

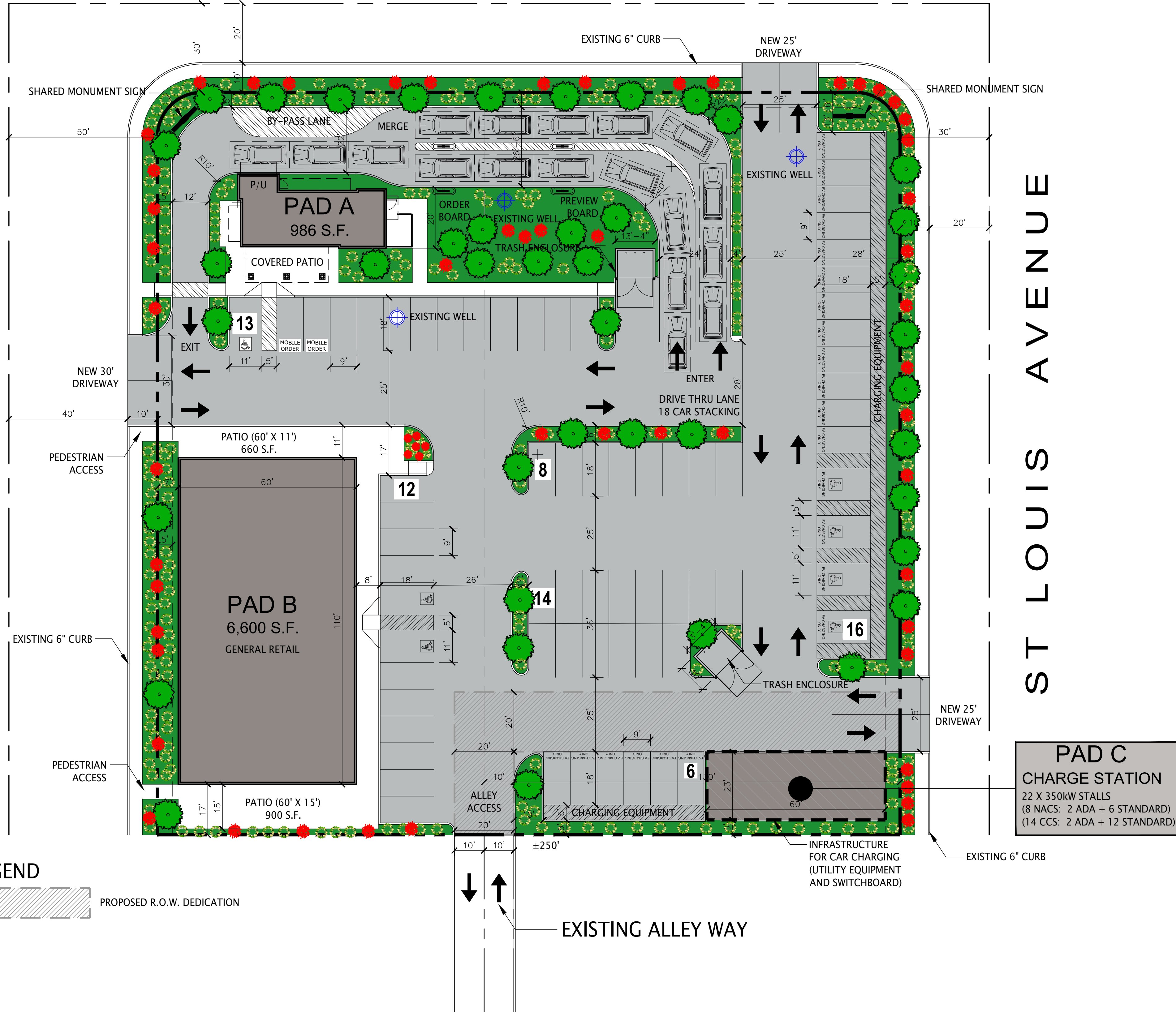
CHERRY AVENUE

E. 27TH STREET

ST LOUIS AVENUE

LEGEND

PROPOSED R.O.W. DEDICATION



project directory

OWNER / DEVELOPER:
RED MOUNTAIN GROUP
1234 EAST 17TH STREET
SANTA ANA, CA 92701
CONTACT: KIMBERLY CERVANTES
PHONE: (714) 460-1599 (DIRECT)
E-MAIL: kcervantes@rmginc.com

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

EXISTING ZONING: COMMERCIAL
NET SITE AREA: 1.43 ACRES (62,440 S.F.)
PROPOSED USES: RESTAURANT W/ DRIVE THRU,
MULTI-TENANT RETAIL SHOP & E.V.
CHARGING STATION

BUILDING AREA:
PAD A (RESTAURANT W/ DRIVE THRU): 986 S.F.
PAD B (RETAIL): 6,600 S.F.
PAD C (E.V. CHARGING STATION): 0 S.F.

TOTAL BUILDING AREA: 7,586 S.F.

PARKING REQUIRED: 59 SPACES
PAD A (986 S.F.):
986 S.F. RESTAURANT @ 1/100 = 10 SPACES
PAD B (6,600 S.F.):
6,600 S.F. RETAIL @ 1/250 = 27 SPACES
PAD C:
CHARGING STATION = 22 SPACES TOTAL
8 NACS: 2 ADA + 6 STANDARD
14 CCS: 2 ADA + 14 STANDARD

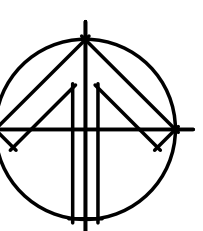
PARKING PROVIDED: 69 SPACES

preliminary site plan

scale: 1" = 20'-0"



north



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KERPAN
ARCHITECTS

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

NEW COMMERCIAL DEVELOPMENT
NEW RESTAURANT AND E.V. CHARGING STATION
SEC CHERRY AVENUE AND E 27TH STREET
SIGNAL HILL, CALIFORNIA 90755

RED MOUNTAIN GROUP

Job No. 25023
Date 04/07/2026

Sheet No.

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