



**1299 South Harbor  
Boulevard**

**February 8, 2021**

# Public Hearings

- CONSIDERATION OF A REQUEST FOR CONDITIONAL USE PERMIT 20-22 FOR AN ABC TYPE 47 ALCOHOLIC BEVERAGE LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1299 SOUTH HARBOR BOULEVARD

# Vicinity Map



1299 S. Harbor Blvd.

# Site



# Site Plan

## SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRIPPINGS TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. SUPPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELLY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

## SITE NOTES

1. ALL WORK SHALL COMPLY WITH THE 2014 CALIFORNIA BUILDING CODE, TITLE 24 AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING.
2. PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.
3. FINAL GRADING WORK SHALL COMPLY WITH 2011 DSDS AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
4. ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING.
5. AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE.
6. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE INFORMATION INDICATED ON THESE PLANS.
7. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET, FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

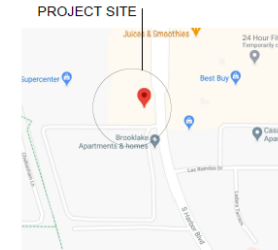
## SPECIAL HAZARDS

1. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, RADAR/ISSION FENCE, CABLE OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF FIRE.
2. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE, LANE 51 TO 52.
3. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT SEPARATIONS AND HOUSEKEEPING.

## MISCELLANEOUS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE BEFORE STARTING ANY WORK AND BE RESPONSIBLE FOR THE SAME. THE ARCHITECT SHALL BE NOTIFY OF ANY DISCREPANCIES WHICH MAY EXIST. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
2. THE SPECIFICATIONS ARE OF A GENERAL NATURE AND MAY REFER TO WORK WHICH IS NOT REQUIRED. THEY ARE NOT INTENDED TO SUPERSEDE ANY CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE SUPERVISION TO PROMPTLY EXECUTE THE PROJECT AND TO PROVIDE ASSURANCE THE WORK IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL NECESSARY PERMITS SHALL BE SECURED BY THE CONTRACTOR PRIOR TO START ANY CONSTRUCTION.
5. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10B) THROUGH 110.10C) SHALL BE PROVIDED TO THE OCCUPANT.
6. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER COURSES OF INCURTURE.

## VICINITY MAP



## PROJECT DESCRIPTION: CONDITIONAL USE PERMIT

### BUILDING INFORMATION:

CONSTRUCTION TYPE: TO ALLOW A TYPE 47- LIQUOR LICENSE  
OCCUPANCY: A-2

### LEGAL DESCRIPTION:

SITE ADDRESS: 1299 S HARBOR BLVD, LA HABRA CA  
ASSESSOR PARCEL NO. (APN): 292-521-08  
LOT SIZE: 2.07 AC

### PLANNING AND ZONING:

ZONING: COMMERCIAL

### ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING AMENDMENTS:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

TENANT:  
LA CASITA OLVERA



- DOOR MARKER
- WINDOW MARKER
- KEY NOTE
- NOTE MARKER

- NORTH ARROW
- SECTION MARKER
- ELEVATION MARKER
- DETAIL MARKER

PLANT SCHEDULE				
SYMBOL	NAME	QTY.	SIZE	NOTES
	CORYMBIA CITRIODORA	18	VARIABLE	EXISTING
	PALM TREE	2	VARIABLES	EXISTING
	GRAPE MYRTLE	9	24" BOX	NEW

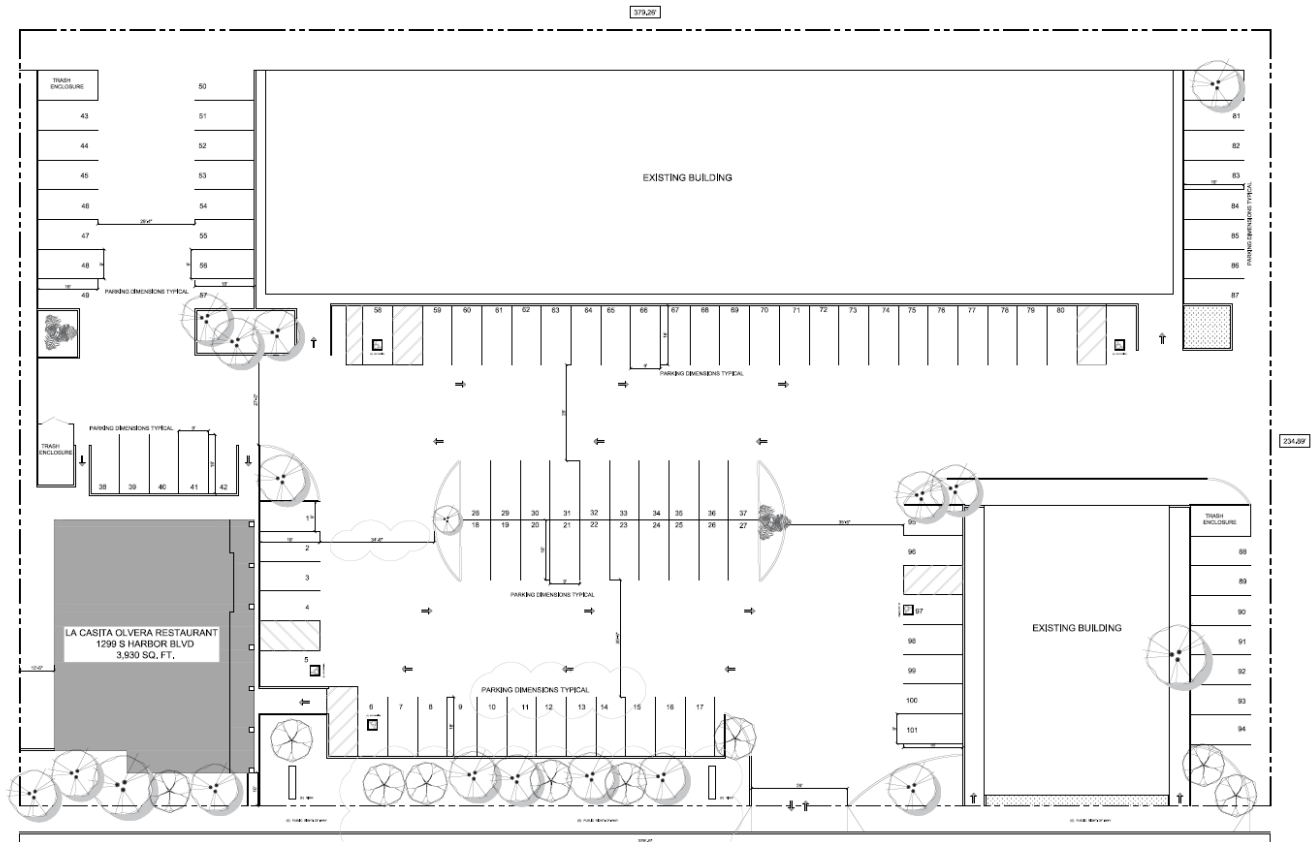
## PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

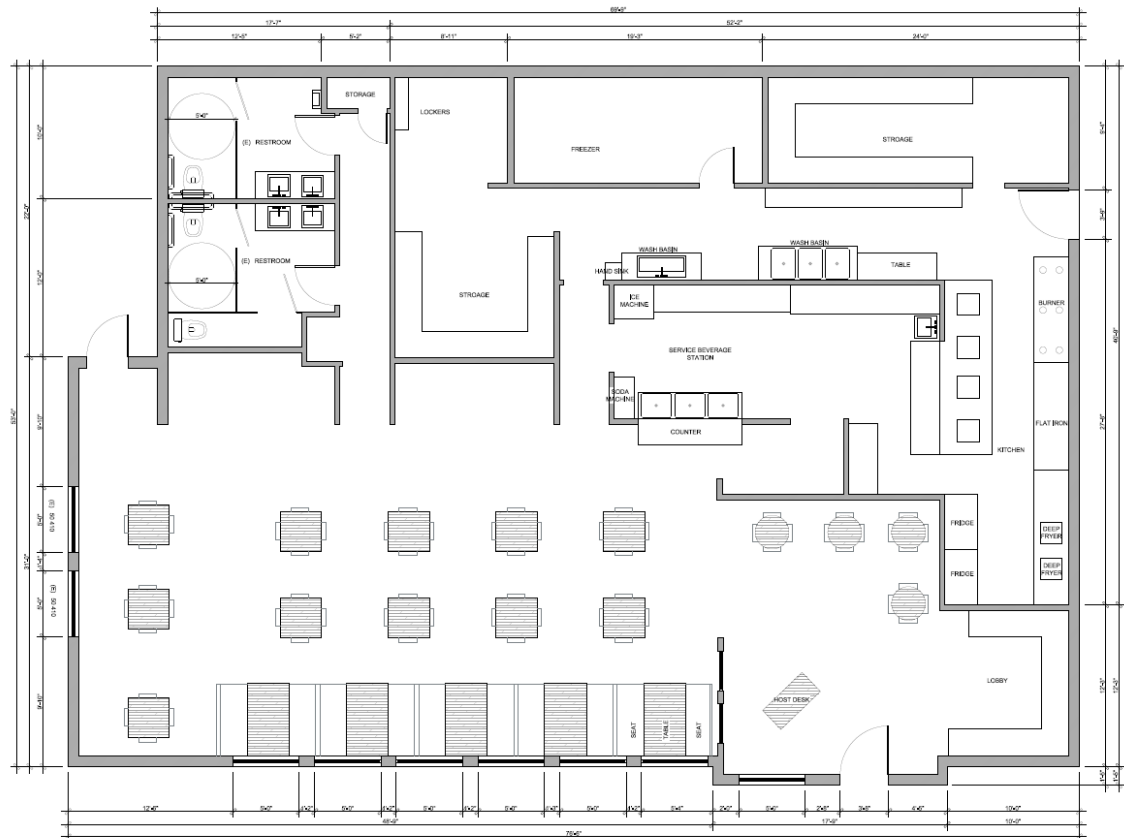
ARCHITECTURAL  
A1.0 PROJECT INFO & SITE PLAN  
A2.0 EXISTING FLOOR PLAN

PROPERTY OWNER:  
YING WOOD WONG  
WOOD WONG WONG PROPERTIES  
REDWOOD CITY, CA 94063

DESIGNER  
VIEDEN  
FERNANDO SOLIS  
31217 FAUBA ROAD, SUITE 203  
TEMECULA, CA 92592  
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# Floor Plan



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- TO BE DEMO
- EXISTING WALL

# Recommendation

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 20-22 FOR AN ON-SALE GENERAL (ABC TYPE 47) LICENSE IN CONJUNCTION WITH A RESTAURANT AT 1299 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.