



508 South Walnut Street

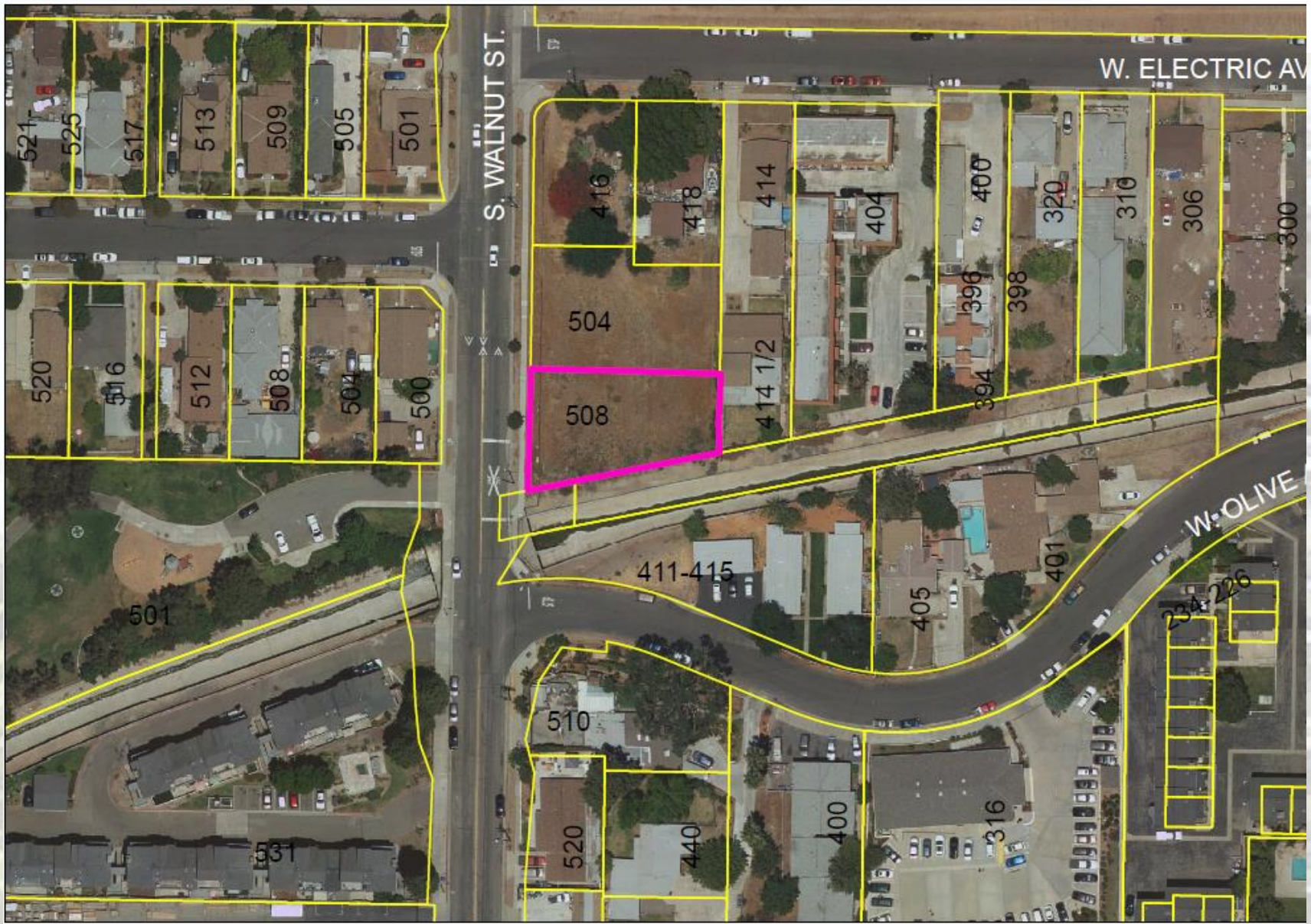
October 26, 2020

Public Hearings



- Consideration of:
 - Tentative Parcel Map 2019-178;
 - Planned Unit Development 20-01;for the construction of a 3-unit residential condominium complex at 508 South Walnut Street.

Vicinity Map



Site Photo



Elevations



Elevations



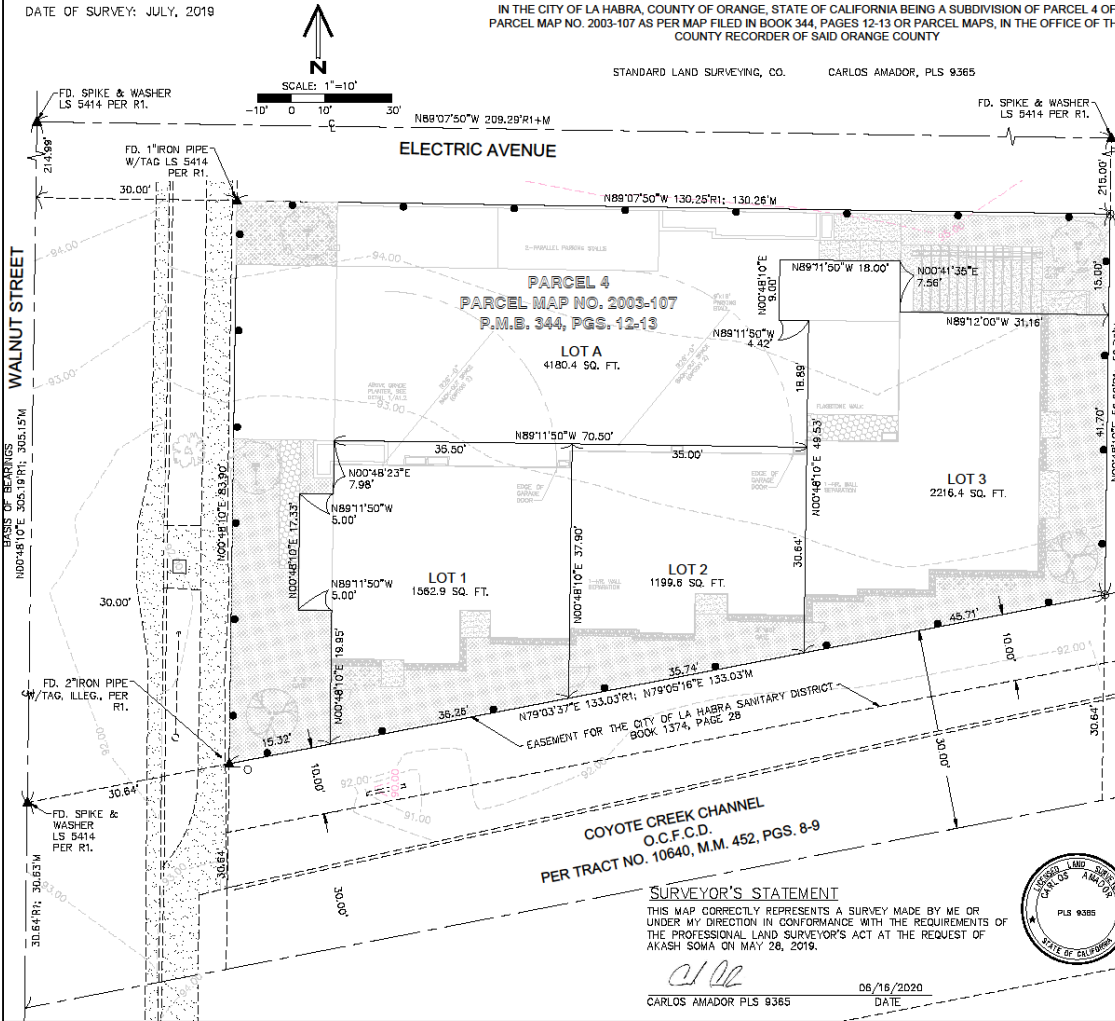
TPM 2019-178

SHEET 1 OF 1
 TOTAL AREA: 0.21 ACRES (9159.3 SQ. FT.)
 DATE OF SURVEY: JULY, 2019

TENTATIVE PARCEL MAP NO. 2019-178

IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 2003-107 AS PER MAP FILED IN BOOK 344, PAGES 12-13 OR PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY

STANDARD LAND SURVEYING, CO. CARLOS AMADOR, PLS 9365



REFERENCE NOTES
 PARCEL MAP NO. 2003-107, P.M.B. 344, PGS. 12-13

SITE ADDRESS
 508 S. WALNUT STREET
 LA HABRA, CA. 90631

BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF WALNUT STREET PER PARCEL MAP NO. 2003-107, P.M.B. 344, PGS. 12-13

FLOOD NOTE

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" OF FLOOD INSURANCE RATE MAP 80598C00374

PREPARED BY
 CARLOS AMADOR, PLS 9365
 STANDARD LAND SURVEYING, CO.
 5445 DEL AMO BLVD, #202
 LAKWOOD, CA 90712

LEGAL DESCRIPTION

PARCEL 4 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 2003-107, FILED IN BOOK 344, PAGES 12 AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ONE-HALF OF ALL MINERALS, GAS, OILS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN, ON, OR UNDER SAID PREMISES, AS RESERVED IN THE DEED FROM SECURITY FIRST NATIONAL BANK OF LOS ANGELES, TO MICHAEL RESSEQUE, ET UX, DATED JULY 10, 1945, AND RECORDED JULY 24, 1945 IN BOOK 1328, PAGE 53, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 289-071-37

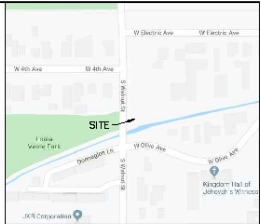
UTILITY PURVEYORS

SOUTHERN CALIFORNIA GAS
 SOUTHERN CALIFORNIA GAS
 CITY OF LA HABRA TRASH SERVICE
 CITY OF LA HABRA WATER SERVICE
 TIME WARNER CABLE

(800)656-4555
 (800)427-2200
 (882)905-9731
 (562)905-9731
 (888)892-2253

NOTES

1. THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE EXISTING PARCEL 4 OF R1 INTO 4 LOTS AS SHOWN HEREON.
2. THE SITE IS RELATIVELY FLAT
3. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE
4. AREA:
 TOTAL EXISTING LOT: 9159.3 SQ. FT.
 PROPOSED LOTS:
 LOT 1: 1582.9 SQ. FT.
 LOT 2: 1199.6 SQ. FT.
 LOT 3: 2216.4 SQ. FT.
 LOT A: 4180.4 SQ. FT.
5. THE PROPOSED LOT A SHALL BE USED AS COMMON AREA FOR LOTS 1, 2 AND 3.
6. PROPOSED DEVELOPMENT DATA:
 THREE (3) SINGLE FAMILY UNITS. FOR CONDOMINIUM PURPOSES.
7. PARKING:
 UNITS 1 & 2 = 2.5(2 COVERED) = 2.5 X 2 UNITS = 5 SPACES
 UNIT 3 = 3(2 COVERED) = 3 SPACES
 GUEST = 0.5/UNIT X 3 UNITS = 2 SPACES(1.5)
 TOTAL SPACES REQUIRED = 10(9.5)
 TOTAL SPACES PROVIDED = 10
8. VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
9. TRASH BIN FOR RESIDENTS ARE AT COMMON AREA AS SHOWN HEREON.



MONUMENT NOTES

▲ INDICATES FOUND MONUMENTS AS NOTED

○ INDICATES SET 1"IRON PIPE W/TAG LS 9365, FLUSH

EXISTING ZONING

R4 - MULTIPLE FAMILY DWELLING

OWNER/SUBDIVIDER

AJIT SOMA AND NITA SOMA
 13027 MCNALLY RD.
 LA MIRADA, CA 90638

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF AKASH SOMA ON MAY 28, 2019.

CA/02
 CARLOS AMADOR PLS 9365
 06/16/2020
 DATE



Conclusion



Recommendation

Tentative Tract Map

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING TENTATIVE PARCEL MAP 2019-178 FOR CONDOMINIUM PURPOSES FOR A THREE-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 508 SOUTH WALNUT STREET, AS PER THE APPROVED MAP, MAKING THE APPROPRIATE FINDINGS AND SUBJECT TO CONDITIONS.

Recommendation

Planned Unit Development

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT PRECISE PLAN 20-01 FOR THE CONSTRUCTION OF A THREE-UNIT RESIDENTIAL CONDOMINIUM COMPLEX AT 508 SOUTH WALNUT STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.