

**CITY OF NEWPORT BEACH
PLANNING DEPARTMENT ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: David Lepo, Planning Director
SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending October 16, 2009

ACTIONS TAKEN AT OCTOBER 15, 2009 ZONING ADMINISTRATOR HEARING

Item 1: Parcel Map No. NP2009-010 (PA2009-133)
1602 Orchard Drive

A request to re-subdivide three lots with frontages on Orchard Drive into two lots; new "Parcel 1" would be developed with a new dwelling unit fronting on Estuary Lane and new "Parcel A" would be used for a "U"-shaped driveway entrance on Orchard Drive.

This item was approved.

Council District 4

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 2: Coastal Auto Group – Use Permit No. UP2009-032 (PA2009-125)
4101 Birch Street, Suite 210-D

A use permit to allow a limited-vehicle sales facility at an existing commercial property.

Approved – October 16, 2009

Council District 4

On behalf of David Lepo, Planning Director:



Patrick J. Alford, Planning Manager

APPEAL:

The applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 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*)
Code Enforcement Division (*e-mail*)
Rick Dayton Santa Ana Heights Project Advisory Committee (*e-mail*)



PARCEL MAP ACTION LETTER

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

Application No. **Parcel Map No. NP2009-010 (PA2009-133)**
 County Tentative Parcel Map No. 2009-128

Applicant **Waterpointe Homes**

Site Address **1602 Orchard Drive**
 Newport Palisades

Legal Description **LOT 15, Tract 456**

On October 15, 2009, the Zoning Administrator approved the following: A request to re-subdivide three lots with frontages on Orchard Drive into two lots; new "Parcel 1" would be developed with a new dwelling unit fronting on Estuary Lane and new "Parcel A" would be used for a "U"-shaped driveway entrance on Orchard Drive. The property is located in the SP-7 (East Santa Ana Heights Specific Plan) District. The Zoning Administrator's approval is based on the following findings and subject to the following condition(s).

Required Findings for Action and Facts in Support of Findings

In approving a tentative tract map or tentative parcel map, the decision-making body shall make all of the following findings:

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19:

1. **Finding:** That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.

Facts in Support of Finding:

- The Parcel Map is for re-subdivision purposes. An existing single-unit dwelling was demolished and is being replaced with a new dwelling unit that will be included in a multiple-unit, detached dwelling project. The residential density on the site will remain the same. The proposed subdivision and improvements are consistent with the density of the Residential Single Family (RSF) and Residential Multiple Family (RMF) of the Santa Ana Heights Specific Plan (SP-7) and the General Plan Land Use Designation of "Single-Unit Residential Detached" (RS-D) and "Multi-Unit Residential (RM)".

2. **Finding:** That the site is physically suitable for the type and density of development.

Facts in Support of Finding:

- The lot is regular in shape, has a slope of less than 20 percent, and is suitable for development.

3. **Finding:** That the design of the subdivision or the proposed improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

- 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 3 (New Construction or Conversion of Small Structures).

4. **Finding:** That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Facts in Support of Finding:

- The proposed Parcel Map is for re-subdivision purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

5. **Finding:** That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to easements previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding:

- 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. The Public Works Department has conditioned the project for the widening of Estuary Lane (Parcel "A") and to provide easements to the appropriate agencies.

6. **Finding:** That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

Facts in Support of Finding:

- The property is not subject to the Williamson Act since the subject property is not considered an agricultural preserve and is less than 100 acres.
- This site is developed for residential use in a residentially zoned area.

7. **Finding:** That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (a) there is an adopted specific plan for the area to be included within the land project; and (b) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.

Facts in Support of Finding:

- The property is located in the SP-7 which designates the land use for the site as RSF and RMF. The proposed dwelling unit is consistent with the specific plan for the area.

8. **Finding:** That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.

Facts in Support of Finding:

- The proposed Parcel Map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.

9. **Finding:** That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.

Facts in Support of Finding:

- The proposed Parcel Map is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same, which allows one unit in SP-7. No affordable housing units are being eliminated based upon the fact that the previously existing unit was not occupied by low or moderate income households and the proposed number of units remains the same.
10. **Finding:** That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

Facts in Support of Finding:

- Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements as the density of the site is not changing.
11. **Finding:** For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.

Facts in Support of Finding:

- The subject property is not located in the Coastal Zone.

Pursuant to Section 19.24.130.C, the Zoning Administrator has made the following findings to allow for a deviation from any of the design standards set forth in Chapter 20.44 of the City of Newport Beach Municipal Code:

1. **Finding:** The requested deviation(s) will create a land plan or development design equal or superior to that under the baseline design standards in this Chapter.
- The proposed re-subdivision includes two lots that are deficient in lot size per the Santa Ana Heights Specific Plan. The development regulation requires 7,200-square-foot minimum lot size and the two proposed lots are 2,548 square feet and 6,607 square feet. However, the design of including a new

dwelling unit with the multiple-unit, detached dwelling project would result in a development that is a superior design than the existing condition of a single-unit dwelling surrounded by a multiple-unit, detached development project. Furthermore, the project includes landscaping on the street frontage on Orchard Drive with a "U"-shaped driveway entrance.

2. **Finding:** The deviation(s) will not negatively impact the carrying capacity of the local vehicular circulation network.
 - The deviations of the driveway (Parcel "A") will not negatively impact the carrying capacity as the re-subdivision does not change the density of the site. Furthermore, the "U"-shaped driveway access into the multi-unit, detached development project has been conditioned by the Public Works Department to handle the carrying capacity of the proposed project.
3. **Finding:** The deviation(s) will not negatively impact pedestrian circulation.
 - The re-subdivision will not negatively impact pedestrian circulation as the "U"-shaped driveway will have two curb cuts that comply with the Public Works Department development standards. A sidewalk for pedestrians will run along Orchard Drive in front of the multi-unit, detached development project.
4. **Finding:** The resulting subdivision will be compatible with the pattern of surrounding subdivisions.
 - The re-subdivision will be compatible with pattern the of surrounding subdivisions as multi-unit development projects are the development pattern on the south side of Orchard Drive. The new dwelling unit will be included in the multi-unit, detached development project that surrounds the project site which is compatible with the development pattern.
5. **Finding:** The resulting subdivision design and improvements will be consistent with the General Plan and any applicable specific plan, and will conform to the Subdivision Map Act and all other provisions of this Subdivision Code.
 - The proposed Parcel Map is for re-subdivision purposes. An existing single-unit dwelling is being replaced with a new dwelling unit that will be incorporated into a multiple-unit detached development project. The residential density on the site will remain the same. The proposed subdivision and improvements are consistent with the density of the Residential Single Family (RSF) and Residential Multiple Family (RMF) of the Santa Ana Heights Specific Plan (SP-7) and the General Plan Land Use Designation of "Single-Unit Residential Detached" (RS-D) and "Multi-Unit Residential (RM)".
6. **Finding:** The resulting subdivision design and improvements will not be materially detrimental to the residents or tenants of the proposed subdivision or surrounding properties, nor to the public health or safety.

- The proposed Parcel Map is for re-subdivision purposes. The improvements will not be materially detrimental to the residents or tenants of the proposed subdivision or surrounding properties as the project will result in the demolition of one single-unit dwelling and construction of a new dwelling unit that will be incorporated into the surrounding multi-unit, detached development project which is currently under construction.
- All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Conditions

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set **on each lot corner**, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. The landscaping shall be in substantial conformance with the approved landscaping plan (Attachment No. ZA4)
4. Anything not specifically approved by this Parcel Map is prohibited and must be addressed in a separate and subsequent review.
5. 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.
6. A building permit shall be obtained prior to commencement of the construction.
7. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.

8. A 5-foot wide strip along the Orchard Drive frontage shall be dedicated to the City for street purposes.
9. New driveway approaches shall be radial with a radius of 15-feet and constructed per City Standard #161-L.
10. Existing sidewalk shall be removed and replaced with a 5-foot wide sidewalk per City Standard #180-L.
11. Damaged curb and gutter along the Orchard Drive frontage shall be removed and replaced per City Standard #182-L. Limits of removal shall be at the discretion of the Public Works Inspector.
12. Existing easements on Estuary Lane as shown is Tract Map 16924 will need to be appropriately provided in the proposed widening of Estuary Lane
13. All applicable Public Works Department plan check fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
14. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
15. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
16. Additional Public Works improvements, including street and alley reconstruction, work may be required at the discretion of the Public Works Inspector.
17. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
18. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
19. An encroachment agreement is required for all private encroachments in the public right-of-way. All private encroachments shall comply with City Council Policy L-6, Private Encroachments in Public Rights-of-Way.
20. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.

21. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical.
22. Each unit shall be connected to its individual water meter and sewer lateral and cleanout located within the public right-of-way. If installed at a location that will be subjected to vehicle traffic, each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover.
23. Each dwelling unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, unless otherwise approved by the Public Works Department and the Building Department.
24. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
25. In accordance with the provisions of Chapter 13 (or any other applicable chapters) of the Newport Beach Municipal Code, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services Department and the Public Works Department through an encroachment permit or agreement.
26. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
27. All on-site drainage shall comply with the latest City Water Quality requirements.
28. All existing drainage facilities in the public right-of-way shall be retrofitted to comply with the City's on-site non-storm runoff retention requirements. The Public Works Inspector shall field verify compliance with this requirement prior to recordation of the parcel map.
29. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.
30. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department Plan Check designee shall verify the installation of the

approved street number or addresses during the plan check process for the new or remodeled structure.

31. Parcel A shall be used for ingress/egress and landscaped open space for the benefit of Tract No. 16924 only and shall not be used for the development of additional residential units. A note to this effect shall appear on the final map to be recorded.
32. This Parcel Map shall expire if the map has not been recorded within three years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

APPEAL PERIOD

The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the Planning Department at 949 644-3200.

By: 
James W. Campbell, Zoning Administrator

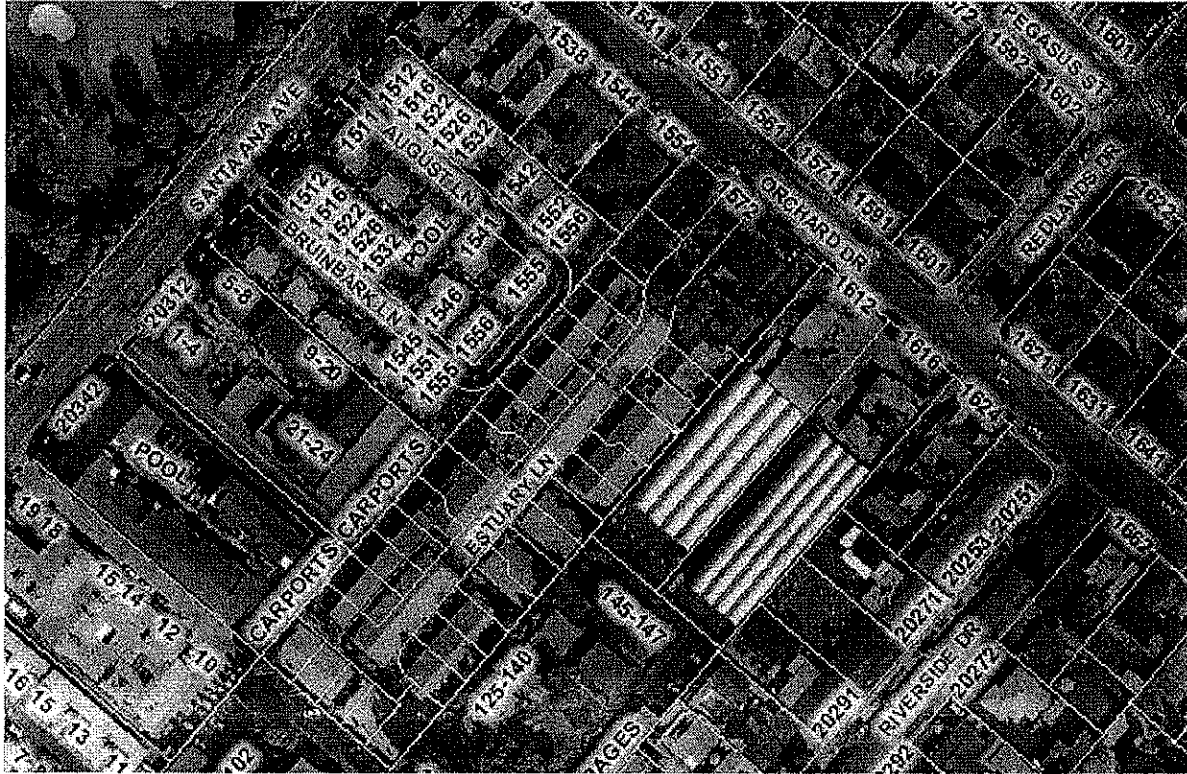
JWC/rwb

Attachments: Vicinity Map

Appeared in Opposition:

Appeared in Support:

VICINITY MAP



Parcel Map No. NP2009-010
PA2009-133

1602 Orchard Drive



USE PERMIT ACTION LETTER

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

Application No. **Use Permit No. UP2009-032 (PA2009-125)**

Applicant **Gerald Wayne Bue**

Site Address **4101 Birch Street, Suite 210-D**
Coastal Auto Group

Legal Description **N TR 3201 LOT 43**

On October 16, 2009, the Planning Director approved the following: A use permit to allow for a limited-vehicle sales facility at an existing commercial property. The property is located in the APF (Administrative, Professional, Financial) Zoning District. The California Department of Motor Vehicles requires a vehicle display area for at least one vehicle because the operation includes the brokerage and sale of automobiles. The approval is based on the following findings and subject to the following conditions.

FINDINGS

1. That the proposed location of the use is in accord with the objectives of this code and the purposes of the district in which the site is located.

FACTS IN SUPPORT OF FINDINGS:

- The proposed location of the vehicle sales use is in the Airport Area. The area has a mixture of office, vehicle sales and service, and other retail uses.
 - The proposed vehicle sales use is located on a parcel with an existing building. The building houses general office uses and one other vehicle sales use. A total of forty-four parking spaces are required – forty-three parking spaces for the general office use and one parking space for the existing vehicle sales use. The parcel has forty-six parking spaces. The proposed vehicle display will occupy one of the remaining two parking spaces in excess of the parking requirement.
 - The Administrative, Professional, Financial Zoning District “accommodate[s] support retail a service uses.” The proposed vehicle sales use is a retail use that will be an ancillary use on the subject parcel.
2. That the proposed location of the use permit and the proposed conditions under which it would be operated or maintained will be 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.

FACTS IN SUPPORT OF FINDINGS:

- The General Plan designates that subject parcel as "Airport Office and Supporting Uses" (AO). The AO designation allows for vehicle sales and rentals, and other retail uses.
 - The Administrative, Professional, Financial Zoning District "accommodate[s] support retail a service uses." The proposed vehicle sales is a retail use that will be an ancillary use on the subject parcel. The conditions limit the hours of operation for vehicles sales from 8:00 a.m. to 9:00 p.m., ensure adequate parking on the subject parcel, and regulate the appearance of the outdoor vehicle display.
 - The proposed vehicle sales use will utilize an office within the existing building and one existing parking space. The proposed vehicle sales use will not accompany the construction of any new structures. The use of the parking space will be for temporary parking of an automobile for sale. The use of the parking space will not create any noise or pollution greater than the existing use.
 - Deliveries will occur on the subject parcel and will not affect the public right-of-way or any adjacent properties.
3. That the proposed use will comply with the provisions of this code, including any specific condition required for the proposed use in the district in which it would be located.
- Adequate parking shall be provided on the subject parcel in compliance with Section 20.66 of the Municipal Code. The proposed vehicle sales use is located on a parcel with an existing building. The building houses general office uses and one other vehicle sales use. A total of forty-four parking spaces are required – forty-three parking spaces for the general office use and one parking space for the existing vehicle sales use. The parcel has forty-six parking spaces. The proposed vehicle display will occupy one of the remaining two parking spaces in excess of the parking requirement.
 - The proposed vehicle sales will remain an ancillary use within the Administrative, Professional, Financial Zoning District as required by Section 20.15.020.L-12 of the Municipal Code.
4. The project is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities). The proposed vehicle sales use will occupy an office within an existing building and one additional parking space within an existing parking area.

CONDITIONS

1. Except as noted in the following conditions, development shall be in substantial conformance with the approved site plan and floor plan.
2. The hours of operation for outdoor vehicle transactions shall be limited to between the hours of 8:00 a.m. and 9:00 p.m. daily. Any increase in the hours of operation for vehicle delivery shall be subject to the approval of an amendment to this use permit.
3. The storage of vehicles for sale within a building is prohibited.
4. There shall be only one vehicle on display in the designated parking space on-site at any one time. A sign and/or pavement marking designating the display space shall be installed prior to implementation. Any increase in the number of vehicles for display is prohibited, unless an amendment to this use permit is first approved. The exterior illumination of the display vehicle space shall be prohibited, unless otherwise approved by the Planning Director in conjunction with the approval of detailed lighting plan for the property.
5. Employees shall park on-site at all times.
6. No outside paging system shall be utilized in conjunction with this establishment.
7. Should this business be sold or otherwise come under different ownership, the current business owner, property owner or the leasing company shall notify any future owners or assignees of the conditions of this approval.
8. All vehicle deliveries shall be accommodated on-site and shall not impact the public right-of-way. The delivery of automobiles shall be only during regular business hours and on an appointment basis only.
9. The washing, detailing or servicing of vehicles in any manner is prohibited on-site.
10. No temporary "sandwich" signs, balloons or similar temporary signs shall be permitted, either on-site or off-site, to advertise the proposed 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.
11. All signs shall conform to the provisions of Chapter 20.67 of the Municipal Code. The posting of "For Sale" signs on vehicles on-site is prohibited.

12. The facility shall be designed to meet exiting and fire protection requirements as specified by the International Building Code and shall be subject to review and approval by the Building Department
13. The project shall comply with State Disabled Access requirements.
14. The Planning Director or the Planning Commission may add to or modify conditions of approval to this use permit, or revoke this permit upon a determination that the operation which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
15. 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 applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the Planning Department at 949 644-3200.

On behalf of David Lepo, Planning Director

By: 
Chris Savan, Planning Technician

PJA/cms

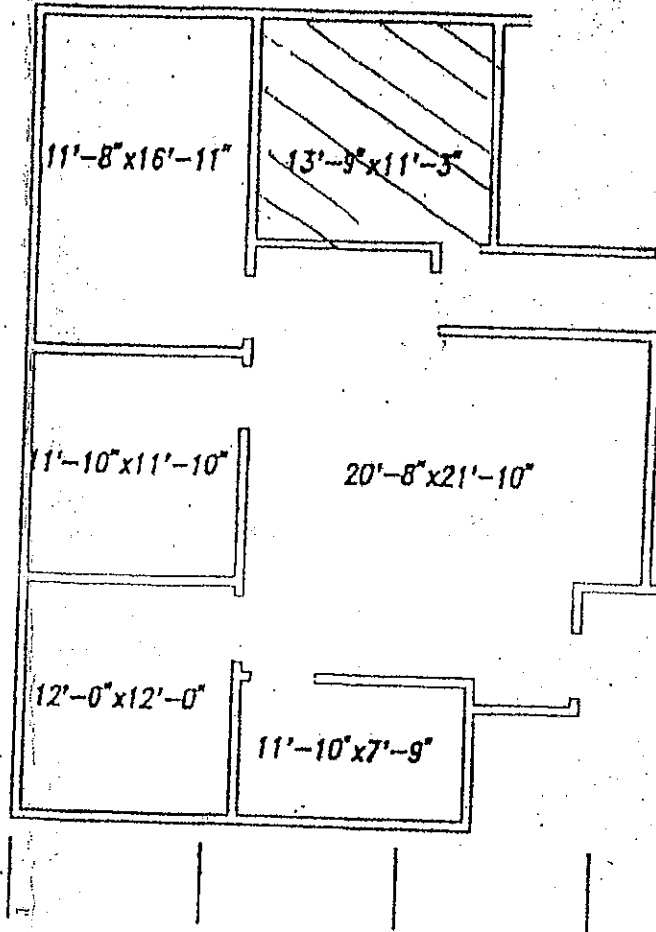
Attachments: PD 1 Vicinity Map
PD 2 Project Plans

VICINITY MAP



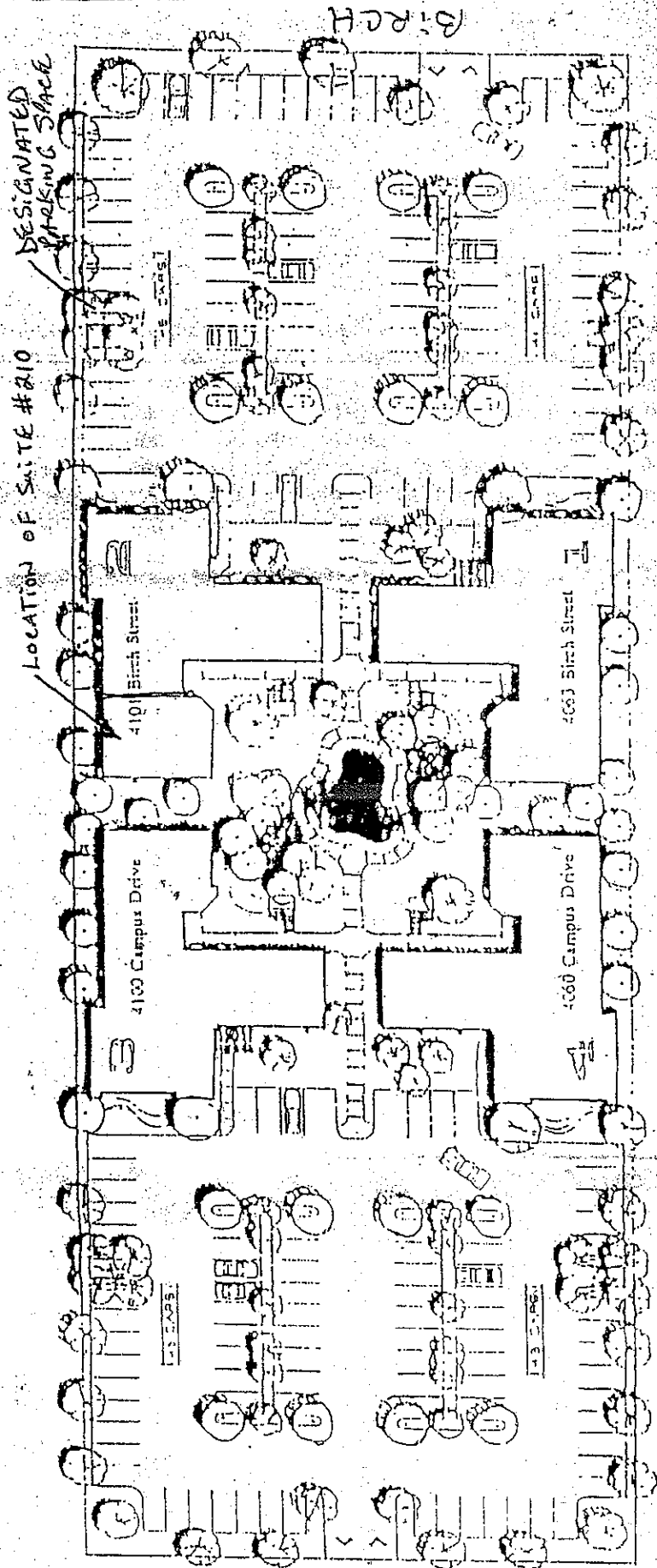
Use Permit No. UP2009-032
PA2009-125

4101 Birch Street, Suite 210-D



4101 BIRCH
SUITE 210
NEWPORT BEACH, CA. 92660

PA2009-125 for UP2009-032
4101 Birch Street, Suite 210-D
Gerald Wayne Bue



EXECUTIVE PLAZA IV

Campus

PA2004-204 for UP2004-035
 4101 Birch Street, Suite 210
 DATE OF MEETING: -