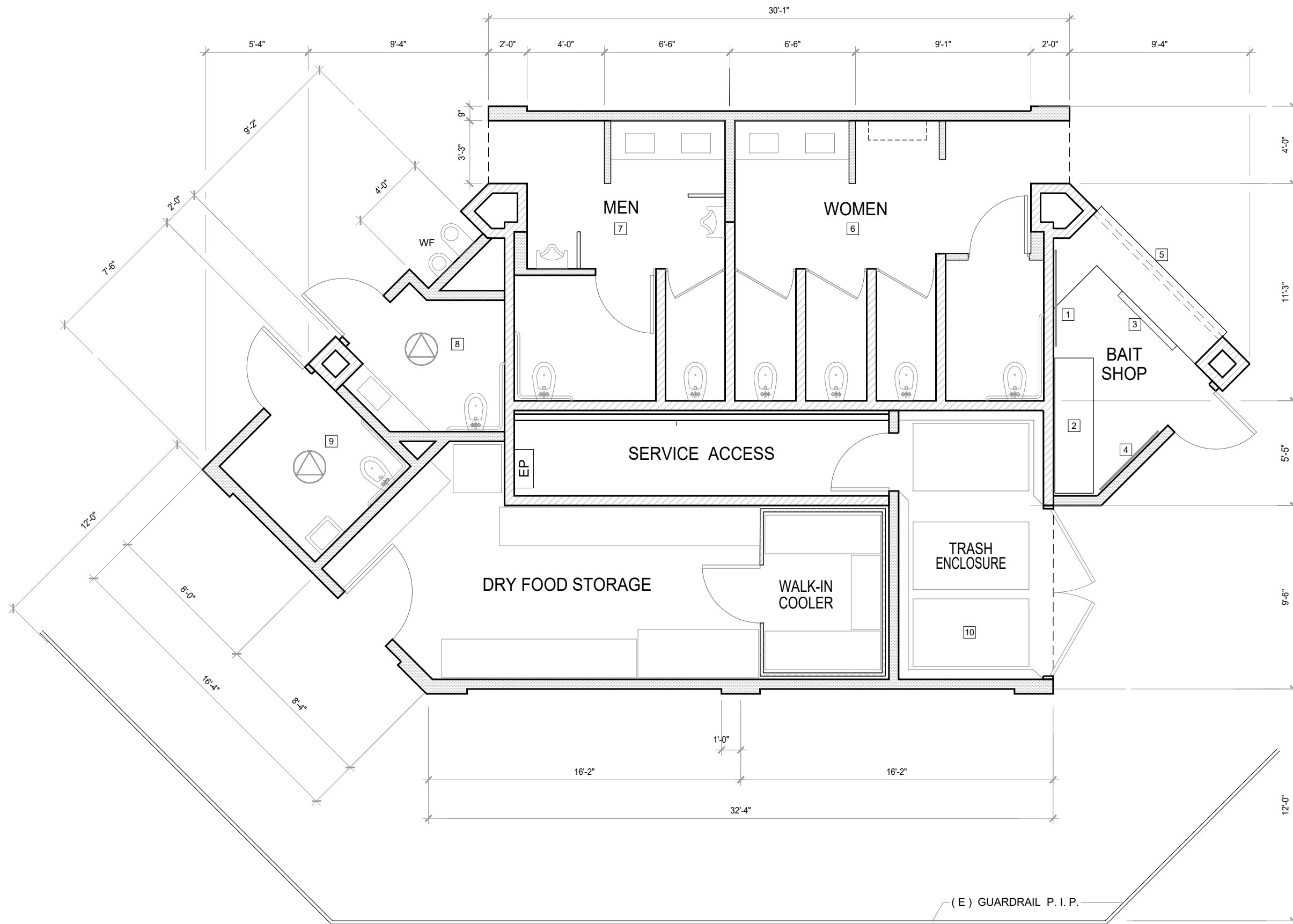
- 1 BLDG. PILLARS
- 2 KITCHEN (220 SF)
- 3 DINING ROOM (705 SF)
- 4 OUTDOOR DINING (310 SF)
- 5 BAR - (133 SF)
- 6 4-TOP TABLE - (5) TOTAL
- 7 6'H GLASS WIND SCREEN W/ BENCH SEATING BELOW
- 8 SLIDING GLASS DOORS
- 9 FOOD CART
- 10 (E) GUARD RAILS
- 11 PUBLIC SEATING SIGN
- 12 GATE W/ PANIC HARDWARE
- 13 OPENING GLASS WINDOWS
- 14 ENTRY - PAIR GLASS DOOR
- 15 PICK-UP WINDOWS

- EXISTING WALL
- NEW WOOD WALL
- NEW GLASS WALL

RESTAURANT FLOOR PLAN

THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 2/05/25 SCALE: 1/8"=1'-0" CAD FILE : HOTP-A2
	HUNTINGTON'S ON THE PIER RESTAURANT 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	FLOOR PLAN <div style="text-align: right; font-size: 24pt; font-weight: bold;">A2</div>





KEYNOTES

- 1 FISHING POLE & TACKLE DISPLAY
- 2 DISPLAY COOLER
- 3 BAIT FREEZER
- 4 WALL DISPLAY
- 5 COUNTER & ROLL-UP DOOR
- 6 REMODEL 4 - STALL WOMENS TOILETS, 2 - LAV.
- 7 REMODEL 4 - STALL MENS TOILETS, URINALS, 2 - LAV.
- 8 REMODEL ALL - GENDER RESTROOM, 1 - TOILET, 1 - LAV.
- 9 ADDITION ALL - GENDER CHANGING ROOM
- 10 NEW 3 - BIN TRASH & RECYCLING

WALLS

- EXISTING WALL
- NEW WALL

FINISHES

- EXTERIOR WALLS : SMOOTH PLASTER
- INTERIOR WALLS : SMOOTH PLASTER
- CEILINGS : PAINTED DRYWALL
- DOORS : PAINT
- STORAGE WALLS : FRP O/ GYP. BD.



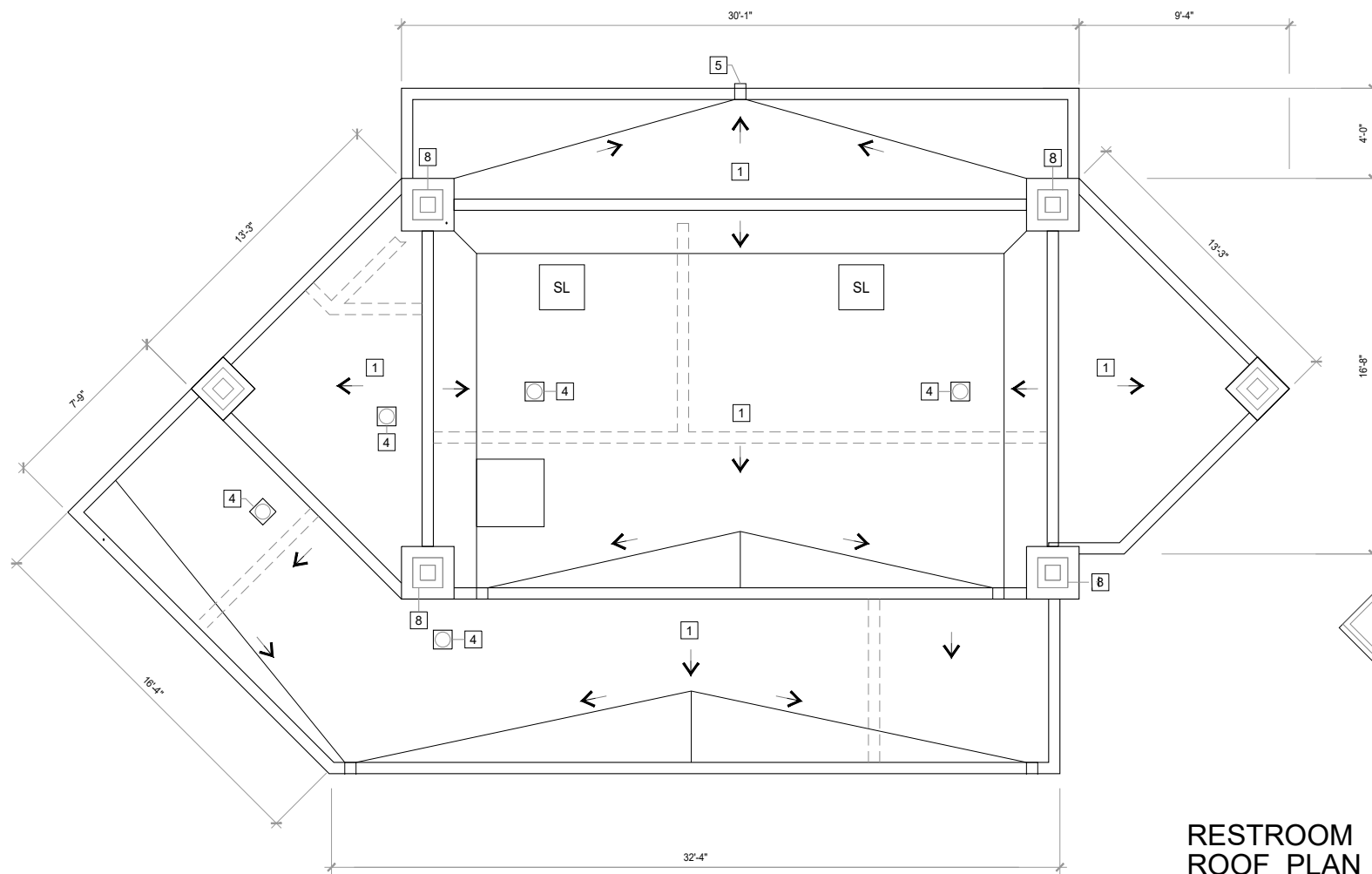
RESTROOM FLOOR PLAN

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	SCALE: 3/16"=1'-0"
	CAD FILE : 22M CCC-A3

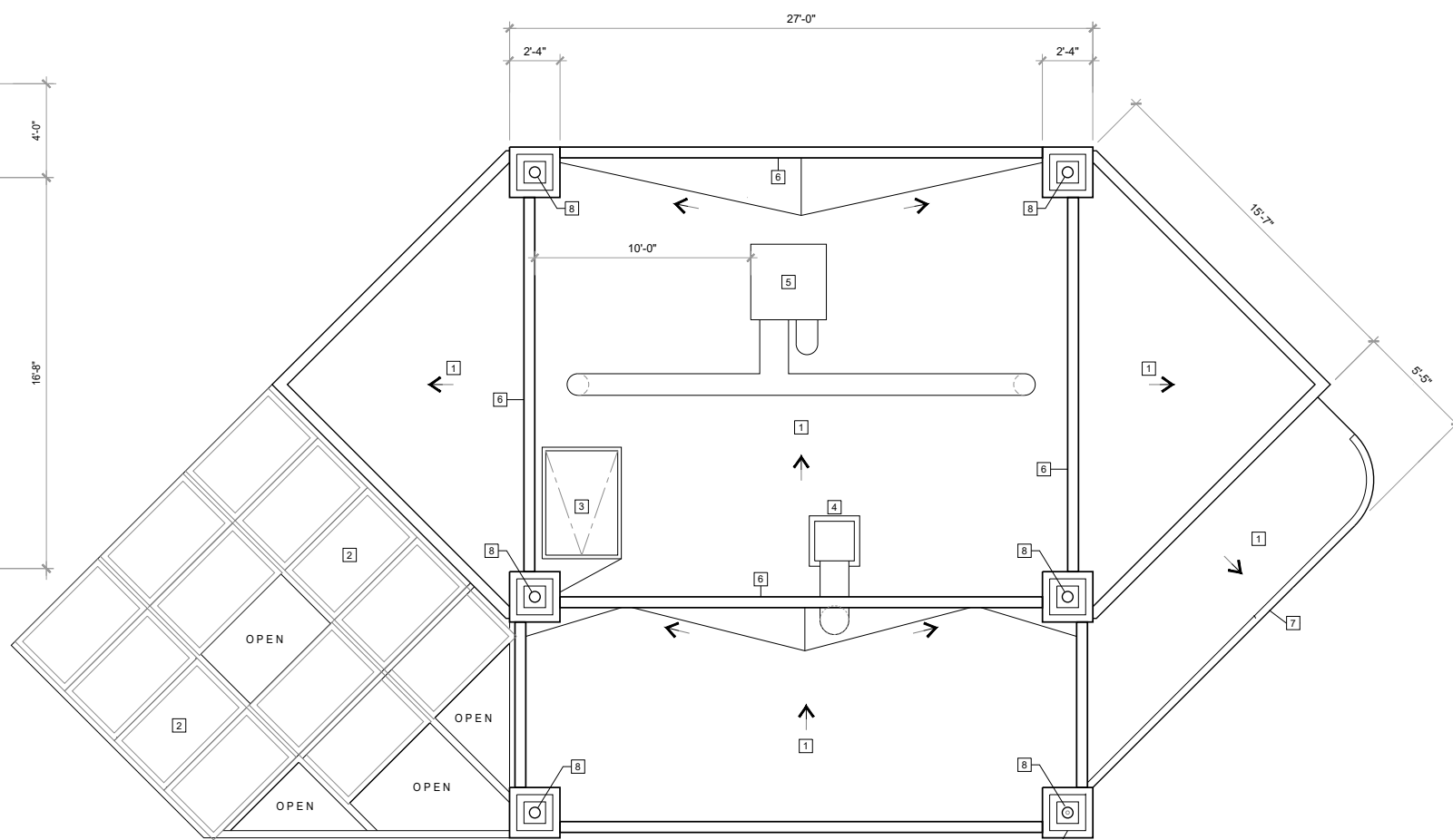
JEFF BERGSMAN ARCHITECT	RESTROOM RENOVATION
	22 MAIN ST. HUNTINGTON BEACH CALIFORNIA

	FLOOR PLAN
221 MAIN STREET SUITE S HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	A3

(E) GUARDRAIL P. I. P.



RESTROOM
ROOF PLAN



RESTAURANT
ROOF PLAN

ROOF KEYNOTES

- 1 FLAT/LOW SLOPE ROOF
- 2 SOLAR PATIO COVER
- 3 ROOF ACCESS HATCH
- 4 HOOD EXH. FAN
- 5 HEAT PUMP
- 6 42"H PARAPET
- 7 4" S.S. FASCIA/GUTTER
- 8 PILASTER/PIER

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OF THE ARCHITECT

DATE: 02/05

SCALE: 1/8

CAD FILE: HOTP \$

Huntington's

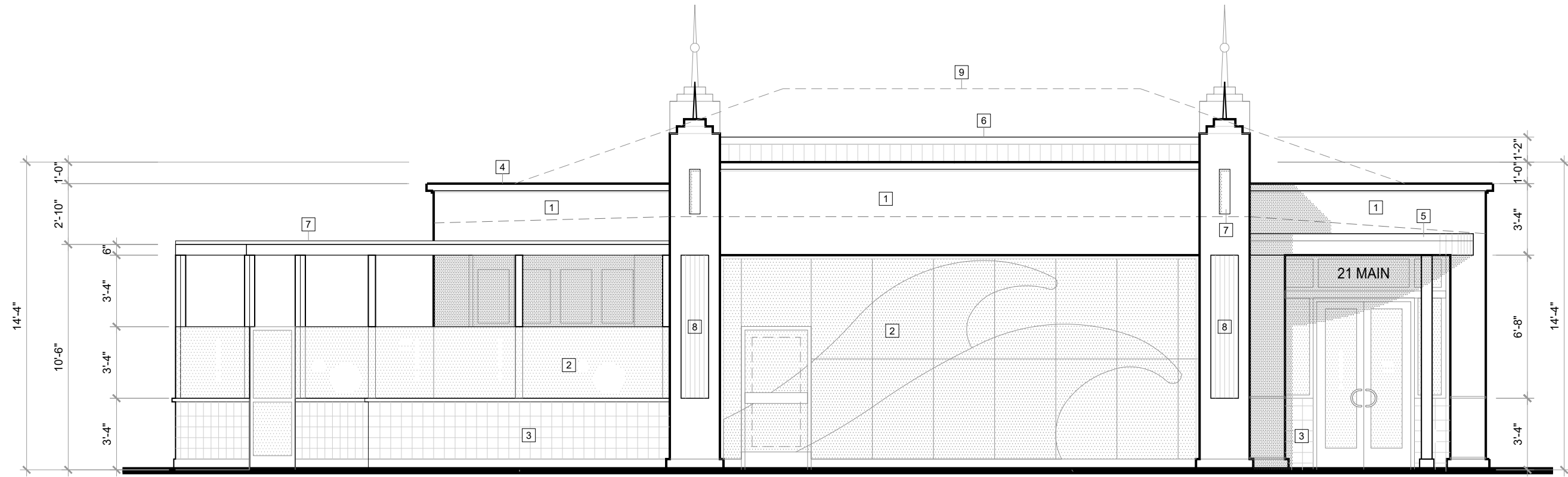
21 & 22 0 S . 1
HUNTINGTON BEACH
CALIFORNIA

TEAM
D • E • S • I • G • N

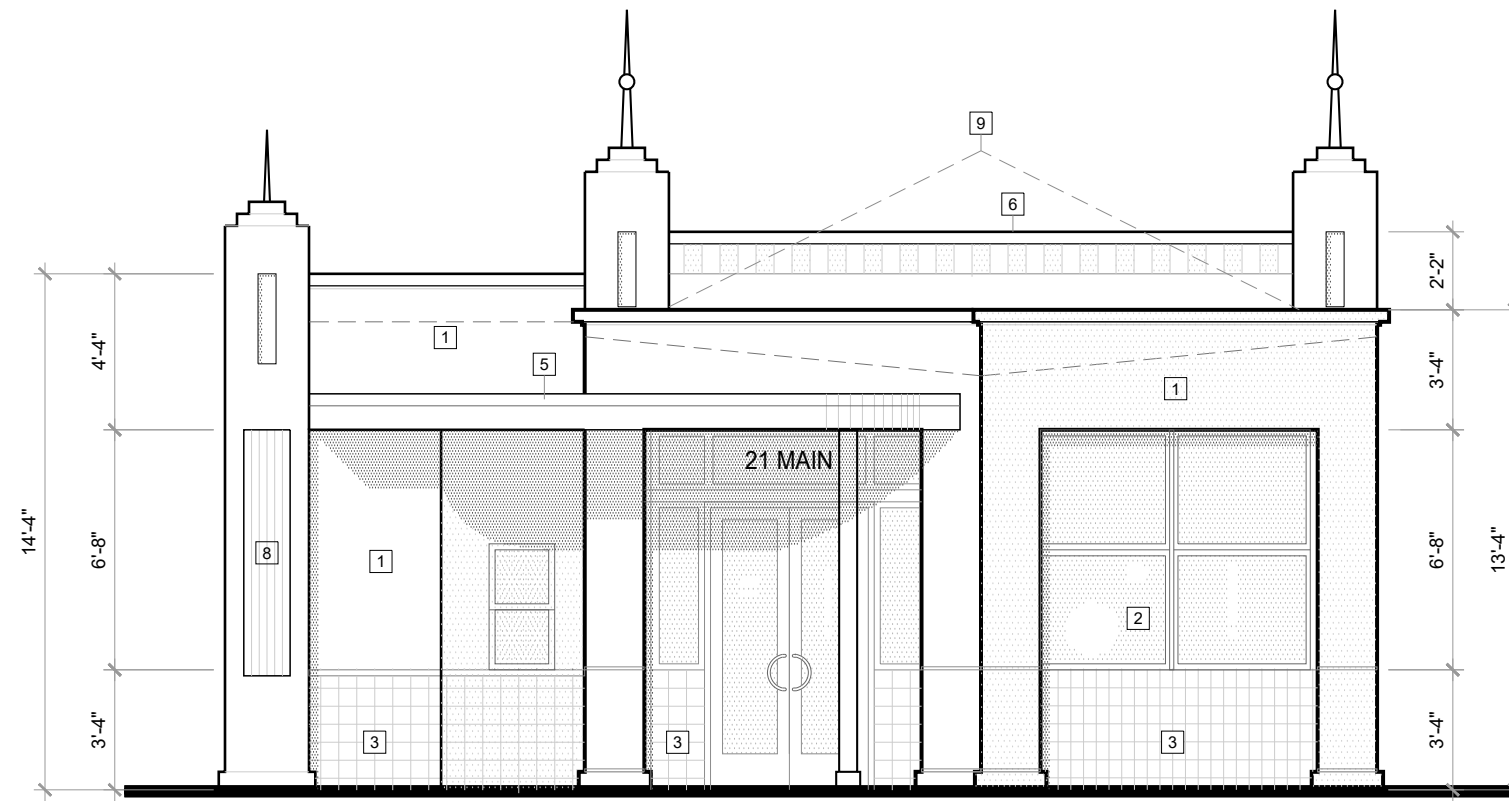
221 MAIN STREET SUITE 5
HUNTINGTON BEACH, CA 92648
JEF@TEAMDESIGNS.COM

ROOF PLAN

A4



SOUTH ELEVATION





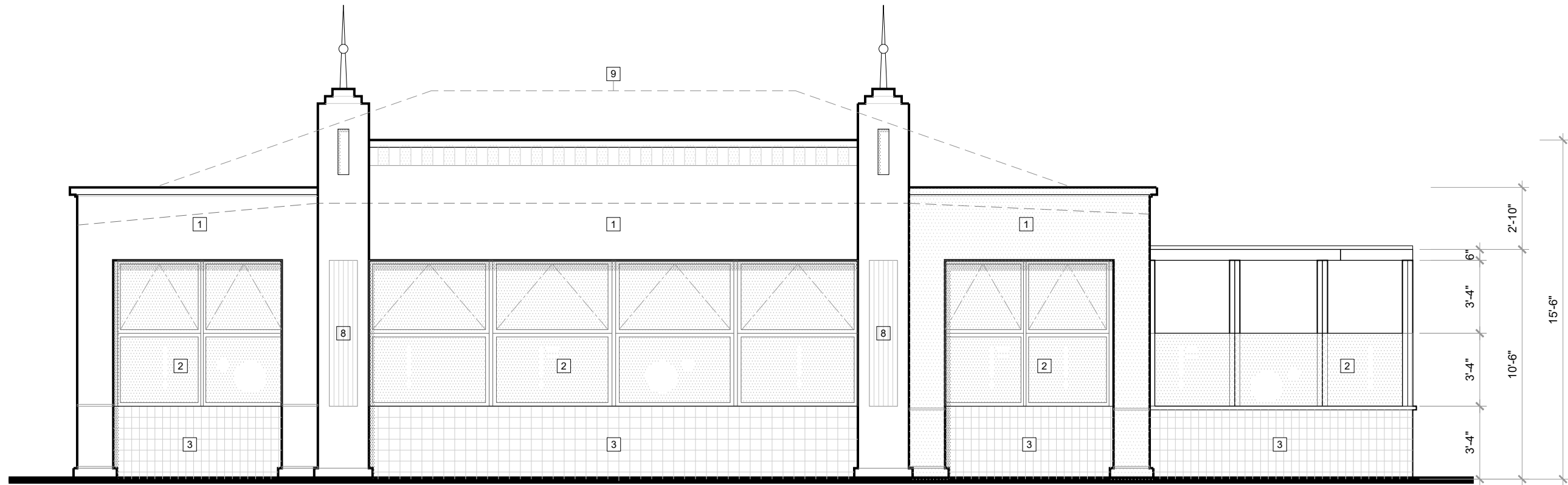
EAST ELEVATION

KEYNOTES

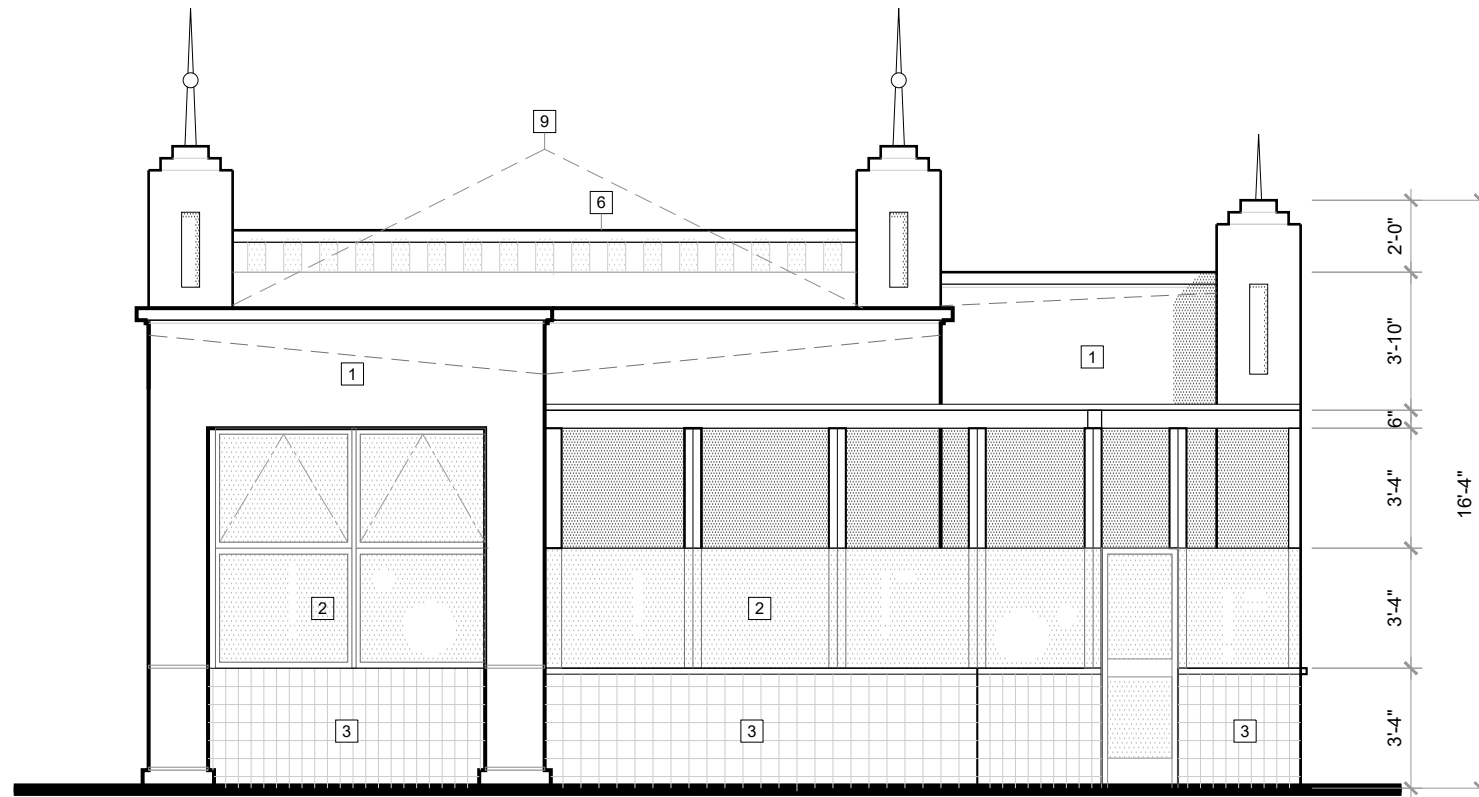
- 1 SMOOTH PLASTER - WHITE
- 2 GLASS - CLEAR
- 3 TILE - ART DECO
- 4 CORNICE - STAINLESS STEEL
- 5 FASCIA - STAINLESS STEEL
- 6 CORNICE - ART DECO
- 7 PATIO COVER - GREY
- 8 FLUTED STONE
- 9 LINE OF OLD ROOF

RESTAURANT ELEVATIONS

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	SCALE: 3/16"=1'-0"
	CAD FILE: HOTP-A5
	HUNTINGTON'S ON THE PIER RESTAURANT 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ELEVATIONS
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JET@TEAMDESIGN.COM	A5



NORTH ELEVATION



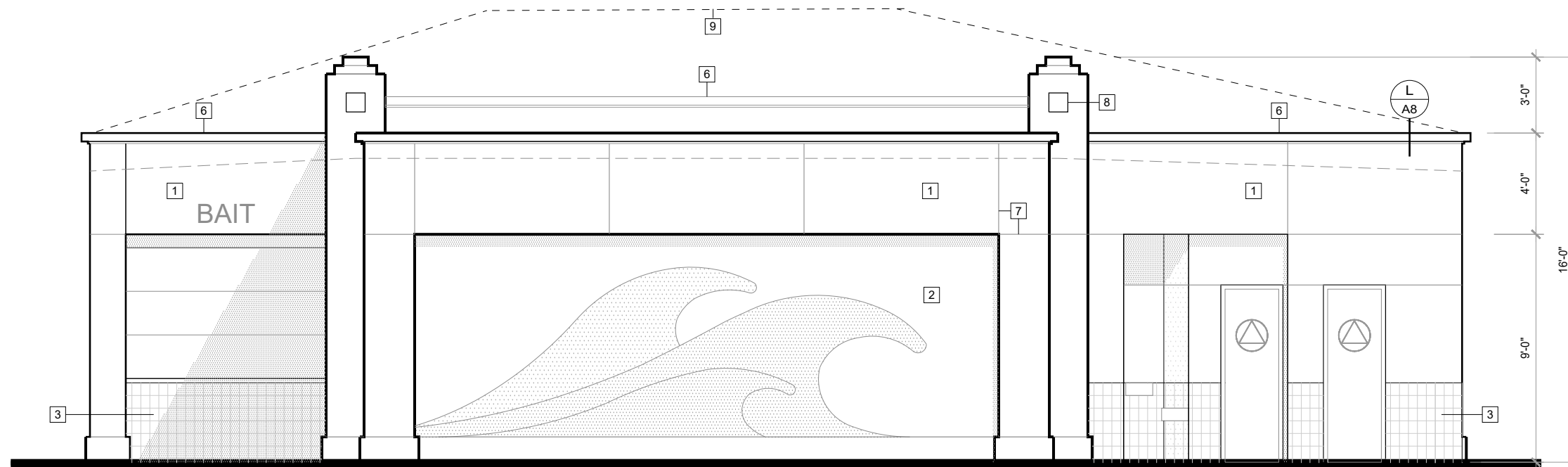
WEST ELEVATION

KEYNOTES

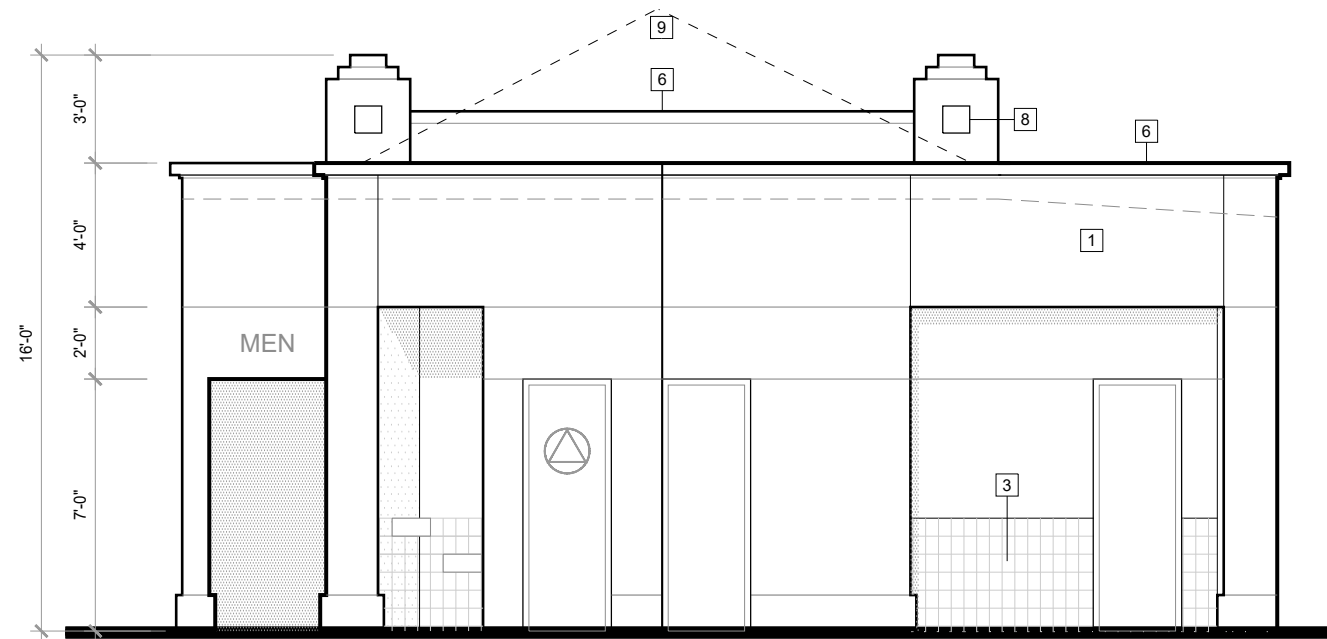
- 1 SMOOTH PLASTER - WHITE
- 2 GLASS - CLEAR
- 3 TILE - DECO WHITE/BLUE
- 4 SPIRE - STAINLESS STEEL
- 5 FASCIA - STAINLESS STEEL
- 6 CORNICE - GREY
- 7 PATIO COVER
- 8 FLUTED STONE
- 9 LINE OF OLD ROOF

RESTAURANT ELEVATIONS

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	SCALE: 3/16"=1'-0"
	CAD FILE: HOTP-A6
	HUNTINGTON'S ON THE PIER RESTAURANT 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ELEVATIONS
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGN.COM	A6



NORTH ELEVATION





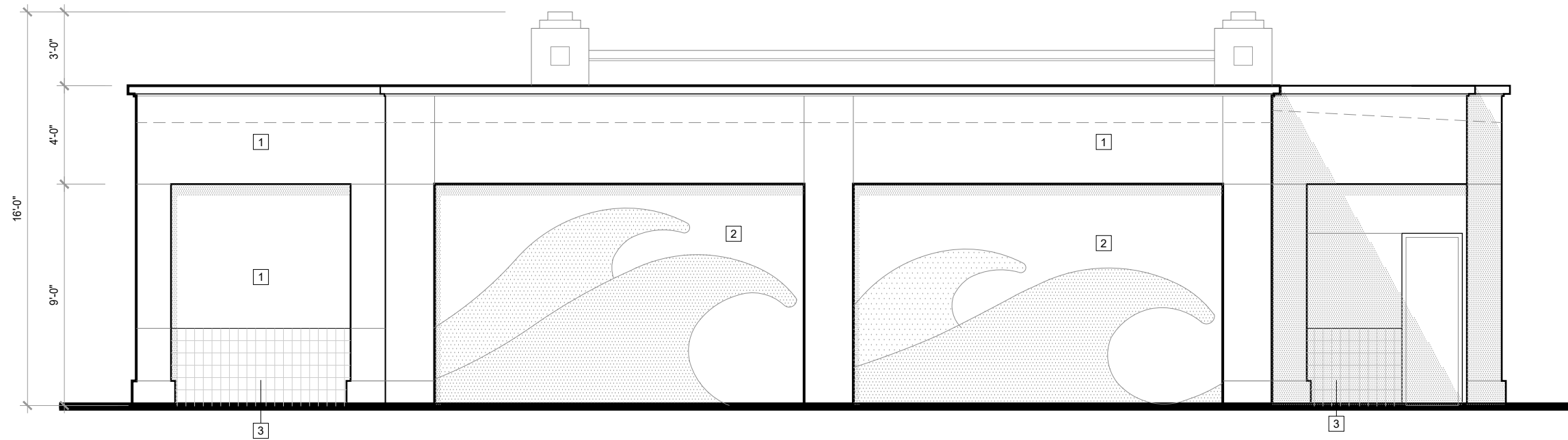
WEST ELEVATION

KEYNOTES

- 1 SMOOTH PLASTER - WHITE
- 2 MURAL - ART
- 3 TILE - ART DECO WHITE / BLU
- 4 DOOR - STAINLESS STEEL
- 5 DOOR - GRAY
- 6 CORNICE - GRAY
- 7 REGLET ALUM. - SILVER
- 8 ART TILE - TYP. OF (8)
- 9 LINE OF OLD ROOF

RESTROOM ELEVATIONS

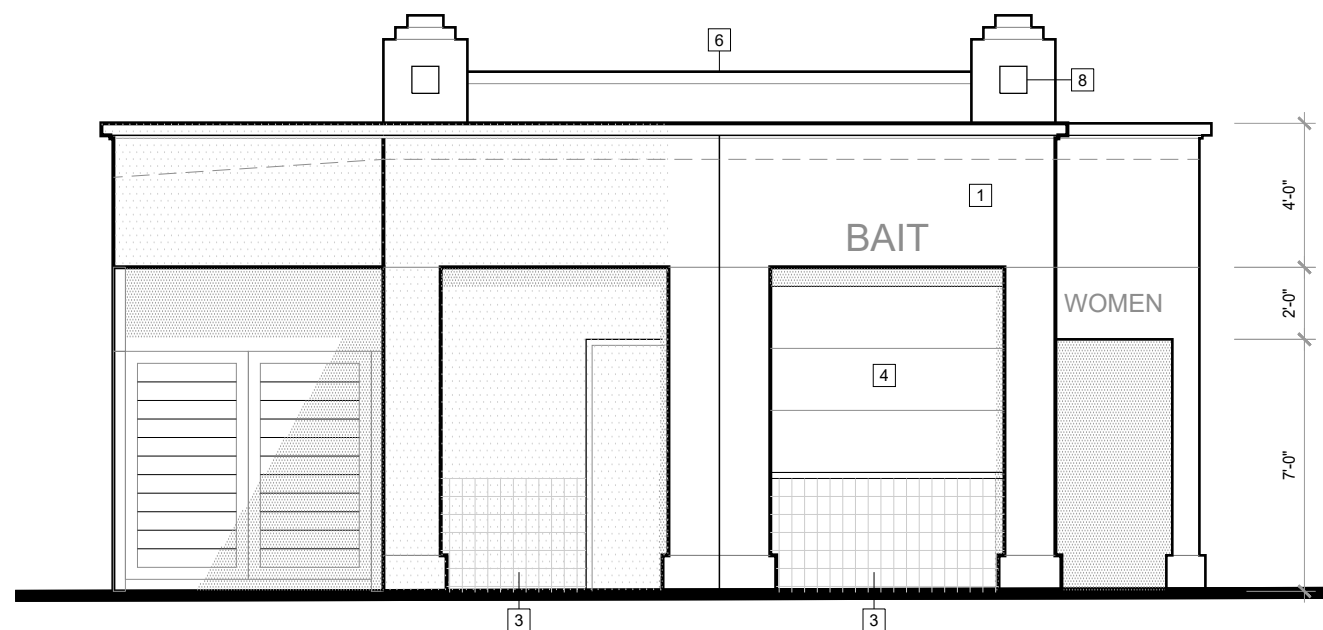
THIS DRAWING IS SOLE PROPERTY AND COPYRIGHT © OF THE ARCHITECT	DATE: 02/05/25
	SCALE: 3/16"=1'-0"
	CAD FILE: 22M-A7
	RESTROOM RENOVATION 22 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ELEVATIONS
221 MAIN STREET SUITE S HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNWB.COM	A7



SOUTH ELEVATION

KEYNOTES

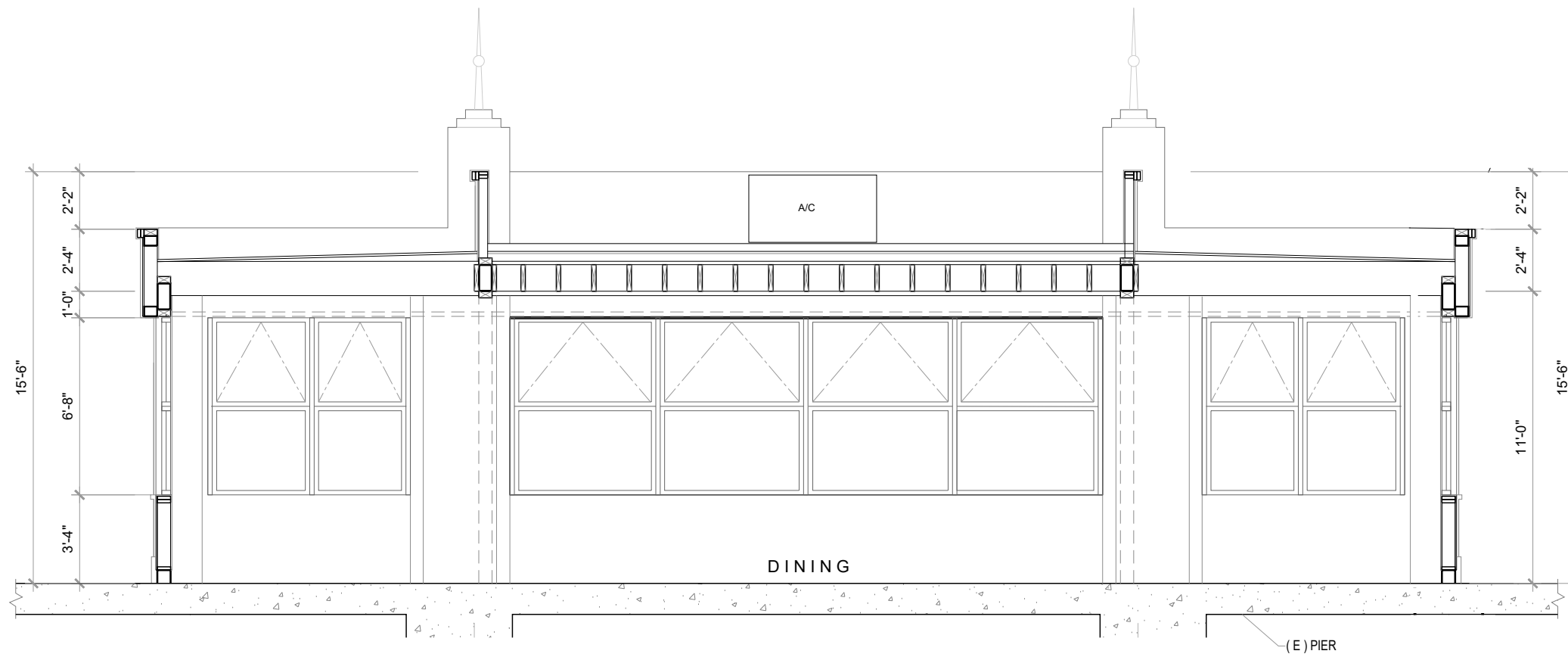
- 1 SMOOTH PLASTER - WHITE
- 2 MURAL - ART
- 3 TILE - ART DECO WHITE / BLUE
- 4 DOOR - STAINLESS STEEL
- 5 DOOR - GRAY
- 6 CORNICE - GRAY
- 7 REGLET ALUM. - SILVER
- 8 ART TILE - TYP. OF (8)



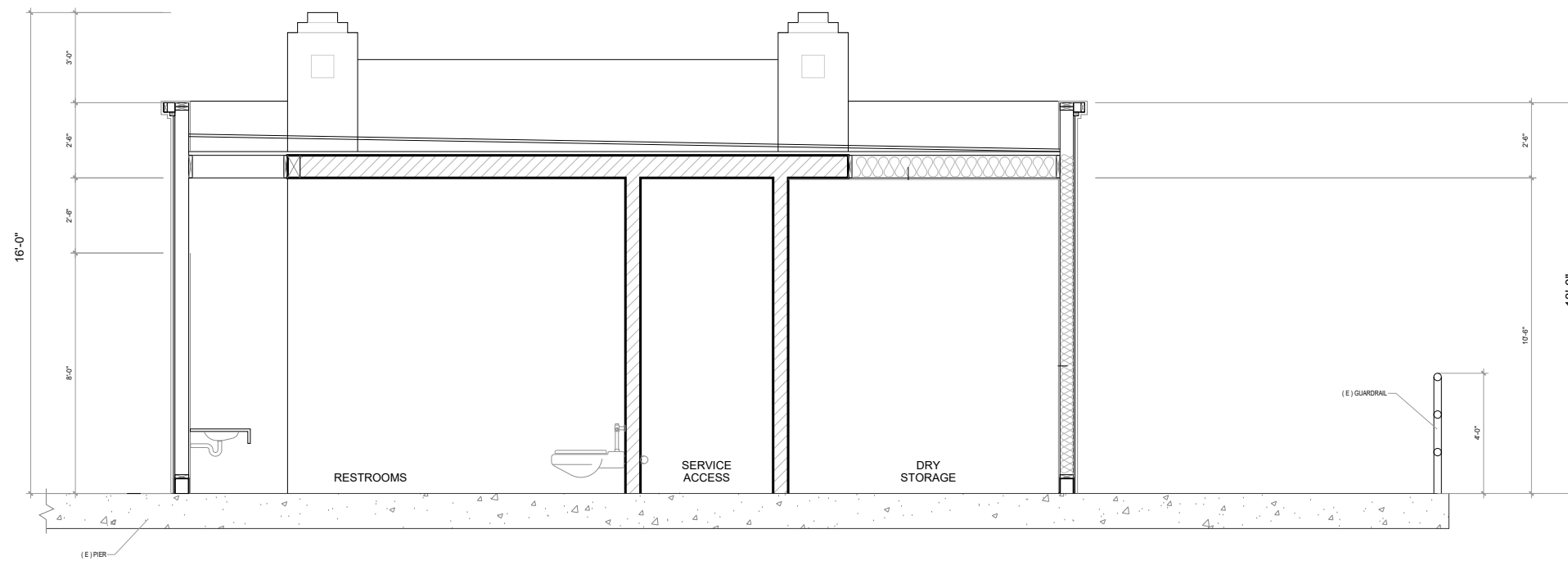
EAST ELEVATION

RESTROOM ELEVATIONS

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	SCALE: 3/16"=1'-0"
	CAD FILE: 22M-A8
	RESTROOM RENOVATION 22 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	ELEVATIONS
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA. 92648 JEFF@TEAMDESIGNWB.COM	A8

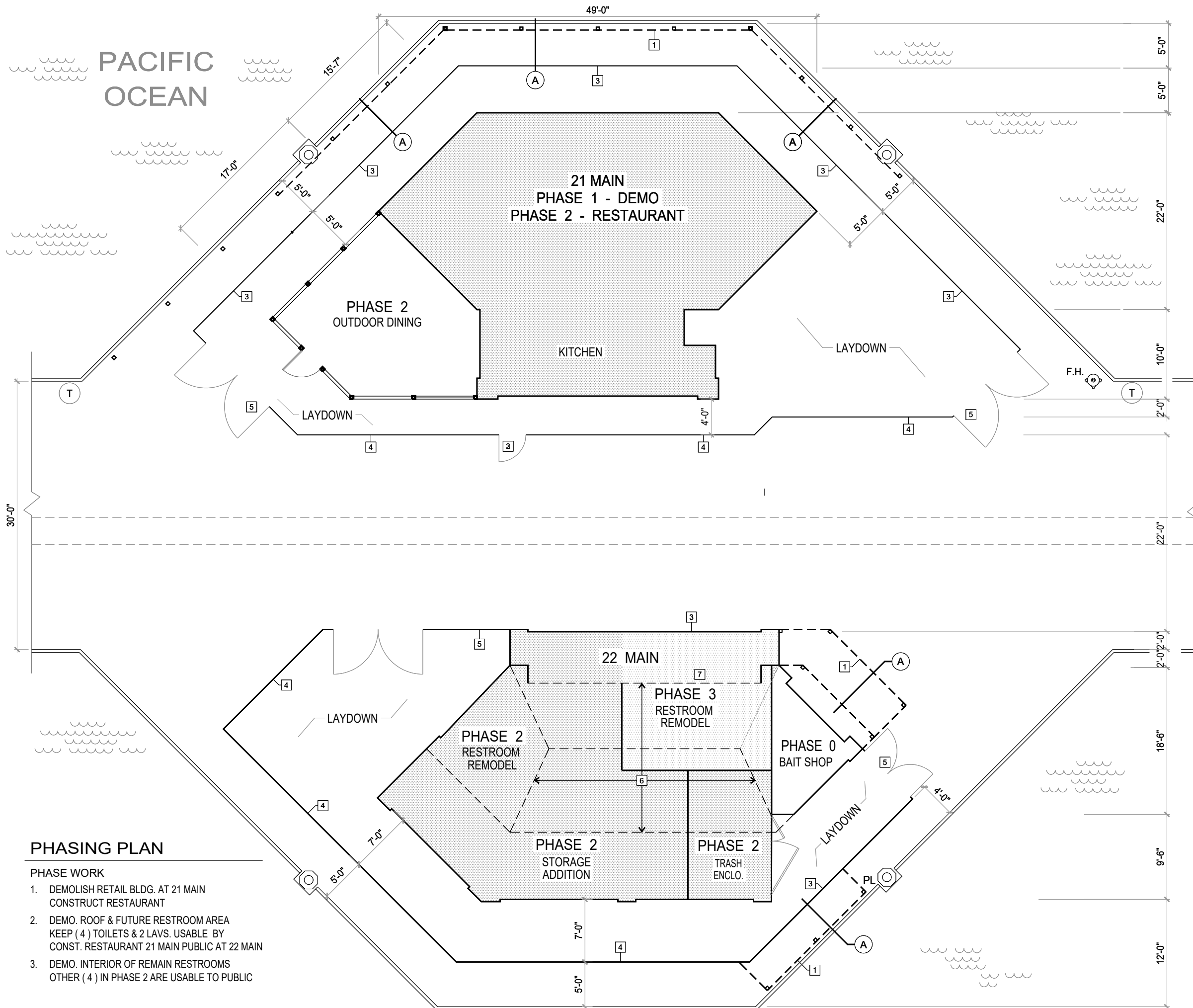


BUILDING SECTION



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	SCALE: 1/4"=1'-0"
	CAD FILE: 21M-A7
	RESTROOM RENOVATION 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	BUILDING SECTION
	A7

221 MAIN STREET SUITE 5
 HUNTINGTON BEACH, CA 92648
 JEFF@TEAMDESIGNWB.COM

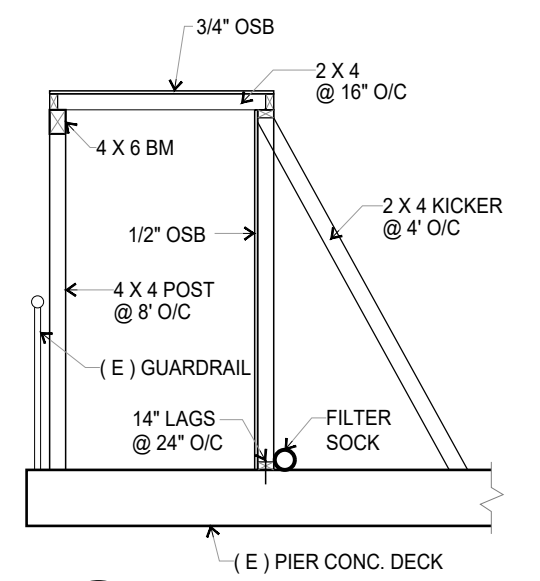


KEYNOTES PHASE

1	(N) TEMP. 8' H PED. OVERHEAD	1 & 2
2	(N) MAN GATES	1
3	(R) TEMP. BARRICADE *	1 & 2
4	(N) TEMP. FENCE W/ PRINTED SCREEN	1 & 2
5	(N) 10' GATE	1
6	(E) DEMOLISH ROOF	1
7	REMODEL WOMENS RESTROOM	3

(N) NEW
(E) EXISTING
(R) RELOCATE

* STORM WATER FILTER AT SILL
- - - OVER HEAD



A SECTION

PHASING PLAN

- PHASE WORK**
- DEMOLISH RETAIL BLDG. AT 21 MAIN
CONSTRUCT RESTAURANT
 - DEMO. ROOF & FUTURE RESTROOM AREA
KEEP (4) TOILETS & 2 LAVS. USABLE BY
CONST. RESTAURANT 21 MAIN PUBLIC AT 22 MAIN
 - DEMO. INTERIOR OF REMAIN RESTROOMS
OTHER (4) IN PHASE 2 ARE USABLE TO PUBLIC

PEDESTRIAN PROTECTION PLAN



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	SCALE: 3/32"=1'-0"
	CAD FILE: 22M-PPP
	HUNTINGTON'S ON THE PIER
	21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
	PED. PRO.
221 MAIN STREET SUITE 5 HUNTINGTON BEACH, CA 92648 JEFF@TEAMDESIGNWB.COM	PPP



Art Tile



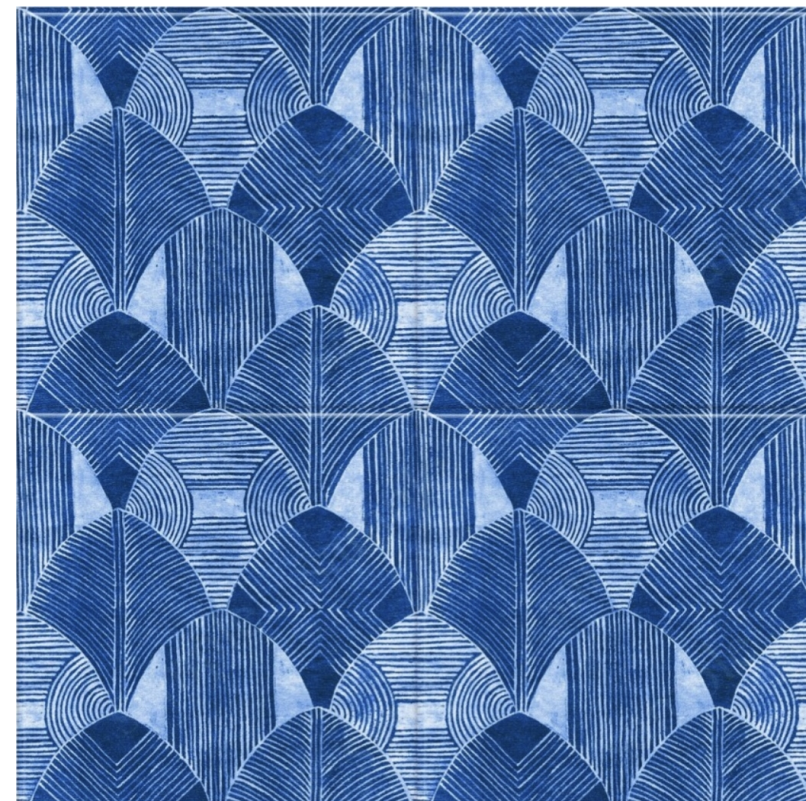
Glass Tile



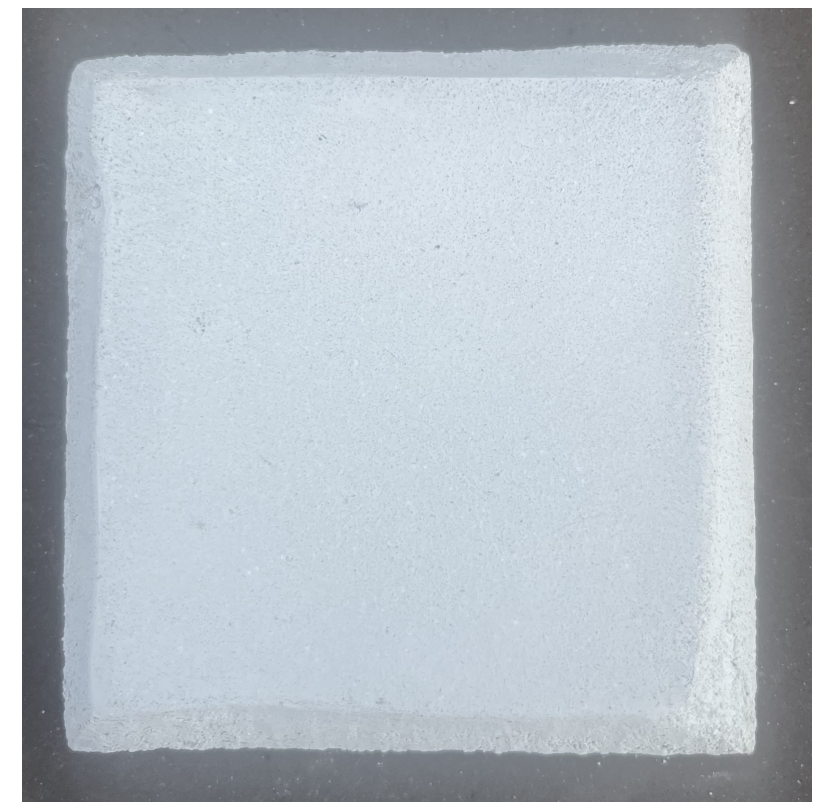
Fluted Stone



Geometric Tile



Scallop Tile



Smooth Plaster