

ZONING CONFORMANCE MATRIX

NOTE: THIS IS AN EXISTING STRUCTURE WITH AN EXISTING PARKING LOT AND EXISTING LANDSCAPING PREVIOUSLY APPROVED BY THE CITY OF HUNTINGTON BEACH.

FY SETBACK REQUIRED:	10' MIN.	FY SETBACK EXISTING:	84'-10"
SY SETBACK REQUIRED:	0' MIN.	SY SETBACK EXISTING:	10'-4"
RY SETBACK REQUIRED:	0' MIN.	RY SETBACK EXISTING:	10'-10"
BUILDING HEIGHT ALLOWED:	50'	BUILDING HEIGHT EXISTING:	29'
SITE COVERAGE ALLOWED:	150%	SITE COVERAGE EXISTING:	27%
PARKING REQUIRED:	44 SPACES	PARKING PROVIDED:	44 SPACES

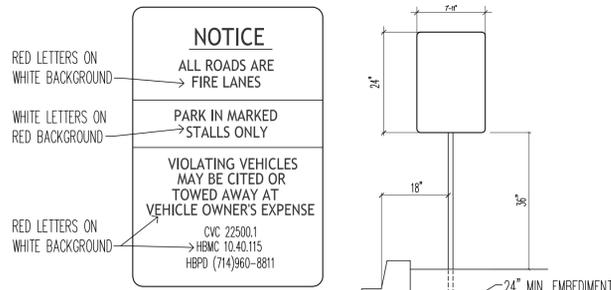
LOT AREA: 32,100 SF (EXISTING)
 BUILDING AREA: 8,795 SF (EXISTING)

FIRE DEPARTMENT REQUIREMENTS LEGEND

EXISTING FIRE CURBS TO BE REPAINTED:
 PAINT CURBS RED, TOP AND FACE.
 STENCIL "FIRE LANE" ON TOP AND FACE OF FIRE CURBS IN 4" WHITE LETTERS SPACED 50 FEET ON CENTER. FOR CURB SECTIONS LESS THAN 25 FEET, STENCIL "FIRE LANE" IN 4" WHITE LETTERS IN ONE LOCATION CENTERED ON CURB SEGMENT.

PROHIBITED SIGNS

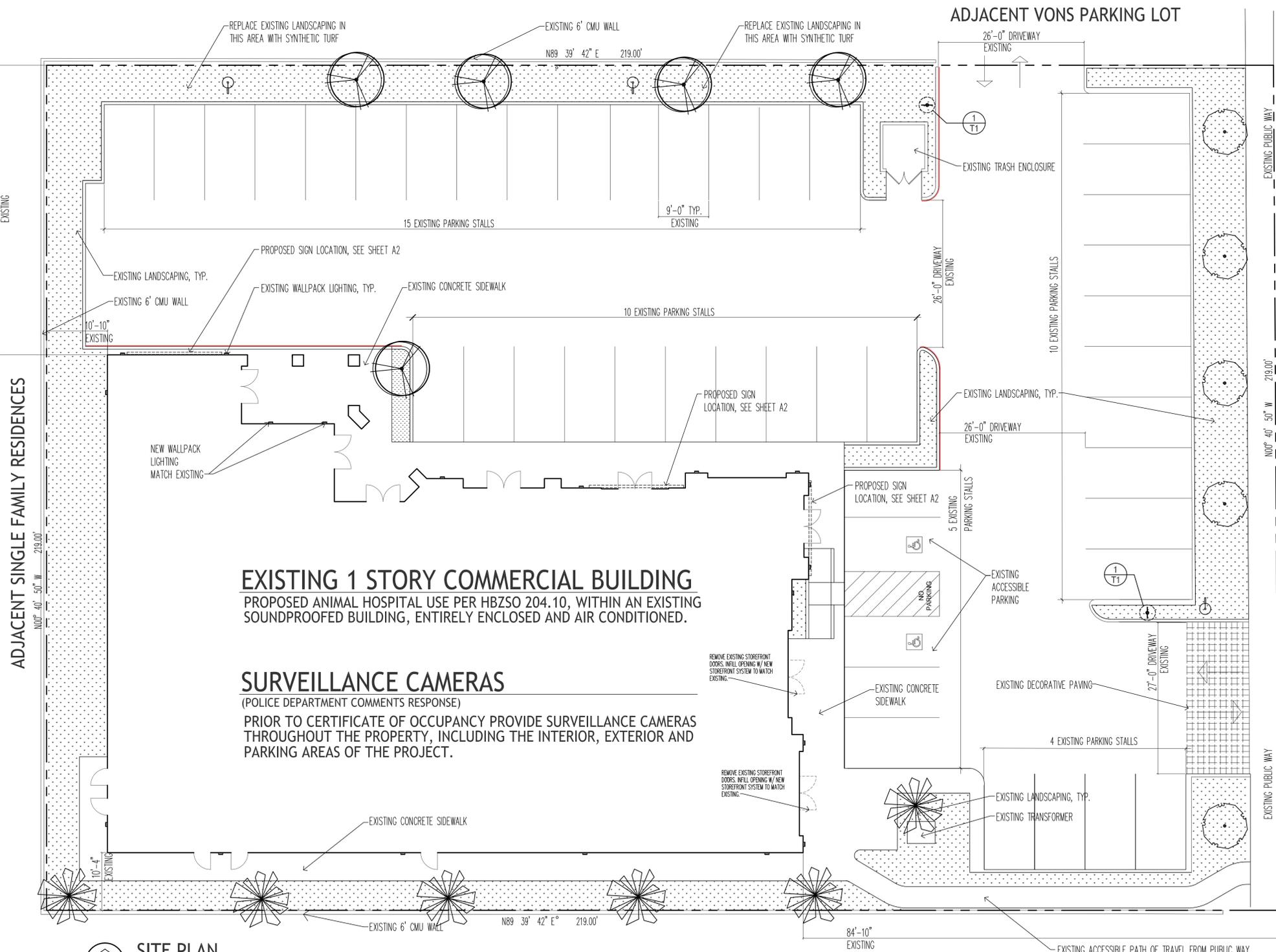
SIGNS VISIBLE FROM AND WITHIN 100 FEET OF AN R DISTRICT WHICH ARE ILLUMINATED BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. ARE PROHIBITED UNLESS THEY IDENTIFY AN ESTABLISHMENT OPEN FOR BUSINESS DURING THOSE HOURS.



1 FIRE LANE SIGNAGE (ENTRANCE SIGN #2)
 HUNTINGTON BEACH CITY SPECIFICATION #415 NOT TO SCALE

EXISTING EXTERIOR LIGHTING LEGEND (POLICE DEPARTMENT COMMENTS RESPONSE)

- EXISTING PARKING LOT LIGHTING- SINGLE HEAD ON APPROXIMATELY 14' METAL POLE, 24" CONCRETE BASE.
- EXISTING WALLPACK LIGHTING MOUNTED ON EXTERIOR WALL OF BUILDING APPROXIMATELY 9' ABOVE ADJACENT CONCRETE SLAB. SINGLE HEAD, SEMI-CUTOFF
- EXISTING BUILDING LIGHTING AND PARKING LOT LIGHTING IS NOT INTERFERED WITH BY LANDSCAPING.



↑ SITE PLAN
 1" = 10'-0"

ADJACENT SENIOR APARTMENTS

BUILDING DATA

OCCUPANCY GROUP: B
 EXIST. CONSTRUCTION TYPE: III B SPRINKLED
 EXISTING BUILDING AREA (USEABLE): 8,795 SF
 EXISTING HEIGHT: 29' HIGH, 1 STORY

ASSESSOR'S PROPERTY NUMBER
 146-263-18

LOT DATA
 LOT AREA: 32,100 SF (0.74 ACRES)

LEGAL DESCRIPTION

THE NORTH 150 FEET OF THE EAST 4.00 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO BEING DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 17, 1969 AS PARCEL MAP NO. 11565, IN BOOK 25, PAGE 11 OF PARCEL MAPS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARKING REQUIREMENT

PER THE ORIGINAL DEVELOPMENT, 44 PARKING SPACES WERE REQUIRED. THE PROPOSED USE DOES NOT SEEK TO MODIFY THE REQUIRED PARKING SPACES, 44 OF WHICH ARE STILL PROVIDED, WITH TWO BEING ACCESSIBLE AS REQUIRED BY CHAPTER 11b OF THE CALIFORNIA BUILDING CODE.

ARCHITECT/AGENT FOR OWNER AND TENANT

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 EAU CLAIRE, WISCONSIN 54701

OWNER TENANT

DL VENTURE HB LLC LOVE ANIMAL CLINIC
 6 ROYAL SAINT GEORGE ROAD 16161 SPRINGDALE STREET
 NEWPORT BEACH, CA 92660 HUNTINGTON BEACH, CA 92649

PROJECT NARRATIVE

PROPOSED PROJECT WILL DEVELOP AND OPERATE AN ANIMAL HOSPITAL WITH INCIDENTAL ANIMAL BOARDING IN A CG ZONE. SMALL ANIMALS WILL RECEIVE MEDICAL AND SURGICAL TREATMENT. TEMPORARY (MAXIMUM 30 DAYS) BOARDING OF ANIMALS FOR AFTER-TREATMENT CARE ONLY WILL BE INCLUDED. TWO CUSTOMER RECEPTION AREAS ARE PROPOSED. THE HOSPITAL SIDE WILL RECEIVE CUSTOMERS BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. ON AN APPOINTMENT BASIS. THE URGENT CARE SIDE WILL RECEIVE CUSTOMERS BETWEEN THE HOURS OF 7:00 A.M. AND 11:00 P.M. ON A WALK-IN BASIS. THE SERVICES OFFERED BY THE HOSPITAL SIDE AND THE URGENT CARE SIDE WILL BE IDENTICAL.

SERVICES OFFERED BY TENANT

EXAMINATIONS OF PETS AND TREATMENT COUNSELING FOR PET OWNERS. VACCINATIONS. DENTAL TREATMENTS. ELECTIVE AND EMERGENCY SURGERIES. PROVISION OF RECOVERY FACILITIES INCLUDING 30 DAY MAXIMUM BOARDING.

REASON FOR APPLICATION

THE OPERATION OF AN ANIMAL CLINIC WITHIN A CG ZONE IN THE CITY OF HUNTINGTON BEACH REQUIRES A CONDITIONAL USE PERMIT.

BUILDING IMPROVEMENTS- 8,795 SF EXIST. SPACE

TENANT IMPROVEMENTS FOR THE PROJECT WILL INCLUDE THE FOLLOWING, TO COMBINE ALL EXISTING SUITES INTO A SINGLE FACILITY:

DEMOLITION OF EXISTING CEILINGS AND NON-STRUCTURAL PARTITION WALLS WITHIN THE EXISTING BUILDING. CONSTRUCTION OF NEW NON-STRUCTURAL WALLS. CONSTRUCTION OF NEW CEILINGS. NEW MILLWORK, NEW COUNTERTOPS. INSTALLATION OF NEW INTERIOR DOORS.

REPLACEMENT OF APPROXIMATELY 90 SF OF EXISTING ALUMINUM STOREFRONT DOORS (FOUR DOORS TOTAL) WITH NEW ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING.

INSTALLATION OF NEW ELECTRICAL WIRING, OUTLETS AND LIGHTING.
 INSTALLATION OF NEW DUCTWORK, REGISTERS AND EXHAUST FANS.

NOTE: NO CHANGES TO EXISTING ELECTRICAL SERVICE. EXISTING HVAC PACKAGE UNITS ON ROOF TO BE REUSED.

SITE MODIFICATIONS
 PROVISION OF NEW STREET FRONTAGE TREES FOR COMPLIANCE WITH LANDSCAPING ORDINANCE. PAINTING OF FIRE ACCESS CURBS AND IDENTIFICATION WITH REQUIRED SIGNAGE.

HOURS OF OPERATION
 HOURS OF PUBLIC ACCESS TO THE HOSPITAL PORTION ARE 7:00 A.M. TO 6:00 P.M.
 HOURS OF PUBLIC ACCESS TO THE URGENT CARE PORTION ARE 7:00 A.M. TO 11:00 P.M.

NEIGHBORING USES
 NORTH: MARINA VILLAGE SHOPPING CENTER (ANCHOR TENANT IS VONS)
 EAST: SPRINGDALE STREET, WITH SINGLE FAMILY RESIDENCES ON OPPOSITE SIDE
 SOUTH: HUNTINGTON BREEZE SENIOR APARTMENTS
 WEST: SINGLE FAMILY RESIDENCES

POPULATION SERVED BY PROJECT
 PET OWNERS WITHIN THE CITY OF HUNTINGTON BEACH
NUMBER OF EMPLOYEES
 20 EMPLOYEES PER SHIFT MAXIMUM.



GARY KERR, ARCHITECT
 1315 NIXON AVE.
 EAU CLAIRE, WI 54701

ISSUE DATES
 11/15/22 PLANNING DEPT. SUBMITAL
 01/04/23 INITIAL COMMENT RESPONSES

LOVE ANIMAL HOSPITAL
 16161 SPRINGDALE STREET
 HUNTINGTON BEACH, CA 92649

SITE PLAN AND
 PROJECT DATA

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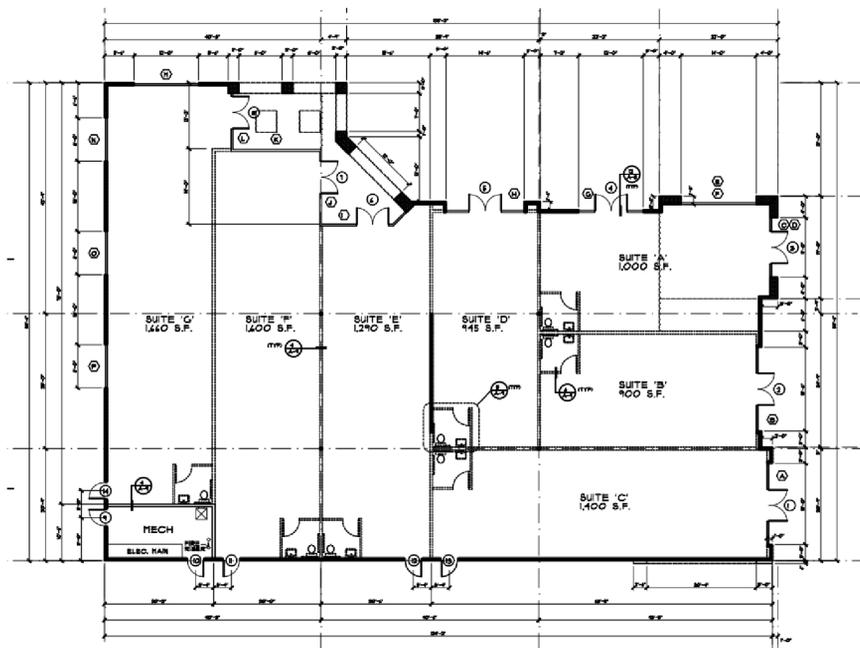
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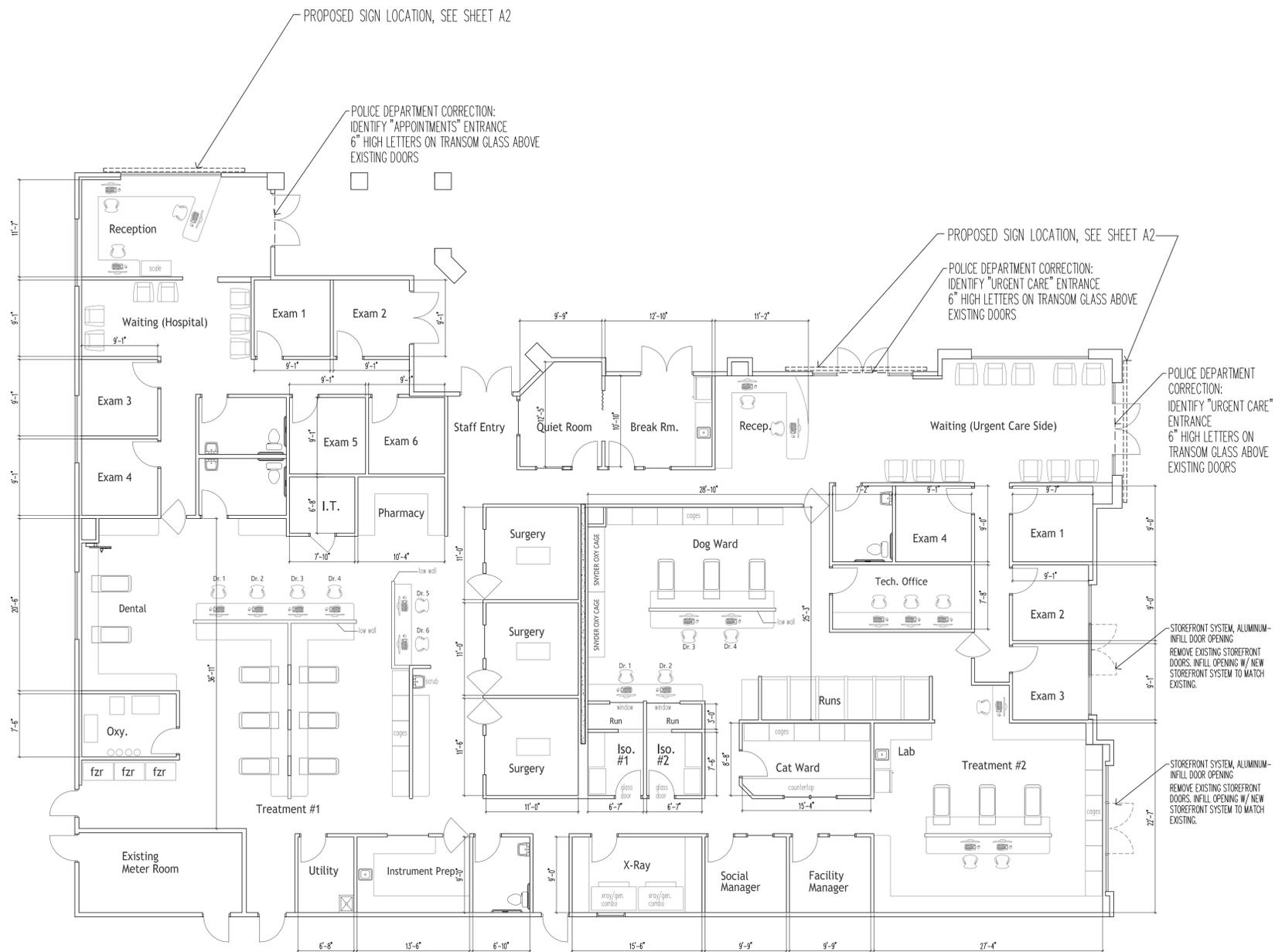
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FLOOR PLAN



EXISTING FLOOR PLAN
1/16" = 1'-0"



PROPOSED FLOOR PLAN
1/8" = 1'-0"



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01/04/23 INITIAL COMMENT RESPONSES



PHOTOGRAPH #1

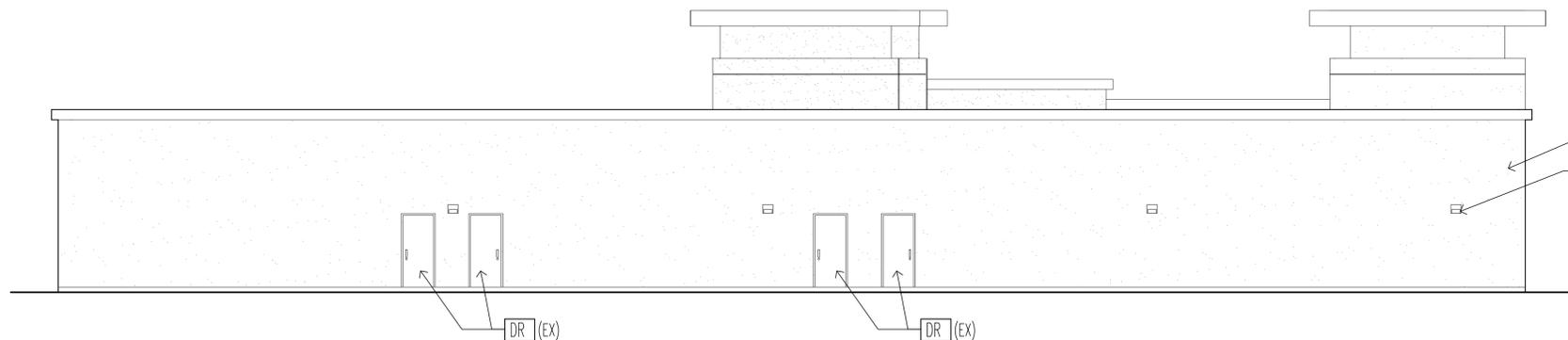


PHOTOGRAPH #2

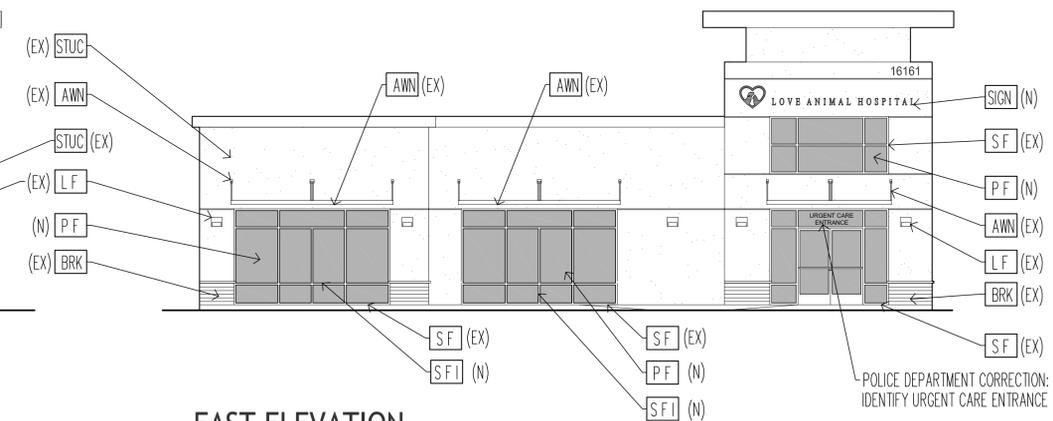
KEY TO ELEVATIONS

(N) INDICATES NEW, (EX) INDICATES EXISTING

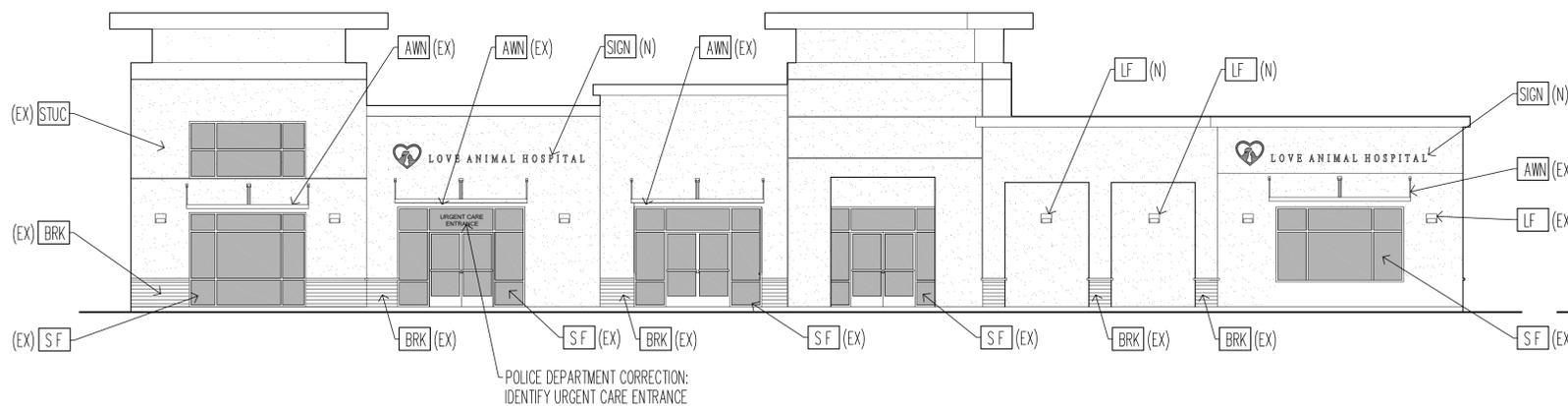
- AWN** AWNING, METAL—NO CHANGES
- BRK** BRICK, DECORATIVE—NO CHANGES
- DR** DOOR, HOLLOW METAL—NO CHANGES
- LF** LIGHT FIXTURE—SEMI CUTOFF WALLPACKS, NO CHANGES
- P.F** PRIVACY FILM—MANUFACTURER: COAVAS, COLOR: GRAY APPLY TO INTERIOR SIDE OF EXISTING STOREFRONT GLASS
- SIGN** SIGNAGE FOR TENANT, FINAL SIGNAGE DESIGN TO COMPLY WITH HUNTINGTON BEACH ZONING CODE CHAPTER 233 SIGNS.
- STUC** STUCCO—NO CHANGES
- SF** STOREFRONT SYSTEM, ALUMINUM—NO CHANGES
- SFI** STOREFRONT SYSTEM, ALUMINUM—INFILL DOOR OPENING REMOVE EXISTING STOREFRONT DOORS. INFILL OPENING W/ NEW STOREFRONT SYSTEM TO MATCH EXISTING.



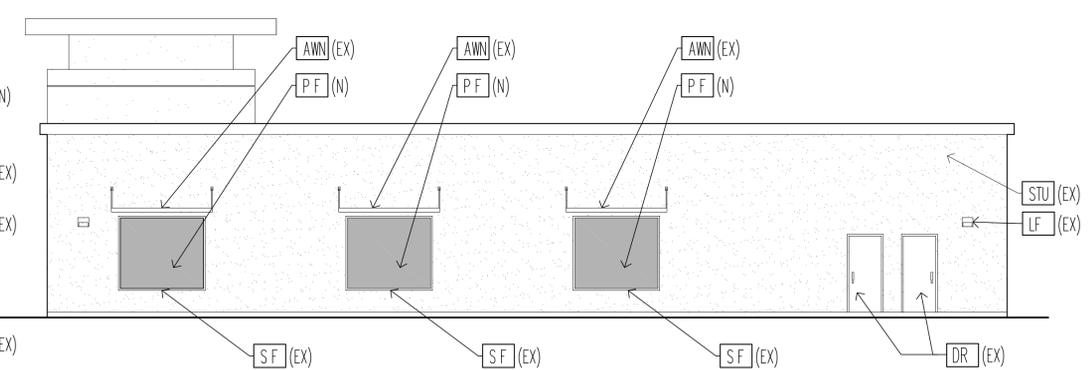
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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PHOTOGRAPHS,
EXTERIOR ELEVATIONS



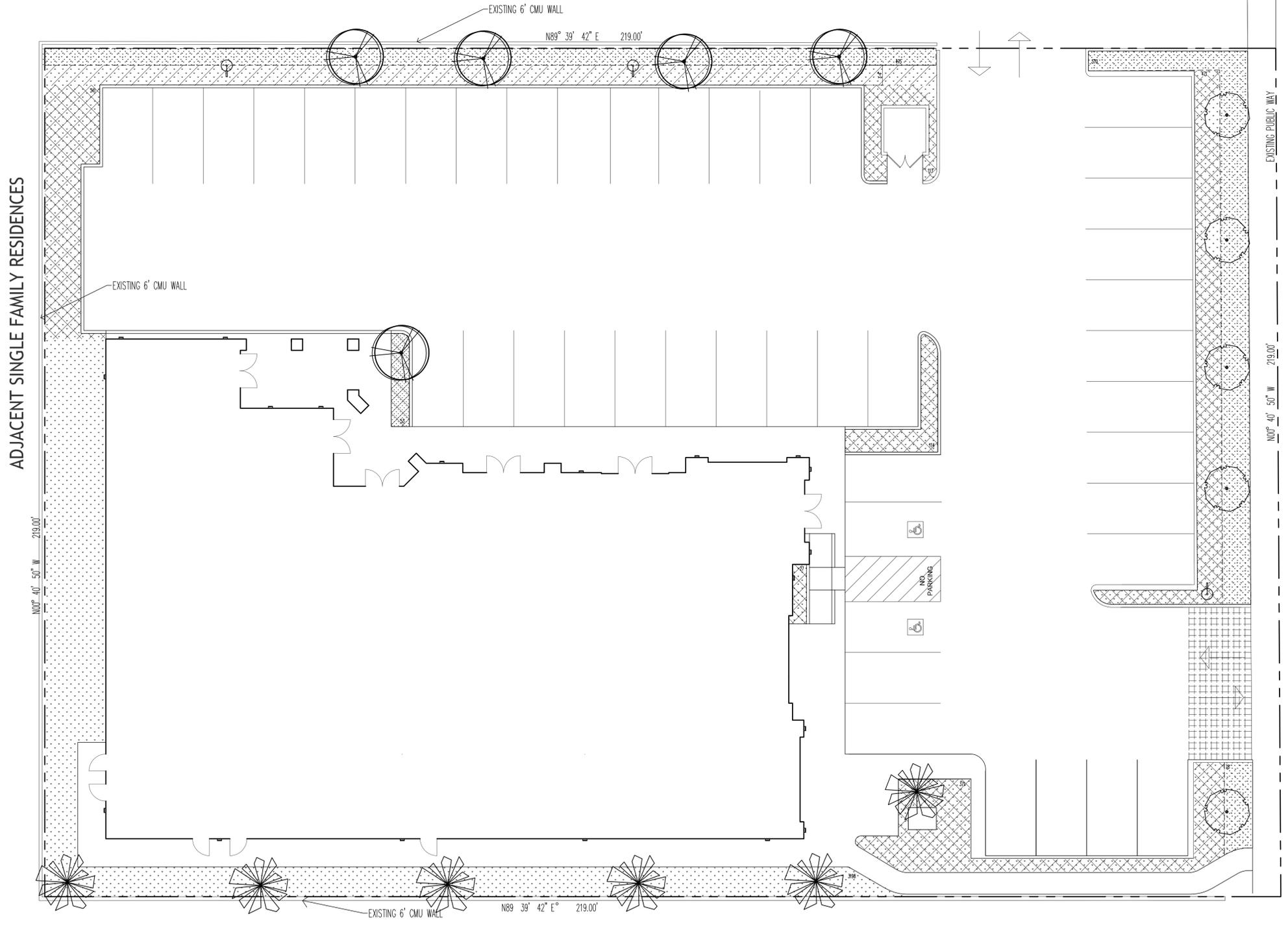
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LANDSCAPE COMPLIANCE PLAN



LEGEND

- EXISTING INTERIOR LANDSCAPE AREA
- EXISTING PERIMETER LANDSCAPE AREA
- EXISTING PARKING AREA LANDSCAPING
- REPLACE EXISTING LANDSCAPING IN THIS AREA WITH SYNTHETIC TURF
- EXISTING TREE
24" MIN. BOX
- EXISTING PALM TREE
12' BTH

LANDSCAPING REQUIREMENT PER HBZSO 232.08(B)(4)

- PROPOSED STREET FRONTAGE TREE
36" BOX
219 FEET/45= 4.86= FIVE TREES REQUIRED

PROPOSED LANDSCAPING COMPLIES WITH THE ADDITION OF 5 NEW 36" BOX TREES

LANDSCAPING REQUIREMENT PER HBZSO 232.08

EXISTING SITE AREA:	32,100 SF
LANDSCAPING REQUIREMENT:	2,568 SF (8%)
EXISTING LIVE LANDSCAPING:	4,886 SF (15%)
REPLACE EXIST. LIVE LANDSCAPING W/ SYNTHETIC TURF:	564 SF (2%)

PROPOSED LIVE LANDSCAPE AREA: 4,322 SF (13%)
PROPOSED TOTAL LANDSCAPING COMPLIES

LANDSCAPING REQUIREMENT PER HBZSO 232.08 (C)(3)

EXISTING PERIMETER LANDSCAPE AREA:	1,123 SF
INTERIOR LANDSCAPE REQUIREMENT, 5%:	56 SF
INTERIOR LANDSCAPE PROVIDED:	1,463 SF
MIN. 24" BOX TREES PROVIDED (EXISTING):	5

EXISTING INTERIOR LANDSCAPING COMPLIES

LANDSCAPE COMPLIANCE PLAN
1" = 10'-0"