

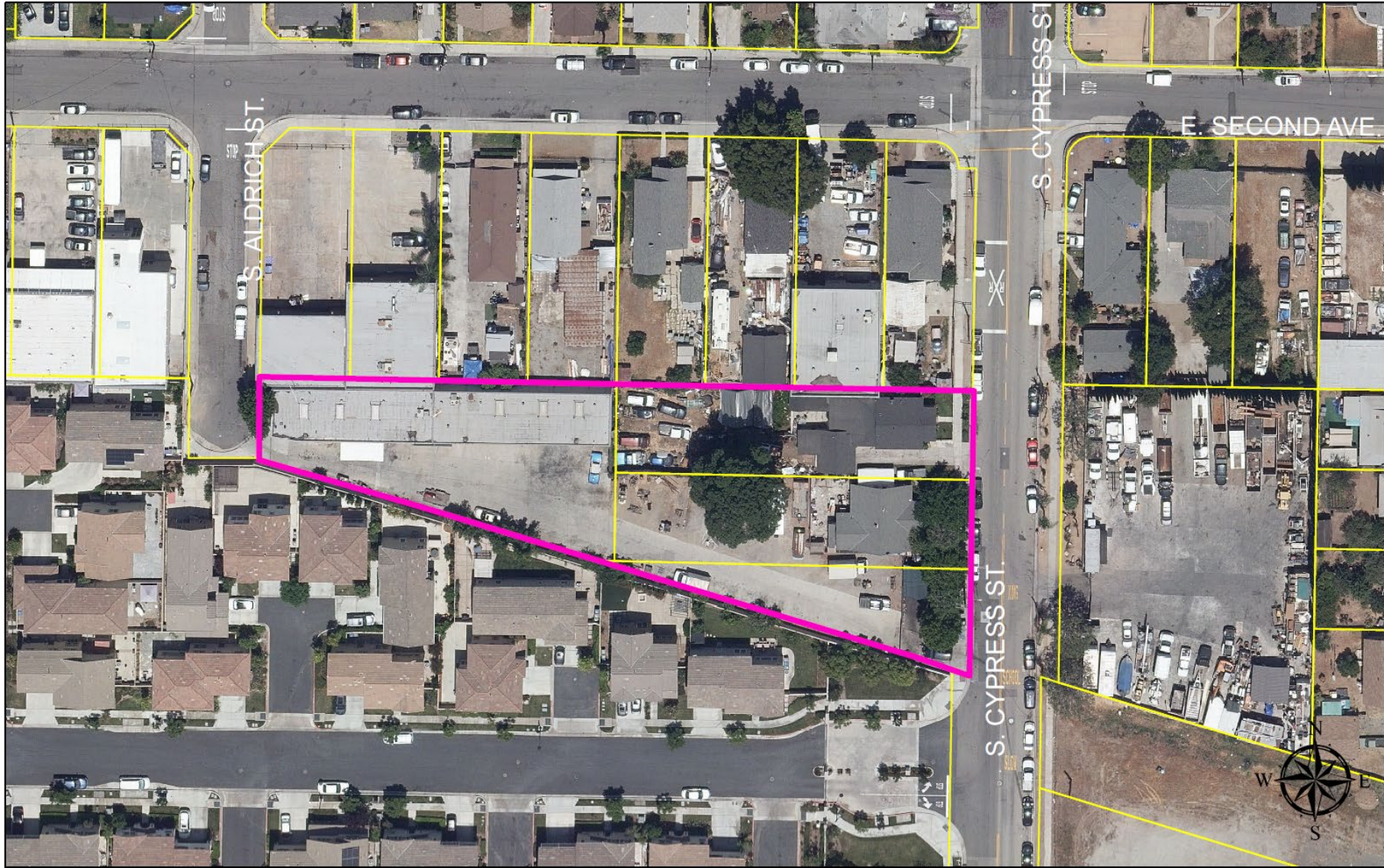


PLANNING COMMISSION MEETING

FEBRUARY 14, 2021

PUBLIC HEARING

DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR TENTATIVE TRACT MAP 19155 AND DESIGN REVIEW 21-05 FOR THE CONSTRUCTION OF A 16 UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 331, 341, 351 SOUTH CYPRESS STREET AND 316 SOUTH ALDRICH STREET.



331-351 S. Cypress St. &
316 S. Aldrich St.

TENTATIVE TRACT MAP NO. 19155

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

LOT 11, 12 AND PORTIONS OF LOTS 1 & 2 IN BLOCK 1 OF RESUBDIVISION OF REDFERN ADDITION TO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 99, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY, AND A PORTION OF LOT 7 OF THE KEELER ADDITION TO LA HABRA, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 95, OF MISCELLANEOUS MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 022-181-21, 022-181-22, 022-181-23 AND 022-181-24

FOR CONDOMINIUM PURPOSES

BENCHMARK:

COUNTY BENCHMARK NO. 5-51-R88

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USGS BRONZED DISK STAMPED "S 51 RESET 1988" 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: 700 CU.YD.
FILL: 200 CU.YD.
EXPORT: 500 CU.YD.

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

UTILITY SERVICES:

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

PREPARED BY:

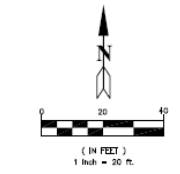
JACK LEE, RCE 40870
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

OWNER/SUBDIVIDER:

DE INVESTMENT, LLC
2819 N. KINGSDATE DRIVE,
ORANGE, CA 92667
TEL: (626) 999-7350
EMAIL: HCHH@YAHOO.COM

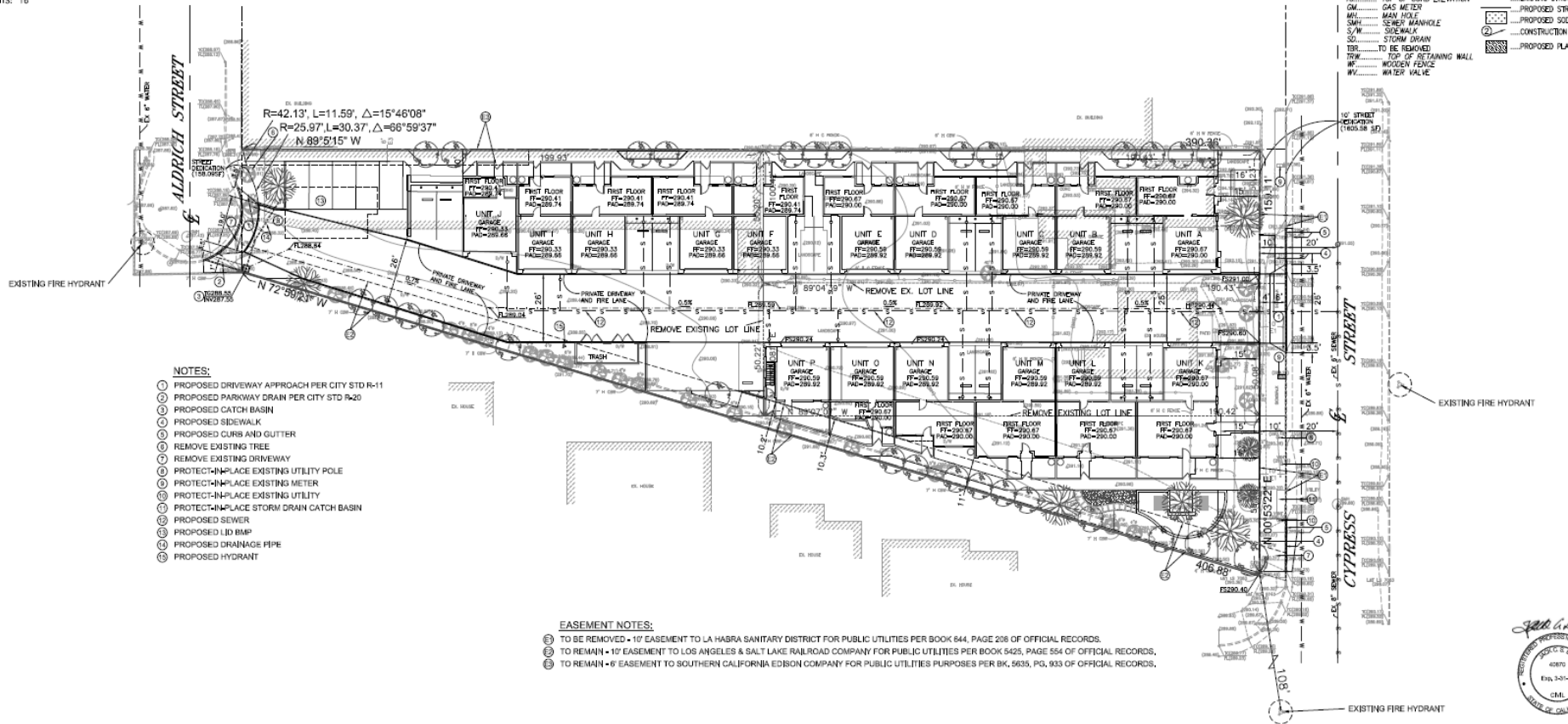
PROJECT SUMMARY

GROSS AREA: 41,748.85 SF (0.958 ACRE)
NET AREA: 40,143.36 SF (0.922 ACRE)
IMPERVIOUS AREA: 32,643.07 SF (81.32%)
PERVIOUS AREA: 7,500.29 SF (18.68%)
ZONING: R-6 MULTIPLE FAMILY DWELLING
NUMBER OF UNITS: 16



ABBREVIATIONS / LEGEND:

- CBW..... CONC. BLOCK WALL
CAC..... CURB AND GUTTER
D/A..... DRIVEWAY APPROX
D/W..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FI..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
TC..... TOP OF CURB ELEVATION
GM..... GAS METER
M..... MAIN POLE
SM..... SEWER MANHOLE
S/W..... SIDE WALK
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 SOD AREA
CONSTRUCTION NOTE
PROPOSED PLANTER AREA



- ### NOTES:
- PROPOSED DRIVEWAY APPROACH PER CITY STD R-11
 - PROPOSED PARKWAY DRAIN PER CITY STD R-20
 - PROPOSED CATCH BASIN
 - PROPOSED SIDEWALK
 - PROPOSED CURBS AND GUTTER
 - REMOVE EXISTING TREE
 - REMOVE EXISTING DRIVEWAY
 - PROTECT-IN-PLACE EXISTING UTILITY POLE
 - PROTECT-IN-PLACE EXISTING METER
 - PROTECT-IN-PLACE EXISTING UTILITY
 - PROTECT-IN-PLACE STORM DRAIN CATCH BASIN
 - PROPOSED SEWER
 - PROPOSED LID BMP
 - PROPOSED DRAINAGE PIPE
 - PROPOSED HYDRANT

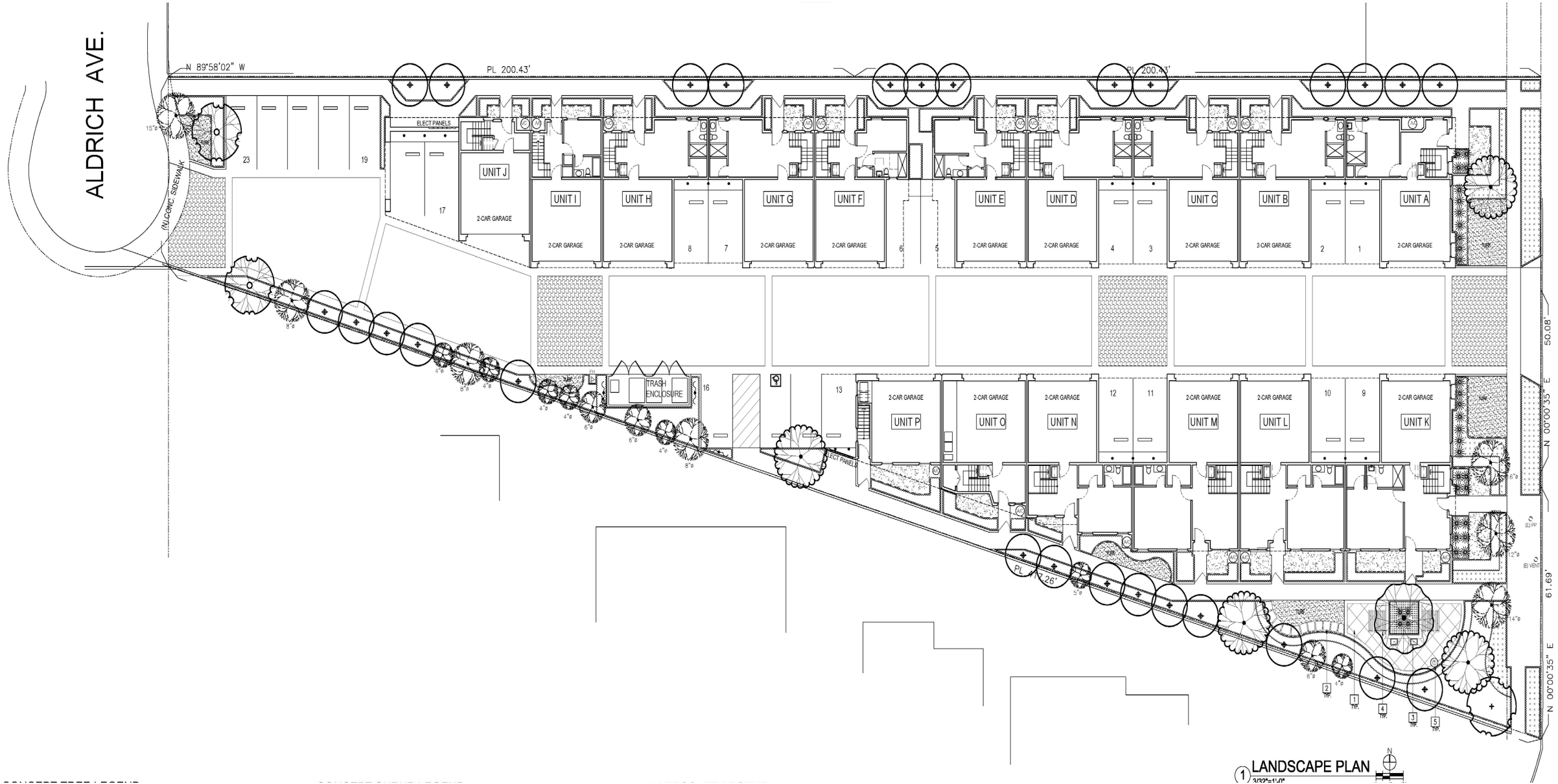
- ### EASEMENT NOTES:
- TO BE REMOVED - 10' EASEMENT TO LA HABRA SANITARY DISTRICT FOR PUBLIC UTILITIES PER BOOK 644, PAGE 208 OF OFFICIAL RECORDS.
 - TO REMAIN - 10' EASEMENT TO LOS ANGELES & SALT LAKE RAILROAD COMPANY FOR PUBLIC UTILITIES PER BOOK 545, PAGE 554 OF OFFICIAL RECORDS.
 - TO REMAIN - 6' EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER BK, 5635, PG. 933 OF OFFICIAL RECORDS.

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

PROJECT LOCATION:
331, 341, 351 CYPRESS ST /
316 ALDRICH ST.
LA HABRA CA 90631

DRAWN: RR
CHECKED:
DATE: 10/14/2021
JOB NO.: 20-018-042
SCALE: 1" = 20'
FILE NAME:
T-1
SHEET 1 OF 1

SITE PLAN

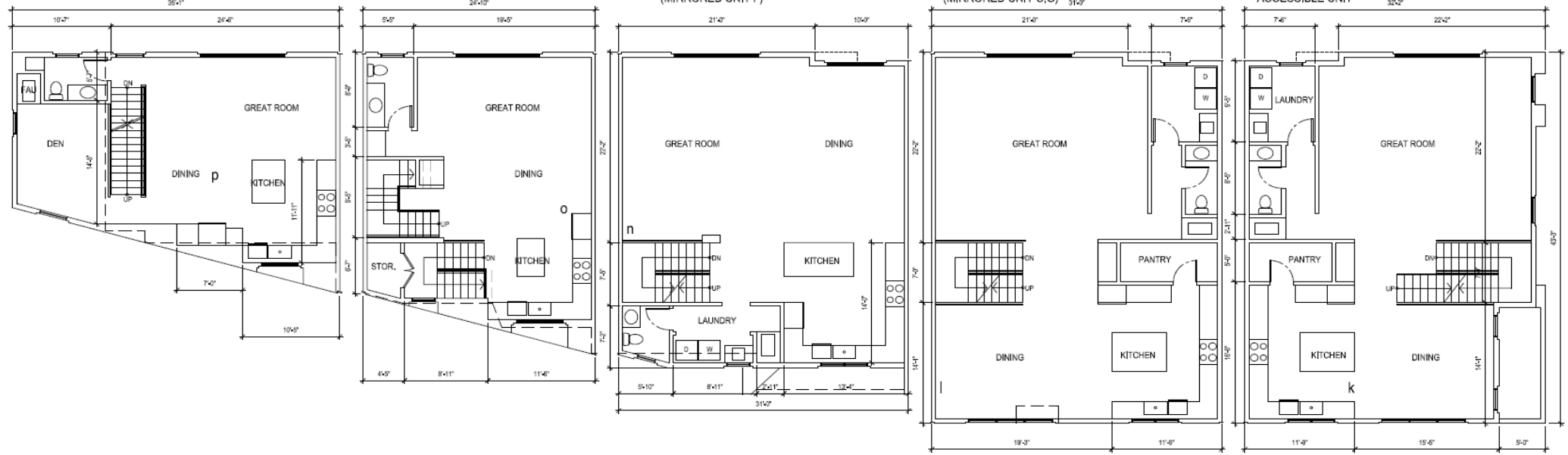
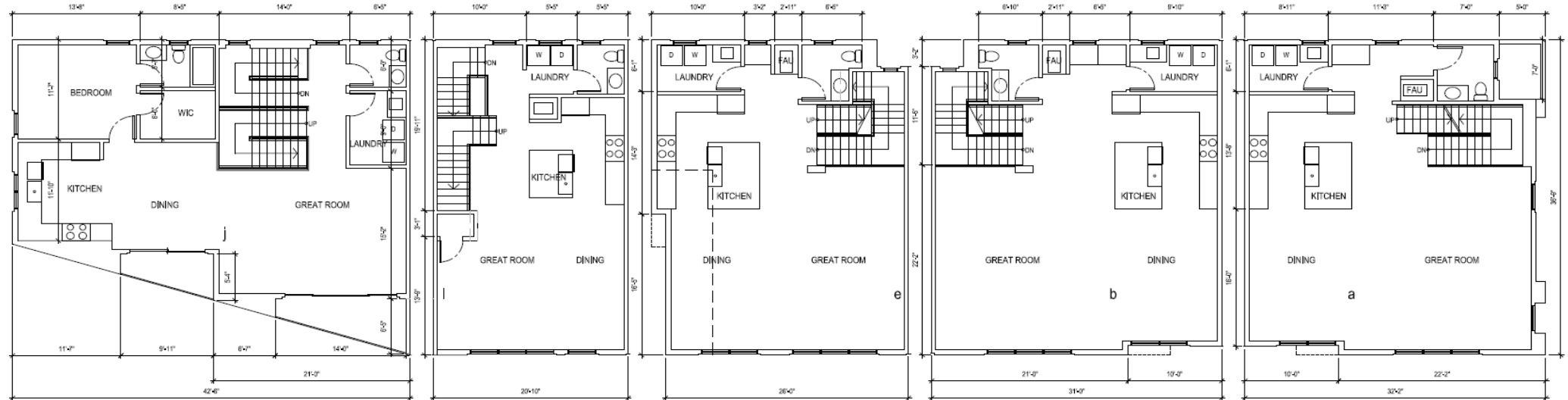


ALDRICH AVE.

331 S. CYPRESS ST.

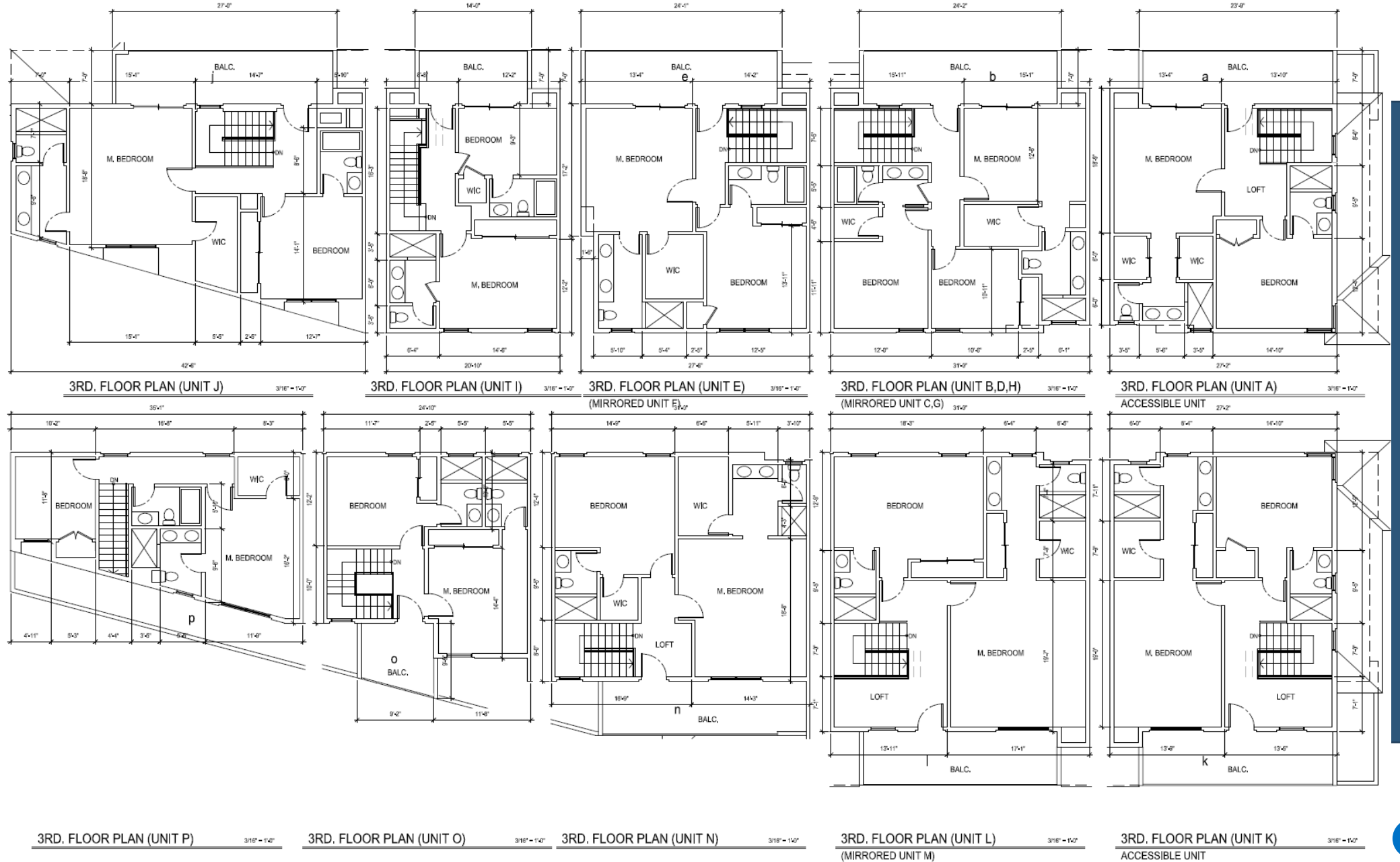
1 LANDSCAPE PLAN
3/22/18

FLOOR PLAN



2ND. FLOOR PLAN (UNIT P) 31'6" - 14'7" 2ND. FLOOR PLAN (UNIT O) 31'6" - 14'7" 2ND. FLOOR PLAN (UNIT N) 31'6" - 14'7" 2ND. FLOOR PLAN (UNIT L) 31'6" - 14'7" (MIRRORED UNIT M) 2ND. FLOOR PLAN (UNIT K) 31'6" - 14'7" ACCESSIBLE UNIT

FLOOR PLAN



ELEVATIONS



WEST ELEVATION - BUILDING 2



WEST ELEVATION - BUILDING 3



EAST ELEVATION - BUILDING 3 & 1 STREET VIEW

ELEVATIONS



SOUTH ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3

COLOR SCHEME 1	
① STUCCO - LAHABRA, 50 CRYSTAL WHITE ⑤ SMOOTH FINISH STUCCO MOLDING	
⑫ STUCCO - LAHABRA, 81584 SUFFOLK ⑤⑥ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
⑳ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GENEA SANDS	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350 ⑦ STEEL GUARDRAIL	
⑧⑩ WOOD SIDING - DUNN-EDWARDS, CHOCOLATE CHUNK, DE8070 ⑧⑨ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑪ PATIO DOOR - BRONZE VINYL FRAME ⑭ 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	
⑫ STUCCO - LAHABRA, 81593 BAY RIDGE ⑤⑥ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
⑳ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GREY	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350 ⑦ STEEL GUARDRAIL	
⑧⑩ WOOD SIDING - DUNN-EDWARDS, DARK ENGINE, DE6350 ⑧⑨ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑪ PATIO DOOR - BRONZE VINYL FRAME ⑭ 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 19155 FOR THE CONSTRUCTION OF A 16 UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 331-351 SOUTH CYPRESS STREET AND 316 SOUTH ALDRICH 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 21-05 FOR THE CONSTRUCTION OF A 16 UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 331-351 SOUTH CYPRESS STREET AND 316 SOUTH ALDRICH STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.