



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](http://www.newportbeachca.gov)

**CITY OF NEWPORT BEACH**  
**ZONING ADMINISTRATOR STAFF REPORT**  
Agenda Item No. 5

**SUBJECT:** Sapori Ristorante Expansion - (PA2013-151)  
1080 Bayside Drive  
▪ Minor Use Permit No. UP2013-014  
▪ Lot Line Adjustment No. LA2013-010

**APPLICANT:** CAA Planning, Inc.

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

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**ZONING DISTRICT/GENERAL PLAN**

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

**PROJECT SUMMARY**

A minor use permit application to allow the expansion of an existing eating and drinking establishment (Sapori Ristorante) into the abutting tenant space. No changes to the Alcoholic Beverage Control (ABC) license type or hours of operation are proposed. Also included in the request is a lot line adjustment to increase the size of the subject parcel to accommodate a new approximately 200-square-foot dry storage room addition.

**RECOMMENDATION**

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2013-\_\_\_\_ approving Minor Use Permit No. UP2013-014 (Attachment No. ZA 1).
- 3) Adopt Draft Zoning Administrator Resolution No. ZA2013-\_\_\_\_ approving Lot Line Adjustment No. LA2013-010 (Attachment No. ZA 2).

## **DISCUSSION**

### ***Minor Use Permit***

- The Bayside Shopping Center is bounded by Jamboree Road to the east, Bayside Restaurant to the west, Bayside Drive to the south, and the Promontory Point apartment complex property to the north.
- The expanded Sapori Ristorante will occupy an existing, vacant retail tenant space. Access to the shopping center is obtained through driveways along Bayside Drive.
- The General Plan designates the site as CN (Neighborhood Commercial). The CN land use category is intended to provide for a 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 food service, eating and drinking establishment is a service use consistent with this land use category.
- The site is located in the CN (Commercial Neighborhood) Zoning District. The proposed project requires approval of a minor use permit because it is located within 500 feet of the residential zoning districts adjacent to the subject site.
- The proposed project is compatible with existing and allowed uses within the shopping center. Other uses in the shopping center include restaurants, a nail salon, and retail uses including a grocery store.
- As conditioned, the expanded food service, eating and drinking establishment will comply with all of the Zoning Code required operating standards for eating and drinking establishments.
- The expanded food service, eating and drinking establishment will continue to use the existing Type-47 Alcoholic Beverage Control (ABC) license for Sapori Ristorante. The Police Department has reviewed the proposed project and does not foresee any issues.
- The requested hours of operation are from 11:30 a.m. to 2:30 p.m. and 4:30 p.m. to 10:00 p.m., Monday through Friday, and 4:30 p.m. to 10:00 p.m. on Saturday and Sunday. Staff recommends a condition of approval limiting the hours of operation between 10:00 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. As conditioned, the outdoor dining area will close by 10:00 p.m.
- The Bayside Shopping Center development has sufficient parking to accommodate the proposed expansion and dry storage addition pursuant to the provisions of

Section 20.40.050 (Parking Requirements for Shopping Centers) of the Newport Beach Municipal Code (Attachment No. ZA5).

- Sapori Ristorante was granted Use Permit No. UP3335 on December 8, 1988, with which it currently operates.
- If approved, Use Permit No. UP2013-014 will supersede Use Permit No. UP3335, which upon vesting of the rights authorized by this application, shall become null and void.

### ***Lot Line Adjustment***

- The proposed expansion will require a new, 200-square-foot dry storage room.
- The area of the parcel including the Sapori Ristorante tenant space (1080 Bayside Drive, Parcel 1 of Lot Line Adjustment 98-06) is 21,360 square feet (approximately 0.49 acres). The proposed lot line adjustment would increase the size of this parcel by 202 square feet to total 21,562 square feet (approximately 0.49 acres). The proposed lot line adjustment will move the interior lot lines between two legal lots.
- The area of the existing Bayside Shopping Center parking area (Parcel 2 of Lot Line Adjustment 98-06) is 204,302 square feet (approximately 4.69 acres). The proposed lot line adjustment would decrease the size of the subject property by 202 square feet to 204,100 square feet (approximately 4.69 acres). The proposed lot line adjustment will move the interior lot lines to remove existing drive aisle areas from the parking area parcel, but will not negatively affect traffic circulation or emergency access within the Bayside Shopping Center.

### **ENVIRONMENTAL REVIEW**

The Minor Use Permit has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Structures). 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.

The Lot Line Adjustment has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations). The project consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

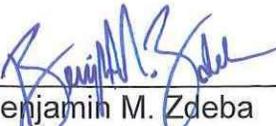
**PUBLIC NOTICE**

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 or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:

  
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Benjamin M. Zdeba  
Assistant Planner

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|--------------|------|---|
| Attachments: | ZA 1 | Minor Use Permit Draft Resolution         |
|              | ZA 2 | Lot Line Adjustment Draft Resolution      |
|              | ZA 3 | Vicinity Map                              |
|              | ZA 4 | Applicant's Description and Justification |
|              | ZA 5 | Bayside Shopping Center Parking Memo      |
|              | ZA 6 | Police Department Memo                    |
|              | ZA 7 | Project Plans                             |
|              | ZA 8 | Lot Line Adjustment No. LA2013-010        |

# **Attachment No. ZA 1**

Draft Minor Use Permit Resolution



**RESOLUTION NO. ZA2013-\_\_\_\_\_**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2013-014 FOR THE EXPANSION OF AN EXISTING FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT (SAPORI RISTORANTE) LOCATED AT 1080 BAYSIDE DRIVE (PA2013-151)**

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

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by CAA Planning, Inc. on behalf of the Irvine Company, with respect to property located at 1080 Bayside Drive, and legally described as Parcel 1 of Lot Line Adjustment No. 98-06 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit application to allow the expansion of an existing eating and drinking establishment (Sapori Ristorante) into the abutting tenant space. No changes to the Alcoholic Beverage Control (ABC) license type or hours of operation are proposed.
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 - (0.0 to 0.30 FAR) (CN).
5. A public hearing was held on October 10, 2013 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. 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 Structures) of the Implementing Guidelines of the California Environmental Quality Act. 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

- A1. The proposed project is an expansion of an existing food service, eating and drinking establishment located within the Bayside Shopping Center (southwest corner of Jamboree Road and Bayside Drive), which is designed and operated as a neighborhood-serving shopping center.
- A2. The General Plan land use designation for the 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.
- A3. The proposed food service, eating and drinking establishment is consistent with the General Plan Neighborhood Commercial (CN) land use designation, as it is intended to serve a limited range of food and beverage products primarily to the residents of the adjacent neighborhoods.
- A4. 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

- B1. 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 and the conditions of approval will ensure that the use is compatible with the adjacent residential areas.

- B2. 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 districts adjacent to the subject site.
- B3. 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.
- B4. Section 20.40.050 (Parking Requirements for Shopping Centers) establishes off-street parking standards for shopping center developments and allows up to 15 percent of the total gross floor area to be food service uses. The existing shopping center is approximately 55,941 square feet with the Pavilions grocery store occupying 29,440 square feet of that area. Since the Pavilions tenant space is over 10,000 square feet in area, a retail parking requirement of one space for each two hundred and fifty (250) square feet of gross floor area is used with the remaining square footage being parked at one space for each two hundred (200) square feet of gross floor area. The proposed expansion will not exceed the allowable floor area for food service uses within this shopping center and sufficient parking exists for the shopping center development.

#### 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

- C1. The proposed project involves interior alterations to a vacant retail tenant space within the Bayside Shopping Center to a food service, eating and drinking establishment. The shopping center will still provide a surplus of parking spaces.
- C2. The existing food service, eating and drinking establishment provides seating for 127 customers and the expansion will add 22 seats for a maximum of 149 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.
- C3. The conditions of approval limit the hours of operation for the interior of the establishment from 10:00 a.m. to 11:00 p.m., daily and the outdoor patio from 10:00 a.m. to 10:00 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.
- C4. The proposed establishment will be located within a shopping center in a nonresidential zoning district. Although it is located less than 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.

- C5. 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

- D1. The existing building and parking lot within the Bayside Shopping Center have functioned satisfactorily with the current configuration. The proposed project, which includes interior alterations to convert a vacant retail 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.
- D2. Adequate public and emergency vehicle access, public services, and utilities are provided within the Bayside Shopping Center and the surrounding area.
- D3. 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

- E1. 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.

- E2. The restrictions on seating and net public area prevent adverse traffic impacts for the surrounding residential and commercial uses.
- E3. The proposed food service, eating and drinking establishment will help 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 Minor Use Permit No. UP2013-014, 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 fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.
- 3. This resolution supersedes Use Permit No. UP3335, which upon vesting of the rights authorized by this application, shall become null and void.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>TH</sup> DAY OF OCTOBER, 2013.**

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Brenda Wisneski, AICP, Zoning Administrator

**EXHIBIT "A"****CONDITIONS OF APPROVAL****PLANNING DIVISION**

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. Minor Use Permit No. UP2013-014 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.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. 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.
5. This approval may be modified or revoked by the Zoning Administrator should he/she 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.
6. The hours of operation for the establishment shall be limited to the hours between 10:00 a.m. and 11:00 p.m., daily.
7. The hours of operation for the outdoor patio area shall be limited to the hours between 10:00 a.m. and 10:00 p.m., daily.
8. The Alcoholic Beverage Control (ABC) License shall be a Type-47 (On-Sale General, Bona Fide Public Eating Place).
9. Any change in operational characteristics, expansion in area, or other modification to the approved plans, is subject to additional review and may require an amendment to this Minor Use Permit or the processing of a new use permit.
10. 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.
11. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Division. Building permits for structures located

across the existing property lines shall not be issued until the lot line adjustment has been recorded.

12. 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.
13. 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).
14. 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 Planning 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 approval and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
15. A copy of this resolution, including conditions of approval, shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
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 Saporì Ristorante Expansion including, but not limited to, Minor Use Permit No. UP2013-014 (PA2013-151). 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.

**POLICE DEPARTMENT**

17. Approval does not permit Sapori Ristorante to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Municipal Code, unless a new use permit is approved.
18. Food service from the regular menu must be available to patrons up to thirty minutes before the scheduled closing time.
19. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
20. No "happy hour" type of reduced price alcoholic beverage promotion shall be allowed except when offered in conjunction with food ordered from the full service menu. There shall be no reduced price alcoholic beverage promotions after 9:00 p.m.
21. Petitioner shall not share any profits or pay any percentage or commission to a promoter or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
22. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. These records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department on demand.
23. There shall be no on-site radio, television, video, film or other electronic media broadcasts, including recordings to be broadcasted at a later time, which include the service of alcoholic beverages, without first obtaining an approved special event permit issued by the City of Newport Beach.
24. There shall be no live entertainment allowed on the premises.
25. There shall be no dancing allowed on the premises.
26. Strict adherence to maximum occupancy limits is required.
27. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted.

# **Attachment No. ZA 2**

Draft Lot Line Adjustment Resolution



**RESOLUTION NO. ZA2013-\_\_\_\_\_**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2013-010 TO ADJUST THE BOUNDARIES OF PARCELS WITHIN THE BAYSIDE SHOPPING CENTER AT 1080 BAYSIDE DRIVE (PA2013-151)**

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

**SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by CAA Planning, Inc. on behalf of the Irvine Company, with respect to property located at 1080 Bayside Drive, and legally described as Parcel 1 of Lot Line Adjustment No. 98-06 requesting approval of a lot line adjustment.
2. The applicant proposes a lot line adjustment to increase the size of the subject parcel to accommodate a new approximately 200-square-foot dry storage room addition in conjunction with the proposed expansion of an existing food service, eating and drinking establishment (Sapori Ristorante).
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 - (0.0 to 0.30 FAR) (CN).
5. A public hearing was held on October 10, 2013 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 Lot Line Adjustment has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations). The project consists of minor alteration in land use limitations in areas with an average slope of less than 20 percent which does not result in any changes in land use or density. The Lot Line Adjustment will not result in the creation of a new parcel.

### SECTION 3. REQUIRED FINDINGS.

#### *Lot Line Adjustment*

In accordance with Section 19.76.020.I of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a lot line adjustment are set forth:

#### Finding

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

#### Facts in Support of Finding

1. The proposal is consistent with the General Plan since the lots are for neighborhood commercial retail and service uses, which are permitted uses in this area.
2. The reconfiguration of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
3. Public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.
4. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values.

#### Finding

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

#### Facts in Support of Finding

1. The project site described in the proposal consists of legal building sites including Parcel Nos. 1 and 2 of Lot Line Adjustment 98-06. The proposed lot line adjustment will move the interior lot lines between two legal lots.

2. The 202 square feet taken from Parcel No. 2 will be added to Parcel No. 1 within Lot Line Adjustment 98-06 and no additional parcels will result from the proposed lot line adjustment.

Finding

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

Facts in Support of Finding

1. The proposed lot widths and lot sizes are consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code.
2. The parcels proposed to be created by the lot line adjustment comply with all applicable zoning regulations and there will be no change in allowed land uses, density, or intensity on the properties.
3. The future development on the parcels will comply with the Zoning Code development standards.

Finding

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding

1. Adequate access to all parcels is provided via Bayside Drive.
2. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development.

Finding

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding

1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any street for any parcels included in the lot line adjustment. There are no alleys located within or near the subject parcels.

Finding

- F. *That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding

- F1. The final configuration of the parcels does not result in a requirement for revised setbacks. The existing default setbacks for the footprint lot are zero feet along all property lines. The parking area lot maintains a rear setback of 5 feet since it is abutting a residential zoning district. These setbacks shall continue to apply to the realigned parcels per the Zoning Code development regulations in the same way that they did to the previous parcel configuration; therefore the lot line adjustment does not result in the reduction of any existing street side setbacks.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2013-010, 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 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>TH</sup> DAY OF OCTOBER, 2013.**

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Brenda Wisneski, AICP, Zoning Administrator

**EXHIBIT "A"****PROCEDURAL REQUIREMENTS**

1. Lot Line Adjustment No. LA2013-010 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.
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. 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.
4. Property corners shall be monumented by a licensed Land Surveyor or registered Civil Engineer authorized to perform surveying by the State Board of Civil Engineers and Land Surveyors (Pre-1982 with numbers prior to 33,966). Surveyor or Civil Engineer to submit a "Corner Record" or "Record of Survey" to the County Surveyor.
5. All applicable Public Works Department plan check fees shall be paid prior to review of the lot line adjustment and grant deeds.
6. Prior to recordation of the lot line adjustment, grant deeds indicating the changes in titles of ownership should be submitted to the Public Works Department for review and approval.
7. The lot line adjustment and grant deeds reviewed and approved by the Public Works Department should be filed concurrently with the County Recorder and County Assessor's Offices.
8. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Division.
9. All improvements shall be constructed as required by Ordinance and the Public Works Department.
10. 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 Saporì Ristorante Expansion including, but not limited to, Lot Line Adjustment No. LA2013-010 (PA2013-151). 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,

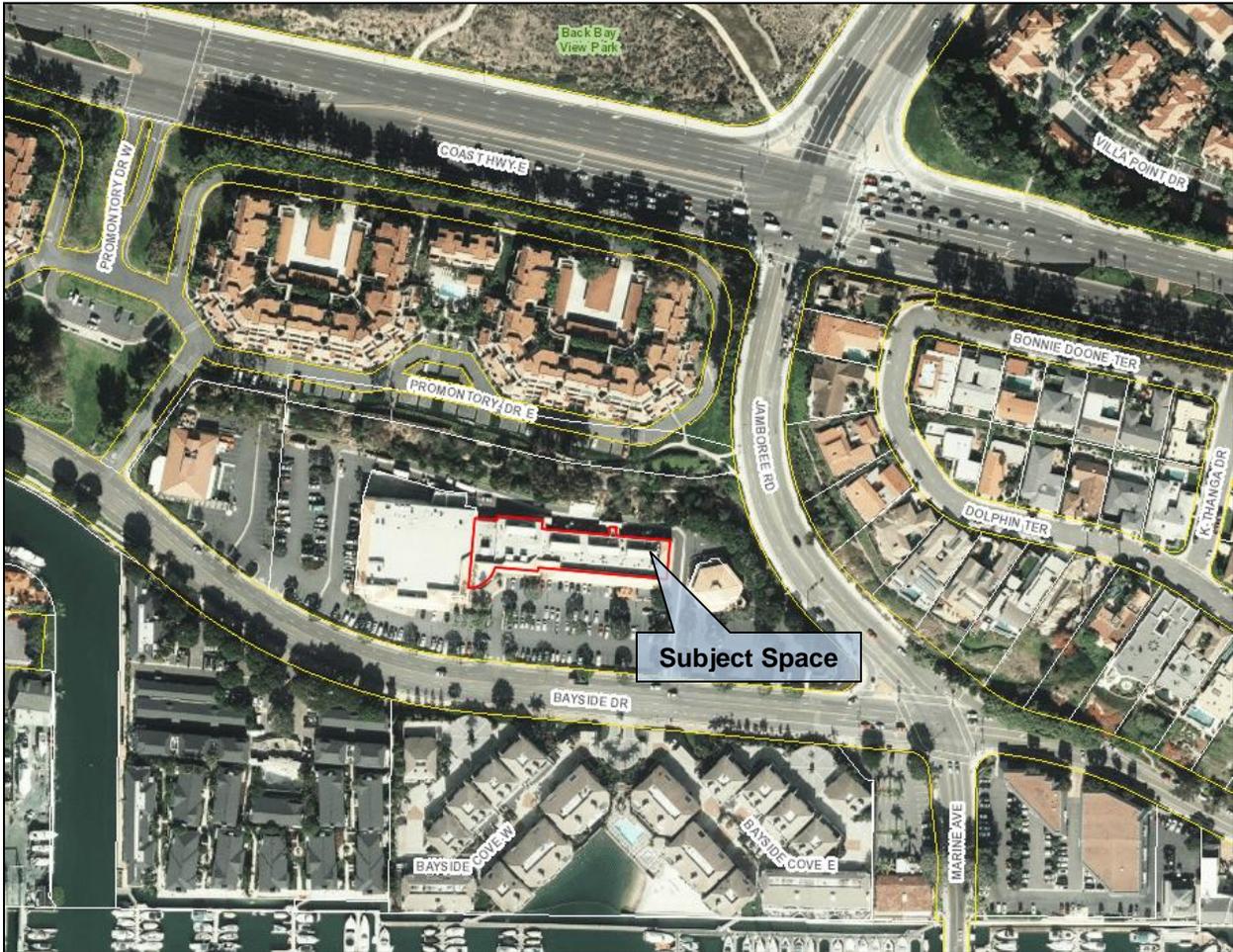
causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in 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.

DRAFT

# **Attachment No. ZA 3**

Vicinity Map

# VICINITY MAP



Minor Use Permit No. UP2013-014  
PA2013-151

**1080 Bayside Drive**

# **Attachment No. ZA 4**

Applicant's Description and Justification





# CAA PLANNING

July 26, 2013

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

Subject: Minor Use Permit Application, 1080 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 amend existing Use Permit UP3335 for the Sapori Ristorante (Sapori), 1080 Bayside Drive. This application requests approval of the expansion of the restaurant into the adjacent suite, 1072 Bayside Drive, formerly occupied by The Photo Lab within the Bayside Shopping Center (Center).

## Background

On December 8, 1988 the Planning Commission approved Use Permit UP 3335 to allow the establishment of an outdoor restaurant including interior seating called Sapori Ristorante with on-sale beer and wine at 1080 Bayside Drive within the Bayside Shopping Center. The approved hours of operation were between 10:00 a.m. and 11:30 p.m. daily. The Sapori is currently open for lunch Monday-Friday from 11:30 a.m. to 2:30 p.m. and for dinner from 4:30 p.m. to 10:00 p.m. Monday-Sunday. The Staff Report for UP3335 states that the gross square footage of the restaurant is 2,640 square feet with 1,227 square feet of net public area and outdoor dining in the amount 978 square feet. The total net public area is 2,205 square feet. UP3335 conditioned the Sapori to provide 56 parking spaces (2,205 sf x 1 space/40 sf = 56 spaces).

## Proposed Expansion

The tenant plans to expand the restaurant into the adjacent suite at 1072 Bayside Drive formerly occupied by The Photo Lab. The demising wall between the two suites will be opened up to allow access to the new space. This area will be used for indoor dining, food preparation, and restrooms. In addition, a new 200 square foot dry storage area will added to the back of the building. The planned improvements are depicted on the site plan, striping plan, floor plan and exterior elevation attached hereto.

This addition will require the processing of a lot line adjustment between the building parcel and the parking lot parcel, both of which are owned by Irvine Company. The lot line adjustment will be processed concurrently with the MUP. With the exception of the dry storage area, the building footprint will remain unchanged.



Ms. Brenda Wisneski  
July 26, 2013  
Page 2 of 2

A recent examination of the available parking at the Center by City Staff showed the parking requirement at the Center is 254 spaces with 267 spaces provided, resulting in a surplus of 13 spaces. This information was provided in a letter to Irvine Company and Pirzadeh & Associates, Inc. on January 31, 2013. The letter also stated that the Center could be parked using the shopping center criteria of 1 space per 200 square feet of gross floor area provided that the amount of eating and drinking establishments did not exceed 15% or 8,392 square feet. This would be different from the prior calculation for parking which relied upon net public area. The January 31, 2013 letter is attached for reference.

The planned expansion of the Sapori will increase the building gross floor area by 200 square feet because of the planned addition of the dry storage area at the rear of the building. This will increase the square footage of the Center from 65,284 square feet to 65,484 square feet. The addition of the dry storage area will not increase the total gross floor area above the maximum of 66,000 square feet established by the General Plan (Anomaly No. 63). One additional parking space will be required due to the 200 square-foot increase in gross floor area. The addition of one space will reduce the surplus parking available at the Center to 12 spaces. The City's January 31, 2013 letter specifies that 5,081 square feet was available for allocation to eating and drinking establishments. The change in use from the Photo Lab to an eating and drinking use will result in a gross floor area of 4,687 square feet of eating and drinking establishments. This is well within the maximum of 8,392 square feet of allowable eating and drinking establishments for the Center.

Although the Sapori Ristorante will be expanding, the day to day operation of the restaurant will remain unchanged. We believe that the Zoning Administrator can find that with the proposed expansion the Sapori Ristorante restaurant will continue to operate in compliance with UP13335. If you have any questions or concerns, please do not hesitate to contact me at 949-581-2888.

Sincerely,

CAA PLANNING, INC.

Shawna L. Schaffner  
Chief Executive Officer

Attachments: Minor Use Permit Application  
Site Plan, Striping Plan, Floor Plan, Exterior Elevation – 3 sets (small and large scale and CD)  
Authorization Letter  
City of Newport Beach Letter, 1/31/2013  
300' Radius Map and Mailing Labels

c: Mr. John Murphy, Irvine Company

# **Attachment No. ZA 5**

Bayside Shopping Center Parking Memo



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

January 31, 2013

Pirzadeh & Associates, Inc.  
Attn: Peter K. Pirzadeh  
30 Executive Park,  
Suite 270  
Irvine, CA 92614

Re: Bayside Shopping Center Parking – UP2012-026 (PA2012-147)  
1000 – 1090 Bayside Drive  
APN#s 050-441-03, -04, -07, -08, -09

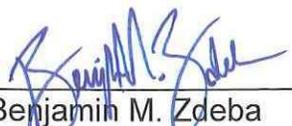
Dear Mr. Pirzadeh,

Based upon research and analysis of the subject application, it has been found that the code required parking is provided by the existing 267 parking spaces; therefore, a reduction of off-street parking requirements and corresponding conditional use permit application is unnecessary. This determination was made by analyzing your application submittal including the parking demand study, the shopping center parking requirements in Section 20.40.050 (Parking Requirements for Shopping Centers) of the Zoning Code, and research of the existing use permits for the businesses located within the shopping center.

Please be advised that with the shopping center parking standards applied all future tenants will still be subject to subsequent review and approvals by the Community Development Department as applicable and eating and drinking establishment uses shall be limited to 15% of the gross floor area. Accordingly, the gross floor area that may be allocated to eating and drinking establishments is 8,392 square feet (15% of 55,941 square feet). Sapori Ristorante, which was established in 1988 under Use Permit No. UP3335, is 3,311 square feet; therefore, 5,081 additional square feet may be allocated to eating and drinking establishment uses.

Being that a conditional use permit is no longer necessary, please submit a request to withdraw the application along with a request for a refund of any unused funds. If you have any questions regarding this letter, please contact me at (949) 644-3253 or via email at [bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov). I appreciate your diligence during the application process and look forward to the opportunity to work with you in the future.

Sincerely,

  
\_\_\_\_\_  
Benjamin M. Zdeba  
Assistant Planner

Attachment: Parking Requirement Analysis Table

c:

*property owner*  
Irvine Company  
Attn: John Murphy  
100 Innovation  
Irvine, CA 92617

*Bayside Shopping Center Records*

<b><i>Bayside Shopping Center Proposed Parking Requirements</i></b>			
<b>Use</b>	<b>Square Footage</b>	<b>Parking Requirement</b>	<b># Spaces Required</b>
Supermarket	29,440	1/250 SF	118
Other uses	27,172 <sup>(1)</sup>	1/200 SF	136
<b>Total Square Footage</b>	55,941	<b>Total Parking Spaces Required</b>	254
		<b>Existing Parking Provided</b>	267

---

<sup>(1)</sup> The gross square footage of Sapori Ristorante is 2,640 and the outdoor dining in excess of 25% of the interior net public area of 1,227 square feet is 671 for a total of 3,311 gross square feet.

# **Attachment No. ZA 6**

Police Department Memo

**City of Newport Beach  
Police Department**

**Memorandum**

August 9, 2013

**TO:** Benjamin Zdeba, Assistant Planner

**FROM:** Detective Randy Parker

**SUBJECT:** Sapori Ristorante, 1080 Bayside Drive,  
Use Permit No. UP2013-014 (PA2013-151).

At your request, the Police Department has reviewed the project application for *Sapori Ristorante*, located at 1080 Bayside Drive, Newport Beach. Per the project description, the applicant is requesting a minor use permit to allow the expansion of an existing eating and drinking establishment (*Sapori Ristorante*) into the abutting tenant space. No operational changes are proposed as part of the application. The operator has an existing Type 47 ABC License and the expansion will include a new bar/service area to serve both sides of the establishment.

**Applicant History**

*Sapori Ristorante* was established in 1989 by owner and chef, Sal Maniaci, who wanted to bring firsthand knowledge of Italian cuisine to Newport Beach. Traditional Italian dishes and a wine list complete the menu.

**Recommendations**

The Police Department has no objection to the operation as described by the applicant.

**Signs and Displays**

Any signs or displays would need to conform to City requirements. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

**Hours of Operation**

The proposed hours of operation will be 11:30 a.m. to 10:00 p.m. Monday thru Sunday.

**Security**

The Police Department has no recommendations.

**Employee Training**

Require all owners, managers, and employees selling alcoholic beverages to undergo and successfully complete a certified training program in responsible methods and skills for serving and selling alcoholic beverages.

**Additional Comments**

For the purposes of this application, staff may also want to consider establishing conditions that would require a special event permit. A special event permit may be required for any event or promotional activity outside the normal operational characteristics of the proposed operation.

For example, events likely to attract large crowds, events for which an admission fee is charged, events that include any form of contract promoters, or any other activities as specified in the Newport Beach Municipal Code to require such permits.

**Other Recommended Conditions**

In addition, the Police Department has determined that the following conditions would be appropriate for the Conditional Use Permit for the business:

1. Approval does not permit Sapori Ristorante to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Municipal Code, unless the Planning Commission first approves a use permit.
2. Food service from the regular menu must be available to patrons up to thirty (30) minutes before the scheduled closing time.
3. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
4. No "happy hour" type of reduced price alcoholic beverage promotion shall be allowed except when offered in conjunction with food ordered from the full service menu. There shall be no reduced price alcoholic beverage promotions after 9:00 p.m.
5. Petitioner shall not share any profits or pay any percentage or commission to a promoter or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
6. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all

times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. These records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department on demand.

7. There shall be no on-site radio, television, video, film or other electronic media broadcasts, including recordings to be broadcasted at a later time, which include the service of alcoholic beverages, without first obtaining an approved special event permit issued by the City of Newport Beach.
8. There shall be no live entertainment allowed on the premises.
9. There shall be no dancing allowed on the premises.
10. Strict adherence to maximum occupancy limits is required.
11. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted.

If you have any questions, please contact Detective Randy Parker at (949) 644-3706.



Randy Parker, ABC/Vice/Intelligence  
Detective Division



Dale Johnson, Captain  
Detective Division Commander



Chief Jay R. Johnson

# NEWPORT BEACH POLICE DEPARTMENT

## Crime Analysis Unit

870 Santa Barbara Drive · Newport Beach · CA 92660 · 949-644-3791



### CRIME AND ALCOHOL-RELATED STATISTICS - 2013 YTD

Subject:	Calls For Service	Crimes			Arrests				Citations	ABC Info	
		Part I Crimes	Part II Crimes	Crime Rate	All Arrests	DUI	Public Intoxication	Liquor Law	Alcohol Related	Active Licenses	License Per Capita
1080 Bayside Dr	1	0	0	<i>not applicable</i>	0	0	0	0	0	1	<i>not applicable</i>
Subject RD: RD41	1,345	66	42	1,980.79	61	14	2	0	8	11	303
Adjacent RD: RD39	4,731	106	141	4,992.93	103	16	14	0	5	39	54
Adjacent RD: RD42	1,206	36	30	1,306.24	21	3	4	0	1	11	251
Adjacent RD: RD43	531	13	19	676.38	23	4	2	0	4	5	384
Newport Beach	64,672	1,625	2,382	1,903.35	2,265	329	430	7	709	394	217
California	<i>not available</i>	1,128,845	<i>not available</i>	2,994.92	1,183,470	104,345	99,017	15,904	<i>not available</i>	44,536	836
National	<i>not available</i>	10,266,737	<i>not available</i>	3,294.93	12,408,899	1,215,077	534,218	500,648	<i>not available</i>	<i>not applicable</i>	<i>not applicable</i>

#### Summary for Sapori Ristorante at 1080 Bayside Dr (RD41)

YTD 2013, RD41 had a total of 108 reported crimes, compared to a city-wide reporting district average of 105 reported crimes. This reporting district is 3 crimes, or 3%, OVER the city-wide average.

The number of active ABC licenses in this RD is 11, which equals a per capita ratio of one license for every 303 residents. Orange County averages one license for every 504 residents and California averages one license for every 836 residents. This location is within an RD that is OVER the Orange County and OVER the California per capita averages of ABC licenses.

Notes:

Part I Crimes are the 8 most serious crimes as defined by the FBI Uniform Crime Report - Homicide, Rape, Robbery, Aggravated Assault, Burglary, Larceny-Theft, Auto Theft, and Arson.

This report reflects City of Newport Beach data for calendar year 2013 YTD, through September 2.

California and National figures are based on the 2011 Uniform Crime Report, which is the most recent edition.

Crime Rate refers to the number of Part I Crimes per 100,000 people.

Number of Active ABC Licenses is the total of all types of licenses known to the NBPD as of the date of this document.

*Additional Information*

<b>Highest Volume Crime in RD41</b>
Petty Theft

<b>Highest Volume Crime in RD39</b>
Shoplift

<b>Highest Volume Crime in RD42</b>
Grand Theft

<b>Highest Volume Crime in RD43</b>
Grand Theft

<b>Calls for Service at 1080 Bayside Dr</b>	
MEDICAL AID	1
<b>Grand Total</b>	<b>1</b>

# **Attachment No. ZA 7**

Project Plans











# **Attachment No. ZA 8**

Lot Line Adjustment No. LA2013-010



# EXHIBIT "A"

## (LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
IRVINE CO.	A.P. 050-441-06 PARCEL 1, L.L.A. 98-09	PARCEL A
IRVINE CO.	A.P. 050-441-08 PARCEL 2, L.L.A. 98-06	PARCEL B

### **PARCEL A:**

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 98-06, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JULY 07, 1998 AS INSTRUMENT NO. 19980432382 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHEAST CORNER OF SAID PARCEL 1;  
THENCE N 84°49'25" W ALONG A COMMON LINE OF SAID PARCELS 1 AND 2, A  
DISTANCE OF 31.80 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE N 84°49'25" W CONTINUING ALONG SAID COMMON LINE OF SAID PARCELS 1  
AND 2, A DISTANCE OF 20.16 FEET:

THENCE N 05°10'35" E, A DISTANCE OF 10.00 FEET;

THENCE S 84°49'25" E, A DISTANCE OF 20.16 FEET;

THENCE S 05°10'35" W, A DISTANCE OF 10.00 FEET TO **THE TRUE POINT OF  
BEGINNING**;

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT OF  
WAY AND EASEMENTS OF RECORD, IF ANY.

PARCEL A CONTAINS 21,562 SQ FT (0.49 ACRES) GROSS, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.

# EXHIBIT "A"

(LEGAL DESCRIPTION)

## PARCEL B:

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 98-06, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JULY 07, 1998 AS INSTRUMENT NO. 19980432382 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCLUDING THAT PORTION DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHEAST CORNER OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 98-06; THENCE N 84°49'25" W ALONG A COMMON LINE OF SAID PARCELS 1 AND 2, A DISTANCE OF 31.80 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE N 84°49'25" W CONTINUING ALONG SAID COMMON LINE OF SAID PARCELS 1 AND 2, A DISTANCE OF 20.16 FEET:

THENCE N 05°10'35" E, A DISTANCE OF 10.00 FEET;

THENCE S 84°49'25" E, A DISTANCE OF 20.16 FEET;

THENCE S 05°10'35" W, A DISTANCE OF 10.00 FEET TO **THE TRUE POINT OF BEGINNING**;

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY AND EASEMENTS OF RECORD, IF ANY.

PARCEL B CONTAINS 204,100 SQ FT (4.69 ACRES) GROSS, MORE OR LESS.

ALSO AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

---

Jerald E. Anhorn, Jr.  
PLS No. 7159  
Exp.: 12/31/13

DATE

CA LEGAL  
732-1 EXHIBIT LLA

SHEET 2 OF 2

# EXHIBIT 'B'

## LOT LINE ADJUSTMENT

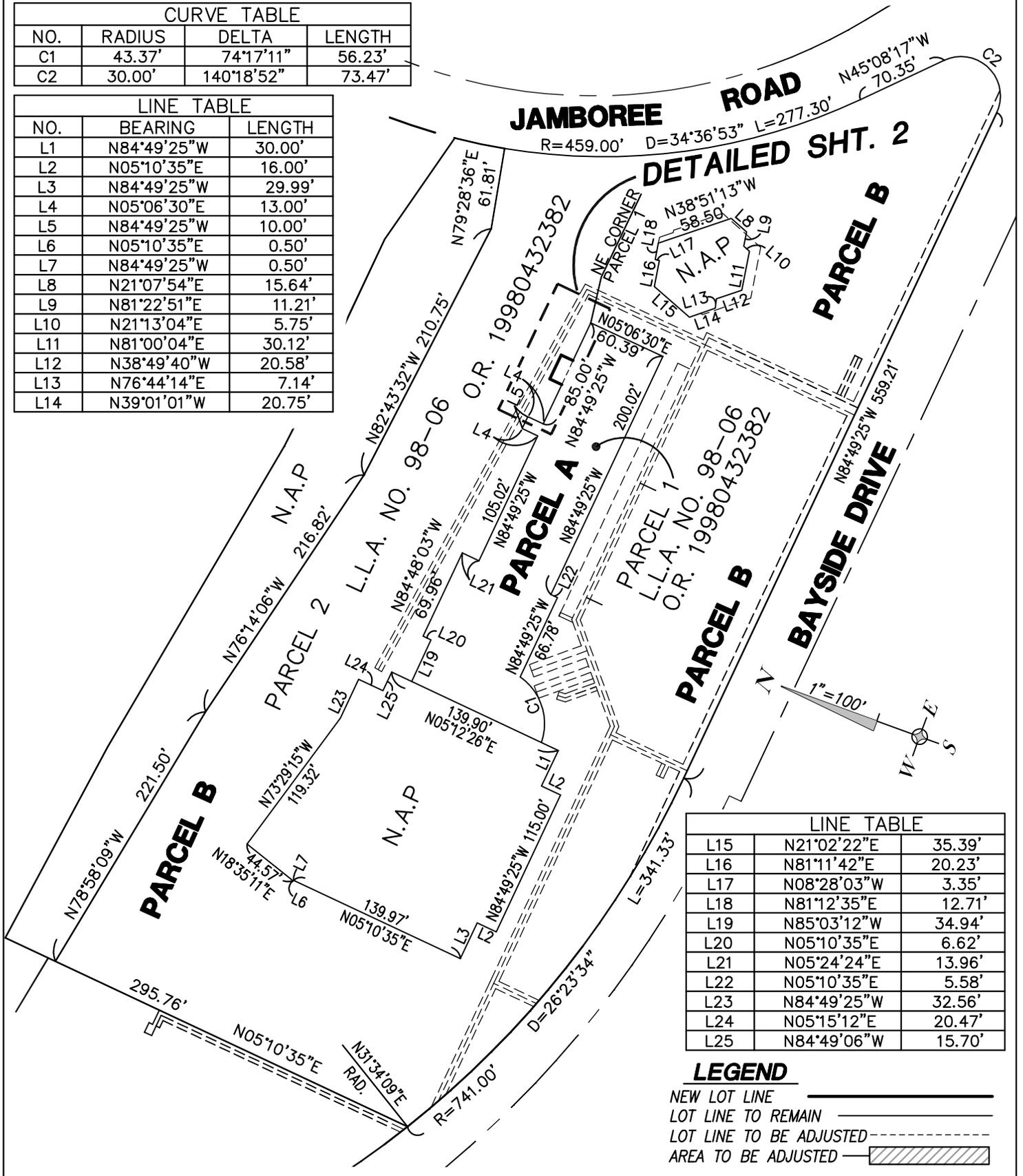
### LL 2013 - 010

SHEET 1 OF 2

OWNERS	EXISTING PARCEL AP Nos.	PROPOSED PARCEL No.
IRVINE CO.	A.P. 050-441-09: PAR 1, LLA 98-06	PARCEL A
IRVINE CO.	A.P. 050-441-08: PAR 2, LLA 98-06	PARCEL B

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	43.37'	74°17'11"	56.23'
C2	30.00'	140°18'52"	73.47'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N84°49'25"W	30.00'
L2	N05°10'35"E	16.00'
L3	N84°49'25"W	29.99'
L4	N05°06'30"E	13.00'
L5	N84°49'25"W	10.00'
L6	N05°10'35"E	0.50'
L7	N84°49'25"W	0.50'
L8	N21°07'54"E	15.64'
L9	N81°22'51"E	11.21'
L10	N21°13'04"E	5.75'
L11	N81°00'04"E	30.12'
L12	N38°49'40"W	20.58'
L13	N76°44'14"E	7.14'
L14	N39°01'01"W	20.75'



LINE TABLE		
NO.	BEARING	LENGTH
L15	N21°02'22"E	35.39'
L16	N81°11'42"E	20.23'
L17	N08°28'03"W	3.35'
L18	N81°12'35"E	12.71'
L19	N85°03'12"W	34.94'
L20	N05°10'35"E	6.62'
L21	N05°24'24"E	13.96'
L22	N05°10'35"E	5.58'
L23	N84°49'25"W	32.56'
L24	N05°15'12"E	20.47'
L25	N84°49'06"W	15.70'

**LEGEND**

NEW LOT LINE —————

LOT LINE TO REMAIN —————

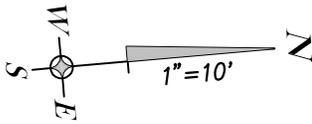
LOT LINE TO BE ADJUSTED - - - - -

AREA TO BE ADJUSTED

**EXHIBIT 'B'**  
**LOT LINE ADJUSTMENT**  
**LL 2013 - 010**

SHEET 2 OF 2

OWNERS	EXISTING PARCEL AP Nos.	PROPOSED PARCEL No.
IRVINE CO.	A.P. 050-441-09: PAR 1, LLA 98-06	PARCEL A
IRVINE CO.	A.P. 050-441-08: PAR 2, LLA 98-06	PARCEL B



PARCEL 1  
 L.L.A. NO. 98-06  
 O.R. 19980432382

**PARCEL A**

**PARCEL B**

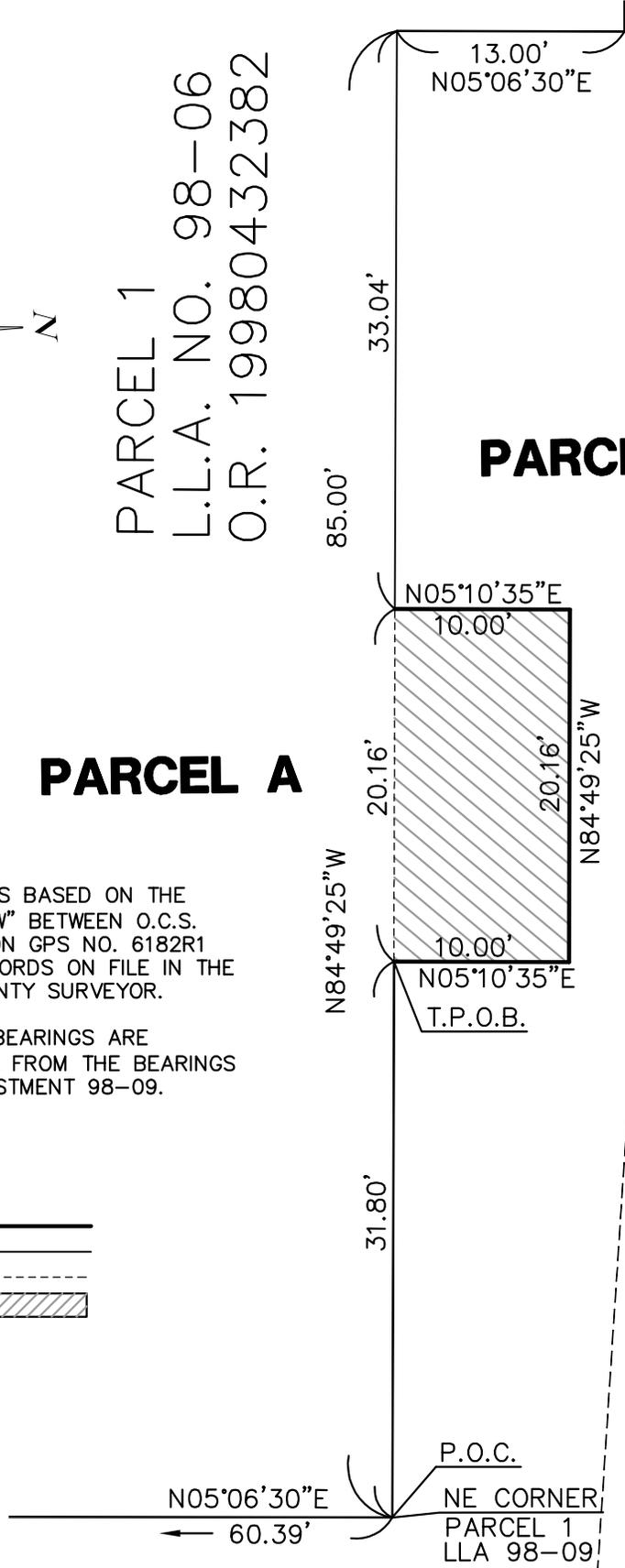
PARCEL 2  
 L.L.A. NO. 98-06  
 O.R. 19980432382

THIS LOT LINE ADJUSTMENT IS BASED ON THE GRID BEARING "N 05°46'19" W" BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6182R1 AND GPS NO. 6266 PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

THIS LOT LINE ADJUSTMENT BEARINGS ARE ROTATED 0°55'10" CLOCKWISE FROM THE BEARINGS DEPICTED ON LOT LINE ADJUSTMENT 98-09.

**LEGEND**

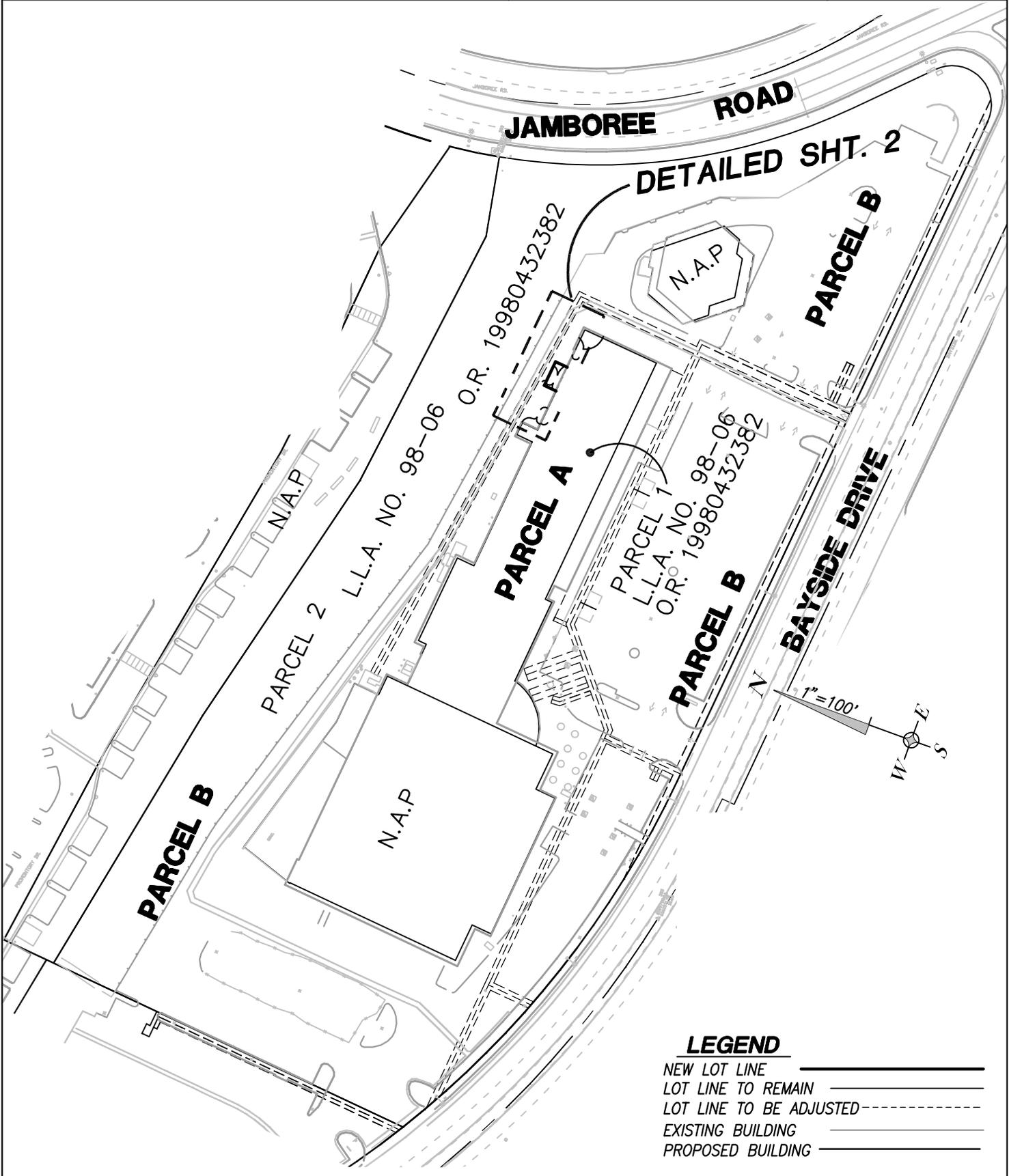
- NEW LOT LINE —————
- LOT LINE TO REMAIN —————
- LOT LINE TO BE ADJUSTED - - - - -
- AREA TO BE ADJUSTED



**EXHIBIT 'C'**  
**SITE PLAN**  
**LL 2013 - 010**

SHEET 1 OF 2

OWNERS	EXISTING PARCEL AP Nos.	PROPOSED PARCEL No.
IRVINE CO.	A.P. 050-441-09: PAR 1, LLA 98-06	PARCEL A
IRVINE CO.	A.P. 050-441-08: PAR 2, LLA 98-06	PARCEL B



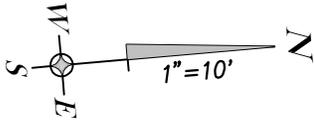
**LEGEND**

- NEW LOT LINE ————
- LOT LINE TO REMAIN - - - - -
- LOT LINE TO BE ADJUSTED - · - · -
- EXISTING BUILDING ————
- PROPOSED BUILDING - - - - -

**EXHIBIT 'C'**  
**SITE PLAN**  
**LL 2013 - 010**

SHEET 2 OF 2

OWNERS	EXISTING PARCEL AP Nos.	PROPOSED PARCEL No.
IRVINE CO.	A.P. 050-441-09: PAR 1, LLA 98-06	PARCEL A
IRVINE CO.	A.P. 050-441-08: PAR 2, LLA 98-06	PARCEL B



PARCEL 1  
 L.L.A. NO. 98-06  
 O.R. 19980432382



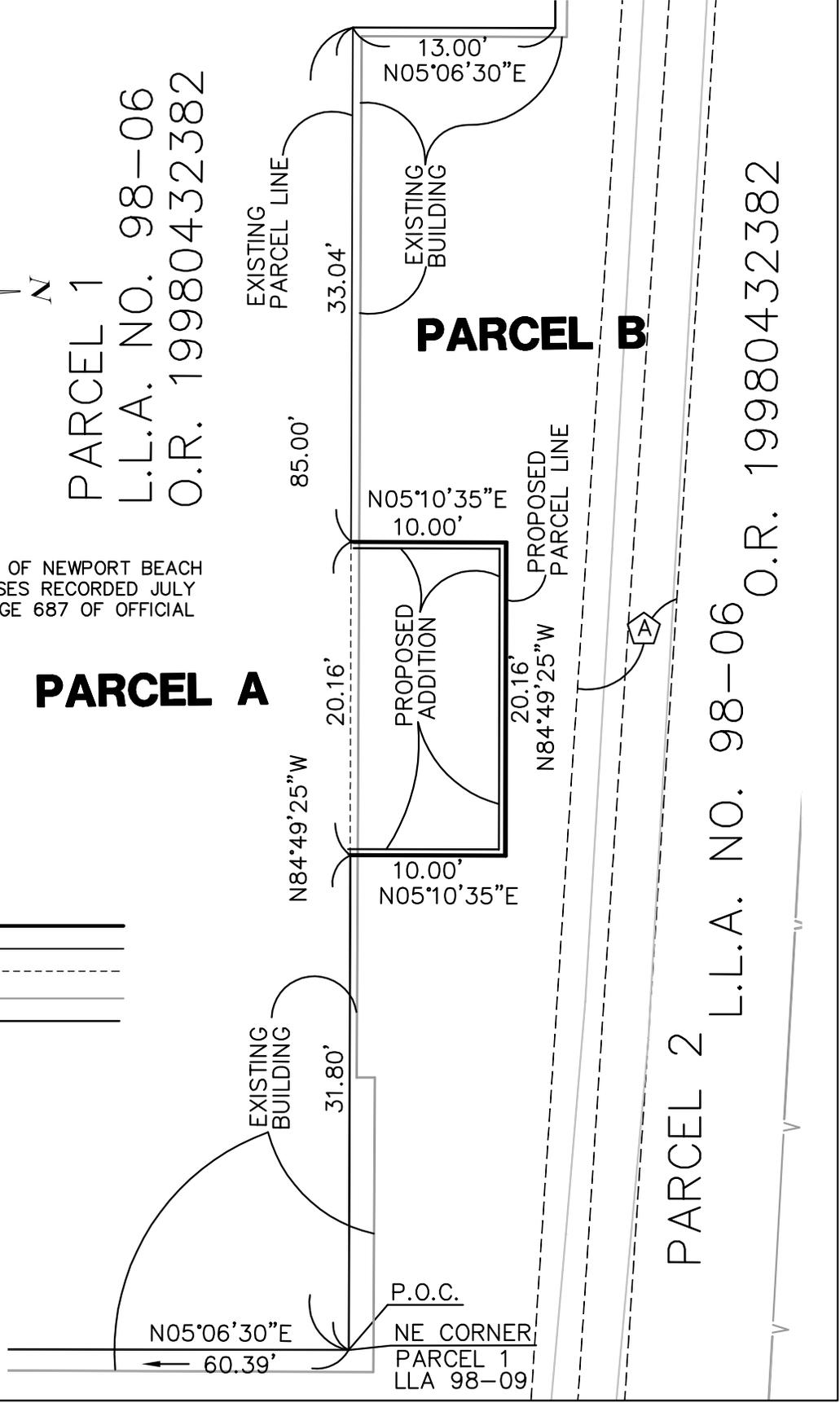
AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR PUBLIC UTILITY PURPOSES RECORDED JULY 29, 1965 IN BOOK 7611 PAGE 687 OF OFFICIAL RECORDS.

**PARCEL A**

**PARCEL B**

**LEGEND**

- NEW LOT LINE —————
- LOT LINE TO REMAIN —————
- LOT LINE TO BE ADJUSTED - - - - -
- EXISTING BUILDING —————
- PROPOSED BUILDING —————



PARCEL 2  
 L.L.A. NO. 98-06  
 O.R. 19980432382