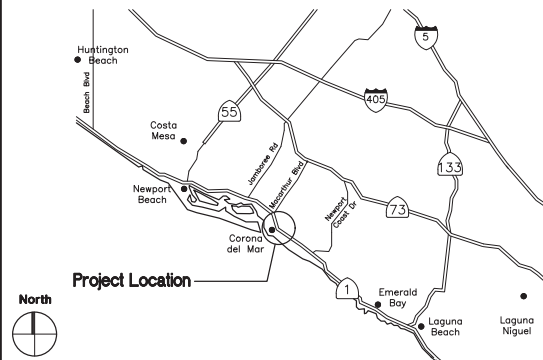


Attachment No. PC 3

Project Plans

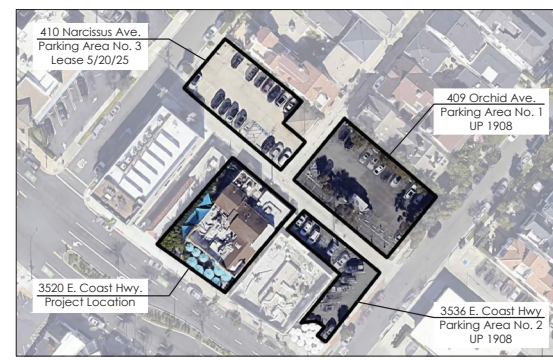
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6	Vicinity Map
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5	Site Parking Map: Daytime (Open - 5pm)
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4	Site Parking Map: (5pm - Close)
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List of Drawings

Architectural

- A.100 Project Information / Site Plan
- A.200 Indoor + Outdoor Dining / Parking Calculation Exhibit
- A.200a Seating Calculation Plan
- A.201 Second Floor As-built Plan

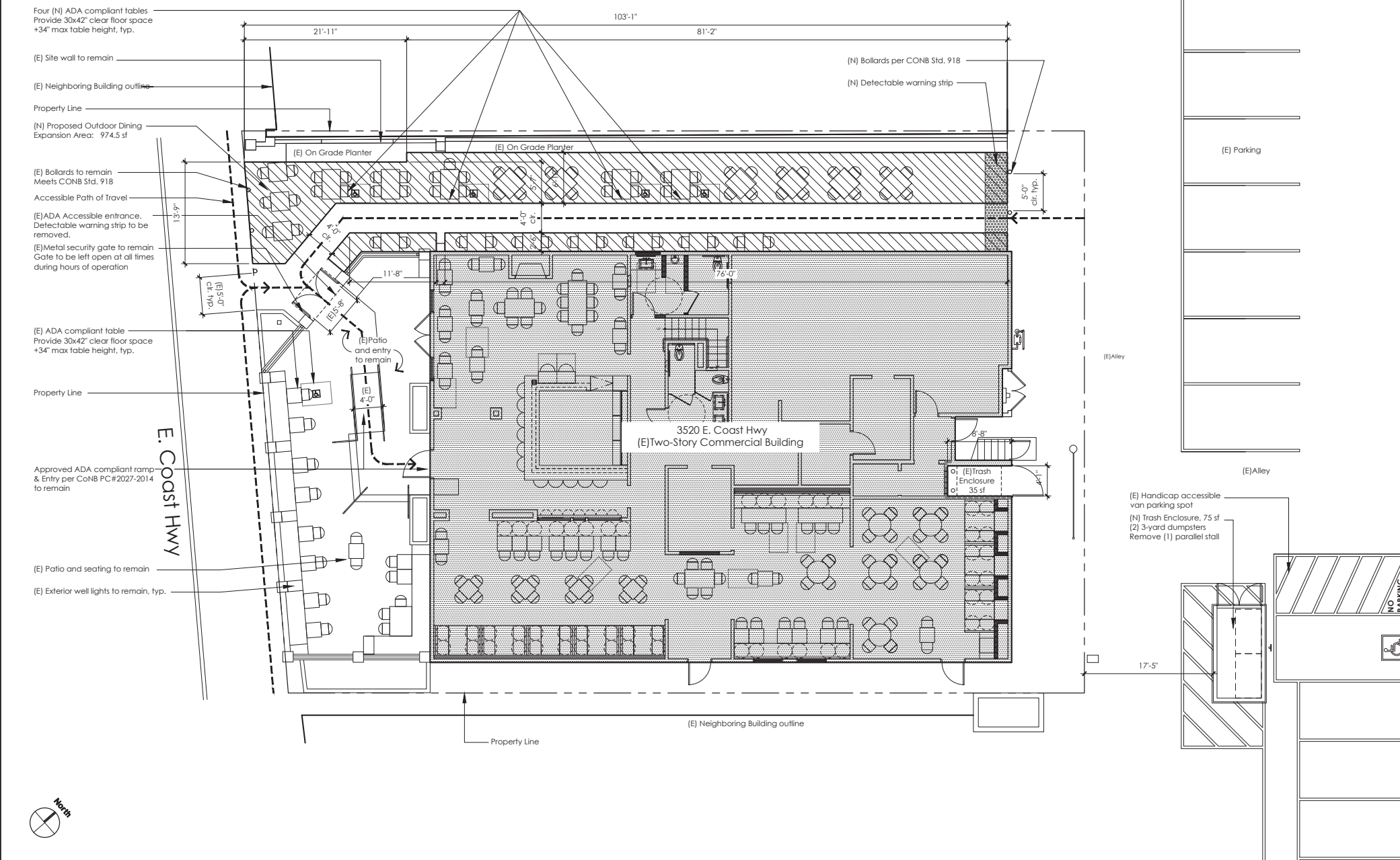
Legend:

Existing Footprint

Proposed Outdoor Dining Expansion
Daytime (Open - 5 pm)

Proposed Outdoor Dining Expansion
Nights + Weekends (5 pm - Close)

3	Legend
---	---------------



2	Site Plan
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Project Data

Project Address:	3520 E. Coast Hwy, Newport Beach CA, 92625
Legal Description:	APH: 459-212-22
Design Professional in Responsible Charge:	Scott Laidlaw - Laidlaw Schultz Architects 3111 Second Ave Corona Del Mar, CA 92625 Phone: 949.645.9982 Fax: 949.645.9554 E-mail: SLaidlaw@LSarchitects.com
Tenant:	The Restaurant Business dba El Cholo Contact: Ron Salisbury 816 E. Whittier Blvd., La Habra, CA 90631 Phone: 562.690.2011 Email: ron@elcholo.com
Project Description:	Conditional Use Permit to allow an additional 974.5 sf of outdoor dining.

PROJECT SUMMARY:

PROPOSED OUTDOOR DINING EXPANSION:	
TOTAL	974.5 sf

GROSS AREA DINING TOTAL		REQUIRED PARKING:	
(E) INDOOR DINING	2,650.7 SF		
(E) INDOOR SERVICE	1,627.6 SF		
TOTAL INDOOR	4,278.3 SF	1 PER 100 SF	43
(E) OUTDOOR DINING	735.9 SF		4.9
(N) OUTDOOR DINING	974.5 SF		6.5
TOTAL OUTDOOR	1,709.4 SF	1 PER 150 SF	12 SPACES
REQUIRED SPACES			55 SPACES

PARKING SUMMARY:

PARKING AGREEMENT: UP1908	DAY	NIGHT
PARKING AREA No. 1 (409 Orchid Ave.)	29	29 (UP1908)
PARKING AREA No. 2 (3534 E. Coast Hwy.)	-	14 (UP1908)
PARKING AREA No. 3 (410 Narcissus Ave.)	22	22 (Lease agreement 5/20/25)
TOTAL	51	65

PARKING (FIELD VERIFICATION)	DAY	NIGHT	
PARKING AREA No. 1 (409 Orchard Ave.)	27	27	(1 removed for (N) Trash enclosure)
PARKING AREA No. 2 (3536 E. Coast Hwy.)	-	13	
PARKING AREA No. 3 (410 Narcissus Ave.)	22	22	
TOTAL	49*	62*	O.K.
(Total Accessible Spaces)	(2)	(3)	

MIN. # OF REQ'D ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2

Total spaces provided	51 - 75	3 req'd	O.K.
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*NOTE: Total ACTUAL parking count has been reduced due to the addition of Accessible parking spaces which require adjacent loading zones which has removed one (1) space per parking area.

Plumbing Occupancy Load: (per CPC Table A, Group A-2, B & S)

-A-2 Area (EXIST. INDOOR + OUTDOOR):	2,968 sf	
-Load Factor :	30 sf / occ.	
-Load:	99 occ.	(NO CHANGE)
-A-2 Area (NEW PATIO):	975 sf	
-Load Factor:	30 sf / occ.	
-Load:	33 occ.	
-B Area (NO CHANGE):	1,889 sf	
-Load Factor :	20 sf / occ.	
-Load:	9 occ.	(NO CHANGE)
-S Area (NO CHANGE):	570	
-Load Factor:	5000	
-Load	0	(NO CHANGE)
-Total Load:	141 (71 per sex)	

Minimum Plumbing Facilities (Fixtures per A-2 occ.): Per CPC Table 422.1

	<u>Wfr. Closet</u>	<u>Urinal</u>	<u>Lavatory</u>	<u>Drinking Fountain</u>
-Male:	2 : 51-151	1 : 1-200	1 : 1-150	1 : 1-250
-Female:	2 : 26-100		1 : 1-150	

No Change, Existing fixture count meets increased occupant load:

- Male: 2 Water Closet, 3 Urinal, 2 Lavatory
- Female: 5 Water Closet, 5 Lavatory
- Total: 7 WC, 3 Urinal, 7 Lavs

Accessible Women's Room Justification :	Hardship Request Case Number - H-2014-11
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Operations Narrative:

The Restaurant will be open Lunch-11 pm, 7 days a week, with 25 employees, under the ABC license type 47 #543969, and no live entertainment or dancing.

1	Project Information
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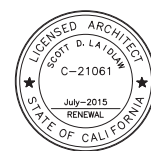
PROJECT

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

DRAWING DESCRIPTION

Site Plan

DATE	ISSUE/REVISION	REVIEW
2025.02.20	CUP Submittal	SDL
2025.04.17	CUP Resubmittal	SDL
2025.06.11	CUP Resubmittal	SDL
2025.08.11	CUP Resubmittal	SDL



A.100

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- GROSS INDOOR DINING AREA
- GROSS EXISTING OUTDOOR DINING AREA
- GROSS NEW OUTDOOR DINING AREA



PATH OF TRAVEL

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

GROSS AREA TOTAL		REQUIRED PARKING	
(E) INDOOR DINING	2,650.7 SF		
(E) INDOOR SERVICE	1,627.6 SF		
TOTAL INDOOR	4,278.3 SF	1 per 100 SF	42.8 43
(E) OUTDOOR DINING	734.9 SF		
(N) OUTDOOR DINING	974.5 SF	1 per 150 SF	11.4 12
TOTAL OUTDOOR	1,709.4 SF	REQUIRED SPACES	
		TOTAL	55

PARKING AGREEMENT: UP1908 + Lease	DAY	NIGHT
PARKING AREA No. 1 (409 Orchid Ave.)	29	29
PARKING AREA No. 2 (3536 E. Coast Hwy.)	-	14
PARKING AREA No. 3 (410 Narcissus Ave.)	22	22
TOTAL	51	65

PARKING (FIELD VERIFICATION)	DAY	NIGHT
PARKING AREA No. 1 (409 Orchid Ave.)	27	27 (1 removed for trash encl.)
PARKING AREA No. 2 (3536 E. Coast Hwy.)	-	13
PARKING AREA No. 3 (410 Narcissus Ave.)	22	22
TOTAL (Total Accessible Spaces)	49 (2)	62 (3)



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

DRAWING DESCRIPTION
Floor Plan

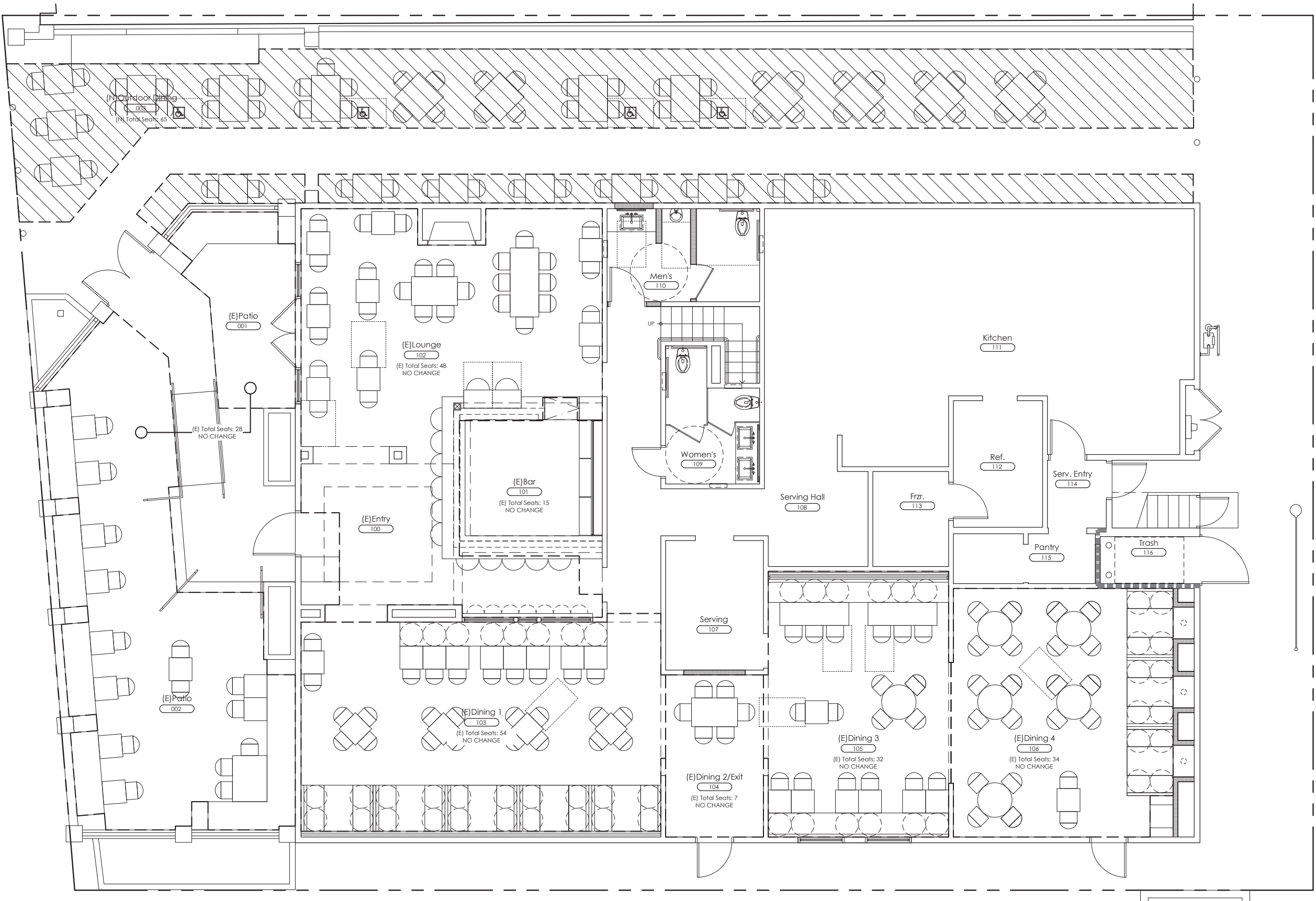
DATE	ISSUE/REVISION	REVIEW
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2025.06.11	CUP Resubmittal	SDL
2025.08.11	CUP Resubmittal	SDL



A.200
SHEET NO.

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



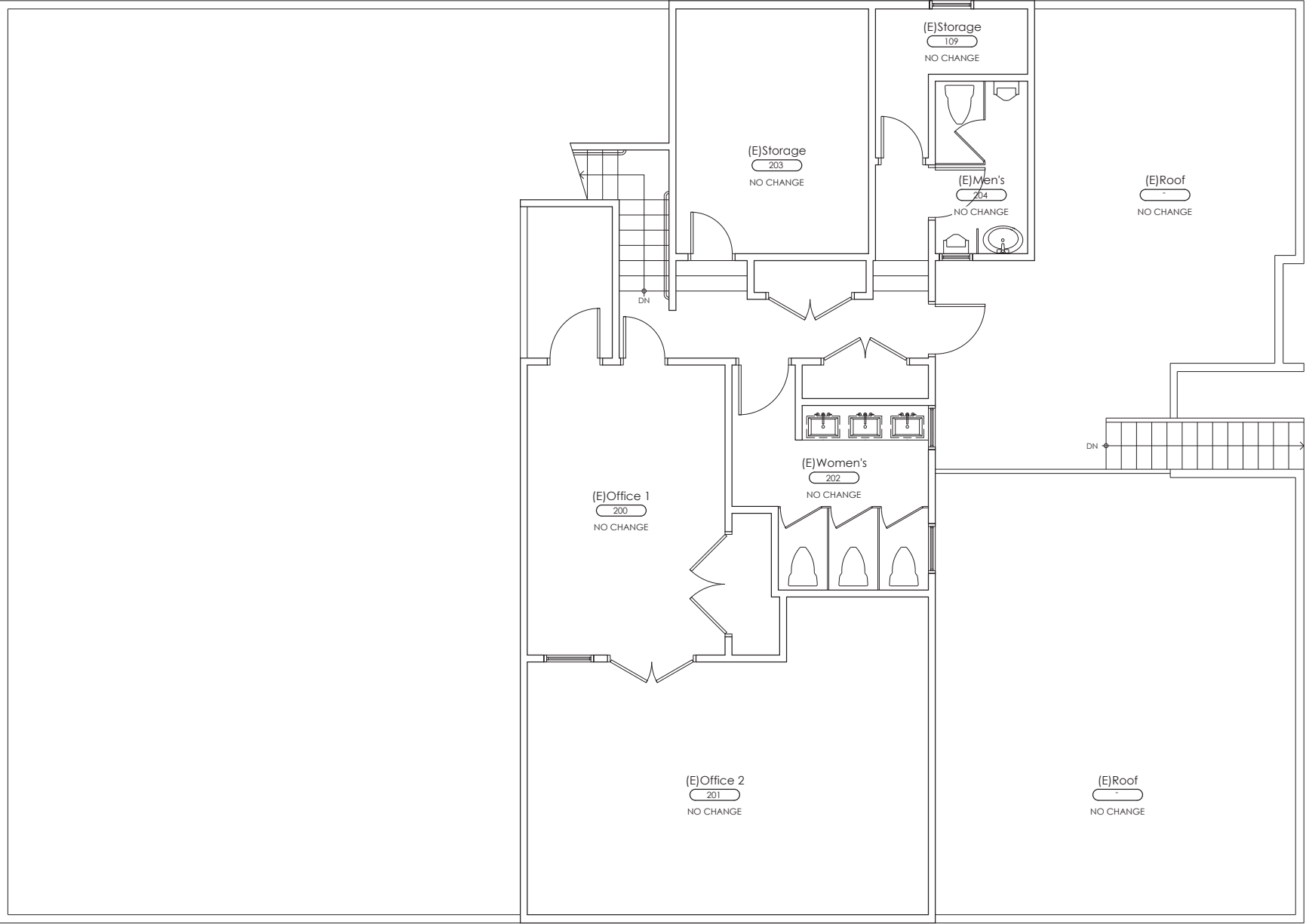
PROJECT
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DRAWING DESCRIPTION			
Floor Plan			
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2025.04.17	CUP Resubmittal	SDL	
2025.06.11	CUP Resubmittal	SDL	
2025.08.11	CUP Resubmittal	SDL	

A.200a
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PROJECT
El Cholo - Conditional Use Permit
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Corona del Mar, CA 92625

DRAWING DESCRIPTION
Floor Plan

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2025.06.11	CUP Resubmittal	SDL
2025.08.11	CUP Resubmittal	SDL

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