



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
February 13, 2014
Agenda Item No. 3

SUBJECT: Medical Office Parking Modification- (PA2013-228)
441 Old Newport Boulevard
▪ Modification Permit No. MD2013-023

APPLICANT: Ocean View Medical Investors, LLC.

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** OG (Office General)
- **General Plan:** CO-G (General Commercial Office)

PROJECT SUMMARY

A Modification Permit request to utilize a combination of vehicle lifts, tandem parking spaces, surface parking spaces and valet parking to accommodate the 56 minimum required parking spaces for a proposed medical office use in an existing office building. A semi-enclosed carport structure is proposed to be located on the northerly property line and will have spaces for eleven vehicle lifts (22 parking spaces.) Valet parking will be provided during normal business hours to ensure effective use of the vehicles lifts and tandem spaces.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit No. MD2013-023 No. (Attachment No. ZA 1).

DISCUSSION

- The subject property is currently developed with an 11,540 square foot office building that has recently been renovated and remodeled with the intent of being used for medical offices.
- The applicant's goal is to convert the entire building to medical office use. To do so, requires that 56 parking spaces be provided on-site. There are currently 45 surface parking spaces.
- Due to site constraints, the applicant is proposing the approval of a modification permit for access to parking spaces (vehicle lifts, tandem) pursuant to Section 20.52.050B of the zoning code.
- The proposed carport structure consists of solid plaster walls on the back, sides and, as recommended by staff, a solid roof. The front of the structure would be partially screened by horizontal wood siding that will match the existing wood siding located on stairwell elements of the office building.
- The proposed plans show a metal roof. Staff believes that the roof materials should be of a more permanent construction and consist of the same or similar construction as the walls to better match the construction of the office building. Additionally, per the building code, a 30-inch parapet must also be constructed along the roof adjacent to the property line. Conditions of approval have been included in the draft resolution that address both of these roof related issues.
- The structure will be screened by landscaping on three sides. The existing ficus tree/hedge will remain along the northerly property line, landscaping will be planted on the westerly side and a metal trellis landscape screen with additional landscaping will be installed on the easterly side facing Old Newport Boulevard.
- A condition of approval is included in the draft resolution requiring that the lifts be commercial/industrial grade (not residential lifts) to help ensure the usefulness and longevity. Additionally, a condition is included requiring that a final valet plan be approved by the City Traffic Engineer and Community Development Director prior to final inspection of building permits for medical office tenant improvements. Finally, staff recommended that the site be valet parked during all business hours.
- Staff believes that the proposed vehicle lifts, tandem spaces and surface spaces combined with the implementation of a valet parking management plan provide the code required parking for medical office uses and that the findings for approval can be made.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction or Conversion of Small Structures). The project consists of a semi-enclosed parking structure for eleven vehicles and has an overall footprint of approximately 2,500 square feet. The Class 3 exemption allows for the construction of commercial buildings up to 10,000 square feet in size and for the construction of accessory structures.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Melinda Whelan
Assistant Planner

GR/msw

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2014-

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2013-023 TO ALLOW THE USE OF VEHICLE LIFTS AND TANDEM SPACES TO ACCOMMODATE A PORTION OF THE 56 REQUIRED PARKING SPACES FOR A MEDICAL OFFICE BUILDING LOCATED AT 441 OLD NEWPORT BOULEVARD (PA2013-228)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Ocean View Medical Investors, with respect to property located at 441 Old Newport Boulevard, and legally described as Parcel 1 of Parcel Map No. 80-719, in the City of Newport Beach, County of Orange, State of California, as shown on a map filed in Book 163, Pages 31 and 32 of Parcel Maps in the office of the Orange County Recorder requesting approval of a conditional use permit.
2. The subject property is located within the Office General (OG) Zoning District and the General Plan Land Use Element category is General Commercial Office (CO-G).
3. The applicant requests a modification permit request to utilize a combination of vehicle lifts, tandem parking spaces, surface parking spaces and valet parking to accommodate the 56 minimum required parking spaces for a proposed medical office use in an existing office building. A semi-enclosed carport structure is proposed to be located on the northerly property line and will have spaces for eleven vehicle lifts (22 parking spaces.) Valet parking will be provided during normal business hours to ensure effective use of the vehicles lifts and tandem spaces.
4. The subject property is not located within the coastal zone.
5. A public hearing was held on February 13, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the requirements of the California Environmental Quality Act Guidelines under Class 3 (New Construction or Conversion of Small Structures).
2. The Class 3 exemption allows for the construction of commercial buildings up to 10,000 square feet in size and for the construction of accessory structures. The project

consists of a semi-enclosed parking structure for 11 vehicles and has an overall footprint of approximately 2,200 square feet.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050.E (Modification Permits – Required Findings) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The requested modification will be compatible with existing development in the neighborhood.*

Facts in Support of Finding:

- A-1. The existing office building was originally constructed in 1981 and the owner is nearing completion of interior and exterior alterations and renovations. 45 parking spaces are currently provided on site.
- A-2. Old Newport Boulevard is developed with a mix of commercial, office and service uses. Office buildings in the area are developed with a mix of surface parking lots and podium parking.
- A-3. The proposed carport structure will be screened from neighboring properties and Old Newport Boulevard by existing and new trees and shrubs. Additionally, the front façade of the parking structure has been designed to be architecturally compatible with the recently renovated office building.
- A-4. Valet and tandem parking arrangements for office, restaurant and commercial buildings is used at developments/businesses within the City. When operated according to an approved valet plan and by a professional valet service, valet parking has proven a proficient way to maximize parking efficiency and on-site parking demand.
- A-5. Access to the site and the off-site parking is from Old Newport Boulevard and has been determined to be adequate for the use and is compatible with the other commercial lots in the area.

Finding:

- B. *The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Facts in Support of Finding:

- B-1 The existing office building and parking lot were originally developed in 1981. The existing surface parking lot design provides 45 parking spaces. Due to the lot size, width and depth, additional surface parking spaces cannot be provided.
- B-2 The additional parking requirements for a medical office use necessitates the need for additional parking.
- B-3 Although parking and retrieving vehicles from the lifts may take longer than if surface parking is used, employees of the offices will be required to utilize the lifts to help alleviate prolonged waiting time for customers and clients of the medical offices.

Finding:

- C. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

- C-1 The available on-site area to provide parking has been maximized and can accommodate a maximum of 56 parking spaces while still providing some parking lot landscaping.
- C-2 The request meets the intent of the Code by providing the required number of parking spaces on-site without the need to use off-site parking spaces.

Finding:

- D. *There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

- D-1 An alternate solution would be to construct a parking structure or subterranean parking. Both of those options would require a significant change to the scope of work and may result in a structure with undesirable build, bulk, or scale.
- D-2 No changes to ingress or egress from the site is proposed and the on-site circulation is not expected to be impacted by the uses of the eleven vehicle lifts and tandem valet parking.

Finding:

- E. *The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

- E-1 The parking lot has been reviewed for adequate access and circulation for use by employees, patrons and access by emergency vehicles.
- E-2 Prior to implementation of the proposed project and occupying the existing general office building with more than 20% of existing floor area with medical office floor a valet parking management plan is required to be reviewed and approved by the Public Works Department and Community Development.
- E-3 Conditions of approval have been included with this resolution to ensure fire services and utilities are protected in place.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2013-023, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2014.

By:

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. This Modification may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
4. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
5. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
6. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
7. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or holidays.
8. Trash pick-up for shall be scheduled outside of regular business hours because a required parking space blocks access to the trash enclosure.
9. The roof of the vehicle lift shall be concrete or another solid roof material, not the metal roof as depicted on the plans. The roof design and type of construction is subject to the review and approval by the Community Development Director prior to the issuance of building permits.
10. During regular business hours, employees of the office building are required to use the vehicle lifts unless the lifts are full upon their arrival.

11. Prior to the issuance of certificates of occupancy for medical office uses, the vehicle lifts shall be fully operational.
12. Prior to the issuance of certificates of occupancy for medical office uses, a valet parking management plan must be approved by the Traffic Engineer and Community Development Director. The valet parking management plan shall include signage, pick-up/drop off location(s), hours of operation.
13. The entire parking lots (surface spaces, tandem spaces, vehicle lift spaces) shall be valet parked during business hours.
14. Annual monitoring reports shall be prepared and submitted to the City. The first report will be during 12 months after the commencement of use of the valet plan and vehicle lifts. The report shall include average daily parking demand and space occupancy and maintenance log that identifies how many days the vehicle lifts were not available due to maintenance issues.
15. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
16. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 441 Old Newport Parking Modification Permit including, but not limited to MD2013-023 (PA2013-228). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

PUBLIC WORKS/UTILITIES

1. All improvements shall be constructed as required by Ordinance and the Public Works Department.
2. Reconstruct all existing broken and/or otherwise damaged concrete sidewalk panels, driveway approaches and curb and gutter along the Old Newport Boulevard frontage.

3. All existing drainage facilities in the public right-of-way, including the existing curb drains along Old Newport Boulevard frontage shall be retrofitted to comply with the City's on-site non-storm runoff retention requirements.
4. An encroachment permit is required for all work activities within the public right-of-way.
5. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
6. All on-site drainage shall comply with the latest City Water Quality requirements.
7. Parking spaces and drive aisles shall be per City Standards STD-805-L-A and STD-805-L-B. unless otherwise shown on the approved plans to accommodate the vehicle lifts and tandem spaces.
8. The existing private trees along the Old Newport Boulevard frontage on 441 Old Newport Boulevard are overgrown into power lines and adjacent property. These trees shall be trimmed back behind the property line at all times or removed.
9. The hedge along the north property line of 441 Old Newport Boulevard is encroaching into the Old Newport Boulevard public right-of-way/sidewalk. This hedge shall be trimmed back behind the property line at all times.
10. The applicant is responsible for all upgrades to the City's utilities as required to fulfill the project's demand, if applicable.
11. New and existing fire services shall be protected by a City-approved double-check detector assembly and installed per STD-517-L.
12. New and existing commercial domestic water and landscaping meter(s) shall be protected by a City-approved reduced pressure backflow assembly and installed per STD-520-L-A.
13. All traffic signage shall comply with the current California Manual of Uniform Traffic Control Devices. All traffic striping shall comply with the current Caltrans standard plans.
14. Parking layout and circulation at 441 Old Newport Boulevard is subject to approval by the City Traffic Engineer prior to permit issuance for the medical use and parking lot.

BUILDING DIVISION

1. A geotechnical report is required at time of plan check submittal.
2. Exterior walls within 10 feet of the property line are required to have a one hour fire resistive rating.

3. A 30-inch high parapet wall is required for fire rated exterior walls.
4. Class A roof material is required for the carport structure.

DRAFT

Attachment No. ZA 2

Vicinity Map

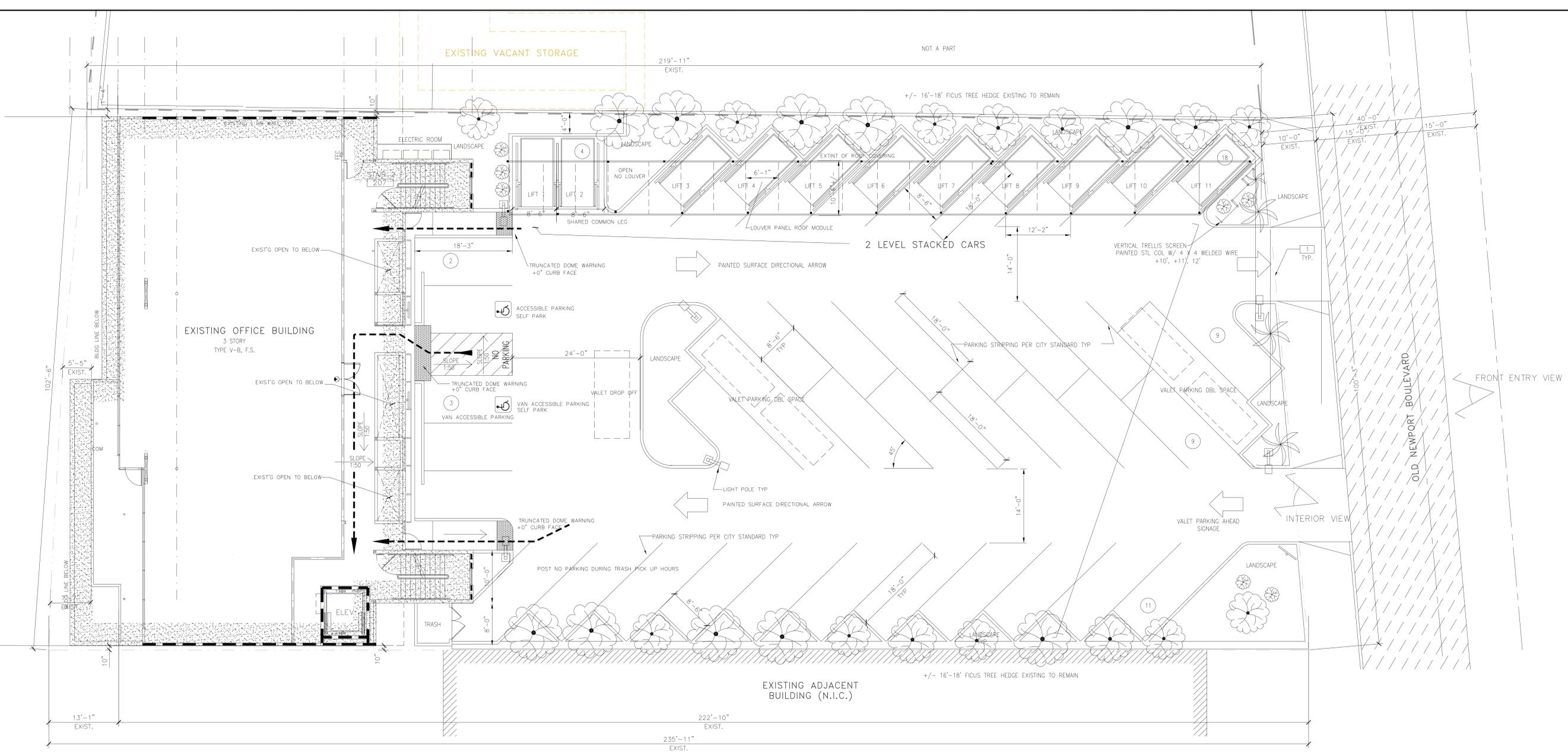
VICINITY MAP



Modification Permit No. MD2013-023
PA2013-228
441 Old Newport Boulevard

Attachment No. ZA 3

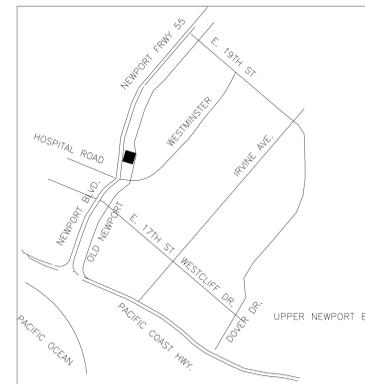
Project Plans



441 OLD NEWPORT BLVD.

SITE PLAN

1/8" = 1'-0"



VICINITY MAP

PROJECT ADDRESS: 441 OLD NEWPORT BLVD.
NEWPORT BEACH, CA 92660
OWNER: OCEAN VIEW MEDICAL PARTNERS LLC
2601 MAIN STREET # 920
IRVINE, CA 92614
949 721-8600

BUILDING CODE 2010 CALIFORNIA BUILDING CODE AND CITY AMENDMENTS
2010 CMC, CEC AND CPC.
BUILDING TYPE V-B

ZONING: OFFICE GENERAL OG

PROJECT DESCRIPTION:
INSTALLATION OF 11 AUTO LIFTS TO INCREASE TOTAL PARKING PROVIDED TO 56
UTILIZATION OF EQUIPMENT WILL BE PROVIDED BY ON SITE VALET SERVICE
RE-CONFIGURE TWO STANDARD STALLS TO ALLOW TANDEM PARKING

AREA BREAKDOWN
SITE AREA: 23,080 SF
BUILDING AREA: 11,540 SF

PARKING PROVIDED
SURFACE PARKING: 45
RAISED LIFT STALLS: 11
TOTAL PROVIDED: 56
INCLUDES 1 STANDARD ACCESSIBLE AND 1 VAN ACCESSIBLE STALL

PROJECT STATISTICS

REV.	DATE	ISSUED FOR
3/25/13		CITY COUNCIL SUBMITTAL REVISION
10/30/13		MODIFICATION SUBMITTAL FOR AUTO LIFTS
1/10/14		MODIFICATION SUBMITTAL REVISION 1

JOB NUMBER 441 NEWPORT BLVD

SITE PLAN

SHEET TITLE

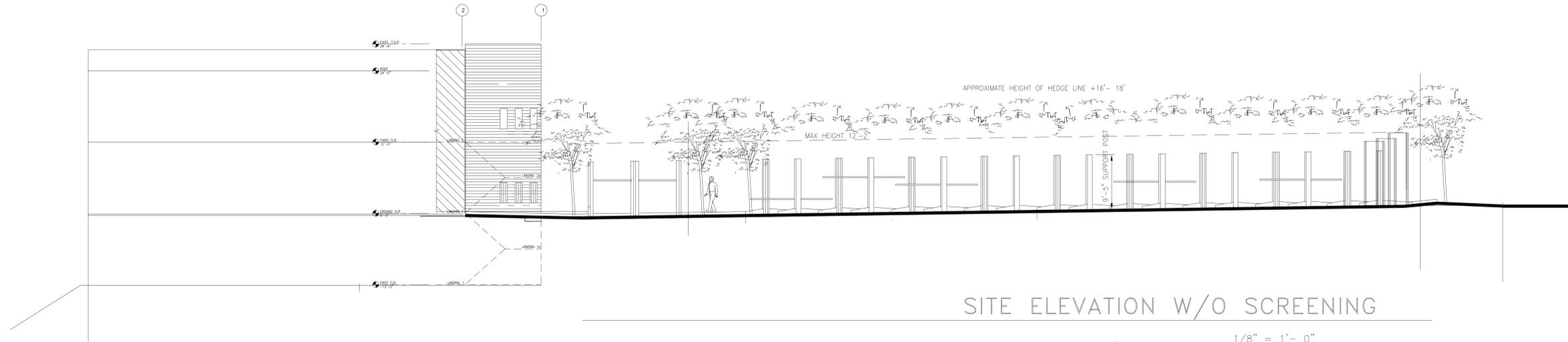
A1

SHEET NUMBER 10

REV.	DATE	ISSUED FOR
	3/25/13	CITY COUNCIL SUBMITTAL REVISION
	10/30/13	MODIFICATION SUBMITTAL FOR AUTO LIFTS
	1/10/14	MODIFICATION SUBMITTAL REVISION 1

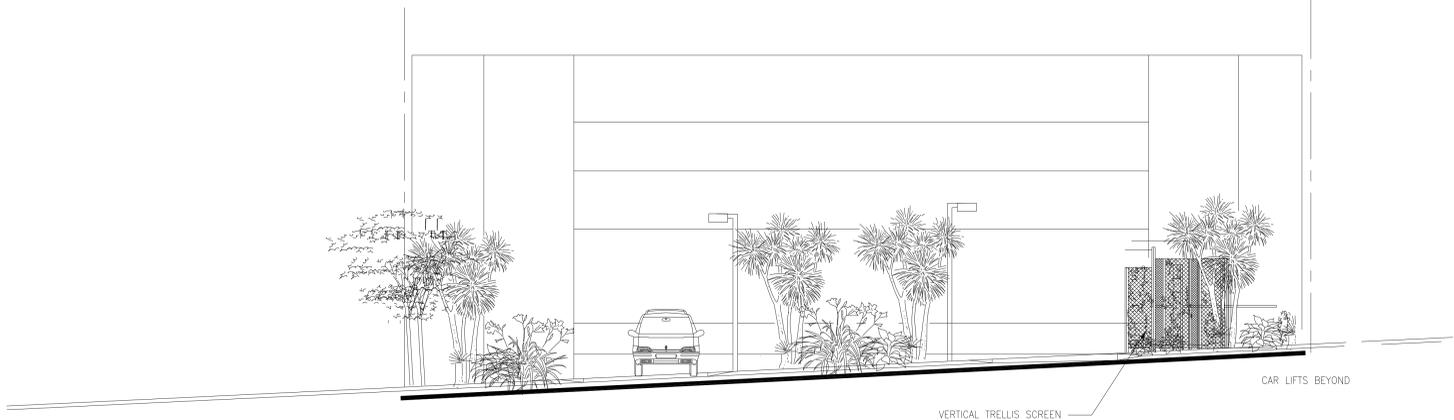
JOB NUMBER 441 NEWPORT BLVD

SITE ELEVATION
DETAILS
SHEET TITLE



SITE ELEVATION W/O SCREENING

1/8" = 1'-0"



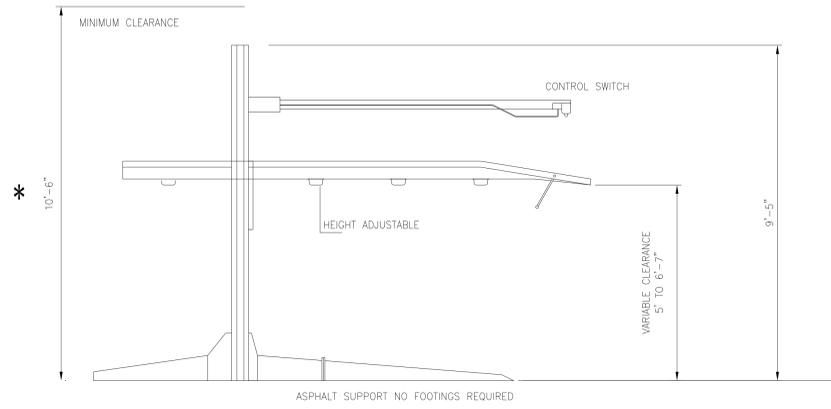
FRONT ENTRY ELEVATION

1/8" = 1'-0"

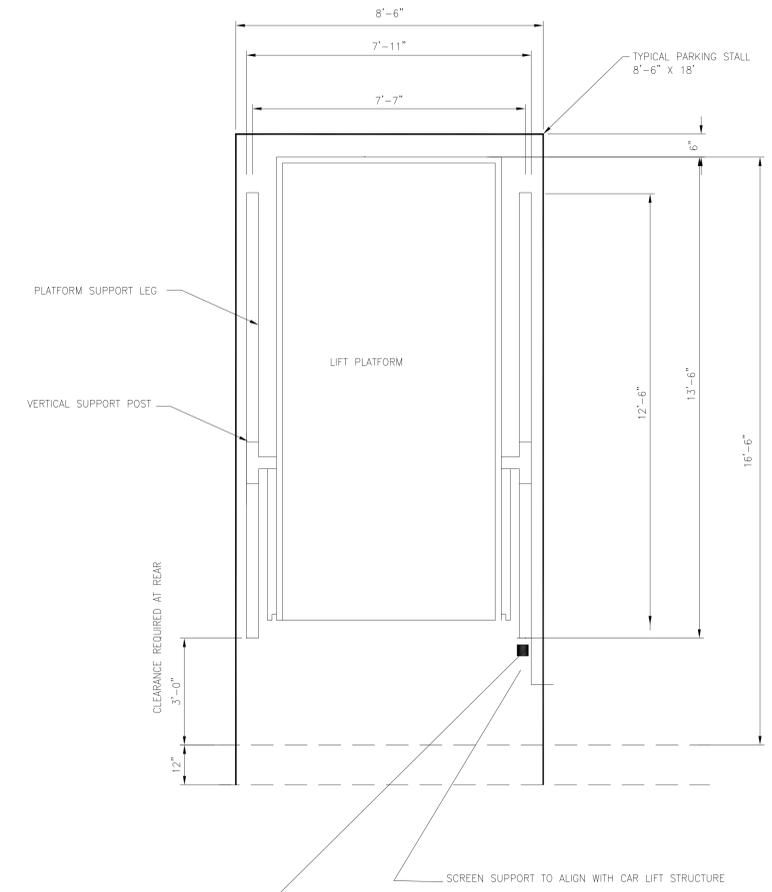
RECOMMENDED CLEARANCES FOR DP003	
STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN + SEDAN	10'-6"
SUV + SEDAN	12'-2"

MAX HEIGHT CLEARANCE 12'-2"

* REFER TO RECOMMENDED CLEARANCE DIMENSIONS FOR DP003



AUTO LIFT SIDE ELEVATION



DETAIL PLAN AUTO LIFT

PARKPLUS DP003 - L11



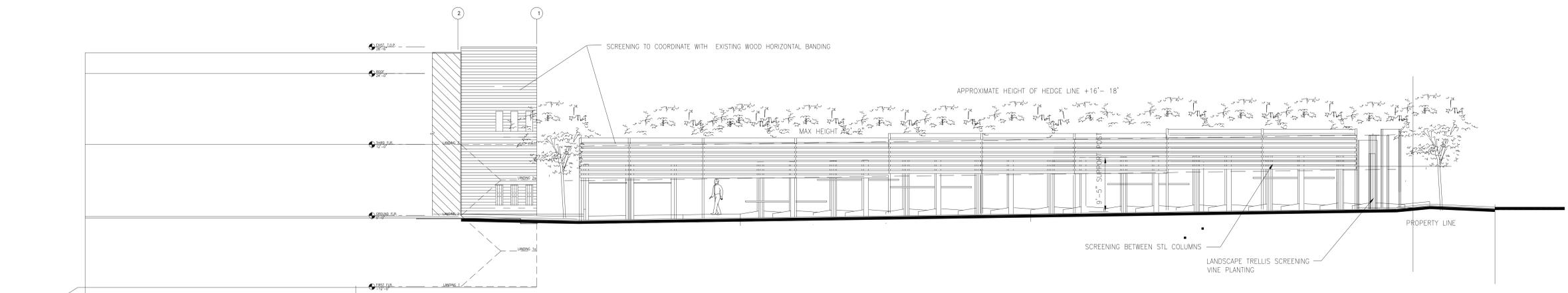
ARTIST CONCEPTION
VIEW FROM DRIVE EXIT

REV.	DATE	ISSUED FOR
	3/25/13	CITY COUNCIL SUBMITTAL REVISION
	10/30/13	MODIFICATION SUBMITTAL FOR AUTO LIFTS
	1/10/14	MODIFICATION SUBMITTAL REVISION 1

JOB NUMBER 441 NEWPORT BLVD

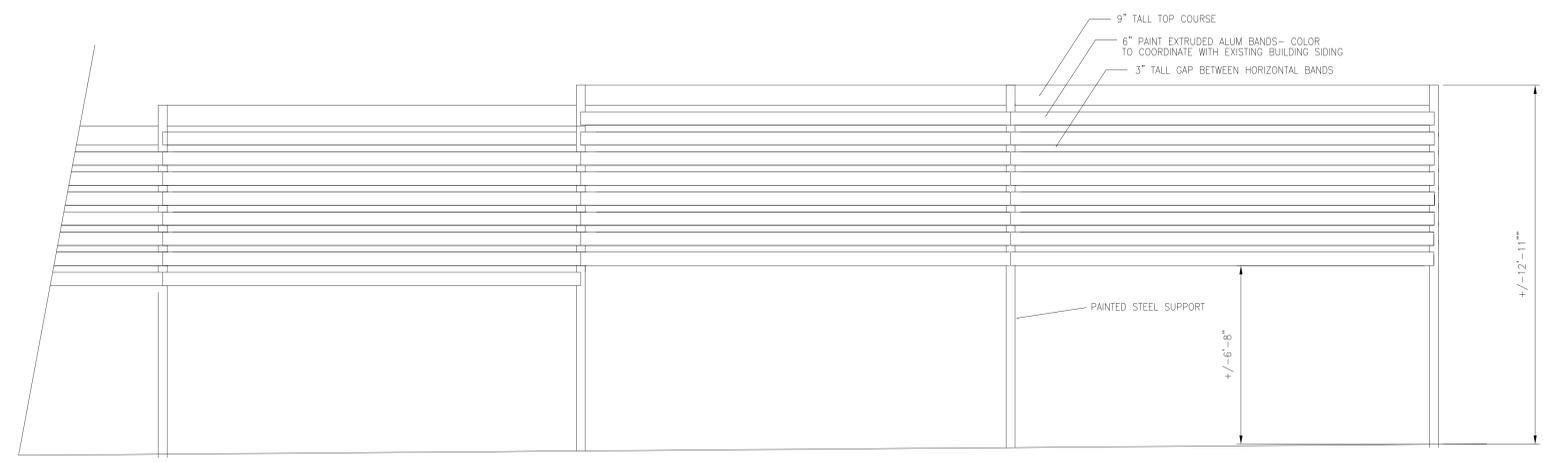
SITE ELEVATION
DETAILS

SHEET TITLE



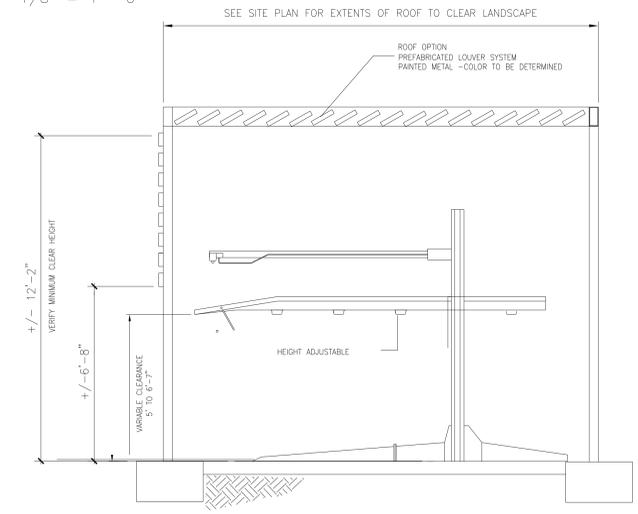
PROPOSED SITE ELEVATION WITH SCREENING

1/8" = 1'-0"



ELEVATION DETAIL

3
A3



SECTION

3/8" = 1'-0"

2
A3



ARTIST CONCEPTION
VIEW FROM PARKING AREA

To: Zoning Administrator
Subject: Additional Materials Received: Item No. 3a

From: Sandie Haskell [<mailto:sandiehaskell@roadrunner.com>]
Sent: Friday, February 07, 2014 12:47 PM
To: Wisneski, Brenda; Whelan, Melinda; Petros, Tony; Hill, Rush; edselich@newportbeachca.gov;
curryk@newportbeachca.gov
Subject: Fw: 441 Old Newport

*441 Old Newport, Newport Beach, CA 92663 Parking Modification Permit Request
Project File No. PA2013-228
Activity No. MD2013-023
Zoning Administration meeting Thursday Feb. 13, 2014*

Q: What does the Zoning Administrator do?

*Answer: The Zoning Administrator conducts public hearings and renders decisions on **minor** discretionary applications. A "discretionary application" is one that requires the exercise of judgment on the part of the decision-maker, as opposite to a "ministerial application" where the decision-maker determines whether there has been conformity with fixed standards or objective measurements (e.g., building permits*

Q: What is a Modification Permit?

Answer: A Modification Permit is a request for administrative relief from development standards of the Zoning Code such as to allow a building to encroach within a required setback. Other examples include: heights of walls, hedges or fences; distances between buildings; area, number and height of signs; roof signs and off-site signs; structural appurtenances or projections from buildings that encroach into front, side or rear yards; location of accessory buildings within setbacks; the construction or installation of chimneys, vents, rooftop architectural features in excess of permitted height limits; size or location of parking spaces or access to parking spaces; swimming pool and swimming pool equipment encroachments within setbacks; rooftop parking of automobiles in nonresidential districts; and minor alterations and improvements to nonconforming buildings. Deviations from provisions that regulate uses cannot be considered with a Modification Permit.

*We do not believe the project at 441 meets the criteria described above (taken from the City of NB's website) as a **minor** alteration nor an instance of **minor** nonconformance. We believe this matter should come before the **PLANNING COMMISSION** for a full, in depth evaluation of this odd proposal (we cannot think of any other OFFICE/MEDICAL BUILDING in Newport Beach that has constructed industrial style parking to meet parking requirements in a non-industrial area). Before the city would **set a precedent** for using lifts to fulfill parking space requirements, we should think the **City Council** would want to study the proposal and have the Planning Commissions' input to consider the matter.*

*The applicant advertises his property claiming 14,309 square feet of "rentable" space.
http://www.ventureregroup.com/PropertyPDF/441_Old_Newport_Blvd.pdf*

*The remedy requested by the applicant - **parking lifts** - is definitely **not in keeping with the character of the neighborhood**. He also assumes that the neighboring professional building property owners would be happy with this unaesthetic approach to parking and that the employees and/or clients of the tenants will be comfortable with using the parking lifts and tandem parking. This parking scheme will be located between the curb and the actual building viewable from the street. If approved, this plan would require full-time parking attendants; how would that requirement be monitored and enforced?*

The public notice states that "the project is categorically exempt under Section 15303 of CEQA...." Not sure why that is relevant.

We will be out of town when this meeting takes place and would like this notification to serve as a statement of our concerns and questions regarding this property application.

*Richard and Sandra Haskell
Business address: 415 & 455 Old Newport Road
Newport Beach, CA
Home address: 255 Evening Canyon Road
Corona del Mar, CA*

http://qcode.us/codes/placercounty/view.php?topic=18-18_36-18_36_050&frames=on

http://www.newportbeachca.gov/PublicNotices/Zoning%20Administrator/02-13-14_441%20Old%20Newport%20Parking%20Modification_PA2013-228.pdf

<http://www.codepublishing.com/CA/NewportBeach/?NewportBeach20/NewportBeach20.html>

http://qcode.us/codes/placercounty/view.php?topic=18-18_36-18_36_050&frames=on

Ramirez, Brittany

To: Zoning Administrator
Subject: Additional Materials Received - Item No. 3

From: Brion Jeannette [<mailto:BrionJ@customarchitecture.com>]
Sent: Thursday, February 13, 2014 1:29 PM
To: mwhelan@newportbeach.gov; Campbell, James; Wisneski, Brenda
Cc: cathdoza@gmail.com
Subject: RE: Ocean View Medical project 441 Old Newport Blvd/ REVISED 2/13/14

Melinda, I have added a few more comments to my letter. I was hoping you would be able to respond to my original letter, but I guess not. I'm sure we will discuss these today.

Regards

Brion

Brion Jeannette Architecture
Custom Architecture | Energy Efficient Design

470 Old Newport Blvd.
Newport Beach, CA 92663
T: 949.645.5854 ext. 212 F: 949.645.5983
email@customarchitecture.com
www.customarchitecture.com

BJA Job #



please consider the environment before printing this e-mail

CONFIDENTIALITY: The information contained in this e-Mail message, including any accompanying documents or attachments, is from Brion Jeannette Architecture and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying or use of the contents of this message is strictly prohibited. Due to the vulnerabilities associated with electronic communications this message and any attachments should be checked for destructive content prior to executing. BJA is not responsible for loss or damage arising from the use of this e-mail or attachments.

From: Brion Jeannette
Sent: Tuesday, February 11, 2014 11:44 AM
To: 'mwhelan@newportbeach.gov'
Cc: cathdoza@gmail.com; Bonnie Jeannette
Subject: Ocean View Medical project 441 Old Newport Blvd

Melinda, being a long time property owner on Old Newport Blvd, this parking request to install lifts concerns me and many others on Old Newport Blvd.

I have some technical questions hopefully you can assist with:

- The structure appears to be over 10,000sf according to the applicant's advertising it is 14,309sf net 14,935 gross, the staff report states 11,540sf. Can you verify which is correct.
- The Class 3 exemption appears to be in jeopardy if the applicants square footage is correct.

- If the structure is 11504 sf lot coverage is 49%, at 14935sf lot coverage is 64.7%
- The proposed carport which is open on only one side adds to the lot coverage by approximately 2000sf, I believe this structure will add to the already excessive lot coverage.
- Although I feel this is a clever way to increase parking, I feel it is inappropriate and NOT the visual aesthetics that is important to Old Newport Blvd. land owners. Imagine this in many parts of the city, not a pretty picture.
- As the structure increases in square footage, obviously the parking requirement increases

I believe this will require a Planning Commission decision including variances for excessive lot coverage, and reduced parking and I believe the old Specific Area Plan #9 for Old Newport Boulevard, developed by the property owners and city staff a few years back dictate an aesthetic that does not allow parking lifts visible from the street.

Regards

Brion

Brion Jeannette Architecture

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BJA Job #



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Ramirez, Brittany

To: Zoning Administrator
Subject: Additional Materials Received - Item No. 3

From: Catherine Cardoza [<mailto:cathdoza@gmail.com>]
Sent: Thursday, February 13, 2014 12:48 PM
To: Whelan, Melinda; Wisneski, Brenda; kbrant@newportbeachca.gov
Cc: Dr Raney; Ann Raney
Subject: 441 Old Newport - Parking Modification Permit

Dear Melinda,

Thank you for speaking with me yesterday regarding the property at 441 Old Newport Boulevard and their request for a parking modification. As we discussed, Dr. and Mrs. Raney, owners at 447 Old Newport, are firmly opposed to approving this modification permit. Please see the attached letter and support documentation that explains their position.

Please distribute this information to the decision maker(s) involved with this permit request.

Again, thank you for you time,

Sincerely,

Catherine Cardoza
Raney Zusman Medical Group
447 Old Newport Blvd, Suite 200
Newport Beach, CA 92663
(949) 650-3350 - Office
(949) 650-1274 - Fax

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**Dr. and Mrs. Aidan Raney
447 Old Newport Boulevard, Suite 200
Newport Beach, CA. 92663**

February 12, 2014

Zoning Administrator
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: 441 Old Newport Parking Modification – Public Hearing, February 13, 2014 at 3:30pm

Dear Zoning Administrator:

We are respectfully requesting that you deny the above referenced applicant a modification permit for parking. Their permit request is predicated on a parking issue that has been denied by City Council and twice denied by the Planning Commission.

We are requesting denial for the following reasons:

1. The modification permit would allow vehicle lifts and a carport to be constructed on the property in the parking lot. The use of vehicle lifts has not been granted to any other property owner along this stretch of Old Newport Boulevard. In all other cases, owners were required to provide adequate parking through the construction of subterranean garages or limited their buildable square footage to meet the medical office parking requirements. The industrial looking vehicle lift is not in keeping with the architectural integrity of the neighborhood. Permitting the use of the vehicle lifts will only benefit the property owner of 441 Old Newport, to the detriment of the surrounding home and commercial property owners.
2. We believe the vehicle lifts will not be effectively utilized. It will be easier for employees and patrons of 441 Old Newport to park elsewhere; in an effort to avoid parking their vehicles on the lifts, creating a “parking problem” for the adjacent properties that have abided by the rules set forth by the City of Newport Beach.
3. The square footage of the building is not accurate and therefore the minimum requirement for parking spaces is inaccurate. The City of Newport Beach is only recognizing 11,540 square feet. However, the applicant’s own (updated) website lists the “rentable square footage” at over 14,000 square feet. Please see his attached website information. Using the calculations provide by the property owner, on their website, the minimum parking space requirement should be >70 spaces.

As the owners of the property at 447 Old Newport Boulevard, we continue to be concerned about the repeated attempts by this property owner to circumvent the rules established by the City for medical office space parking. We urge you to reconsider the recommendation in the Staff Report and vote to deny granting this permit.

Very truly yours,

Aidan A. Raney, M.D.

Ann Raney



OCEAN VIEW MEDICAL PLAZA

AVAILABLE FOR LEASE OR LEASE OPTION TO PURCHASE



AVAILABLE
1,000 - 9,402 RSF

LEASE RATE
\$ 2.95 NNN/sq. ft.

LEASE TERM
5 Years Minimum

T.I. ALLOWANCE
\$50/USF

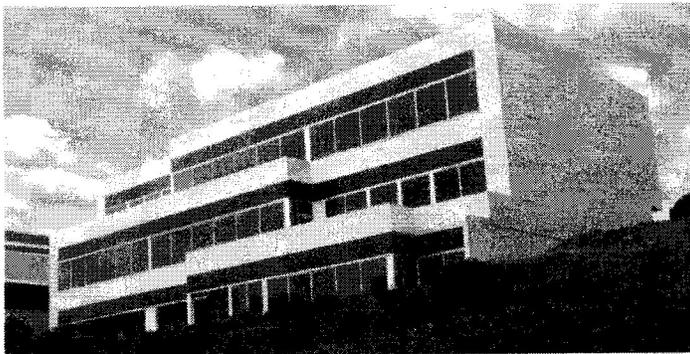
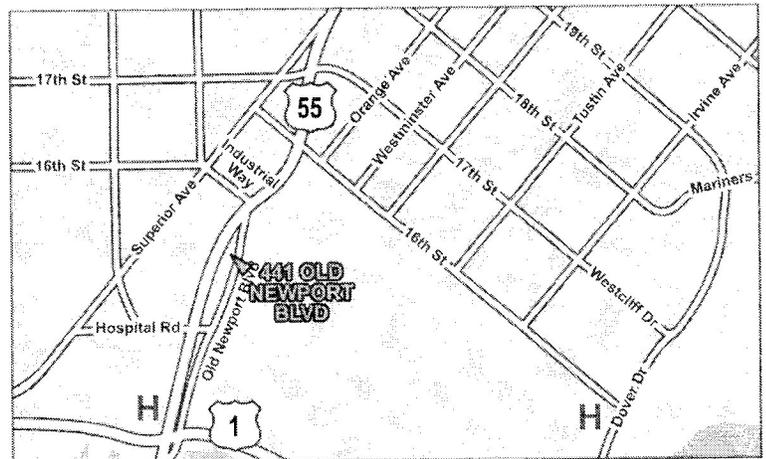
OCCUPANCY
Available Early November

441 OLD NEWPORT BLVD, NEWPORT BEACH, CA 92663

as of 2/10/14

FEATURES

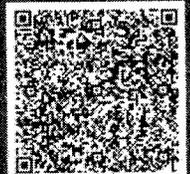
- Directly across from Hoag Hospital
- Brand New, Just Completed Facility
- 55,000 Average Daily Traffic
- Newport Blvd Signage Available
- Beautiful Glass Line with Balconies
- Gurney Size Elevator & Surface Parking
- Lease with Option to Purchase or Lease Only



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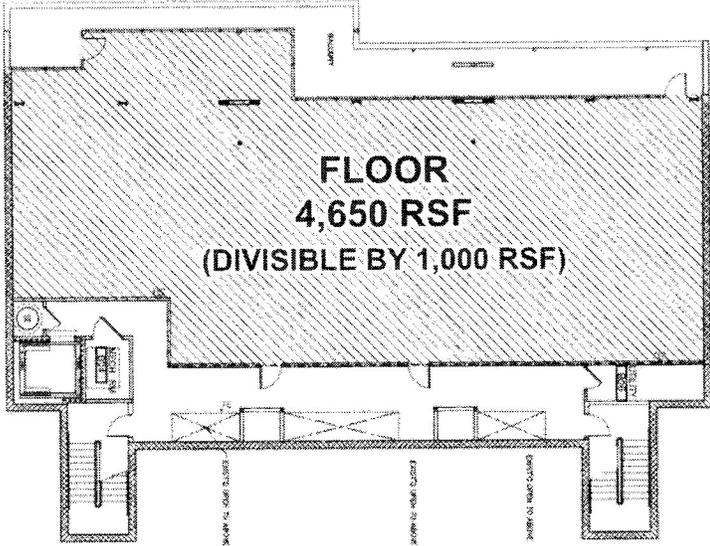
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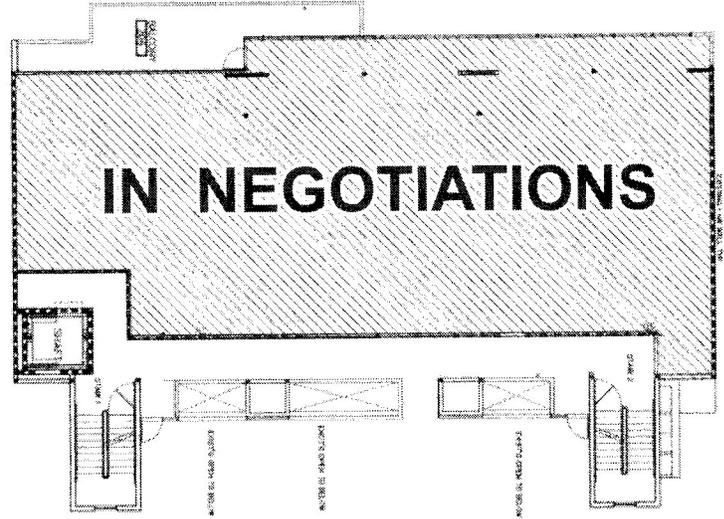
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RE GROUP

OCEAN VIEW MEDICAL PLAZA
AVAILABLE FOR LEASE OR LEASE OPTION TO PURCHASE

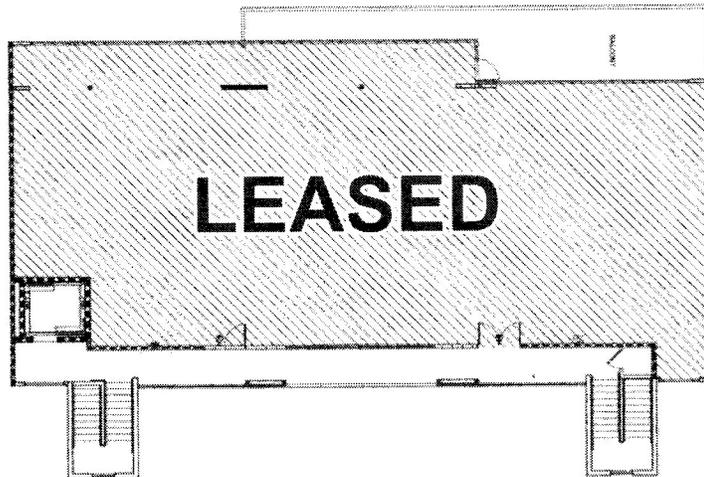
FIRST FLOOR - 4,650 RSF



SECOND FLOOR - 4,752 RSF



THIRD FLOOR - 4,907 RSF



FLOOR PLAN

441 OLD NEWPORT BLVD, NEWPORT BEACH, CA 92663



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OCEAN VIEW MEDICAL PLAZA

441 Old Newport Boulevard
Newport Beach, California

PARKING MANAGEMENT PLAN:

The following Parking Management Plan will outline the assisted parking operations and will be used to implement and monitor the On Site Parking operation. The guidelines will be distributed to all tenants upon occupancy so they are familiar with the program and to provide an understanding of the system and to better utilize the automated system in place for their employee's and customer's benefit.

GENERAL DESCRIPTION OF OPERATION:

A valet parking will be provided to assist employees and guests the full utilization of the parking provided for the building. There will be 11 (eleven) two level automated car lifts on the site to be parked and operated by the Valet only.

- Auto Valet will be provided during business hours from 7:00 AM to 6:00 PM Monday through Friday. Two valet employees will be present during business hours.
- Valet service will be complimentary to all users.
- Permanent signage will be installed at drop-off location outlining service provided
- Valet to verify with all drivers, anticipated length of stay and utilize upper lift platform for employees first and then longer term parking (if needed).
- Valet to provide Claim number card upon vehicle drop off.
- 34 Self Park stalls will be available at all times when valet is not available or upon request by customers.
- 2 Accessible stalls are available for self-parking or valet parking upon request at the main entrance to the building.
- Valet contact phone number to be provided to tenants so car can be retrieved ahead of departure.
- All keys to be secured in locked storage cabinet
- Adequate signage will be provided on site for circulation (to be reviewed and approved by City Traffic Engineer).
- Will provide pick-up/drop-off locations to be reviewed and approved by the City Traffic Engineer