



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending April 25, 2014

ZONING ADMINISTRATOR ACTIONS

- | | | | |
|---------|--|------------------|---|
| Item 1: | Cucina Enoteca Restaurant Minor Use Permit No. UP2014-002
951 Newport Center Drive; Fashion Island, Pad D | | |
| | Action: Approved by Resolution No. ZA2014-012 | Council District | 5 |
| Item 2: | Annual Review of Development Agreement for Pacific View (PA2009-024)
3500 Pacific View Drive | | |
| | Action: Approved | Council District | 7 |
| Item 3: | Annual Review of Development Agreement for Uptown Newport (PA2014-039)
4311-4321 Jamboree Road | | |
| | Action: Approved | Council District | 3 |
| Item 4: | Annual Review of Development Agreement for Hoag Memorial Hospital
Presbyterian (PA2009-064)
1 Hoag Drive | | |
| | Action: Approved | Council District | 2 |

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

- | | | |
|---------|---|--------------------|
| Item 1: | Newport Beach Country Club Staff Approval No. SA2014-003 (PA2014-017) | |
| | 1600 East Coast Highway | |
| | Action: Approved | Council District 5 |

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

RESOLUTION NO. ZA2014-012

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING USE PERMIT NO. UP2014-002 FOR AN EATING AND DRINKING ESTABLISHMENT WITH LATE HOURS AND ALCOHOL SALES LOCATED AT 951 NEWPORT CENTER DRIVE (PA2014-006)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Tracy Borkum, Cucina Enoteca, with respect to property located at 951 Newport Center Drive, and legally described as Lot S, Tract 6015, requesting approval of a Minor Use Permit.
2. The applicant requests a Minor Use Permit for an eating and drinking establishment with late hours (after 11:00 p.m.) and alcohol sales (Type 47 ABC License – On Sale General). A restaurant that previously operated at this location was demolished, and a new 7,198-square-foot restaurant building with a 1,325-square-foot outdoor dining area is under construction. The proposed hours of operation are from 9:00 a.m. to 2:00 a.m., daily. An Operator License application is being reviewed concurrently by the Chief of Police pursuant to Municipal Code Chapter 5.25.
3. The subject property is located within the North Newport Center Planned Community (PC-56 – Fashion Island Sub-Area) Zoning District and the General Plan Land Use Element category is Regional Commercial (CR).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on April 24, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15301, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities).
2. Class 1 exempts minor alterations to existing facilities involving negligible expansion of use beyond that existing at the time of the lead agency's determination. The construction of the subject building was previously determined to be exempt from CEQA. The proposed project authorizes alcohol sales for an eating and drinking establishment within the building that is currently under construction.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.48.030 (Alcohol Sales) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a Use Permit are set forth:

Finding

- A. *The use is consistent with the purpose and intent of Section 20.48.030 (Alcohol Sales of the Zoning Code).*

Facts in Support of Finding

In finding that the proposed use is consistent with Section 20.48.030 (Alcohol Sales) of the Zoning Code, the following criteria must be considered:

- i. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*
 1. The proposed establishment is located within Reporting District 39, wherein the number of crimes is higher than adjacent Reporting Districts (RDs) and the City. The adjacent RDs (38 and 43) have a lower number of crimes as they are primarily residential. Due to the high concentration of commercial land uses and low population within RD39, the crime rate is greater than for adjacent residential Reporting Districts; however, the Newport Beach Police Department does not consider the number significant given the type of development within RD39.
- ii. *The numbers of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.*
 1. The crime statistics are summarized in the table below:

Location	Calls for Service	Part I Crimes	Part II Crimes	DUI Arrests	Public Intoxication Arrests
RD39	7,103	166	208	26	21
RD38	1,296	23	18	1	0
RD43	797	24	31	5	2

2. Due to the high concentration of commercial land uses, the calls for service and number of arrests are greater than in the adjacent primarily residential Reporting Districts. The Police Department does not consider the rate high because of the concentration of restaurants and other commercial uses within Fashion Island and the surrounding North Newport Center. The Newport Beach Police Department has not previously reported any calls for service to the subject property since the proposed use is part of a new development project.

- iii. The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, places of worship, schools, other similar uses, and any uses that attract minors.*
1. No sensitive land uses are located within Fashion Island. The proposed use is not located in close proximity to day care centers, park and recreation facilities, places of religious assembly, and schools. A hotel is located nearby, but the proposed use is not expected to disturb guests as it is separated by Newport Center Drive and a surface parking lot. Residential uses are allowed in San Joaquin Plaza at the northern portion of PC-56. The nearest residential uses located on Granville Drive and Santa Barbara Drive are not near the proposed use and are separated from the project site by parking lots, roadways, and other commercial uses.
- iv. The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.*
1. Several comparable restaurant establishments are located within the Fashion Island Shopping Center, including other pad restaurant tenants such as Roy's Hawaiian Fusion, Fleming's Steak House, True Food Kitchen, Red O, and Fig and Olive. Other similar restaurants within the interior of Fashion Island near the subject property include The Cheesecake Factory, P.F. Chang's, and California Pizza Kitchen. Several existing restaurants in the area have Type 47 ABC Licenses, and there is no evidence suggesting these uses have been detrimental to the neighborhood. An adequate security plan reviewed and approved by the Police Department is in place for the Fashion Island Shopping Center and the shopping center provides security. Furthermore, conditions of approval are proposed to adequately manage the late hours and alcohol sales components of the proposed project.
- v. Whether or not the proposed amendment will resolve any current objectionable conditions.*
1. The proposed project is for a new restaurant, so it does not have any current objectionable conditions. Operational conditions of approval relative to the sale of alcoholic beverages will help ensure compatibility with the surrounding uses and minimize alcohol related impacts.

In accordance with Section 20.52.020 of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The Land Use Element of the General Plan designates the project site as Regional Commercial (CR), which is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. The proposed restaurant with late hours and alcohol sales is a use that serves local and regional residents and is consistent with land uses in the CR land use designation.
2. The subject property is not located within a Specific Plan area.

Finding:

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

Facts in Support of Finding:

1. The project is located in the Fashion Island Sub-Area of the PC-56 (North Newport Center Planned Community) Zoning District. Fashion Island is intended to be a regional retail and entertainment center and a day/evening destination with a wide variety of uses that serves visitors, residents, and employees of the area. The restaurant with late hours and alcohol sales is a commercial use that serves visitors, residents, shoppers, and employees in the area and, therefore, is consistent with the purposes of the North Newport Center Planned Community District for the Fashion Island Sub-Area.
2. Eating and Drinking Establishments are allowed uses within the Fashion Island Sub-Area. Pursuant to the PC-56 Development Plan, the on-premise sale of alcohol in conjunction with an eating and drinking establishment is subject to approval of a Minor Use Permit.

Finding:

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

Facts in Support of Finding:

1. The Fashion Island Sub-Area of the PC-56 Zoning District allows a range of retail, dining, service, and entertainment uses. While the proposed establishment provides a component of late night dining services, the use is compatible with surrounding allowed commercial uses in the vicinity and no sensitive land uses are located nearby.
2. The establishment would occupy a restaurant building at the southwestern portion of Fashion Island, and the building entrance is oriented away from Newport Center Drive towards the Fashion Island Shopping Center.

3. The operational characteristics of the proposed establishment would be that of a typical restaurant that would serve residents, visitors, shoppers, and employees in the area. No dancing or live entertainment is proposed as part of the restaurant operations. Therefore, the operating characteristics would be compatible with the allowed commercial uses in the vicinity.
4. The proposed hours of operation are 9:00 a.m. to 2:00 a.m., daily. Operating between 6:00 a.m. and 2:00 a.m. should not prove detrimental to the community given the location and the adequate security plan that is in place for the Fashion Island Shopping Center and conditions of approval are proposed to adequately manage the late hours and alcohol sales components of the proposed restaurant.
5. Due to the late hours of operation (after 11:00 p.m.) and alcohol sales, approval of an Operator License by the Newport Beach Police Department will be required. The Fashion Island Security Plan will be reviewed and approved provided as part of the operator license process for the proposed business. An Operator License required pursuant to Municipal Code Chapter 5.25 may be subject to additional and/or more restrictive conditions to regulate and control potential nuisances associated with the operation of the restaurant. The Operator License will help ensure compatibility of the proposed business with the surrounding uses in the vicinity.

Finding:

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

Facts in Support of Finding:

1. The Fashion Island Shopping Center provides adequate parking and circulation within the surface parking lots and parking structures on site. The design, location, shape, and size have been suitable for the commercial uses on site. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.
2. The building is under construction and was designed for a restaurant use with sufficient means of ingress and egress. The Public Works Department, Building Division, and Fire Department have reviewed the application. The project is required to obtain all applicable permits from the City Building and Fire Departments and must comply with the most recent, City-adopted version of the California Building Code. Utilities are provided with all applicable requirements.

Finding:

- F. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise*

constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding:

1. The proposed use is similar to and compatible with other commercial uses in the vicinity, and complements the retail sales and service uses in the immediate area. The use will serve nearby residents, shoppers, employees, and visitors.
2. Fashion Island has a parking requirement of 3 spaces per 1,000 square feet for all commercial uses. Parking was analyzed and determined to be in compliance during plan check review for the construction of the building, and the proposed project does not change or increase the parking requirement.
3. The Police Department has reviewed the project and has no objection to the operation as described by the applicant. The Police Department believes that with the conditions of approval, the proposed project will not have a negative impact on the community and police services.
4. Fashion Island management has historically provided efficient on-site security and cooperates with the Newport Beach Police Department. The provision of an Operator License will further enable the Police Department to regulate the operation of the proposed use and address any objectionable conditions should they occur.
5. Compliance with the Municipal Code is required and will further ensure that the proposed use will not be detrimental.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2014-002, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF APRIL, 2014.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this permit.
3. The Zoning Administrator, Planning Commission, or City Council may add to or modify conditions of approval to this Minor Use Permit, upon a determination that the operation which is subject of this Minor Use Permit causes injury, or is detrimental to the health, safety, peace, comfort, or general welfare of the community.
4. Any changes in operational characteristics, hours of operation, expansion in area, or modification to the floor plan, shall require an amendment to this Minor Use Permit, unless otherwise approved by the Planning Division.
5. Should the business, subject to the Minor Use Permit conditioned herein, be sold or otherwise come under different ownership or a change in operators, any future owners, operators, or tenants shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
6. The hours of operation shall be limited to between 6:00 a.m. to 2:00 a.m., daily.
7. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department for future building construction. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
8. Every room or space that is used for assembly having an occupant load of 50 or more shall have the occupant load of the room or space posted in a conspicuous place near the main exit.
9. The operator as well as any future operators of the restaurant shall obtain an Operator License pursuant to Chapter 5.25 of the Municipal Code to ensure the business is operated in a safe manner. Operator Licenses are not transferable. The Operator License may be subject to additional and/or more restrictive conditions to regulate and control potential late-hour nuisances associated with the operation of the restaurant.
10. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code, unless the Zoning Administrator first approves an amended Minor Use Permit.

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11. Food service from the regular menu shall be available to patrons up to thirty (30) minutes before the scheduled closing time.
 12. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
 13. No "happy hour" type of reduced price alcoholic beverage promotion shall be allowed except when served in conjunction with food ordered from the full service menu. There shall be no reduced price alcoholic beverage promotions after 9:00 p.m.
 14. Petitioner shall not share any profits or pay any percentage or commission to a promoter or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
 15. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. These records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department on demand.
 16. There shall be no on-site radio, television, video, film or other electronic media broadcasts, including recordings to be broadcasted at a later time, which include the service of alcoholic beverages, without first obtaining an approved Special Event Permit issued by the City of Newport Beach.
 17. There shall be no live entertainment allowed on the premises.
 18. There shall be no dancing allowed on the premises.
 19. Strict adherence to the maximum occupancy limits shall be required.
 20. No games or contests requiring or involving the consumption of alcoholic beverages shall be allowed.
 21. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
 22. The use shall be operated consistent with approved security plan for Fashion Island at all times.
 23. All owners, managers, and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other

certifying/licensing body, which the State may designate. The establishment shall comply with the requirements of this section within 180 days of the issuance of the certificate of occupancy. Records of each owner's, manager's, and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.

24. A Special Event Permit is required for any event or promotional activity outside the normal operational characteristics of this restaurant business that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
25. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
26. The operator of the food service use shall be responsible for the clean-up of all on-site and off-site trash, garbage and litter generated by the use.
27. Storage outside of the building shall be prohibited, with the exception of the required trash container enclosure.
28. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises. Graffiti shall be removed within 48 hours of written notice from the City.
29. The operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the alcoholic beverage outlet and adjacent properties, if directly related to the patrons of the subject alcoholic beverage outlet.
30. This Minor Use Permit shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.60 of the Newport Beach Municipal Code.
31. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Cucina Enoteca Minor Use Permit including, but not limited to, the Minor Use Permit No. UP2014-002 and Operator License No. OL2014-002 (PA2014-006). This indemnification shall include, but not be limited to, damages awarded

against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

VIA EMAIL

April 25, 2014

Uptown Newport LP
Brian Rupp
C/O Shopoff Management, Inc.
2 Park Plaza, Suite 700
Irvine, CA 92614

brupp@shopoff.com

RE: Development Agreement Annual Review - 2013 (PA2014-039)

Dear Mr. Rupp,

On April 24, 2014, the Zoning Administrator held a noticed public hearing on the required annual review of the Development Agreement between the City of Newport Beach and Uptown Newport LP. The Zoning Administrator found that Uptown Newport LP was in good faith compliance with the terms of the Development Agreement. The approved minutes of the April 24, 2014 meeting will be available online after May 15, 2014 at the following link: <http://newportbeachca.gov/ZoningAdministrator>. Given this determination, the Development Agreement remains in effect and Uptown Newport LP is not presently in default.

Should you have any questions regarding the 2013 Annual Review or this letter, please contact me at 949-644-3208 or rung@newportbeachca.gov.

Sincerely,


Rosalinh Ung
Associate Planner

JC/ru



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229

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VIA EMAIL

April 25, 2014

Pacific View Memorial Park
Attn: Robert Motzkin
3500 Pacific View Drive
Newport Beach, CA 92663

RE: Development Agreement Annual Review - 2013 (PA2009-024)

Dear Mr. Motzkin,

On April 24, 2014, the Zoning Administrator held a noticed public hearing on the required annual review of the Development Agreement between the City of Newport Beach and Pacific View Memorial Park. The Zoning Administrator found that Pacific View Memorial Park was in good faith compliance with the terms of the Development Agreement. The approved minutes of the April 24, 2014 meeting will be available online after May 15, 2014 at the following link: <http://newportbeachca.gov/ZoningAdministrator>. Given this determination, the Development Agreement remains in effect and Pacific View Memorial Park is not presently in default.

Should you have any questions regarding the 2013 Annual Review or this letter, please contact me at 949-644-3208 or rung@newportbeachca.gov.

Sincerely,



Rosalinh Ung
Associate Planner

JC/ru

cc: Clark & Green Associates
Attn: Michael Green
150 Paularino Avenue Suite 160
Costa Mesa, CA 92626
klange@clarkgreen.com

Hewitt & O'Neil LLP
Attn: Dennis D. O'Neil, Esq.
19900 MacArthur Blvd., # 1050
Irvine, CA 92612
doneil@oneil-llp.com



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VIA EMAIL

April 25, 2014

Cary Brooks, Sr. Project Manager
Hoag Hospital, Facilities Design & Construction
500 Superior Ave.. Suite 360
Newport Beach, CA 92663

RE: Hoag Memorial Presbyterian Development Agreement
Annual Review - 2013 (PA2009-064)

Dear Mr. Brooks:

On April 24, 2014, the Zoning Administrator held a noticed public hearing on the required annual review of the Development Agreement between the City of Newport Beach and Irvine Company. The Zoning Administrator found that Hoag was in good faith compliance with the terms of the Development Agreement. The approved minutes of the April 24, 2014 meeting will be available online after May 15, 2014 at the following link: <http://newportbeachca.gov/ZoningAdministrator>. Given this determination, the Development Agreement remains in effect and Irvine Company is not presently in default.

Should you have any questions regarding the 2013 Annual Review or this letter, please contact me at 949-644-3208 or rung@newportbeachca.gov.

Sincerely,



Rosalinh Ung
Associate Planner

JC/ru

CC: Coralee Newman
Government Solutions
1048 Irvine Ave #618
Newport Beach, CA 92660
cora@govsol.com



COMMUNITY DEVELOPMENT DEPARTMENT

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COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Staff Approval No. SA2014-003 (PA2014-017)

APPLICANT: Newport Beach Country Club, Inc.

LOCATION: 1600 East Coast Highway

LEGAL DESCRIPTION Parcels 1 and 3 of Parcel Map No. 79-704 and a Portion of Back Bay Drive as Shown on Parcel Map No. 79-704

On **April 25, 2014**, the Community Development Director approved Staff Approval No. SA2014-003. This approval is based on the findings and subject to the following conditions.

PROJECT SUMMARY

The applicant proposes minor changes to Site Development Review No. SD2011-003 allowing the construction of a new golf clubhouse, associated parking lot, and maintenance facility.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-47 (Newport Beach Country Club)
- **General Plan:** PR (Park & Recreation)

I. BACKGROUND

On February 14, 2012, the City Council approved the following entitlements to allow the applicant to replace the existing 23,460 square-foot golf clubhouse with an 54,819 square-foot golf clubhouse, and reconstruct the existing parking lot and golf course maintenance facility:

1. A Mitigated Negative Declaration prepared in compliance with the Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3 ;
2. A General Plan Amendment to increase the allowable development limit in Anomaly No. 74 in Statistical Area L1 (Newport Center/Fashion Island) of the General Plan Land Use Element by 21,000 gross square feet (from 35,000 square feet to 56,000 square feet).

3. A Planned Community Development Plan (PCDP) adoption to provide zoning development standards and design guidelines for the golf course and its ancillary uses, pursuant to Chapter 20.35 of the Municipal Code.
4. A Site Development Review to allow the construction of 54,819 square-foot golf clubhouse with the associated parking lot and maintenance facility, pursuant to the Section 4.3 of the draft Newport Beach Country Planned Community Development Plan.
5. A Limited Term Permit (Temporary Structure and Uses) for the temporary use/structure during the clubhouse reconstruction, pursuant to Section 20.60.015 of the Municipal Code.
6. A Development Agreement pursuant to Section 15.45.020.A.2.c of the Municipal Code.

II. PROPOSED CHANGES

The applicant is proposing the following changes to the approved site development review plans for the Newport Beach Country Club:

- The proposed clubhouse will be rotated slightly counterclockwise increasing the separation between the existing tennis club property line and the new clubhouse by approximately 14.5 feet from 128 feet to 142.5 feet.
- The architectural style of the clubhouse has been modified from the Prairie style to a Coastal/Beach Craftsman style to compliment the coastal beach and golf course setting. The building architecture incorporates low pitched roofs, generous roof over hangs to shade the wide expanses of glass. Covered verandahs and terraces are intended to blur the line between indoors and outdoors. The overall building height will be reduced to 45'4", which is within the 50' height limit.
- The addition of a swimming pool, children's pool, pool equipment building, and a pool building to the west of the clubhouse. The pool equipment building will be located to the west of the pool for easy access to the maintenance yard. The pool building will include restrooms, lockers, and a snack bar.
- The existing maintenance building will remain and a new 2,100 square-foot carport will be constructed within the existing maintenance yard.
- The parking lot has been reconfigured. Access to the parking lot is provided from the main entry drive in approximately the same location; however, the driveway leading to the main parking lot has been narrowed and the center landscaping has been removed. The parking stalls on the western side of the main parking lot have been reoriented to be parallel to the clubhouse. Parking stalls on the eastern side of the parking lot will remain perpendicular to the clubhouse.

- The parking lot located to the west of the clubhouse has been shifted southerly to accommodate the swimming pool.
- The total parking has been increased by 39 spaces, from 336 to 375 to accommodate a larger dining facility.
- The parking lot landscaping will be reconfigured by adding planted landscape medians running parallel to East Coast Highway, which will reduce the visual dominance of the parking lot. In addition, the main parking area has been redesigned to gently slope upwards from East Coast Highway to the clubhouse, whereas in the approved plan, the main parking area was generally flat with a larger grade differential between the parking lot and the clubhouse. This redesign results in a small slope separating the entry drive aisle from the main parking lot.
- The entry drive guard gate has been eliminated.
- The frontage road has been eliminated.
- The service entrance from East Coast Highway and the associated deceleration lane have been eliminated.
- A reduction in the site grading and import from approximately 34,000 cubic yards to approximately 14,500 cubic yards (19,500 cubic yard reduction).
- The addition of separate golf cart parking area to be located on the northern side of the clubhouse.

III. FINDINGS

Pursuant to Section 4.8 (Minor Changes by the Director) of the Newport Beach Country Club Planned Community Development Plan (PCDP) and Section 20.54.070 (Changes to an Approved Project) of the Municipal Code, the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. This staff approval is based on the following findings and facts in support of the findings.

Finding:

A. Are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

1. The PCDP allows for the development of a golf course with a clubhouse of 56,000 square feet maximum, exclusive of any enclosed golf cart storage areas, ramps, and washing areas. The green keeper/maintenance buildings, snack bar, separate golf course restroom facilities, starter shack and similar ancillary buildings are exempt from this development limit. The maximum allowable building height for the golf clubhouse is 50 feet.
2. The proposed changes (building placement and architectural) to the golf clubhouse is consistent with the development standards specified in the PCDP in that the new clubhouse floor area remains at 54,819 square feet. The overall height of the building height has been reduced to 45'4", which is within the maximum building height limit of 50 feet.
3. The reorientation of the golf clubhouse, changes to parking lot landscaping to reduce visual dominance of parking lot reduction in grading/import, minimization of golf course impacts by leaving maintenance area unchanged, increased buffer between the adjacent tennis club and the clubhouse, and addition of swimming pool, pool building, and pool equipment building are minor changes to the approved site plan that could be considered and approved by the Community Development Director.
4. The reorientation of the main parking lot, including drive aisles and parking spaces have been reviewed and approved by the City Traffic Engineer.
5. The elimination of the frontage road and deletion of the service access from East Coast Highway and the associated deceleration lane are consistent with the alternative site plan that was considered by the City Council.

Finding:

- B. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.*

Facts in Support of Finding:

1. The proposed changes are minor and consistent with the approved site development plans that were analyzed by the adopted Mitigated Negative Declaration No. ND2010-010 (MND) and supporting documents. The reduction in grading quantities by approximately 19,000 cubic yards will result in a reduction in the number of truck trips analyzed in the MND and a corresponding reduction in Green House Gas and Air Quality emissions. As a result, these changes are not substantial that would require revision or recirculation of the previously-adopted MND.

Finding:

- C. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed changes do not involve any project features that were subject to conditions of approval. The proposed increase in the number of on-site parking is corresponding to the parking ratio requirements specified in the PCDP.

Finding:

- D. Do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

1. The clubhouse floor area remains at 54,819 square feet as originally approved and is within the maximum development limit of 56,000 square feet established in the PCDP. The operation of the clubhouse will remain consistent with the existing operation, and is allowed for in the PCDP. There are no operational changes proposed that would affect the principal use of the golf club.

IV. DETERMINATION

The Community Development Director hereby determines that the proposed changes are minor in nature and are consistent with the criteria specified in Section 4.8 of PCDP that authorized the approval of minor changes to the approved site plan by the Community Development Director.

V. CONDITIONS OF APPROVAL

1. A minimum of 342 parking spaces shall be provided and maintained for the Golf Course and its clubhouse.
2. The parking lot and vehicle circulation system shall be subject to further review by the City Traffic Engineer. Parking lot layout shall comply with City Standard STD-805-L-A and STD-805-L-B. All dead end drive aisles shall be accompanied by a dedicated turn around space and 5-foot minimum hammerhead/drive aisle extension.
3. Final design of the water, sewer and storm drain facilities is subject to further review and approval by the Public Works Department and Municipal Operations Department.

4. *To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Newport Beach Country Club Golf Club including, but not limited to, Staff Approval No. SA2014-003. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.*
5. All previous applicable conditions of approval of SD2011-003 shall remain in effect.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



Rosalinh Ung
Associate Planner

JC/ru

Attachments: CD 1 Vicinity Map
CD 2 Applicant's Project Description
CD 3 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval No. SA2014-003
PA2014-017

1600 East Coast Highway

Attachment No. CD 2

Applicant's Project Description



April 24, 2014

Ms. Rosalinh Ung
Associate Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA. 92658-8915

Subject: Newport Beach Country Club – Updated Project Plan Staff Approval Submittal

Dear Ms. Ung:

CAA Planning, Inc. (CAA) is pleased to submit an updated set of plans for the Newport Beach Country Club, consistent with our recent communications. As described in my January 31, 2014 letter of the same topic, we are requesting Staff Approval by the Community Development Director of minor changes to the 2012 Site Development Review approved by the City of Newport Beach. These minor changes include a reduction in the clubhouse building footprint, increase in the landscape buffer between the clubhouse and the adjacent tennis club, addition of a swimming pool, elimination of a new golf course maintenance building and addition of a new carport in the maintenance yard, elimination of the existing frontage road adjacent to East Coast Highway, elimination of the previously proposed service entry and driveway from East Coast Highway.

The Newport Beach Country Club Planned Community Development Plan (NBCC PC), Ordinance No. 2012-4, adopted March 27, 2012 specifies that minor changes to the site plan may be approved by the Community Development Director, without the need for a subsequent public hearing. Section 4.8.1 (a-f) of the PC specifically allows the Community Development Director to approve minor changes to a project in compliance with Zoning Code Section 20.54.070, Changes to an Approved Project. Changes allowed by the NBCC PC are listed below in **bold** along with the description of the proposed minor changes. A discussion of consistency with Zoning Code Section 20.54.070 follows.

a. Minor relocation of any proposed structure.

- The location of the proposed clubhouse will be rotated slightly counterclockwise resulting in an increased golf course view corridor between the existing tennis club property line and the new clubhouse from 128 feet to 142.5 feet. (14.5 feet).
- The footprint for the proposed clubhouse will be reduced from 33,480 square feet to 31,721 square feet (1,759 square feet) due to the relocation of the ground floor uses on previous floor plans to the basement, including the employee lounge and locker rooms.



Ms. Rosalinh Ung

April 24, 2014

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b. Reduction in the square footage of any structure and a commensurate reduction in required parking, if applicable.

- The clubhouse floor area remains at 54,819 square feet as originally approved and is within the maximum development limit established in the NBCC PC of 56,000 square feet; the total site parking has been increased from 336 spaces to 375 spaces.

c. Reconfiguration of the golf clubhouse parking lot, including drive aisles and/or parking spaces, subject to review and approval of the City Traffic Engineer.

- The parking lot has been reconfigured. Access to the parking lot is provided from the main entry drive in approximately the same location, however the down ramp into the main parking field has been narrowed and the center landscaping has been removed. The parking stalls on the western side of the main parking field have been reoriented to be parallel to the clubhouse. Parking stalls on the eastern side of the parking field will remain perpendicular to the clubhouse. As indicated above, the total parking has been increased by 39 spaces to 375 spaces.
- The parking field located to the west of the clubhouse has been shifted southerly to accommodate the swimming pool, and is a part of the main entry drive aisle.
- Vehicular circulation through the site remains largely unchanged.
- The frontage road has been deleted.
- The service entrance from East Coast Highway and the associated deceleration lane have been deleted.

d. Reconfiguration of parking lot landscaping.

- The parking lot landscaping will be reconfigured by adding planted landscape medians running parallel to PCH, which will reduce the visual dominance of the parking lot. In addition, the main parking area gently slopes upwards from East Coast Highway to the clubhouse, whereas in the approved plan, the main parking area was generally flat with a larger grade differential between the parking lot and the clubhouse. This redesign results in a small slope separating the entry drive aisle from the main parking lot has been reduced.

e. Modification of the approved architectural style.

- The architectural style of the clubhouse has been updated from the Prairie style to a Coastal/Beach Craftsman style to compliment the coastal beach and golf course setting. The building architecture incorporates low pitched roofs, generous roof over hangs to shade the wide expanses of glass. Covered verandahs and terraces are intended to blur the line between indoors and outdoors.



Ms. Rosalinh Ung

April 24, 2014

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f. Any other minor change to the site plan provided it does not increase any structure area, height, number of units, number of hotel rooms, and/or change of use.

- The addition of a swimming pool, children's pool, pool equipment building, and a pool building to the west of the clubhouse. The pool equipment building will be located to the west of the pool for easy access to the maintenance yard. The pool building will include restrooms, lockers, and a snack bar. The General Plan land use designation of Parks and Recreational specifies that for private uses, incidental buildings including but not limited to supply storage and restrooms are not included in the intensity limits.
- Deletion of the entry drive guard gate from the project.
- A reduction in the site grading and import from approximately 34,000 cubic yards to approximately 14,500 cubic yards (19,500 cubic yard reduction).
- The addition of golf cart parking on the northern side of the clubhouse (not included in the total parking count)
- Under the approved plans, the maintenance area would have been demolished and reconstructed. That has been removed from the plans, and the maintenance area will remain unchanged with the exception of a carport for maintenance vehicles. The carport will be 150' in length and 14'2" in height with an 19' overhang.
- Decrease in building height to 45'4", which is within the 50' height limit.

Changes allowed by section 20.54.070 are listed below in **bold** followed by a corresponding response.

a. Are consistent with all applicable provisions of this Zoning Code;

- The updated site plan remains consistent with the General Plan designation of Parks and Recreation (PR), which allows for golf courses and private recreational facilities. The project is also consistent with the NBCC PC which allows for a golf clubhouse with a development limit of 56,000 square feet, exclusive of any enclosed golf cart storage areas, ramps, washing areas, and other ancillary buildings and established a building height of 50'. The project remains consistent with the NBCC PC and the City's Zoning Code.

b. Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project;

- The updated project is consistent with the 2010 Mitigated Negative Declaration (MND) and supporting documents approved by the City of Newport Beach as



Ms. Rosalinh Ung
April 24, 2014
Page 4 of 5

lead agency and upheld by the Orange County Superior Court in Case No. 3902912099550274-CU-PT-CJC.

- The reduction in grading quantities by approximately 19,000 cubic yards will result in a reduction in the number of truck trips analyzed in the MND and a corresponding reduction in GHG and Air Quality emissions.
- Pursuant to California Code of Regulations, Title 14, sections 15050 and 15162, the minor changes to the site plan remain consistent with the MND and no additional analysis is required pursuant to the California Environmental Quality Act.

c. Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval; and

- The project site plan was updated to address concerns raised by Mr. Robert O Hill of Golf Realty Fund, which represents 50% of the land ownership and is the managing partner. These changes include, but are not limited to:
 - elimination of the frontage road
 - deletion of the service access from East Coast Highway and the associated deceleration lane
 - reorientation of the main parking field
 - reduction in grading/import
 - increased buffer between the adjacent tennis club and the clubhouse
 - changes to parking lot landscaping to reduce visual dominance of parking lot
 - minimization of golf course impacts by leaving maintenance area unchanged

The project does not involve any project features that were subject to conditions of approval.

d. Do not result in an expansion or change in operational characteristics of the use.

- The clubhouse floor area remains at 54,819 square feet as originally approved and is within the maximum development limit of 56,000 square feet established in the NBCC PC and the General Plan. In addition, the building footprint has been reduced by approximately 1,759 square feet, which is the result of moving the employee lounge and locker rooms to the basement level. The operation of the clubhouse will remain consistent with the existing operation, and that allowed for in the NBCC PC. There are no operational changes proposed that would affect the nature of the private club.



Ms. Rosalinh Ung

April 24, 2014

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The minor changes detailed herein will allow for the construction of a revised golf clubhouse while maintaining consistency with the goals, policies, and actions of the NBCC PC adopted in 2012. As indicated above, the changes to the site plan are considered minor in nature and may be approved administratively by the Community Development Director, consistent with Section 4.8 of the NBCC PC and section 20.54.070 of the Zoning Code.

Sincerely,

CAA PLANNING, INC.

Shawna L. Schaffner
Chief Executive Officer

c: Perry Dickey, NBCC
Mark Melzer, MDR Architects

Attachment: Architectural Drawing Sets (1 full sized, 1 11x17 reduction – to be delivered under separate cover)

Attachment No. CD 3

Project Plans

The Newport Beach Country Club

Newport Beach, California



SHEET INDEX:

A.1. OVERALL SITE PLAN

A.2. AERIAL MAP

A.3. SITE PLAN

A.4. BASEMENT LEVEL PLAN

A.5. ENTRY LEVEL PLAN

A.6. UPPER LEVEL PLAN

A.7. ROOF PLAN

A.8. NORTH & SOUTH ELEVATION

A.9. EAST & WEST ELEVATION

A.10. POOL / SNACK BAR

A.11. VEHICULAR & PEDESTRIAN CIRCULATION

A.12. PRELIMINARY LANDSCAPE PLAN

A.13. PRELIMINARY LANDSCAPE PLANT LEGEND

A.14. PRELIMINARY LANDSCAPE LIGHTING PLAN

A.15. TECHNICAL SITE PLAN

A.16. TECHNICAL SITE PLAN

A.17. SIGNAGE PLAN

A.18. DESIGN PHILOSOPHY

APRIL 24, 2014

APPLICANT:

NEWPORT BEACH COUNTRY CLUB, INC
1600 East Coast Highway
Newport Beach, CA 92660
Phone: 949.644.9550
Contact: Perry W. Dickey. *President/COO*

APPLICANT REPRESENTATIVE:

CAA PLANNING
65 Enterprise. Suite 130
Aliso Viejo, CA 92656
Phone: 949.581.2888
Contact: Shawna Schaffner. *CEO*

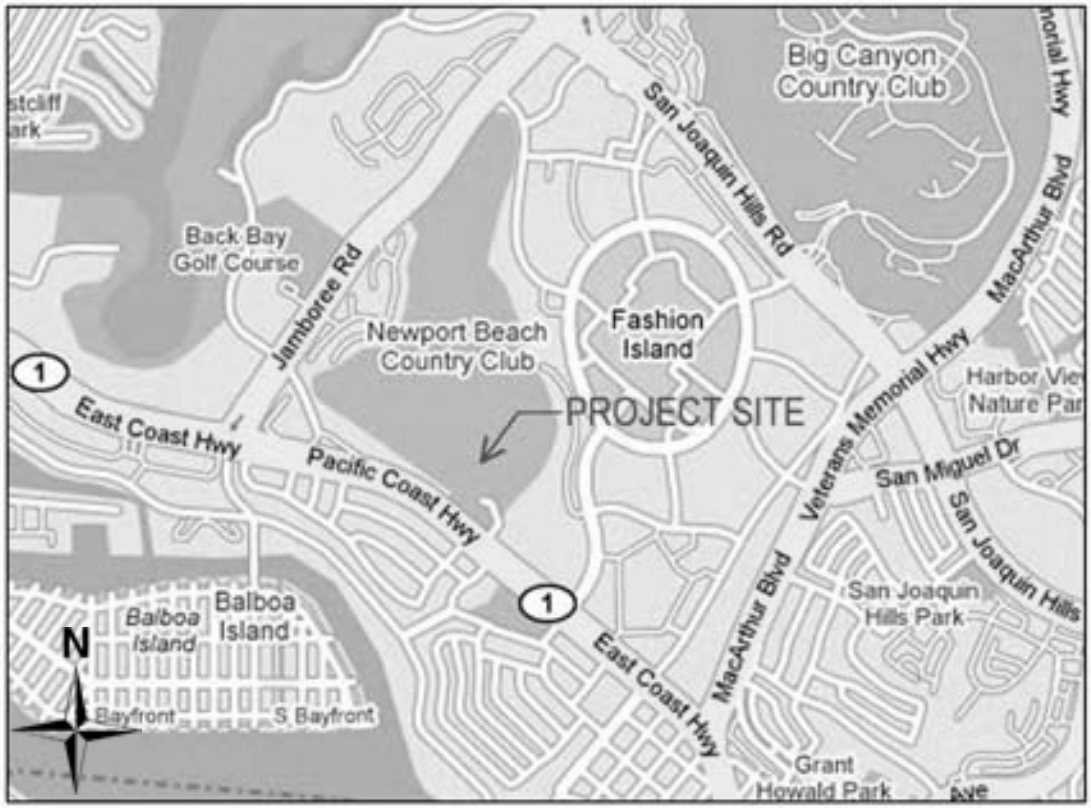
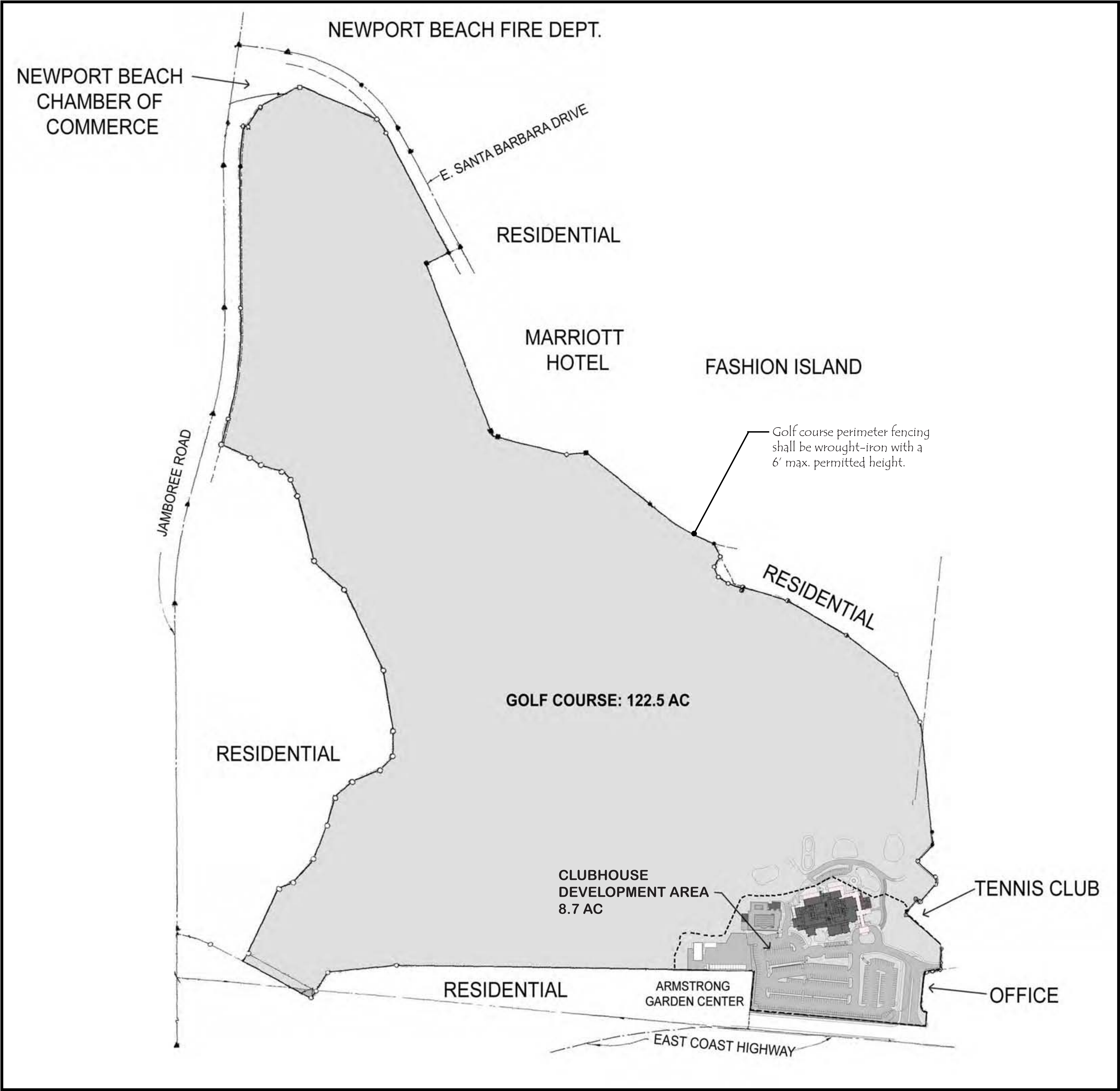
CIVIL ENGINEER:

FUSCOE ENGINEERING
16795 Von Karman. Suite 100
Irvine, CA 92606
Phone: 949.474.1960
Contact: Cal Woolsey

ARCHITECT:

MDR ARCHITECTS, INC
9511 Irvine Center Drive
Irvine, CA 92618
Phone: 949.474.8188
Contact: Mark Melzer





Vicinity Map (N.T.S)

Proposed Revision (April 24, 2014)		As Approved - 2012 (PA2014-017)	
Clubhouse			
Component	Floor Area (sq. ft.)	Component	Floor Area (sq. ft.)
1st Floor	31,639	1st Floor	30,693
2nd Floor	20,990	2nd Floor	20,520
Basement (non-exempt)	2,190	Bag Storage	3,606
Total	54,819	Total	54,819
Basement (Cart Barn)	8,690	Basement (Cart Barn)	5,704
(E) Maintenance Bldg	2,035	Maintenance	8,565
Pool Snack Bar	513	Snack Bar	180
Pool Restroom Facilities	625	Restroom Facilities	630
Pool Equipment	752	Starter Shack	140
Total	67,434		70,038

Building Heights			
Component	Height (ft.)	Component	Height (ft.)
Clubhouse	45'-4"	Clubhouse	49'-6"

(E) = Existing

Parking Summary			
Proposed	375 Total Spaces	As Approved	336 Total Spaces

(E) = Existing

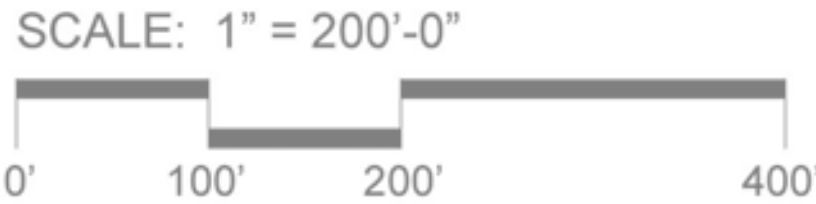
Site Development Summary			
	PROPOSED CLUBHOUSE		EXISTING CLUBHOUSE
Site Area	Gross Site Area	131.52 acres	Gross Site Area 131.52 acres
Lot Coverage	35,367 sf / 131.52 acres	0.617%	31,50 sf / 131.52 acres 0.550%
	Lot coverage area includes 1st floor area, pool building and existing maintenance building areas.		Lot coverage area includes 1st floor area, cart barn, and maintenance building areas.

- Note:
- 1) Gross Site Area includes golf course.
 - 2) Existing clubhouse building area from take-off of existing floor plan.
 - 3) Existing cart barn and maintenance building areas are from field measurements.

GENERAL NOTES

- 1) Building Occupancy Group: A-2
- 2) Construction Type: Type V-B (Fully Sprinklered)
- 3) IBC/CBC 2013

OVERALL SITE PLAN



A.1



April 24, 2014

The Newport Beach Country Club

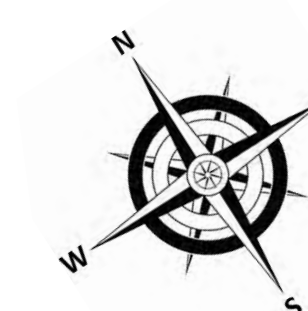
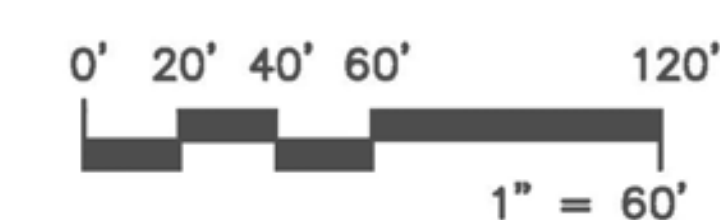
Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





AERIAL MAP



A.2

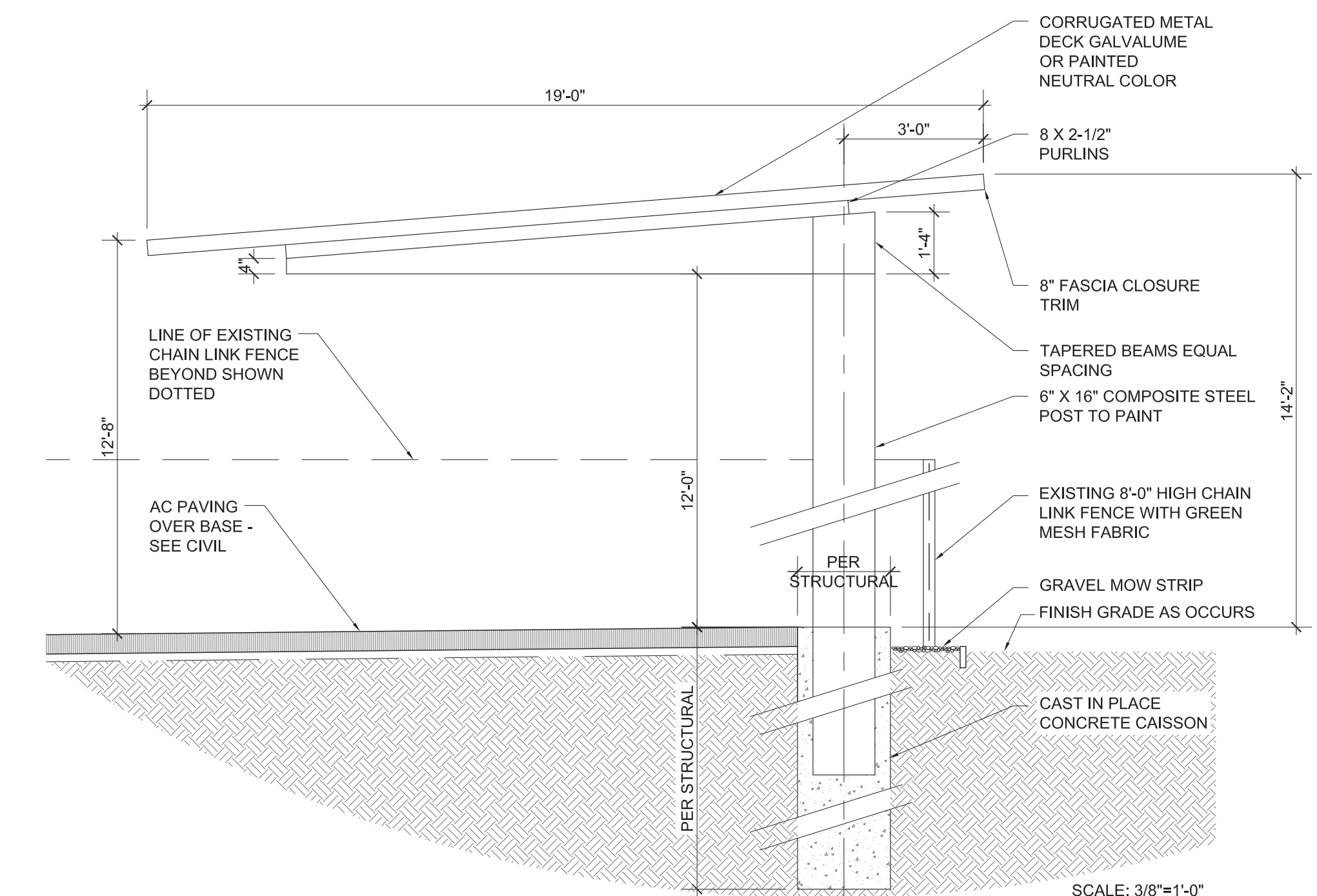
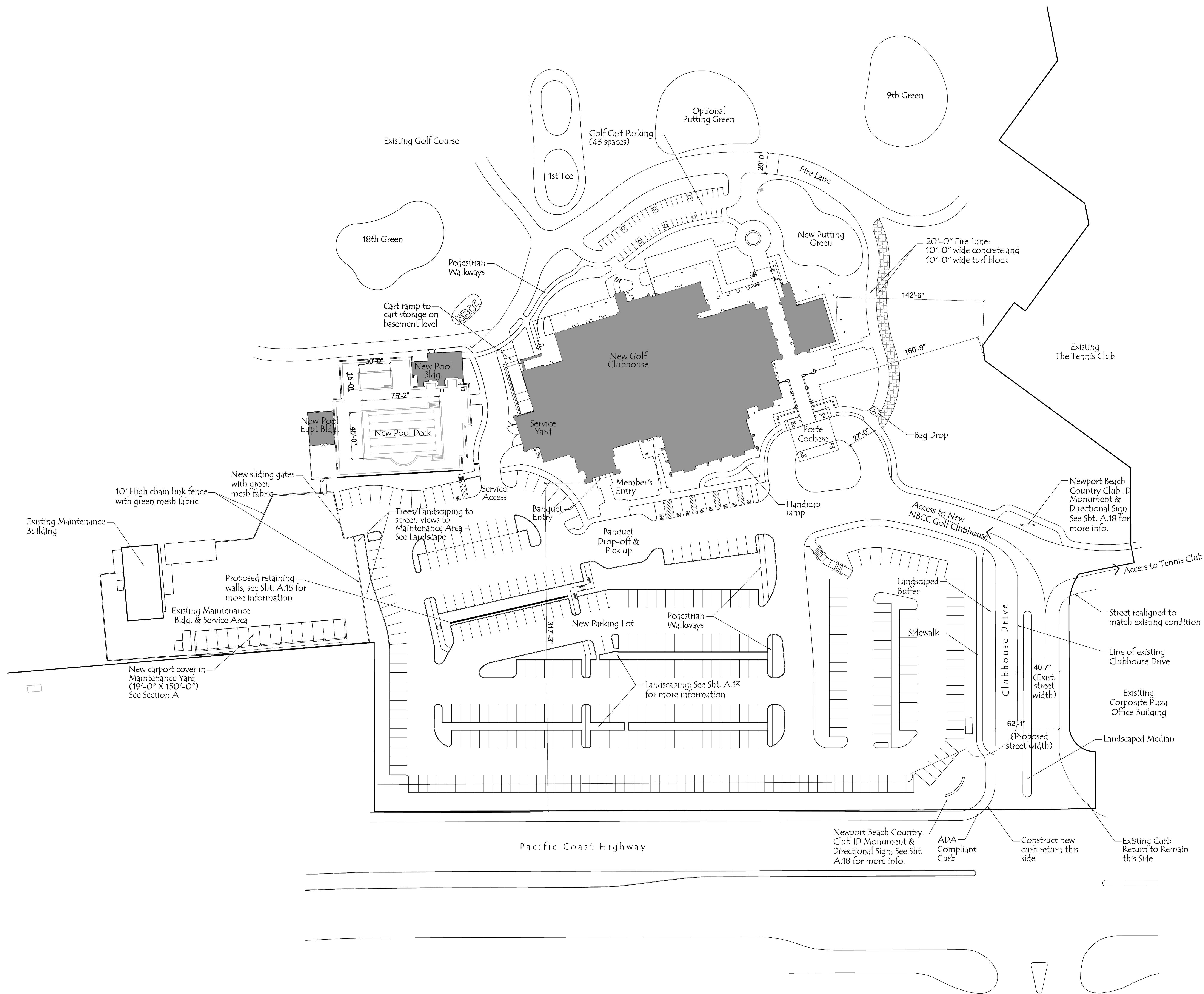
The Newport Beach Country Club

April 24, 2014

Newport Beach, CA

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SECTION A - MAINTENANCE YARD CARPORT COVER

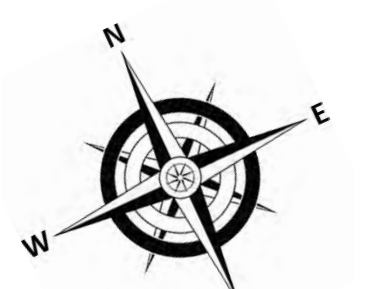
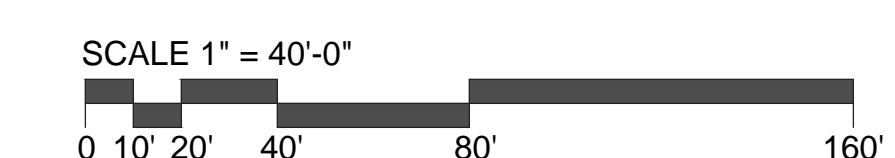
PARKING TABULATION

PARKING REQUIREMENTS		Land Use and Development Requirements	Area or Seat/Hole Count	No. of Spaces Required
GOLF COURSE	18 Holes	8 Spaces / Hole	18 Holes	144
DINING, ASSEMBLY & MEETING RMS.	Banquet Room Board Room Bar & Grille	1 Space / 3 Seats	300 Seats 40 Seats 152 Seats	100 13 51
ADMINISTRATIVE OFFICE	Multi-Purpose Room Administrative Offices	4 Spaces / 1000 sf	810 sf 1780 sf	4 8
PRO SHOP	Pro Shop	4 Stalls / 1000 sf	1788 sf	8
EXISTING MAINTENANCE FACILITY	Maintenance	2 Spaces / 1000 sf	2035 sf	5
HEALTH & FITNESS	Fitness Center	4 Spaces / 1000 sf	2073 sf	9
TOTAL REQUIRED				342 Spaces
PARKING PROVIDED				
9' Standard (75%)				296
8.5' Standard (22%)				70
Handicap (3%)		8 + 1 (van)		9
TOTAL PROVIDED (100%)				375 Spaces

GENERAL NOTES

- The total number of parking spaces provided does not include the 43 golf cart spaces shown on plan.
- Parking ratios are from Table 2 of the Circulation and Parking Evaluation by Kimley-Horn and Associates, Inc., September 2009 for Newport Beach Country Club - Clubhouse Improvement Project
- Parking lot layout shall comply with City Standards STD-805-L-A and STD-805-L-B.

SITE PLAN



A.3

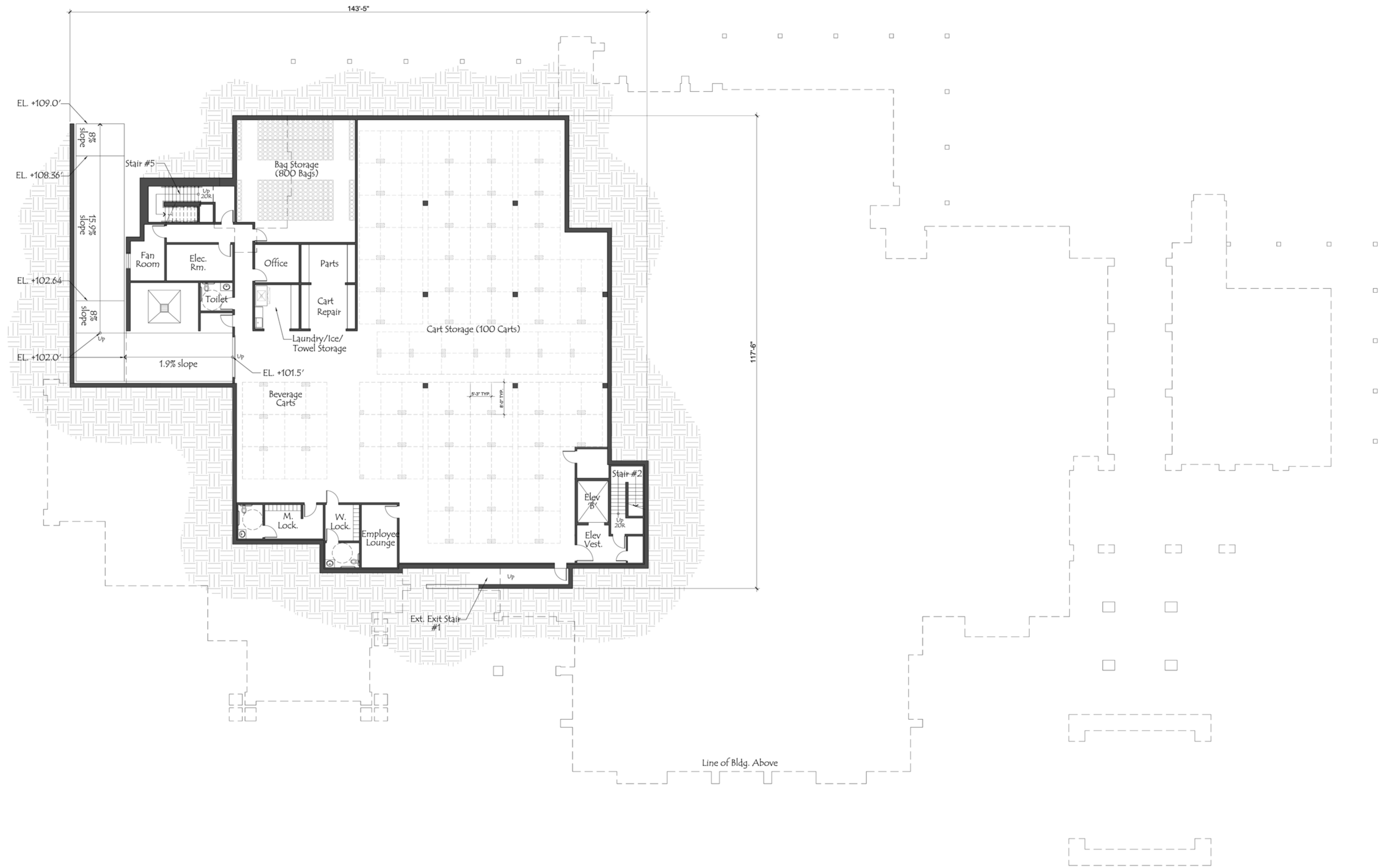


April 24, 2014

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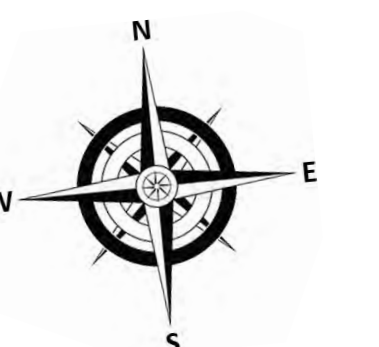


AREA TABULATION

Basement Level	
Occupied Spaces Only:	2,190.0 sf
Cart Barn Storage:	8,690.0 sf
(Ancillary spaces)	
TOTAL Basement Level:	10,880.0 sf

BASEMENT LEVEL PLAN

SCALE 3/32" = 1'-0"



A.4

The Newport Beach Country Club

April 24, 2014

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



A/A.8

331'-6"

B/A.9

A/A.9

B/A.8

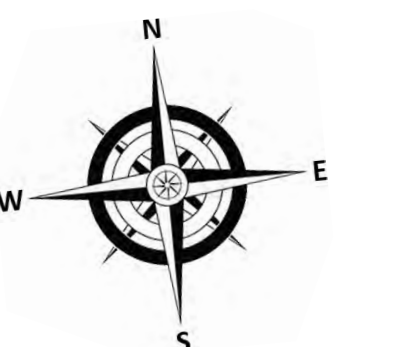
AREA TABULATION

Entry Level
Main Building: 29,858.0 sf
Administration Wing: 1,781.0 sf
TOTAL Entry Level: 31,639.0 sf

Pool Building: 1,693.0 sf
(Ancillary)

ENTRY LEVEL PLAN

SCALE 3/32" = 1'-0"



The Newport Beach Country Club

A.5



April 24, 2014

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



A/A.8

273'-5"

B/A.9

A/A.9

B/A.8

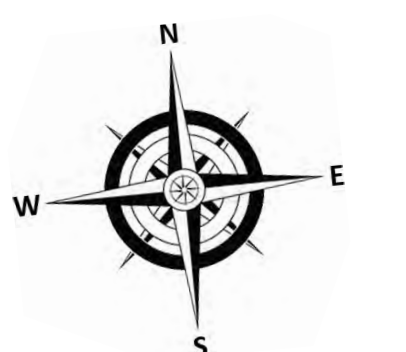
173'-0"

AREA TABULATION

TOTAL Upper Level: 20,990 sf

UPPER LEVEL PLAN

SCALE 3/32" = 1'-0"



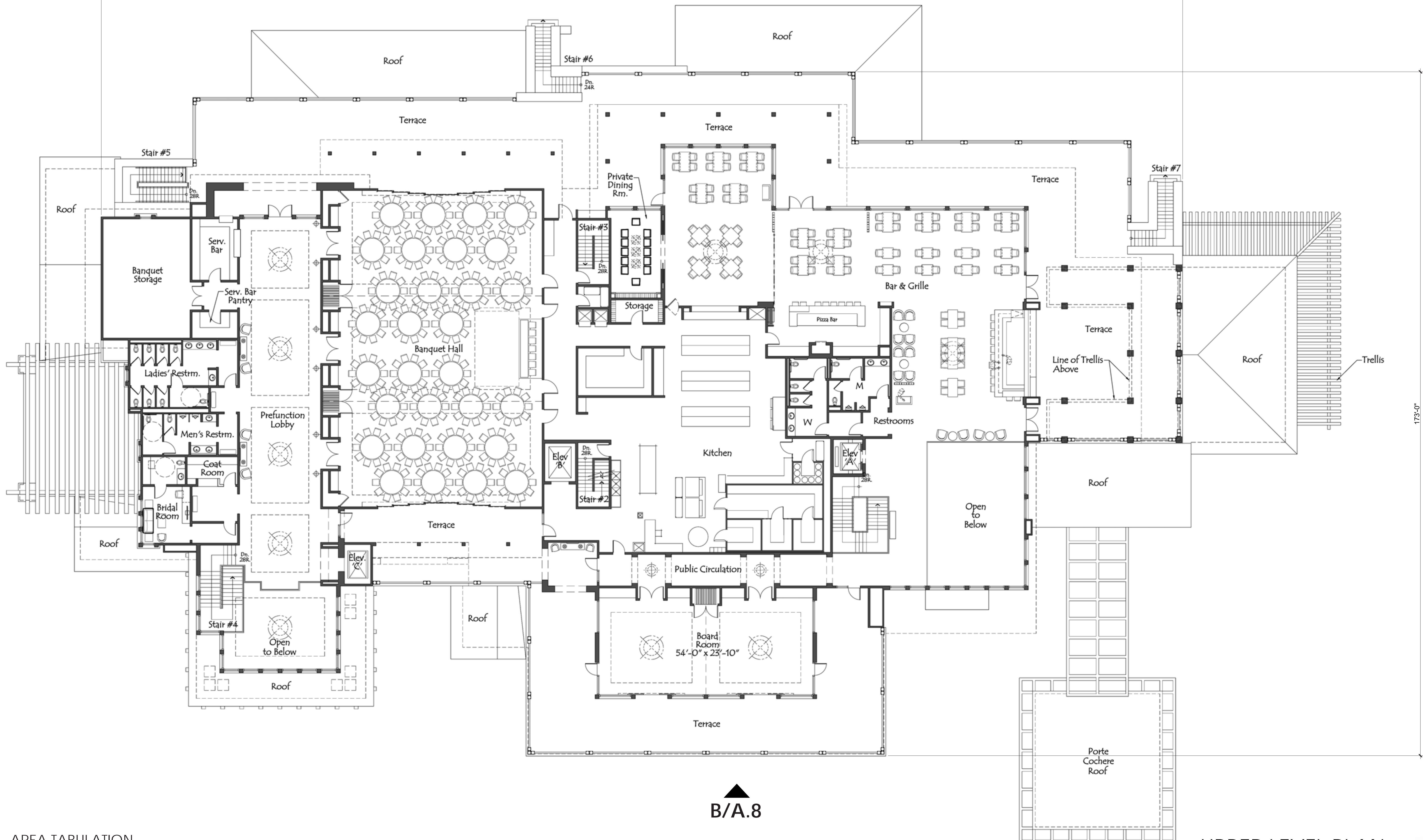
A.6

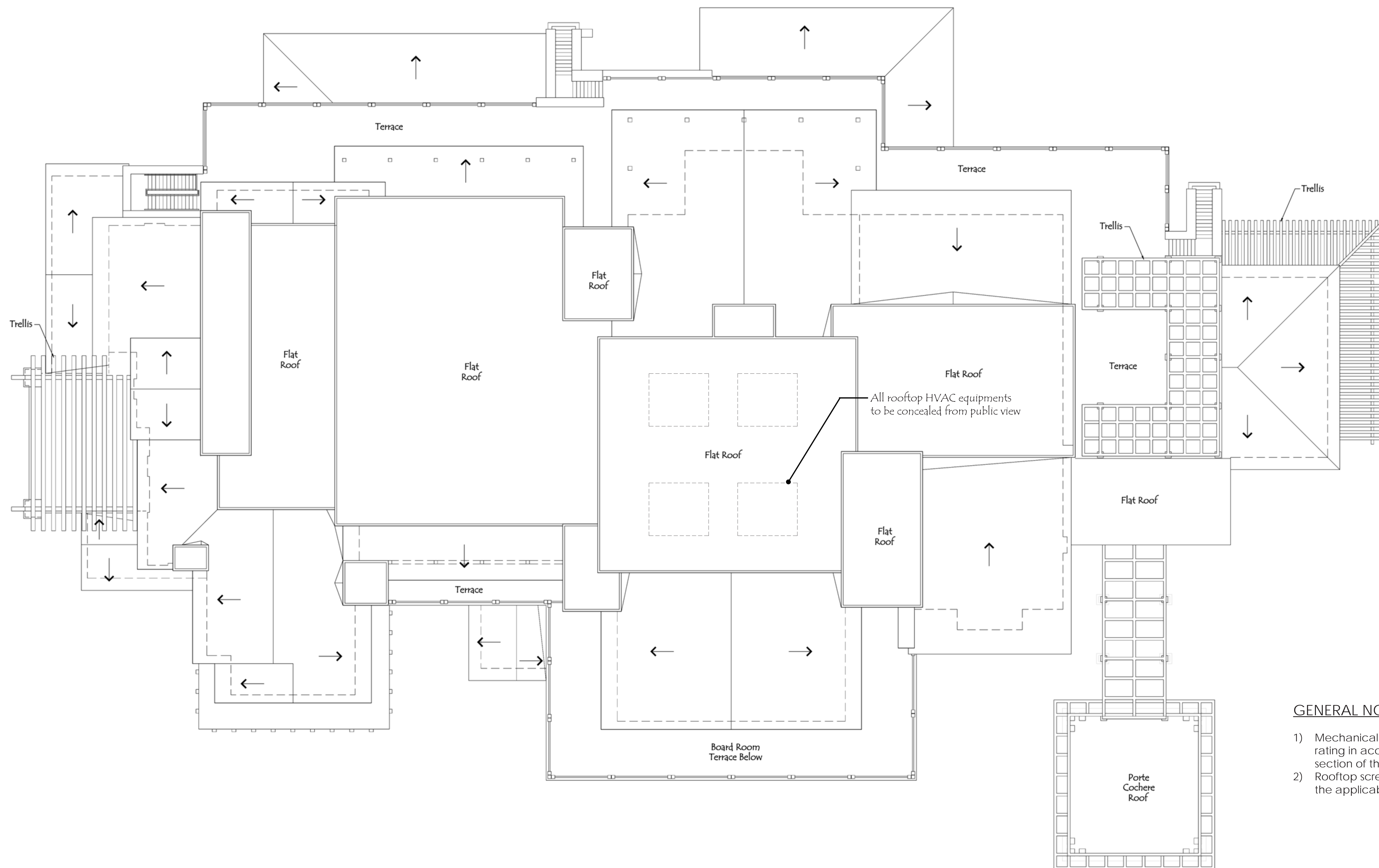
The Newport Beach Country Club

April 24, 2014

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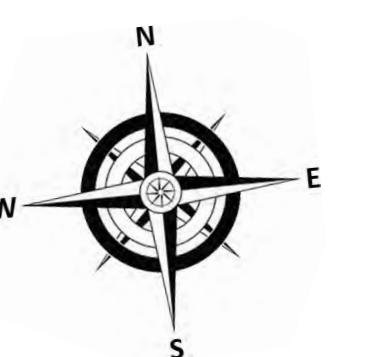


GENERAL NOTES

- 1) Mechanical appurtenances shall be subject to sound rating in accordance with the exterior noise standards section of the Newport Beach Municipal Code.
- 2) Rooftop screening and enclosure shall be subject to the applicable height limit.

ROOF PLAN

SCALE 3/32" = 1'-0"



A.7

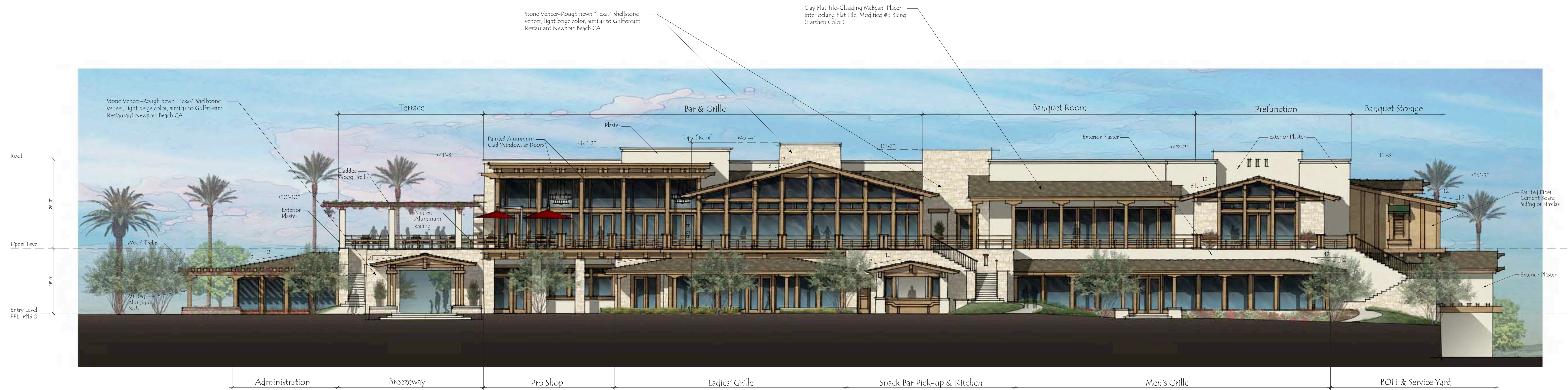
The Newport Beach Country Club

April 24, 2014

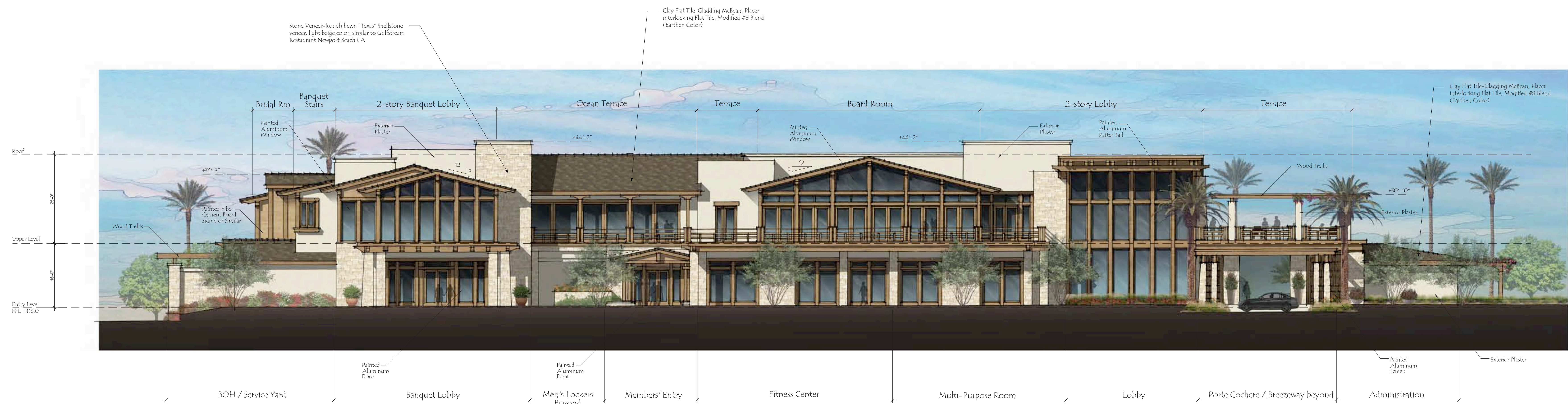
Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





A. North Elevation



B. South Elevation

CLUBHOUSE ELEVATIONS

SCALE 3/32" = 1'-0"

0 5' 10' 20' 40'

A.8

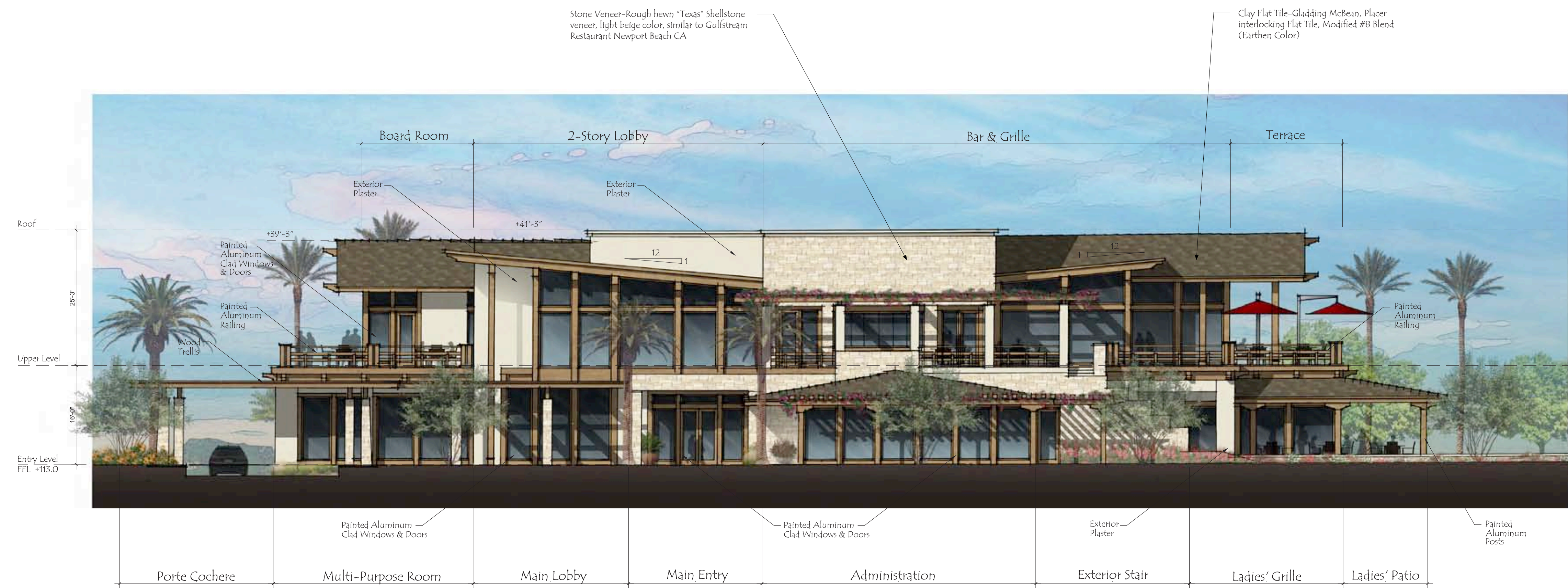
The Newport Beach Country Club

April 24, 2014

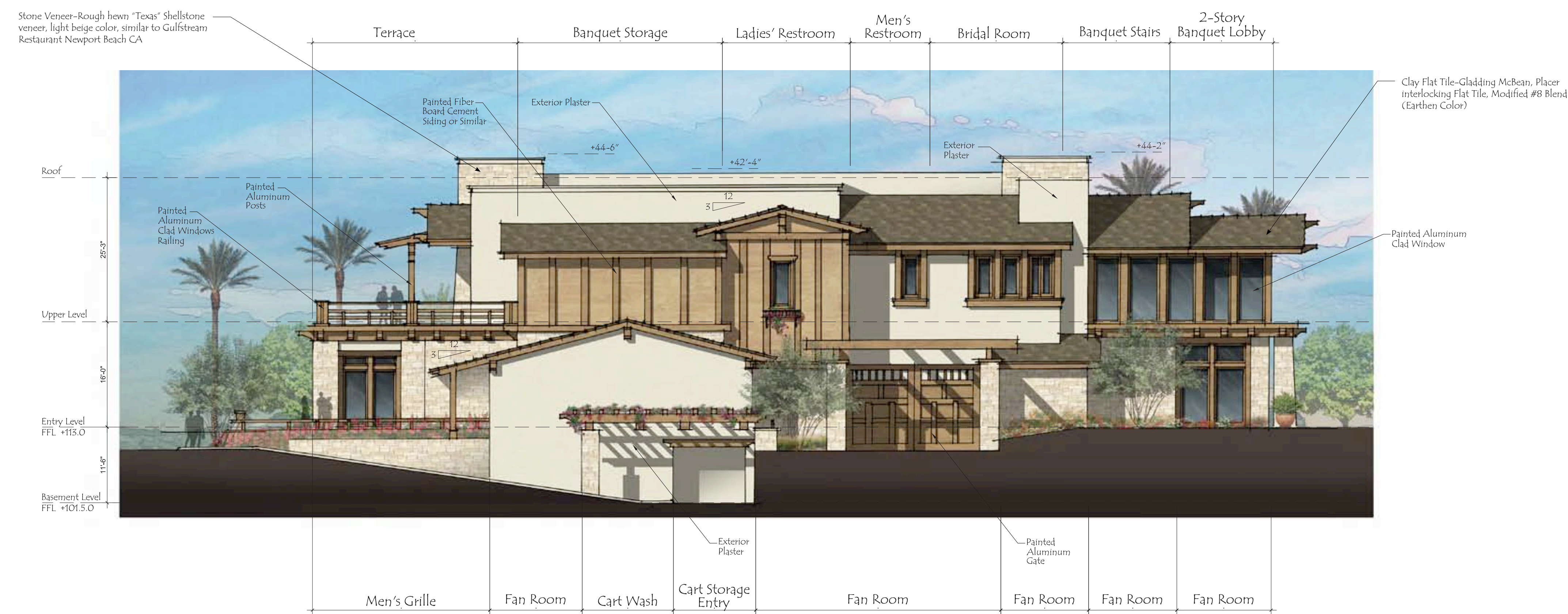
Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





A. East Elevation



B. West Elevation

CLUBHOUSE ELEVATIONS

SCALE 3/32" = 1'-0"

A.9

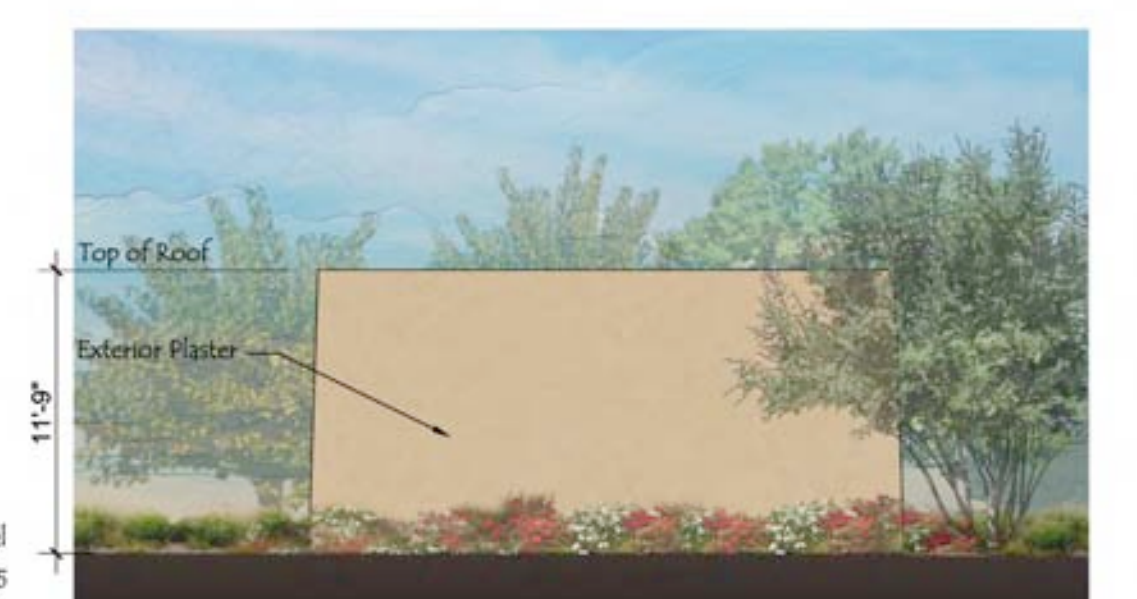
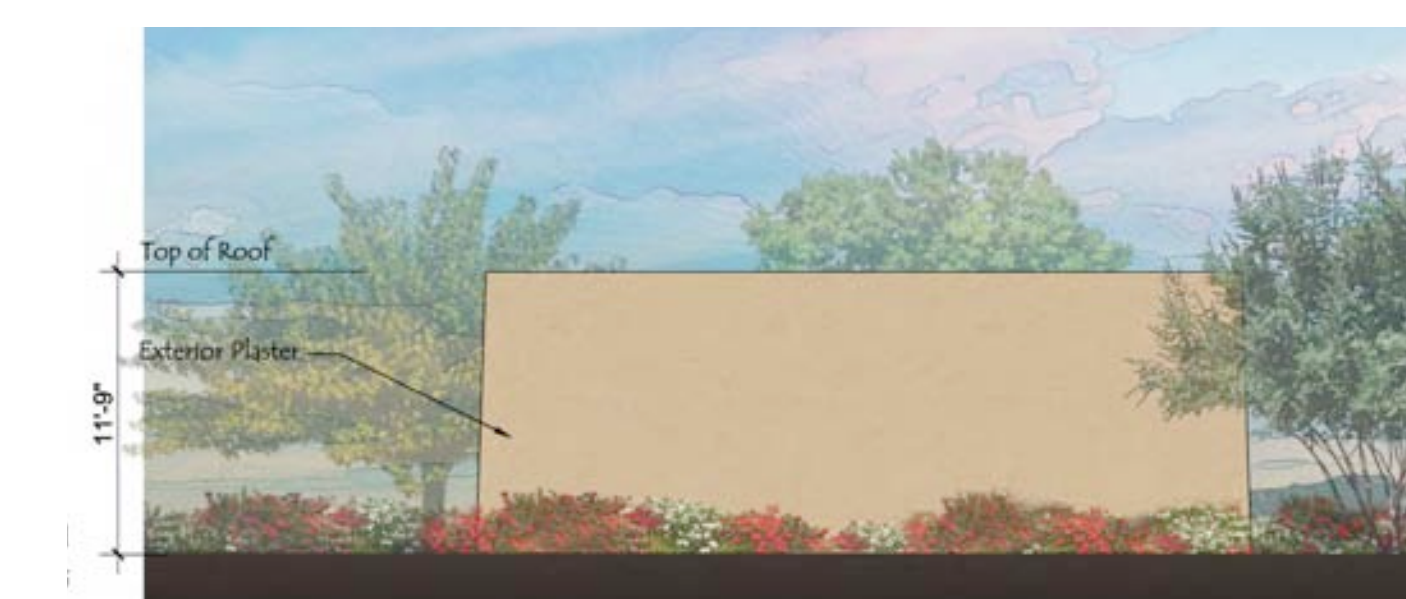
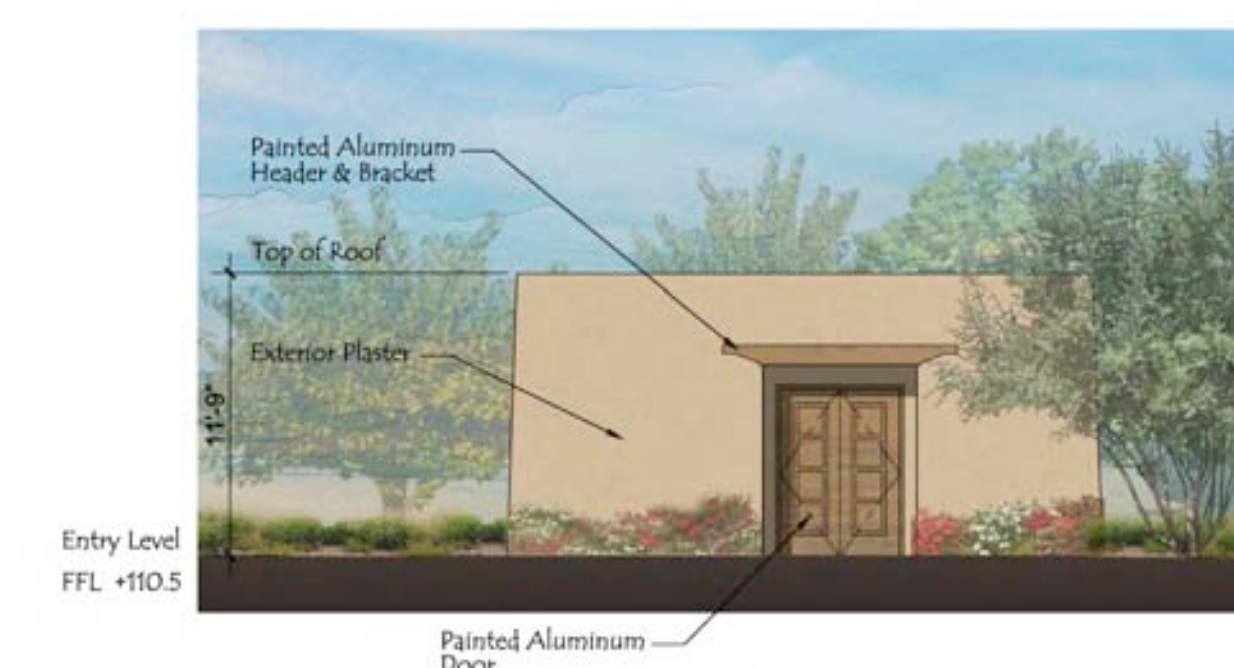
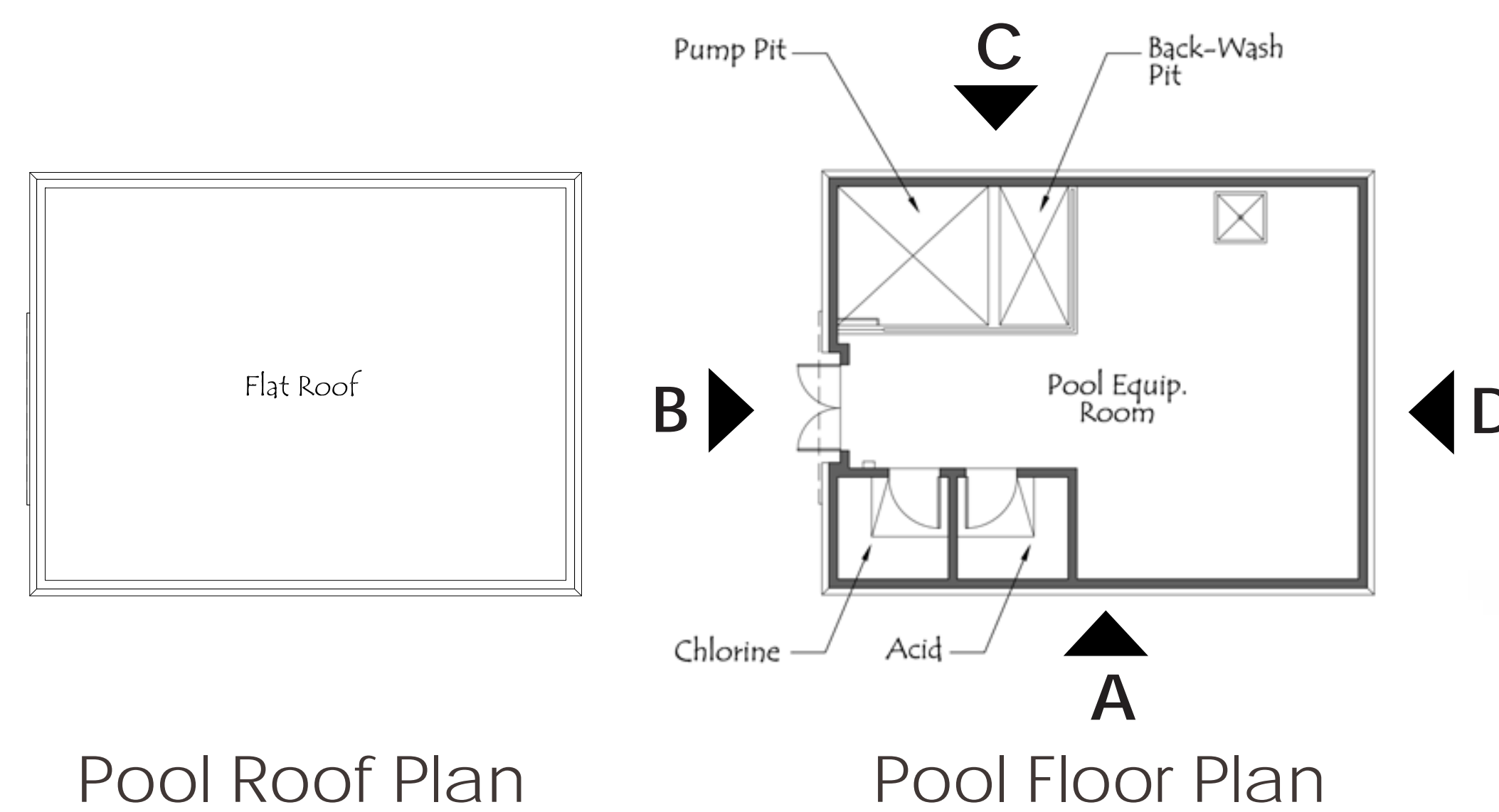
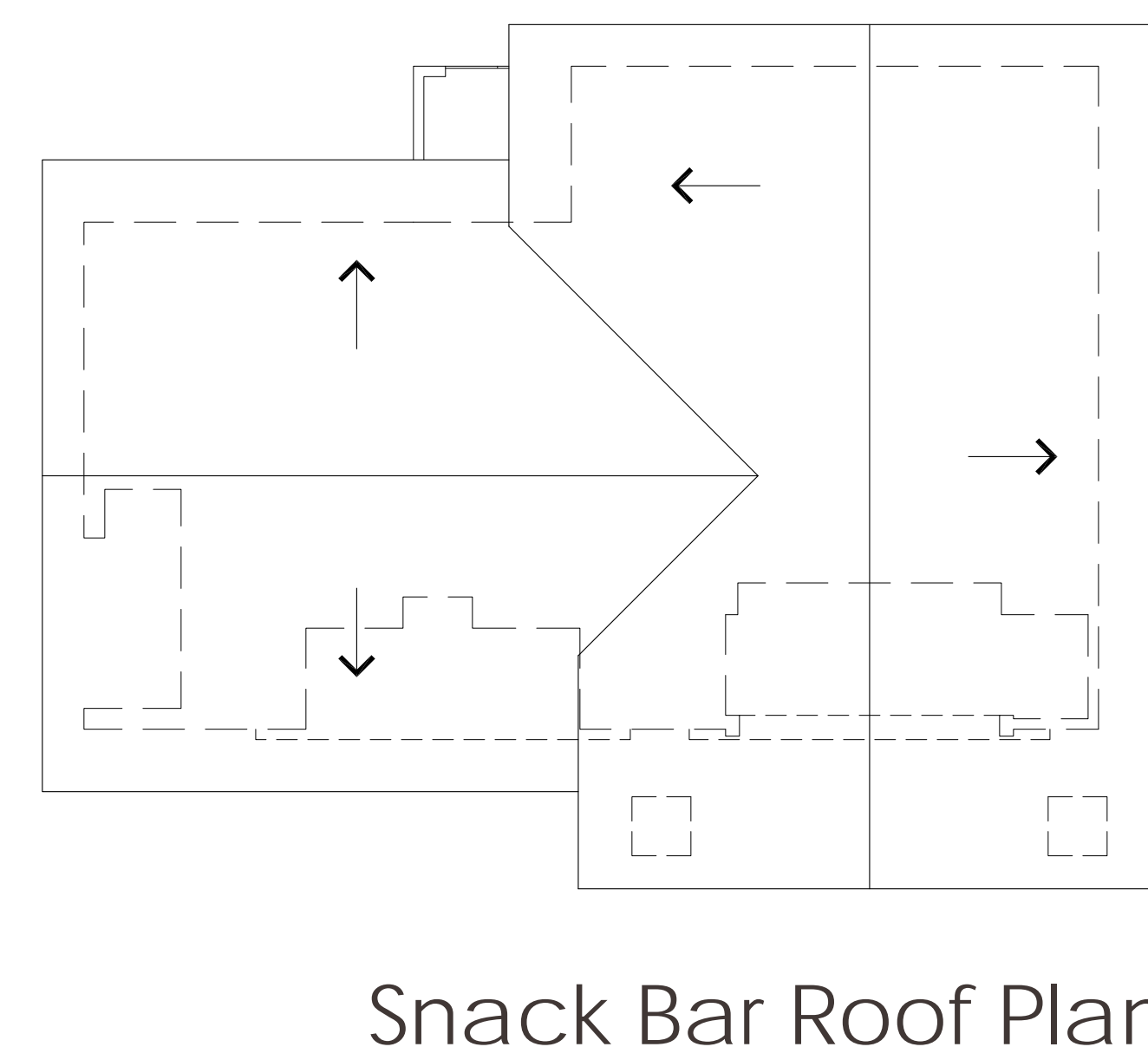
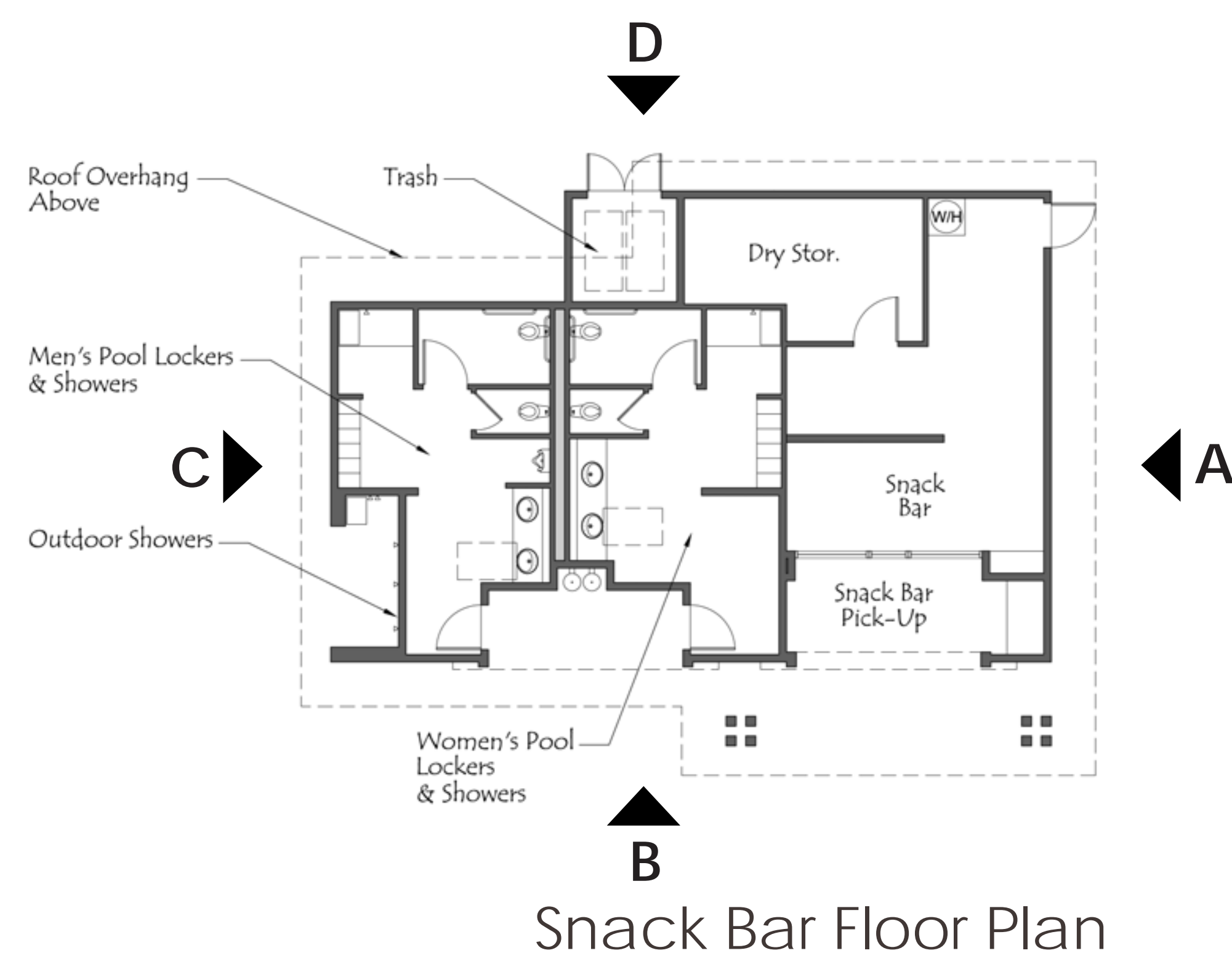
The Newport Beach Country Club

April 24, 2014

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





POOL / SNACK BAR ELEVATIONS

SCALE 1/8" = 1'-0"

A.10



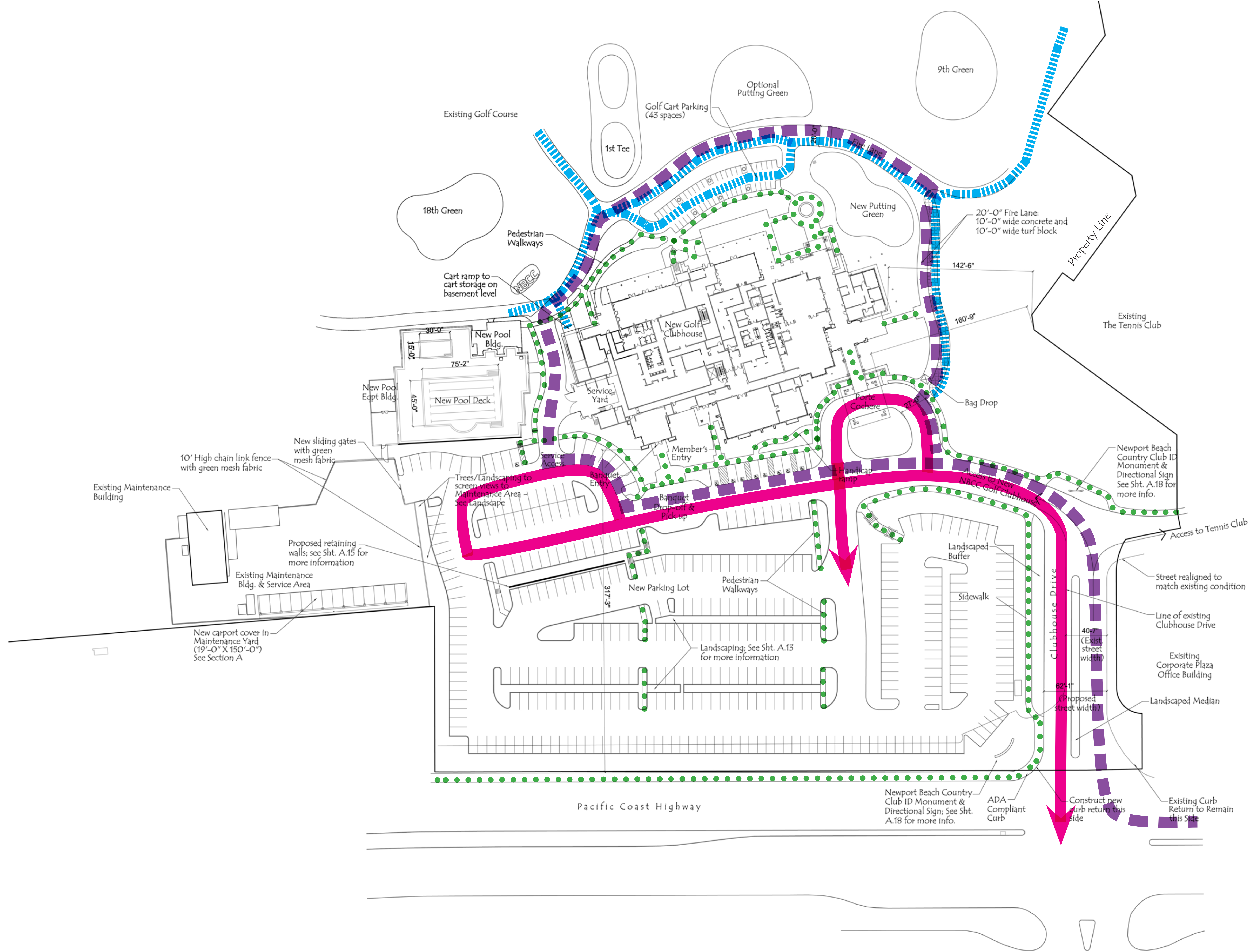
April 24, 2014

The Newport Beach Country Club

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



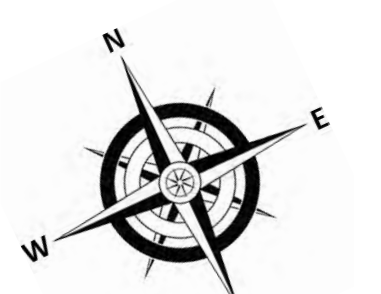


LEGEND:

- Vehicular Circulation
- Fire Lane
- Cart Path
- Pedestrian Circulation

VEHICULAR & PEDESTRIAN CIRCULATION PLAN

SCALE 1" = 40'-0"



A.11

The Newport Beach Country Club

April 24, 2014

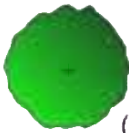











Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	COMMENTS			
EXISTING TREES					
	MISCELLANEOUS EXISTING TREES ON GOLF COURSE	EXISTING TO REMAIN			
	BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	EXISTING TO REMAIN			
	FICUS MICROCARPA / INDIAN LAUREL	EXISTING TO REMAIN			
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	EXISTING TO REMAIN			
	EXISTING SHRUBS AND GROUNDCOVER				
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	WATER USE	QTY
PROPOSED TREES					
	PHOENIX DACTYLIFERA / DATE PALM	24" BTH	PALM ACCENT	MOD	10
	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	36" BOX	FLOWERING ACCENT TREE	MOD	67
	OLEA EUROPEA 'SWAN HILL' / FRUITLESS OLIVE - OR - QUERCUS AGRIFOLIA / COAST LIVE OAK	36" BOX	ENTRY ACCENT	LOW	56
	PINUS ELDARICA / AFGHAN PINE - OR - PINUS TORREYANA / TORREY PINE	24" BOX	PERIMETER SCREEN	LOW	35
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	36" BOX	DECIDUOUS	LOW	28
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	EVERGREEN PARKING LOT TREE	LOW	52
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BTH	ENTRY PALM	LOW	5

FOR COMPLETE PLANT LEGEND, SEE SHEET L-2

GENERAL NOTES

- 1) Landscaping shall be in accordance with the landscaping standards and water efficient landscaping sections of the Newport Beach Municipal Code.



PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 40'-0"



A.12



April 24, 2014

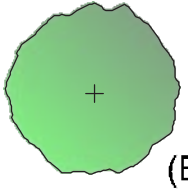
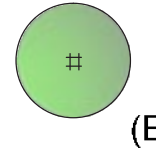
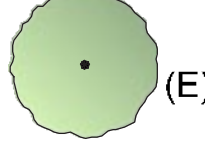



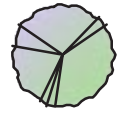


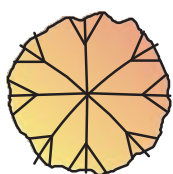
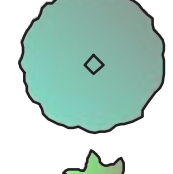

The Newport Beach Country Club

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	COMMENTS			
EXISTING TREES					
	MISCELLANEOUS EXISTING TREES ON GOLF COURSE	EXISTING TO REMAIN			
	BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	EXISTING TO REMAIN			
	FICUS MICROCARPA / INDIAN LAUREL	EXISTING TO REMAIN			
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	EXISTING TO REMAIN			
	EXISTING SHRUBS AND GROUNDCOVER				
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	PINUS ELDARICA / AFGHAN PINE - OR - PINUS TORREYANA / TORREY PINE	24" BOX	PERIMETER SCREEN	LOW	35
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	36" BOX	DECIDUOUS	LOW	28
	RHUS LANCEA / AFRICAN SUMAC	24" BOX	EVERGREEN PARKING LOT TREE	LOW	52
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24' BTH	ENTRY PALM	LOW	5

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	WATER USE
SHRUBS, VINES AND GROUNDCOVERS				
	AGAVE AMERICANA / CENTURY PLANT	5 GAL. / 36" O.C.	SUCCULENT ACCENT	LOW
	AGAVE ATTENUATA 'MOONGLOW' / MOONGLOW AGAVE	5 GAL. / 30" O.C.	SUCCULENT ACCENT	LOW
	AGAVE VILMORINIANA / OCTOPUS AGAVE	5 GAL. / 36" O.C.	SUCCULENT ACCENT	LOW
	ALOE STRIATA / CORAL ALOE	5 GAL. / 30" O.C.	SUCCULENT ACCENT	LOW
	ANIGOZANTHOS FLAVIDUS / RED KANGAROO PAW	1 GAL. / 24" O.C.	RED FLOWERS	LOW
	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL. / 48" O.C.	LARGE EVERGREEN	LOW
	BOUGAINVILLEA 'LA JOLLA' / BOUGAINVILLEA	5 GAL. / 30" O.C.	FLOWERING SHRUB	LOW
	ECHEVERIA SPP. / HENS AND CHICKENS	1 GAL. / 24" O.C.	SUCCULENT GROUNDCOVER	LOW
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL. / 60" O.C.	NATIVE	LOW
	KALANCHOE BLOSSFELDIANA / KALANCHOE	1 GAL. / 18" O.C.	SUCCULENT GROUNDCOVER	LOW
	LANTANA MONTEVIDENSIS / LANTANA	5 GAL. / 36" O.C.	FLOWERING LOW SHRUB	LOW
	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL. / 36" O.C.	ORNAMENTAL GRASS	LOW
	PITTOSPORUM T. 'GOLF BALL' / GOLF BALL KOHUHU	5 GAL. / 24" O.C.	EVERGREEN SHRUB	MOD
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS / 12" O.C.	FLOWERING GROUNDCOVER	LOW
	SALVIA CLEVELANDII / CALIFORNIA BLUE SAGE	5 GAL. / 48" O.C.	NATIVE	VERY LOW
	SALVIA GREGGII / AUTUMN SAGE	1 GAL. / 30" O.C.	FLOWERING SHRUB	LOW
	SENECIO MANDRALISCAE / BLUE CHALK STICKS	FLATS / 12" O.C.	SUCCULENT GROUNDCOVER	LOW
	TEUCRIMUM CHAMAEDRYIS / GERMANDER	1 GAL. / 24" O.C.	FLOWERING SHRUB	LOW
	WESTRINGIA FLORIBUNDA / COAST ROSEMARY	5 GAL. / 36" O.C.	GREY-GREEN FOLIAGE	LOW
	ANNUAL COLOR	4" POTS / 8" O.C.	FLOWERING ACCENT	MOD.
	MARATHON II FESCUE AT BUILDING AREA / HYBRID BERMUDA TIF GREEN AT GOLF COURSE AREA	SOD	DROUGHT TOLERANT SOD	LOW



PRELIMINARY LANDSCAPE PLANT LEGEND



A.13



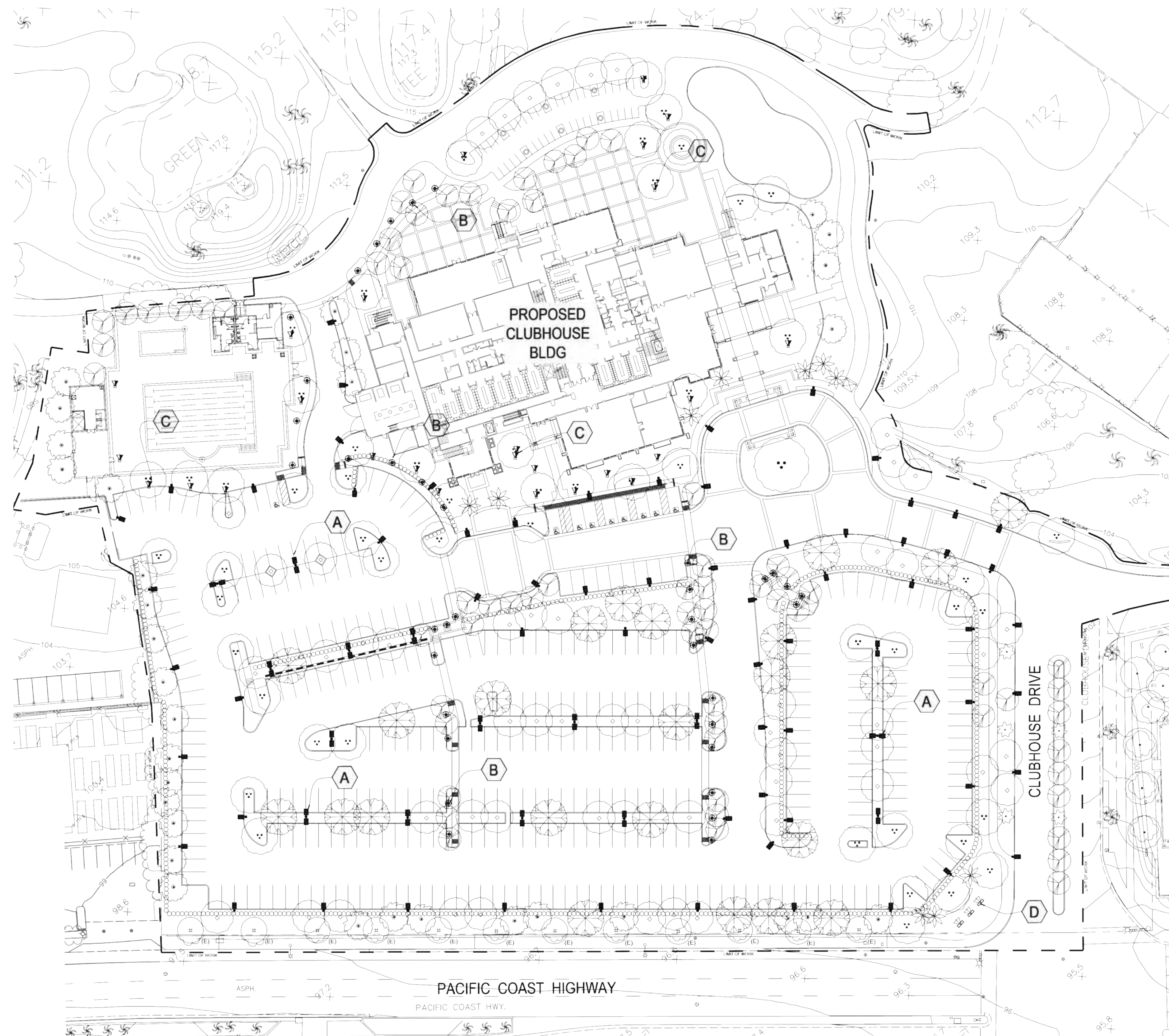
April 24, 2014

The Newport Beach Country Club

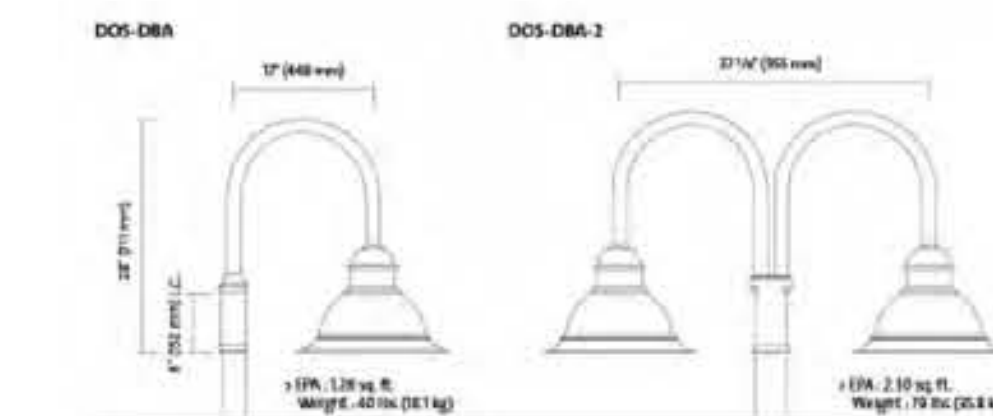
Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.





LANDSCAPE LIGHTING LEGEND						
SYMBOL	LIGHT TYPE	DESCRIPTION	MANUFACTURER	MODEL NO.	COLOR / FINISH	COMMENTS
	A	PARKING LOT LIGHT	LUMEC	SMALL DOMUS	TEXTURED BRONZE	18" POLE - PARKING AND ENTRY DRIVE LIGHT
	B	PATH LIGHT	BK LIGHTING	STEP STAR	BRONZE WRINKLE	MOUNT ON 12" TALL WOOD POST
	C	TREE UP-LIGHT	BK LIGHTING	EVEREST	BRONZE WRINKLE	SPECIMEN TREE UP-LIGHT
	D	SIGN UP-LIGHT	BK LIGHTING	XF300 WITH TIMER		INSTALL IN IRRIGATION CONTROLLER CABINET



FIXTURE TYPE A

- FIXTURE TO BE UTILIZED TO ILLUMINATE ALL PARKING AREAS, AS WELL AS, PRIVATE ROADWAYS AND PROJECT ENTRANCES. ALL FIXTURES TO BE PROVIDED WITH A SHEPARD'S HOOK MOUNTING ARM AS PICTURED.
- ALL FIXTURES ARE TO BE MOUNTED ON A 6" CONCRETE POLE BASE.
- ALL FIXTURES USED TO ILLUMINATE PARKING AREAS, AISLES, AND PRIVATE DRIVES ARE TO BE 18'-0" IN HEIGHT.
- FIXTURES ARE TO BE PROVIDED WITH 150W HPS LAMPS.
- FIXTURES TO HAVE TEXTURED BRONZE FINISH.



FIXTURE TYPE B

- FIXTURE TO BE UTILIZED TO ILLUMINATE PEDESTRIAN PATHWAYS
- FIXTURES ARE TO BE MOUNTED ON A 17" TALL WOOD POST MOUNTED IN A FLUSH GRADE CONCRETE BASE.



FIXTURE TYPE C

- FIXTURE TO BE UTILIZED TO ILLUMINATE ACCENT TREES.
- FIXTURES ARE TO BE MOUNTED ON A POWER PIPE ASSEMBLY PROVIDED WITH THE FIXTURE.
- FIXTURES ARE TO BE PROVIDED WITH (1) 35W PAR 20 METAL HALIDE LAMP WITH MEDIUM FLOOD.

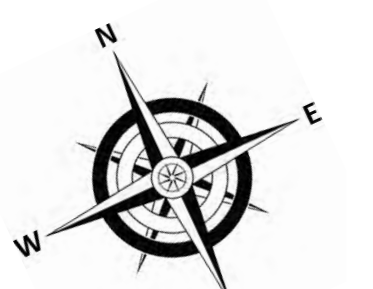


FIXTURE TYPE D

- FIXTURE TO BE UTILIZED TO ILLUMINATE PROJECT SIGNAGE.
- FIXTURES ARE TO BE MOUNTED ON A POWER PIPE ASSEMBLY PROVIDED WITH THE FIXTURE.
- FIXTURES ARE TO BE PROVIDED WITH (1) 35W PAR 20 METAL HALIDE LAMP WITH MEDIUM FLOOD.

PRELIMINARY LANDSCAPE LIGHTING PLAN

SCALE 1" = 40'-0"



A.14



8841 Research Drive, Suite 200
Irvine, CA 92618
Tel 949 387 1323
www.ridgela.com

The Newport Beach Country Club

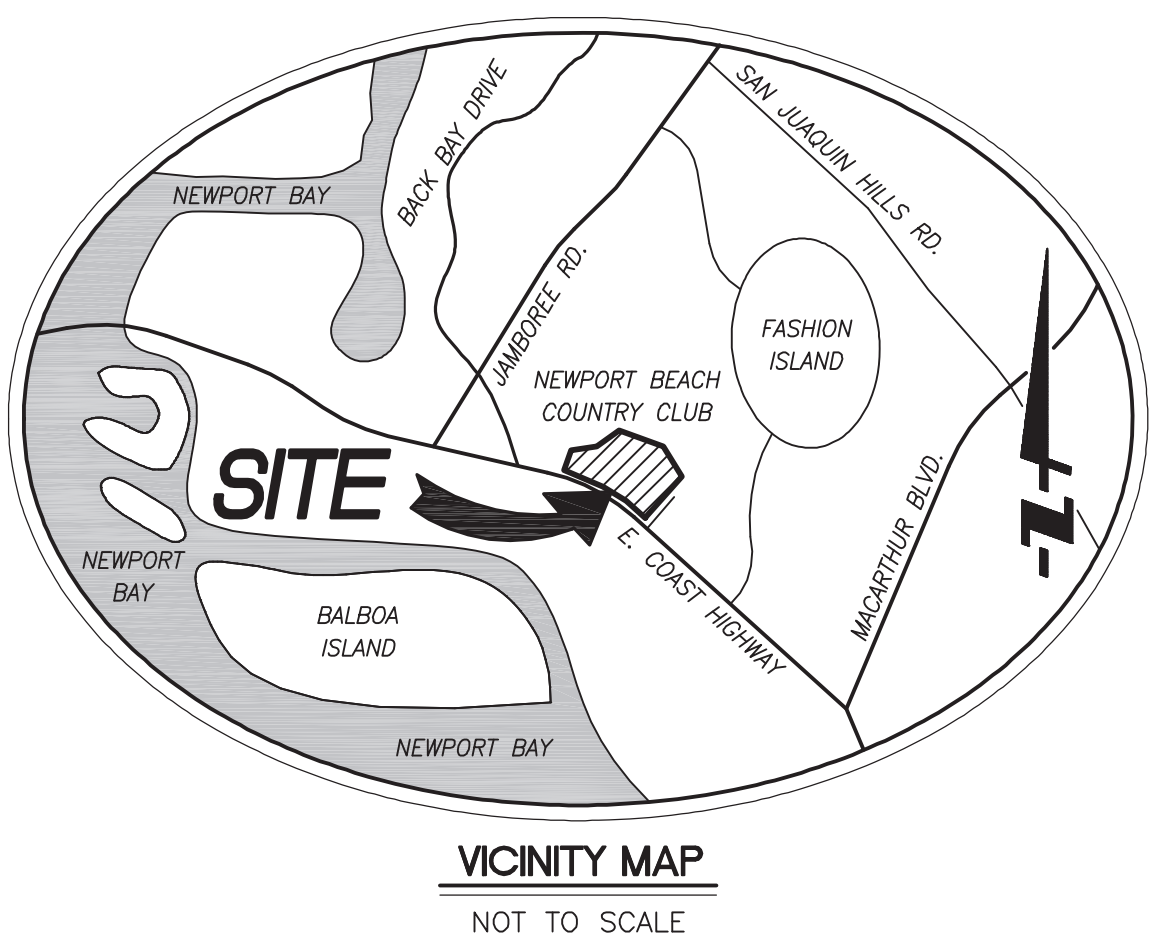
April 24, 2014

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



TECHNICAL SITE PLAN FOR NEWPORT BEACH COUNTRY CLUB



LEGEND	
A.D.	AREA DRAIN
B.W.	BACK OF WALK
C.B. WALL	CONCRETE BLOCK WALL
C.F.	CURB FACE
C.L.F.	CHAIN LINK FENCE
C.R.	CLEAR
ENC.	ENCROACH
E.P.	EDGE OF PAVEMENT
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.O.W.	FACE OF WALL
F.S.C.	FIRE SPRINKLER CONNECTION
F.S.P.	FIRE SPRINKLER PLUG
G.M.	GAS METER
G.P.	GUARD POSTS
G.H.	OVER HANG
P.A.	PLANTER AREA
P.B.	PULL BOX
P.P.	POWER POLE
P.R.V.	PRESSURE RELEASE VALVE
SCC	SEWER CLEAN OUT
SDMH	SEWER MANHOLE
SMH	SEWER MANHOLE
TSRB	TRAFFIC SIGNAL PULL BOX
UG	UNDERGROUND
WM	WATER METER
WV	WATER VALVE
---	EXISTING PROPERTY LINE
---	EXISTING CENTER LINE
---	PROPOSED CONTOUR
---	PROPOSED BLOCK WALL
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED STORM DRAIN
---	PROPOSED FINISH FLOOR ELEVATION
---	PROPOSED ADA PATH OF TRAVEL
---	EXISTING AREA LIGHT
---	EXISTING STREET LIGHT
---	EXISTING TRAFFIC FLOW
---	EXISTING BUILDING LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING CONC./C.B. WALL
---	EXISTING UNDERGROUND WATER LINE
---	EXISTING UNDERGROUND SEWER LINE
---	EXISTING UNDERGROUND STORM DRAIN LINE
---	NEW AC PAVEMENT
---	NEW CONCRETE PAVEMENT
---	TURF BLOCK

RECORD BOUNDARY NOTE:
BOUNDARY SHOWN HEREON WAS COMPILED FROM RECORD DATA OF AVAILABLE PUBLIC RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRELIMINARY EARTH-WORK QUANTITIES:

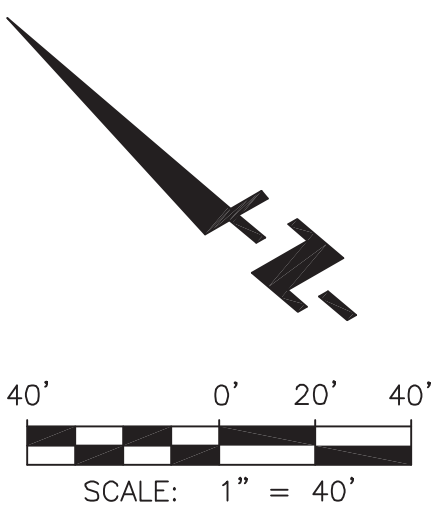
RAW CUT	650 CY
POOL CUT	585 CY
RAW FILL	15,615 CY
IMPORT	14,380 CY

NOTE:

- THE EARTH-WORK QUANTITIES ABOVE REFLECT THE FOLLOWING ASSUMPTIONS:
PAVEMENT THICKNESS = 0.7"
BUILDING SLAB THICKNESS = 0.7"
- IMPORT TO BE GENERATED FROM WITHIN GOLF COURSE PROPERTY

EASEMENT NOTES:

- (S) TRAFFIC SIGNAL EASEMENT
- (20) SCE EASEMENT TO BE RELOCATED
- (25) ACCESS EASEMENT
- (27) ACCESS EASEMENT
- (33) WATER EASEMENT



A.15

TECHNICAL SITE PLAN
04/23/2014

ENGINEER:



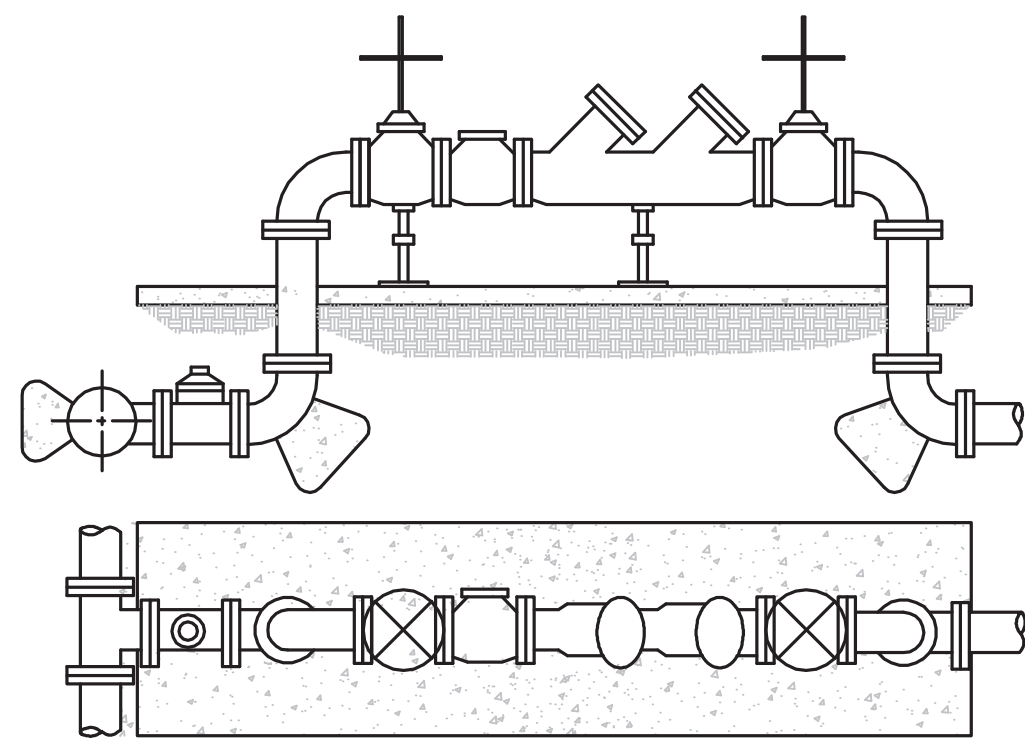
16795 Van Korman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

SHEET:

1
OF
2

TECHNICAL SITE PLAN

NO.	DATE	REVISIONS	APP'D.	DATE

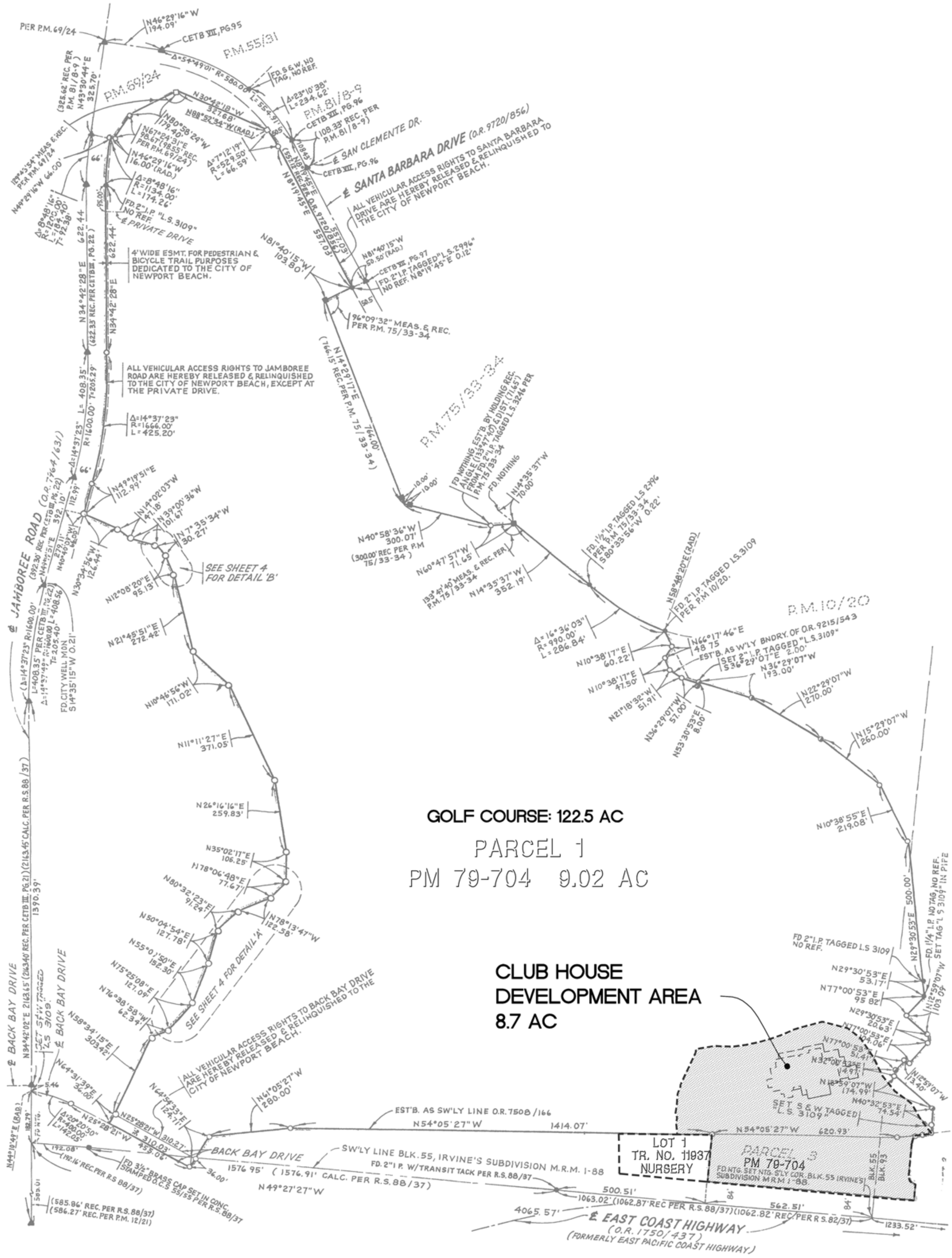


NOTE:
VALVES & DEVICES PER CITY OF NEWPORT BEACH STD. STD-520-L-B, MODIFIED AS SHOWN, WITH COMPOUND NEPTUNE METER AND STRAINER ASSEMBLY (BYPASS NOT REQUIRED)

BACKFLOW PREVENTER DETAIL
N/S

NOTE:
THE METER SHALL BE EQUIPPED WITH ENCODER R9001 REGISTERS.
AN 8 DIGIT NUMBER SHALL BE STAMPED ON THE METER BODY. OBTAIN THE NUMBER BY CONTACTING THE CITY OF NEWPORT BEACH WATER METER DIVISION AT 949.644.3011.

EXISTING BOUNDARY FOR NEWPORT BEACH COUNTRY CLUB



A.16

ACREAGE SUMMARY	
GOLF COURSE	122.8 AC
CLUBHOUSE DEVELOPMENT AREA	8.7 AC
TOTAL	131.52 AC

TECHNICAL SITE PLAN
01/30/2014

ENGINEER:

**FUSCOE**
ENGINEERING

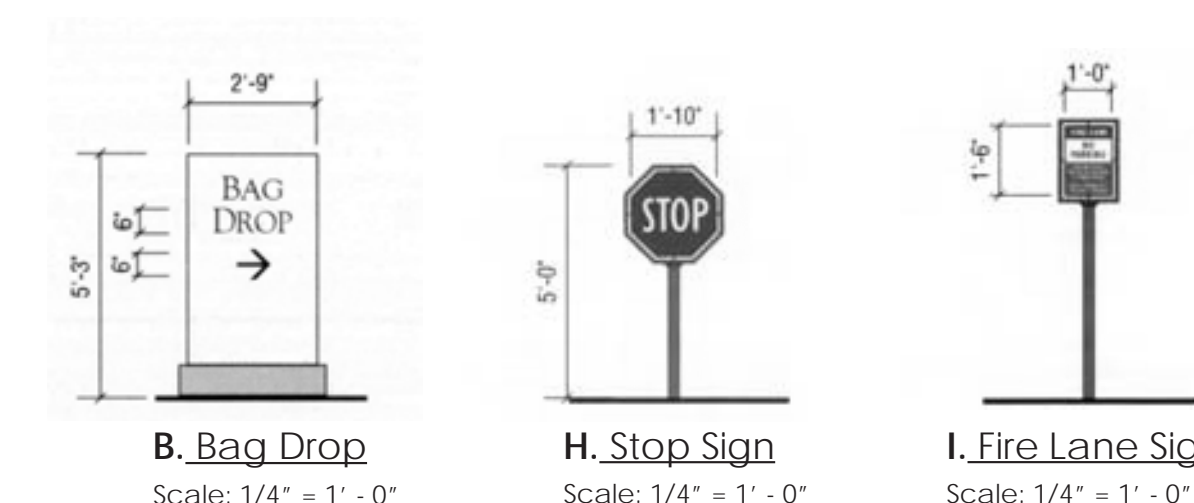
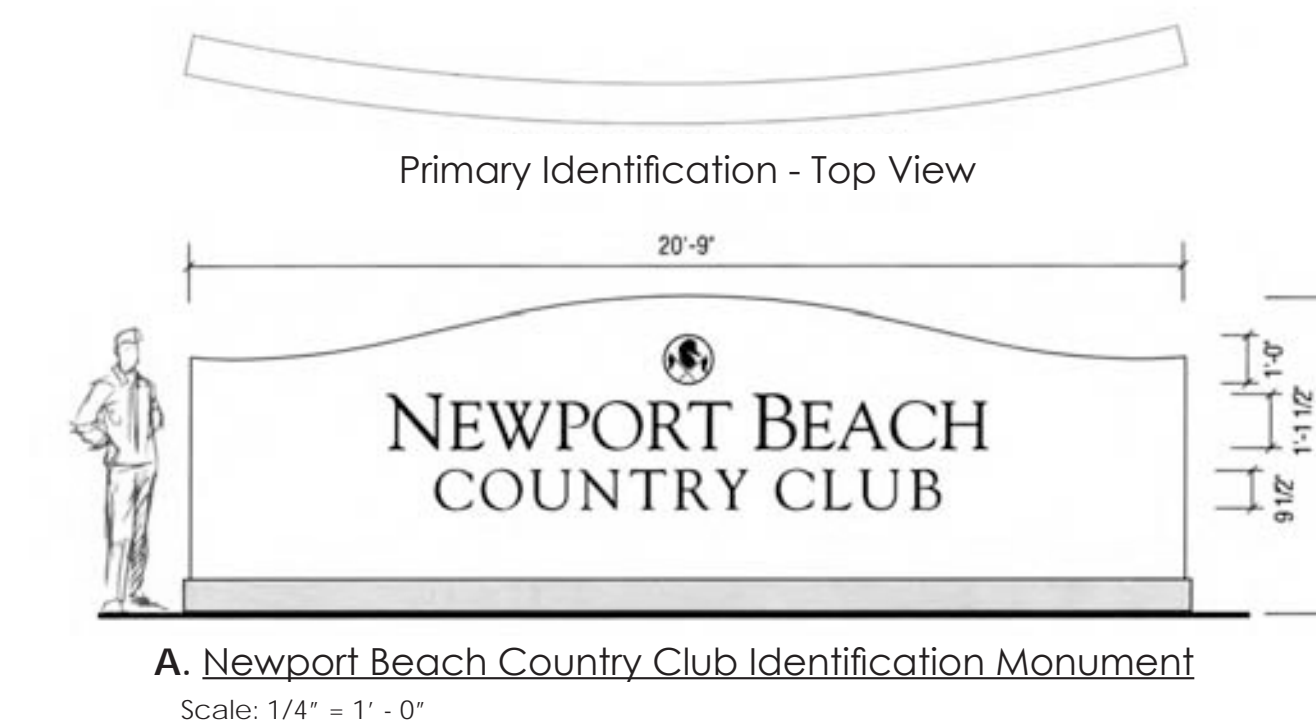
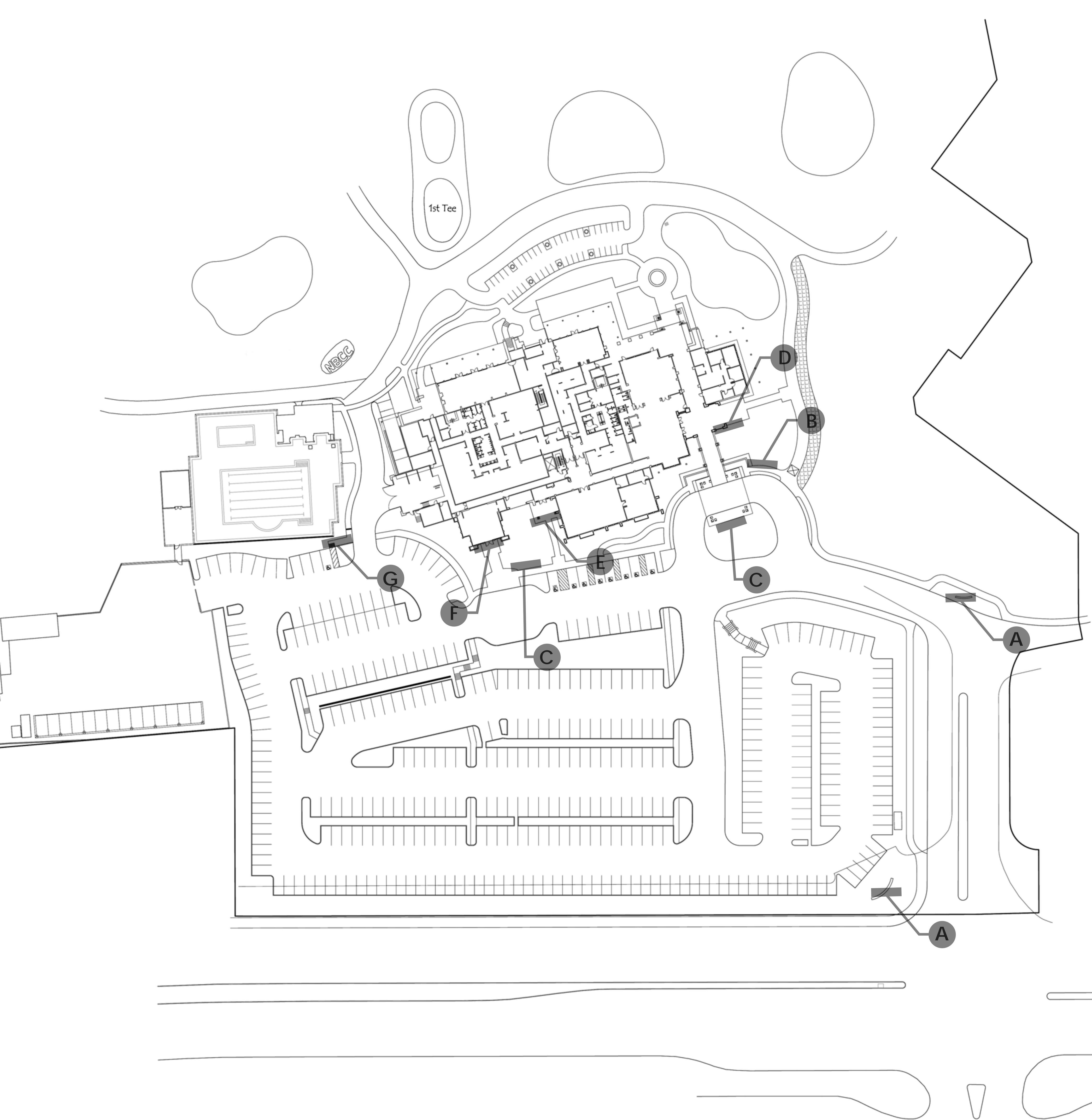
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SHEET:

2
OF
2

TECHNICAL SITE PLAN

NO.	DATE	REVISIONS	APP'D.	DATE



SIGN PLAN LEGEND:

- A** Newport Beach Country Club ID Monument & Directional Sign
- B** Bag Drop
- C** Newport Beach Country Club ID
- D** Building Wall Address
- E** Member's Only Entrance
- F** Banquet Entrance
- G** Pool & Snack Bar
- H** Stop Sign (Location Not Shown)
- I** Fire Lane Sign (Location Not Shown)

SIGN STANDARDS:

- 1) The design and materials of all permanent signs in the Newport Beach Country Club Planned Community District shall be in accordance with Sign Section 3.5, unless otherwise approved by the Community Development Director.
- 2) All permanent signs shall be subject to a sign permit issued by the Community Development Department.
- 3) All signs shall be subject to the review of the City Traffic Engineer to ensure adequate sight distance in accordance with the provisions of the Newport Beach Municipal Code.
- 4) Sign illumination is permitted for all sign types. No sign shall be constructed or installed to rotate, gyrate, blink or move, or create the illusion of motion, in any fashion.
- 5) All permanent signs together with the entirety of their supports, braces, guys, anchors, attachments and decor shall be properly maintained, legible, functional and safe with regards to appearance, structural integrity and electrical service.
- 6) Temporary signs that are visible from any public right-of-way shall be allowed up to a maximum of sixty (60) days and subject to a temporary sign permit issued by the Community Development Department.
- 7) If the applicant wishes to deviate from the sign standards identified herein, a comprehensive sign program may be prepared for a modification permit application may be submitted for review and consideration by the Zoning Administrator in accordance with the applicable provisions of the Newport Beach Municipal Code.

MATERIALS:

WALL

- Masonry Wall to Match Building Texture & Color.
- Base Trim: Integral Colored Concrete to Match Monument Color with a Smooth Finish.
- Round Logo: Cast Bronze Plaque - Graphics and Border Raised and Polished. Background Dark Oxidized Bronze.
- Numbers, Letters and Arrow: Dark Oxidized Cast Bronze Backpinned Flush to Masonry Surface.

STOP SIGN

- Face: Aluminum Panel Paint Finished to Match Grey Bronze Fixtures on Site.
- Dimensional Letters: Bronze with Polished Face.
- Post: Square Aluminum Paint Finish Grey Bronze.

FIRE LANE

- Face: Aluminum Panel Paint Finished.
- Letters: Face Adhered Opaque Vinyl.
- Post: Square Aluminum Paint Finish to Match Grey Bronze Fixtures on Site.

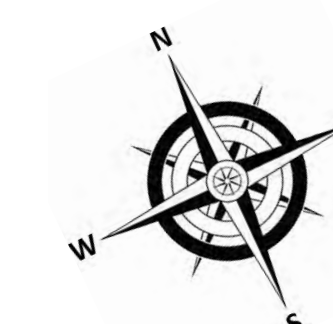
GENERAL NOTES

- 1) Signs shall be considered in the sight distance requirements per City of Newport Beach Standard Drawing STD-110-L.
- 2) Monument Identification sign must be located outside the line of sight cone.

SIGNAGE PLAN

SCALE 1" = 40'-0"

SCALE 1/8" = 1'-0"



A.17

The Newport Beach Country Club

April 24, 2014

Newport Beach, CA

Melzer, Deckert & Ruder Architects, Inc.



DESIGN CONSIDERATIONS

The design philosophy for the Newport Beach Country Club Clubhouse is that the building and its surrounds be predominately residential in character and a building that is comfortable, casually elegant, stylistically timeless in character and is complimentary to its coastal beach community and golf course setting. A style uniquely suited to the southern California beach climate and lifestyle.

The building celebrates the unique natural golf course setting of the Newport Beach Country Club and close proximity to the Newport Beach coastline. The residential design in and around Newport Beach is unique to its surroundings and has been an inspiration and influence on the architectural language development for our design for Newport Beach Country Club. Wide expanses of glass to enjoy ocean views, seamless indoor outdoor relationships, outdoor living spaces, fireplaces and outdoor fire pits for the cooler fall and winter months along the coast all will all contribute to a lifestyle befitting this unique setting.

To that end, low pitched roofs and generous roof overhangs are employed to shade the wide expanses of glass which lets us take advantage of our great views. Broad sloping roofs with shady overhangs signify the very idea of shelter. Generous covered verandahs and terraces blur the line between indoors and out. Wood details evoke the timeless notion of handcraftsmanship. Natural looking materials tie the building to the earth. It's a style we like to call Coastal/Beach Craftsman.

One of our hopes and aspirations for this project is that the Clubhouse becomes a signature architectural building for the City of Newport Beach.

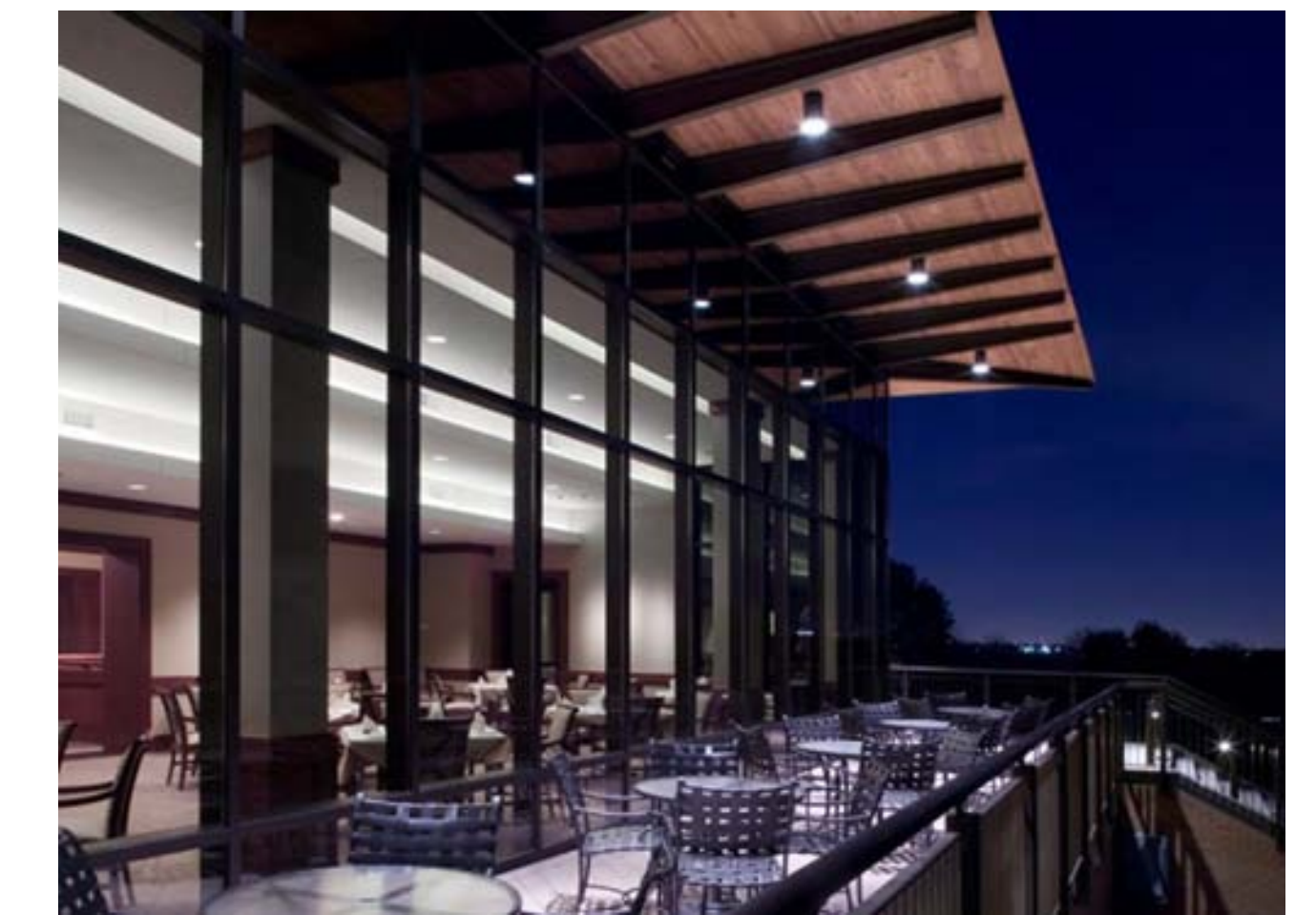
FUNCTIONALITY

The golf related functions are all on the ground level next to the golf course functions that are served. Pro Shop, Men's and Women's Locker Rooms and Golfers Snack Bar are all conveniently located on the ground floor level.

The more public areas Mixed Grill, Bar, Banquet Room, Private Dining and Board Room all enjoy the upper level and the enhanced views which are experienced on the upper levels. Ocean views to Newport Bay are taken advantage of with three ocean view terraces; one located adjacent to the Bar area, the second located on the southern side of the Banquet Room and the third located on the southern side of the Board Room. All these spaces take advantage of this unique ocean view setting.

Premier 180 degree golf course views are celebrated on the east, north and west sides of the building. Large expanses of glass facilitate views from the Banquet Room, Private Dining Room, Mixed Grill Room and Bar area. These indoor uses all flow seamlessly to our generous upper level outdoor terraces.

All service related functions; Golf Cart Storage, Golf Cart Repair, Golf Bag Storage, and Employee areas are located in the basement which significantly reduces our overall ground floor building footprint.



DESIGN INSPIRATION

DESIGN PHILOSOPHY

A.18

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