



Legislation Details (With Text)

File #: 23-209
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. 23-002 (TACOS LOS CHOLOS FAÇADE REMODEL)

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

LOCATION:
 120 5th Street, Suite 100 (northeast corner of Pacific Coast Highway and 5th Street)

Attachments: 1. Att. #1 - Suggested Conditions of Approval, 2. Att. #2 - Project Plans dated January 31, 2023, 3. Att. #3 - Digital Colors and Materials Board dated January 31, 2023, 4. Att. #4 - Conceptual 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. 23-002 (TACOS LOS CHOLOS FAÇADE REMODEL)

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

LOCATION:
 120 5th Street, Suite 100 (northeast corner of Pacific Coast Highway and 5th Street)

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

PROPERTY OWNER:
 Gary Jabara, 5th 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. 23-002 with conditions of approval.

General Plan:

M-sp (30-50 du/ac) (Mixed Use - Specific Plan Overview; 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. Digital Colors and Materials Board received and dated January 31, 2023
4. Conceptual Colored Elevations received and dated January 31, 2023
5. The Strand Inspiration Board