

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.

RED LETTERS ON WHITE BACKGROUND

WHITE LETTERS ON RED BACKGROUND

RED LETTERS ON WHITE BACKGROUND

NOTICE

ALL ROADS ARE FIRE LANES

PARK IN MARKED STALLS ONLY

VIOLATING VEHICLES MAY BE CITED OR TOWED AWAY AT VEHICLE OWNER'S EXPENSE

CVC 22500.1
HBMC 10.40.115
HBPD (714)960-8811

24"

18"

24" MIN. EMBEDMENT

NOT TO SCALE

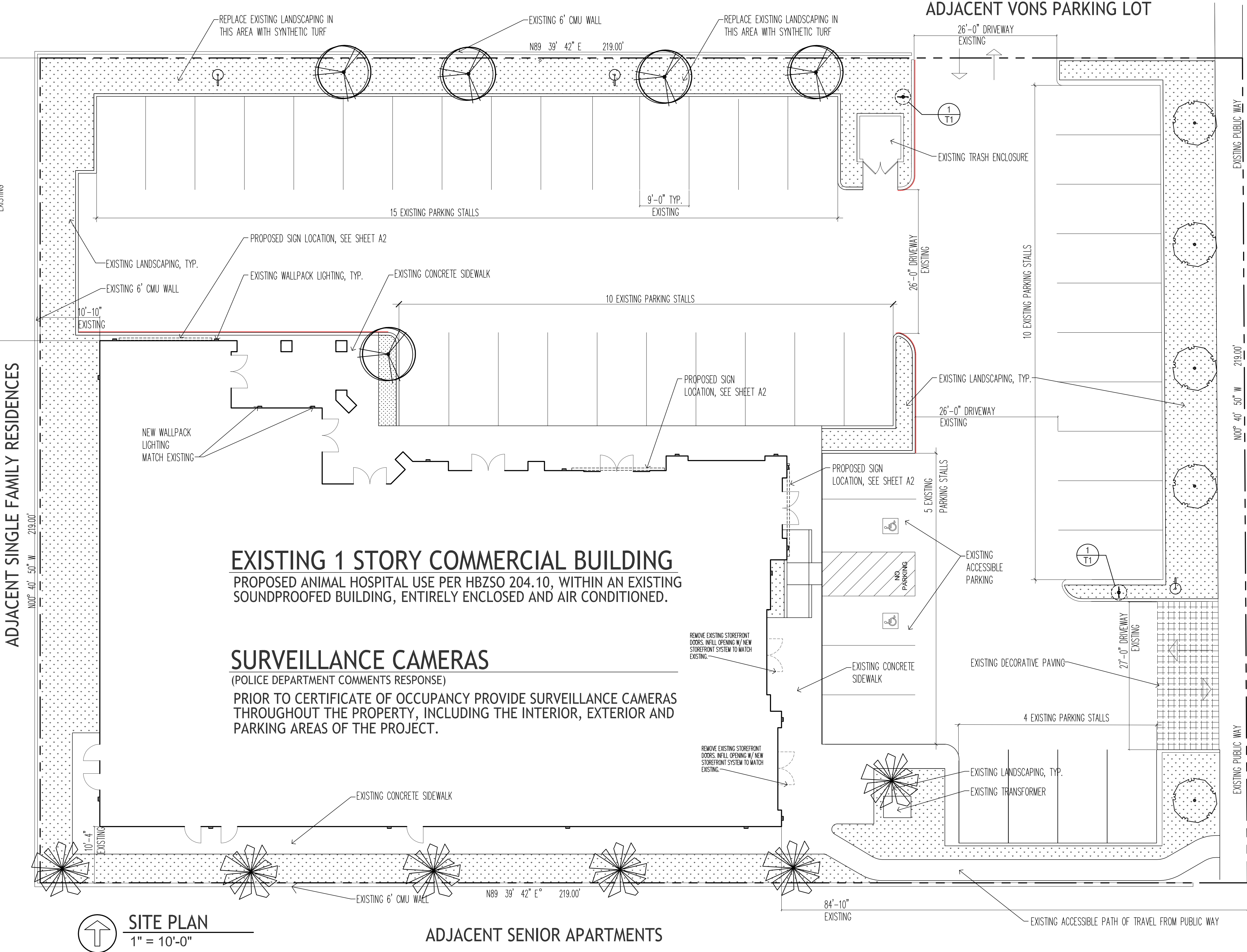
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FIRE LANE SIGNAGE (ENTRANCE SIGN #2)

HUNTINGTON BEACH CITY SPECIFICATION #415

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.



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)
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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

GARY KERR LIC. #C19693 1315 NIXON AVENUE EAU CLAIRE, WISCONSIN 54701	630-290-9823 gary@kerrarchitect.com
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OWNER

DL VENTURE HB LLC
6 ROYAL SAINT GEORGE ROAD
NEWPORT BEACH, CA 92660

TENANT

LOVE ANIMAL CLINIC
16161 SPRINGDALE STREET
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.

GKA

GARY KERR, ARCHITECT

1315 NIXON AVE.
EAU CLAIRE, WI 54701



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ISSUE DATES

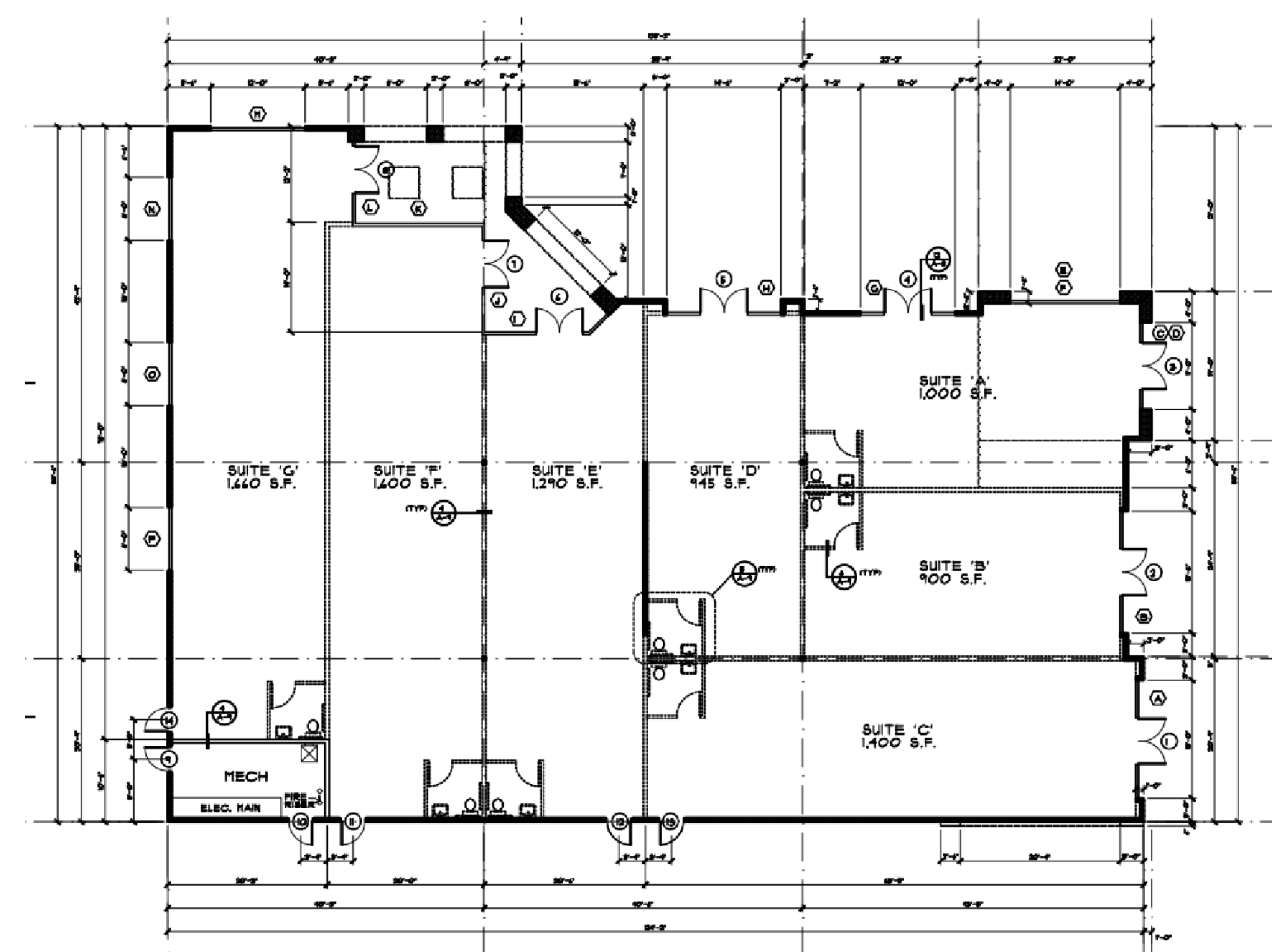
11/15/22 PLANNING DEPT. SUBMITTAL

01/04/23 INITIAL COMMENT RESPONSES

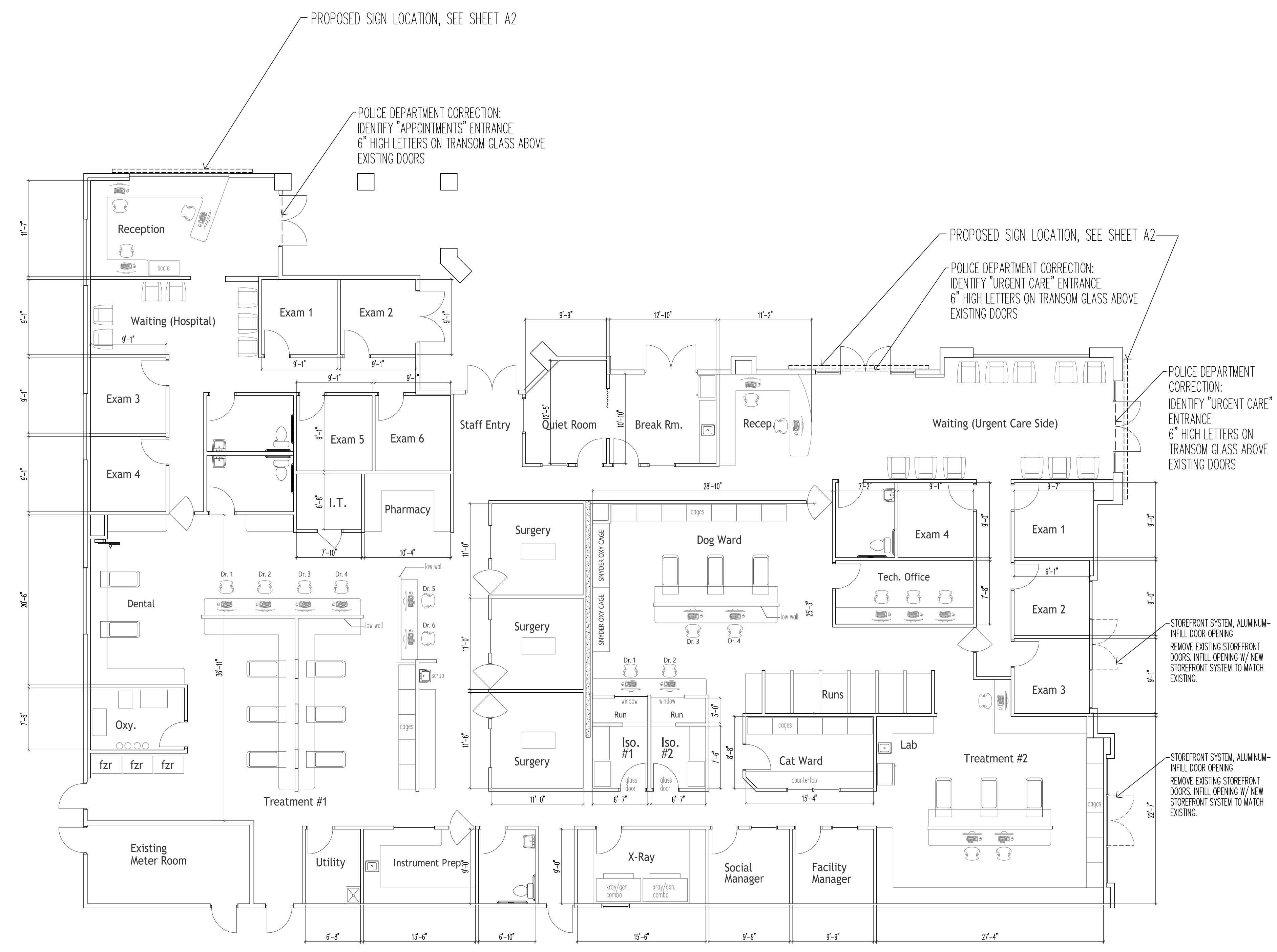
LOVE ANIMAL HOSPITAL
16161 SPRINGDALE STREET
HUNTINGTON BEACH, CA 92649

SITE PLAN AND
PROJECT DATA

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



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



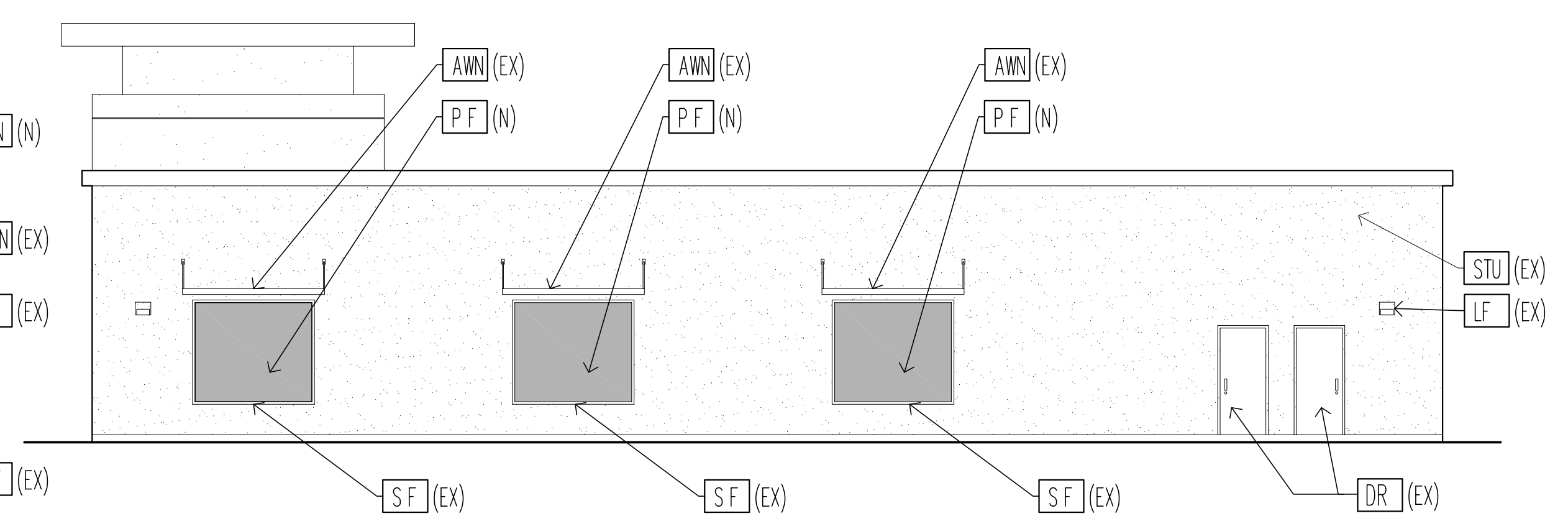
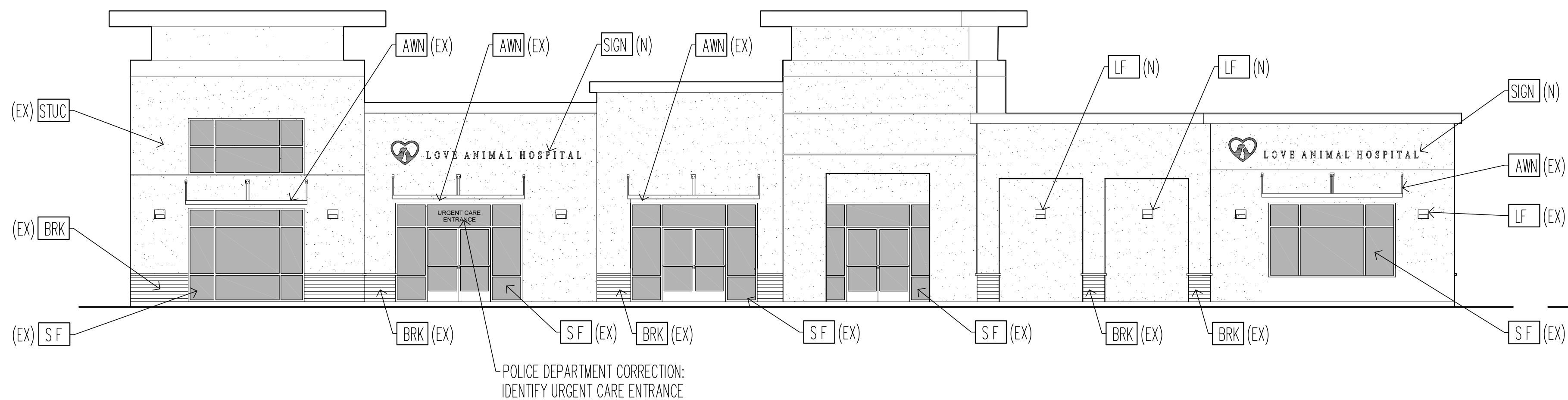
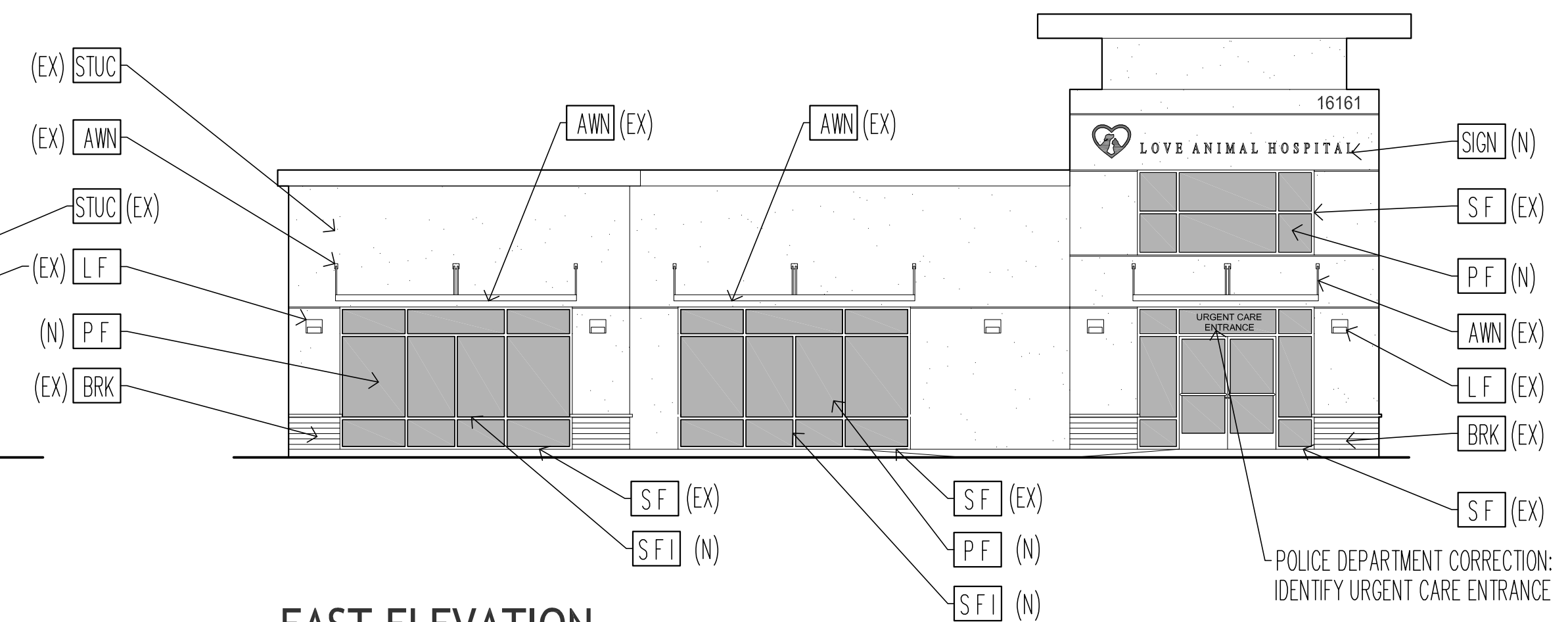
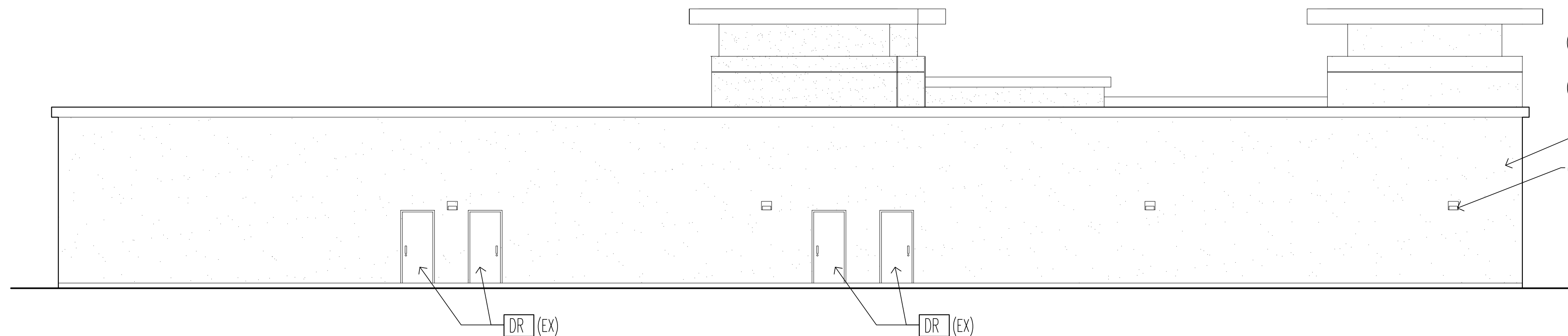
KEY TO ELEVATIONS

(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 |
| PF | 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. |

PHOTOGRAPH #1

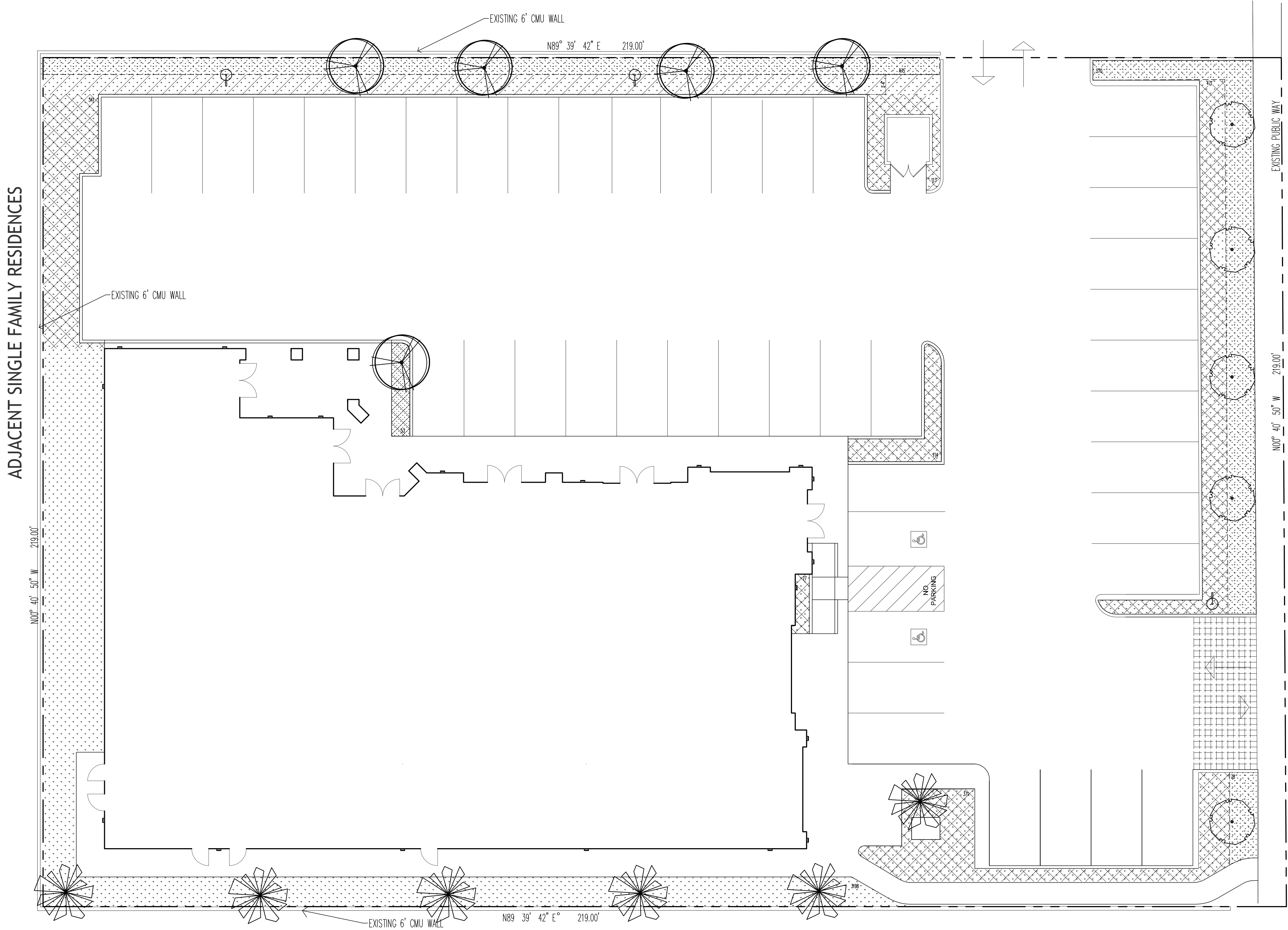
PHOTOGRAPH #2



ISSUE DATES

1/15/22 PLANNING DEPT. SUBMITTAL

/04/23 INITIAL COMMENT RESPONSES



LEGEND

- EXISTING INTERIOR LANDSCAPE AREA
- EXISTING PERIMETER LANDSCAPE AREA
- EXISTING PARKING AREA LANDSCAPING
- REPLACE EXISTING LANDSCAPING IN THIS AREA WITH SYNTHETIC TURF



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

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01/04/23 INITIAL COMMENT RESPONSES

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HUNTINGTON BEACH, CA 92649

LANDSCAPE COMPLIANCE PLAN