



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

December 12, 2012

Agenda Item 1

SUBJECT: Coffee Bean & Tea Leaf MUP - (PA2012-153)
1128 Irvine Avenue
▪ Minor Use Permit No. UP2012-027

APPLICANT: International Coffee Bean & Tea, LLC – Patti Nelson

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 1,200-square-foot eating and drinking establishment in the former Starbucks Coffee tenant space within the Westcliff Plaza Shopping Center. The proposed establishment includes interior seating for 24 patrons. Late hours (after 11:00 p.m.) and alcohol service are not proposed.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. UP2012-027 (Attachment ZA 1).

DISCUSSION

- The project will be located in the former Starbucks Coffee tenant space located within the Westcliff Plaza shopping center.
- Starbucks Coffee was approved to operate under Specialty Food Permit No. MD3981. The operation was limited to a total of 12 seats.

- Specialty Food Permits are no longer issued. The proposed establishment will include seating for 24 patrons; therefore, a minor use permit is required due to the increase in seats.
- The proposed use is typically found within this type of shopping center development, and is consistent with the land uses permitted within the Commercial Neighborhood (CN) Zoning District and the Commercial Neighborhood (CN) General Plan Land Use Element category. Per the Zoning Code.
- The proposed use complies with all of the Zoning Code required operating standards for eating and drinking establishments.
- The requested hours of operation are from 5:30 a.m. to 9:00 p.m., Monday through Thursday, 5:30 a.m. to 10:00 p.m. on Friday, 6:00 a.m. to 10:00 p.m. on Saturday, and 6:00 a.m. to 9:00 p.m. on Sunday. Staff recommends a condition of approval limiting the hours of operation between 5:30 a.m. and 11:00 p.m., daily so as to provide flexibility for future operational changes without surpassing the Zoning Code-specified late hour of 11:00 p.m.
- One parking space for every 40 square feet of net public area (560 square feet), or 14 parking spaces, is a reasonable number to require for the proposed use, given the number of seats (24) and employees (4) proposed, and mix of existing tenants located within the shopping center.
- Parking spaces are available within the shopping center to provide the required number needed for the project. (See Attachment ZA 4 for Westcliff Plaza Parking Summary.)
- Staff believes the project is compatible with existing and allowed uses within the shopping center and neighboring residential area and conditions of approval are provided in the draft resolution so that the potential for negative impacts from its operation is minimized.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 (Existing Facilities) categorical exemption of the California Environmental Quality Act because it involves interior alterations to convert currently vacant retail space to a food service, eating and drinking establishment.

PUBLIC NOTICE

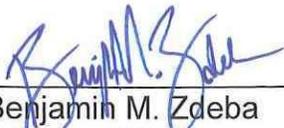
Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-

way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, 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 fourteen (14) days following the date the action or decision was rendered. 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 Westcliff Plaza Parking Summary
 - ZA 5 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-DRAFT

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING MINOR USE PERMIT NO. UP2012-027 FOR COFFEE BEAN & TEA LEAF, A FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT LOCATED AT 1128 IRVINE AVENUE (PA2012-153)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Andrew Eisenberger of Curt Pringle & Associates on behalf of International Coffee Bean & Tea Leaf, LLC, with respect to property located at 1128 Irvine Avenue, and legally described as Tract 4824, Lot 3 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to allow a 1,200-square-foot eating and drinking establishment in the former Starbucks Coffee tenant space within the Westcliff Plaza Shopping Center. The proposed establishment includes interior seating for 24 patrons. Late hours and alcohol service are not proposed as part of this application.
3. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Commercial Neighborhood (CN).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on December 12, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. 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. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.
2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to convert currently vacant retail space to a food service, eating and drinking establishment. The existing space will be remodeled with approval of a tenant improvement building permit.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a 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), which 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 project is a food service, eating and drinking establishment to be located within the Westcliff Plaza shopping center (northeast corner of Irvine Avenue and Westcliff Drive). This use is consistent with the General Plan Neighborhood Commercial (CN) land use designation, which allows food service, eating and drinking establishments as a commercial use.
2. This type of use is permitted in the Commercial Neighborhood (CN) land use designation, subject to approval of a minor use permit. The proposed establishment is located within the Westcliff Plaza shopping center and will be compatible with existing and future permitted land uses within the area.
3. 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 within the Commercial Neighborhood (CN) Zoning District of the Newport Beach Zoning Code. The intent of this district is 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 food service, eating and drinking establishment is consistent with the land uses permitted within this zoning district.

2. Pursuant to Section 20.20.020 (Table 2-5 Allowed Uses and Permit Requirements), the proposed project requires approval of a minor use permit, because it is located within 500 feet of the residential zoning district located northeast of the subject site.
3. The proposed use complies with Section 20.48.090 (Eating and Drinking Establishments) relating to required operating standards, and conditions of approval are included in this approval to maintain those requirements.
4. Section 20.40.060 (Parking Requirements for Food Service Uses) establishes criteria to determine the parking requirements for uses from 1 parking space for every 30-50 square feet of net public area. The proposed project has a net public area of 560 square feet and has seating for a maximum of 24 customers. The establishment is located within the Westcliff Plaza shopping center. One (1) space for every 40 square feet of net public area is a reasonable number to require for the proposed use, given the project characteristics, parking supply, and mix of existing tenants located within the shopping center. Based on the net public area of the proposed establishment, a total of 14 parking spaces will be required ($560/40 = 14$). The Westcliff Plaza shopping center site has surplus parking spaces available to provide the parking spaces required to accommodate this parking rate and the proposed use.

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 proposed project involves interior alterations to the former Starbucks Coffee tenant space within the Westcliff Plaza shopping center to a food service, eating and drinking establishment. The shopping center will still provide a surplus of parking spaces.
2. The proposed use will provide food beverages for sale and will provide seating for a maximum of 24 customers. The operational characteristics of the use are that of a food service, eating and drinking establishment, which is a typical use in these types of shopping centers.
3. The recommended limitation on the hours of operation for the establishment is from 5:30 a.m. to 11:00 p.m., daily. These hours will be compatible with the other uses in the shopping center and are not considered to be late by definition of the Zoning Code.
4. The proposed establishment will be located within a shopping center in a nonresidential zoning district. Although it is located less 500 feet of a residential district directly to the northeast (within approximately 100 feet), it is not facing

the residential properties and is separated from them by a block wall, landscaped area, and parking lot. The separation provides screening and protection from view and any noise generated by the establishment. The applicant is also required to control trash and litter around the subject property.

5. The applicant is required to obtain Health Department approval prior to opening for business, and comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

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 existing building and parking lot within the Westcliff Plaza shopping center have functioned satisfactorily with the current configuration. The proposed project, which includes interior alterations to convert the former Starbucks Coffee tenant space to a food service, eating and drinking establishment will not negatively affect emergency access. The design, size, location, and operating characteristics of the use are compatible with the existing uses within the shopping center and the surrounding area.
2. Adequate public and emergency vehicle access, public services, and utilities are provided within the Westcliff Plaza shopping center and the surrounding area.
3. The tenant improvements to the project site will comply with all Building, Public Works, and Fire Codes. All ordinances of the City and all conditions of approval will be complied with.

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, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding

1. The project has been reviewed and this approval includes conditions to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and

adjacent properties during business hours, if directly related to the patrons of the establishment.

2. The restrictions on seating and net public area prevent adverse traffic impacts for the surrounding residential and commercial uses.
3. The proposed food service, eating and drinking establishment will help revitalize the project site and provide an economic opportunity for the property owner to update the tenant space and provide additional services to the residents and visitors in the surrounding area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2012-027, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date, the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.
3. This resolution supersedes Specialty Food Permit No. MD3981, which upon vesting of the rights authorized by this minor use permit shall become null and void.

PASSED, APPROVED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2012.

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator should they determine 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.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
4. Minor Use Permit No. UP2012-027 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
5. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
6. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
7. 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.
8. The indoor net public area shall be limited to a maximum of 560 square feet and 24 seats.
9. The proposed food service, eating and drinking establishment, shall have a parking requirement of 1 space for every 40 square feet of net public area equaling a total of 14 parking spaces.
10. A copy of this resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
11. The hours of operation for the eating and drinking establishment are limited from 5:30 a.m. to 11:00 p.m., daily.

12. Live entertainment and dancing shall be prohibited as a part of the regular operation.
13. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Manager and Public Works Director in conjunction with the approval of an alternate drainage plan.
14. 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.
15. Any event or activity staged by an outside promoter or entity, where the applicant, operator, owner or his employees or representatives share in any profits, or pay any percentage or commission to a promoter or any other person based upon money collected as a door charge, cover charge or any other form of admission charge is prohibited.
16. No outside paging system shall be utilized in conjunction with this establishment.
17. 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. The trash dumpsters shall have a top, which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.
18. 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.
19. 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).
20. 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 Community Development Director, and may require an amendment to this use permit.

21. 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.
22. 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 **Coffee Bean & Tea Leaf MUP** including, but not limited to **Minor Use Permit No. UP2012-027 (PA2012-153)** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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.

Building Division and Fire Department Conditions

23. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.
24. A building permit is required to allow the change in use to an eating and drinking establishment. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
25. The applicant is required to obtain all applicable permits from the City Building and Fire Departments. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.
26. The construction plans must meet all applicable State Disabilities Access requirements.
27. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
28. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
29. The rear doors of the facility shall remain closed at all times. The use of the rear door shall be limited to deliveries and employee use only. Ingress and egress by patrons is prohibited unless there is an emergency.

30. All exits shall remain free of obstructions and available for ingress and egress at all times.

Revenue Department Conditions

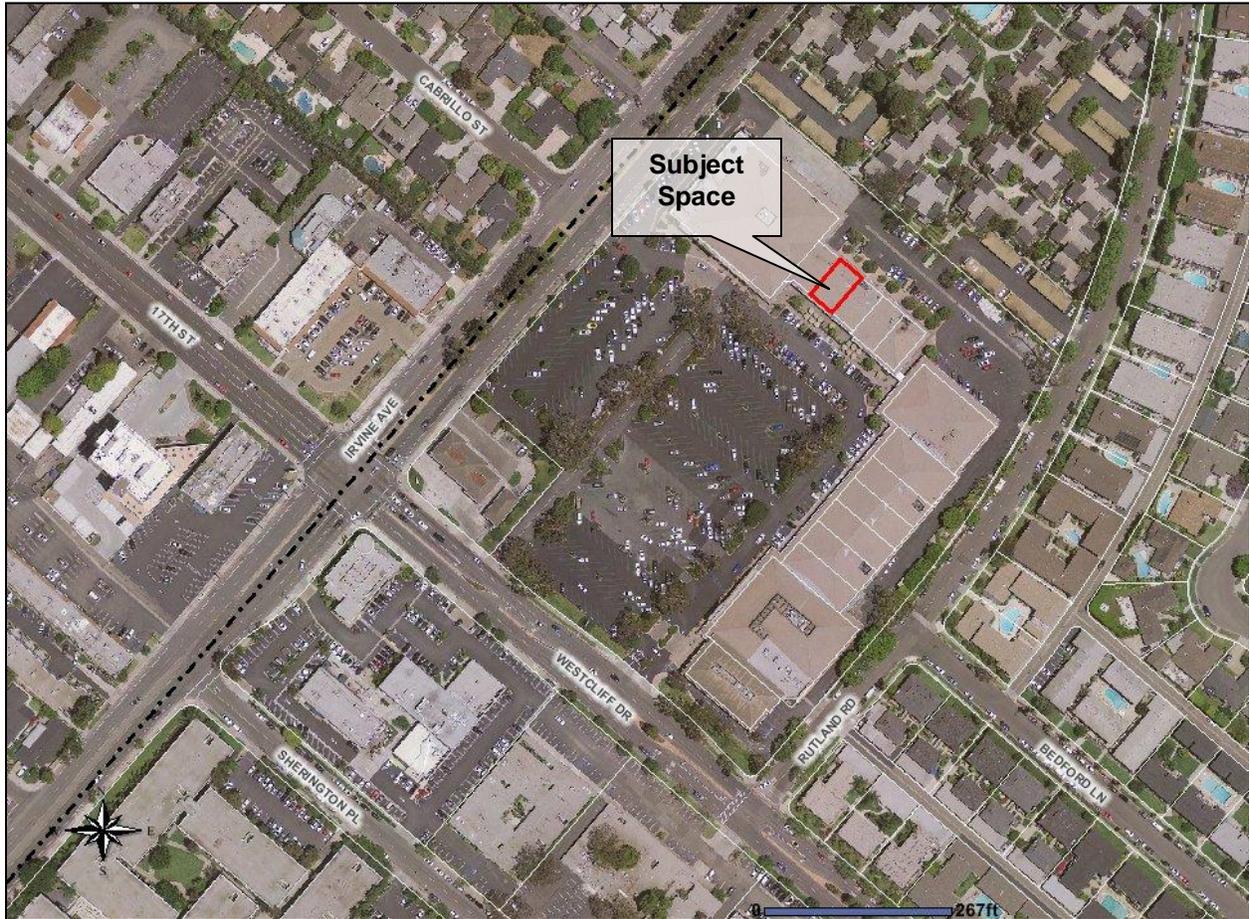
31. A valid business license from the City of Newport Beach with sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.

DRAFT

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2012-027
PA2012-153

1128 Irvine Avenue

Attachment No. ZA 3

Applicant's Project Description and Justification

International Coffee Bean and Tea Leaf: Minor Use Permit Submittal – Seating Expansion Project Justification

Site Location: 1128 Irvine Avenue in the Westcliff Shopping Center

The proposed project serves as a supplement to the previously approved Minor Use Permit (MUP File No. 1502-2012). The applicant would like to expand the permitted number of seats allowed for its use in the Westcliff shopping center, located at the northeast corner of Irvine Avenue and Westcliff Drive. The previous tenant was Starbucks Coffee and the lease has been assigned to Coffee Bean, which plans to continue the previous use. The current number of permitted seats is 12 and this MUP application serves as a request to permit 24 seats for Coffee Bean's use.

The applicant previously applied for MUP #1502-2012 and received approval by the Planning Department on 10/16/2012. The approved MUP covered the requisite items for Coffee Bean to take over the space from Starbucks, including a modified floor plan and other minor tenant improvements. The applicant's original intent was to expand the existing seating count as previously described; however a misunderstanding of the zoning code resulted in the seating request to be excluded from the approved MUP.

Included with this application is a current parking allotment for the shopping center, along with the requested plans needed for review. Coffee Bean believes that approval of this request will further benefit the city of Newport Beach and the Westcliff shopping center by increasing its patronage, which then feeds neighboring stores, spurring job creation and increasing sales tax revenues to the City.

The intended hours of operation for the store are:

- 5:30am – 9:00pm Mondays through Thursdays.
- 5:30am – 10:00pm on Fridays.
- 6:00am – 10:00pm on Saturdays.
- 6:00am – 9:00pm on Sundays.

Intended Number of Employees:

- 16 total, four (4) on any shift.

Seat Count Request and parking allotment for the shopping center

- 24
- 522 parking stalls required by the city. 553 are available for use. There is a surplus of 31 parking stalls.

Thank you for your time in processing this request and Coffee Bean truly believes this would be a benefit to not only its store, but the surrounding retail shops and the City of Newport Beach.

Sincerely,



Andrew Eisenberger

On Behalf of Coffee Bean

Curt Pringle & Associates

714-939-9070

Andrew@curtpringle.com

Attachment No. ZA 4

Westcliff Plaza Parking Summary

Westcliff Plaza Shopping Center
Parking Summary
11/29/2012

Westcliff Plaza Shopping Center

suite tenant	use	sf²	ratio	required	rounded up to next whole number
1016 Bank of America	bank	7,200	0.004	28.80	29
1020 CVS #8881	retail pharmacy	23,594	0.004	94.38	95
1024 Crown Hardware	hardware	10,270	0.004	41.08	42
1036 Proposed Retail	retail	1,660	0.004	6.64	7
1040 Orangetheory Fitness	personal imprvmt svcs	2,920	0.005	14.60	15
1044 Kriser's	retail	2,750	0.004	11.00	11
1048 Newport Beach Business Center	postal services	2,028	0.004	8.11	9
1052 Massage Envy	pers. serv./massage	2,503	0.004	10.01	11
1058 Core Reform Pilates	personal imprvmt svcs	1,300	UP2010-012	9.00	9
1062 Drapers & Damons #2	retail	3,737	0.004	14.95	15
1080 Ulta	beauty supply	11,235	0.004	44.94	45
1104 The Counter	full service	1,078	1/40	26.95	27
1104P The Counter patio	patio	120	0.025	3.00	3
1112 Pick-Up Stix #7121	take-out	1,400	UP3464	6.00	6
1116 Champagne	retail	975	0.004	3.90	4
1120 Chronic Tacos	small scale	1,300	UP 3171	6.00	6
1124 Z Pizza	take out limited or retail	780	UP 2006-022	4.00	4
1126A Pandor	food & beverage	1,940	0.004	20.10	21
1128A Proposed Coffee Bean & Tea Leaf	food & beverage	1,200	Use Permit	13.00	14
1130 Anthony's Shoe	personal services	975	0.004	3.90	4
1132 Newport Nails	personal services	1,035	0.013	12.94	13
1150 Ralphs #Fresh Fair #745	food & beverage	27,900	0.005	139.50	140
ATM1				0.00	1

Required Parking Stalls 531

Existing Parking Stalls 553

(Does not include Pad 1000 - Chase Bank)

Surplus Parking Stalls 22

Attachment No. ZA 5

Project Plans

WALL MOUNTED DEVICES

- EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
- WALL MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED QUADRUPLEX RECEPTACLE

ELEVATION AND PLAN INDICATIONS

- GLASS
- MASONRY COURSING
- WOOD VENEER
- STONE
- PLASTIC LAMINATE

SECTION INDICATIONS

- ACOUSTICAL CEILING TILE
- ALUMINUM
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNIT
- CUTSTONE
- EARTH OR NATURAL GROUND
- FABRIC WRAPPED PANEL
- GLASS
- GRAVEL
- GYPSUM BOARD
- INSULATION (LOOSE OR BATT)
- INSULATION (RIGID)
- METAL
- PLASTER
- PLASTER WITH LATH
- PLYWOOD
- PRE-CAST CONCRETE
- SAND OR GROUT
- STONE
- WOOD (FINISHED)
- WOOD (CONTINUOUS MEMBER)
- WOOD (INTERRUPTED MEMBER)

FINISH

- WALL FINISH
- BASE FINISH
- EXTENT OF FINISH
- SPECIAL FINISH
- FLOOR FINISH
- CHANGE IN FLOOR FINISH

CONSTRUCTION

- COLUMN GRID
- NEW PARTITION
- REFERENCE TO PARTITION TYPE
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- SCOPE OF WORK
- ELEVATION DATUM POINT
- ROOM NAME
ROOM NUMBER
- DOOR NUMBER (WITH SCHEDULE)
- ALIGN WITH ESTABLISHED SURFACES
- SHEET NOTE
- SPEC SECTION
- KEY NOTE
- REVISION REFERENCE
- DIRECTION OF ELEVATION
- ELEVATION NUMBER
- SHEET WHERE SHOWN
- DETAIL NUMBER
- SHEET WHERE SHOWN
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- MILLWORK
- MILLWORK SCHEDULE TAG (IF USED)
- WALL TYPE REFERENCE
- WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- EQUIPMENT NUMBER (REFER TO MILLWORK SHEETS)
- SECTION SYMBOL

MECHANICAL FIXTURES

- RETURN AIR
- SUPPLY AIR
- LINEAR DIFFUSER
- EXHAUST FAN
- FIRE SPRINKLER
- ACCESS DOOR

LIFE SAFETY EQUIPMENT & DEVICES

- CEILING MOUNTED SMOKE DETECTOR

REFLECTED CEILING

- ACOUSTICAL CEILING AND GRID
- GYPSUM BOARD
- CEILING HEIGHT CHANGE SYMBOL
- CEILING FINISH AND HEIGHT SYMBOL
- GRID STARTPOINT SYMBOL
- CEILING MOUNTED CAMERA
- CEILING MOUNTED SPRINKLER HEAD
- WALL MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
- CEILING MOUNTED EXIT SIGN, SHOWS QUANTITY OF FACE(S) AND DIRECTION OF ARROW(S)
- CEILING MOUNTED SPEAKERS
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING MOUNTED MOTOR, SEE AV DRAWINGS
- CEILING MOUNTED JUNCTION BOX - LINE VOLTAGE
- CEILING MOUNTED JUNCTION BOX - AV, SEE AV DWGS
- CEILING MOUNTED JUNCTION BOX - SECURITY, SEE SECURITY DWGS
- CEILING MOUNTED, DUPLEX RECEPTACLE
- REQUEST TO EXIT

BUILDING CODE REVIEW

- BUILDING CODE**
BASED ON 2010 CALIFORNIA BUILDING CODE
(BASED ON 2009 INTERNATIONAL BUILDING CODE)
2011 L.A. AMENDMENT BUILDING CODE
- GREEN BUILDING CODE**
BASED ON 2010 CALIFORNIA CODE OF REGULATIONS TITLE 24
2011 L.A. AMENDMENT GREEN BUILDING CODE
- ELECTRICAL CODE**
BASED ON 2010 CALIFORNIA ELECTRICAL CODE
(BASED ON 2008 NATIONAL ELECTRICAL CODE)
2011 L.A. AMENDMENT ELECTRICAL CODE
- MECHANICAL CODE**
BASED ON 2010 CALIFORNIA MECHANICAL CODE
(BASED ON 2009 UNIFORM MECHANICAL CODE)
2011 L.A. AMENDMENT MECHANICAL CODE
- PLUMBING CODE**
BASED ON 2010 CALIFORNIA PLUMBING CODE
(BASED ON 2009 UNIFORM PLUMBING CODE)
2011 L.A. AMENDMENT PLUMBING CODE
- ZONING CODE**
CITY OF NEWPORT BEACH MUNICIPAL CODE TITLE 20

PROJECT DESCRIPTION

CONVERSION OF EXISTING "STARBUCKS" COFFEE HOUSE INTO A COFFEE BEAN AND TEA LEAF. TENANT IMPROVEMENT, RECONFIGURE INTERIOR CABINETRY AND NON-LOAD-BEARING WALLS, NEW STOREFRONT SYSTEM, NEW GYP. CEILING, PATCHING AND PAINTING WALLS.

PRE-PACKAGED FOOD ONLY

ALL SIGNAGE UNDER SEPARATE REVIEW AND PERMIT

ROOF TO REMAIN AS EXISTING. NO NEW WORK.

ROOFING INSPECTIONS:

INDEPENDENT ROOFING CONSULTANTS
1761 EAST GARRY AVENUE
SANTA ANA, 92705
PHONE: 949.476.8629

ROOFING CONTRACTOR:

SAN MARINO ROOFING
2187 N. BATAVIA ST.
ORANGE, CA 92865
PHONE: 714.974.3070

PAVER WORK CONTRACTOR:

CORDERO RUBALCABA, INC.
CONTACT: FRANK CORDERO
PHONE: (949) 453-8800

OR:

WALLIS TILE, INC.
CONTACT: DANNY WALLIS
PHONE: (714) 848-7303

SHEET INDEX

- A0.1 INDEX/SYMBOLS
- A0.7 PARKING PLAN
- A2.0 PROPOSED FLOOR PLAN
- A3.0 PROPOSED STOREFRONT PLAN / ELEVATION

SITE INFORMATION / OCCUPANCY

ZONING: CN - COMMERCIAL NEIGHBORHOOD
TYPE OF USE: RETAIL SALES AND SERVICES
TYPE OF OCCUPANCY: B
TYPE OF CONSTRUCTION: V-N

OCCUPANCY LOAD:
RETAIL: 308 S.F. / 30 = 11
SEATING: 178 S.F. / 15 = 12
BEVERAGE / PREP: 273 S.F. / 200 = 2
WORKROOM / STORAGE: 339 S.F. / 300 = 2

TOTAL OCCUPANCY LOAD = 27
TOTAL SQUARE FEET = 1200 S.F.

THE PROJECT IS A T.I. FOR WESTCLIFF MALL AND THUS SUBJECT TO THE ORIGINAL PROJECT CALCULATIONS FOR THE MALL, REGARDING LOT AREA, LOT WIDTH, LOT DEPTH, SETBACKS, GROSS FLOOR AREA, FLOOR AREA RATIO, BUILDING LOT/COVERAGE, BUILDING HEIGHT, LANDSCAPING PERCENTAGE, PAVING. PARKING SEE SHEET A0.7

OF EMPLOYEES: 16 TOTAL, 4 ON ANY SHIFT
OF SEATS: 24

HOURS OF OPERATION:
Monday 530am - 900pm
Tuesday 530am - 900pm
Wednesday 530am - 900pm
Thursday 530am - 900pm
Friday 530am - 1000pm
Saturday 600am - 1000pm
Sunday 600am - 900pm



11501 Wishnie Blvd.
Los Angeles, CA 90025
T: 310.237.7282

ARCHITECT:
(FOR INTERIOR ONLY SHELL BY OTHERS)
THE DESIGN FIRM
Herwig Baumgartner or Scott Uriu
834 S Broadway #502
Los Angeles, CA 90014
T: 213.623.2347
F: 213.627.1836
email: contact@splusu.com

MEP:
ERICKSON ELLISON AND ASSOCIATES, INC.
Connie Jo Richtmyre
305 Second Street NW, Suite 105
New Brighton, MN 55112-3279
T: 651.632.2300
F: 651.632.2397

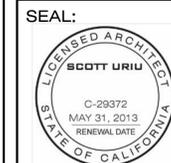
Interior Finish Out For
COFFEE BEAN AND TEA LEAF
NEWPORT BEACH - WESTCLIFF
1128 IRVINE AVE
NEWPORT BEACH, CA 92660

DATE: 10/15/2012

1	DD SUBMITTAL	7/20/2012
2	BLDG DEPT SUBMITTAL	8/20/2012
3	HEALTH DEPT CORR.	8/31/2012
4	PLAN DEPT CORR.	9/04/2012
5	BLDG DEPT CORR.	9/04/2012
6	LANDLORD COMM.	9/04/2012
7	CLIENT UPDATE	9/21/2012

SCALE:

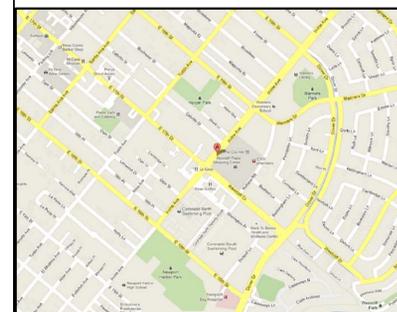
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Sheet Index & Graphic Symbols

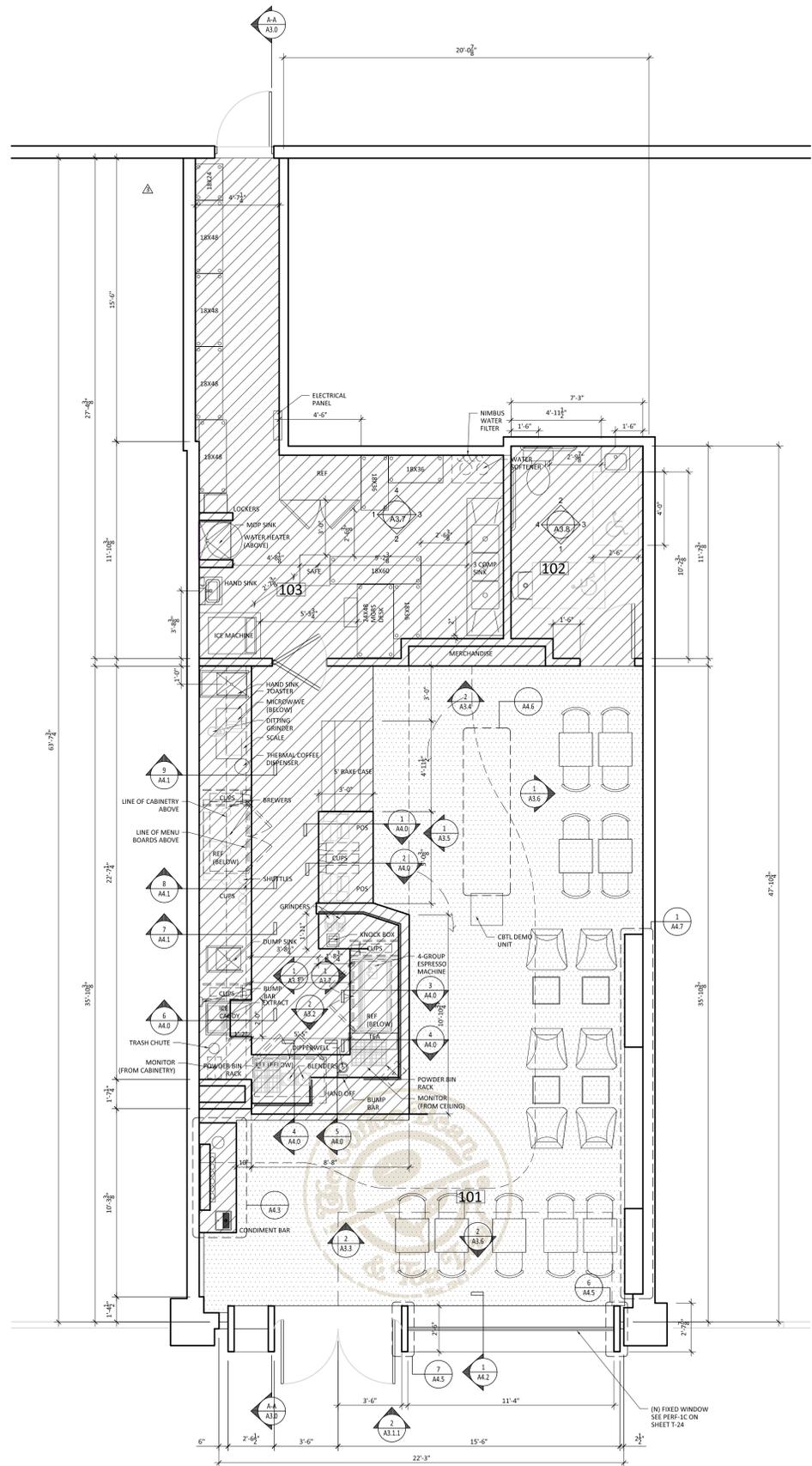


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A0.1

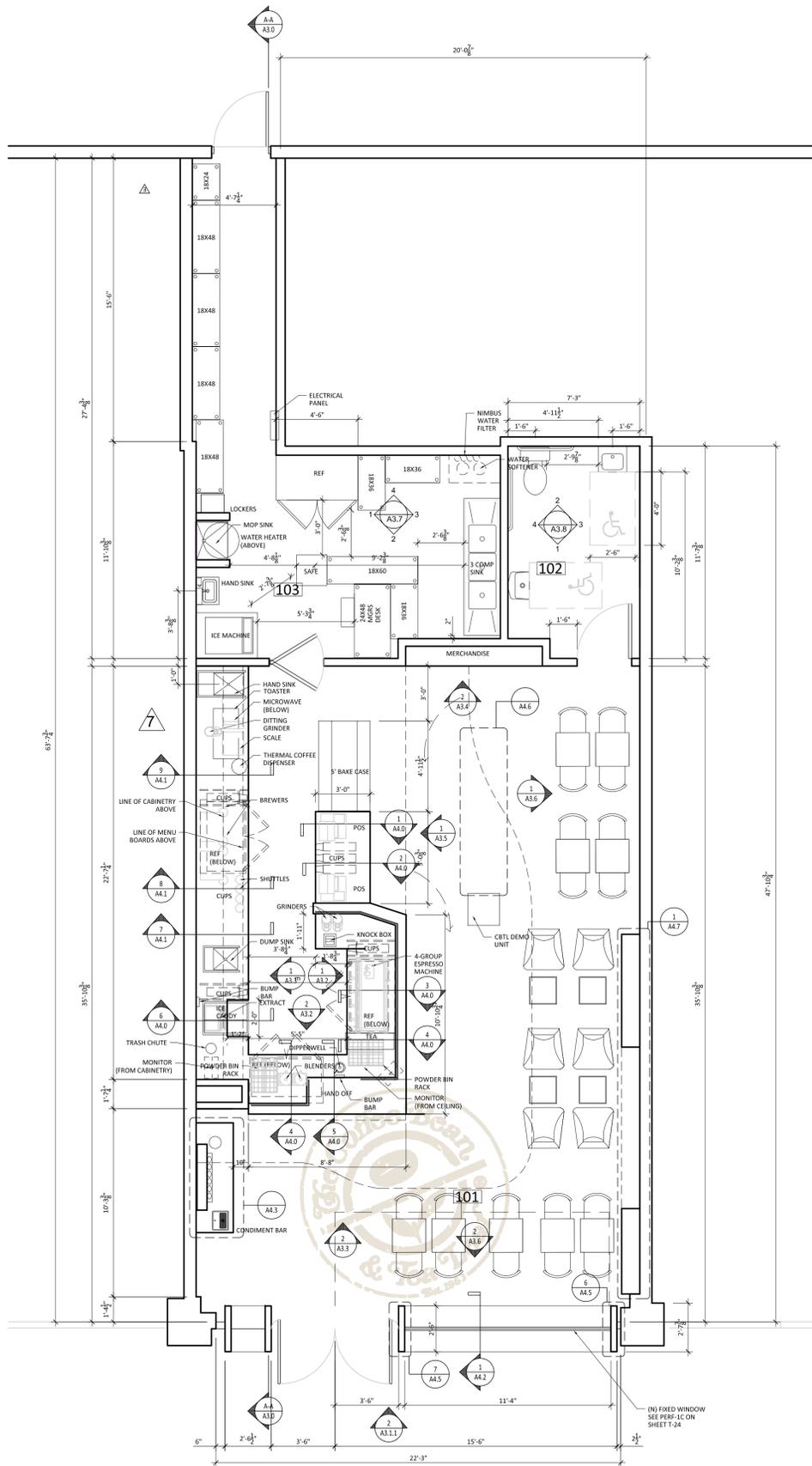
VICINITY MAP





FLOOR PLAN NOTES

- NET PUBLIC AREA 560 SF
- BACK OF HOUSE 623 SF



FLOOR PLAN NOTES

1. ALL (N) FLOORS
2. ALL (N) PTD WALLS

PROPOSED FLOOR PLAN 1



1/4"=1'-0"

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SCALE: 1/4"=1'

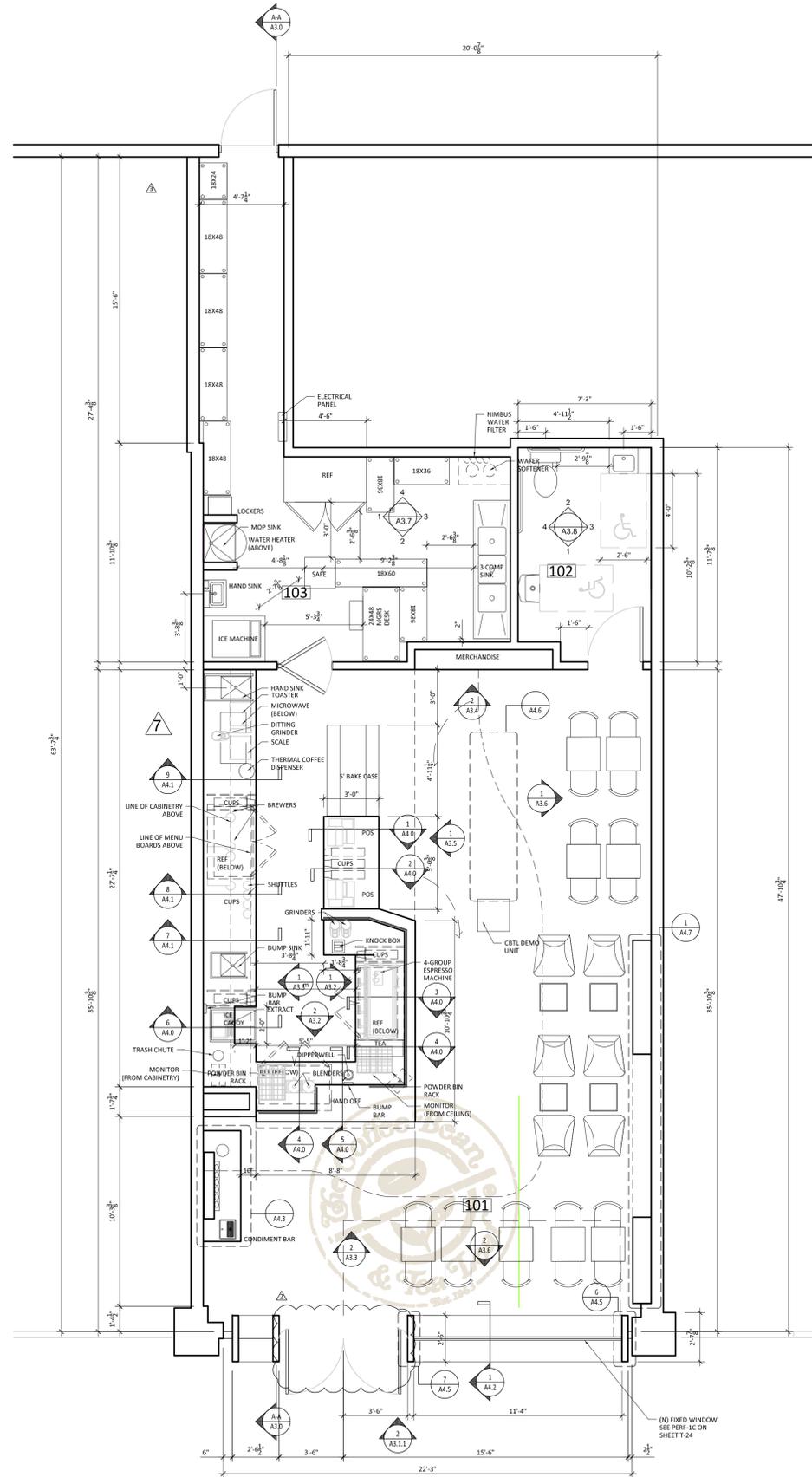
TITLE:
**Proposed
 Floor Plan**

SEAL:

 SCOTT URIU
 C-29372
 MAY 31, 2013
 RENEWAL DATE

SHEET:

A2.0



FLOOR PLAN NOTES

- 1. ALL (N) FLOORS
- 2. ALL (N) PTD WALLS

PROPOSED FLOOR PLAN



1/4"=1'-0"

1



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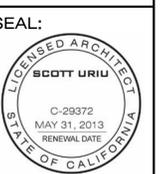
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SCALE: 1/4"=1'

TITLE:
**Proposed
Floor Plan**

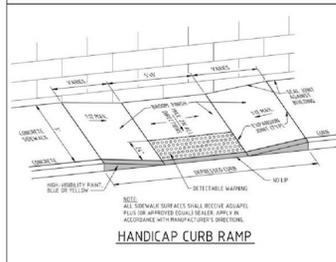
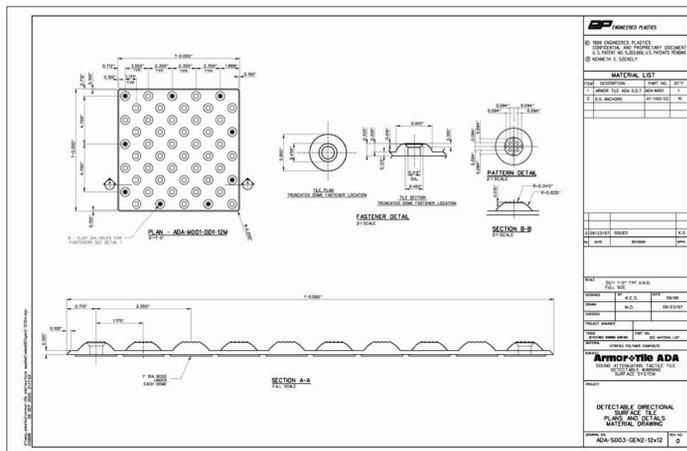


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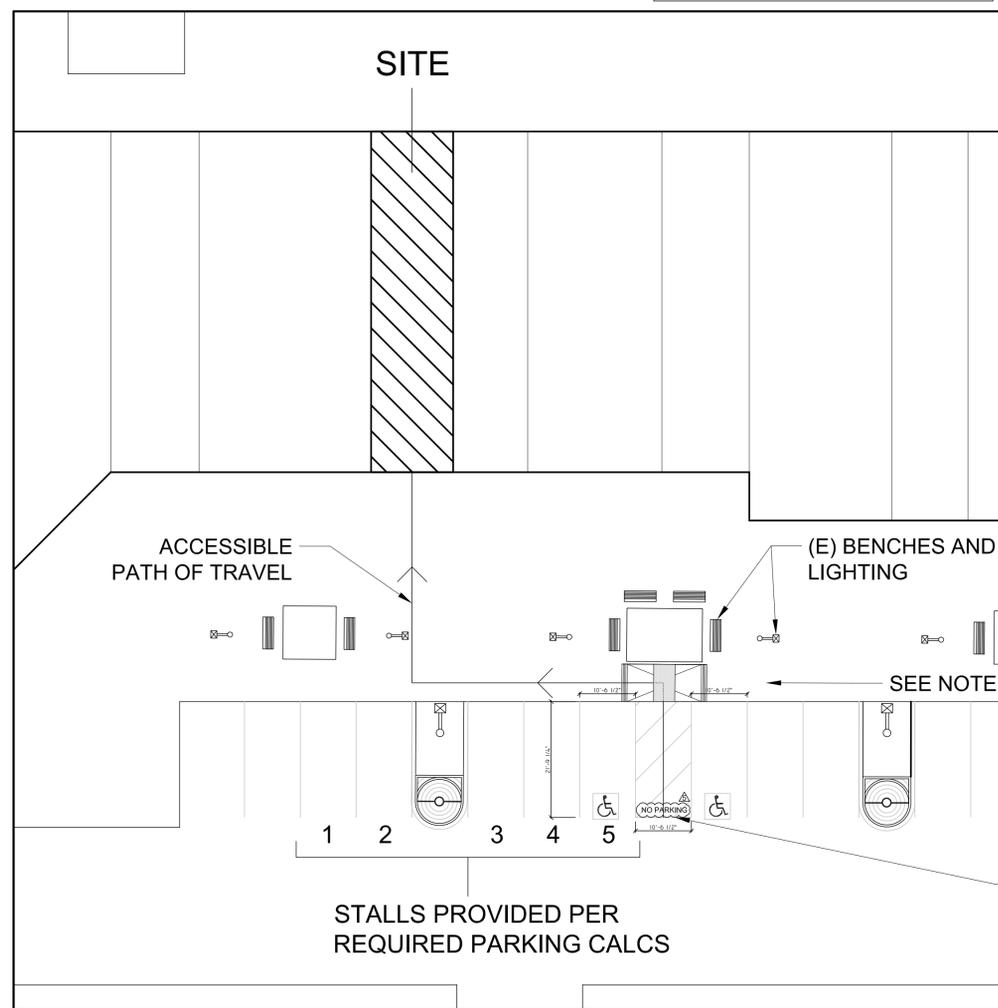
SITE PLAN NOTES

1. PROVIDE DETECTABLE WARNING STRIP 36" WIDE WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACE IS NOT SEPARATED BY CURBS, RAILING OR OTHER APPROVED ELEMENTS.
2. CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST W/ FINISH SURFACE.
3. CURB RAMPS SHALL NOT ENCR OACH INTO ANY PARKING SPACE BEYOND THE WHEEL STOP (1129B.3.3)
4. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH AS SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (1117B.5.8.1.2 & 1127B.3
5. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH CBC 1117B.5.2; 1117B.5.3; 1117B.5.5; 1117B.5.6; 1117B.5.7



DETECTABLE WARNING STRIP (VERIFY EXISTING)

NTS **3**

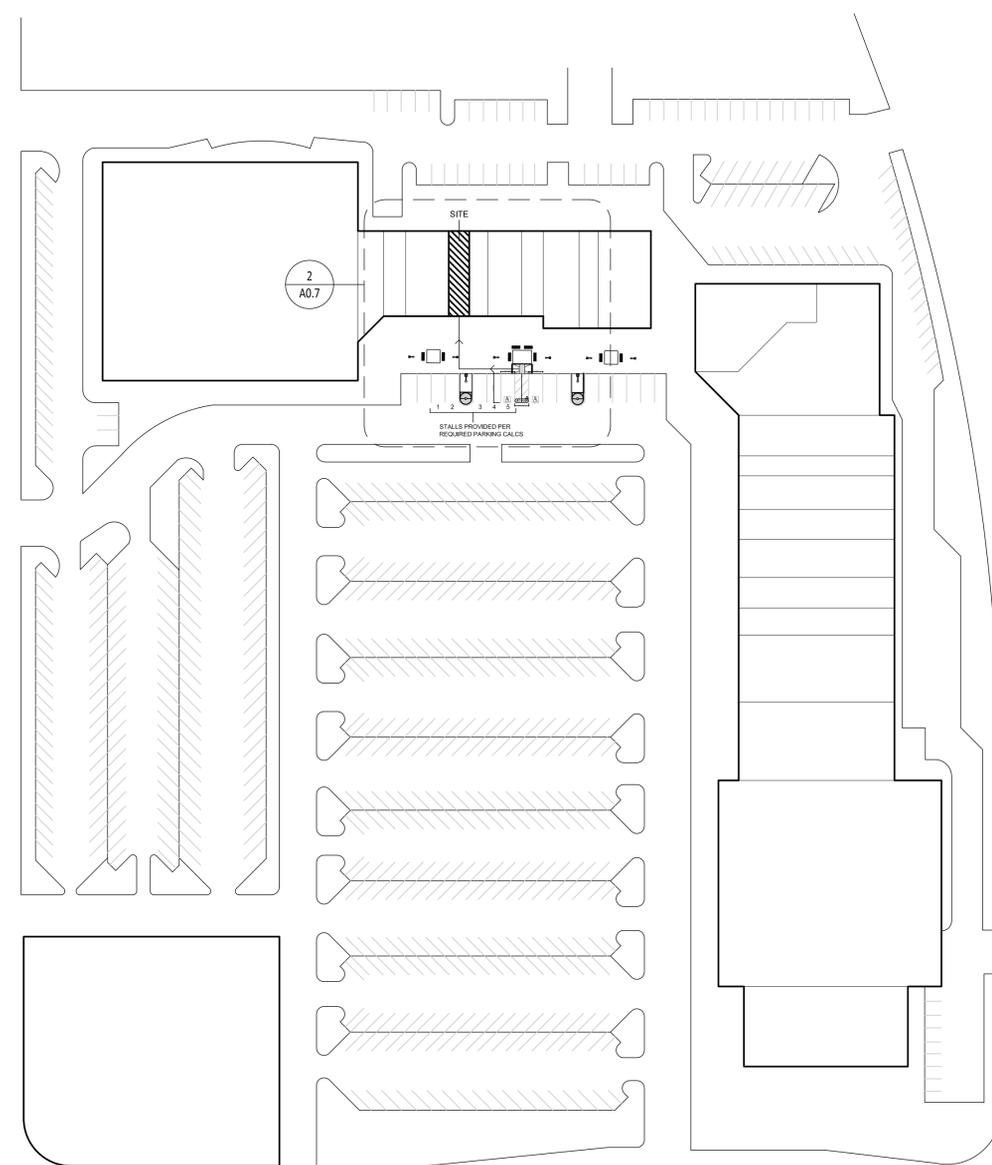


(E) "NO PARKING" PAINTED WITHIN LOADING AREA, VERIFY 12" HIGH LETTERING, LOCATED WHERE IT IS VISIBLE TO PARKING ENFORCEMENT OFFICIALS



ACCESSIBLE ROUTE PLAN

1/16"=1'-0"



SITE PLAN

1/64"=1'-0"

REQUIRED PARKING CALCULATIONS:

TOTAL AREA = 1200 SF
 REQUIRED PARKING = 1 PER 250 SF

1200 / 250 = 5 REQUIRED STALLS (INCLUDING 1 ACCESSIBLE STALL)

(ALL PARKING EXISTING. NO CHANGES MADE.)



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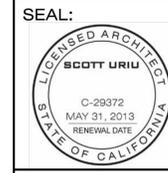
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SCALE:

TITLE:
 Site Plan



SHEET:

A0.7

ADDITIONAL
MATERIALS
RECEIVED

Comments on December 12, 2012 Zoning Administrator Agenda Items

Comments by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, NB 92660 (949-548-6229)

Item No. 1. Coffee Bean & Tea Leaf Minor Use Permit

- On page 1, the PROJECT SUMMARY might be clearer that this is business already operating with 12 seats and the request seems to be for a permit to expand the seating to 24. The letter from the applicant on handwritten page 23 refers multiple times to an existing approved Minor Use Permit, but the existing permit is mentioned nowhere in the staff report or resolution. Indeed the staff report and resolution refer to the location as “currently vacant” (handwritten pages 3 and 7), which is definitely not the case; and many times as the “former Starbucks Coffee” space rather the name under which it actually operates (“The Coffee Bean & Tea Leaf”). Does that mean this is in part an after-the-fact application for an operation that (with 12 seats) is not properly permitted?
- There is a minor grammatical error in *Fact in Support of Finding C.4* on handwritten page 9: “located less 500 feet ~~of a~~ from the residential district directly to the northeast”
- With regard to *Condition of Approval 17* (handwritten page 13) is the requirement that “The trash enclosure shall have a decorative solid roof” intended as a new one? With the exception of the Ralphs supermarket, all the businesses in this wing of the shopping center have keep their dumpsters in a single three-sided enclosure directly behind the “The Coffee Bean & Tea Leaf” store. The dumpsters have lids that are generally closed, but the enclosure is a simple open-air block wall structure with no roof. Also on the side facing the residences, the enclosure has a metal gate (although I don’t think a self-latching one) for removal of the dumpsters, but the side facing the businesses is permanently open, with no gate; which sounds rather different from the description in this condition. Is the applicant expected to rebuild this shared facility?
- With regard to boilerplate *Condition of Approval 21* (at the top of handwritten page 14) about storage outside the building, at the most recent Planning Commission hearing I questioned the intent of the same condition in the proposed use permits for Plaza Corona del Mar and the Port Theater, and to my surprise in both cases the condition was deleted rather than clarified. I truly don’t know what exactly this condition is trying to say, or if it is redundant with some other provisions of the Municipal Code. Is it intended to mean that storage outside the building is OK as long as it’s not at the front or rear of the building? What “property” is being referred to? The suite? Or the entire shopping center?
- Does this approval rescind or otherwise modify any prior permits for the location?