

**CITY OF NEWPORT BEACH
STAFF ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
Javier Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us

SUBJECT: Report of actions taken by Planning Department Staff for the week ending July 25, 2008.

Item 1: Hoag Hospital LLC on behalf of property owner Newport Healthcare Center – Planning Director’s Use Permit. UP2008-040 (PA2008-115)
530 Superior Avenue

The Planning Director approved the applicants request to allow the installation of eight light standards necessary for the illumination of a rooftop parking level that will exceed the 32-foot base height limit. The proposed light standards are 24 feet high and will exceed the height limit by a maximum of 13.60 feet (actual heights vary from 7.65 feet to 13.60 feet above the height limit due to the slope of the natural grade below the structure).

Approved – July 25, 2008

Council District 2

Item 2: Edward L. Lucero and Mena Rizk on behalf of property owner Hun S. Kwon – Planning Director’s Use Permit UP2008-046 (PA2008-127)
3305 Newport Boulevard, Unit E

The Planning Director approved the applicants request to allow the establishment of a 957 square foot, take-out service, limited eating and drinking facility (deli-style store specializing in the production of sandwich type items and other assorted prepackaged goods).

Approved – July 25, 2008

Council District 1

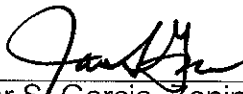
Item 3: Sigma Signs and Graphics on behalf of property owner Pacific Marina Development Inc. – Comprehensive Sign Program CS2008-005 (PA2008-135)
3536 East Coast Highway

The Zoning Administrator approved the Comprehensive Sign Program for an existing multi-tenant commercial building in accordance with the provisions of Section 20.67.120 (Sign Code) of the Newport Beach Municipal Code. The building is occupied by multiple commercial tenants and the sign program is for identification wall signs visible from East Coast Highway, Orchid Avenue, and the alley at the rear.

Approved – July 25, 2008

Council District 6

Prepared and submitted by: -



Javier S. Garcia, Zoning Administrator

APPEAL:

The decision of the Planning Director and Zoning Administrator may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

- c: David Lepo, Planning Director *(e-mail)*
Sharon Wood, Assistant City Manager *(e-mail)*
David Keely, Public Works Senior Civil Engineer *(e-mail)*
Kay Sims, Assistant Planner *(e-mail)*
Sgt. Ron Vallercamp, Vice/Narcotics *(e-mail)*
Code Enforcement Division *(e-mail)*
Erin Steffen, Office Assistant *(e-mail)*
Iris Lee, Public Works *(e-mail)*
Evelyn Tseng, Revenue *(e-mail)*



USE PERMIT NO. No. 2008-040
(PA2008-115)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

Staff Person: Jaime Murillo, 644-3209
Appeal Period: 14 days after approval date

Application: Planning Director's Use Permit No. 2008-040 (PA2008-115)

Applicant: Hoag Hospital LLC

Site Address: 530 Superior Avenue

Legal Description: Portions of Lot 169, Block 2, Irvine Subdivision

Request as Modified and Approved:

Request to allow the installation of eight light standards necessary for the illumination of a rooftop parking level that will exceed the 32-foot base height limit. The proposed light standards are 24 feet high and will exceed the height limit by a maximum of 13.60 feet (actual heights vary from 7.65 feet to 13.60 feet above the height limit due to the slope of the natural grade below the structure). The previously approved parking structure consists of 4 levels, including the basement and rooftop parking levels, and will provide approximately 697 parking spaces. The property is located in the Controlled Manufacturing (M-1-A) District.

Director's Action: **APPROVED – JULY 25, 2008**

Application Request

The Planning Director analyzed issues with regard to compliance with Chapter 20.65 (Height Limits) and the outdoor lighting requirements of Chapter 20.60 of the Newport Beach Municipal Code. The detailed discussion can be found in the attached Appendix. In consideration of those aspects, the Planning Director determined in this case that the proposal would not be detrimental to persons, property or improvements in the neighborhood and that the use permit as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code, and made the following findings:

FINDINGS

1. The property is designated for "Medical Commercial Office" use by the Land Use Element of the General Plan and "Controlled Manufacturing" land use by the Zoning Code. The proposed light standards are necessary for the illumination of the rooftop level of a parking structure associated with a previously permitted medical office use. The medical office use is consistent with the General Plan and Zoning Code designations.

2. The project has been reviewed and the Planning Department has determined that an Addendum to the Mitigated Negative Declaration (MND) (Sch. 2006-101105) adopted on December 7, 2006, for the Hoag Health Center project is appropriate and that no subsequent or supplemental MND is necessary for the proposed project pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Attachment 3).
3. The proposed location of the eight light standards, operated under the conditions of this approval, is consistent with the General Plan and the purpose of the district in which the site is located, will not be detrimental to the public health, safety, peace, morals, comfort, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to the properties or improvements in the vicinity or to the general welfare of the City, for the following reasons:
 - a. The light standards are necessary for the illumination of the rooftop level of a parking structure associated with a previously permitted medical office use. The Medical Commercial Office (CO-M) designation of the General Plan allows medical office uses.
 - b. The eight light standards proposed on the rooftop level of the parking structure are located along the two center parking aisles, away from the perimeter of the structure, reducing their visibility as viewed from the finish grade of the site and from the adjacent Newport Boulevard public right-of-way.
 - c. The height of the existing parking structure on-site, adjacent to the subject parking structure, is approximately 46 feet in height (not including the height of ten existing light standards on the roof level); therefore, the existing views to the project site will not change significantly and will not be adversely impacted since the height of the existing parking structure is higher than the combined height of the proposed structure and light standards.
 - d. The location of the parking structure backs up to the existing City Corporation Yard to the north and will be partially screened from Newport Boulevard by trees and landscaping along the slope at the northeast corner of the property. The structure is also located approximately 535 feet from the nearest residential development to the south and will be separated by abutting streets, existing office buildings, parking areas, and landscaping within the overall campus.
 - e. The proposed light standards are mounted with full cut-off luminaires that have no direct up-light, significantly minimizing sky-glow above the project site. The full cut-off design luminaires with flat glass lens will also significantly minimize glare impacts to individuals when the luminaires are viewed from a distance. The combination of the lighting location along the center parking aisles, the design of the luminaires, and height of the light standards, provide a minimum one-foot candle of illumination at the perimeters of the roof top parking level required for safety and security, while minimizing light spillage beyond the surface of the roof.

CONDITIONS

1. Use Permit No. 2008-040 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.91.050 of the Newport Beach Municipal Code, or an extension is otherwise granted.
2. The Planning Commission or the Planning Director may add to or modify conditions of approval to this Use Permit or recommend to the City Council the revocation of this Use Permit upon a determination that the operation, which is the subject of this Use Permit, causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
3. The project shall be in substantial conformance with the approved roof plan, elevations, light fixture cut sheets (double-head, full cut off with flat glass lens) and photometric roof floor plan stamped with the date of this approval.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The applicant 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.
6. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
7. Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted. Parking area lighting shall have zero cut-off fixtures and light standards shall not exceed 24 feet in height.
8. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
9. Prior to the issuance of a building permit, the applicant shall prepare photometric study in conjunction with a final lighting plan for approval by the Planning Department.
10. Prior to issuance of the certificate of occupancy or final of building permits, the applicant shall schedule an evening inspection by the Code and Water Quality Enforcement Division to confirm control of light and glare specified in condition of approval Nos. 7 and 8.

11. The final location of the light standards shall be reviewed by the City Traffic Engineer to ensure that adequate vehicular clearance is provided.
12. Construction activities which produce loud noise that disturb, or could disturb a person of normal sensitivity who works or resides in the vicinity, shall be limited to the weekdays between the hours of 7:00 a.m. and 6:30 p.m., and Saturdays between the hours of 8:00 a.m. and 6:00 p.m. No such noise occurrences shall occur at anytime on Sundays or federal holidays.

APPEAL PERIOD

The decision of the Planning Director may be appealed by the applicant or any interested party to the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a filing fee of \$600.00.

On behalf of Planning Director David Lepo,



Jaime Murillo, Associate Planner

Attachments:

1. Appendix
2. Vicinity Map
3. Addendum to Mitigated Negative Declaration (Sch. 2006-101105)
4. Luminaire Design Standards
5. Project Plans

APPENDIX

Overview & Background

On December 7, 2006, the Planning Commission approved Use Permit No. 2006-010 and adopted a Mitigated Negative Declaration (SCH. No. 2006-101105) authorizing conversion of 97,000 square feet of the R&D/general office use to medical office use. In order to satisfy the increased medical parking requirements, an 86,079 square-foot building was proposed for demolition and a parking structure was proposed to be constructed in its place. The building has since been demolished and the parking structure is currently under construction.

A total of eight, 24-foot-high light standards are proposed on the rooftop parking level that were not included as part of the original approval of the parking structure.

Zoning Code Section 20.65.070 – Exceptions Height Limits

Section 20.65.070.1 of the Zoning Code permits light standards necessary for the illumination of parking lots, athletic fields, and other similar outdoor areas to exceed the required height limits, subject to the review and approval of a use permit issued by the Planning Director. No light standards shall be approved that will have a negative impact on surrounding properties or a detrimental effect on the health, safety, or general welfare of the community.

In this case, a total of eight light standards are proposed which are necessary for the illumination of the rooftop level of a new parking structure associated with a previously permitted medical office use. The light standards are 24 feet high and mounted with 2 horizontal arm mounted luminaires each (16 luminaires total). The luminaries are full cut-off designs that have no direct up-light, significantly minimizing sky-glow above the project site. The full cut-off design luminaires will also significantly minimize glare impacts to individuals when the luminaries are viewed from a distance. The combination of the lighting location along the center parking aisles, the design of the luminaires, and height of the light standards, provide a minimum one-foot candle of illumination at the perimeters of the roof top parking level required for safety and security, while minimizing light spillage beyond the surface of the roof.

Chapter 20.60 Compliance - Outdoor Lighting Requirements

Section 20.60.50 of the Zoning Code requires the review and approval of a use permit issued by the Planning Commission for the installation, maintenance, and operation of lighting fixtures within any residential district or closer than 200 feet to the boundary of any residential district.

In this case, the parking structure where the light standards are proposed to be located is approximately 535 feet from the nearest residential development to the south and will be separated by abutting streets, existing office buildings, parking areas, and landscaping within the overall campus. Therefore, a review by the Planning Commission is not required or warranted.

ADDENDUM TO MITIGATED NEGATIVE DECLARATION (SCH. 2006-101105) HOAG HEALTH CENTER

Introduction

This report is an Addendum to a Mitigated Negative Declaration (MND) (Sch. 2006-101105) prepared for the Hoag Health Center project located at 500-540 Superior Avenue and the associated entitlement requests approved by the Planning Commission on December 7, 2006. This Addendum has been prepared for eight proposed light standards that were not previously evaluated and are necessary for the illumination of the roof level of the parking structure component of the approved project. The City's Addendum documents the City's decision not to require the preparation of a subsequent MND for this change to the project.

CEQA Guidelines

Pursuant to Section 15162(a) of the CEQA Guidelines, when a MND has been adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous MND; or

(B) Significant effects previously examined will be substantially more severe than shown in the previous MND.

Section 15164 of the CEQA Guidelines allows for the preparation of an Addendum if some changes to a previously adopted MND are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.

Proposed Project Modification

As part of the original project approval allowing the conversion of existing research & development/general office use to medical office use (Use Permit No. 2006-010), the construction of a second parking structure was also approved for the site. The parking structure consists of 4 levels, including the basement and rooftop parking levels, providing approximately 697 parking spaces. The maximum height of the structure is 32 feet, as measured from natural grade to the top of the southeasterly stairwell, consistent with the 32-foot maximum base height limit.

A total of eight, 24-foot-high light standards are proposed on the rooftop parking level that were not included as part of the original approval of the parking structure. Each of the light standards are mounted with 2 horizontal arm mounted luminaires (16 luminaires total) and are proposed to exceed the 32-foot base height limit in the range of 7.65 feet to 13.60 feet, due to the sloping topography of the natural grade.

Environmental Analysis

The proposed modification described above will not require any changes to the responses in the Initial Study Checklist of the previous MND; therefore, no new significant effects are identified and no new mitigation measures are needed. As the following Addendum to the Initial Study Checklist explanation describes, the modifications are consistent with the provisions of Newport Beach Zoning Code and will not substantially degrade the existing visual character or quality of the site and its surroundings, nor will it create a new source of substantial light and glare which would adversely affect day or nighttime views in the area.

I. Aesthetics

- c) Substantially degrade the existing visual character or quality of the site and its surroundings??

The determination of No Impact remains the same; however, the following italicized explanation is added to the discussion in the original Initial Study Checklist:

“...The area surrounding the property is also intensively developed with a variety of commercial, industrial, residential and medical office uses. The demolition of the existing office building and subsequent construction of a parking structure will not significantly change the existing visual character or quality of the site or its surroundings. The proposed parking structure has been designed to be compatible not only with the existing office buildings and parking structure *within the campus*, but also *with* the surrounding non-

residential development. In particular, the parking structure will not exceed the height of the existing building *it is replacing* and would not be an intrusive element within the area. *The eight light standards proposed on the rooftop level of the parking structure are located along the two center parking aisles, away from the perimeter of the structure, reducing their visibility as viewed from the finish grade of the site and from the adjacent Newport Boulevard public right-of-way. The height of the existing parking structure, adjacent to the proposed structure, is approximately 46 feet in height (not including the height of ten existing light standards on the roof level); therefore, the existing views to the project site will not change significantly and will not be impacted since the height of the existing parking structure is higher than the total height of the proposed structure and light standards combined. Additionally, the location of the parking structure itself is such that it backs up to the existing City Corporation Yard to the north and will be partially screened from Newport Boulevard with trees and landscaping along the slope at the northeast corner of the property. The structure is also located approximately 535 feet from the nearest residential development to the south and will be separated by abutting streets, existing office buildings, parking areas, and landscaping within the overall campus. Therefore, no significant visual impacts are anticipated and no mitigation measures are required.*

- d) Create a new source of substantial light and glare which would adversely affect day or nighttime views in the area?

The determination of Potentially Significant Unless Mitigation Incorporated remains the same; however, the following italicized explanation is added to the discussion in the original CEQA Checklist:

*“The existing development is characterized by lighting that illuminates the surface parking lot and existing parking structure. In addition, lighting is also associated with building security. Project implementation will result in the construction of a parking structure that would accommodate 697 parking spaces. Lighting will also be provided for the same purpose as that which currently exists (i.e., security and parking structure illumination). Lighting required to illuminate the proposed parking structure *has been designed to will* comply with standards established by the Newport Beach Municipal Code and standard conditions of approval. *The eight proposed rooftop parking structure light standards are mounted with full cut-off luminaires that have no direct up-light, significantly minimizing sky-glow above the project site. The full cut-off design luminaires will also significantly minimize glare impacts to individuals when the luminaries are viewed from a distance. The combination of the lighting location along the center parking aisles, the design of the luminaires, and height of the light standards, provide a minimum one-foot candle of illumination at the perimeters of the roof top parking level required for safety and security, while minimizing light spillage beyond the surface of the roof. A photometric survey has been provided illustrating that the**

maximum illumination will not exceed 2.1-foot-candles beyond the surface of the roof and will not provide any illumination beyond the boundaries of the site onto adjacent properties. Therefore, due to the existing ambient lighting conditions of the project site, the proposed lighting necessary for the illumination of the parking structure, as designed, will not create a significant new source of substantial light and glare that would adversely affect day or nighttime views in the area. Proposed lighting will not spill onto adjacent properties. Although it is anticipated that the lighting will be energy efficient and will also be shielded or recessed so that direct glare and reflections are contained within the boundaries of the property, the applicant will be required to prepare a lighting/photometric plan to ensure that the proposed lighting meets the lighting standards stipulated in the municipal code. As a result, Prior to the issuance of a certificate of occupancy, the applicant is required to schedule an evening inspection by the Code and Water Quality Enforcement Division to confirm control of light and glare. Furthermore, compliance with the following mitigation measures will ensure that light and glare impacts will be minimized to a less than significant level.

Mitigation Measures

MM-1 The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.

MM-2 Prior to the issuance of building permits, the applicant shall prepare a photometric study in conjunction with a final lighting plan for approval by the Planning Department.”

IX. Land Use and Planning

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The determination of Less than Significant Impact remains the same; however, the following explanation is added to the discussion in the original Initial Study Checklist:

“The eight proposed roof top parking structure light standards will exceed the 32-foot base height limit in the range of 7.65 feet to 13.60 feet. Zoning Code Section 20.65.070 (I) (Exceptions to Height Limits – Light Standards) permits

light standards necessary for the illumination of parking lots and other similar outdoor areas in excess of the required height limits, subject to the review and approval of a use permit issued by the Planning Director. No light standards shall be approved that will have a negative impact on surrounding properties or a detrimental effect on health, safety, or general welfare of the community. As previously discussed, the proposed light standards will not substantially degrade the existing visual character or quality of the site and its surroundings, nor will it create a new source of substantial light and glare which would adversely affect day or nighttime views in the area. The light standards are necessary for illumination of the roof top parking level to ensure security and safety for motorist and pedestrians utilizing the parking area. Accordingly, the project applicant is requesting the approval of a use permit to permit the light standards in excess of the 32-foot base height limit. Upon approval of the use permit, the project would not conflict with the provisions of the Zoning Code.”

CEQA Findings

After reviewing the original MND prepared by Keeton Krietzer Consulting and adopted by the Planning Commission on December 7, 2006, it has been determined that no subsequent or supplemental MND is necessary for the project modifications pursuant to Section 15162 of the CEQA Guidelines. Based on substantial evidence in light of the whole record, the City finds the following:

1. No substantial changes are proposed to the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

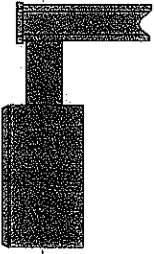
The modifications to the project only involve the installation of the eight light standards required for the illumination of the roof top parking level of the new parking structure. No other changes to the previously approved project are proposed. The installation of the light standards would not result in any impacts associated with any resource area identified in the Initial Study Checklist, with the exception of potential light and glare impacts. Compliance with the previously incorporated mitigation measures will ensure that any potential light and glare impacts will be minimized to a less than significant level.

2. No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As set forth above, the addition of the proposed light standards to the previously approved parking structure would not result in impacts beyond those analyzed in the previous MND.

3. There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted that shows that the project will have one or more significant effects not discussed in the previous MND or that the project will have a substantial increase in severity of previously examined environmental effects.

Based on these findings, the City of Newport Beach has concluded that preparation of a subsequent MND for the project is unnecessary and that preparation of an Addendum is appropriate in accordance with CEQA Guidelines Section 15164.

EH/H ARM MOUNT FORM 10



GENERAL DESCRIPTION: The Garcia arm mounted Square Form Ten products are sharp cutoff luminaires using high intensity discharge lamps up to 1000 watts. The EH units are manufactured from milled extruded aluminum and finished in an Architectural Class 1 anodizing. The H style luminaires are die-formed aluminum with a thermoset polyester finish. Both products can accept one of six (6) interchangeable and rotatable precision segmented optical systems.

ORDERING

PREFIX	SIZE	CONFIGURATION	PHOTOMETRIC DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
EH	14"	1 Single Assembly 1 1/2" @ 180°	1 Horizontal Type I	400WH	120	BLA	CD MU
EH	14"	2 2 @ 90°	3 Type III	See Table Below	208	BRA	HS UB
EH	19"	3 1/2 @ 90°	4X Type IV (19" TI5 only)		240	MA	F AP
H	19"	3 1/2 @ 120°	FM Type V		277	OC	MF AT
H	119"	4 Quad Assembly	Q Type V		347	SC	PC SG
H	26"		VS Vertical Lens Type V 1/2 and 1/4" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V	400 1000W/400V 1000W/277V heavy duty 277V	480	BLP	PCR PTF3
						OC	POLY PTF3
						SC	QS PTF4

WATTAGE

WATTAGE	TI5*	TI6*	TI8*	TI9*
14"	100WH	150WH	200WH	250WH
19"	200WH	300WH	400WH	500WH
19"	150WH	200WH	250WH	300WH
19"	100WH	150WH	200WH	250WH
19"	500WH	750WH	1000WH	1500WH
19"	250WH	300WH	350WH	400WH
19"	100WH	150WH	200WH	250WH
19"	500WH	750WH	1000WH	1500WH
19"	250WH	300WH	350WH	400WH

FINISH

FINISH	DESCRIPTION
BLA	Black Anodized
BRA	Bronze Anodized
MA	Natural Anodized
F	Fishing
MF	Mass Arm Filter
PC	Photocontrol and Resealable
PCR	Photocontrol Resealable only
POLY	Photocatalytic Resealable only
OC	Optional Color Paint
SC	Special Color Paint
QS	Quartz Standard
TI5*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI6*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI8*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI9*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V

OPTIONS

OPTION	DESCRIPTION
CD	Clear Drop Diffuser (in Style only)
HS	Internal Heatshield Shield
F	Fishing
MF	Mass Arm Filter
PC	Photocontrol and Resealable
PCR	Photocontrol Resealable only
POLY	Photocatalytic Resealable only
OC	Optional Color Paint
SC	Special Color Paint
QS	Quartz Standard
TI5*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI6*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI8*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
TI9*	19" and 26" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V

NOTES

- Medium base lamp.
- Available with vertical lamp optics only.
- Operates 50V lamp.
- M138 or M152.
- Uses B137 lamps only.
- Horizontal optics require M100PFS/UB137 lamp.
- 1/2" and 1/4" Supplied with acrylic opt. lens. 26" supplied with 500 lens. Medium base, 200V
- M138 or M152.
- M138 or M152.
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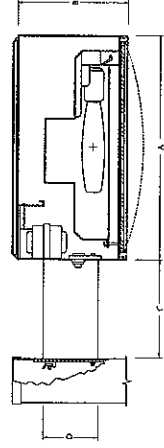
EH Style

EH Style	Size	A	B	C	D	EPNS Single Arm 180°	Triin 180°	Quad	Approx. Wt. Single Fixture
14"	14"	7"	6"	5"	356mm 178mm 152mm 127mm	1.1	2.3	2.9	20 lbs 24.9 lbs
19"	19"	10"	9"	5"	483mm 254mm 229mm 127mm	2.1	4.0	5.5	35 lbs 24.9 lbs

H Style

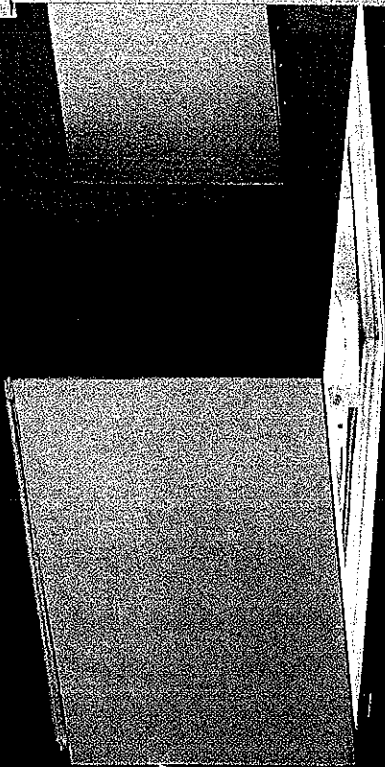
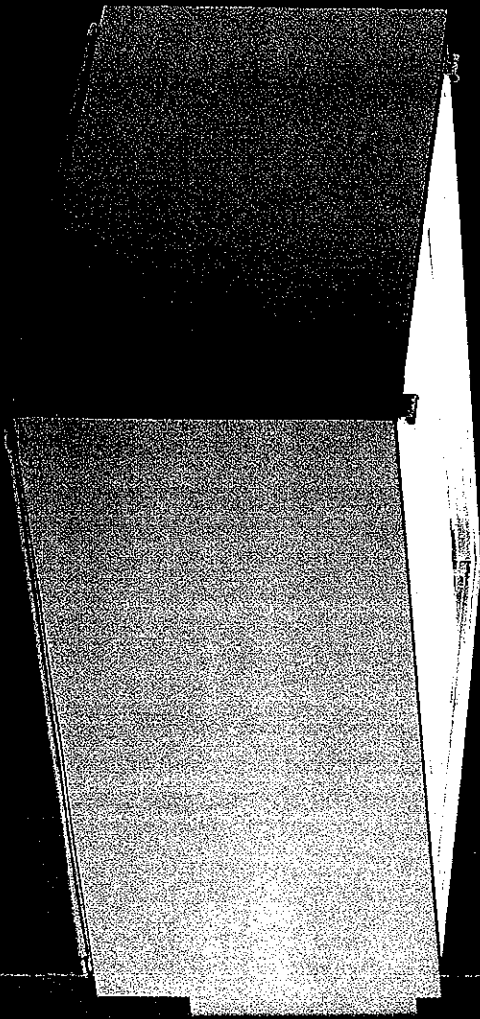
H Style	Size	A	B	C	D	EPNS Single Arm 180°	Triin 180°	Quad	Approx. Wt. Single Fixture
14"	14"	7"	7"	5"	356mm 178mm 152mm 127mm	1.1	2.3	2.9	30 lbs 13.8 lbs
19"	19"	10"	7"	5"	483mm 254mm 229mm 127mm	2.1	4.0	5.5	55 lbs 24.9 lbs
26"	26"	12"	12"	8"	609mm 305mm 305mm 203mm	3.5	7.0	8.9	95 lbs 43.1 lbs

DIMENSIONS

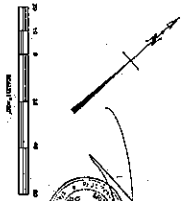
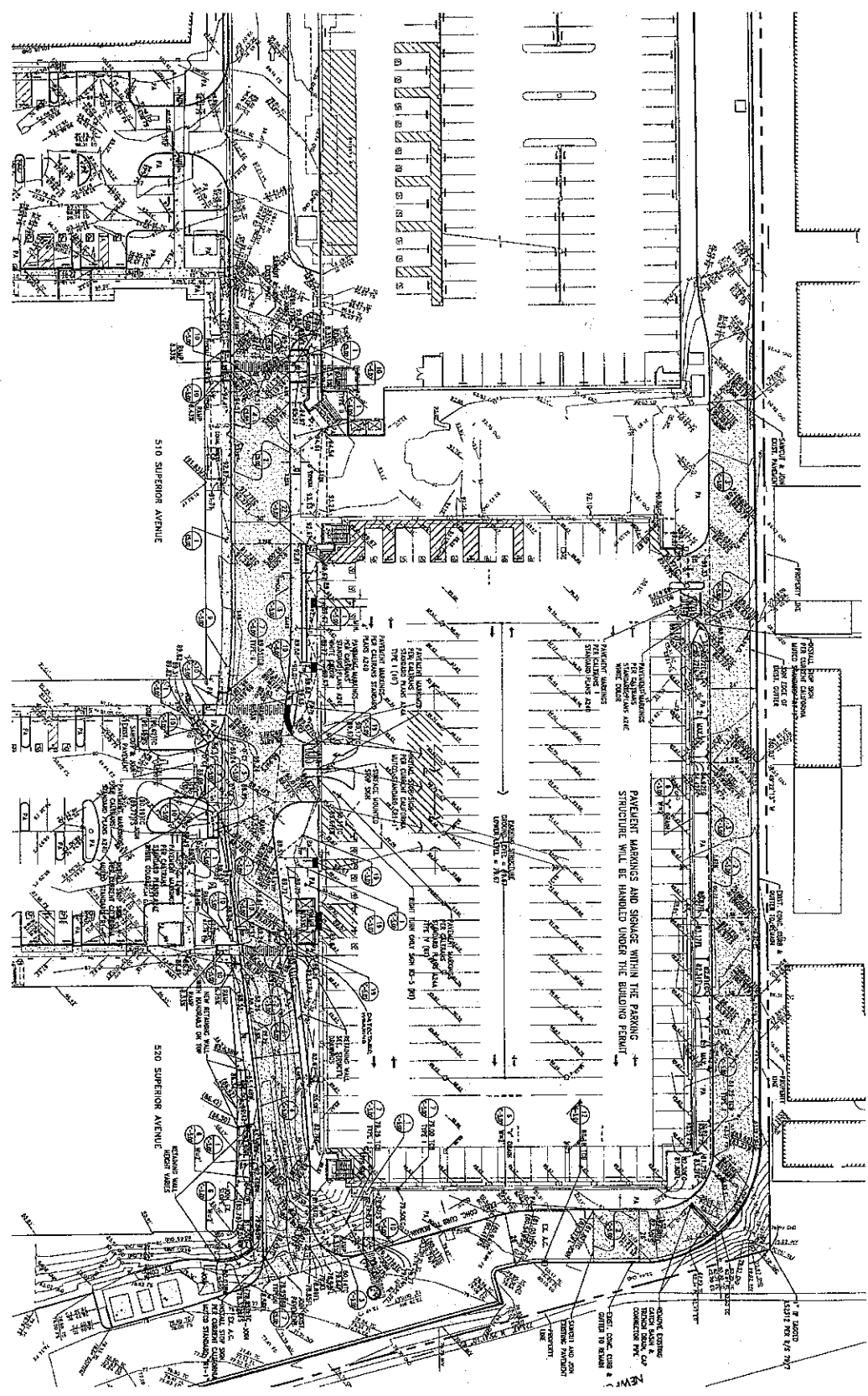


Note: TI5 housing 6 sections is 17" EPA, and 22.43 and 8.4, and height is 65 lbs.
 *16 units with top lens have overall height of 5'4" (EPA) - 16, 13.38" (EPA) - 18 and 21" (H-20).
 *400 units have an height of 6' (H-40) and 5' (H-50).
 Note: C = Arm Length, D = Arm Height

PA2008-115 for UP2008-040
 530 SUPERIOR AVENUE
 Hoag Hospital LLC



GENERAL NOTES:
 1. EXISTING DATA AND DIMENSIONS SHOWN UNLESS NOTED OTHERWISE FROM THE LAND TITLE SURVEY PROVIDED BY THE CLIENT AND THE ADJACENT PROPERTY OWNERS.



SITE GRADING PLAN
 PROJECT NO. 6046
 SHEET NUMBER C-300

No.	Description	Date
1	ISSUE FOR PLAN CHECK	6/10/2007
2	PLAN CHECK RESUBMITTAL	11/18/2007
3	PLAN CHECK RESUBMITTAL	12/18/2007
4	2nd RESUBMITTAL	02/15/2008

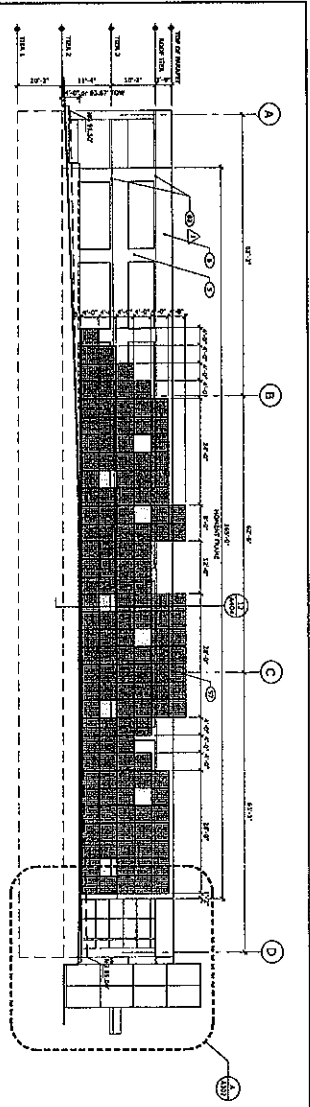
HOAG HOSPITAL
 HOAG HEALTH CENTER
 NEWPORT BEACH PARKING STRUCTURE
 530 SUPERIOR AVE.
 NEWPORT BEACH, CALIFORNIA 92663



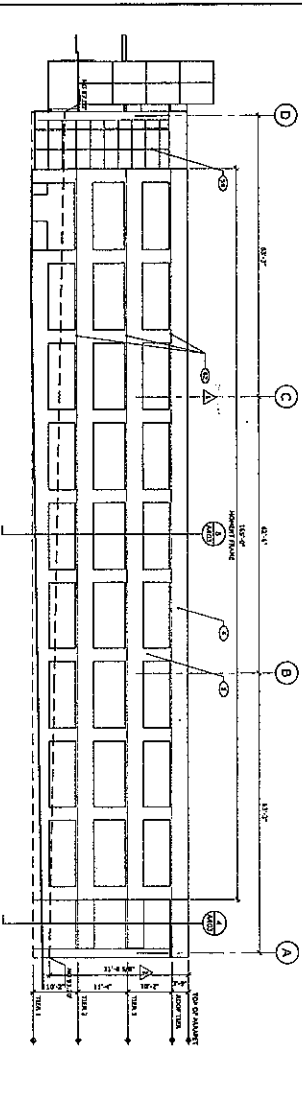
RBA Partners, Inc.
 CONSULTING CIVIL ENGINEERS
 2072 MacArthur Boulevard, Suite 350
 Irvine, California 92714-2410
 Phone: 949 955 3540
 Fax: 949 724 9177

Bankstart
 Architecture + Parking Structure Planning & Design
 17000 MacArthur Boulevard, Suite 350
 Irvine, California 92714-2410
 Phone: 949 955 3540
 Fax: 949 724 9177

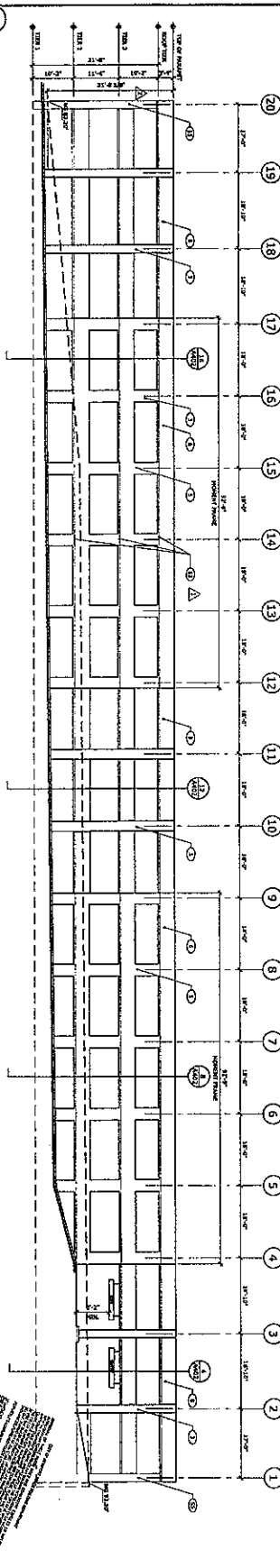
PA2008-115 for UP2008-040
 530 SUPERIOR AVENUE
 Hoag Hospital LLC



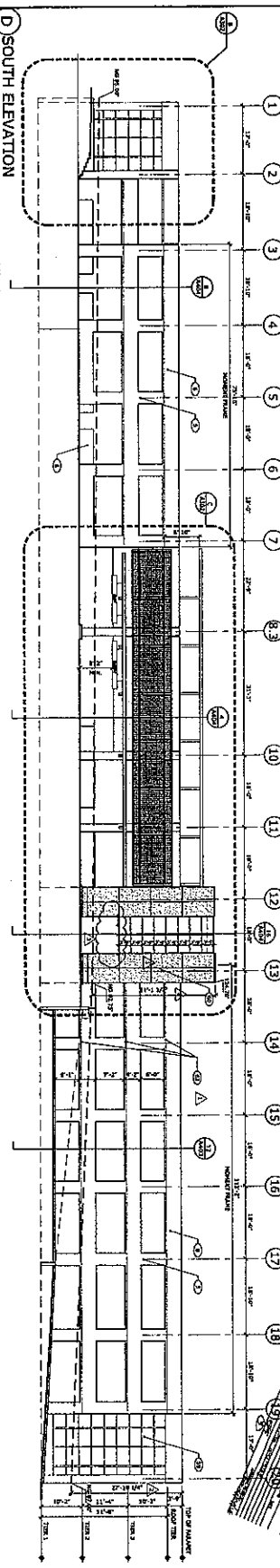
A WEST ELEVATION



B EAST ELEVATION



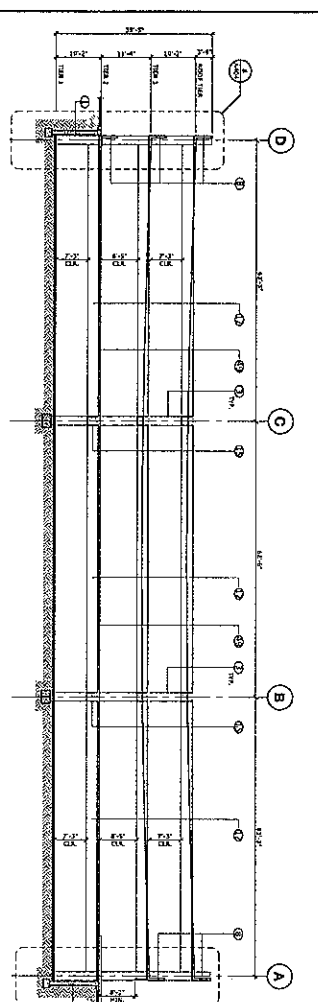
C NORTH ELEVATION



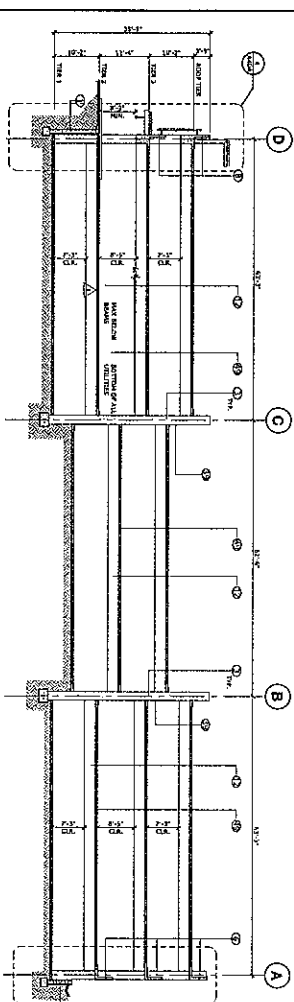
D SOUTH ELEVATION

- REV NOTES**
1. Concrete parking slab w/ Reinforcing Bar
 2. Cast-in-place concrete wall
 3. Concrete columns w/ 2' diameter at all corners
 4. Concrete Slab-on-Grade
 5. Concrete Slab-on-Grade
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 12. Concrete Slab-on-Grade
 13. Concrete Slab-on-Grade
 14. Steel Angle for Impact Protection
 15. Reinforcing Bar
 16. C.I.U. Wall
 17. C.I.U. Retaining Wall
 18. C.I.U. Slab Wall
 19. Metal Traffic Canopy
 20. Concrete Slab 5/10/09
 21. Standard Steel Sliding, 16/08/01
 22. Accessible Steel Sliding, 5/08/01
 23. Warning Sliding, 17/08/01
 24. Warning Sliding, 17/08/01
 25. Accessible Sign, 1/08/01
 26. Standard Sign, 5/08/01
 27. Standard Sign, 5/08/01
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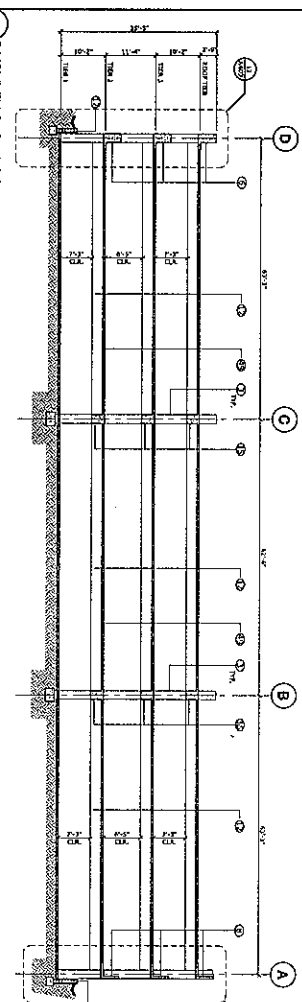
	NO. Description Date 01 ISSUE FOR PLAN CHECK 02/10/2007 02 PLAN CHECK RESUBMITTAL 12/18/2007 03 PLAN CHECK 2nd RESUBMITTAL 02/15/2008 04 STRUCTURAL REVISION 04/03/2008	<p>HOAG HOSPITAL HOAG HEALTH CENTER NEWPORT BEACH PARKING STRUCTURE 530 SUPERIOR AVE. NEWPORT BEACH, CALIFORNIA 92661</p>		
	SHEET TITLE 6046 PROJECT NO. A301			<p>Parkstacoma Architecture • Parking Structure Planning & Design 8722 MacArthur Boulevard, Suite 850 Irvine, California 92618-2418 Phone 949 866 2540 Fax 949 724 8777</p>
	SHEET NUMBER A301			ARCHITECTURE PLANNING FABRIC STRUCTURES DESIGN/BUILD COST CONTROL FACILITY STUDIES
	EXTERIOR ELEVATIONS			



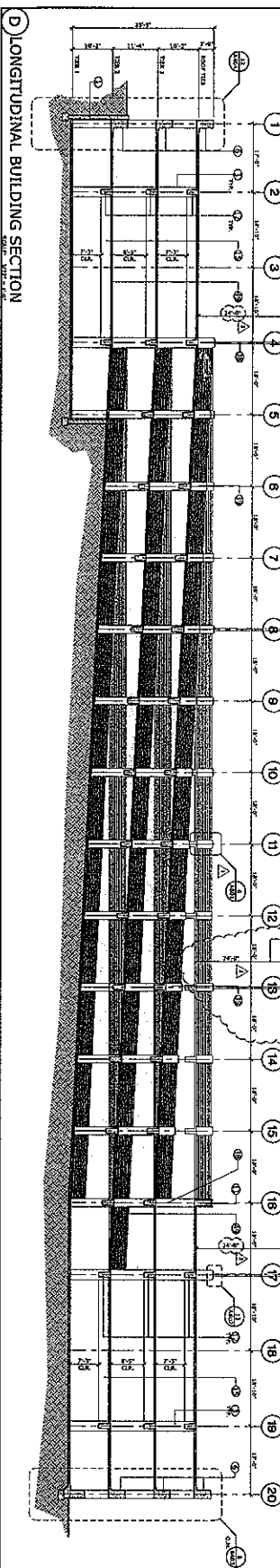
A BUILDING CROSS SECTION
SCALE: 3/8" = 1'-0"



B BUILDING CROSS SECTION
SCALE: 3/8" = 1'-0"



C BUILDING CROSS SECTION
SCALE: 3/8" = 1'-0"



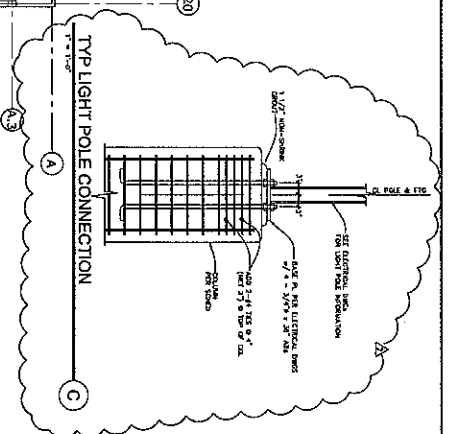
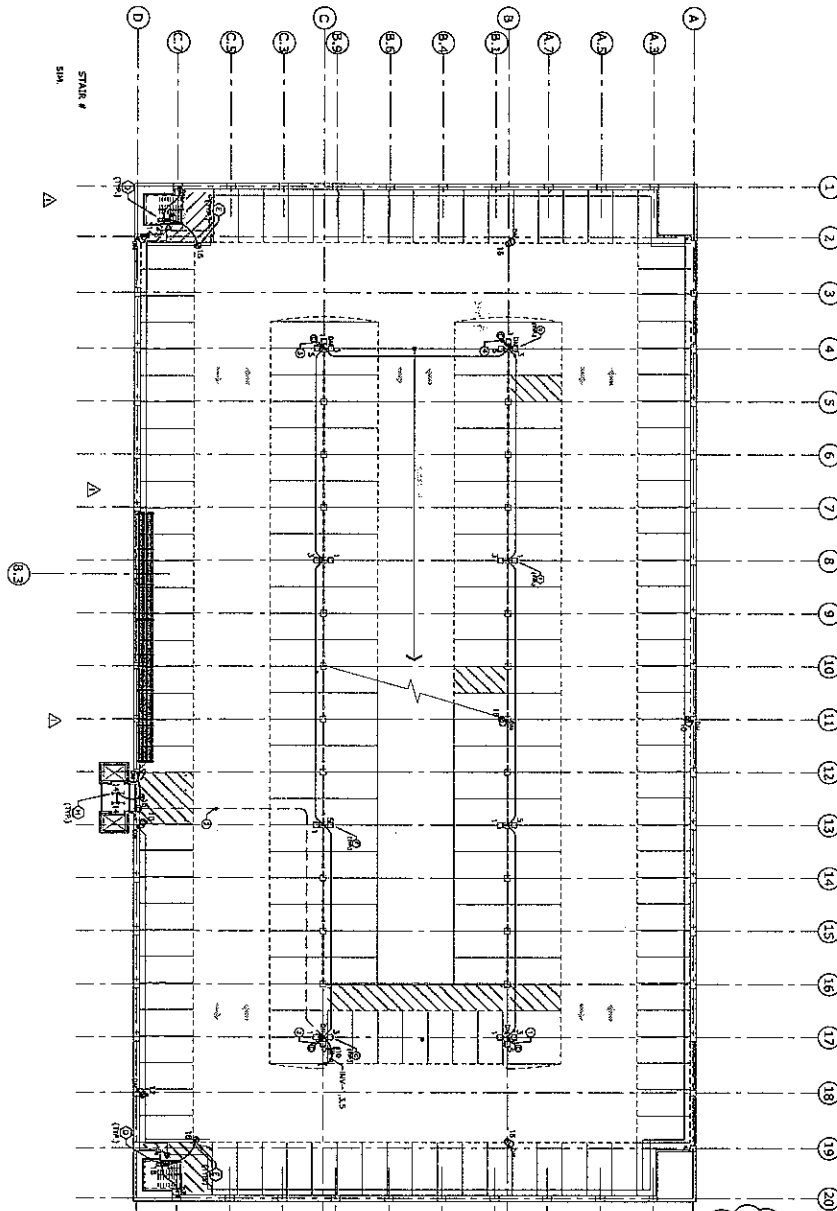
D LONGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"

DEFERRED SUBMITTAL
PENDING APPROVAL OF USE
PERMIT FOR HEIGHT.

- KEY NOTES**
1. Concrete Retaining Wall / Retention City
 2. Cast-in-Place Concrete Wall
 3. Cast-in-Place Concrete Slab
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 61. Cast-in-Place Concrete Slab
 62. Cast-in-Place Concrete Slab

	Description: ISSUE FOR PLAN CHECK Date: 9/19/2007		Description: PLAN CHECK RESUBMITTAL Date: 12/18/2007
	Description: PLAN CHECK RESUBMITTAL Date: 02/15/2008		Description: PLAN CHECK RESUBMITTAL Date: 02/15/2008
<p>HOAG HEALTH CENTER NEWPORT BEACH PARKING STRUCTURE 530 COMMERCIAL AVE. NEWPORT BEACH, CALIFORNIA 92663</p>			
<p>Architectural & Planning & Design SANTA BARBARA, CALIFORNIA 97722 Main Street, Suite 150 Phone: 848 556 3040 Fax: 848 528 2877 www.california.com ARCHITECTURE ■ PLANNING ■ CIVIL ENGINEERING ■ FINANCIAL STRUCTURES ■ DESIGN ■ PROGRAMMING STUDIES</p>			
SHEET TITLE: BUILDING SECTIONS PROJECT NO.: 6046 SHEET NUMBER: A401			

NOTE:
 ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



- PLAN NOTES**
- 1 PROVIDE 1" C.O. DOWN TO SECURITY GUTTER 'SP8-1' AT GROUND LEVEL CEILING.
 - 2 PROVIDE 1" C.O. DOWN TO SECURITY GUTTER 'SP8-2' AT GROUND LEVEL CEILING.
 - 3 PROVIDE 1" C.O. DOWN TO SECURITY GUTTER 'SP8-3' AT GROUND LEVEL CEILING.
 - 4 PROVIDE 1" C.O. DOWN TO SECURITY GUTTER 'SP8-4' AT GROUND LEVEL CEILING.
 - 5 PROVIDE 1" C.O. DOWN TO SECURITY GUTTER 'SP8-5' AT GROUND LEVEL CEILING.

1 ROOF TIER ELECTRICAL PLAN

No.	Description	Date
1	ISSUE FOR PLAN CHECK	9/10/2007
2	PLAN CHECK RESUBMITTAL	12/18/2007
3	PLAN CHECK FOR SUBMITTAL	02/15/2008

HOAG
 HOAG HEALTH CENTER
 NEWPORT BEACH PARKING STRUCTURE
 432 S. AVENUE AVE.
 NEWPORT BEACH, CALIFORNIA 92643

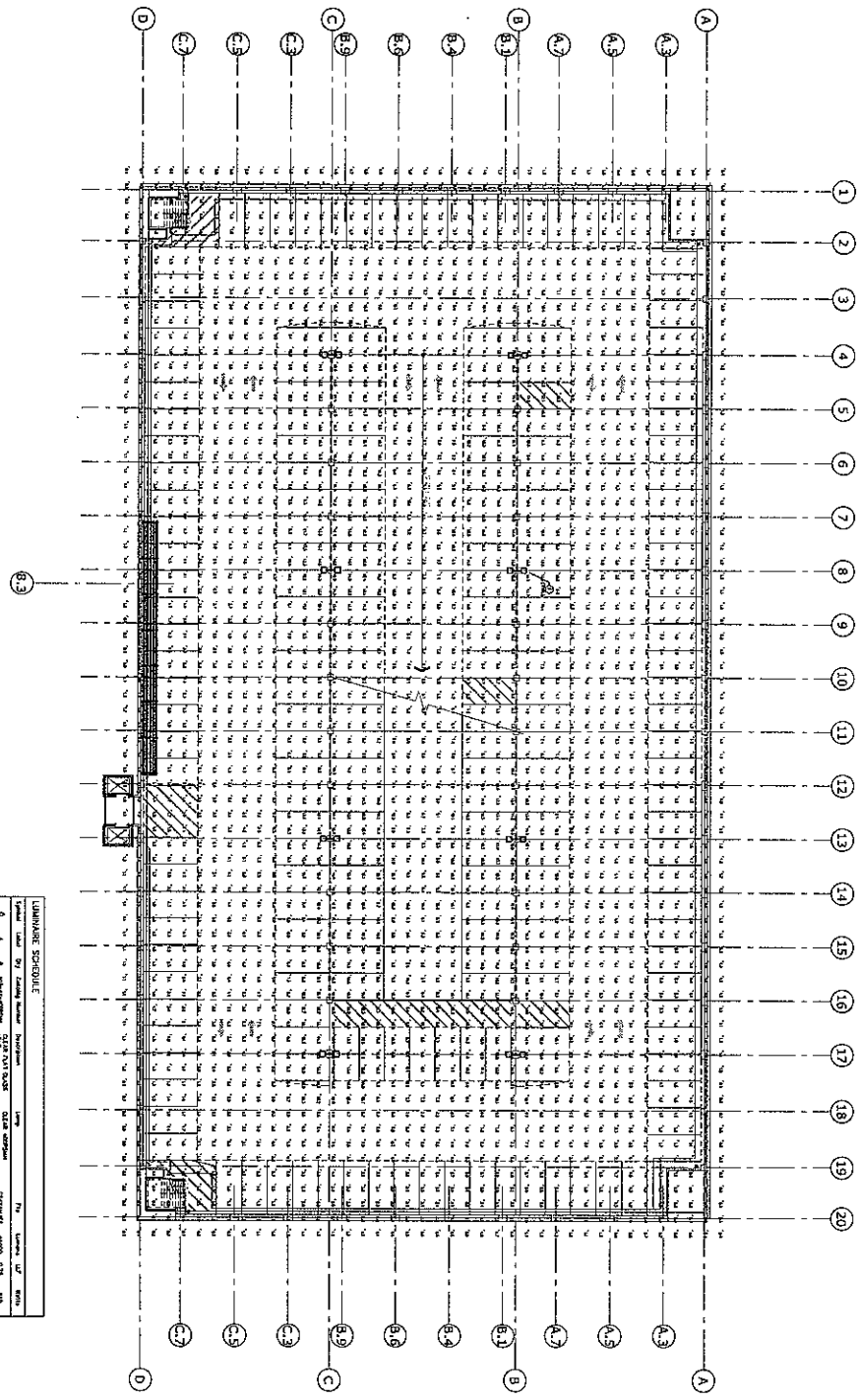
312 E. Coast Highway
 ANAHEIM, CALIFORNIA 92801
 TEL: 714.761.2121 FAX: 714.761.2121

Banknote
 Architecture - Parking Structure Planning & Design
 18722 Redwood Highway, Suite 150
 Irvine, California 92614
 Phone: 949.866.5000
 Fax: 949.724.9177

ARCHITECTURE ■ PLANNING ■ COST CONTROL
 PARKING STRUCTURES ■ DESIGN/BUILD ■ FEASIBILITY STUDIES

SHEET TITLE: 6046
 PROJECT NO.: E204

1 ROOF TIER PHOTOMETRIC PLAN



LUMINAIRE SCHEDULE

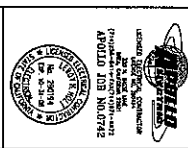
Symbol	Manufacturer	Model	Quantity	Notes
□	1	2	3	4

STATISTICS

Area	1000	1000	1000	1000
Per Foot	1000	1000	1000	1000

No.	Description	Date
1	ISSUE FOR PLAN CHECK	9/10/2007
2	PLAN CHECK RESUBMITTAL	12/18/2007
3	PLAN CHECK	02/15/2008
4	FOR CONSTRUCTION	05/14/2008
5	LIGHTING COORDINATION	07/01/2008

HOAG HOSPITAL
 HOAG HEALTH CENTER
 NEWPORT BEACH PARKING STRUCTURE
 530 SUPERIOR AVE.
 NEWPORT BEACH, CALIFORNIA 92663



Parkitect
 Architecture • Parking Structure Planning & Design
 Irvine, California • Santa Barbara, California
 2732 MacArthur Boulevard, Suite 150 Phone 949 852 3540
 Irvine, California 92612-2410 Fax 949 724 1077

ARCHITECTURE PLANNING COST CONTROL
 PARKING STRUCTURES DESIGN/BUILD FEASIBILITY STUDIES



USE PERMIT NO. UP2008-046

(PA2008-127)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

Staff Person: Javier S. Garcia, 644-3206
Appeal Period: 14 days after approval date

Application: Planning Director's Use Permit No. UP2008-046 (PA2008-127)

Applicant: Edward L. Lucero & Mena Rizk

Site Address: 3305 Newport Boulevard, Unit E

Legal Description: Parcel No. 2 of Parcel Map No. 57-4

Request as Modified and Approved:

The establishment of a take-out service, limited eating and drinking food use. The facility will provide seating and/or stand-up counter for a maximum of 6 patrons only. The facility specializes in pita type sandwiches, soft drinks and assorted prepackaged goods. Proposed hours of operation are 6:00 a.m. to 11:00 p.m., daily; ~~and with store closed the provision of delivery service only between 11:00 p.m. and 2:00 a.m., daily.~~ The Planning Director disapproved the request for delivery service beyond the closing hour of 11:00 p.m. due to the proximity of residential uses at the rear of the property across the alley and the parking service area also located in close proximity to the residential use. The property is located in the RSC (Retail Service Commercial) District.

Director's Action **APPROVED – JULY 25, 2008**

Application Request

The request is to allow the establishment of a 957 square foot, take-out service, limited eating and drinking facility (deli-style store specializing in the production of sandwich type items and other assorted items). In approving this application, the Planning Director analyzed issues with regard to Zoning Code use compliance and the parking requirements. The Planning Director determined in this case that the proposal as limited would not be detrimental to persons, property or improvements in the neighborhood. The Planning Director's Use Permit, as approved, would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code based on the following findings:

FINDINGS

1. The proposed take-out service, limited eating and drinking establishment is retail in nature, serving mainly persons residing or working in the neighborhood. Since the sales are mainly pita type sandwich items, it is not anticipated to be a destination point. It is anticipated that the use, based on its limited menu, will have the parking demand characteristics similar to a general retail use.
2. The property is designated for "Commercial Corridor (Retail and Service Commercial)" use by the Land Use Element of the General Plan (and the Local Coastal Program). The proposed use is consistent with that designation.
3. This project 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 Facilities).
4. The design of the proposed improvements will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development.
5. Public improvements may be required of a developer per Section 20.91.040 of the Newport Beach Municipal Code.
6. The Planning Director's approval of **Use Permit No. UP2008-046 (PA2008-127)** will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of the city for the following reasons:
 - The parking demand can be adequately accommodated by the on-site parking and the proximity of the on-street municipal parking spaces which will provide available parking opportunities for any overflow that may occur.
 - The parking demand is not anticipated to adversely impact the parking needs of the other uses in the area since limited seating is proposed.
 - The 190 square feet of interior net public area is necessary to accommodate the proposed customer waiting needs and the limited number of seats (6 seats maximum) and is consistent with the intent of the net public area limitations that apply to the take-out, limited food service use.
 - The limitation on the hours of operation to prohibit deliveries between 11:00 p.m. and 8:00 a.m. is necessary to prevent adverse or negative impacts on the residential uses in the vicinity, located behind the commercial use.
7. The proposed take-out service, limited food establishment is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code based on the following findings:

- The proposed use is a support use serving the commercial and residential uses in the area and is not a destination point, since seating (6 seats maximum) for on-site dining is incidental.
- Because of the location and method of operation of the facility (mainly take-out), it is anticipated that the proposed use will have the parking demand characteristics similar to or less than a general retail use.
- The limited menu and restriction on seating makes the proposed use unlikely to cause adverse impacts to traffic or the parking demand of the surrounding commercial uses.
- The hours of operation of the facility will limit the noise impacts on the neighboring residential uses.
- The operator of the food service use, as a condition of this approval, is required to maintain a practical program for monitoring and implementing the clean-up of the site and adjacent areas outside the building.

CONDITIONS

1. Development shall be in substantial conformance with the approved site plan, floor plan and elevation(s), except as noted in the following conditions.
2. Any increase in the number of seats and/or stand-up counter space for customers beyond the six authorized by this approval shall be subject to the review and approval of an amendment to this use permit.
3. The "net public area" shall be limited to a maximum of 190 square feet (exclusive of display and condiment table areas). A minimum of one parking space for each 422 square feet of floor area (non-exclusive use of 3 parking spaces in the shared parking lot) shall be maintained on site.
4. The hours of operation of the on site location and off site delivery shall be limited to between the hours of 8:00 a.m. and 11:00 p.m., daily; and any increase in the hours of operation shall be subject to the approval of an amendment to this use permit and may be subject to approval of the Planning Commission.
5. The area outside of the food establishment, including the public sidewalks or walkways or common walkways, shall be maintained in a clean and orderly manner.
6. Public sanitation facilities shall be available to the patrons during regular business hours of the operation, unless otherwise approved by the Building Department.
7. Employees shall park on-site or in the nearby municipal parking lot at all times and not on the public streets or residential streets in the vicinity.
8. Storage outside the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.

9. Trash receptacles for patrons shall be conveniently located both inside and outside of the proposed facility; however shall not be located on or within any public property or right-of-way.
10. The area outside of the food establishment, including the public sidewalks, walkways or common walkways, shall be maintained in a clean and orderly manner. The operator of the food service establishment shall be responsible for the clean-up of all on-site and off-site trash, garbage and litter generated by the use as outlined in the practical program for the monitoring and implementation of clean-up submitted with this application as conditioned by this approval:
 - The proprietor shall direct his employees to actively monitor and police the public sidewalk, alley and street immediately adjacent to the subject food use facility in addition to the on-site parking lot for any trash or litter.
 - All trash or litter generated by the subject establishment shall be picked up on a regular basis, and during the summer months may require hourly policing of the area outside of the building.
11. All trash shall be stored within the building or within public dumpsters provided for the convenience of businesses in the area, or otherwise screened from view of neighboring properties except when placed for pick-up by refuse collection agencies. The trash dumpsters shall have a cover which shall remain closed at all times, except when being loaded or while being collected by the refuse collection agency.
12. The applicant shall maintain the trash dumpsters or receptacles so as to control odors which may include the provision of fully self-contained dumpsters or may include periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Department. Trash generated by the establishment shall be adequately contained in sealed plastic bags (double bagged) to control odors prior to placement in the trash dumpster.
13. Use of the facility's back door, including deliveries and refuse collection for the facility, shall be prohibited between the daily hours of 10:00 pm and 8:00 am, unless otherwise approved by the Planning Director in conjunction with an established delivery schedule. Except for during the end of the business day the back door may be utilized to access the trash enclosure for disposing the remaining refuse accumulated by the facility.
14. No outside paging or sound system shall be utilized in conjunction with this food service establishment.
15. No on-sale alcoholic beverage service shall be permitted on the premises.
16. No live entertainment or dancing shall be permitted in conjunction with the permitted use.

17. No temporary "sandwich" signs, balloons or similar temporary signs shall be permitted, either on-site or off-site, to advertise the proposed food establishment, unless specifically permitted in accordance with the Sign Ordinance of the Municipal Code. Temporary signs shall be prohibited in the public right-of-way, unless otherwise approved by the Public Works Department in conjunction with the issuance of an encroachment permit or encroachment agreement.
18. The kitchen exhaust fan and hood system shall be installed in accordance with the Uniform Mechanical Code approved by the Building Department and the Planning Director (manufacturer's specifications shall be submitted for Planning Director's approval prior to issuance of the building permit), and shall be maintained in good working order. The applicant shall maintain a record of the maintenance of the exhaust fan and hood vent systems which may be requested by the Planning Department at any time to verify compliance with this condition. Should complaints arise with regard to odors emanating from the kitchen exhaust fan and hood vent system, then at the Planning Director's discretion, the applicant shall be required to provide for monthly cleaning and maintenance of the hood vents, ducts and filters to remedy the problem.
19. A covered wash-out area (36 inch wide by 36 inch deep by 6 feet high) for refuse containers and kitchen equipment shall be provided and shall drain directly into the sewer system, unless an adequate floor drain or mop sink system is otherwise approved by the Planning Department, Building Director and Public Works Director in conjunction with the approval of an alternative drainage plan. The washout area shall be specifically shown on the construction drawings submitted for building permits.
20. Should this business 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 or the leasing company.

STANDARD CITY REQUIREMENTS

1. All signs shall conform to the provisions of Chapter 20.67 of the Municipal Code or any applicable comprehensive sign program that is in force for the subject property.
2. The facility shall comply with the provisions of Chapter 14.30 of the Newport Beach Municipal Code for commercial kitchen grease disposal, as determined by the Building Department and the Utilities Department.
3. The facility shall be designed to meet exiting and fire protection requirements as specified by the Uniform Building Code and shall be subject to review and approval by the Building Department.
4. All mechanical equipment shall be screened from view of adjacent properties and adjacent public streets, and shall be sound attenuated in accordance with Chapter 10.26 of the Newport Beach Municipal Code, Community Noise Control.

5. The project shall comply with State Disabled Access requirements.
6. The Planning Director or the Planning Commission may add to or modify conditions to this approval, or revoke this approval upon a finding of failure to comply with the conditions set forth in Chapter 20.82 of the Municipal Code or other applicable conditions and regulations governing the food establishment.
7. This approval shall expire unless exercised within 24 months from the end of the appeal period, in accordance with Section 20.91.050 of the Newport Beach Municipal Code.

APPEAL PERIOD

The decision of the Planning Director may be appealed by the applicant or any interested party to the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a filing fee of \$600.00.

On behalf of Planning Director David Lepo,



Zoning Administrator Javier S. Garcia, AICP

Attachments: Appendix
Vicinity Map
Applicant's Project Description
Sample Menu
Floor Plan
Site Plan (Aerial Photo)

APPENDIX

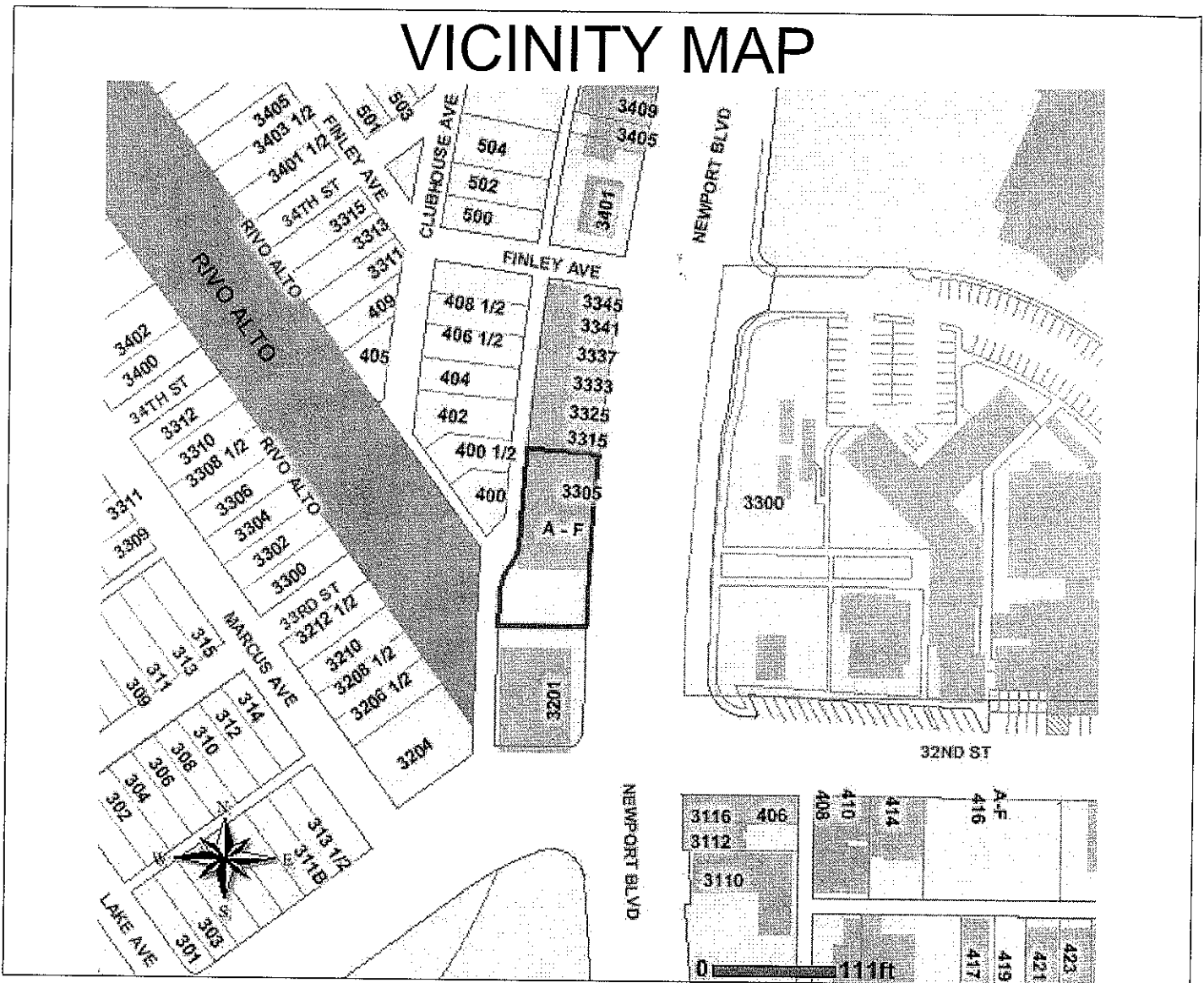
Parking Requirement

In accordance with the provisions of Chapter 20.66 Municipal Code, parking for a take-out, limited food service use is the same as a general retail commercial use, which is based on one space for each 422 square feet, **or 3 parking spaces**. Staff believes that the proposed use will not increase the morning or afternoon peak parking demand of the building since the peak demand is more of a regular food use with peaks at lunch and dinner time. Therefore, based on the recommended restrictions (limited seating or stand-up counter space for a maximum of 6 patrons) and the parking characteristics of the use, adequate parking is provided on-site to serve all uses in the building. There is also municipal parking immediately adjacent to the property on the street, and across Newport Boulevard at the city hall complex for public parking.

Restroom Facilities

The facility as proposed provides a single unisex handicap accessible restroom for patrons. Any increase in the interior seating may require the provision of separate sex public sanitation facilities as required by the Newport Beach Municipal Code and in compliance with the provisions of the Orange County Health Code.

VICINITY MAP



Planning Director's Use Permit UP2008-046
 Project No. PA2008-127

Site Address:

3305 Newport Boulevard, Unit E

The Pita pit is the future in quick-service restaurants. Along with ranking near the top of Entrepreneur magazine's Franchise 500 list, we debuted on the new Inc. 5000 list of the fastest growing private companies in the country. We have 140 locations in 39 states and many more on the horizon. Soon will be one of the strongest franchises in the country.

People are tired of Pizza, subs, burgers and fries. Pita Pit is filling the niche in the quick-serve restaurant industry by offering a healthy alternative. Our pitas are fresh, handheld and easy to eat while on the go. Customers are drawn to our stores by our delicious food Fun atmosphere and exceptional customer's service.

Each of our pitas is built to order, letting customers choose the exact combinations of flavors they love. Our menu lets them explore all different kinds of cool, crisp, crunchy, tangy, sweet, soft, and creamy sensations. It makes every visit a new eating experience.

Unlike fast-food restaurants, the Pita Pit tantalizes all the senses. Our grill is out front where customers can see and hear the sizzle of fresh meats. A delicious bounty of crisp colorful vegetables dazzles the eyes. The pulse young, vibrant energy fills the air. It is a fun atmosphere for people to love.

The community will embrace the variety they have locally with a healthy new choice of pita sandwich that is affordable. Pita is Pit is sure to be a sure stop in Newport Beach as we are creating quite a stir in other communities around this country.

Please see the attached information for visuals.

Thank you,

Edward Lucero

6am to 11 pm daily
11 pm to 2 am delivery only

PA2008-127 for UP2008-046
3305 NEWPORT BOULEVARD, UNIT E
DATE OF MEETING -

Fresh thinking, healthy eating.

The Pita Pit

CONTACT YOUR LOCAL PITA PIT TODAY!

(PRICES VARY BY LOCATION)

BREAKFAST PITAS

(Served all day - all have eggs, hashbrowns, grilled green peppers, onions & a cheese)

Morning Glory

(avocado, tomato)

Ham n' Eggs

(Black Forest ham & grilled mushrooms)

Awakin' with Bacon

(bacon)

Chicken Classic

(chicken breast & grilled mushrooms)

Sausage Sunrise

(Italian sausage)

Meat the Day

(bacon & Italian sausage)

MEAT PITAS

The Local

(varies by location)

Dagwood

(turkey, ham & roast beef)

Chicken Caesar

(chicken, bacon & romaine)

Chicken Crave

(chicken, ham & melted American Swiss)

Club

(ham, turkey & bacon)

Philly Steak

(thinly sliced steak)

Gyro

(traditional Mediterranean seasoned beef)

Chicken Souvlaki

(greek seasoned chicken)

Chicken Breast

Turkey

Roast Beef

Black Forest Ham

B.L.T

Tuna

VEGGIE PITAS

Falafel

(rolled chickpeas with spices)

Hummus

(chickpea spread)

Babaganoush

(eggplant spread)

Feta Cheese

Cheddar Cheese

American Swiss Cheese

Garden

(No cheese)

FORK STYLE

Enjoy any pita as a

FRESH SALAD

for the same price.

(Additional dressings available)

KIDS PITAS

(at participating locations)

Lil' Turkey

Lil' Ham

Quesapita

PITA #1 White Wheat

For: _____

Pita type: _____

Make it a salad?

TOPPINGS

- Hummus
- Babaganoush
- Avocado
- Shredded Lettuce
- Romaine Lettuce
- Fresh Spinach
- Tomatoes
- Onions
- Green Peppers
- Cucumbers
- Pickles
- Black Olives
- Pineapple
- Pepperoncinis
- Sprouts
- Mushrooms
- Jalapeños
- Salt & Pepper

CHEESES (Pick One)

- Cheddar
- American Swiss
- Feta
- Parmesan

SAUCES

- Caesar
- Tzatziki
- Ranch
- Secret (Spicy Vinaigrette)
- Mayo
- BBQ
- Sour Cream
- Hot Sauce
- Teriyaki
- Ketchup
- Yellow Mustard
- Honey Mustard
- Dijon Mustard
- Salsa
- Horseradish Dijon
- Ancho Chipotle

EXTRAS

- Double Cheese
- Double Meat
- Bacon

PITA #2 White Wheat

For: _____

Pita type: _____

Make it a salad?

TOPPINGS

- Hummus
- Babaganoush
- Avocado
- Shredded Lettuce
- Romaine Lettuce
- Fresh Spinach
- Tomatoes
- Onions
- Green Peppers
- Cucumbers
- Pickles
- Black Olives
- Pineapple
- Pepperoncinis
- Sprouts
- Mushrooms
- Jalapeños
- Salt & Pepper

CHEESES (Pick One)

- Cheddar
- American Swiss
- Feta
- Parmesan

SAUCES

- Caesar
- Tzatziki
- Ranch
- Secret (Spicy Vinaigrette)
- Mayo
- BBQ
- Sour Cream
- Hot Sauce
- Teriyaki
- Ketchup
- Yellow Mustard
- Honey Mustard
- Dijon Mustard
- Salsa
- Horseradish Dijon
- Ancho Chipotle

EXTRAS

- Double Cheese
- Double Meat
- Bacon

PITA #3 White Wheat

For: _____

Pita type: _____

Make it a salad?

TOPPINGS

- Hummus
- Babaganoush
- Avocado
- Shredded Lettuce
- Romaine Lettuce
- Fresh Spinach
- Tomatoes
- Onions
- Green Peppers
- Cucumbers
- Pickles
- Black Olives
- Pineapple
- Pepperoncinis
- Sprouts
- Mushrooms
- Jalapeños
- Salt & Pepper

CHEESES (Pick One)

- Cheddar
- American Swiss
- Feta
- Parmesan

SAUCES

- Caesar
- Tzatziki
- Ranch
- Secret (Spicy Vinaigrette)
- Mayo
- BBQ
- Sour Cream
- Hot Sauce
- Teriyaki
- Ketchup
- Yellow Mustard
- Honey Mustard
- Dijon Mustard
- Salsa
- Horseradish Dijon
- Ancho Chipotle

EXTRAS

- Double Cheese
- Double Meat
- Bacon

Qty **SOUP** (at participating locations)

Soup Cup
Soup Bowl

Qty **CHIPS** (may vary by location)

Salt & Vinegar
BBQ
Lay's
Miss Vicki's Jalapeño
Lay's Baked Original
Cool Ranch Doritos
Nacho Doritos

Qty **SNACKS**

Pita w/Dip
Cookies

Qty **DRINKS** (may vary by location)

Coke
Diet Coke
Sprite
Barq's Rootbeer
Cherry Coke
Lemonade
Water
Juice
Milk
Powerade

Qty **SMOOTHIES**

(at participating locations)

Banana Very Berry

(Vanilla frozen yogurt orange juice, bananas, strawberries)

Mango Tango

(Vanilla frozen yogurt, mango juice, strawberries, mango)

Berry-Go-Round

(Vanilla frozen yogurt, cranberry juice, raspberries and blueberries)

Blue Bayou

(Vanilla frozen yogurt, orange juice, strawberries and blueberries)

NAME _____

PHONE _____

ADDRESS _____

CROSS STREET _____

PICK UP DELIVERY

DATE/TIME _____

CASH CREDIT

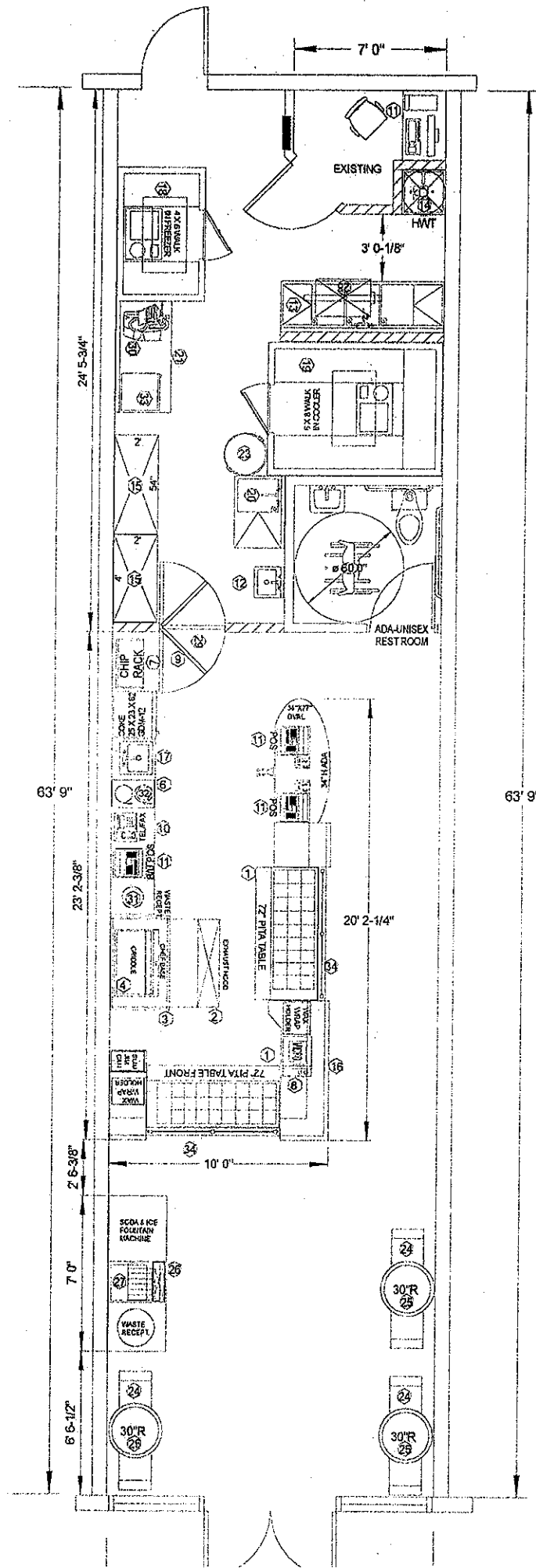
CARD TYPE: VISA MC OTHER

card # _____ exp. date: ____/____/____ billing zip code _____

ORDER TOTAL

\$ _____

*Not all items available at all locations.



PA2008-127 for UP2008-046
 3305 NEWPORT BOULEVARD, UNIT E
 Edward L. Lucero & Mena Rizk



PA2008-127 for UP2008-046
3305 NEWPORT BOULEVARD, UNIT E
Edward L. Lucero & Mena Rizk



Comprehensive Sign Program No. CS2008-005
(PA2008-135)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200; FAX (949) 644-3229

Staff Planner: Jay Garcia, Zoning Administrator at
(949) 644-3206
Appeal Period: 14 days after decision date

APPLICATION: **Comprehensive Sign Program CS2008-005 (PA2008-135)**

APPLICANT: **Sigma Signs and Graphics on behalf of property owner
Pacific Marina Development Inc.**

LOCATION: **3536 EAST COAST HIGHWAY**

Request and Authority:

Comprehensive Sign Program for an existing multi-tenant commercial building in accordance with the provisions of Section 20.67.120 (Sign Code) of the Newport Beach Municipal Code. The building is occupied by multiple commercial tenants and the sign program is for identification wall signs visible from East Coast Highway, Orchid Avenue, and the alley at the rear. The Sign Code, Chapter 20.67 of the Newport Beach Municipal Code, specifically Section 20.67.120, provides that the Zoning Administrator may review and approve plans, applications or other information for consistency in accordance with Chapter 20.67. The property is located in RSC (Retail Service Commercial) District.

ACTION: **APPROVED – July 25, 2008** - The Zoning Administrator approved the Comprehensive Sign Program as modified.

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Retail Service Commercial" land use. The multi-tenant commercial building that is being remodeled is consistent with this designation. The signs are accessory to the primary commercial uses.
2. After reviewing this project, it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Accessory Structures).
3. The proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.67 of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:
 - Chapter 20.67 of the Newport Beach Municipal Code requires comprehensive sign programs to provide a means for latitude in the design and display of signage for all projects.
 - The sign program as presented and approved is consistent with the purpose and intent of Chapter 20.67 of the Newport Beach Municipal Code.

- The approved Comprehensive Sign Program will integrate existing and proposed wall signs on the three sides of the building into a single sign design theme that will create a unified architectural statement and provide limited signage on the building wall facades and the reduction of the overall size and number of signs on the building.
- There is a reasonable need for the number and size of signs to provide adequate identification of the tenants that face three different sides of the property.
- The proposed sign program, as conditioned, will not interfere with sight distance from any street, alley or driveway.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan and sign details, except as noted in the following conditions.
2. The primary and secondary identification wall signs shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
3. Wall signs, are limited to the designated building facades and shall comply with the limitations specified in the Sign Table/Matrix included in this approval and the provisions of Chapter 20.67 of the Newport Beach Municipal Code.
4. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Director if the intent of the original approval is not affected. Revisions that substantially deviate from the original approval must be addressed in a separate and subsequent amendment to this Comprehensive Sign Program.
5. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Department, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of noncompliant wall signs shall be exercised as necessary.
6. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
7. A building permit shall be obtained prior to commencement of installation of the signs.
8. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement if required.

9. The Planning Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
10. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code.

APPEAL PERIOD

The decision of the Zoning Administrator may be appealed to the Planning Commission within 14 days of the date of the decision, in accordance with the provision of Section 20.95.050 of the Newport Beach Municipal Code. A filing fee of \$600.00 shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By 

Zoning Administrator Javier S. Garcia, AICP

JSG/rm

Attachments: Appendix
Sign Matrix/Table
Vicinity Map
Site Plan
Illustrative Plans

APPENDIX

Discussion

The applicant requests the approval of a Comprehensive Sign Program for the multi-tenant commercial building located at 3536 East Coast Highway (includes individual suites). The program includes: primary wall signage and the provision or allowance for secondary wall signs on a limited basis or location.

The Zoning Administrator has determined that the project sign program is consistent with the purpose and intent of the Sign Code Chapter 20.67 of the Newport Beach Municipal Code for the following reasons:

- The number, size and area (as measured by two perpendicular sets of parallel lines that surround the proposed signs) of the wall signs comply with the regulations of Chapter 20.67 of the NBMC.
- The number and location of tenant signs and the limitations on the number, location and area of secondary frontage signs is consistent with the provisions of the Sign Code.

Table/Matrix
CS2008-005 (PA2008-135)

3536 E Coast Highway, Corona Del Mar, CA

Designated Frontages: East Coast Highway
 Orchard Avenue
 Alley

Interior Property Line (No signs permitted this elevation)

Suite No. or Building Address	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
Suite A	East Coast Highway Tenant Frontage- 18.9 LF 1.5 square feet/linear foot of store frontage or max area of 28.3 sq ft. Maximum vertical dimension, sign or logos, 36-inches. Maximum Width- 50% of frontage, Centered on Facade	None permitted.
Suite B	East Coast Highway Tenant Frontage- 23.4 LF Maximum Area: 35.1 sq ft. Maximum vertical dimension, sign or logos, 36-inches. Maximum Width- 50% of frontage, Centered on Facade	None permitted.
Suite C	East Coast Highway Tenant Frontage- 22.6 LF Maximum Area: 33.8 sq ft. Maximum vertical dimension, sign or logos, 36-inches. Maximum Width- 50% of frontage, Centered on Facade	Orchid Avenue- C-2 Frontage- N/A Maximum Area: 16.9 sq ft. (1/2 of 22.6 sq. ft.) Maximum vertical dimension, sign or logos, 16 inches Maximum Width- 50% of frontage, Centered on Facade
Suite D	Orchid Avenue Tenant Frontage- 32.8 LF Maximum Area: 49.2 sq ft. Maximum vertical dimension, sign or logos, 16-inches. Maximum Width- 50% of frontage, Centered on Facade	Alley Building Elevation D-2 Frontage- N/A Maximum Area- 24.6 sq ft. maximum. (1/2 of 49.2 sq. ft.) Maximum vertical dimension, sign or logos: 16 inches. Maximum Width- 50% of frontage, Centered on Facade
Address Sign Location	East Coast Highway Maximum vertical dimension 6 inches and horizontal dimension 18 inches". Maximum Sign Area: 1.0 square foot Centered on Suite B face. Centered on Facade As proposed: 16 inches high and 0.63 sq ft.	None Permitted.
Awning Signs and Window Signs	Prohibited on all building frontage or elevations	

NOTE: Area is measured by two perpendicular sets of parallel lines that surround the proposed logo and sign copy. Combined tenant spaces are entitled to only one sign on the Coast Highway frontage and secondary sign only in conjunction with frontage abutting Orchard Avenue, and subject to the approval of the Planning Director.

3536 E. Coast Hwy, Corona Del Mar, CA 92625

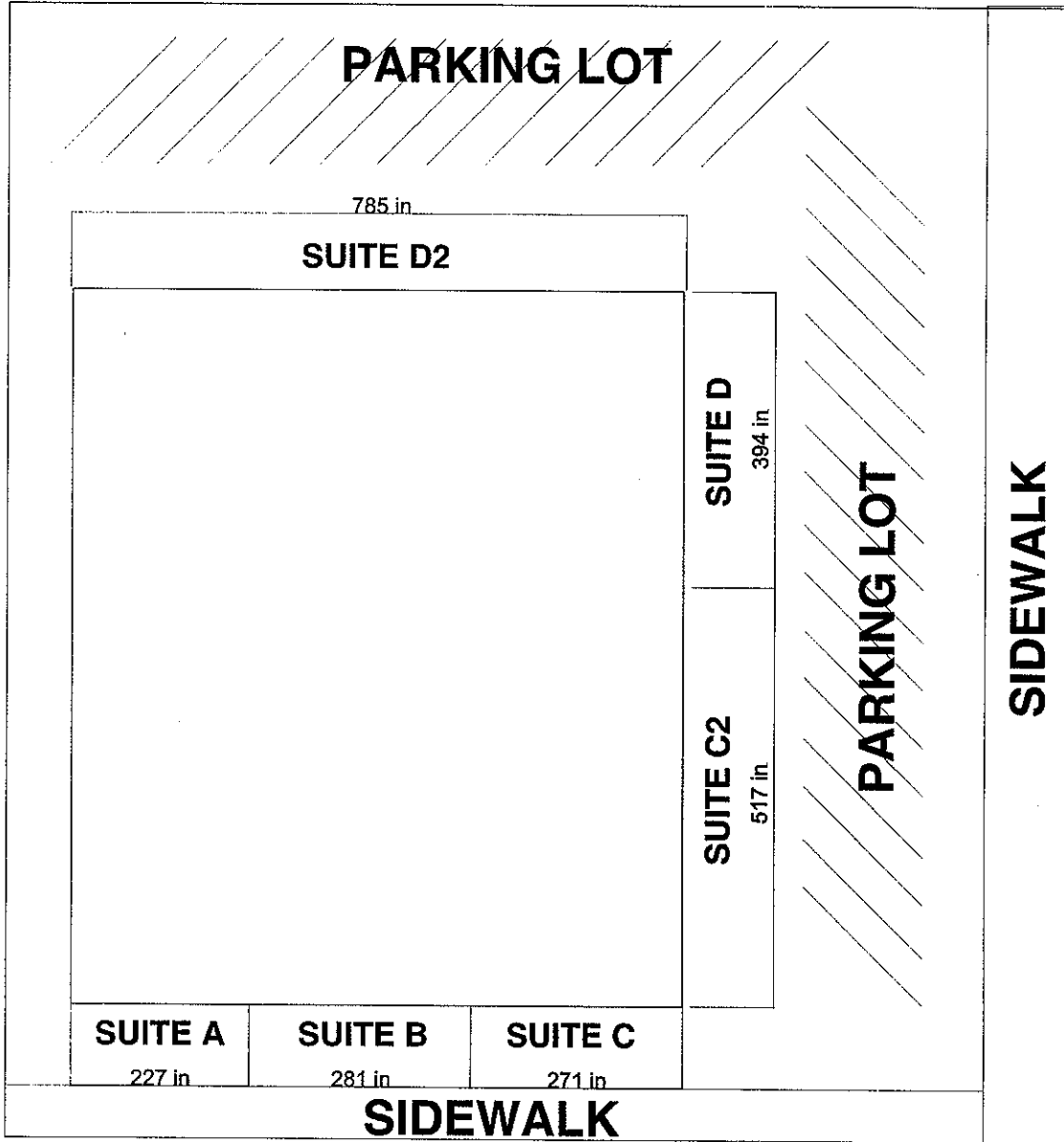
North
Alley Elevation

115' ALLEY



120'

West
Elevation



Orchid Ave

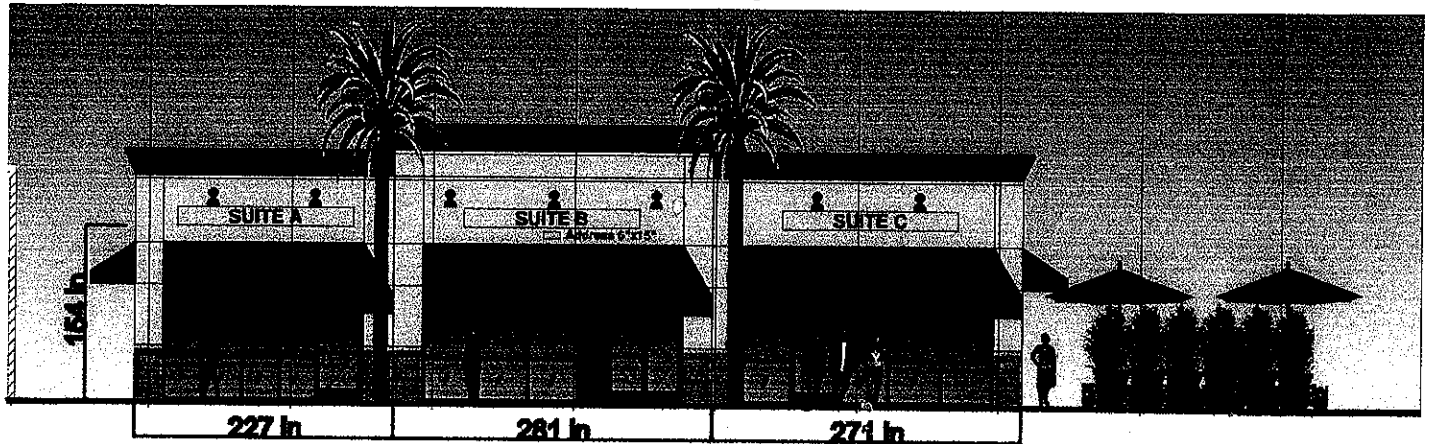
East
Orchid Ave
Elevation

South
PCH Elevation

East Coast Highway

Site Plan

SOUTH (P.C.H.) ELEVATION



Suite A (PCH)

Frontage - 18.9'

Maximum Signage Sq Ft Allowed per City - 28.4

Primary Signage Sq Ft Allowed per Sign Program - 17.2

Secondary Signage Sq Ft Allowed per Sign Program - N/A

Suite B (PCH)

Frontage - 23.4'

Maximum Signage Sq Ft Allowed per City - 35.1

Primary Signage Sq Ft Allowed per Sign Program - 17.2

Secondary Signage Sq Ft Allowed per Sign Program - N/A

Suite C (PCH)

Frontage - 22.6'

Maximum Signage Sq Ft Allowed per City - 33.9

Primary Signage Sq Ft Allowed per Sign Program - 17.2

Secondary Signage Sq Ft Allowed per Sign Program - 17.0

(See C2 on Orchard Street)

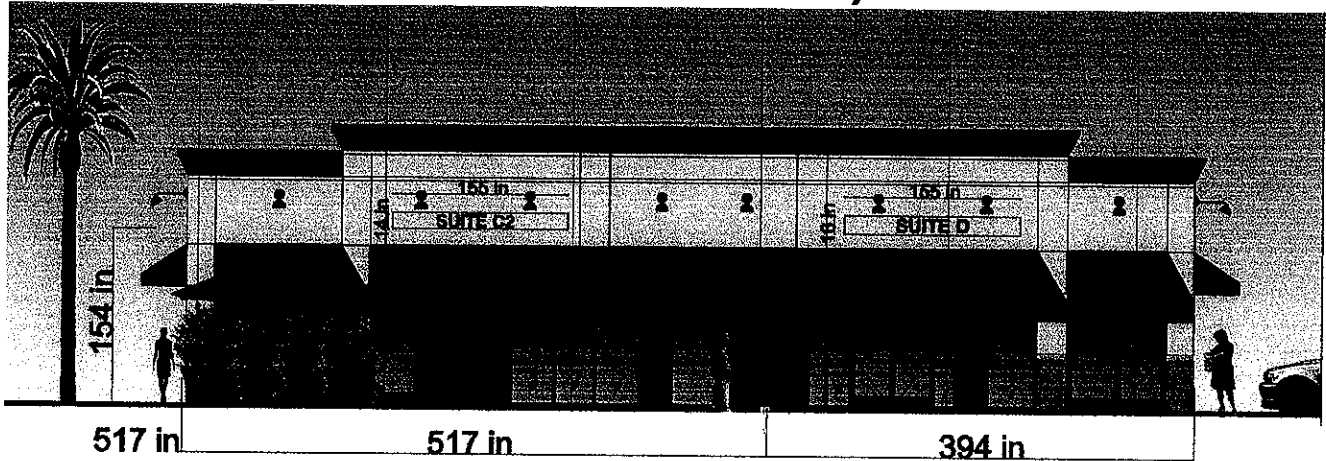
Address (PCH)

Signage Sq Ft Allowed per Sign Program - .63 (6"x15")

For Illustrative Purposes Only

PA2008-135 for CS2008-005
3536 EAST COAST HIGHWAY
Sigma Signs and Graphics

EAST (ORCHID AVENUE) ELEVATION



Suite C2 - Secondary Signage (Orchid Ave)

Frontage - 43.1'

Maximum Signage Sq Ft Allowed per City - 17.0

Secondary Signage Sq Ft Allowed per Sign Program - 15.1

Suite D (Orchid Ave)

Frontage - 32.8'

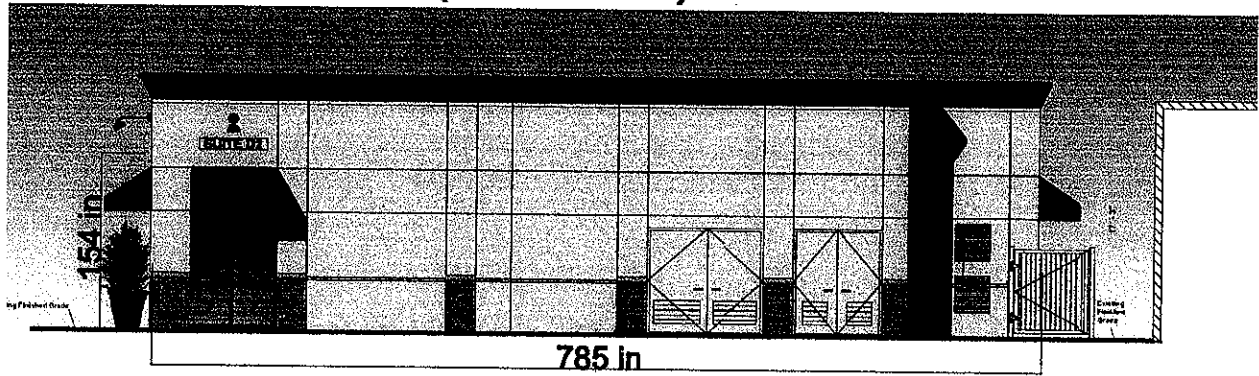
Maximum Signage Sq Ft Allowed per City - 49.2

Primary Signage Sq Ft Allowed per Sign Program - 17.2

Secondary Signage Sq Ft Allowed per Sign Program - 17
(See D2 on Alley)

For Illustrative Purposes Only

NORTH (ALLEY) ELEVATION



Suite D2 - Secondary Signage (Alley)

Frontage - 65.4'

Maximum Signage Sq Ft Allowed per City - 16.4

Secondary Signage Sq Ft Allowed per Sign Program - 4.2

For Illustrative Purposes Only