

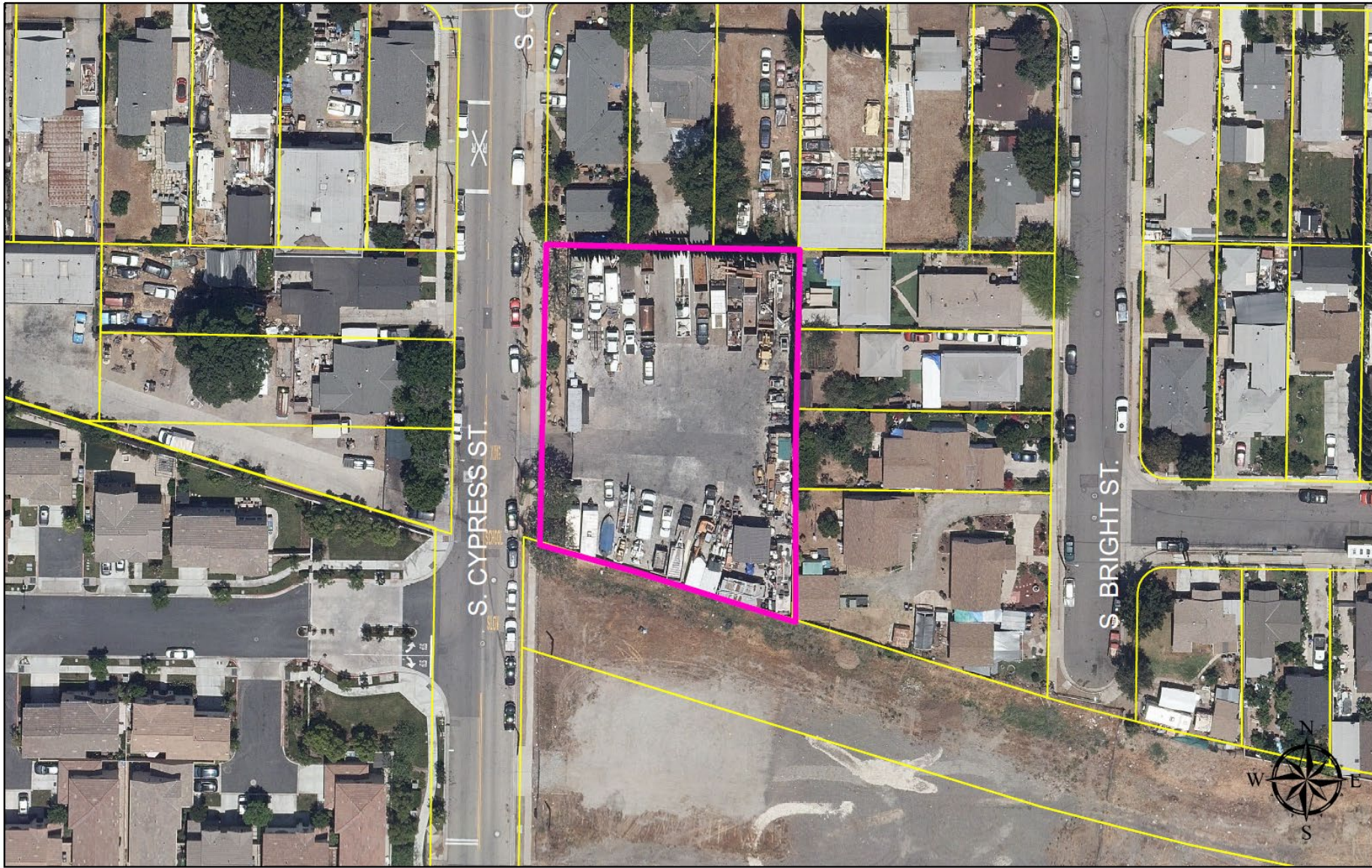


PLANNING COMMISSION MEETING

FEBRUARY 14, 2021

PUBLIC HEARING

DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR TENTATIVE TRACT MAP 19156 AND DESIGN REVIEW 21-06 FOR THE CONSTRUCTION OF A 10 UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 318 SOUTH CYPRESS STREET.



318 S Cypress St.

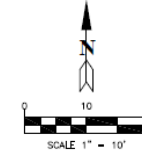
TENTATIVE TRACT MAP NO. 19156

IN THE CITY OF LA HABRA, COUNTY OF ORANGE
STATE OF CALIFORNIA

PARCEL 1 OF PARCEL MAP 91-154, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 282, PAGES 9-10, OF PARCEL MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 022-205-14

FOR CONDOMINIUM PURPOSES



BENCHMARK:

COUNTY BENCHMARK NO. S-51-R68

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED DISK STAMPED "S 51 RESET 1968" SET IN THE SOUTHEASTERLY CORNER OF A 4.5 FT. BY 4.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF EUCLID AVENUE AND A SINGLE SET OF RAILROAD TRACKS, 0.25 MILES SOUTHERLY FROM THE CENTERLINE OF LA HABRA, 105 FT. NORTHERLY OF THE CENTERLINE OF THE RAILWAY AND 32 FT. WESTERLY FROM THE CENTERLINE OF EUCLID. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 355.62'

EARTH WORK QUANTITIES:

CUT: 300 CU.YD.
FILL: 100 CU.YD.
EXPORT: 200 CU.YD.

NOTE: THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE QUANTITIES.

PROJECT SUMMARY

GROSS AREA: 29,416.31 SF (0.675 ACRE)
NET AREA: 25,793.23 SF (0.592 ACRE)
IMPERVIOUS AREA: 20,182.93 SF (74.09%)
PERVIOUS AREA: 7,059.00 SF (25.91%)
ZONING: R-8 MULTIPLE FAMILY DWELLING
NUMBER OF UNITS: 10

PREPARED BY:

JACK LEE, RCE 40670
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

OWNER/SUBDIVIDER:

IE INVESTMENT, LLC
2818 N. KINGSGATE DRIVE,
ORANGE, CA 92667
TEL: (626) 999-7350
EMAIL: HCHH@YAHOO.COM

ABBREVIATIONS/LEGEND:

- CBW CONC. BLOCK WALL
- C&G CURB AND GUTTER
- D/A DRIVEWAY APRON
- D/W DRIVEWAY
- EX EXISTING
- EX EXISTING
- EX EXISTING
- FL FLOW LINE ELEVATION
- FL FLOW LINE ELEVATION
- FL FLOW LINE ELEVATION
- GM GAS METER
- M/H MAN HOLE
- M/W METER MANHOLE
- S/W SIDEWALK
- SD STORM DRAIN
- TR TO BE REMOVED
- TRW TOP OF RETAINING WALL
- WF WOODEN FENCE
- WV WATER VALVE

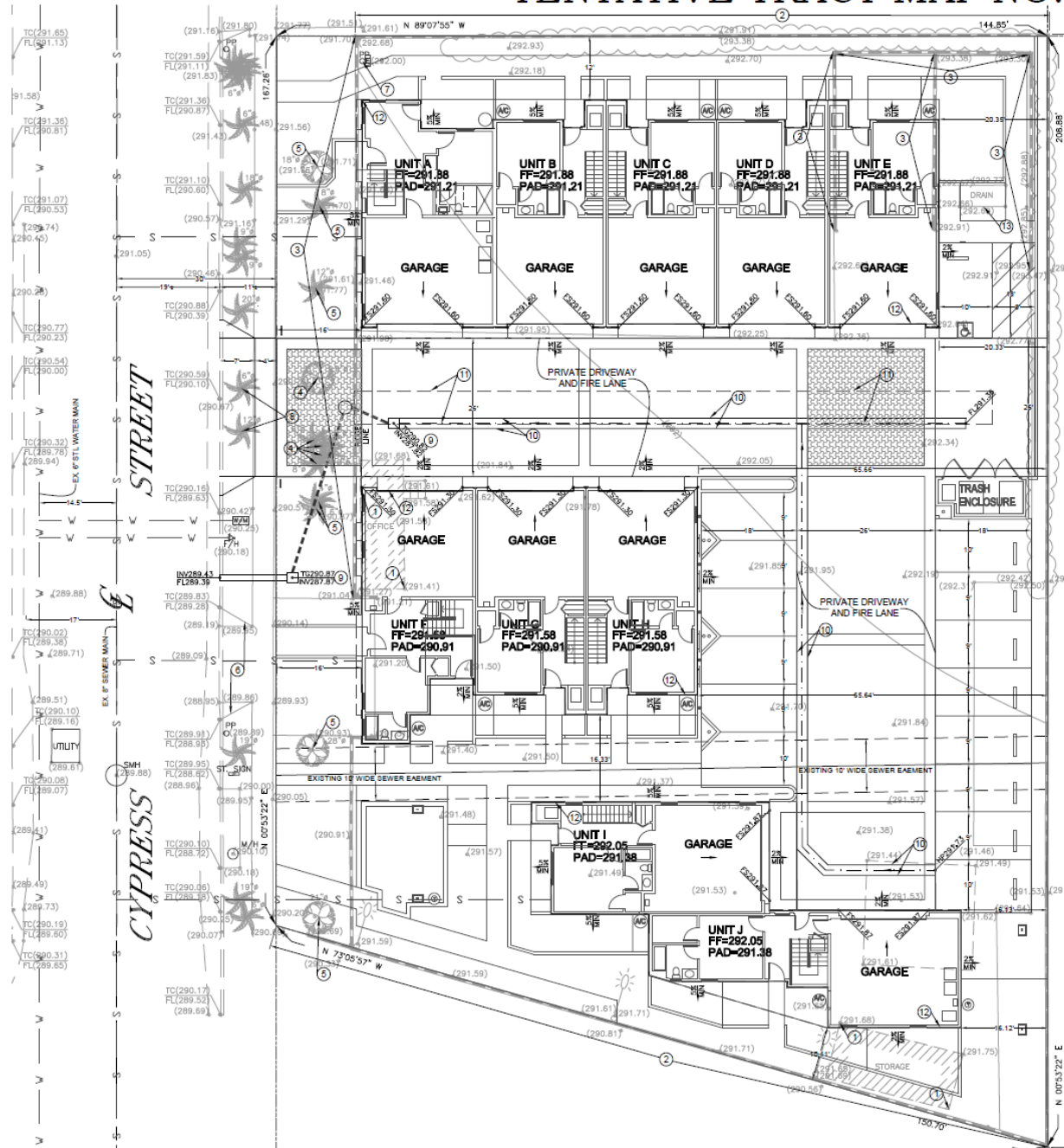
- PIPE SLOPE
- DRAINAGE PATTERN
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED SOO AREA
- CONSTRUCTION NOTE
- PROPOSED PLANTER AREA

CONSTRUCTION NOTES:

- 1 EXISTING BUILDING TO BE REMOVED
- 2 EXISTING 6" HIGH BLOCK WALL TO REMAIN
- 3 EXISTING BLOCK WALL TO BE REMOVED
- 4 EXISTING TREE TO BE REMOVED
- 5 EXISTING TREE TO REMAIN
- 6 EXISTING DRIVEWAY APPROACH TO BE REMOVED
- 7 EXISTING POWER POLE TO REMAIN
- 8 EXISTING STREET TREE TO BE REMOVED
- 9 INSTALL CATCH BASIN
- 10 CONSTRUCT V-GUTTER
- 11 INSTALL STORMTECH INFILTRATION SYSTEM
- 12 CONSTRUCT NEW BUILDING
- 13 EXISTING CATCH BASIN TO BE REMOVED

UTILITY SERVICES:

- CABLE SPECTRUM
- ELECTRICAL SOUTHERN CALIFORNIA EDISON
- FIRE ORANGE COUNTY FIRE AUTHORITY
- GAS SOUTHERN CALIFORNIA GAS COMPANY
- POLE LA HABRA POLICE DEPARTMENT
- REFUSE CR&R (INCORPORATED)
- SCHOOL LA HABRA CITY SCHOOL DISTRICT
- SEWER CITY OF LA HABRA
- TELEPHONE VERIZON
- WATER CITY OF LA HABRA

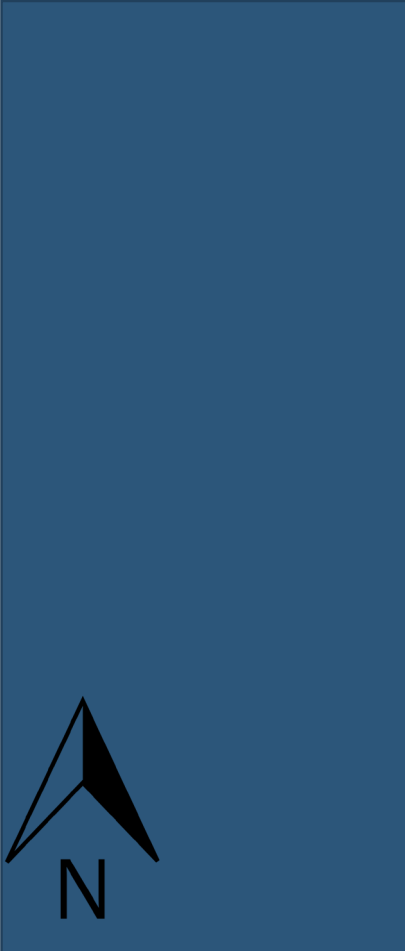


CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

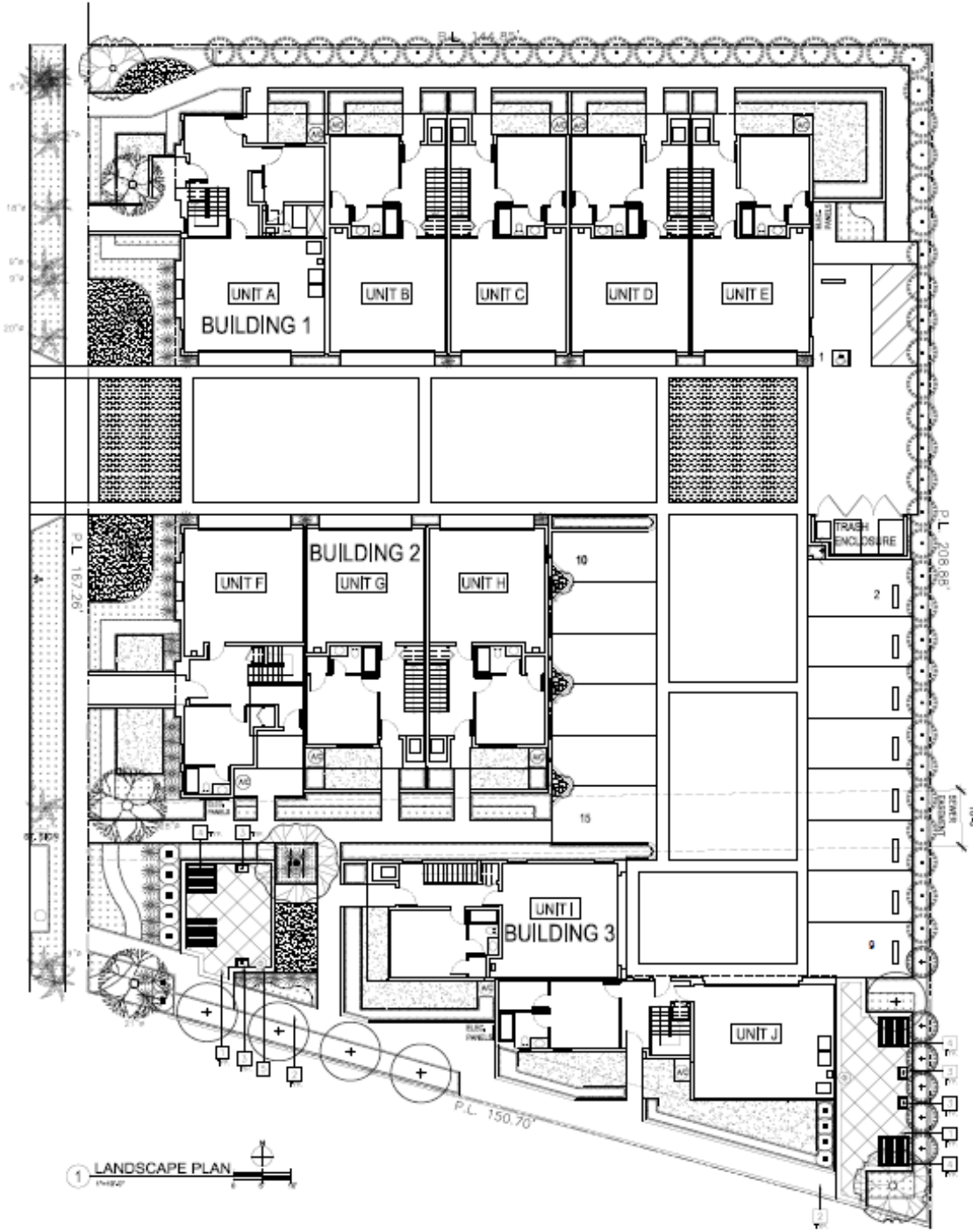
PROJECT LOCATION:
318 S. CYPRESS ST.,
LA HABRA CA 90631

DRAWN: PS
CHECKED: JLD
DATE: 10/14/2021
JOB NO.: 21-019-064
SCALE: 1" = 10'
FILE NAME:
T-1
SHEET 1 OF 1

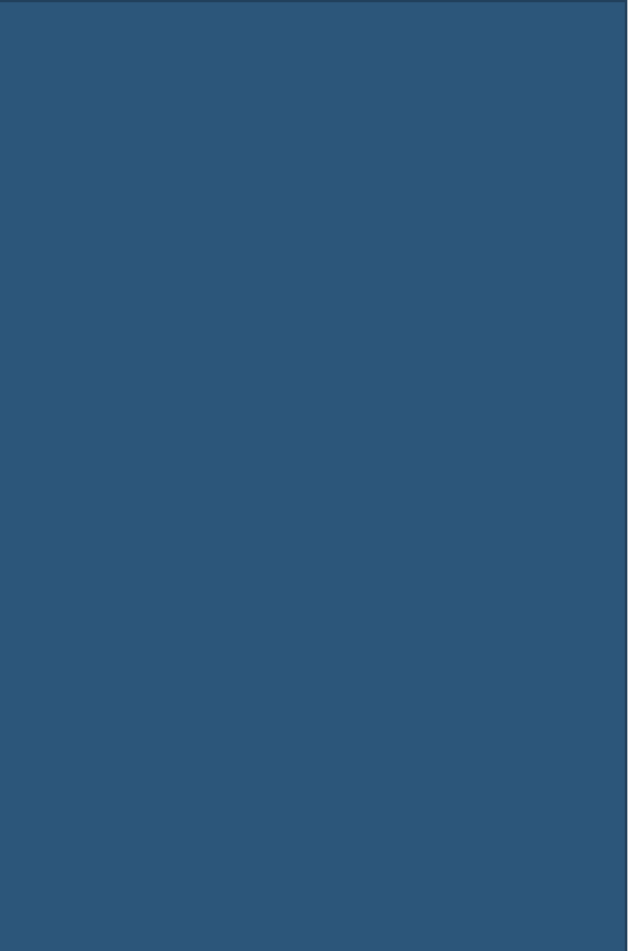
SITE PLAN



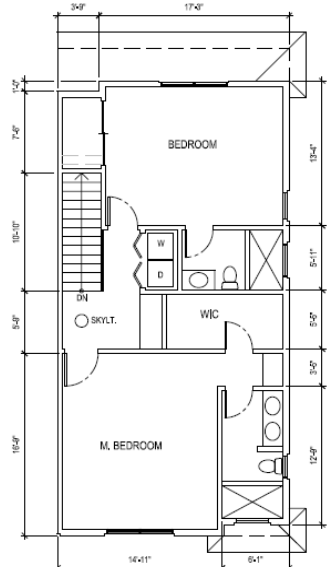
318 S. CYPRESS ST.



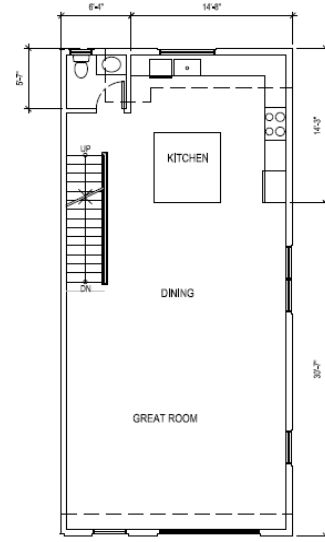
1 LANDSCAPE PLAN
1/2" = 1'-0"



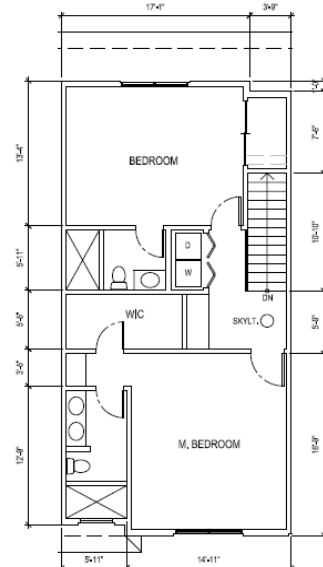
FLOOR PLAN



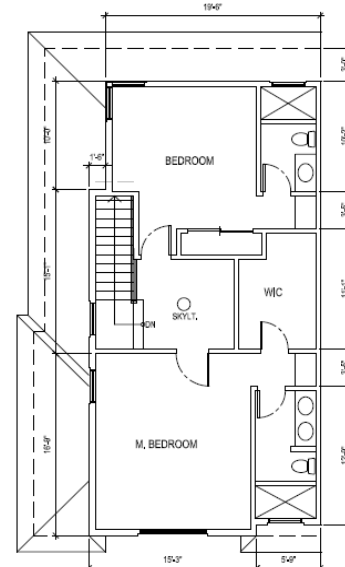
3RD. FLOOR PLAN (UNIT E)
(MIRRORED UNIT H) 31'-0" = 1'-0"



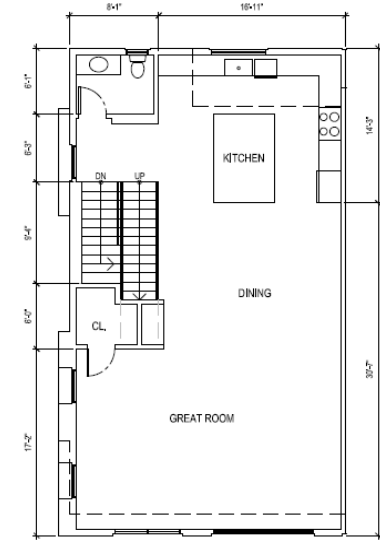
2ND. FLOOR PLAN (UNIT E)
(MIRRORED UNIT H) 31'-0" = 1'-0"



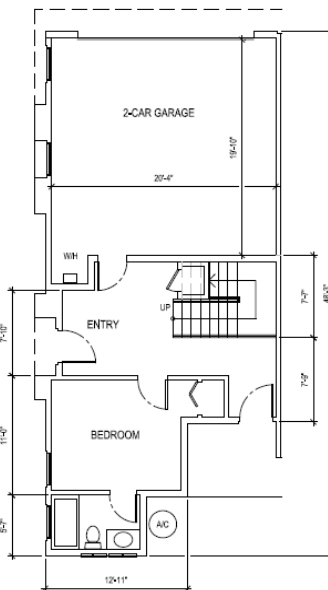
3RD. FLOOR PLAN (UNIT B,D)
(MIRRORED UNIT C,G) 31'-0" = 1'-0"



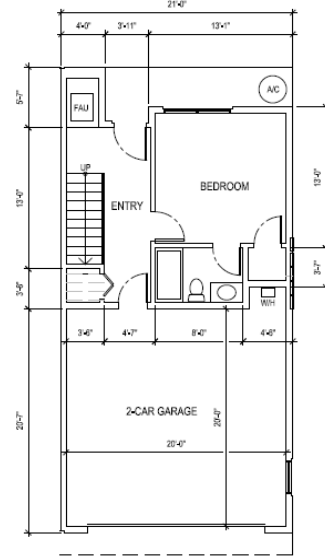
3RD. FLOOR PLAN (UNIT A)
ACCESSIBLE UNIT 31'-0" = 1'-0"



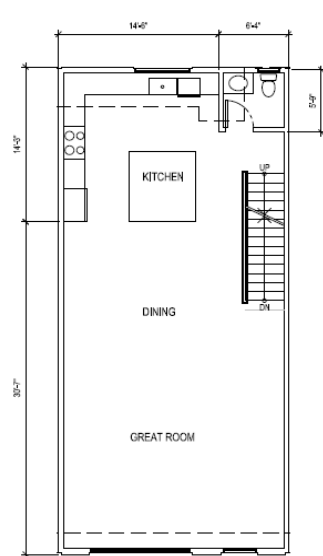
2ND. FLOOR PLAN (UNIT A)
ACCESSIBLE UNIT 31'-0" = 1'-0"



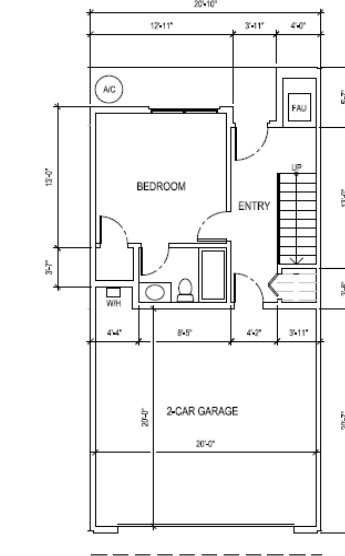
1ST. FLOOR PLAN (UNIT F) 31'-0" = 1'-0"



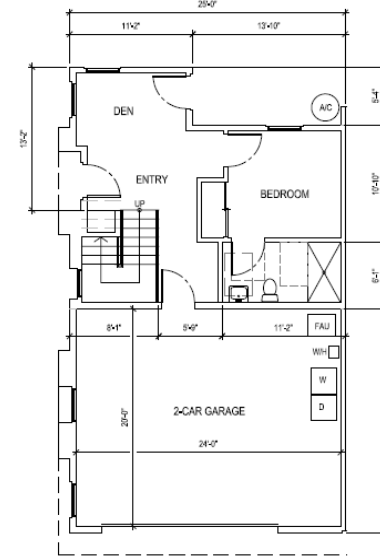
1ST. FLOOR PLAN (UNIT E)
(MIRRORED UNIT H) 31'-0" = 1'-0"



2ND. FLOOR PLAN (UNIT B,D)
(MIRRORED UNIT C,G) 31'-0" = 1'-0"



1ST. FLOOR PLAN (UNIT B,D)
(MIRRORED UNIT C,G) 31'-0" = 1'-0"



1ST. FLOOR PLAN (UNIT A)
ACCESSIBLE UNIT 31'-0" = 1'-0"

ELEVATIONS



EAST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1 & 2 STREET VIEW



NORTH ELEVATION - BUILDING 1



SOUTH ELEVATION - BUILDING 1



EAST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2

ELEVATIONS



WEST ELEVATION - BUILDING 3



NORTH ELEVATION - BUILDING 3



EAST ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3

COLOR SCHEME 1	
① STUCCO - LAHABRA, 50 CRYSTAL WHITE ⑤ SMOOTH FINISH STUCCO MOLDING	
⑩ STUCCO - LAHABRA, 81584 SUFFOLK ⑤⑨ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GENDA SANDS	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350 ⑦ STEEL GUARDRAIL	
⑥⑧ WOOD SIDING - DUNN-EDWARDS, CHOCOLATE CHUNK, DE6070 ⑥⑩ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑪ PATIO DOOR - BRONZE VINYL FRAME ⑫ FRENCH DOOR - BRONZE	
⑭ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND CHARCOAL, TAN BLEND	

COLOR SCHEME 2	
① STUCCO - LAHABRA, 50 CRYSTAL WHITE ⑤ SMOOTH FINISH STUCCO MOLDING	
⑩ STUCCO - LAHABRA, 81593 BAY RIDGE ⑤⑨ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FACIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GREY	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350 ⑦ STEEL GUARDRAIL	
⑥⑧ WOOD SIDING - DUNN-EDWARDS, DARK ENGINE, DE6350 ⑥⑩ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑪ PATIO DOOR - BRONZE VINYL FRAME ⑫ FRENCH DOOR - BRONZE	
⑭ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND CHARCOAL, TAN BLEND	

RECOMMENDATION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING TENTATIVE TRACT MAP 19156 FOR THE CONSTRUCTION OF A 10-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 318 SOUTH CYPRESS STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

RECOMMENDATION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 21-06 FOR THE CONSTRUCTION OF A 10-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 318 SOUTH CYPRESS STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.