

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:

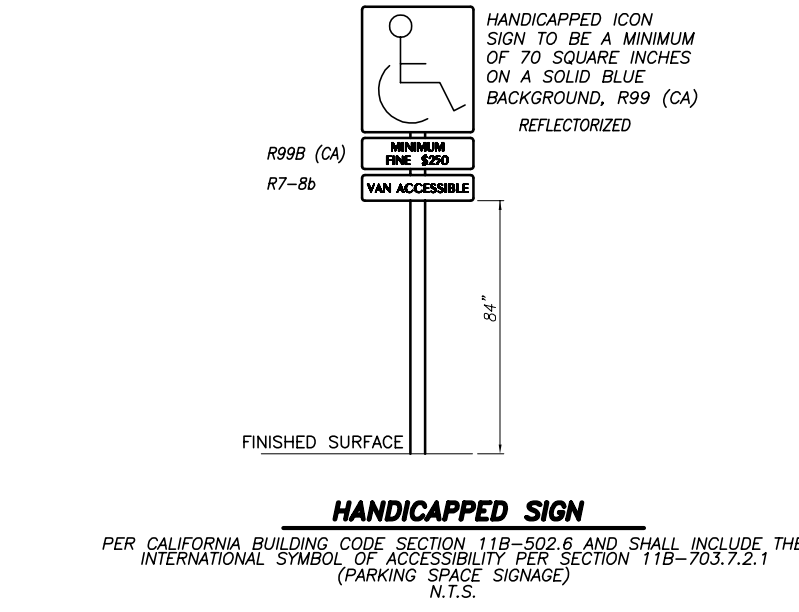
- PROJECT AREA: 1.27 AC.
- 0- FEET FOR LOT LINE SET BACK ALONG NORTH AND EAST PROPERTY LINES.
- EXISTING ASPHALT AND CONCRETE AREAS ARE NOT ENVIRONMENTALLY SENSITIVE AND EXISTING CONDITION.
- RIGHT TURN IN RIGHT TURN OUT ONLY AT EXISTING DRIVEWAY APRONS ON PACIFIC COAST HIGHWAY AND BEACH BOULEVARD.
- 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
- LANDSCAPE NOTE REQUIRED. EXEMPT FROM LANDSCAPE GUIDELINES PER CITY STAFF (231.18F4)
- NOT REQUIRED
 - GRADING
 - IRRIGATION
 - SEWER
 - LIGHTING
 - CURB, CUTTER, 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:

- 5 10.9
- 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



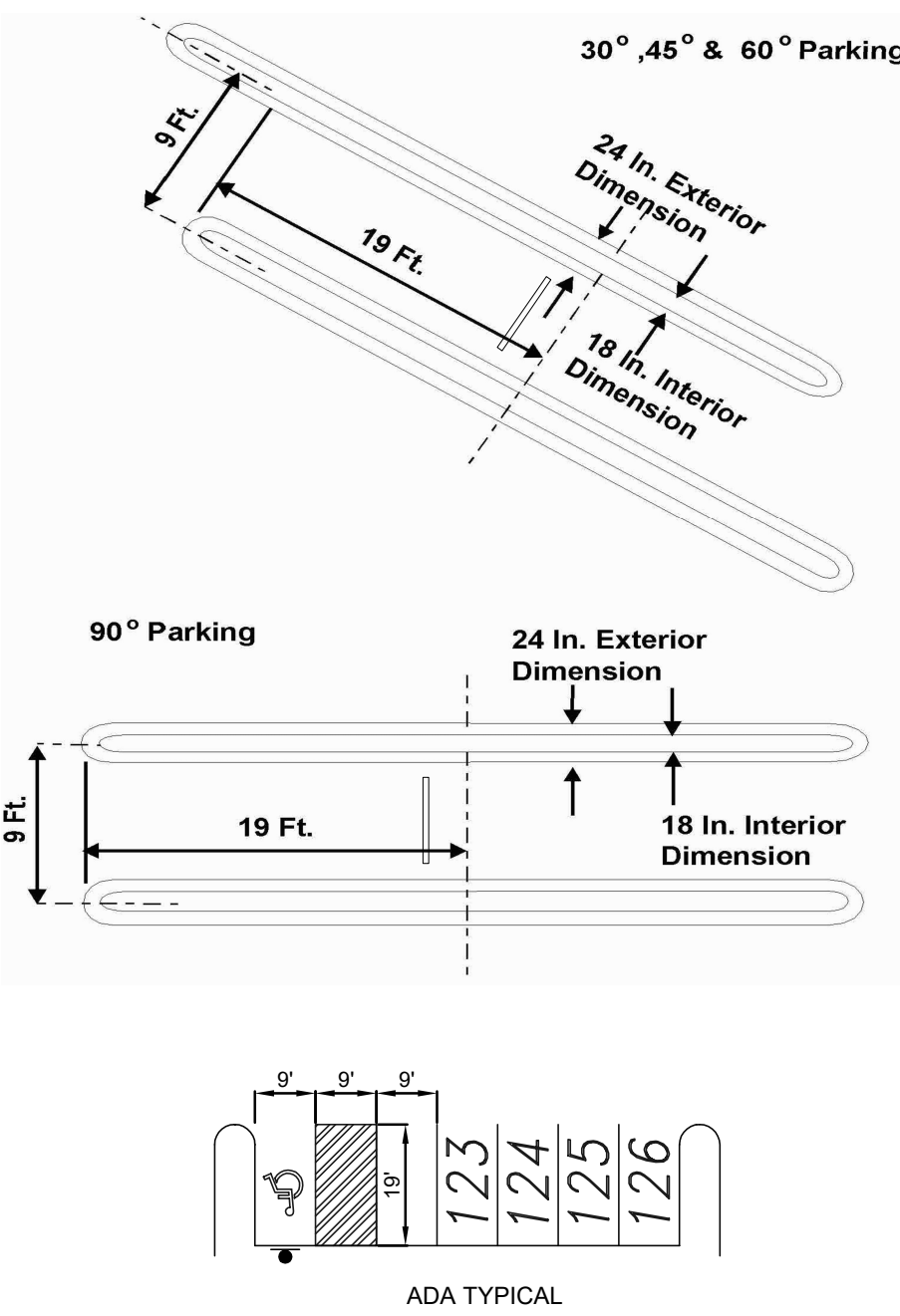
GENERAL PLAN LAND USE:

- 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

TYPICAL PARKING:



COA PUBLICWORKS

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	AM
DESIGNED BY:	--
CHECKED BY:	--

PREPARED FOR:
CABRILLO, MHC, LLC
110 N. WACKER DRIVE
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CONDITIONAL USE PERMIT
TEMPORARY
PARKING LOT
City of Huntington Beach
01/20/2023

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