

## SCOPE OF WORK

THE PROJET PROPOSAL IS TO PERMIT THE ON-SITE SALES, SERVICE, AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE 48 LICENSE) WITHIN AND EXISTING APPROXIMATELY 1,250 SF BAR, THE ZONING DESIGNATION, SP14 - BEACH AND EDINGER CORRIDORS SPECIFIC PLAN DEFINES A BAR AS AN EATING AND DRINKING ESTABLISHMENT. EATING AND DRINKING ESTABLISHMENT WITH ALCOHOL WITHIN THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN (BECSP) ARE PERMITTED WITH THE APPROVAL OF A CONDITIONAL USE PERMIT TO THE PLANNING COMMISSION.

## PROJECT INFORMATION

PROJECT ADDRESS: 16612 BEACH BLVD., HUNTINGTON BEACH, CA 92647  
LEGAL DESCRIPTION: PS TWP 5 RGE 11 SEC 24 T 5 R 1 S 147.6 FT W 303 FT N1/2 NW1/4  
USE/SF: COMMERCIAL/1,250 SF  
BUSINESS NAME: DISTRACTIONS LOUNGE  
ASSESSOR'S PARCEL NUMBER: 107-401-32  
SITE AREA: 29,814 SF  
EASEMENTS: ALL PLOTTABLE EASEMENTS SHOWN

## BUILDING INFORMATION

CONSTRUCTION TYPE: V-B  
SPRINKLERED: NO  
CODE: 2019 CBC  
ZONING: SPECIFIC PLAN DESIGNATION (SP14)  
MAXIMUM BUILDING HEIGHT: ALLOWED 4 STORIES MAXIMUM  
EXISTING STORIES: EXISTING ONE STORY  
BUILDING LENGTH: MAXIMUM 300 FT.  
FRONTAGE COVERAGE: BEACH = 50% (U11) MINIMUM  
ALL OTHER STREETS = 50% (A)  
SETBACKS: BEACH = 30 FT. MINIMUM  
SIDE YARD = 5 FT. MINIMUM (W/O LIVING SPACE)  
REAR YARD = 10 FT.

## VICINITY MAP



## PROJECT SITE

## PARKING ANALYSIS

| UNIT                    | FLOOR AREA | USE                                                 | FACTOR   | REQUIRED  |
|-------------------------|------------|-----------------------------------------------------|----------|-----------|
| SUITE A                 | 1,287 SF   | LIQUOR STORE (RETAIL)                               | 4/1,000  | 6 SPACES  |
| SUITE A1                | 1,287 SF   | VACANT (RETAIL)                                     | 4/1,000  | 6 SPACES  |
| SUITE B                 | 558 SF     | STORAGE (RETAIL)                                    | 4/1,000  | 3 SPACES  |
| SUITE C                 | 1,250 SF   | LOUNGE (EATING AND DRINKING EST.)                   | 12/1,000 | 15 SPACES |
| SUITE D                 | 763 SF     | VACANT (RETAIL)                                     | 4/1,000  | 3 SPACES  |
| SUITE E                 | 643 SF     | VACANT (RETAIL)                                     | 4/1,000  | 3 SPACES  |
| SUITE F                 | 516 SF     | NAIL & SPA (PERSONAL ENRICHMENT)                    | 5/1,000  | 3 SPACES  |
| SUITE G                 | 1,006 SF   | BARBER (PERSONAL ENRICHMENT)                        | 5/1,000  | 6 SPACES  |
| SUITE H                 | 600 SF     | THAI REST. (DINING AREA - EATING AND DRINKING EST.) | 12/1,000 | 8 SPACES  |
|                         | 1,152 SF   | OTHER (EATING AND DRINKING EST.)                    | 12/1,000 | 14 SPACES |
| TOTAL PARKING REQ.:     |            |                                                     |          | 67        |
| STANDARD STALLS:        |            |                                                     |          | 45        |
| HANDICAP STALLS:        |            |                                                     |          | 3         |
| LOADING (EXCLUDED):     |            |                                                     |          | 1         |
| TOTAL PARKING PROVIDED: |            |                                                     |          | 48        |

## LEGEND

- LANDSCAPING
- (E) CMU FENCE: 6'-0" HIGH
- PARKING COUNT
- TRANSFORMER

## CONTACT

PROPERTY OWNER: CINDY MCCAUGHEY  
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BEACH BLVD.

ALLEY

ADJACENT PROPERTY  
(SURFACE PARKING)

ADJACENT PROPERTY  
(SURFACE PARKING)

1 SITE PLAN  
1/8" = 1'-0"

Received  
12/2/2025



