

Attachment No. PC 2

Project Description

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Project Narrative
3840 E. Coast Hwy.
Corona del Mar

CONDITIONAL USE PERMIT – PROJECT NARRATIVE

This project is located on Lot 53, Tract No. 673, on the northeasterly side of East Coast Highway, easterly of Hazel Drive in Corona del Mar. To the north, across a 15-foot-wide alley is a two-story single-family dwelling. To the east is a delicatessen, a take-out restaurant facility with a customer parking. To the west are three suites; a small animal spa, and two empty suites used for small businesses. To the south, across East Coast Highway, is an assisted living facility.

The purpose of this package is to combine two tenant spaces (Suites A & B) into a single tenant space and submit a design intent for exterior modifications to an existing commercial building located at 3840 E. Coast Highway in Corona del Mar. Suite A was an existing office space for a civil engineering firm called Duca McCoy that vacated in 2023 and Suite B was an existing restaurant called Nagisa Sushi that closed in 2023. Both suites are currently unoccupied and we are proposing to demolish the demising wall and combine both suites into a single space for a future café-style restaurant.

The future tenant is TBD but the intent is to construct a café-style restaurant with a bakery that serves breakfast, brunch and lunch items such as pastries, avocado toast, salads and paninis. It is intended to be a casual café where customers can come in for a fresh cup of coffee and grab a bite to-go, or they can sit at a table and enjoy their meal while enjoying the view of PCH. The hours of operation will be Sunday through Saturday from 6am to 8pm and will seat a maximum of 40 customers at a time, all small tables and no large parties. There will be approximately 5 employees working at a time. There will be beer and wine served by the glass and any music played will come from speakers only, no live music or DJ.

The exterior modifications intend to address outdated accessibility compliance as well as modernize the façade. All facilities designed and constructed for first occupancy after January 26, 1993, are required to be readily accessible to and usable by individuals with disabilities. The ADA requires areas of alteration be made readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, to the maximum extent feasible. The existing building does not have accessible routes to the entrance that comply with current code and therefore we are proposing to install both a lift from the roof parking to the building entrance, a lift from the sidewalk to the building entrance, and construct new stairs from the sidewalk that comply with all current codes.

Lot Size	3,340 S.F.
Number of Stories	1-story (1-allowable)
Gross Floor Area	2,155 S.F.
Floor Area Ratio	0.64
Exist. Building Height (from sidewalk)	18'-7" to 20'-1" (varies based on sidewalk slope)

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Exist. Building Height (from interior finish floor)	17'-0"
Proposed Building Height (from sidewalk)	19'-11" to 20'-1" (varies based on sidewalk slope)
Proposed Building Height (from interior finish floor)	24'-0" to 24'-11" (varies based on sidewalk slope)

Required Setbacks		Existing Setbacks		Proposed Setbacks	
Front	0 feet	Front	0 feet	Front	0 feet
Sides	0 Feet	Sides	0 feet	Sides	0 feet
Rear	10 feet	Rear	0 feet	Rear	5 feet

Access to Parking Spaces Access from Coast Highway is only available from the northbound lanes only Hazel Drive. Hazel Drive is a 2-way street until the alley at the rear of the property, where there is an existing concrete barrier preventing vehicular access from businesses to continue northwest past the alley. The 15-foot-wide alley at the rear of the property provided the only access to the parking lot on the building roof.

Existing Parking Spaces 8 standard (60° diagonal) are provided on the building roof at 8'-6" in width and 18'-0" in length. There is no ADA van space or access aisle. Due to the diagonal spaces all vehicles must back out from the roof and into the alley.

Proposed Parking Spaces 5 standard and 1 van ADA space (60° diagonal) are proposed on the building roof with an 8'-0" access aisle. There will be 22'-3" space from the end of parking spaces to the existing parapet wall for vehicles to back up. Wheel stops will be provided as to prevent vehicles from damaging the existing walls and light poles. New vehicular bollards are proposed to be installed so to prevent vehicles from backing into the access aisle or hitting roof top equipment areas.

Existing Entrance Access There is no accessible route from the roof to the entrance. Currently there is an exterior staircase located in the east corner of the building that extends from the roof parking to the building entrance. This staircase is 30" wide, has varying riser heights from 7.25"-7.5", has open risers, treads 10" deep with no contrasting stripe, and a lack of handrails on both sides. The existing staircase does not meet current standards.

There is no accessible route from the sidewalk to the building entrance. Currently there are existing stairs with varying riser heights from 4"-7" with no contrasting stripes. Additionally, the stairs lack complying handrails and does not meet current standards.

Proposed Entrance Access An ADA lift (similar to an elevator) is proposed to replace the non-compliant staircase. The lift will have the capacity to hold 1-person at a time and will take a handicap

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person from the roof to the building entrance. The lift will be enclosed with a roof and a decorative wood cladding is proposed on the exterior to enhance the look of the lift.

A 1-person ADA lift is proposed at the street level to take handicap persons from the sidewalk to the building entrance. The lift will rise approximately 24" from the sidewalk and have a painted metal finish to enhance the look of the lift.

New stairs and handrails are proposed from the sidewalk to the building entrance that will fully comply with current standards. A tile finish is proposed to be installed at the new stairs.

Existing Façade

The existing building has a painted plaster finish with tile accents at the stairs and trim, and Spanish tile covering the parapets. There is an HVAC unit facing E. Coast Hwy that is visible from the street. The storefront windows are installed between three arches, and there are fabric awnings that cover the arches. The staircase is metal of black wrought iron and there is a small planter under the stairs.

Proposed Façade

The proposed changes to the façade include removing the HVAC unit, staircase, stairs, fabric awnings, tile finishes and wood decking next to the stairs. The storefront windows will be replaced and the arches above removed. The new design includes extending a soffit across the face of the building, replacing the stairs and handrails, installing two new ADA lifts, installing new planting in the existing planter and raising the parapets and repainting the building. A new metal awning with perforated cutouts is proposed over the storefront to provide shade and a unique shadow pattern on the building. All building plaster will be repainted.

We appreciate your time and effort in reviewing these documents for the proposed Conditional Use Permit. Please reach out should you have any questions.

Regards,

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