

# **Attachment No. PC 3**

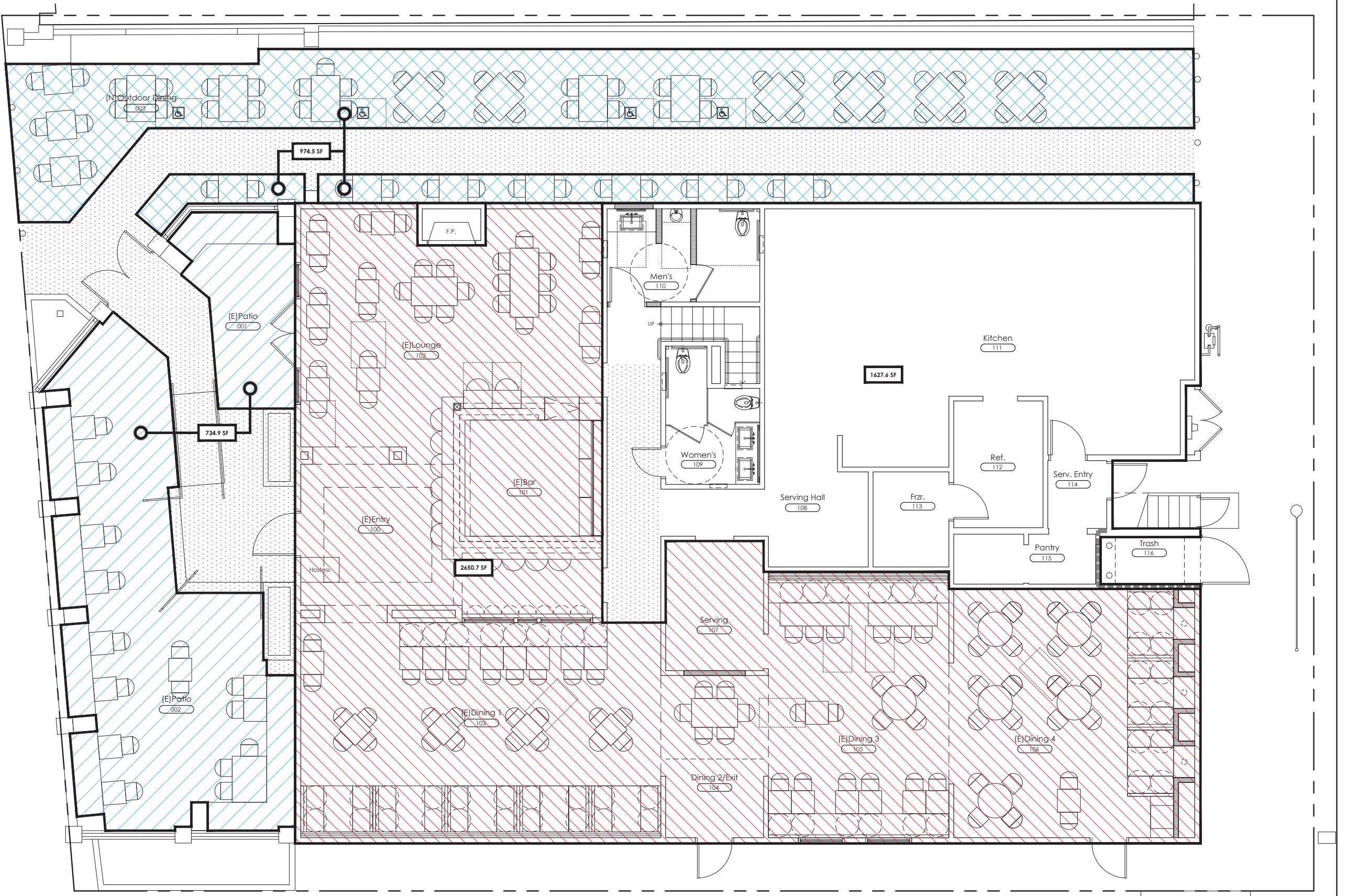
Project Plans

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<b>GROSS INDOOR DINING AREA</b>	<b>PATH OF TRAVEL</b>	<b>GROSS AREA TOTAL</b>	<b>REQUIRED PARKING</b>	<b>PARKING AGREEMENT: UP1908 + Lease</b>	<b>PARKING (FIELD VERIFICATION)</b>
(E) INDOOR DINING 2,650.7 SF				PARKING AREA No. 1 (409 Orchid Ave.) 29 29	PARKING AREA No. 1 (409 Orchid Ave.) 27 27 (1 removed for Trash encl.)
(E) INDOOR SERVICE 1,627.6 SF				PARKING AREA No. 2 (3536 E. Coast Hwy.) - 14	PARKING AREA No. 2 (3536 E. Coast Hwy.) - 13
<b>TOTAL INDOOR</b> 4,278.3 SF		<b>1 per 100 SF</b>	<b>42.8 43</b>	PARKING AREA No. 3 (410 Narcissus Ave.) 22 22	PARKING AREA No. 3 (410 Narcissus Ave.) 22 22
(E) OUTDOOR DINING 734.9 SF				<b>TOTAL</b> 51 65	<b>TOTAL</b> 49 62
(IN) OUTDOOR DINING 974.5 SF					
<b>TOTAL OUTDOOR</b> 1,709.4 SF		<b>1 per 150 SF</b>	<b>11.4 12</b>		
		<b>REQUIRED SPACES</b>	<b>55</b>		
		<b>TOTAL</b>			

NOTE: All areas which have any of the hatches are areas in which alcohol is to be served, sold and/or consumed



**LS** architects  
LAIDLAW SCHULTZ

PROJECT  
**El Cholo - Conditional Use Permit**  
**3520 E. Coast Hwy**  
**Corona del Mar, CA 92625**

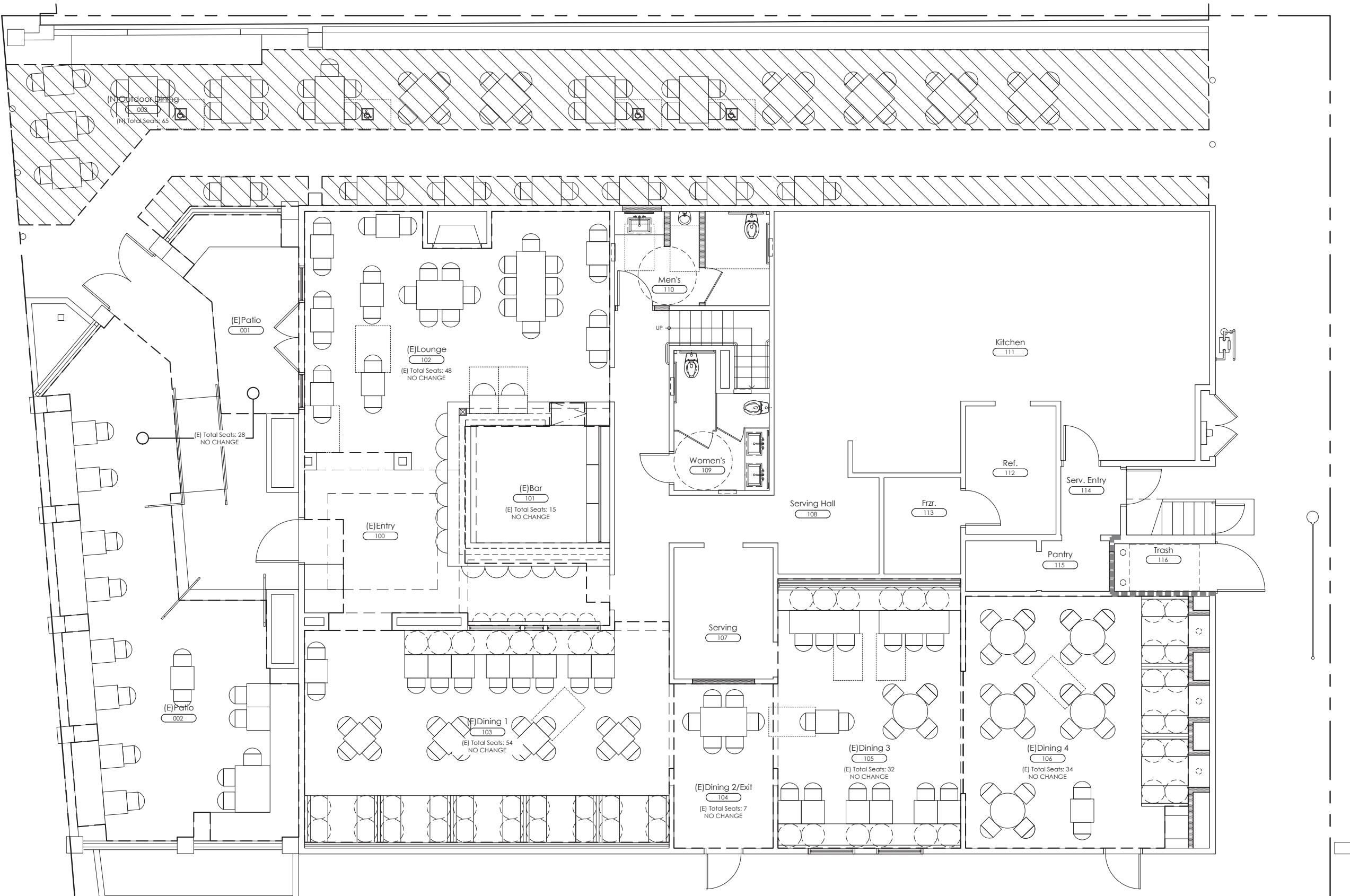
DRAWING DESCRIPTION  
**Floor Plan**

DATE 2025.02.20 2025.04.17 2025.06.11 2025.06.11  
ISSUE/REVISION CUP Submittal CUP Resubmittal CUP Resubmittal CUP Resubmittal  
SDL SDL SDL SDL

REVIEW



(N) OUTDOOR SEATING CALCULATIONS DAYTIME (OPEN - 5PM)		(N) OUTDOOR SEATING CALCULATIONS NIGHTS +WEEKENDS		SEATING CALCULATIONS (E) (N)		SEATING CALCULATIONS (cont.) (E) (N)	
Table Seating 15 sf per occupant	195 sf 15 sf = 13 occ.	Table Seating 15 sf per occupant	975 sf 15 sf = 65 occ.	(E) Lounge 48	-	(E) Patio 28	-
(N) OUTDOOR REQUIRED ACCESSIBLE SEATS DAYTIME (OPEN - 5PM)		(N) OUTDOOR REQUIRED ACCESSIBLE SEATS		(E) Bar 15	-	(E) Outdoor Dining -	65
5% min. per Seat Type	13(.05) = 0.65 req	5% min. per Seat Type	65(.05) = 3.25 req	(E) Dining 1 54	-	(N) TOTAL EXTERIOR 28	65
ACCESSIBLE SEATS PROPOSED	1	ACCESSIBLE SEATS PROPOSED	4	(E) Dining 2/Exit 7	-	(N) TOTAL PUBLIC OCCUPANCY W/O DANCING INTERIOR + EXTERIOR 283	
(E) Dining 3 32		(E) Dining 4 34		(E) TOTAL INTERIOR 190 (No Change)			



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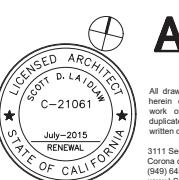
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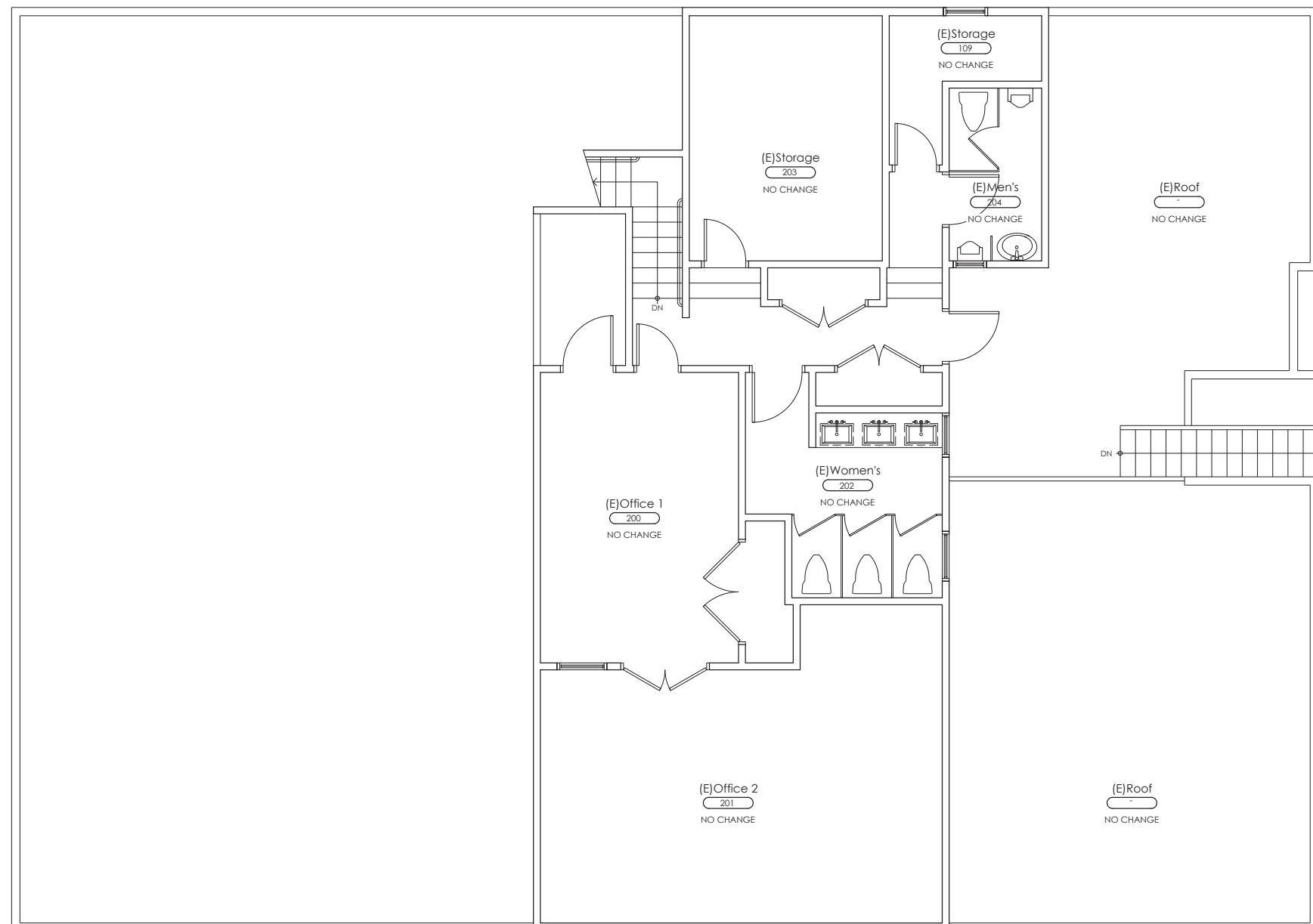
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REVIEW SDL  
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