



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE EASTERLY 46 FEET OF LOTS 1, 3, AND 5 AND ALL OF LOTS 2, 4 AND 6, ALL IN BLOCK "A" OF TRACT NO. 528, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THAT CERTAIN ALLEY 15 FEET IN WIDTH IN SAID BLOCK "A", SHOWN ON THE MAP OF SAID TRACT, LYING BETWEEN THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 1 OF SAID BLOCK "A" ABANDONED BY ORDER OF THE CITY COUNCIL OF HUNTINGTON BEACH, RESOLUTION NO. 1365 RECORDED MARCH 19, 1959 IN BOOK 4634, PAGE 65, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT CERTAIN TRIANGULAR PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID EASTERLY 46.00 FEET OF LOT 1; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF, 20.00 FEET; THENCE NORTHWESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID EASTERLY 46.00 FEET, DISTANT NORTHERLY THEREON 20.00 FEET FROM SAID SOUTHERLY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL, OIL, GAS, MINERAL AND OTHER HYDROCARBONS, AS RESERVED IN INSTRUMENTS OF RECORDS.

**LEGEND**

**BLUE:** Existing property line

**RED:** New (Ultimate) property line

**YELLOW:** New driveway apron (Includes new driveway apron to northern property)

SITE SUMMARY

PROJECT NAME:	G&M Oil Company Facility #4																														
PROJECT ADDRESS:	16990 BEACH BLVD., HUNTINGTON BEACH CA 92647																														
PARCEL NUMBER:	107-100-067 & 107-100-068																														
GENERAL PLAN:	M-30-SP-PO MIXED USE - 30 DU/AC - SPECIFIC PLAN OVERLAY - PEDESTRIAN OVERLAY																														
EXISTING ZONING USE:	SP14																														
PROPERTY AREA:	Before Land Dedication: 28,451 S.F. (Including Easement) 0.65 Acres After Land Dedication: 22,998 S.F. 0.53 Acres																														
EXISTING BUILDING STRUCTURE(S) AREA TO BE DEMO:	<table><tr><td>Gas Mart</td><td>410 S.F.</td><td>COVERAGE:</td><td>1.44 %</td></tr><tr><td>Gas Canopy</td><td>2,045 S.F.</td><td>COVERAGE:</td><td>7.19 %</td></tr><tr><td>Liquor Store</td><td>3,033 S.F.</td><td>COVERAGE:</td><td>10.66 %</td></tr><tr><td>TOTAL AREA:</td><td>5,488 S.F.</td><td>TOTAL COVERAGE:</td><td>19.29 %</td></tr></table>			Gas Mart	410 S.F.	COVERAGE:	1.44 %	Gas Canopy	2,045 S.F.	COVERAGE:	7.19 %	Liquor Store	3,033 S.F.	COVERAGE:	10.66 %	TOTAL AREA:	5,488 S.F.	TOTAL COVERAGE:	19.29 %												
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PARKING LOT AREA:	12,159 S.F.	COVERAGE:	52.87 %																												
LANDSCAPE AREA:	4,456 S.F.	COVERAGE:	19.38 %																												
PARKING SPACE ANALYSIS:	<table><tr><td>REQUIRED PARKING:</td><td>PARKING RATE</td><td>SIZE / RATE</td><td>REQUIRED</td></tr><tr><td>C-Store Building:</td><td>1 Per 250 S.F.</td><td>2,168 S.F.</td><td>9 Stalls</td></tr><tr><td>Total Stalls Required:</td><td></td><td></td><td>9 Stalls</td></tr><tr><td>PROVIDED PARKING:</td><td>SIZE</td><td>PROVIDED</td><td></td></tr><tr><td>Regular Stalls:</td><td>9'-0" x 19'-0"</td><td>10 Stalls</td><td></td></tr><tr><td>Handicap Stalls (Van Accessible):</td><td>9'-0" x 19'-0"</td><td>1 Stalls</td><td></td></tr><tr><td>Total Stalls Provided:</td><td></td><td></td><td>11 Stalls</td></tr></table>			REQUIRED PARKING:	PARKING RATE	SIZE / RATE	REQUIRED	C-Store Building:	1 Per 250 S.F.	2,168 S.F.	9 Stalls	Total Stalls Required:			9 Stalls	PROVIDED PARKING:	SIZE	PROVIDED		Regular Stalls:	9'-0" x 19'-0"	10 Stalls		Handicap Stalls (Van Accessible):	9'-0" x 19'-0"	1 Stalls		Total Stalls Provided:			11 Stalls
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CODE DATA INFORMATION	NEW C-STORE	NEW CANOPY																													
Occupancy Group:	M	M																													
Type of Construction:	VB	II B																													
Sprinklers:	No	No																													
Stories:	1	1																													
Maximum Height:	24'-0"	21'-0"																													

CODE INFORMATION

<b>1. APPLICABLE CODES:</b>		
Building Code:	2016 California Building Code	
Plumbing Code:	2016 California Plumbing Code	
Electrical Code:	2016 California Electrical Code	
Mechanical Code:	2016 California Mechanical Code	
Fire Code:	2016 California Fire Code	
Green Code:	2016 California Green Building Stds. Code	
Energy Code:	2016 Building Energy Efficiency Standards	
<b>2. BUILDING DESCRIPTION:</b>		
	<b>Proposed C-Store</b>	<b>Proposed Canopy</b>
Construction Type:	V-B (Unprotected)	II-B
Occupancy Use Group:	M (Mercantile)	M (Mercantile)
Fire Sprinklers	No	No
Allowable Area:	9,000 Sq.Ft.	12,500 Sq.Ft.
Actual Building Area:	2,168 Sq.Ft. (Gross)	4,412 Sq.Ft. (Gross)
Allowable Height:	1 Story - (40'-0" Max.)	2 Story - (55'-0" Max.)
Actual Height:	1 Story - (23'-0")	1 Story - (21'-0")
<b>3. BUILDING AREA TABULATION:</b>		
Sales Area:	1,238 Sq.Ft.	
Restrooms:	63 Sq.Ft.	
Walk In Box:	324 Sq.Ft.	
Storage / Utility Room(s):	372 Sq.Ft.	
Total (Net):	1,997 Sq.Ft.	
<b>4. OCCUPANCY AND EGRESS</b>		
Number of Employee(s)	2	
Occupancy Load:	24	
Exits Required:	1	
Exits Provided:	1	
<b>5. PLUMBING FIXTURES</b>		
	<b>Required:</b>	<b>Provided:</b>
Male:	1 WC, 1 Lav, 0 Urinal	1 WC, 1 Lav, 0 Urinal
Female:	1 WC, 1 Lav	1 WC, 1 Lav
Service Sink:	1	1
Drinking Fountain:	Not Required	1 - Water Service is Provided Directly to the Customer
(Note: Unisex facility provided pursuant to 2016 C.P.C. Section 422.2, Exception 3)		

ZONING CONFORMANCE MATRIX

2.2.1 USE TYPES		
G. Convenience Uses	Permitted	
K. Service Commercial	Permitted	
2.3.1 BUILDING HEIGHT		
Minimum:	Convenience Store	1 Story
	Canopy	1 Story
Maximum:	Convenience Store	5 Stories
	Canopy	5 Stories
Ceiling Height:	Min.: 14'-0"	11'-0"
	Max.: 16'-0"	
2.4. BUILDING PLACEMENT		
Front Yard Setback	Min.: 12'-0"	25'-0"
	Max.: 25'-0"	
Side Yard Setback	Min.: 5'-0"	32'-0"
Rear Yard Setback	Min.: 10'-0"	9'-0"
Space Between Buildings	Req.: 20'-0"	47'-7"
Building to Corner	Required	Comply
2.5. PALM TREE - TYPICAL CONFORMANCE		
	Required	Comply

ARCHITECTURAL SITE PLAN  
G&M OIL COMPANY FACILITY No.: 4  
16990 BEACH BOULEVARD  
HUNTINGTON BEACH, CA 92647

DRAWING NUMBER  
**ST1.0**