



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**

March 27, 2014
Agenda Item No. 2:

SUBJECT: Club Detox MUP - (PA2014-023)
1040 Bayside Drive
▪ Minor Use Permit No. UP2014-003

APPLICANT: Irvine Company

PLANNER: Benjamin M. Zdeba, Assistant Planner
(949) 644-3253, bzdeba@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** CN (Commercial Neighborhood)
- **General Plan:** CN (Neighborhood Commercial)

PROJECT SUMMARY

A minor use permit to allow a Personal Services, Restricted use in conjunction with a Take-out Service, Limited Eating and Drinking Establishment use. The applicant proposes to provide sauna treatments, nutritional and lifestyle coaching, and an accessory use preparing and selling natural vegetable and fruit juices for both off- and on-site consumption with seating for four patrons. The proposed hours of operation are between 8:00 a.m. and 9:00 p.m., Monday through Friday, 9:00 a.m. and 6:00 p.m. on Saturday, and 10:00 a.m. and 4:00 p.m. on Sunday.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2014-___ approving Minor Use Permit No. UP2014-003 (Attachment No. ZA 1).

DISCUSSION

- The subject tenant space is located within the Bayside Shopping Center. Adjacent uses include multi-family residential communities to the north and south, single-family residential properties to the east across Jamboree Road, and the Bayside Restaurant to the west.
- The proposed project includes sauna treatments, nutritional and lifestyle coaching, and an accessory use preparing and selling natural vegetable and fruit juices for both off- and on-site consumption with seating for four patrons. A day spa is classified as a Personal Services, Restricted use under Zoning Code Chapter 20.70 (Definitions) and requires the approval of a minor use permit in all commercial zoning districts. The on-site service and retail sale of juices is considered a Take-out Service, Limited Eating and Drinking Establishment use which also requires a minor use permit when proposed within 500 feet of a residential zoning district. In this case, the nearest residential zoning district is directly north of the project site (PC-12, Promontory Point).
- The proposed project will be located in a vacant tenant space formerly occupied by a beauty salon (Personal Service, General use) in the multi-tenant building of the shopping center. Access to the center is obtained through three separate driveways along Bayside Drive. The shopping center is developed with approximately 56,000 square feet of gross building area comprised of one large multi-tenant building and one smaller pad building. Existing uses within the shopping center include retail sales, personal services, restaurants, and a bank. The nearly 5-acre site is also developed with a 267-space parking area.
- The General Plan designates this site as Neighborhood Commercial (CN) and the Zoning Code designates the site as Commercial Neighborhood (CN). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is consistent with this land use designation as it will provide an additional service within the Bayside Shopping Center to the nearby residential communities. The operation has also been conditioned to help ensure it maintains compatibility with both commercial and residential uses in the immediate area.
- The requested hours of operation are between 8:00 a.m. and 9:00 p.m., Monday through Friday, 9:00 a.m. and 6:00 p.m. on Saturday, and 10:00 a.m. and 4:00 p.m. on Sunday. Staff recommends allowing the establishment to operate between 8:00 a.m. and 9:00 p.m., daily to allow for greater flexibility.
- Although four seats are proposed at this time, staff recommends a condition of approval to allow up to six seats maximum, consistent with the seat allowance for a take-out service, limited eating and drinking establishment use.

- The Bayside Shopping Center utilizes a shopping center parking requirement consistent with Zoning Code Section 20.40.050 (Parking Requirements for Shopping Centers). Under this section, the shopping center may be parked at a rate of one parking space per every 200 square feet of gross floor area on the condition that it is less than 100,000 square feet in gross building area and has a limited amount of eating and drinking establishment uses. The change of use from a beauty salon to a day spa will not incur any additional parking space requirements.
- Staff believes the project is compatible with existing and allowed uses within the shopping center and surrounding area and that findings for approval can be made.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities). This exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior improvements to an existing tenant space formerly occupied by a beauty salon to a new day spa and take-out service, limited eating and drinking establishment which is a negligible expansion of use.

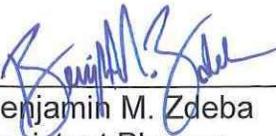
PUBLIC NOTICE

Notice of this application 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:



Benjamin M. Zdeba
Assistant Planner

GR/bmz

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Applicant's Project Description and Justification
 ZA 4 Club Detox Information Package
 ZA 5 Project Plans

Attachment No. ZA 1

Draft Resolution

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RESOLUTION NO. ZA2014-____

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2014-003 FOR A PERSONAL SERVICES, RESTRICTED USE AND RELATED TAKE-OUT SERVICE, LIMITED EATING AND DRINKING ESTABLISHMENT USE LOCATED AT 1040 BAYSIDE DRIVE (PA2014-023)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by the Irvine Company, with respect to property located at 1040 Bayside Drive, and legally described as Parcel 1 of Lot Line Adjustment No. LLA 98-06 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to allow a Personal Services, Restricted use in conjunction with a Take-out Service, Limited Eating and Drinking Establishment use. The applicant proposes to provide sauna treatments, nutritional and lifestyle coaching, and an accessory use preparing and selling natural vegetable and fruit juices for both off- and on-site consumption with seating for four patrons. The proposed hours of operation are between 8:00 a.m. and 9:00 p.m., Monday through Friday, 9:00 a.m. and 6:00 p.m. on Saturday, and 10:00 a.m. and 4:00 p.m. on Sunday.
3. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Neighborhood Commercial (CN).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Neighborhood Commercial (CN).
5. A public hearing was held on March 27, 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 Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities). The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use.

2. The proposed project involves interior improvements to an existing retail tenant space to establish a day spa and take-out service, limited eating and drinking establishment use and no expansion of gross floor area. Therefore, the project qualifies for a categorical exemption under Class 1.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F (Findings and Decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the Minor Use Permit are set forth:

Finding:

- A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding:

1. The General Plan Land Use designation for this site is CN (Neighborhood Commercial). The CN designation is intended to provide for a limited range of retail and service uses developed in one or more distinct centers oriented to primarily serve the needs of and maintain compatibility with residential uses in the immediate area. The proposed project is consistent with this land use designation as it will provide an additional service within the Bayside Shopping Center to the nearby residential communities. The operation has also been conditioned to help ensure it maintains compatibility with both commercial and residential uses in the immediate area.
2. The subject property is not part of a specific plan area.

Finding:

- B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding:

1. The site is located in the Commercial Neighborhood (CN) Zoning District. This designation is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area. The proposed personal services, restricted and take-out service, limited eating and drinking establishment uses provide a service to the neighboring residential areas.
2. Within Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements) of the Zoning Code, the CN District allows personal services, restricted uses subject to the approval of a minor use permit. Take-out service, limited eating and drinking establishment uses are also required to obtain a minor use permit when proposed within 500 feet of a residential zoning district.

3. The Bayside Shopping Center utilizes a shopping center parking requirement consistent with Zoning Code Section (20.40.050 Parking Requirements for Shopping Centers). Under this section, the shopping center may be parked at a rate of one parking space per every 200 square feet of gross floor area on the condition that it is less than 100,000 square feet in gross building area and has a limited amount of eating and drinking establishment uses. The change of use from a beauty salon to a day spa with a take-out service, limited eating and drinking establishment use will not necessitate any additional parking space requirements.

Finding:

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

1. The personal services, restricted and take-out service, limited eating and drinking establishment uses will occupy an existing 1,500-square-foot tenant space within the Bayside Shopping Center. The space will be improved with five sauna rooms, a small-scale kitchen, and a juice counter. Seating for up to four patrons is proposed; however, as conditioned a maximum of six seats are allowed within the establishment as a convenience to patrons of the accessory food service use.
2. The project is located within the Bayside Shopping Center. Nearby uses include residential, personal services, retail sales, eating and drinking establishments, and a bank. The operational characteristics of the project are primarily that of a day spa and are compatible with the residential and other commercial uses in the vicinity.
3. As conditioned, the allowed hours of operation are 8:00 a.m. to 9:00 p.m., daily, thereby limiting the likelihood of late night/early morning land use conflicts with nearby residences and businesses.

Finding:

- D. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

1. The Bayside Shopping Center is approximately five acres and is developed with approximately 56,000 square feet comprised of one large multi-tenant building, one smaller pad building, and a parking lot area. The existing buildings and parking lot have functioned satisfactorily with the current configuration which allows vehicular access from three separate driveways along Bayside Drive.

2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.

Finding:

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding:

1. The use will serve the surrounding commercial and residential community, as well as visitors to the area.
2. The operation has been conditioned with limited hours of operation to help minimize any potential detriment to the area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2014-003, 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 27TH DAY OF MARCH, 2014.

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. All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.42 (Signs) of the Newport Beach Municipal Code.
3. Minor Use Permit No. UP2014-003 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
6. This Minor Use Permit may be modified or revoked by the Zoning Administrator if it is 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.
7. The hours of operation for the establishment shall be limited to between the hours of 8:00 a.m. and 9:00 p.m., daily.
8. A maximum number of six seats may be provided inside the establishment.
9. The maximum number of employees working at any one time shall be four.
10. Any change in operational characteristics, expansion in area, or other modification to the approved plans, may require an amendment to this Minor Use Permit or the processing of a new use permit.
11. 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.
12. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Minor Use Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only

and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Minor Use Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

13. 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.
14. 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.
15. No outside paging system shall be utilized in conjunction with this establishment.
16. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
17. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
18. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
19. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Director of Community Development, and may require an amendment to this Minor Use Permit.
20. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
21. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.

22. 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.
23. 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 Club Detox MUP including, but not limited to, the Minor Use Permit No. UP2014-003 (PA2014-023). 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.
24. 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.

DRAFT

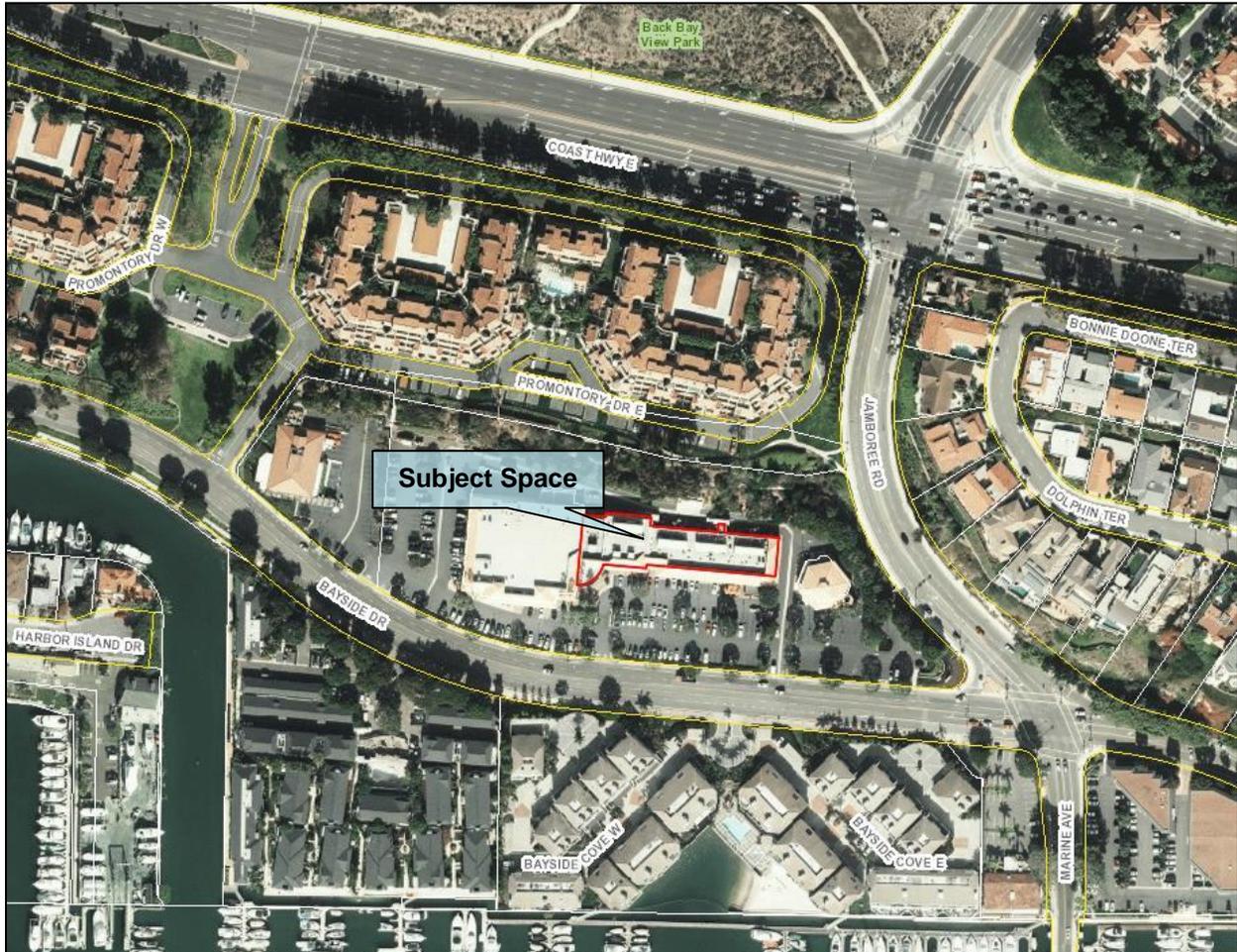
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Attachment No. ZA 2

Vicinity Map

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VICINITY MAP



Minor Use Permit No. UP2014-003
PA2014-023

1040 Bayside Drive

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Attachment No. ZA 3

Applicant's Project Description and
Justification

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CAA PLANNING

February 13, 2014

Ms. Brenda Wisneski
Deputy Community Development Director
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Minor Use Permit Application, 1040 Bayside Drive, Bayside Shopping Center

Dear Ms. Wisneski:

On behalf of Irvine Company, CAA Planning, Inc. (CAA) submits the enclosed Minor Use Permit application to allow a Personal Services – Restricted establishment with accessory retail sales, doing business as Club Detox to be located at 1040 Bayside Drive within the Bayside Shopping Center (Center).

Background

The space located at 1040 Bayside Drive is one of the inline spaces within the Center with an existing floor area of 1,500 square feet. The previous tenant was Salon L, a hair salon offering haircuts, hair styling, hair coloring, and bridal services with accessory retail sales of various hair products. The parking requirement for the Salon L was 8 spaces per the Zoning Code requirements for shopping centers (Section 20.40.050) which is 1 space/200 square feet of gross floor area.

Proposed Project

Club Detox will offer sauna treatments with accessory retail sales of natural juices as detailed below:

- Sauna treatments for members and walk-ins
- Nutritional/lifestyle coaching
- Retail sales of alkaline living water and natural vegetable and fruit juices which are prepared and bottled on site
- Retail sales of alkaline living water and natural vegetable and fruit juices prepared for on-site consumption with seating for four
- The hours of operation are M-F 8am-9pm, Sat 9am-6pm, Sun 10am-4pm

Additional information regarding the services offered at Club Detox can be found at their website <http://clubdetox.com>. Selected pages from the website are attached for your reference.

The only improvements at the site will be the tenant improvements inside the space. There will be no change in gross floor area. Therefore the parking requirement will remain at 8 spaces.



Ms. Brenda Wisneski
February 13, 2014
Page 2 of 2

The seating for on-site consumption is primarily for members availing themselves of the sauna and the nutritional/lifestyle coaching or to purchase bottled beverages to take off-site. Although walk-ins can purchase and consume beverages on-site, the primary function of the seating is accessory to sauna and the nutritional/lifestyle coaching.

We believe that the Zoning Administrator will be able to make the appropriate findings for approval the Club Detox. If you have any questions or concerns, please do not hesitate to contact me at 949-581-2888.

Sincerely,

CAA PLANNING, INC.

A handwritten signature in blue ink, reading "Shawna L. Schaffner".

Shawna L. Schaffner
Chief Executive Officer

Attachments: Minor Use Permit Application
Tenant Improvement Plans – 3 standard sets, 4 reduced sets, and CD
Authorization Letter
300' Radius Map and Mailing Labels
Club Detox Information Package

c: Ms. Paulette Alexander, Irvine Company Retail Properties

Attachment No. ZA 4

Club Detox Information Package

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clubDetox
 27932 La Paz Road, Suite C
 Laguna Niguel, CA 92677
 Orange County - 949-484-4322



Far Infrared Sauna

Juice Detox Programs

Alkaline Living Water

Food & Nutrition



GAIN ENERGY

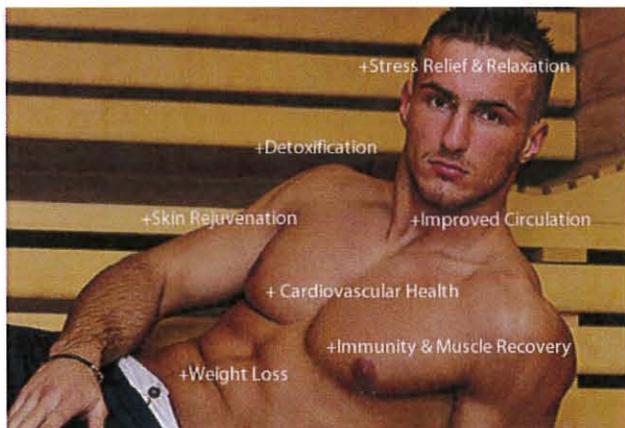


LOSE WEIGHT



PREVENT DISEASE

Far Infrared Sauna Detoxification & Rejuvenation



Very important component to achieve a complete cleanse. Stored toxins (if you live on this planet you absorb toxins on daily basis) cannot be processed nor disregarded by a human body itself.

These toxins cause major harm and damage (mimic chronic disease, damage DNA and endocrine system, harden arteries etc.). FIR sauna is the best natural technique to remove toxins from your body.

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THE BENEFITS OF FAR INFRARED SAUNAS

- Detoxification (remove harmful poisons & pollutants from human system)
- Improved circulation (deliver needed oxygen & nutrients)
- Improve heart health
- Lose weight (burn 500-900 calories per session)
- Pain relief (rebuild & repair injured tissue)
- Slow down aging
- Improve skin condition
- Relax brain & eliminate stress

Packages	Price
Single	\$35
Package of 5	\$150
Package of 10	\$250
Pass	
Unlimited Monthly	\$299
Membership	
Silver Membership (includes: 2 sauna sessions per week, 8 sessions per month; 1 free 34oz alkaline living water upon sign up) \$287 value	\$99/month



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PREVENT DISEASE

Juice Cleansing Programs

*Your health & wellness
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Juice Cleanse

Our 100% natural, freshly squeezed juices provide highly concentrated vitamins, minerals, proteins, enzymes and phytonutrients. Never any sweeteners, additives or preservatives. Made only as Mother Nature created and intended to nourish and celebrate your health, energy & beauty. This is your supersized salad in a bottle.

Our juice cleanse is all about vitamins, minerals, enzymes, proteins and phytonutrients in the highest concentration possible. Our juices are made fresh and to your order to provide the highest nutritional and enzyme quality. Nothing is ever sitting around for days waiting to be sold. There are never any sweeteners, additives or preservatives. Made only as Mother Nature created and intended to nourish your health, energy and beauty.

With juicing you receive beneficial enzymes which are found in raw foods. The enzymes have a vital role in converting food into body tissue and energy. They are also involved in the function of metabolism and increase the metabolic rate.

"There are many health benefits of drinking freshly juiced fruits and vegetables, and it's a great way to add nutrients from the fruits or vegetables that you normally wouldn't eat. Fruit and vegetable juices retain most of the vitamins, minerals and plant chemicals (phytonutrients) that would be found in the whole versions of those foods. These nutrients can help protect against cardiovascular disease, cancer and various inflammatory diseases, like rheumatoid arthritis. Valuable compounds called flavonoids and anthocyanins are abundant in a variety of fruits and vegetables and guard against oxidative cellular damage, which comes from everyday cellular maintenance and is exacerbated by exposure to chemicals and pollution." Dr. Oz

Juicing also ensures that the body is getting sufficient amounts of photochemicals, substances most powerful in fighting disease.

It is simply impossible to eat such high doses of vegetables and fruits (about 25-30lb per day) available in juice "feasting". Raw juicing not only eliminates the need for chewing but it minimizes body's digestive effort, since nutrients are absorbed into blood stream within minutes.

The available live enzymes are the horsepower for your body performing over thousand important life-supporting functions. They help repair our DNA, digest food and assimilate the nutrients within food just to mention a few. Dead processed and cooked food has few if any live enzymes because they die when heated above 118 degrees.



Click here for to start your body make-over today:
[Detox Programs & Pricing](#)

Our raw juice cleanse is a nutrient dense way to alkalize body and infuse cells with high dose of phytochemicals, which help fight and prevent disease. Eliminating solid foods allows body to conserve energy and utilize it for healing and restoration. Juice cleansing eliminates toxins, rebalances the body and eliminates inflammation. It clears the body of mucus and synthetic poisons to allow proper nutrient absorption and to balance your pH scale, letting the body be alkaline at 7.35. An alkaline environment means healthy body setting where disease simply has no chance to survive.

Not only does juicing provide nutritional benefits but it also accelerates recovery from illness. In fact, juicing with specific combinations of vegetables and fruits can target particular conditions and therefore, improve or alleviate symptoms.



clubDetox
27932 La Paz Road, Suite C
Laguna Niguel, CA 92677
Orange County - 949-484-4322

[f](#) [t](#) [+](#) [g+](#)

Far Infrared Sauna

Juice Detox Programs

Alkaline Living Water

Food & Nutrition



GAIN ENERGY



LOSE WEIGHT



PREVENT DISEASE

Alkaline Living Water

*Your health & wellness
is our success!™*

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- Our Toxic World
- Detox Programs & Prices
- Testimonials
- Our Blog



Our body consists of 70% of water, so, it makes sense that proper hydration is vital to our health and prosperity. Not all waters however are the same. Most tap water has been stripped out of important minerals. Its structure has been broken up through its long journey from the source and chemical contact.

Even your plastic-bottled water presents a danger as it might have absorbed harmful chemicals from its contact with plastic. When such water enters your body, it is toxic and thus, does not hydrate you properly and speeds up the aging process. It also contributes to weight and health problems. Your body seeks alkaline living water and that's what clubDetox delivers to you during your visit and also to your home.

34oz bottle of Alkaline Living water



clubDetox
 27932 La Paz Road, Suite C
 Laguna Niguel, CA 92677
 Orange County - 949-484-4322



Far Infrared Sauna

Juice Detox Programs

Alkaline Living Water

Food & Nutrition



PURIFY



REJUVENATE



SCULPT

Food & Nutrition

We are what we eat

*Your health & wellness
 is our success!™*

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It matters what you put into your body. Your body is your temple and the biggest possession you will ever own. It is the only body you will have for this lifetime and it makes sense to treat it the best.

We would like to show you how to cook highly nutritional meals and use food as a medicine, to make every meal count in preventing chronic disease, lack of energy and weight issues. We combine nutritional science, love for cooking and healing effects of different foods to create beautiful delicious dishes. Through our planning you will never run out of ideas what to cook and our service will save you money with \$15 per day budget for family of four.

Each week we will provide weekly dinner recipes with a shopping list, nutritional value and how the specific dish heals. These recipes are carefully structured to provide all needed vitamins, minerals, enzymes, living proteins but also phytonutrients. Phytonutrients are vital compounds to protect your body from unwanted free radicals and oxidative effects leading into chronic disease such as cancer, diabetes, heart disease, ADD, ADHD, Alzheimer's and other ills.

Our recipes are easy to make and you don't need to worry about calorie, carbs nor fat count. The recipes are designed with fresh natural ingredients, which will turn into energy (unlike low calorie synthetic food turning into unwanted fat and eventually disease) to empower you rather than making you fat, sick and tired.

The cost for this recipe service is only \$4.99 per month. In order to make the cost this low we need certain amount of people to sign up. Please sign up and tell your friends. The initial \$4.99 set up fee will be applied towards your first month of the service once launched*. We hope we reach the needed audience and enable this great service very soon.

Let's heal our families and our community.

www.clubDetoxRecipes.com

Attachment No. ZA 5

Project Plans

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Philip Bennett Architect
 Architecture • Design • Planning
 12261 Baja Panorama Santa Ana, California 92705
 Phone 714 997-4956 fax 714 997-4976
 e-mail pbbaarchitect@aol.com

Project Club Detox T.I. - Newport Beach, California
For Ms. Lenka Koloma
At 27932 La Paz Road Suite "C" Laguna Niguel, California 92607
Job Club Detox 1040 Bayside Drive Newport Beach, CA

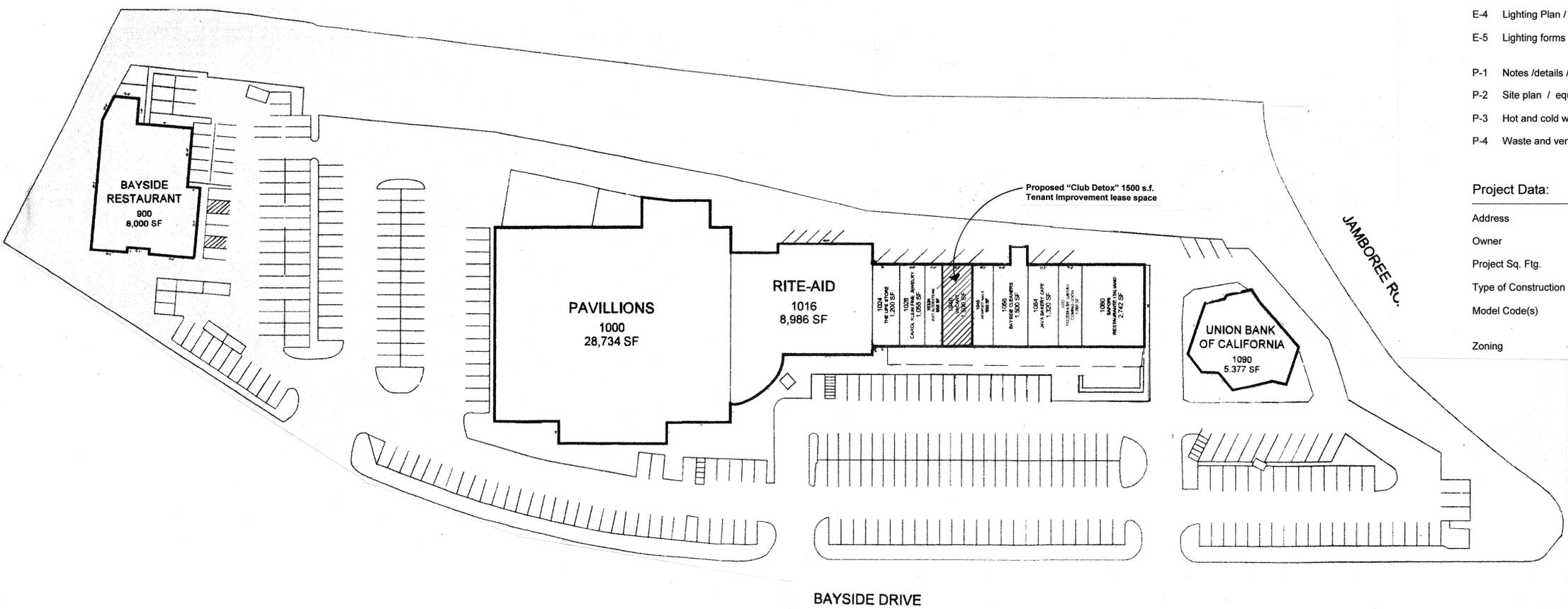
Date 1-22-14
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Job 2013-22
Sheet 1
Of Sheets

Sheet Index:

- 1 Site plan / project data / sheet index
- GN-1 Green Building Code notes / specifications
- 2 Demolition Plan / remodeled floor plan
- 3 Reflected Ceiling Plan / front elevation
- 4 Equipment layout / equipment legend / health dept. notes
- 5 Door / window / room finish schedule
- D-1 Details
- D-2 Details
- E-1 Energy notes / specifications / forms
- E-2 Energy notes / specifications / forms
- E-3 Energy notes / specifications / forms
- M-1 Mechanical details / notes / specifications
- M-2 Site plan / notes / equipments schedule
- M-3 Duct plan / roof plan / equipment schedule
- E-1 Electrical notes / single line diagram / legends / symbols
- E-2 Site plan
- E-3 Power plan / roof plan / equipment schedule / panel schedule
- E-4 Lighting Plan / details
- E-5 Lighting forms
- P-1 Notes / details / schedules
- P-2 Site plan / equipment legend
- P-3 Hot and cold water plan / details
- P-4 Waste and vent plan

Project Data:

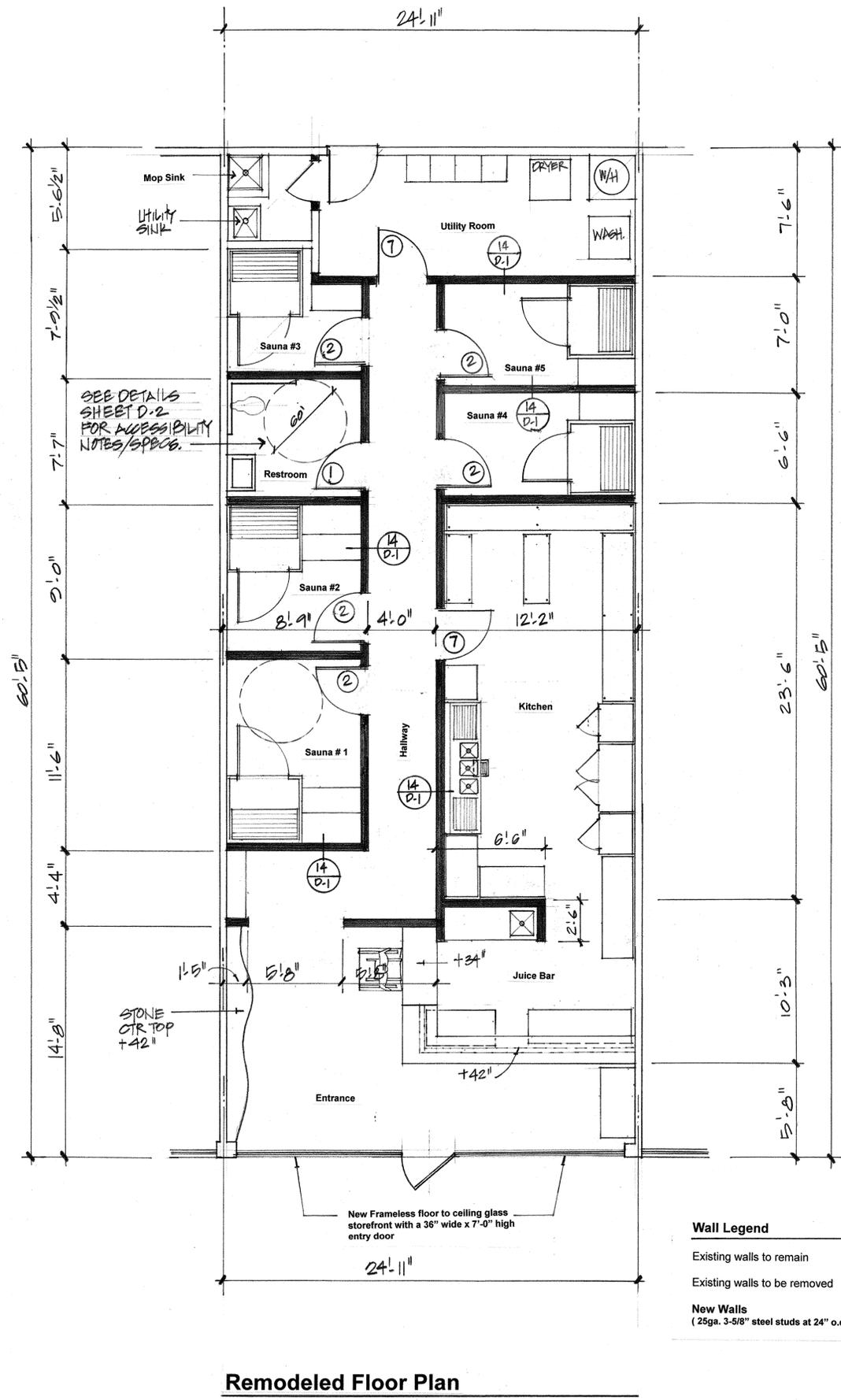
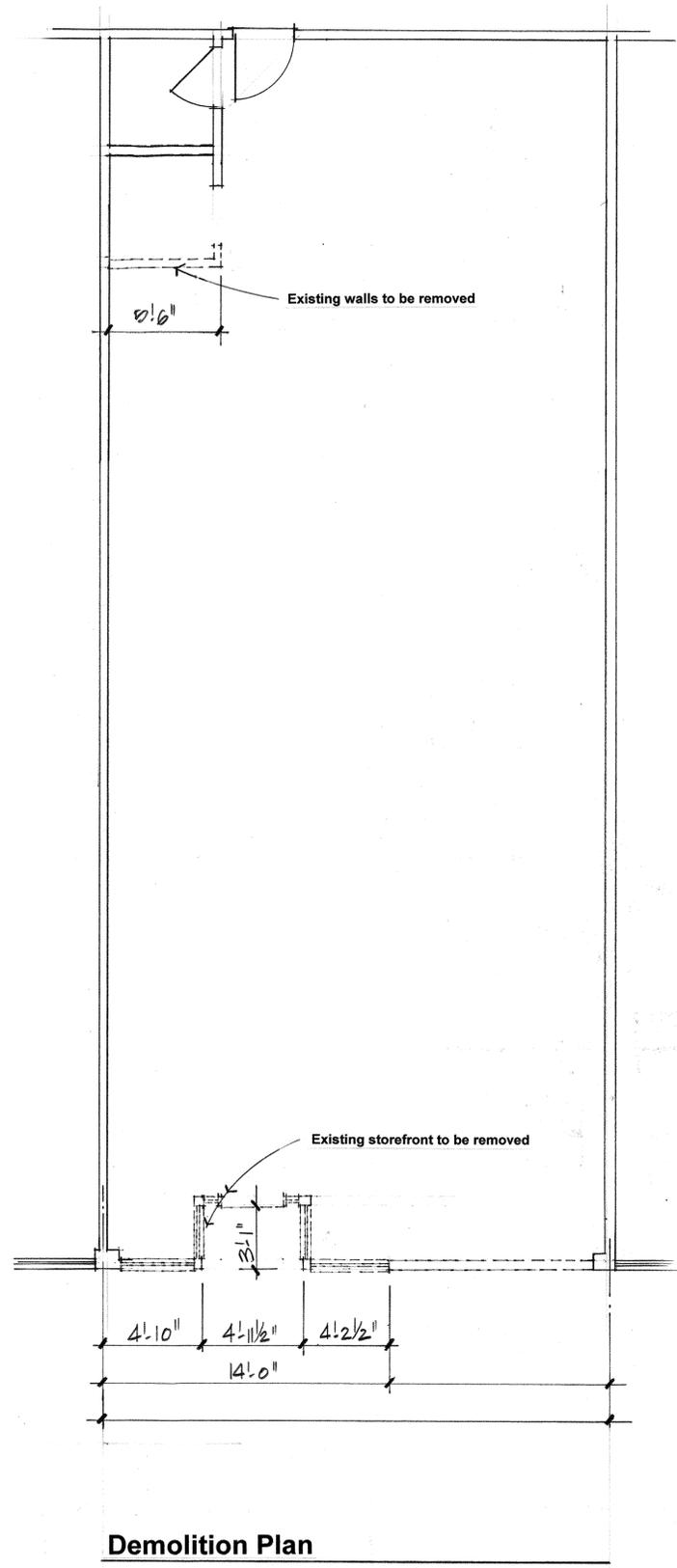
Address 1020 Bayside Drive Newport Beach, California
Owner (Leasee) Ms Lenka koloma 949 2904544
Project Sq. Ftg. 1,500 s.f.
Type of Construction Type VB non-sprinkle red
Model Code(s) 2013 CBC / 2010 CMC / CEC / CPC
 2010 edition of Ca. Energy Code
Zoning



Existing Bayside Shopping Center Site Plan

1" = 50'-0"





REVISIONS	BY

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Date:
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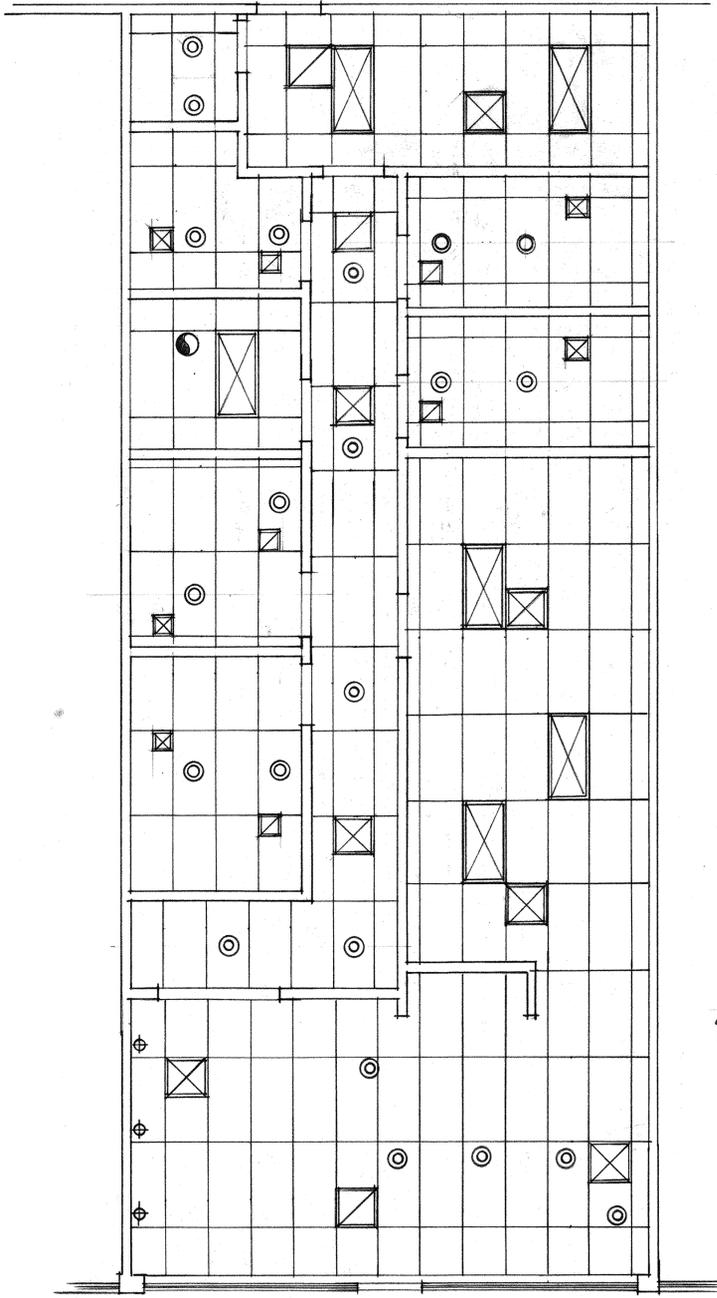
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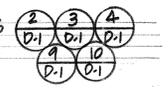
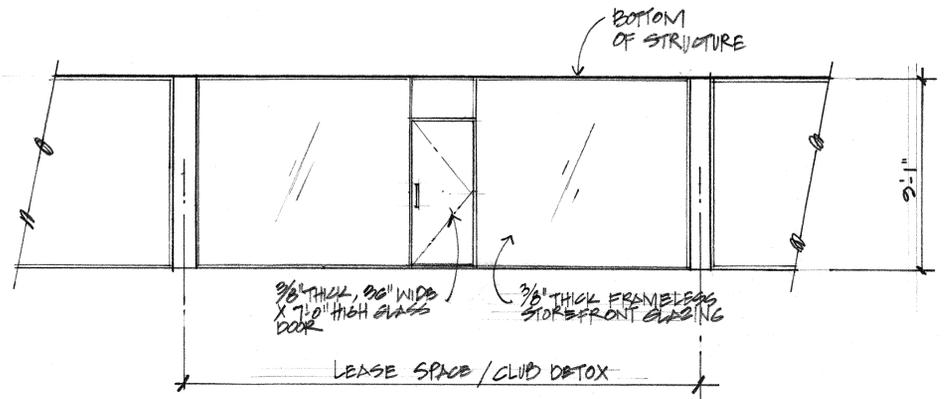
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Date
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 Job 2013.22
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 Of Sheets

- Legend:**
-  Fluorescent light fixture 2' x 4'
 -  Recessed LED light fixture
 -  Pendant light fixture
 -  Supply Air Grill
 -  Return Air Grill
 -  Exhaust Fan



SEE DETAILS FOR T-BAR CEILING INSTALLATION

STOREFRONT ELEVATION
 1/4" = 1'-0"

Reflected Ceiling Plan

Equipment Schedule

No.	Quantity	Description	Make and Model
1	1	Horizontal open display merchandiser	Turbo Air TOM-506
2	1	Juicer	Nutrifaster N450
3	1	Water filter system	Aqualiv
4	1	Food prep sink. See health dept. note #5	Kohler
5	1	Tea Brewer	Ceculware CH75N
6	1	3-compartment sink with dual integral drain boards. See Health dept. note #4	WEB
7	1	S.S. work table 6'-0" x 2'-6"	Custom
8	1	3-door reach in refrig. With glass doors	True T-72G
9	1	Existing 75 Gal gas wh	
10	5	Sauna cabin	Bosch AE-125
11	1	Dryer	Whirlpool GCAM290TQ
12	1	washer	Whirlpool GCAM279Q
13		Box style wall mounted locker	
14	1	12" x 12" hand sink See health dept. note #6	
15	2	18" wide x 48" long S.S. shelving (3-shelves high)	
16	4	18" wide x 60" long S.S. shelving (3-shelves high)	
17	2	30" wide single door reach-in freezer	

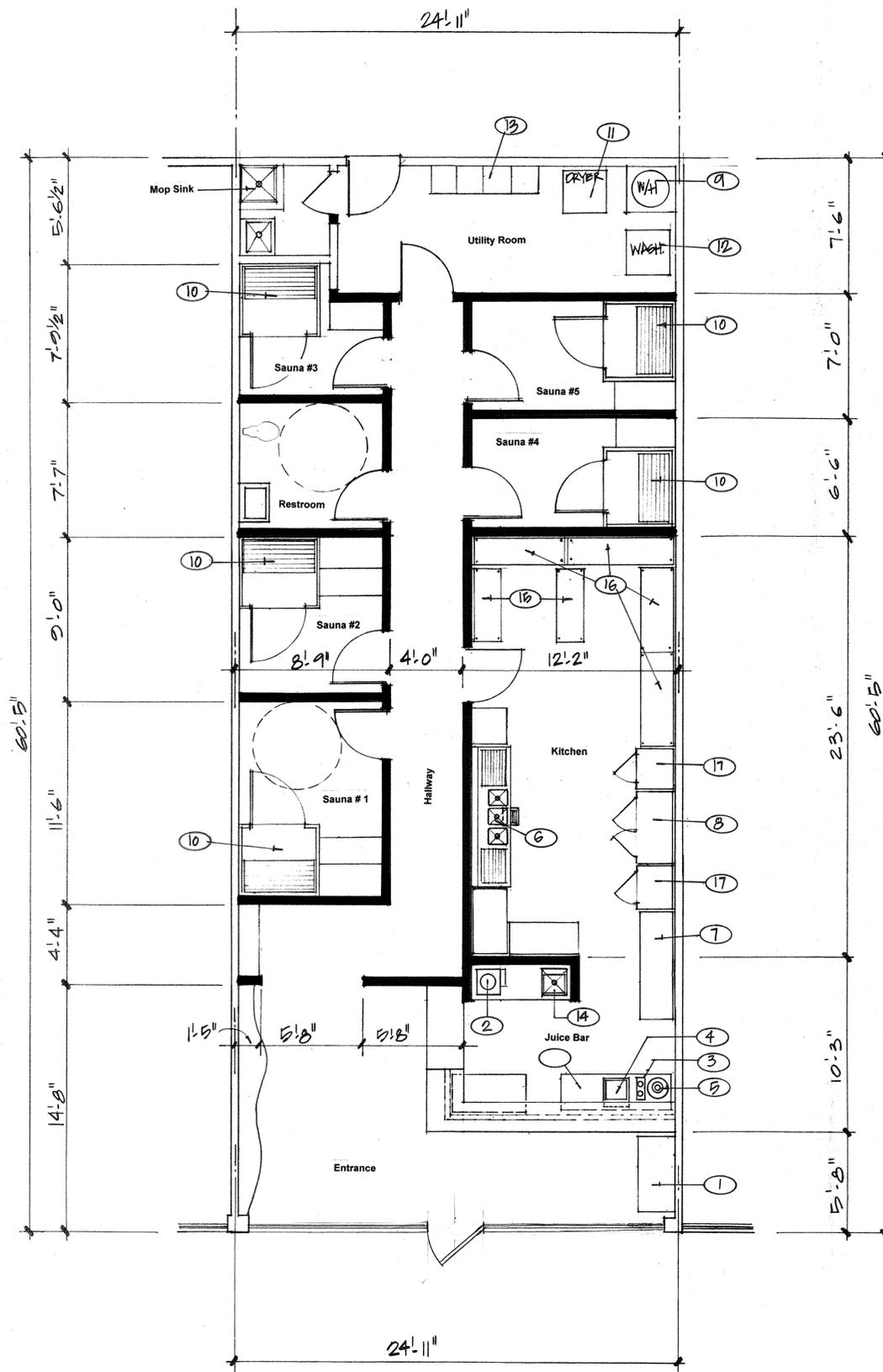
Health Dept. Notes :

- All equipment**, including shelving, must be supported by six (6) inch high easily cleanable legs, commercial castors, or completely sealed in position on a four (4) inch high continuously coved base or concrete curb.
- Storage shelving:** a shelving unit shall be a minimum 18" in depth and three (3) tiers high.
- Locker / Shelf / Pole:** Lockers must be installed on six (6) inch high, easily cleanable legs, cantilevered off the wall, or on a minimum four (4) inch high continuously coved curb or platform. L-angle legs are not acceptable.
- Utensil-washing facilities:** Provide a 3-compartment sink, with dual integrally installed, sloped stainless steel drain boards, round metal legs, and an eight (8) inch stainless steel backsplash, for washing kitchen utensils.

The minimum size for a three (3) compartment sink shall be 18" x 18" x 12" deep compartments with 18" x 18" drain boards or 16" x 20" x 12" deep with 16" x 20" drainboards.
- Food Preparation Sink:** the minimum requirements for a food preparation sink are: an NSF approved 18" x 18" x 12" single compartment stainless steel sink with an integral drain board, or an approved preparation table adjoining it. The liquid waste from the sink must drain into a floor sink via an indirect connection.
- Hand Sinks:** all hand washing facilities shall be supplied with warm water supplied through a mixing valve or combination faucet at a temperature of at least 100 degrees F. All other sinks shall supply hot water at a temperature of at least 120 degrees F.
- Janitorial Sink:** The janitorial sink must be securely attached to the wall. Support legs must be of smooth, easily cleanable construction. L-angle type legs are not acceptable. The rim of the sink must be no more than 30 inches above the floor. The flooring in the janitorial sink area must be continuous in design extending up walls/ toe kicks at least four (4) inches, forming a minimum 3/8" radius coved base as an integral unit.
- Chemical shelf & mop rack:** provide a chemical storage shelf and a mop rack in the janitorial area.

Sealed Concrete Floor Note:

Concrete floors are to be sealed with an approved clear, penetrating, grease, oil, and acid resistant sealer. Mfg. product information to be approved by Health Department prior to installation.
Contact: Nina Garcia -OCHD 714 433-6061



Equipment Plan

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 Sheet 4
 Of 4 Sheets