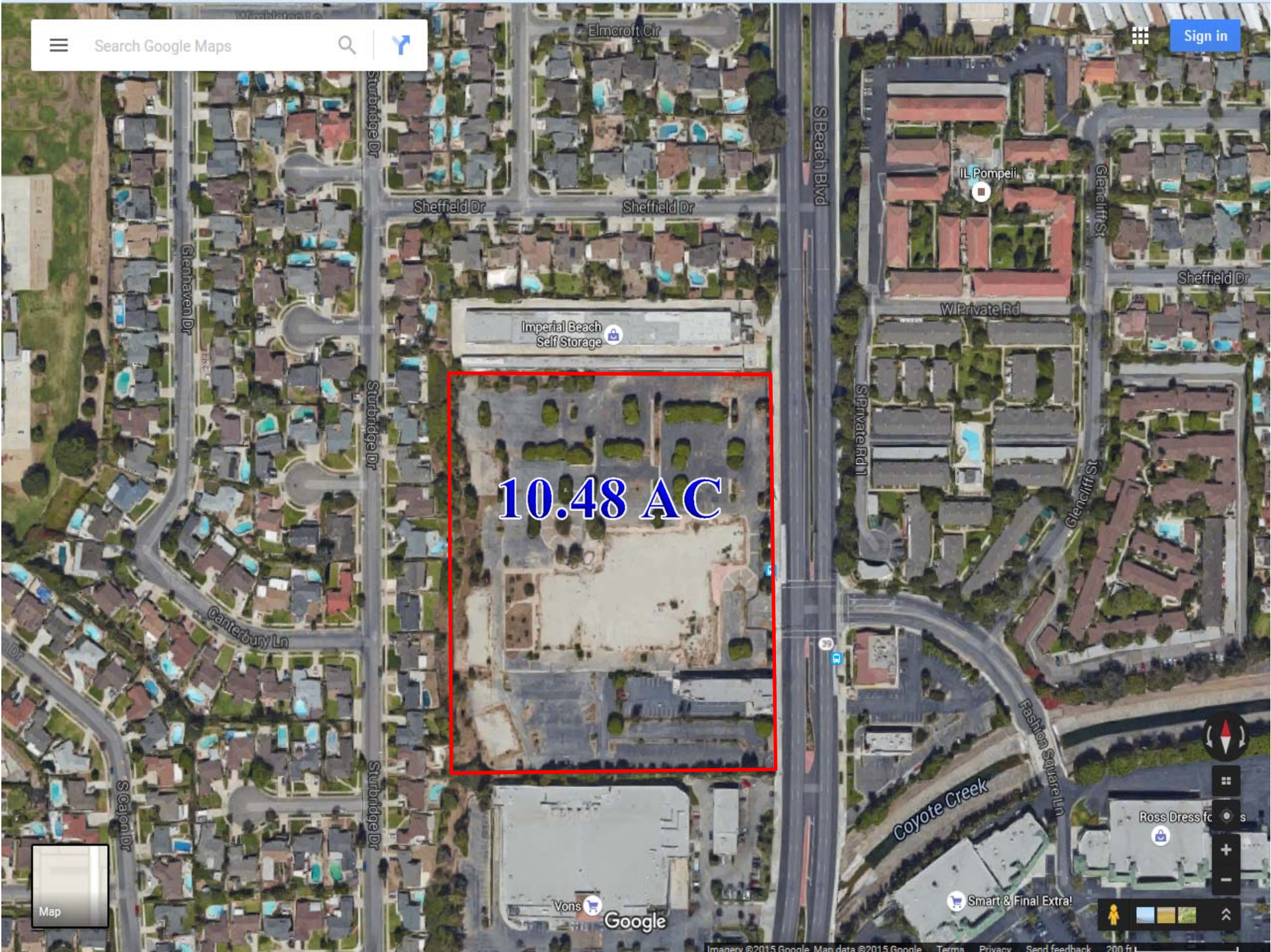


Fairfield Residential

335 Unit Apartment Complex

951-1055 S. Beach Blvd.





Search Google Maps

Sign in

10.48 AC

Imperial Beach Self Storage

Vons

Google

IL Pompeii

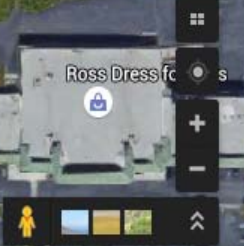
W Private Rd

S Private Rd 1

Coyote Creek

Smart & Final Extra!

Ross Dress fc



PROJECT SUMMARY

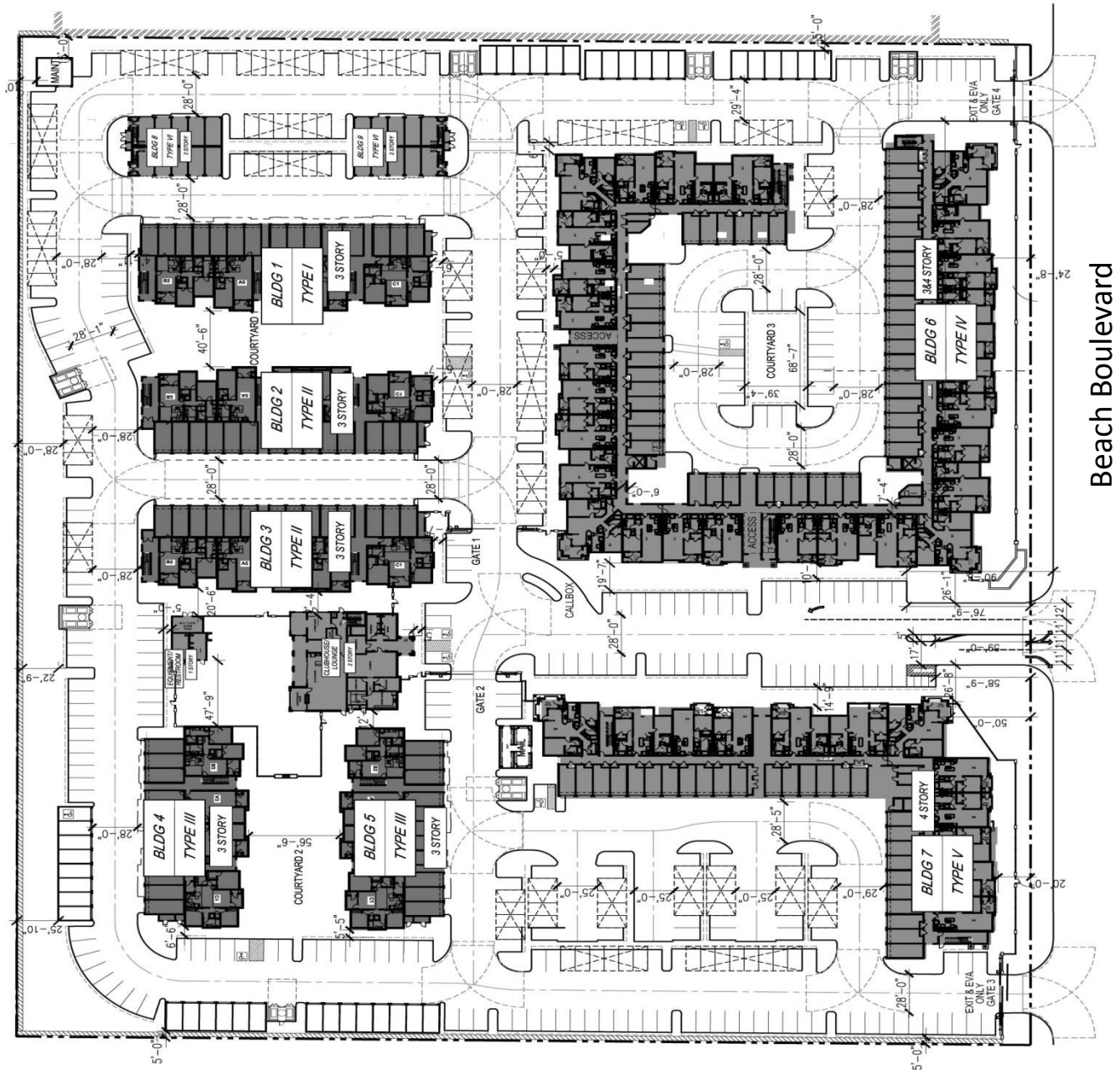
	DATA
TOTAL GROSS SITE AREA:	10.48 AC
PROPOSED TOTAL # OF DWELLING UNITS:	335
PROPOSED DENSITY OF UNITS:	32.0 DU/AC

PARKING SUMMARY TOTAL REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM. UNITS	184	1.25	230
2 BDRM. UNITS	136	2.25	306
3 BDRM. UNITS	15	3.25	49
TOTAL UNITS	335	-	-
TOTAL REQUIRED PARKING	-	-	585

PARKING SUMMARY TOTAL PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL ATTACHED GARAGE	159	26.9%
TOTAL DETACHED GARAGE	40	6.8%
TOTAL CARPORTS	137	23.2%
TOTAL OPEN STALL	254	43.1%
TOTAL ACCESSIBLE ATTACHED GARAGE	1	0.2%
TOTAL ACCESSIBLE DETACHED GARAGE	1	0.2%
TOTAL ACCESSIBLE CARPORTS	1	0.2%
TOTAL ACCESSIBLE OPEN STALL	7	1.2%
TOTAL PROVIDED PARKING	590	102%
PARKING RATIO	1.76	

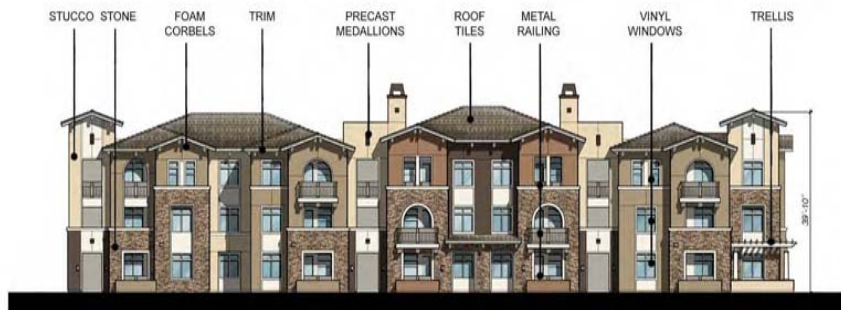


Proposed Landscaping and Amenities

1. Enhanced Main Entry
2. Public Realm Plaza
3. Entry Drive w/Decorative Sidewalk Paving
4. Motorcourt w/Enhanced Paving
5. Pool Recreation Area
6. Central Gathering Area
7. Family Courtyard w/Tot Lot
8. Activity Courtyard
9. Secondary Emergency Vehicle Access and Resident Exit Points



Building Elevations (Type II and III)



Building Type II - Front Elevation



Building Type III - Front Elevation



Building Type II - Rear Elevation

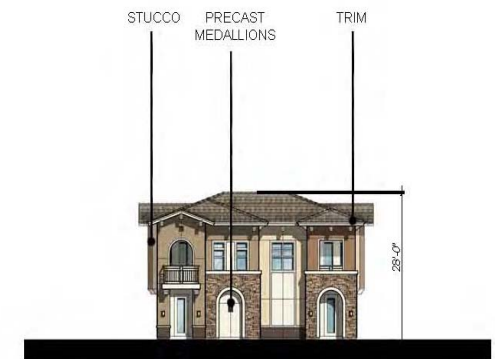


Building Type III - Rear Elevation

Building Elevations (Type IV and VI)



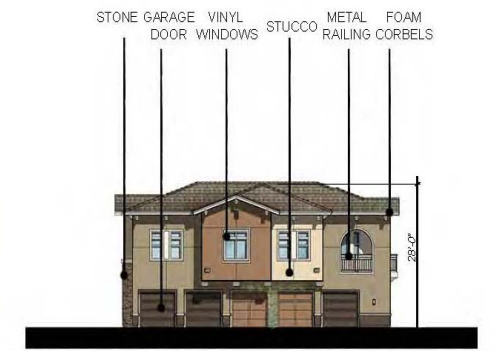
Building Type IV - Front Elevation
Beach Boulevard



Building Type VI - Front Elevation



Building Type IV - Rear Elevation



Building Type VI - Side Elevation

VIEW A - BEFORE



VIEW A - AFTER
LOOKING NORTHWEST UP BEACH BOULEVARD



Beach Boulevard Elevation Perspective – View A



VIEW A

VIEW B - BEFORE



VIEW B - AFTER
LOOKING WEST OFF BEACH BOULEVARD - PROJECT MAIN ENTRY DRIVE



Beach Boulevard Elevation Perspective – View B



VIEW B

Recently Completed Fairfield Communities



Recently Completed Fairfield Communities



Recently Completed Fairfield Communities



Recently Completed Fairfield Communities



Recently Completed Fairfield Communities



Recently Completed Fairfield Communities



In Summary...

- Complies with new General Plan; land use vetted throughout the GPAC process.
- Site plan sensitive to existing uses/neighbors.
- Provides significant funding for parks/open space, while providing substantial on-site amenities for residents.
- Provides sewer upgrade to address existing problem.
- Removes public eye sore and improves underutilized site.
- Provides La Habra residents to support local businesses and employers.
- Substantially increases property's tax base.
- Provides for efficient use of resources through design, construction, and property management.
- Creates impetus for further large scale investment in La Habra (sets bar high).
- Low student generation rates equate to significantly higher per student fees than traditional single family homes.
- Parking ratio of 1.18 spaces per bedroom exceeds industry standard.
- Potential tenants must clear extensive background and financial review.
- Property management on site 24/7.

FAIRFIELD
RESIDENTIAL



<https://vimeo.com/138325332>

