



LEGAL DESCRIPTION

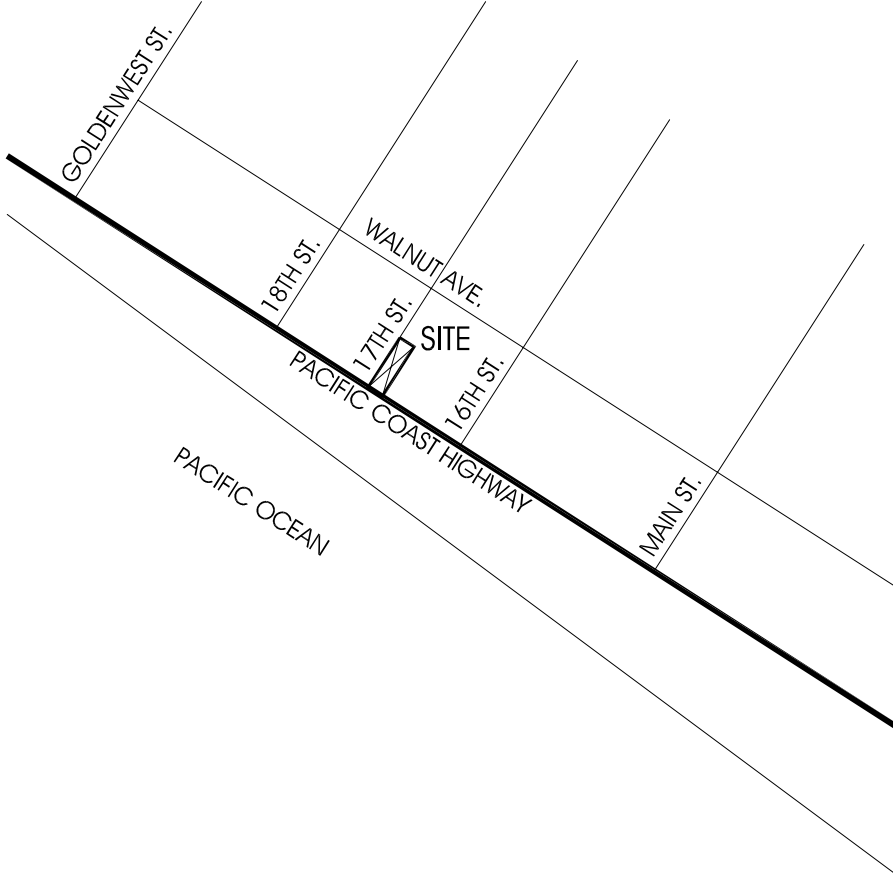
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOTS 9 & 10, IN BLOCK 115, AS SHOWN ON THE MAP OF HUNTINGTON BEACH IN BOOK 3, PAGES 36 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

APN: 023-167-04

PROJECT SUMMARY

THE PROJECT CONSISTS OF 4 NEW RESIDENTIAL CONDOMINIUM UNITS; PARKING PROVIDED IS 2 SPACES PER UNIT IN GARAGES, WITH 1 OPEN SPACE PER UNIT (12 SPACES, TOTAL). OPEN SPACE IS PROVIDED FOR EACH UNIT.

VICINITY MAP



ZONING MATRIX

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN NO. 5
DISTRICT 4 (Established Residential)
1779PCH (1620 Pacific Coast Highway)

ZONING CONFORMANCE MATRIX			
	PROPOSED	REGULATION	SECTION
Allowable Uses	Residential 2 (3b/3.5ba) units 2,301 sq. ft (1 st -2 nd fl.) 2 (3b/3.5ba) units 1,805 sq. ft (3 rd fl. flat)	Residential • 4 Multi Family Housing Units	3.3.4.3
Minimum Parcel Size	50' Frontage 7,926 sq. ft. Net Area (.18 ac) (50'x160.5')	25' Street Frontage & 2,500 sf Net Area min.	3.3.4.5
Maximum Site Coverage	3,861 sq. ft. (48.7%)	3,963 sq. ft. (50% net site area)	3.3.4.6
Maximum Density	4 du	4 du max (≤ 50 ft. frontage)	3.3.4.7
Maximum Building Height	35' - 3 stories	35' - 3 stories & 25' within 25' of front P/L	3.3.4.8
Upper Story Setback	10' avg.	10' Average (2 nd - 3 rd Story)	3.3.4.9
Front Yard Setback	25' from PCH	25' from PCH	3.3.4.10
Interior Side Yard Setback	3' min. / 7' avg.	3' min (≤ 100' frontage)	3.3.4.11
Exterior Side Yard Setback	3' min. / 7' avg.	5' min (≤ 100' frontage)	3.3.4.11
Rear Yard Setback	25'	3' min (Fronting PCH)	3.3.4.12
Garage Setback	25'	5' min.	3.3.4.13
Common Open Space	1,250 sq. ft.	600 sq ft. (150 sq. ft./du)	3.3.4.14/3.2.16
Private Open Space	480 sq. ft. (120 sq. ft./du)	None Req.	3.3.4.14
Parking	Residential (tandem): Guest-(Driveway Aprons) @2/du = 8 sp @ 1/du = 4 sp Total =12 sp	Residential - 2.5 sp/du = 10 spaces Guest - .25 sp/du = 1 space TOTAL 11 spaces	3.2.26
Bicycle Parking	2 spaces/du (within Garage)	1sp/4du = 1 sp	
Trash Containers	2 cans/du (within Garage)		

SHEET INDEX

- CS

COVER SHEET
- TPM-1

TENTATIVE PARCEL MAP
- TPM-2

TENTATIVE PARCEL MAP
- TPM-3

TENTATIVE PARCEL MAP
- A1

1ST FLOOR/SITE PLAN; 2ND FLOOR PLAN
- A2

3RD FLOOR PLAN; ROOF PLAN
- A3

EXTERIOR ELEVATIONS
- A4

EXTERIOR ELEVATIONS
- A5

SECTION
- A6

COLORED ELEVATIONS & MATERIALS
- A7

COLORED RENDERING
- A8

NEIGHBOR PLANS
- L1

LANDSCAPE PLAN - COLOR
- L2

LANDSCAPE PLAN - B&W
- L3

LANDSCAPE PLANT MATERIALS

OWNER:

KELTER FAMILY TRUST
18281 GOTHARD ST., STE. 201
HUNTINGTON BEACH, CA 92648
(714) 401-9710

APPLICANT:

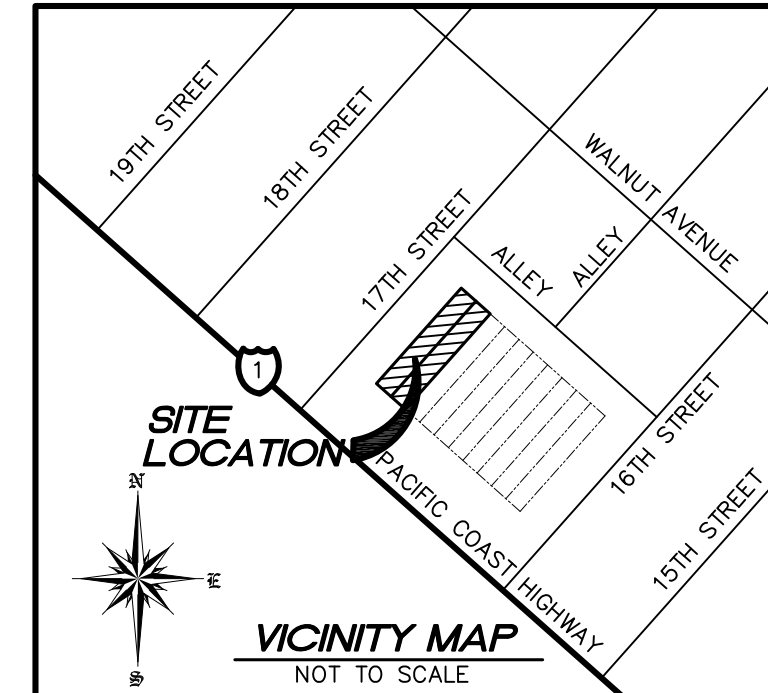
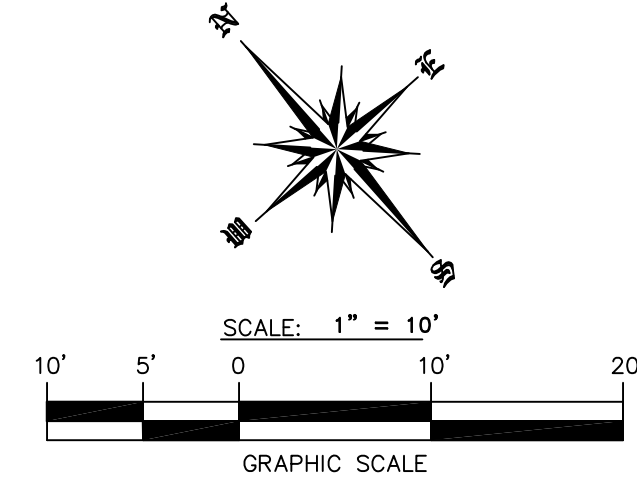
KELTER CONSTRUCTION INC.
18281 GOTHARD ST., STE. 201
HUNTINGTON BEACH, CA 92648
(714) 401-9710

TENTATIVE PARCEL MAP NO. 2019-164

FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGEND

---	PROPERTY LINE
T	TELEPHONE LINE
E	ELECTRICAL LINE
G	GAS LINE
S	SEWER LINE
W	WATER LINE
□	FENCE
---	FLOW LINE
[Hatched Box]	EXISTING BUILDING
[Diagonal Lines Box]	DEDICATION
(xx.xx)	EXISTING GRADE
AC	ASPHALTIC CONCRETE
BLD	BUILDING
BS	BOTTOM OF STEP
BSW	BACK OF SIDEWALK
BRAMP	BOTTOM OF RAMP
CATV	CABLE UTILITY
CHIM	CHIMNEY
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISHED FLOOR
FNC	FENCE
FS	FINISHED SURFACE
GAR	GARAGE
LAT	LATERAL
LF	LINEAR FEET
OVH	OVERHANG
PROP.	PROPOSED
PL	PROPERTY LINE
TC	TOP OF CURB
TRAMP	TOP OF RAMP
TS	TOP OF STEP
SMH	SEWER MANHOLE
SWR	SEWER
WFNC	WOOD FENCE
WM	WATER METER
WTR	WATER



GENERAL NOTES:

- DATE OF PREPARATION: DEC.19, 2019
- GROSS ACREAGE: 0.187 AC
- EXISTING ZONING: DISTRICT 4 (ESTABLISHED RESIDENTIAL)
- GENERAL PLAN DESIGNATION: HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN NO. 5
- SITE IS CURRENTLY VACANT
- CONTOUR INTERVAL IS 1 FOOT
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL DRAINAGE SHALL BE SURFACE FLOW ONTO PUBLIC STREETS TO THE PUBLIC STORM DRAIN SYSTEM.
- SANITARY SEWER SYSTEM SHALL BE PUBLIC.
- WATER SYSTEM SHALL BE PUBLIC.

FLOOD ZONE :

PER FLOOD MAP NUMBER 06059C0242K
EFFECTIVE 3/21/2019
FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD

AREAS:

GROSS (TO CL PCH, ALLEY & 17TH. ST.) 20,953 SF (0.481 AC.)
GROSS (TO EXISTING R/W & PROP.LINE)..... 8,150 SF (0.187 AC.)
NET (TO EXIST. R/W & PROP.LINE AFTER EXIST EASEMENTS).. 8017 SF (0.184 AC.)
NET AFTER DEDICATION OF 22' RADIUS AT CORNER..... 7926 SF (0.182 AC.)

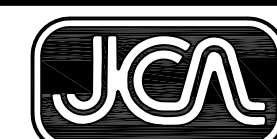
DEVELOPER

KELTER CONSTRUCTION INC.
18281 GOTHARD STREET, #201
HUNTINGTON BEACH, CA 92648
CONTACT: KEVIN KELTER
PHONE: (714) 401-9710
E-MAIL: kevin@kpartners.com

SITE ADDRESS:

1620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA

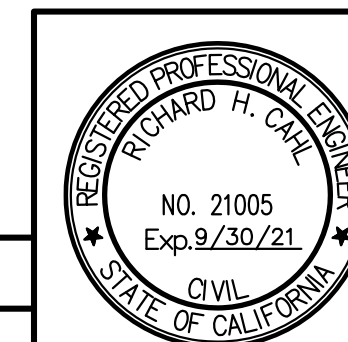
SURVEYED ON: 9/26/2019



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED: RHC	SCALE: 1"=10'
DRAWN: C.H.	DATE: 7/17/2020
CHECKED: D.R.	JOB NO. 19-2384
PREPARED UNDER THE DIRECTION OF:	
R.H. CAHL	RCE 21005
DATE: 7/26/20	

KELTER CONSTRUCTION INC.	
TENTATIVE PARCEL MAP NO. 2019-164	
1620 PACIFIC COAST HIGHWAY	
HUNTINGTON BEACH	CALIFORNIA
DWG. NO.	SHEET NO.
19-2384-TPM1	1 OF 3
REV.	1



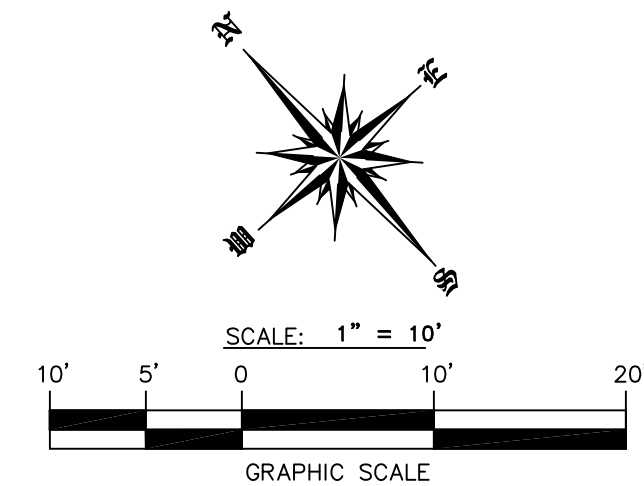
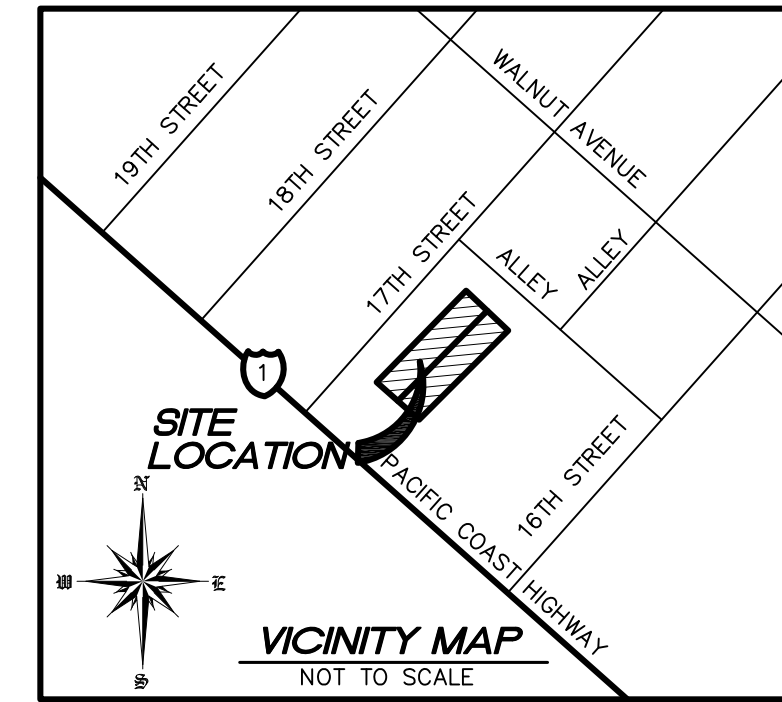
REV. NO.	DATE	BY	REVISION
1	4/27/20	RHC	REVISED FOOTPRINT, ADDED 22' RADIUS DEDICATION AND REVISED NET AREA

TENTATIVE PARCEL MAP NO. 2019-164

FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGEND

---	PROPERTY LINE
---	TELEPHONE LINE
---	ELECTRICAL LINE
---	GAS LINE
---	SEWER LINE
---	WATER LINE
---	FENCE
---	FLOW LINE
[Hatched Box]	EXISTING BUILDING
[Dashed Line]	EXISTING GRADE
[Symbol]	AC ASPHALTIC CONCRETE
[Symbol]	BLD BUILDING
[Symbol]	BS BOTTOM OF STEP
[Symbol]	BSW BACK OF SIDEWALK
[Symbol]	BRAMP BOTTOM OF RAMP
[Symbol]	CATV CABLE UTILITY
[Symbol]	CHIM CHIMNEY
[Symbol]	CL CENTERLINE
[Symbol]	CLF CHAIN LINK FENCE
[Symbol]	CP CONTROL POINT
[Symbol]	ED VLT EDISON VAULT
[Symbol]	EP EDGE OF PAVEMENT
[Symbol]	EXIST EXISTING
[Symbol]	FF FINISHED FLOOR
[Symbol]	FNC FENCE
[Symbol]	FS FINISHED SURFACE
[Symbol]	GAR GARAGE
[Symbol]	LAT LATERAL
[Symbol]	LF LINEAR FEET
[Symbol]	OVH OVERHANG
[Symbol]	PROP. PROPOSED
[Symbol]	PL PROPERTY LINE
[Symbol]	TC TOP OF CURB
[Symbol]	TRAMP TOP OF RAMP
[Symbol]	TS TOP OF STEP
[Symbol]	SMH SEWER MANHOLE
[Symbol]	SWR SEWER
[Symbol]	WFNC WOOD FENCE
[Symbol]	WM WATER METER
[Symbol]	WTR WATER



BENCHMARK:

DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1J-76-04", SET IN THE WESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND SEVENTEENTH STREET, 86 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 34 FT. NORTHWESTERLY OF THE CENTERLINE OF SEVENTEENTH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 29.377 FEET (NAVD 88), LEVELED 2005
1995 OCS ADJUSTMENT

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 9 & 10, IN BLOCK 116, AS SHOWN ON THE MAP OF HUNTINGTON BEACH IN BOOK 3, PAGES 36 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 023-167-04

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N41°38'22"E OF THE CENTERLINE OF 16TH STREET AS SHOWN ON PARCEL MAP NO. 87-303, PARCEL MAP BOOK 238 PGS. 38-39, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH EXACT LOCATION IS TO BE DETERMINED BY THE CONTRACTOR

DEVELOPER

KELTER CONSTRUCTION INC.
18281 GOTHARD STREET, #201
HUNTINGTON BEACH, CA 92648
CONTACT: KEVIN KELTER
PHONE: (714) 401-9710
E-MAIL: kevin@kpartners.com

SITE ADDRESS:

1620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA

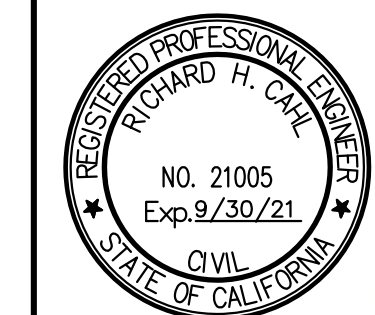
REV. NO.	DATE	BY	REVISION
1	4/27/20	RHC	REVISED FOOTPRINT, ADDED 22" RADIUS DEDICATION AND REVISED NET AREA



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com

DESIGNED: RHC	SCALE: 1"=10'
DRAWN: C.H.	DATE: 7/17/2020
CHECKED: D.R.	JOB NO. 19-2384
PREPARED UNDER THE DIRECTION OF: R.H. CAHL	RCE 21005
DATE: 8/26/20	

SURVEYED ON: 9/26/2019



KELTER CONSTRUCTION INC.

TENTATIVE PARCEL MAP NO. 2019-164
1620 PACIFIC COAST HIGHWAY
EXISTING TOPOGRAPHY

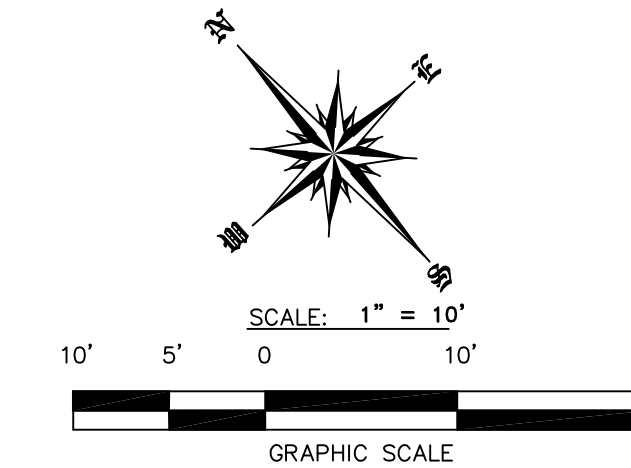
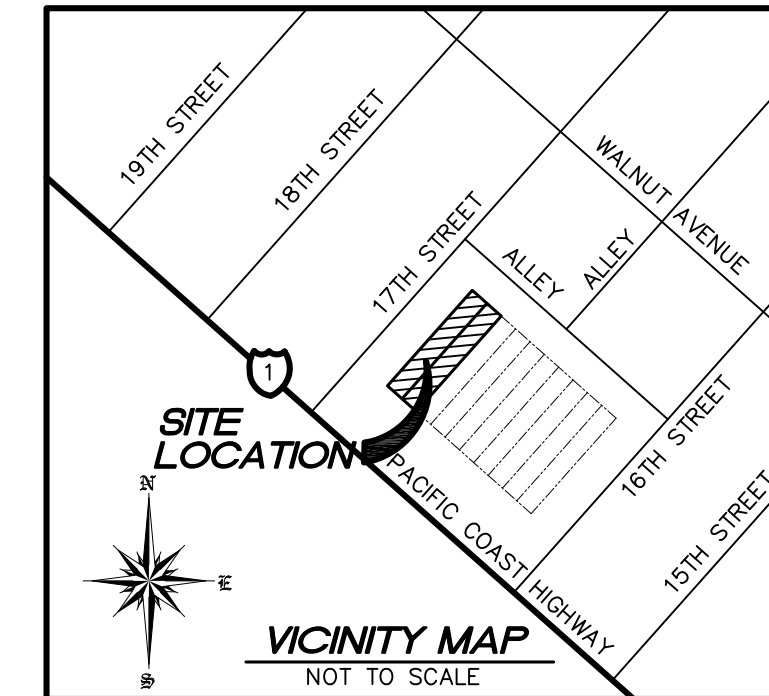
HUNTINGTON BEACH CALIFORNIA

DWG. NO.	SHEET NO.	REV.
19-2384-TPM2	2 OF 3	1

TENTATIVE PARCEL MAP NO. 2019-164

FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LEGEND	
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---	FENCE
---	FLOW LINE
---	EXISTING BUILDING
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---	AC BLD
---	BLD
---	BS
---	BSW
---	BRAMP
---	CATV
---	CHIM
---	CL
---	CLF
---	CP
---	ED VLT
---	EP
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---	FF
---	FNC
---	FS
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---	TC
---	TRAMP
---	TS
---	SMH
---	SWR
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---	WM
---	WTR
---	ASPHALTIC CONCRETE
---	BOTTOM OF STEP
---	BACK OF SIDEWALK
---	BOTTOM OF RAMP
---	CABLE UTILITY
---	CHIMNEY
---	CENTERLINE
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---	CONTROL POINT
---	EDISON VAULT
---	EDGE OF PAVEMENT
---	EXISTING FINISHED FLOOR
---	FENCE
---	FINISHED SURFACE
---	GARAGE
---	LATERAL
---	LINEAR FEET
---	OVERHANG
---	PROPOSED PROPERTY LINE
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---	TOP OF RAMP
---	TOP OF STEP
---	SEWER MANHOLE
---	SEWER
---	WOOD FENCE
---	WATER METER
---	WATER



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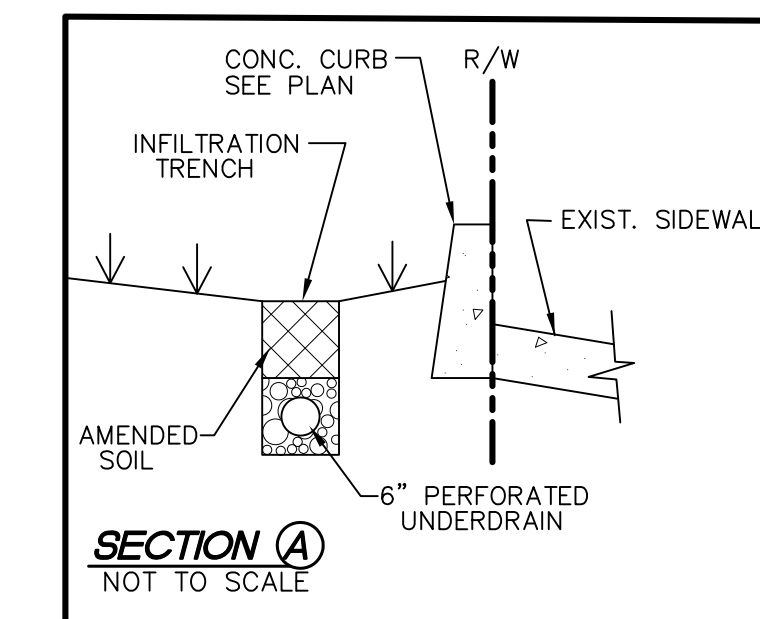
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DEVELOPER
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18281 GOTHARD STREET, #201
HUNTINGTON BEACH, CA 92648
CONTACT: KEVIN KELTER
PHONE: (714) 401-9710
E-MAIL: kevin@kpartners.com

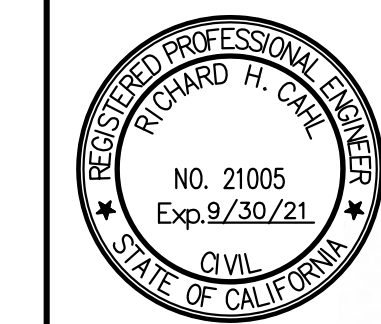
SITE ADDRESS:
1620 PACIFIC COAST HIGHWAY
HUNTINGTON BEACH, CA



REV. NO.	DATE	BY	REVISION
1	8/25/2020	RHC	REMOVED PATIO AND REVERSED SECTION CUT
2	4/27/2020	RHC	REVISED FOOTPRINT, ADDED 22' RADIUS DEDICATION AND REVISED NET AREA

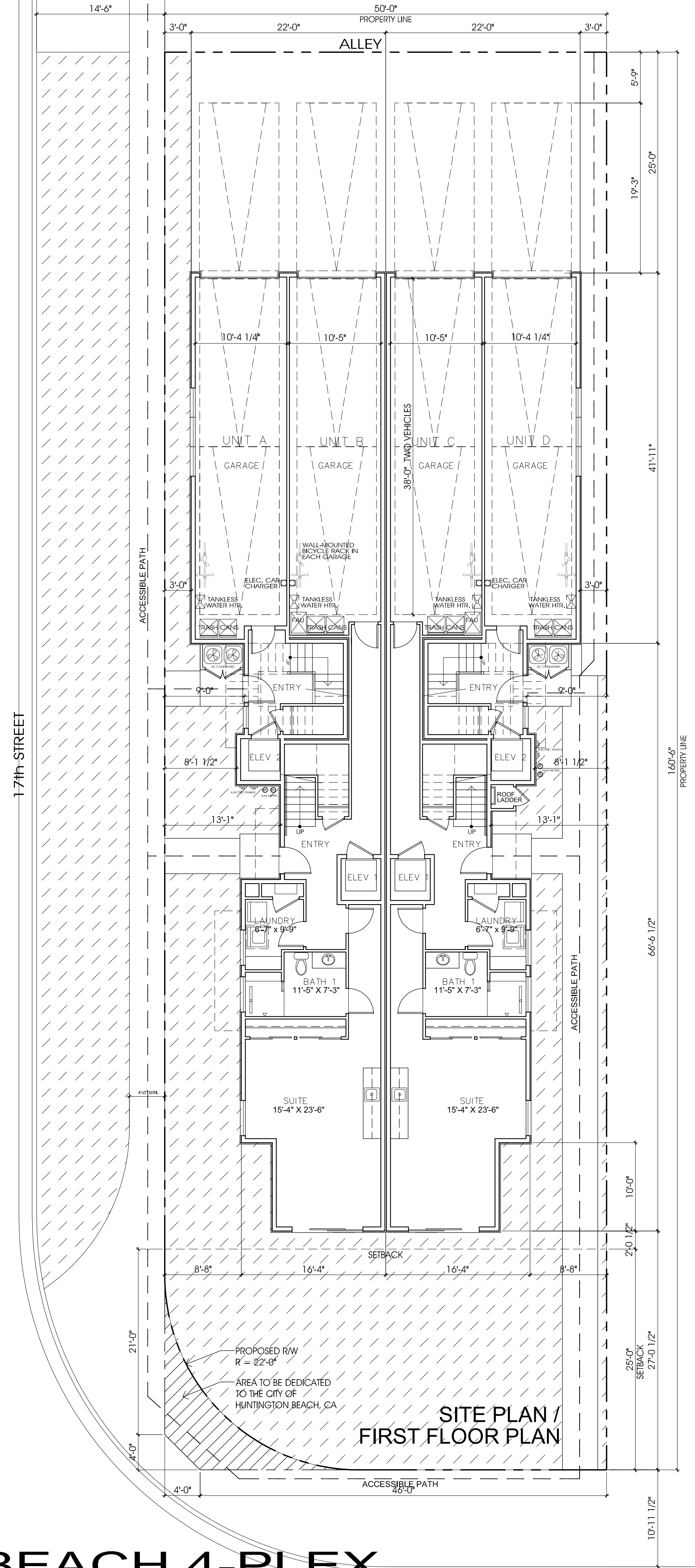
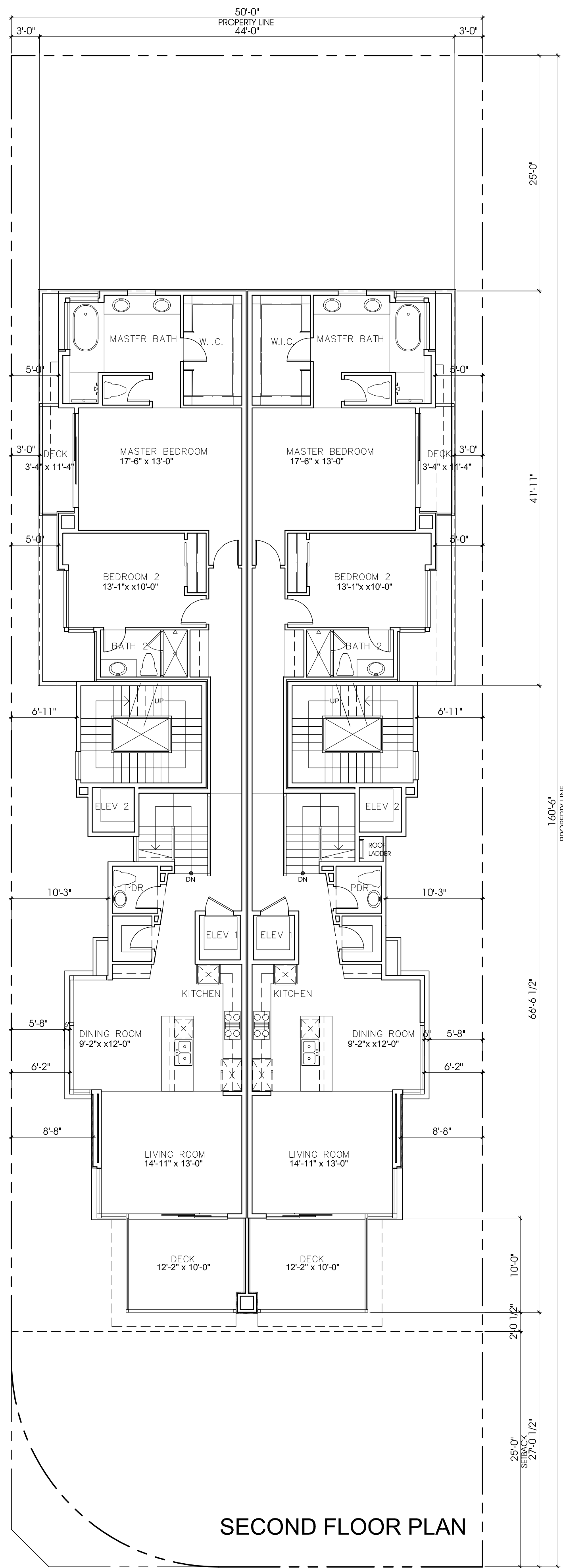
DIG ALERT
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 811
TWO WORKING DAYS BEFORE YOU DIG

SURVEYED ON: 9/26/2019



JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
DESIGNED: R.H.C. SCALE: 1"=10'
DRAWN: C.H. DATE: 8/25/2020
CHECKED: R.H.C. JOB NO. 19-2384
PREPARED UNDER THE DIRECTION OF:
RICHARD H. CAHL R.C.E. 21005 DATE: 8/26/20

KELTER CONSTRUCTION INC.
TENTATIVE PARCEL MAP 2019-164
1620 PACIFIC HIGHWAY
PRELIMINARY GRADING PLAN
HUNTINGTON BEACH CALIFORNIA
DWG. NO. 19-2384-TPM3 SHEET NO. 3 OF 3 REV. 2



4 UNITS, 3-STORY BUILDING

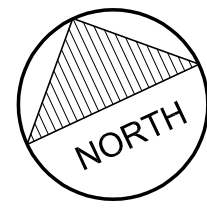
SITE AREA: 7,926.0 S.F.
 MAX. LOT COVERAGE - 50%: 3,963 S.F.
 LOT COVERAGE PROVIDED: 3861 S.F - 48.7%
 REQUIRED PARKING: 2.5 X 4 UNITS = 10
 REQUIRED GUEST PARKING: 1
 TOTAL PARKING REQUIRED: 11
 TOTAL PARKING PROVIDED: 12
 NOTE: 6 ADDITIONAL PARKING SPACES PROVIDED ON 17th STREET

UNITS A & D:

1ST FLOOR: 853 S.F.
 2ND FLOOR: 1,448 S.F.
 TOTAL: 2,301 S.F.

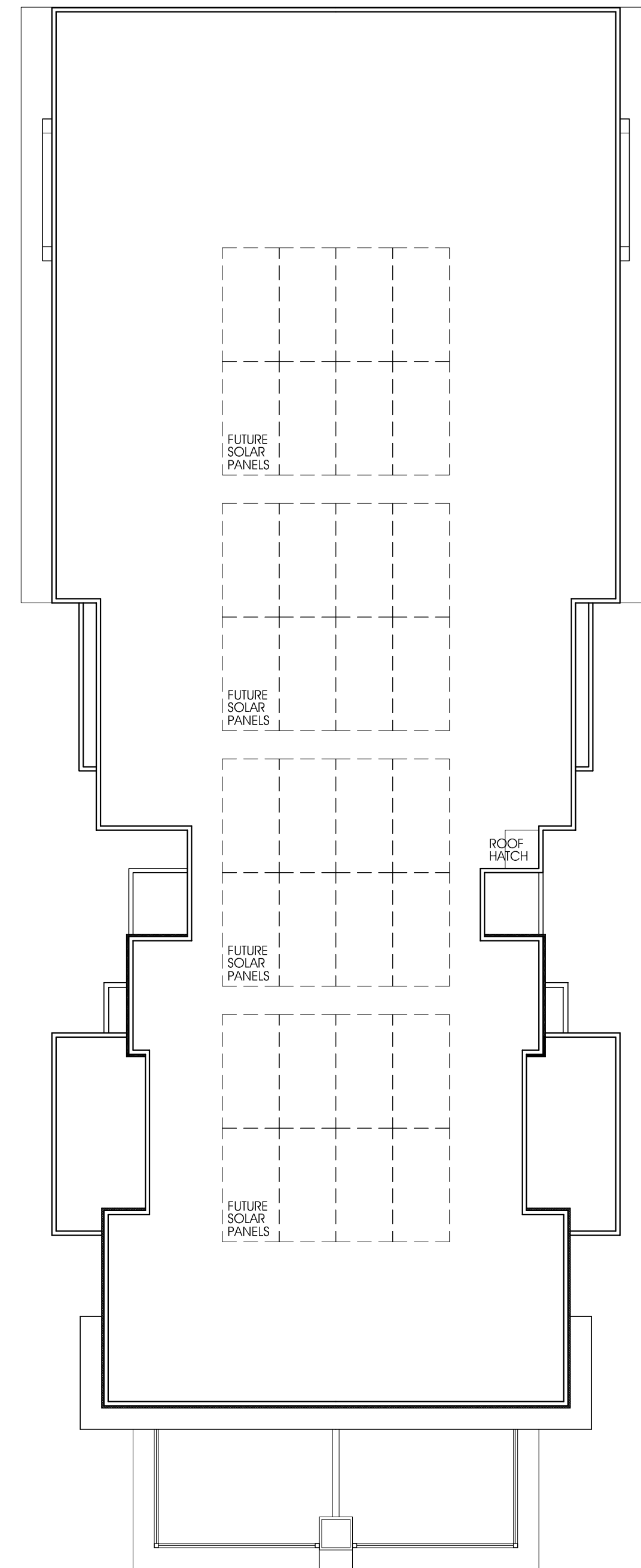
UNITS B & C:

1ST FLOOR: 165 S.F.
 2ND FLOOR: 0 S.F.
 3RD FLOOR: 1,640 S.F.
 TOTAL: 1,805 S.F.

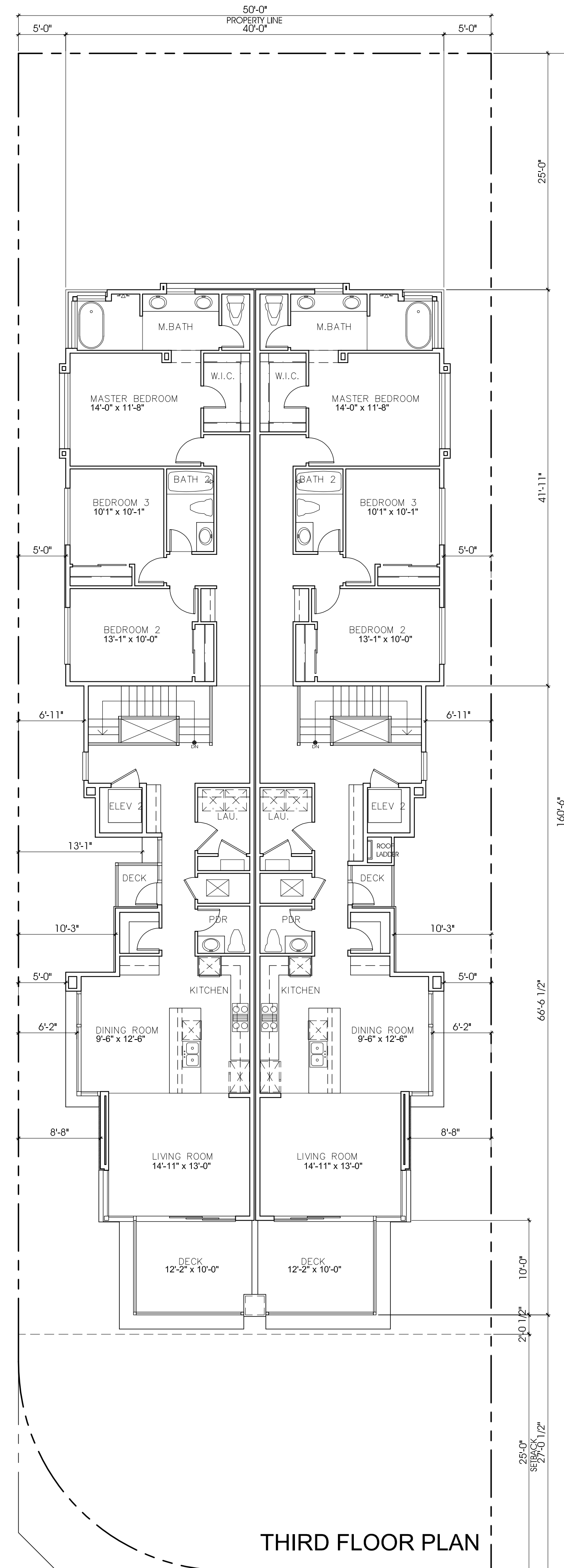


A1 SITE / 1st FLOOR PLAN
 2nd FLOOR PLAN

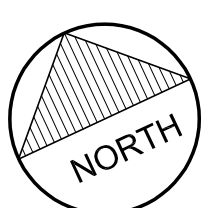
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ROOF PLAN

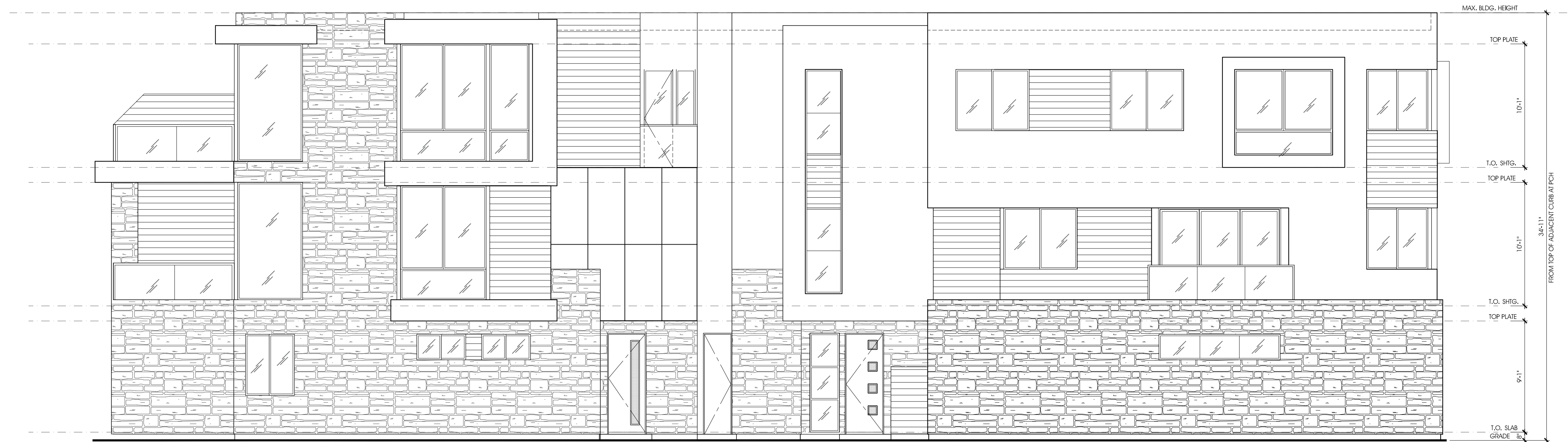


THIRD FLOOR PLAN

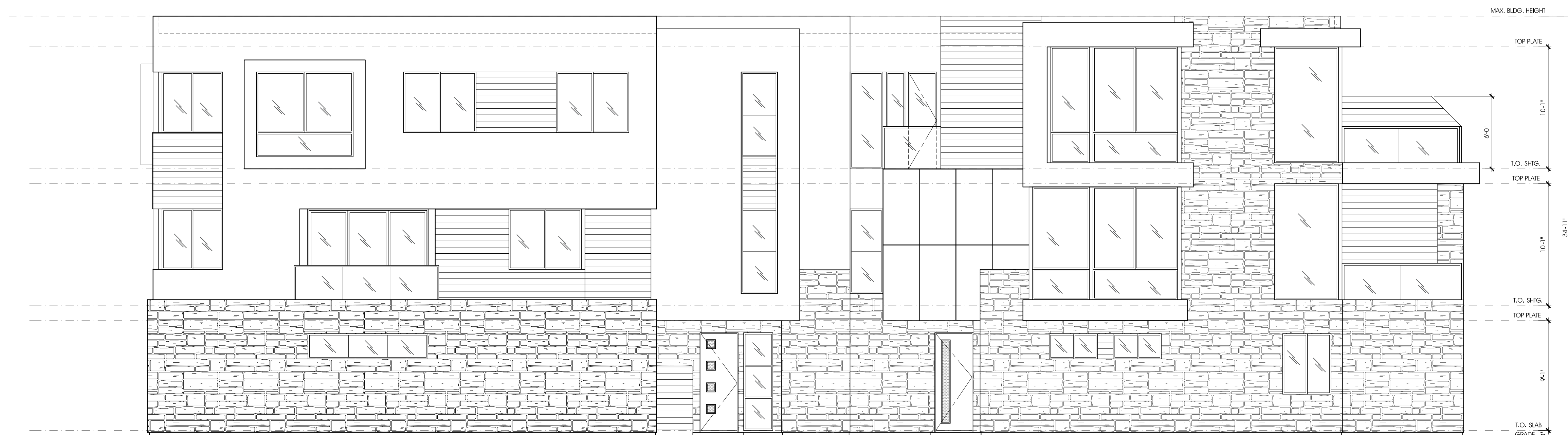


A2 THIRD FLOOR PLAN
ROOF PLAN

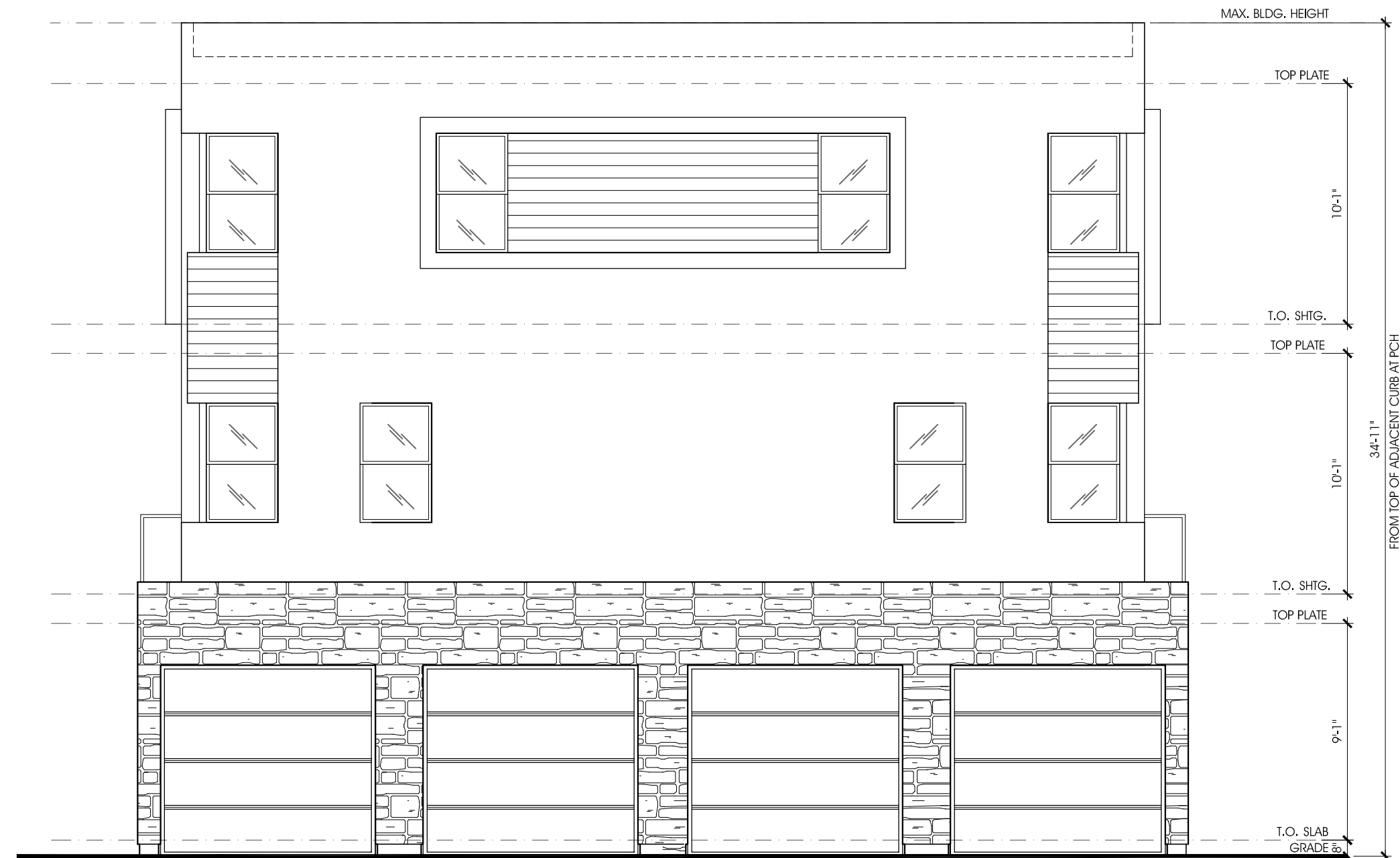
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EAST SIDE ELEVATION



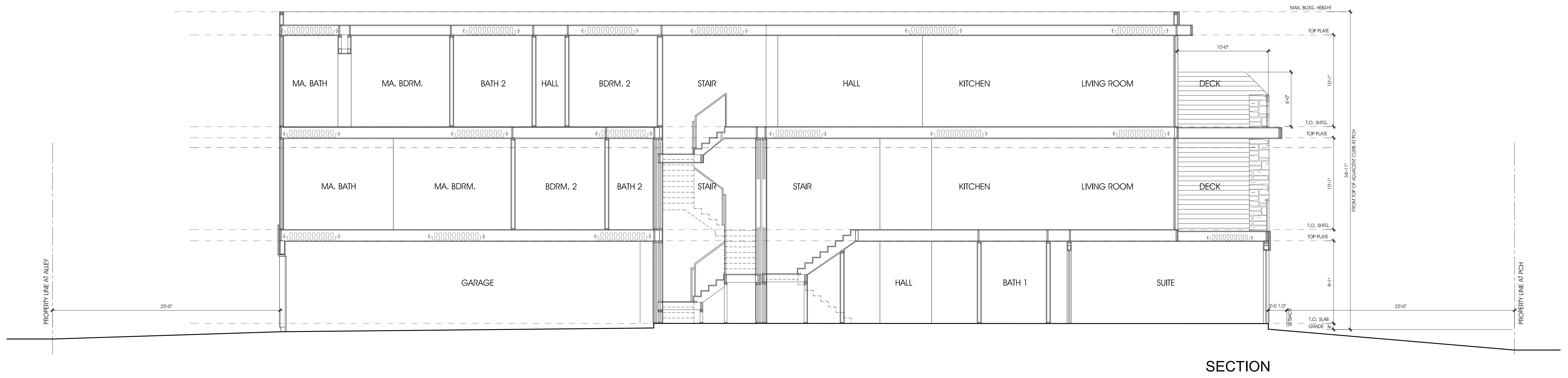
WEST SIDE ELEVATION



NORTH ELEVATION



SOUTH/FRONT ELEVATION





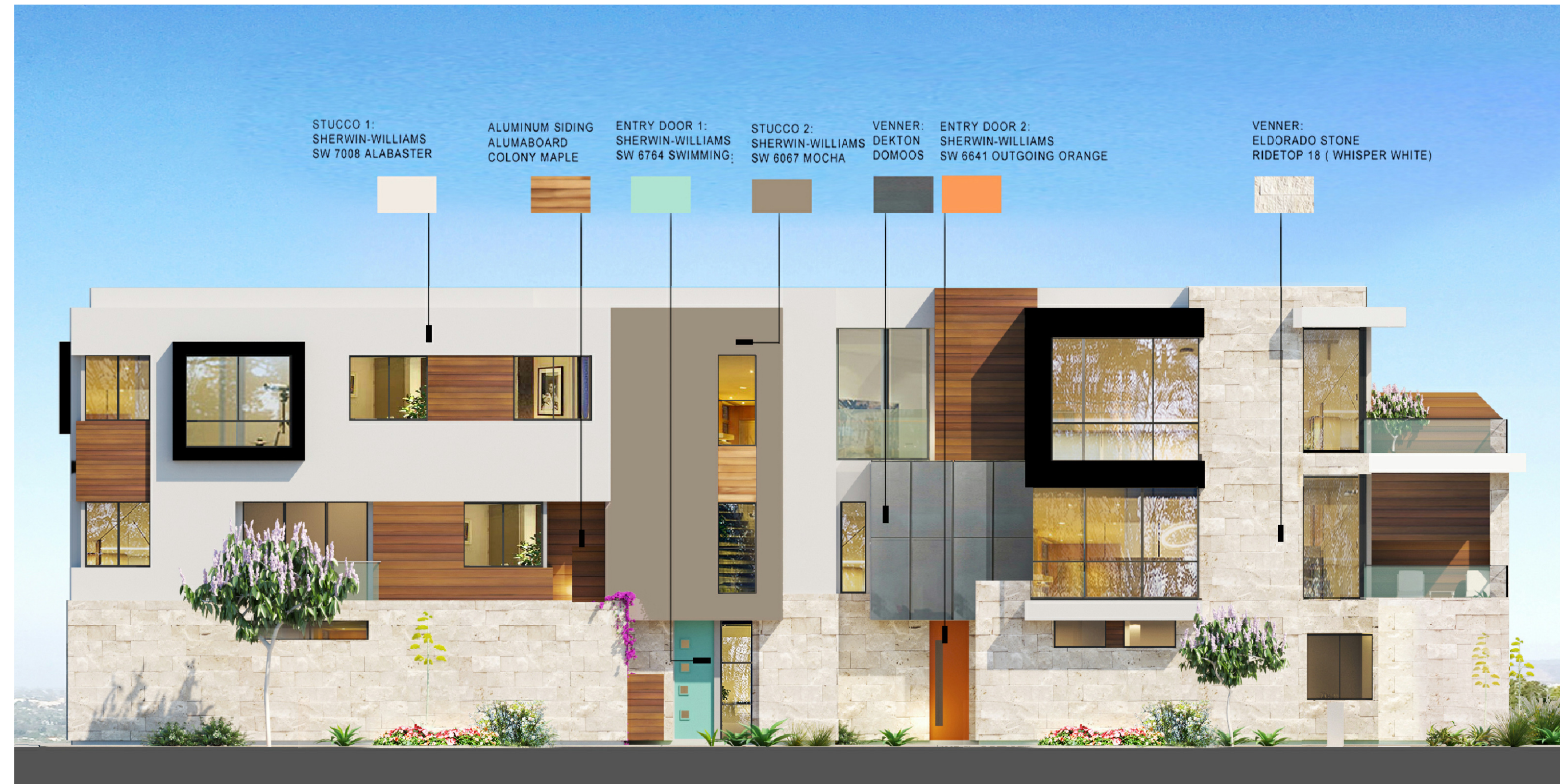
NORTH ELEVATION



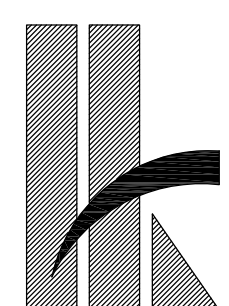
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



HANNOUCHE
ARCHITECTS
3000 W. 14TH STREET, SUITE 200
949.261.2070

20250 SW ACACIA ST., # 145 NEWPORT BEACH, CA 92660
PROJECT # 2019012 DATE: 08/12/19

HUNTINGTON BEACH 4-PLEX

1 620 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA

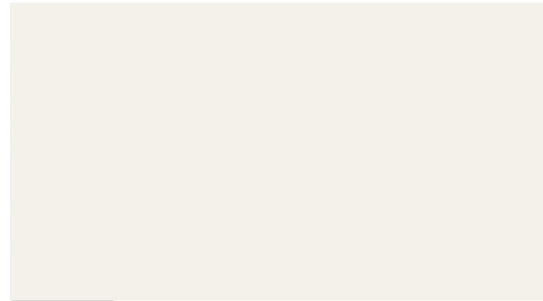
A6 COLORED ELEVATIONS
AND MATERIALS

KELTER CONSTRUCTION INC
5/5/2020

KELTER 4-PLEX

1620 Pacific Coast Highway, Huntington Beach, CA

COLOR AND MATERIAL SELECTIONS MODERN STYLE



STUCCO 1 :
SHERWIN WILLIAMS
SW 7008 ALABASTER



STUCCO 2 :
SHERWIN WILLIAMS
SW 6067 MOCHA



STUCCO 3 :
SHERWIN WILLIAMS
SW 6991 BLACK MAGIC



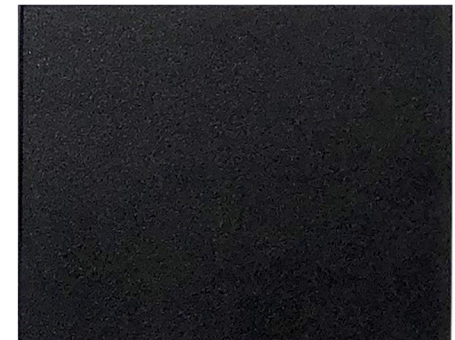
ENTRY DOOR 1 :
SHERWIN WILLIAMS
SW 6764 SWIMMING



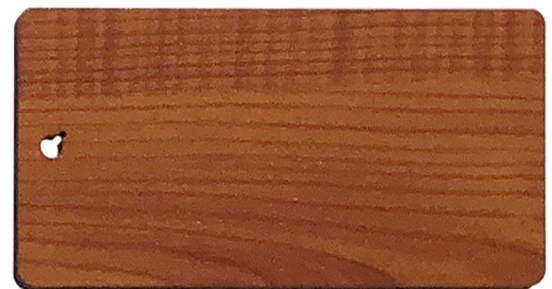
ENTRY DOOR 2 :
SHERWIN WILLIAMS
SW 6641 OUTGOING ORANGE



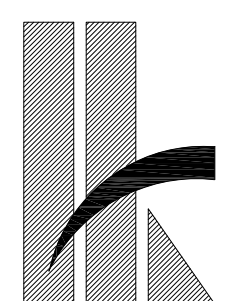
veneer Stone :
ELDORADO STONE
RIDETOP 18 (WHISPER WHITE)



veneer :
DEKTON
DOMOOS



ALUMINUM SIDING :
ALUMABOARD
COLONY MAPLE



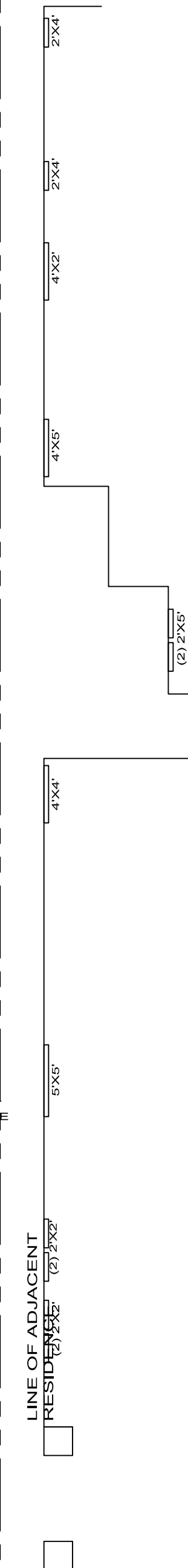
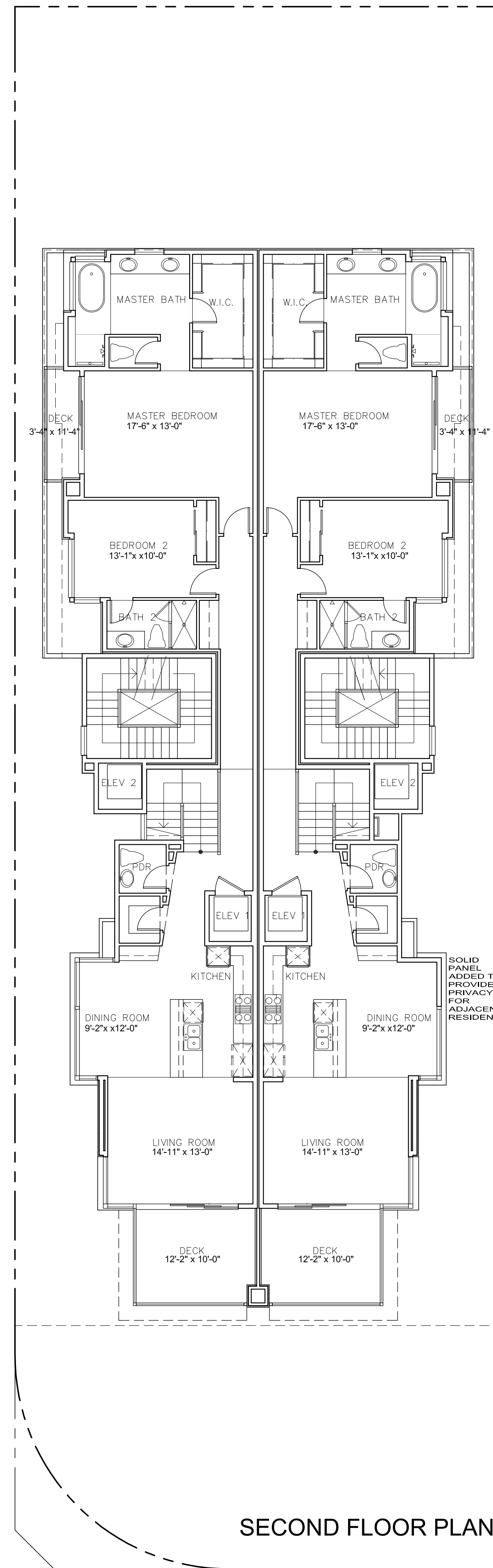
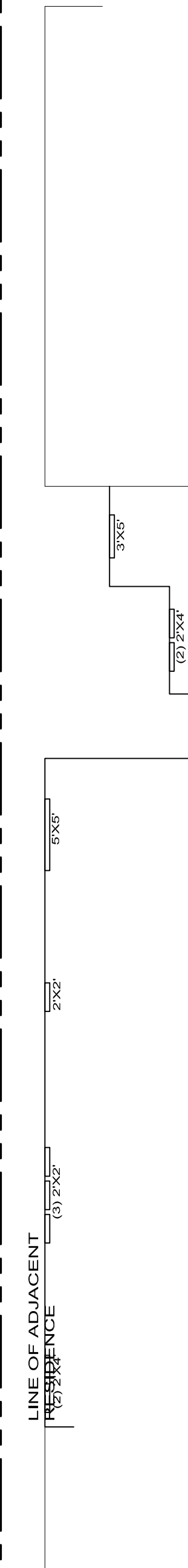
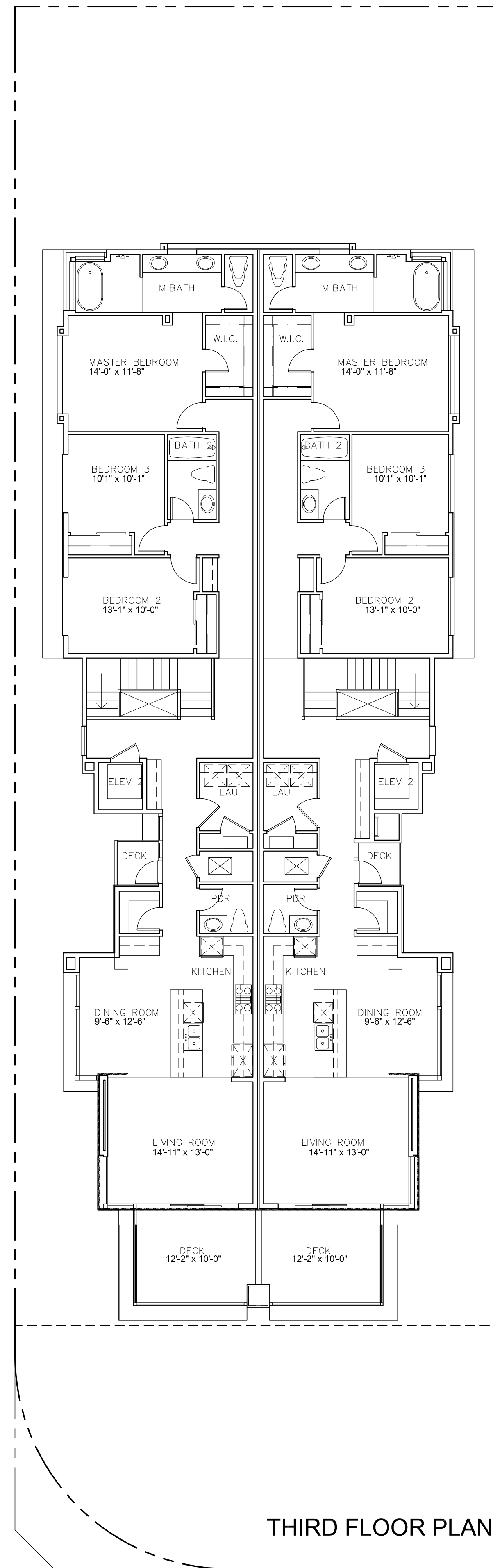
HANNOUCHE
ARCHITECTS

949.261.2070
20250 SW ACACIA ST. #145 NEWPORT BEACH, CA 92660
PROJECT # 2019012 DATE: 08/12/19

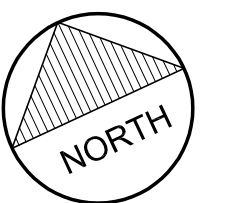
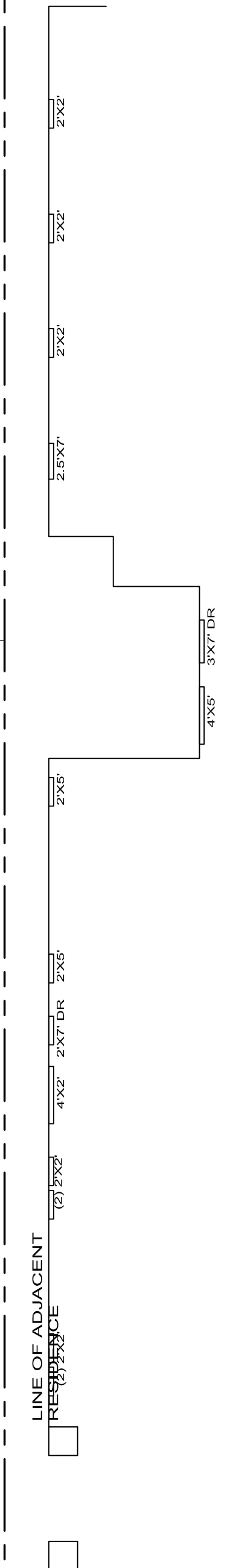
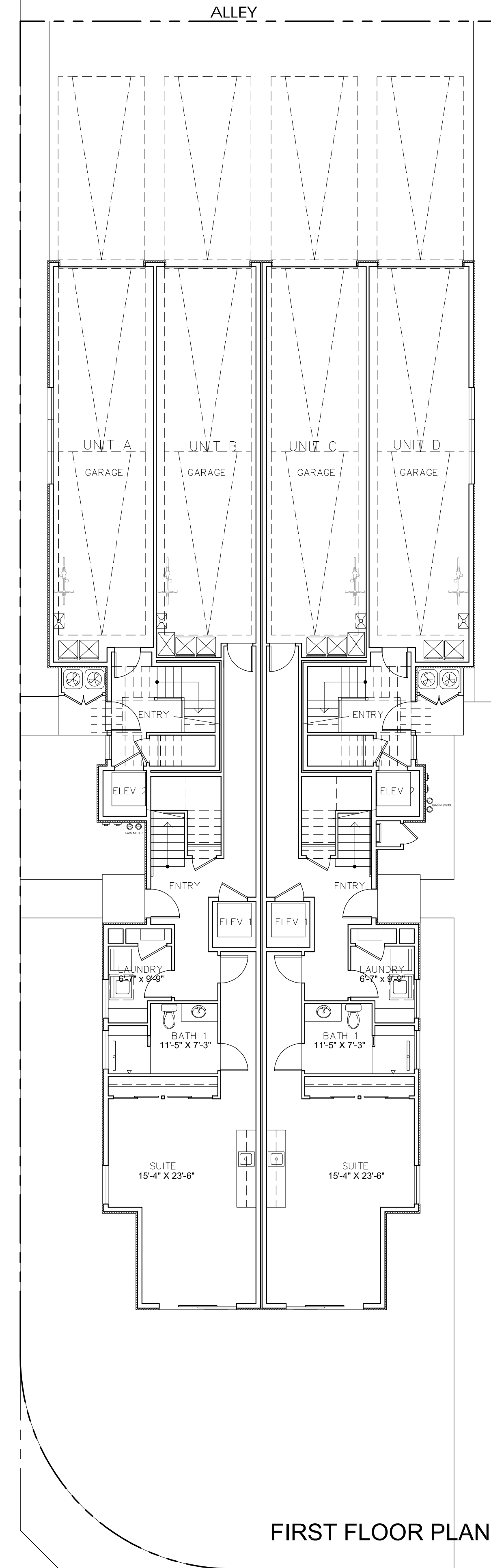
HUNTINGTON BEACH 4-PLEX

1620 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA

A7 RENDERING
KELTER CONSTRUCTION INC
8/19/2020



17th STREET



of 8 Sheets

PLANTING



Agave 'Blue Glow'



Aloe striata



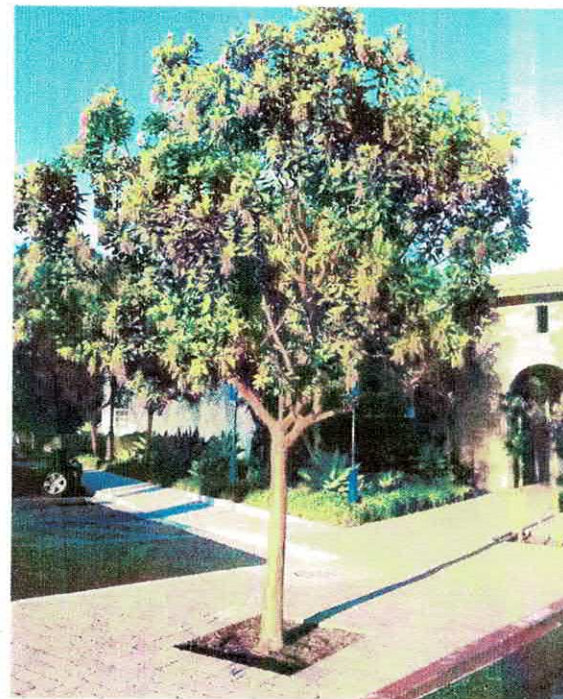
Washingtonia robusta



Westringia Fruticosa Hybrid



Dianella Tasmanica



ARBUTUS MARINA
STRAWBERRY TREE



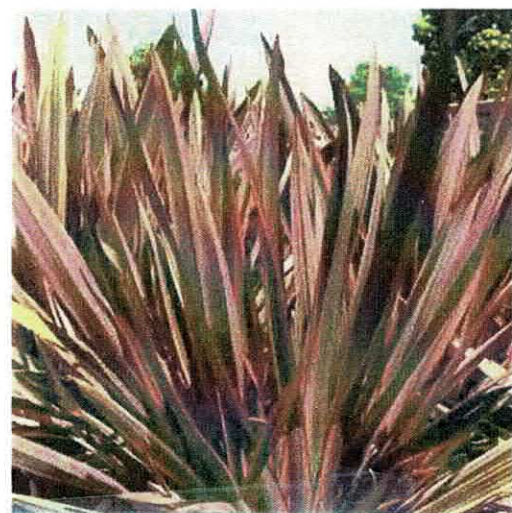
Phorium T. 'Jack Spratt'



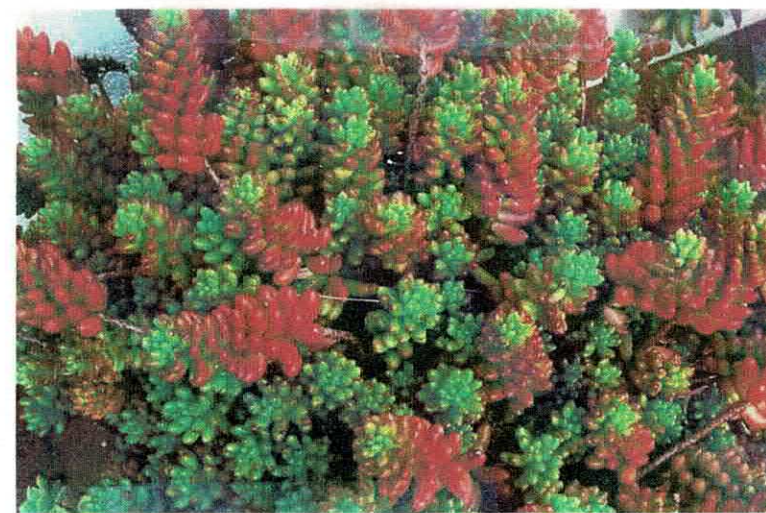
Senecio



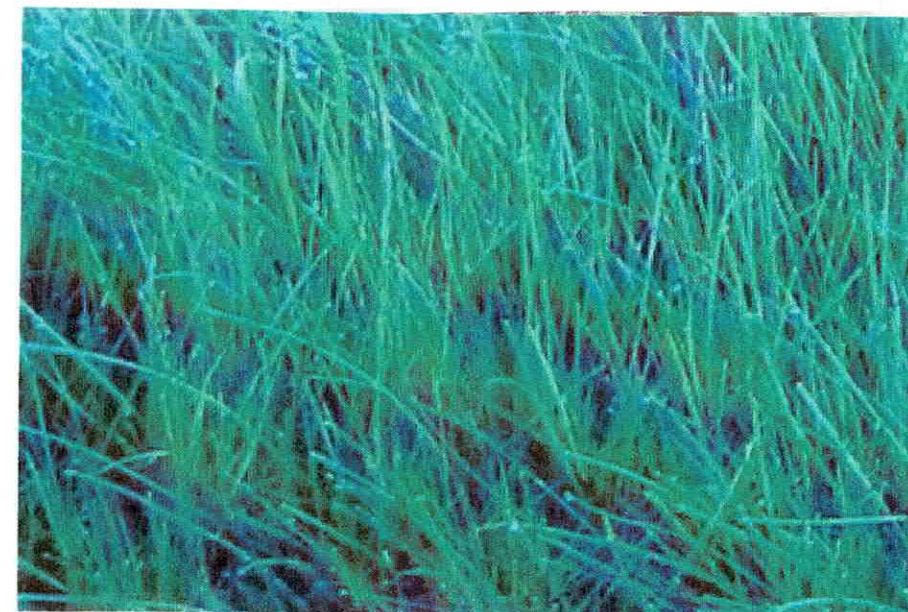
Anigozanthos 'Bush Ranger'



Phorium T. 'Maori Chief'



Sedum 'Port and Beans'



Festuca Molate
Unmowed Grass

1620 Pacific Coast Hwy.
Kelter Construction