



Legislation Details (With Text)

**File #:** 23-208  
**Type:** Administrative Items      **Status:** Agenda Ready  
**File created:** 2/27/2023      **In control:** Design Review Board  
**On agenda:** 3/9/2023      **Final action:**  
**Title:** DESIGN REVIEW NO. 23-001 (1 OZ. COFFEE FAÇADE REMODEL)

**REQUEST:**  
 To review the design, colors, and materials of a façade remodel to an existing ground floor commercial tenant space.

**LOCATION:**  
 155 5th Street, Suite 121 (west of 5th Street, between Pacific Coast Highway and Walnut Avenue)

**Attachments:** 1. Att. #1 - Suggested Conditions of Approval, 2. Att. #2 - Project Plans dated January 31, 2023, 3. Att. #3 - Digital Colors and Materials dated February 21, 2023, 4. Att. #4 - Colored Elevations dated January 31, 2023, 5. Att. #5 - The Strand Inspiration Board

Date	Ver.	Action By	Action	Result
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**DESIGN REVIEW BOARD STAFF REPORT**

**TO:** Design Review Board  
**FROM:** Madalyn Welch, Associate Planner/ Ricky Ramos, Principal Planner

**SUBJECT:**  
**DESIGN REVIEW NO. 23-001 (1 OZ. COFFEE FAÇADE REMODEL)**

**REQUEST:**  
 To review the design, colors, and materials of a façade remodel to an existing ground floor commercial tenant space.

**LOCATION:**  
 155 5<sup>th</sup> Street, Suite 121 (west of 5<sup>th</sup> Street, between Pacific Coast Highway and Walnut Avenue)

**APPLICANT:**  
 Phil Edmondson, Pacific Coast Architects, 305 Orange Avenue, Suite B, Huntington Beach, CA 92648

**PROPERTY OWNER:**  
 Gary Jabara, 5<sup>th</sup> AND PCH, LLC, 1945 Placentia Avenue, Building D, Costa Mesa, CA 92627

**STAFF RECOMMENDATION:**

That the Design Review Board take the following actions:

- A) Approve Design Review No. 23-001 with conditions of approval.

**General Plan:**

M-sp (30-50 du/ac) (Mixed Use - Specific Plan Overlay; 30 to 50 dwelling units per acre)

**Zone:**

SP5-CZ (District 1, Downtown Specific Plan with Coastal Zone Overlay)

**Existing Use:**

Vacant commercial tenant space

**ATTACHMENTS:**

1. Suggested Conditions of Approval
2. Project Plans received and dated January 31, 2023
3. Colors and Materials Board received and dated February 21, 2023
4. Colored Elevations received and dated January 31, 2023
5. The Strand Inspiration Board