

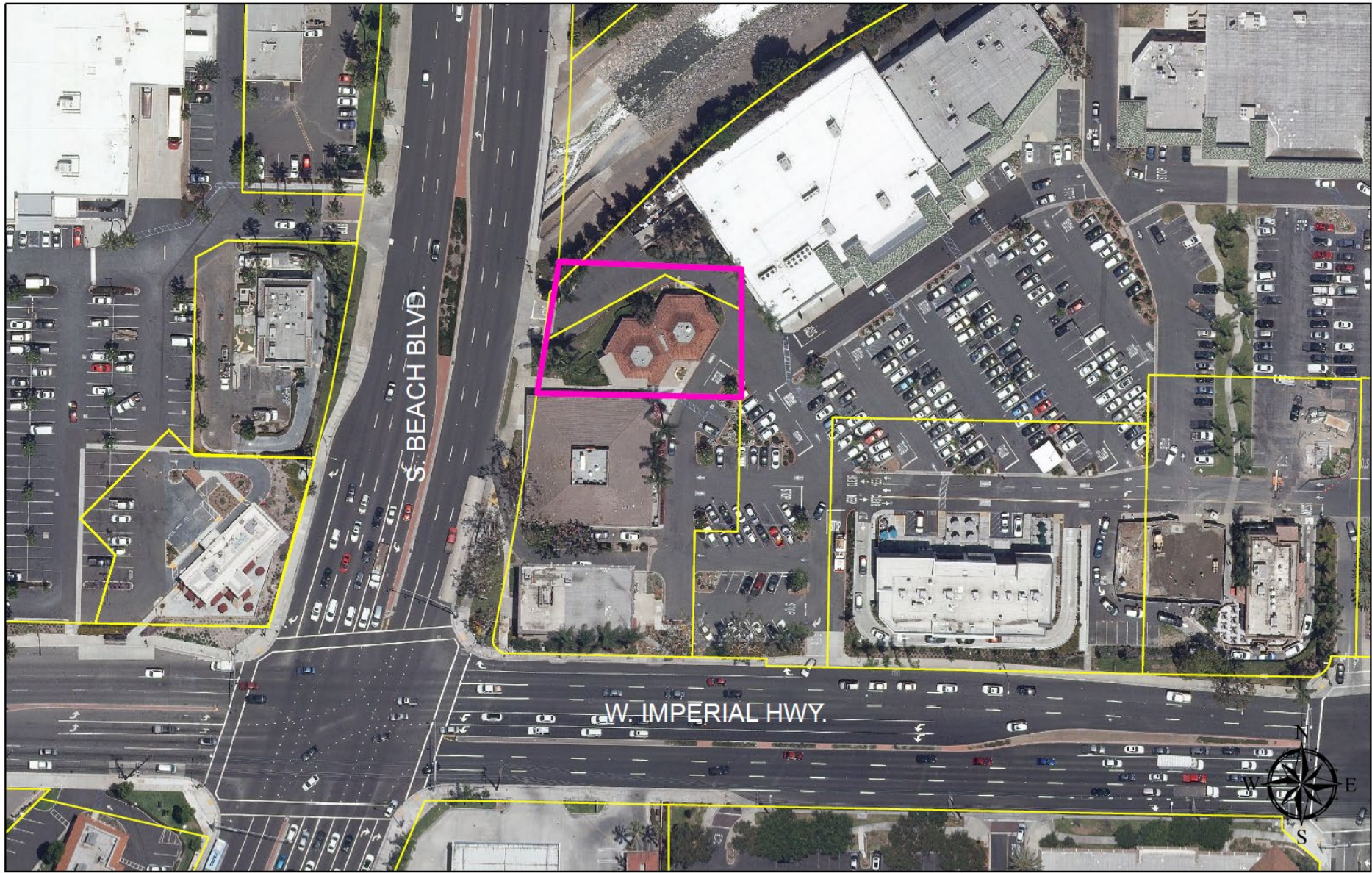


PLANNING COMMISSION MEETING

MAY 23, 2022

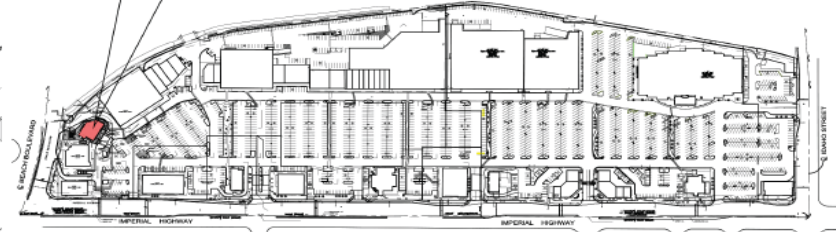
PUBLIC HEARING

DULY NOTICED PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGN REVIEW 22-03 FOR THE CONSTRUCTION OF A 3,450 SQUARE FOOT COMMERCIAL BUILDING AT 1130 SOUTH BEACH BOULEVARD.



1130 S Beach Blvd

1130 S. BEACH BLVD.
LA HABRA, CA 90631

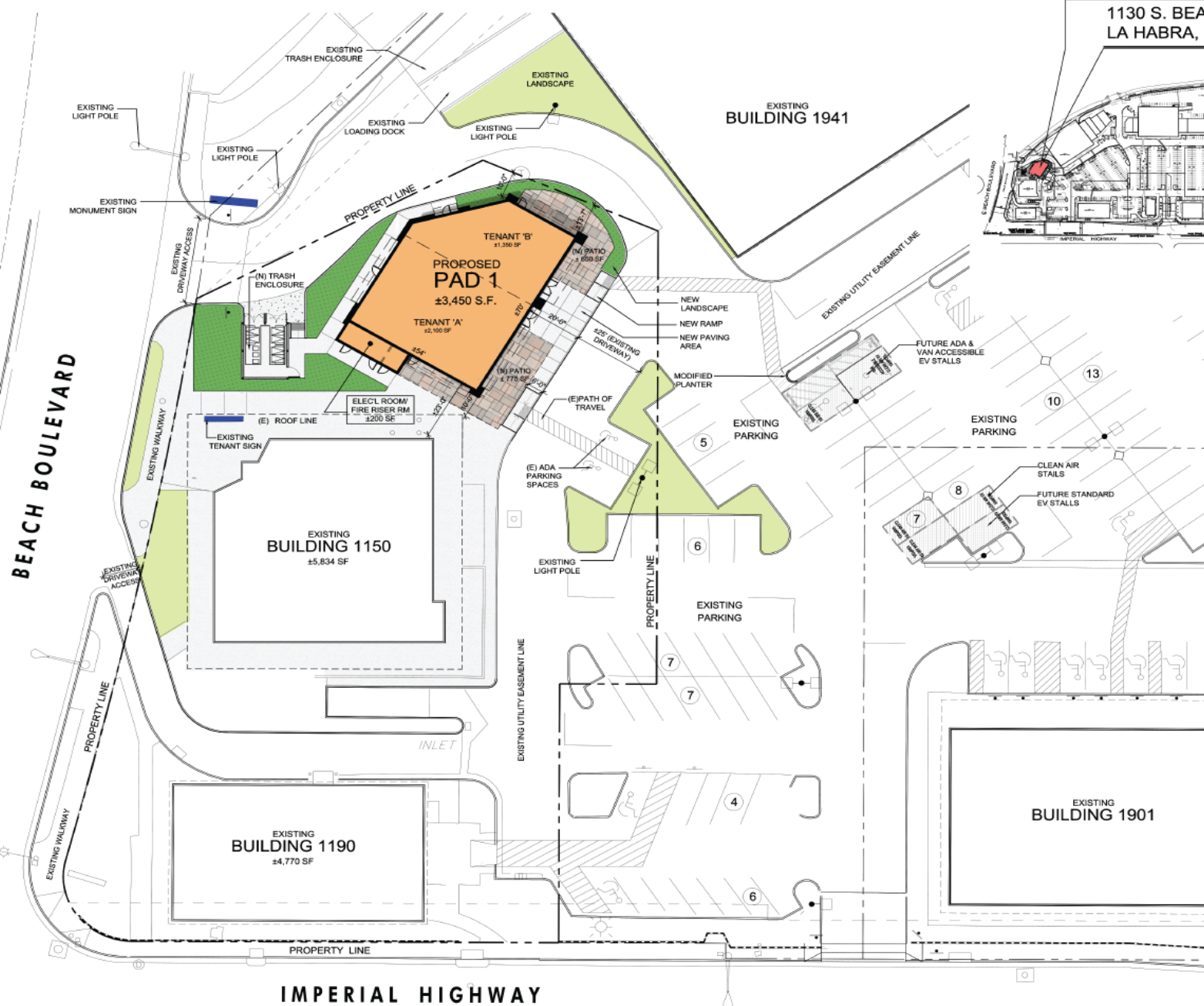


SITE DATA

| | | |
|-------------------------------|---|------------|
| ZONING | | |
| PROPERTY ADDRESS: | 1130 S. BEACH BOULEVARD LA HABRA, CA 90631 | |
| EXISTING ZONING | C-2sH COMMUNITY SHOPPING CENTER HIGH DENSITY | |
| PROPOSED USE/OCC.: | B/A-2 | |
| APN: | 018-381-69 | |
| SITE DATA | | |
| PARCEL/LOT 7 | ±48,565 SF | ±1.11 A.C. |
| BUILDING DATA | | |
| PROPOSED PAD 1 | | |
| TENANT A (RESTAURANT-NO BAR): | ± 2,100 S.F. | |
| TENANT B (RESTAURANT-NO BAR): | ±1,350 S.F. | |
| TOTAL BUILDING AREA | ± 3,450 S.F. | |
| ELEC' ROOM/FIRE RISER | ± 200 S.F. | |
| PARKING DATA | | |
| TENANT A : | 10 PER KSF OF GFA | 21 STALLS |
| TENANT B : | 10 PER KSF OF GFA | 14 STALLS |
| (TO GO NO SEATING) | | |
| TOTAL PARKING REQUIRED: | 35 STALLS | |
| TOTAL PARKING PROVIDED: | 35 STALLS | |
| STANDARD: | 27 STALLS | |
| DISABLED: | 2 STALLS | |
| EV / CLEAN AIR VEHICLES | 6 STALLS | |
| PARKING RATIO PROVIDED: | 10.15 per 1,000 S.F. | |



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



IMPERIAL HIGHWAY

BEACH BOULEVARD

ENLARGED SITE PLAN

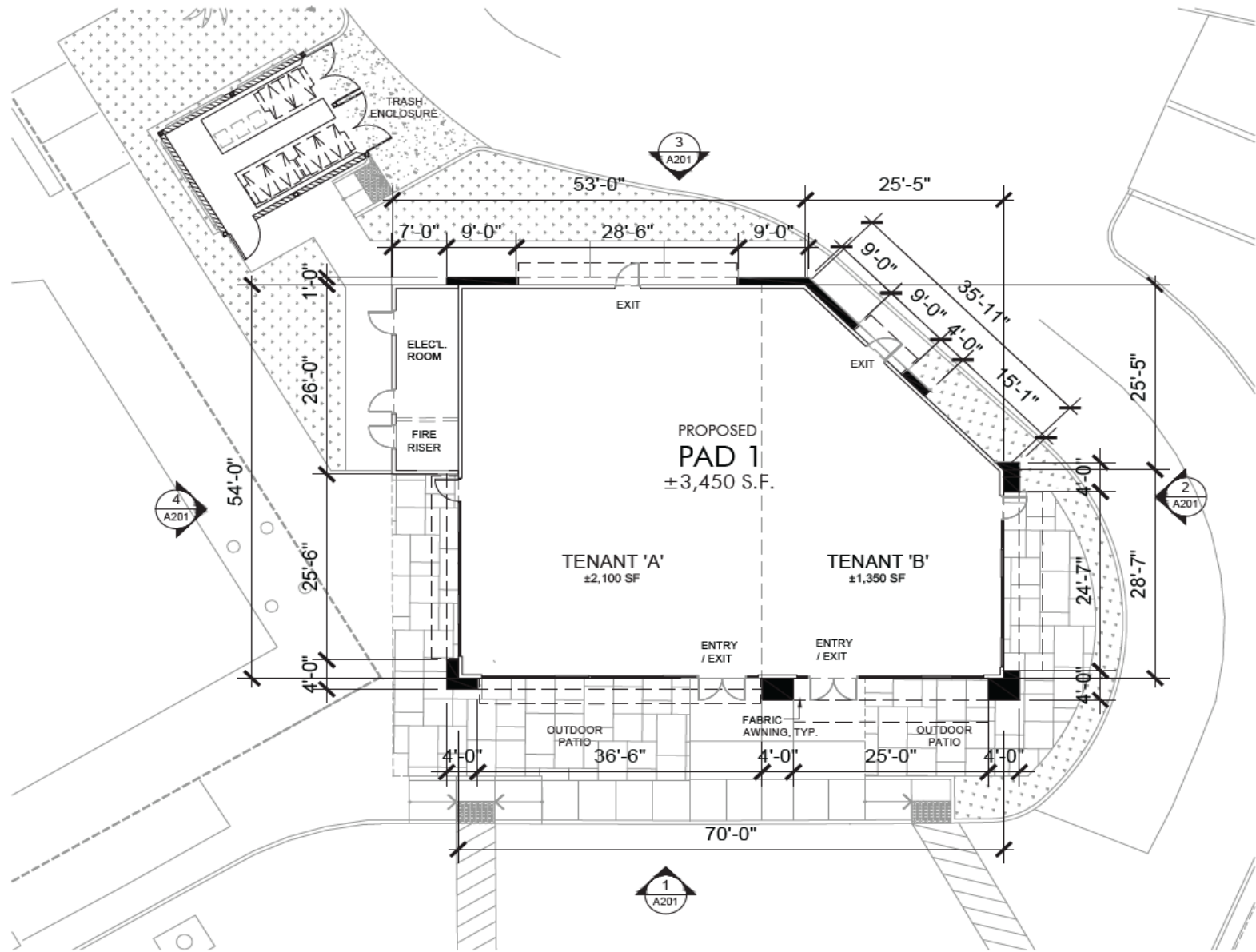
SCALE: 1" = 10'-0"

CONCEPTUAL SUBJECT TO CHANGE

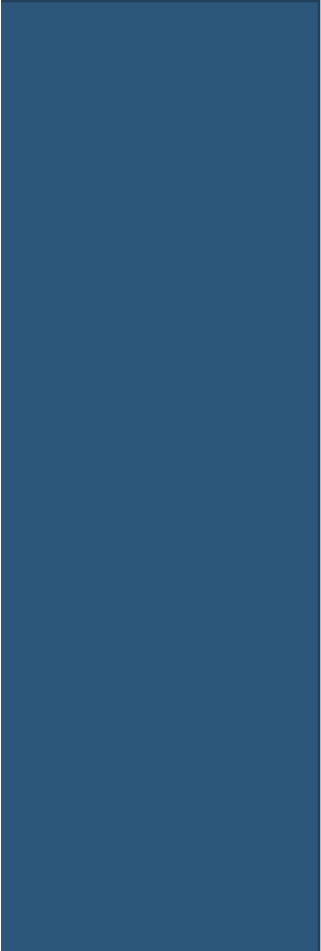


CONCEPTUAL LANDSCAPE PLAN

1130 S. BEACH BLVD. LA HABRA MARKETPLACE - KARAOKE BUILDING | LA HABRA | CALIFORNIA

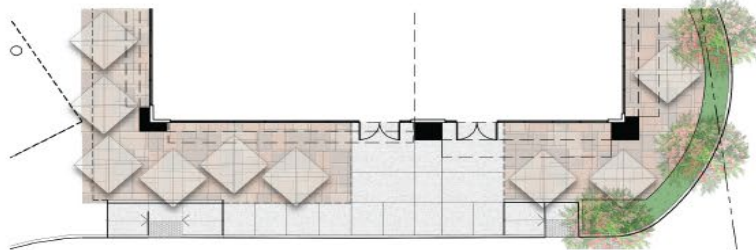


1 FLOOR PLAN
SCALE: 1/8"=1'

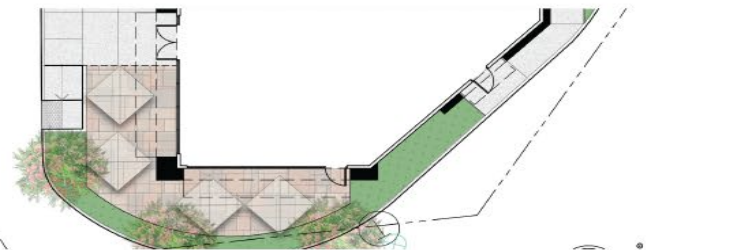




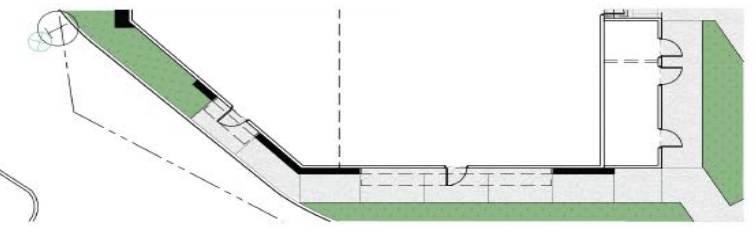
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



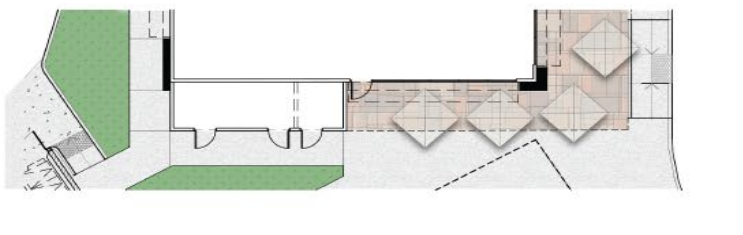
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



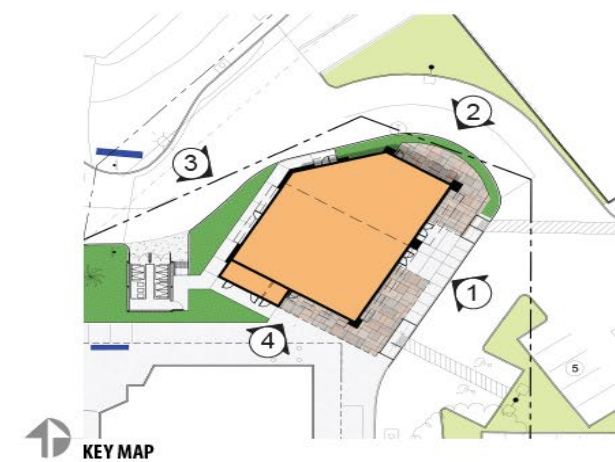
3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



| FINISH LEGEND | |
|---------------|--|
| KEY | MATERIAL |
| 1 | STUCCO MANUFACTURER: HIGHLAND STUCCO PAINT COLOR BY : DUNN EDWARDS |
| 2 | STOREFRONT BY: ARCADIA (2X8 AFG-601 SERIES) MODEL: 2X6 AFG-601 SERIES OFFSET FINISH: BLACK ANODIZED, CLASS 1(A-B) |
| 3 | STOREFRONT GLASS MANUFACTURER: VITRO ARCHITECTURAL GLASS MODEL: 1" CLEAR FLOAT GLASS |
| 4 | FABRIC AWNING MANUFACTURER: SUNBRELLA COLOR: BLACK |
| 5 | BRICK MANUFACTURER: INTERSTATE BRICK MODEL: IRONSTONE COLOR: BROWNS & TANS, BURGUNDIES & REDS |
| 6 | WALL SCONCE MANUFACTURER: BEGA MODEL: WALL LUMINAIRE TWO-SIDED NARROW BEAM LIGHT DISTRIBUTION COLOR: BLACK |
| 7 | WALL SCONCE (SERVICE DOORS) MANUFACTURER: BEGA MODEL: LED WALL LUMINAIRE - DIRECTED LIGHT COLOR: BLACK |
| 8 | WOOD COMPOSITE MANUFACTURER: NICHBA MODEL: VINTAGE WOOD COLOR: ASH |
| 9 | GREEN SCREEN |
| COLORS | |
| A | PAINT COLOR: WHITE OPULENCE OC-69 BY: BENJAMIN MOORE |
| B | PAINT COLOR: STORM AF-709 BY: BENJAMIN MOORE |



KEY MAP CONCEPTUAL SUBJECT TO CHANGE

| # | Description | Date |
|---|---------------|------------|
| 1 | 1ST SUBMITTAL | 02.24.2022 |
| 2 | 2nd SUBMITTAL | 04.12.2022 |

RECOMMENDATION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING DESIGN REVIEW 22-03 FOR THE CONSTRUCTION OF A 3,450 SQUARE FOOT COMMERCIAL BUILDING AT 1130 SOUTH BEACH BOULEVARD, AS PER THE APPROVED PLANS, MAKING THE APPROPRIATE FINDINGS, AND SUBJECT TO CONDITIONS.