



**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 December 2, 2016

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

- Item 1: Newport Heights Medical Campus Comprehensive Sign Program No. CS2016-012 (PA2016-148)
Site Address: 20350 and 20360 Birch Street
- Action: Approved Council District 3
- Item 2: Determination of Substantial Conformance - Staff Approval No. SA2016-015 (PA2016-183)
Site Address: 21181 Newport Coast Drive
- Action: Approved Council District 6

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.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

949-644-3200 Fax: 949-644-3229

www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. **Comprehensive Sign Program No. CS2016-012 (PA2016-148)**

Applicant **Ware Malcomb Architects**

Site Address **20350 and 20360 Birch Street**
Newport Heights Medical Campus Sign Program

Legal Description **Lots 125, 126, 127, and a portion of Lot 128 of Tract 706,**
requesting approval of a Minor Use Permit, Site Development
Review, Traffic Study, and Tentative Parcel Map.

On **December 2, 2016**, the Zoning Administrator approved Comprehensive Sign Program No. CS2016-012, to authorize signage for a new medical campus. The site includes two 2-story multi-tenant medical buildings on a 4.1 acre single lot. The program includes project identification ground signs, tenant identification ground signs, primary and secondary tenant wall signs, parking signage, wayfinding signage, and address signage. The intent of this sign program is to allow additional multiple tenant signage, additional ground signs, and larger wall signs.

A comprehensive sign program is required for the following circumstances:

1. three (3) or more separate tenant spaces are proposed or created on the same lot; and
2. a structure has more than 300 linear feet of frontage on a public street.

The subject property is located within the Business Park of the Santa Ana Heights Specific Plan (SP-7 BP) Zoning District and the General Plan Land Use Element category is General Commercial Office (CO-G). The property is not located in the Coastal Zone.

This approval is based on the following findings and standards and is subject to the following conditions:

FINDINGS

Finding

- A. *The project is categorically exempt from environmental review pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).*

Facts in Support of Finding

1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed signs are incidental and accessory to the principal office use of the property and do not intensify or alter the use.

In accordance with Section 20.42.120 (Comprehensive Sign Program) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

Standard

- B. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines, and the overall purpose and intent of this Section [Section 20.42.120 – Comprehensive Sign Program].*

Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) and SP-7 BP signage regulations because it provides multi-tenant office buildings with adequate identification while guarding against an excessive proliferation of signage on these larger business park properties. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will help to enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
2. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of the Municipal Code, including Chapter 20.42 and SP-7 BP. This approval integrates all of the signs for the subject property while meeting the purpose and intent of Chapter 20.42 and SP-7 BP.

3. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. As proposed, signs are designed to effectively communicate a message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located. The monument signs are also proportionate to the size of the property and the street frontage.
4. The proposed primary and secondary signage will provide for building and tenant identification located on elevations where the architectural design of the building suggests placement of a sign. All proposed signs will employ a consistent sign pattern and are designed to fit with the overall scale of the buildings and their relationship to Birch Street and the adjacent Business Park and residential area.

Standard

- C. *The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard

1. The site is large in scale, similar to the other large business office properties in the immediate area. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood.
2. SP-7 BP restricts ground signs to one double-faced sign per building site containing only the address of the property. The length of the property is approximately 450 feet long. This requires the additional monument sign along the frontage to adequately identify the site. The monuments on the street frontage display the addresses and the name of the medical campus. The tenant names are not on these signs in order to preserve the intent of the BP area which includes minimizing the clutter of an abundance of tenant names on the street frontages.
3. SP-7 BP restricts wall signs to 1 identification sign placed on each wall facing a public street and additional tenant signs allowed only above each tenant's entrance. Additional signs for the multiple-tenants with multiple facades are required in order to provide adequate identification for such a large property that includes one long (approximately 450 feet) major street frontage along Birch Street. The additional signs that are on the sides of the buildings will not be illuminated. A sign program in this area is common for this purpose.
4. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.

5. The proposed signs will not interfere with sight distance from any street, driveway, or parking area. The freestanding signs have been reviewed by the City Traffic Engineer.
6. All proposed signage will integrate well with the character and architectural style of the building by maintaining consistency in location, sign height, and materials across the street frontage.

Standard

- D. The sign program shall address all signs, including permanent, temporary, and exempt signs.*

Facts in Support of Standard

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of SP-7 BP and Zoning Code Chapter 20.42 (Sign Standards). The Comprehensive Sign Program allows for prospective tenant signs in the future but still within allowances of the Sign Code per this Sign Program.

Standard

- E. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

Facts in Support of Standard

1. The Comprehensive Sign Program has been designed to be effective for the medical campus by providing signage opportunities for both buildings and their tenants.
2. The Comprehensive Sign Program establishes allowed type, number, location, and area of signage with flexibility to accommodate any future tenants.
3. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.

Standard

- F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].*

Facts in Support of Standard

1. The monument signs meet the size requirements of SP-7 BP. The wall signs utilize the maximum allowed increase by the Comprehensive Sign Program in sign area which is 30 percent of 40 square feet resulting in a maximum area of 52 square feet. This increase in sign area is necessary to adequately identify the larger buildings and their tenants.
2. The approval also enhances the overall development by integrating all of the project's signs with the overall site and structure design into a unified architectural statement. The Comprehensive Sign Program establishes signage for the entire medical campus including identifying the campus and its individual tenants without an overabundance of signage that could impact the surrounding area.
3. There is a reasonable need for the number of wall signs and monument signs at the subject site to provide adequate identification of the buildings and to direct vehicular traffic.
4. The interior monument tenant signage is necessary to direct pedestrians within the campus once they have parked.
5. The deviation from the number of wall signs will allow for signage placement that fits well with the architectural background on which it is proposed.

Standard

- G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Facts in Support of Standard

1. The Comprehensive Sign program does not authorize the use of prohibited signs as per Chapter 20.42 or SP-7 BP.

Standard

- H. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.*

Facts in Support of Standard

1. The Comprehensive Sign Program contains no regulations affecting sign message content.

CONDITIONS

All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions:

1. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
2. A building permit shall be obtained prior to commencement of installation of the signs including review and approval the City Traffic Engineer.
3. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
4. Signs shall be maintained in a clean and orderly condition.
5. The sign area shall be measured by two (2) perpendicular sets of parallel lines that surround the proposed sign copy area.
6. Signs that are permitted to be illuminated as provided in the sign matrix shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas, the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
7. All work performed near or within the public right-of-way shall be reviewed and approved by the Public Works Department or Caltrans under an encroachment permit/agreement, if required.
8. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration, and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary. Revisions that would substantially deviate from the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.
9. The Zoning Administrator may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.

10. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning), of the Newport Beach Municipal Code.

11. 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 Heights Medical Campus Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2016-012 (PA2016-148). 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.

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

On behalf of Patrick Alford, Zoning Administrator

By:



Melinda Whelan
Assistant Planner

GBR/msw

Attachments: ZA 1 Vicinity Map
ZA 2 Sign Matrix Table
ZA 3 Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2016-012
PA2016-148

20350 and 20360 Birch Street

Attachment No. ZA 2

Sign Matrix Table

NEWPORT HEIGHTS MEDICAL CAMPUS

Comprehensive Sign Program Matrix CS2016-012 (PA2013-148)

Sign Type	Primary Frontage (Birch St.)	Secondary Frontage
Freestanding Sign	<p>Sign Type 1: <u>Number:</u> Two (2) <u>Type:</u> Monument with Exterior illumination. Address and name of campus only no tenant names. <u>Size:</u> Maximum height 6-feet. Maximum 46-square feet. <u>Location:</u> Front planter along Birch Street designed to meet site distance requirements of the City Traffic Engineer.</p>	
Wayfinding Directional Signs		<p>Sign Type 2: <u>Number:</u> Ten (10) <u>Type:</u> Internal parking/directional signage. <u>Size:</u> Maximum height 5 feet tall. <u>Location:</u> Throughout site and around parking areas not visible from a Birch Street frontage. Not to encroach into parking spaces and must meet requirements of the City Traffic Engineer.</p>
Pedestrian Tenant Directory Sign		<p>Sign Type 3: <u>Number:</u> Two (2) <u>Type:</u> Internal tenant directory sign. <u>Size:</u> Maximum 6 feet tall. <u>Location:</u> In front of each building and not visible from the Birch Street frontage.</p>
Wall Signs	<p>Sign Type 4: <u>Number:</u> Four (4) <u>Type:</u> Internally illuminated tenant wall signs <u>Size:</u> 36-inch maximum letter/logo height. 52-square-foot maximum area. <u>Location:</u> 2 per each building primary frontage on Birch Street.</p>	<p>Sign Type 4A: <u>Number:</u> Total of Seven (6) – Three (3) on 20360 Birch Street and Three (3) on 20350 Birch Street <u>Type:</u> Non-illuminated tenant wall signs <u>Size:</u> 36-inch maximum letter/logo height. 52-square-foot maximum area. <u>Location:</u> 1 maximum per each building wall façade except for primary frontage on Birch Street.</p>
Parking regulatory and ADA		<p>Sign Type 5 through Sign Type 8: <u>Number:</u> As required by Code. <u>Type:</u> Various parking lot signs. <u>Size:</u> As required by Code.</p>
Building Mounted Address Signs	<p>Sign Type 9: <u>Number:</u> 1 for each building or as required by Code. <u>Size:</u> As required by Code.</p>	
Entry Address	<p>Sign Type 10: <u>Number:</u> 1 for each building above entry. <u>Size:</u> 1 square foot.</p>	

NOTES: A. Requirements for all sign types per Municipal Code Chapter 20.42, except as provided in this sign matrix.

B. Pursuant to Section 20.42.120.F of the Municipal Code, the Community Development Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Attachment No. ZA 3

Plans

**NEWPORT
HEIGHTS**
MEDICAL CAMPUS

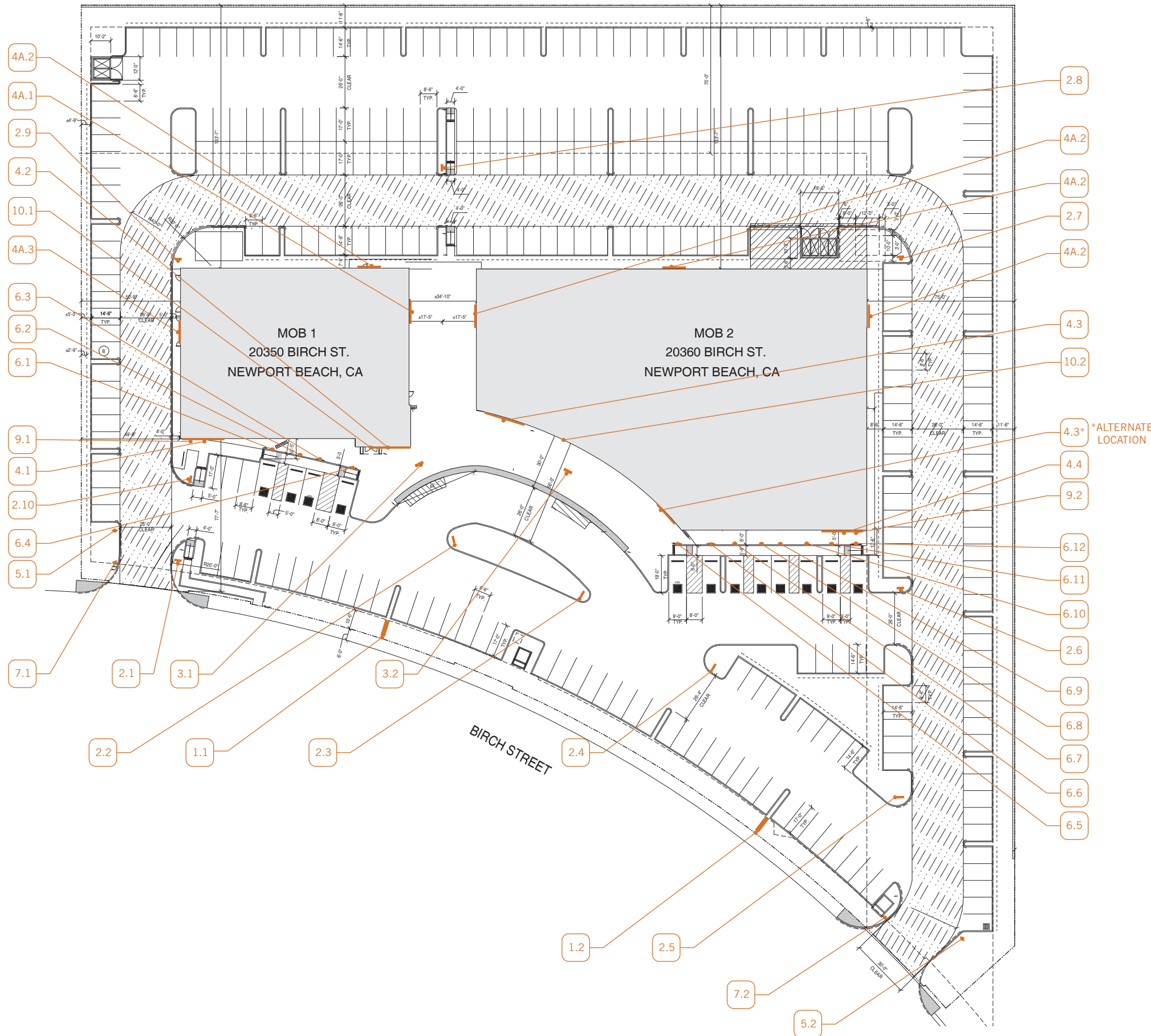
SIGNAGE PROGRAM

20350 & 20360 BIRCH ST.
NEWPORT BEACH, CA

IRV14-3012-01
11.28.2016

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



LOCATION PLAN - LEGEND

	qty.	square footage
1 Tenant / Address Monument	2	46 SF EA
2 Wayfinding Sign	10	17 SF EA
3 Tenant Directory Sign	2	28 SF EA
4 Primary Tenant On-Building Sign	4*	52 SF EA
4A Secondary Tenant On-Building Sign	6**	52 SF EA
5 Parking Regulatory	2	-
6 ADA Accessible Parking Sign	12***	-
7 Stop Sign	2	-
8 Reserved Parking	TBD	-
9 Building Mounted Address	2	6 SF EA
10 Entry Address	2	1 SF EA

***TWO ILLUMINATED TENANT SIGNS FOR EACH BUILDINGS' PRIMARY FRONTAGE (4) TOTAL.**

****ONE NON-ILLUMINATED SIGN PER BUILDING ELAVTION NOT FACING PRIMARY FRONTAGE (6) TOTAL.**

*****OR AS REQUIRED BY CODE**

ALL SIGNS SUBJECT TO CITY REVIEW AND APPROVAL

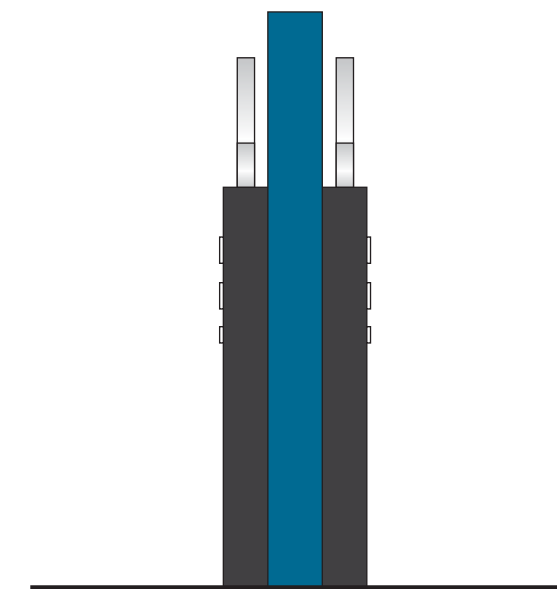
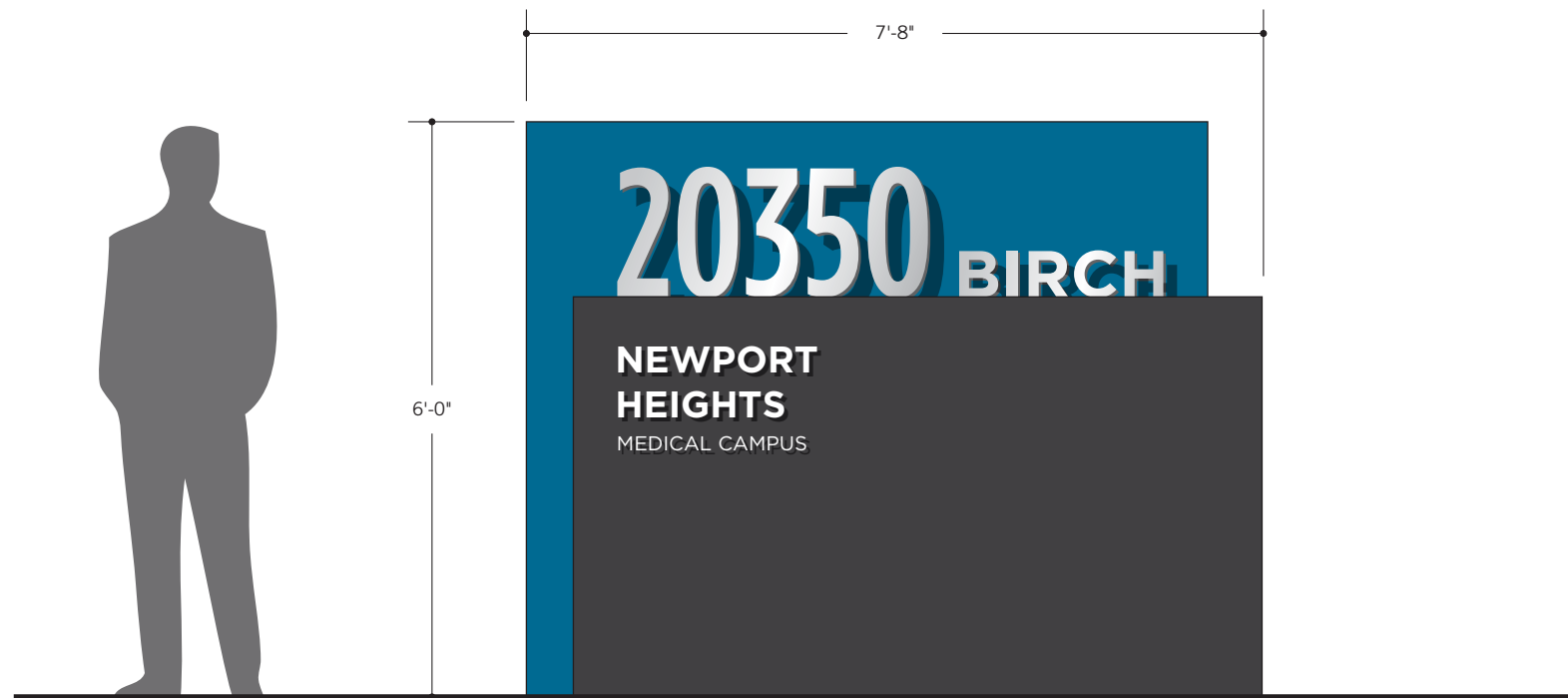


Exterior Sign Location Paln

Newport Heights Medical Campus
Newport Beach, CA

WARE MALCOMB 11.28.2016

SHEET
LP1



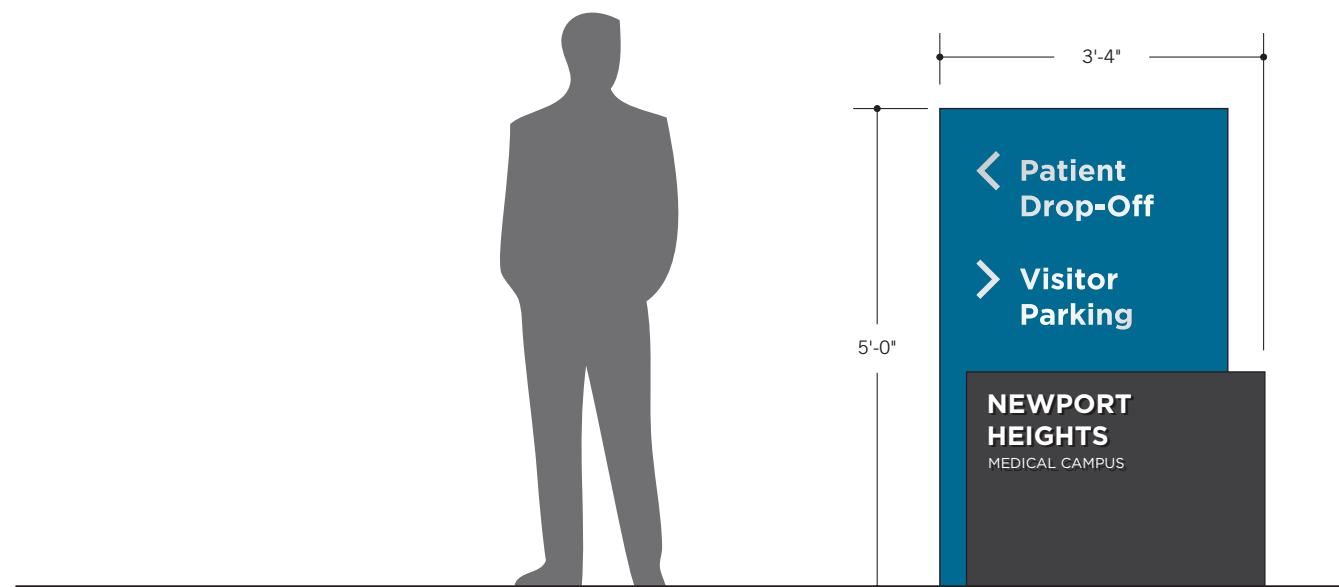
NOTES:
 FABRICATED PAINTED ALUMINUM SIGN.
 ADDRESS LETTERS TO BE BRUSHED STAINLESS STEEL.
 PROJECT NAME TO BE FLAT CUT ALUMINUM PAINTED WHITE.

 SIGN IS DOUBLE SIDED WITH OPTIONAL GROUND MOUNTED
 ILLUMINATION AS NEEDED.

SIGN TYPE 1 TYPICAL - ADDRESS MONUMENT
 SCALE 1/2"=1'-0"

46 SQUARE FEET
 SIGN SUBJECT TO CITY REVIEW AND APPROVAL

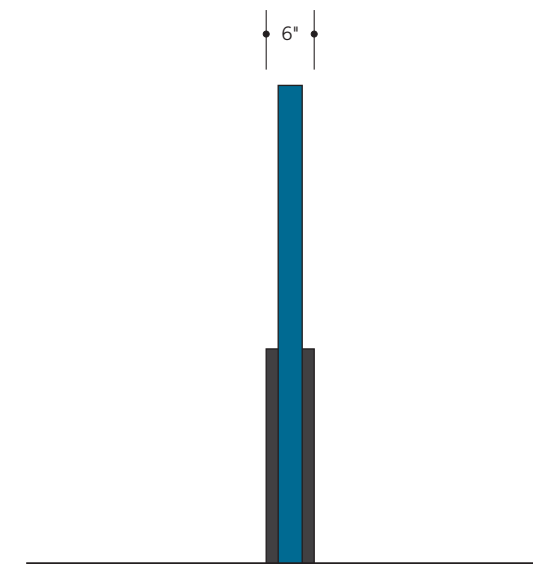
END VIEW
 SCALE 1/2"=1'-0"



SIGN TYPE 2 TYPICAL - WAYFINDING SIGN
SCALE 1/2"=1'-0"

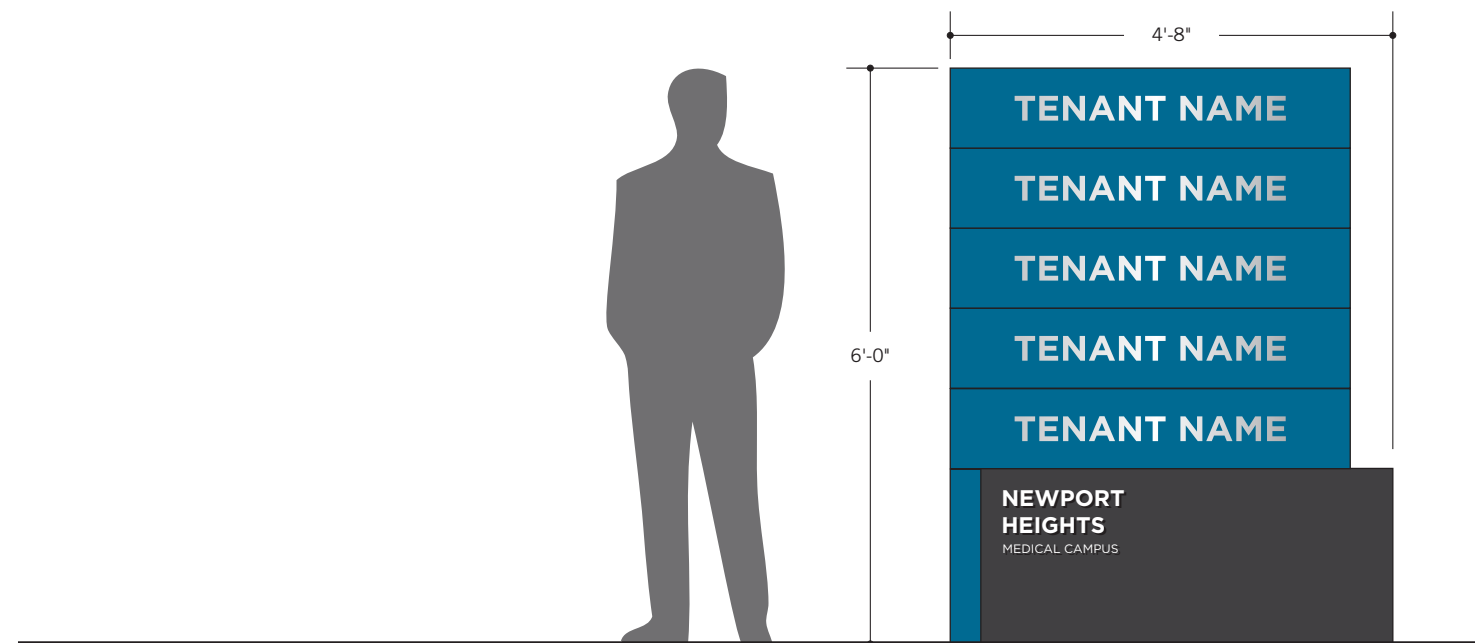
17 SQUARE FEET

SIGN SUBJECT TO CITY REVIEW AND APPROVAL



END VIEW
SCALE 1/2"=1'-0"

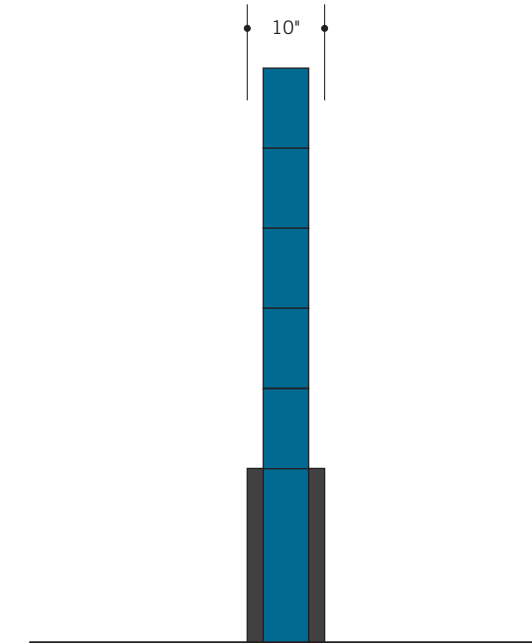
NOTES:
FABRICATED PAINTED ALUMINUM SIGN.
DIRECTIONAL MESSAGE/ARROW TO BE SILVER VINYL.
PROJECT NAME TO BE FLAT CUT ALUMINUM PAINTED WHITE.
SIGN IS DOUBLE SIDED WITH OPTIONAL GROUND MOUNTED ILLUMINATION AS NEEDED.



SIGN TYPE 3 TYPICAL - TENANT DIRECTORY SIGN
SCALE 1/2"=1'-0"

28 SQUARE FEET

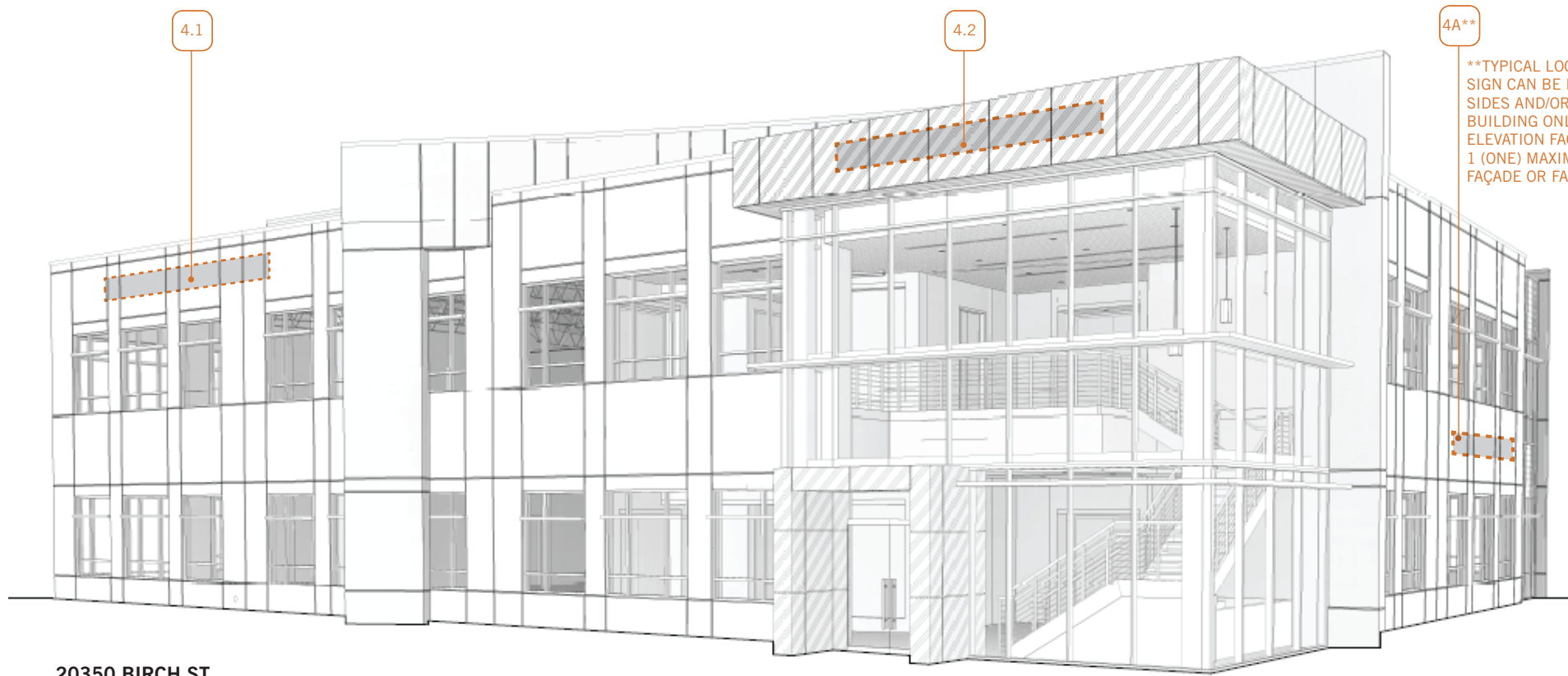
SIGN SUBJECT TO CITY REVIEW AND APPROVAL



END VIEW
SCALE 1/2"=1'-0"

NOTES:
FABRICATED PAINTED ALUMINUM SIGN.
TENANT GRAPHICS TO BE SILVER VINYL.
PROJECT NAME TO BE FLAT CUT ALUMINUM PAINTED WHITE.

SIGN IS SINGLE SIDED WITH OPTIONAL GROUND MOUNTED ILLUMINATION AS NEEDED.



20350 BIRCH ST.

4A**
 **TYPICAL LOCATION SHOWN.
 SIGN CAN BE LOCATED ON
 SIDES AND/OR BACK OF
 BUILDING ONLY, NOT ON BLDG.
 ELEVATION FACING STREET.
 1 (ONE) MAXIMUM PER BUILDING
 FAÇADE OR FACE.

36" MAX



TENANT NAME

SIGN TYPE 4 TYPICAL - (ILLUMINATED) PRIMARY TENANT ON-BUILDING SIGN
 SCALE NTS

52 SQUARE FEET MAX EACH

36" MAX



TENANT NAME

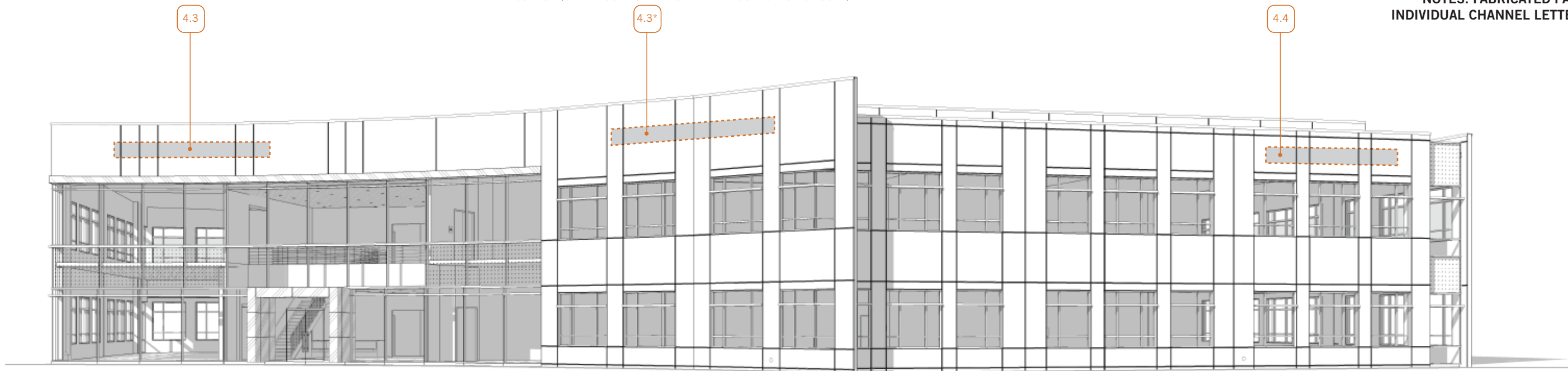
SIGN TYPE 4A TYPICAL - (NON-ILLUMINATED) SECONDARY TENANT ON-BUILDING SIGN
 SCALE NTS

52 SQUARE FEET MAX EACH

SIGNS SUBJECT TO CITY REVIEW AND APPROVAL

NOTES: FABRICATED PAINTED ALUMINUM/ACRYLIC
 INDIVIDUAL CHANNEL LETTERS AND/OR LOGO SYMBOL.

*ALTERNATE LOCATION (CAN BE USED ONLY IF STANDARD LOCATION IS NOT USED)



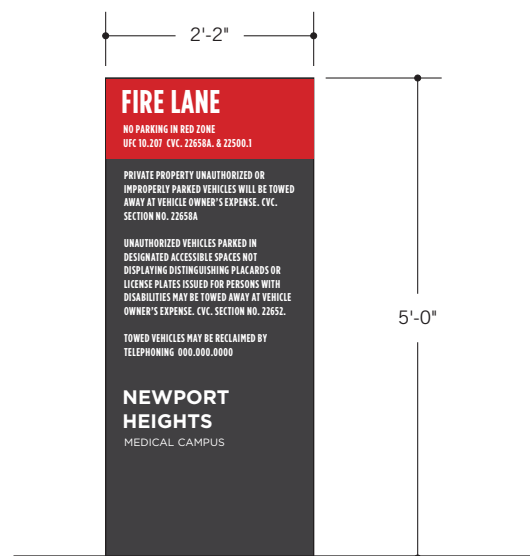
20360 BIRCH ST.

Sign Type 4 - Tenant On-Building Sign

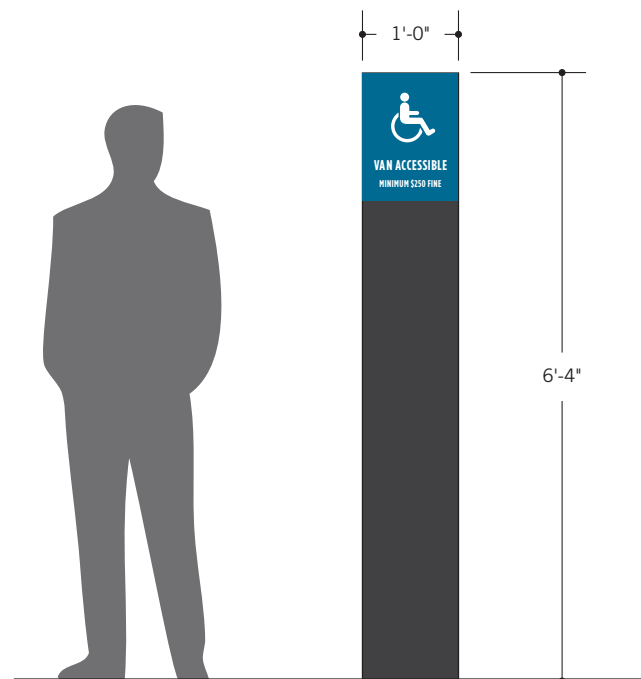
Newport Heights Medical Campus
 Newport Beach, CA

WARE MALCOMB 11.28.2016

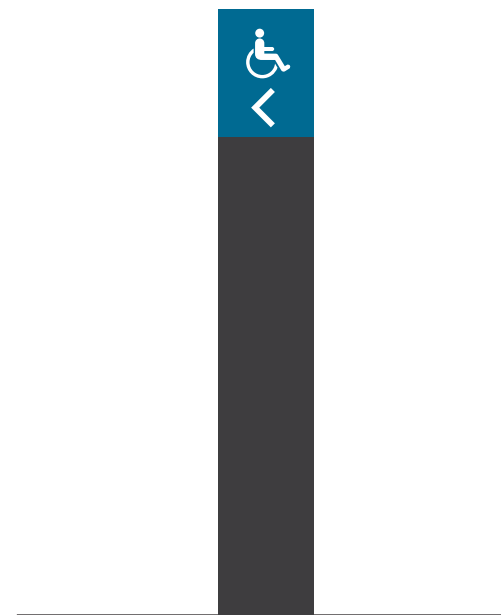
SHEET
 4



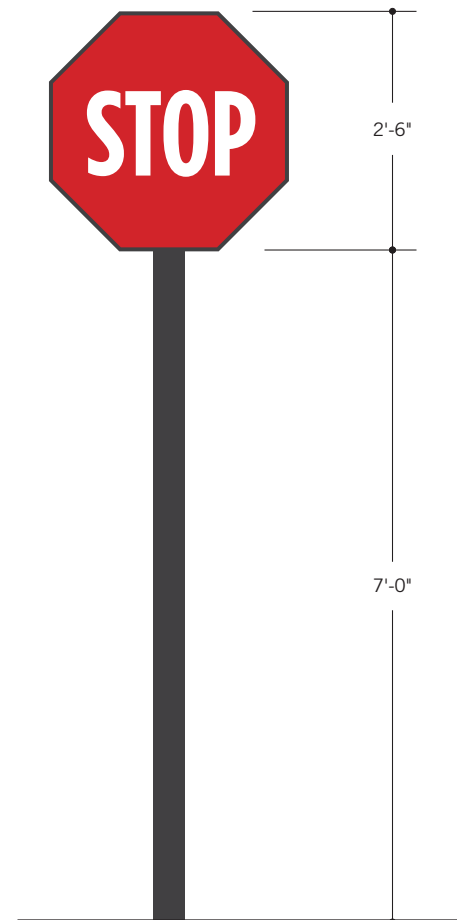
SIGN TYPE 5 - PARKING REGULATORY
SCALE 1/2"=1'-0"



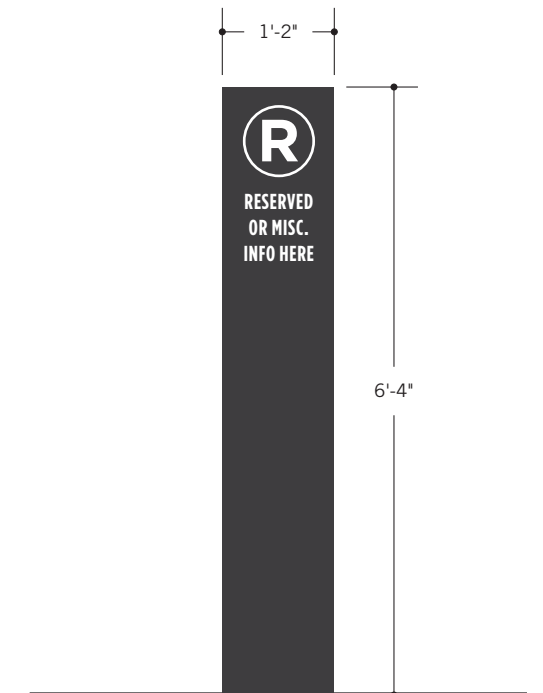
SIGN TYPE 6 - ACCESSIBLE PARKING
SCALE 1/2"=1'-0"



SIGN TYPE 6A - ACCESSIBLE DIRECTIONAL
SCALE 1/2"=1'-0"
(LOCATIONS AS NEEDED)

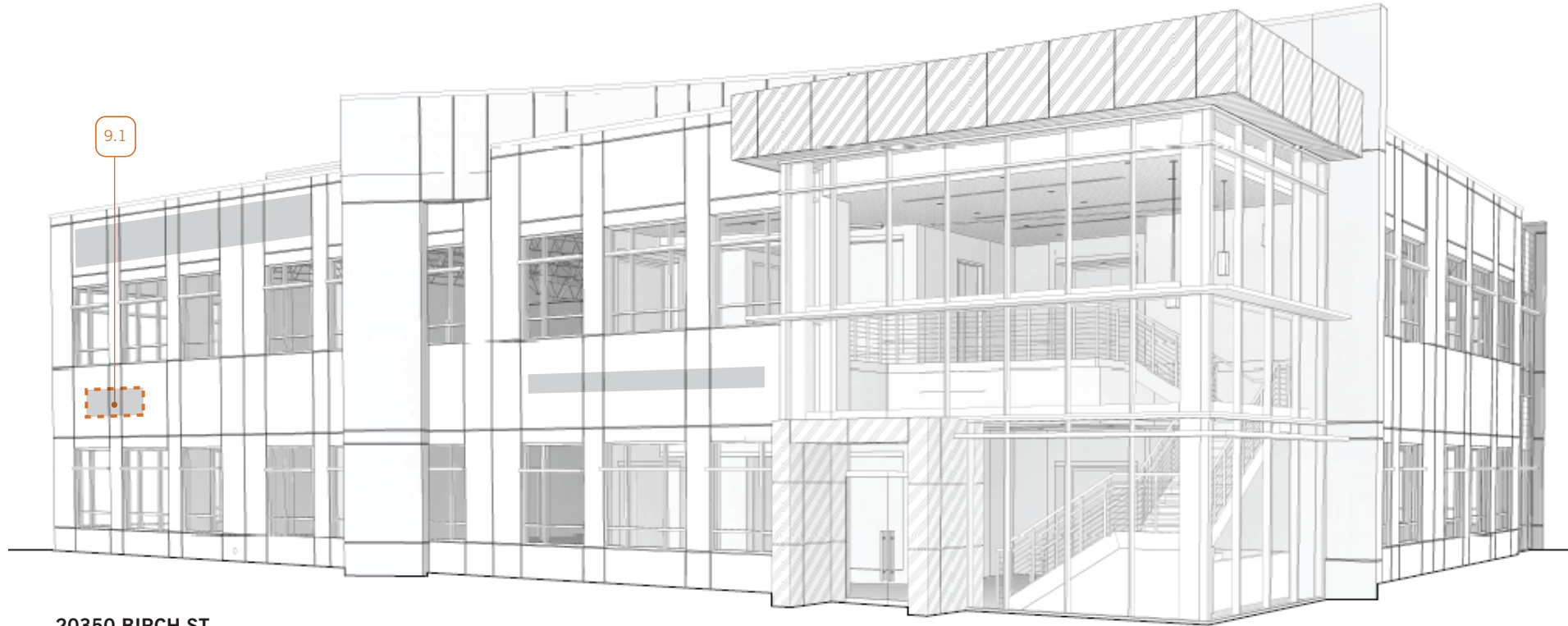


SIGN TYPE 7 - STOP SIGN - ELEVATION
SCALE 1/2"=1'-0"

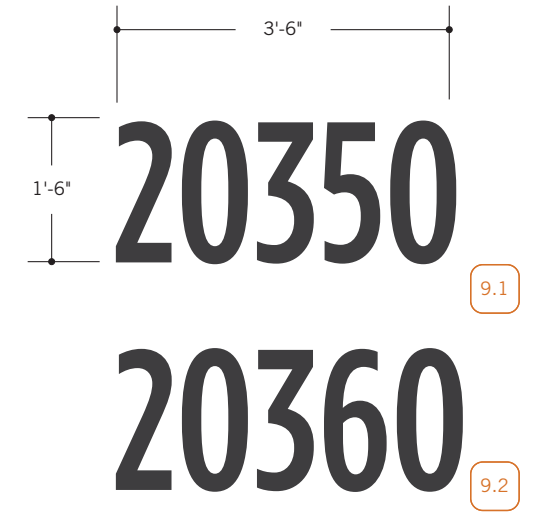


SIGN TYPE 8 - MISC. INFO SIGN
SCALE 1/2"=1'-0"
(LOCATIONS AS NEEDED)

**NOTES: FABRICATED PAINTED ALUMINUM
SIGNAGE WITH VINYL GRAPHICS.**



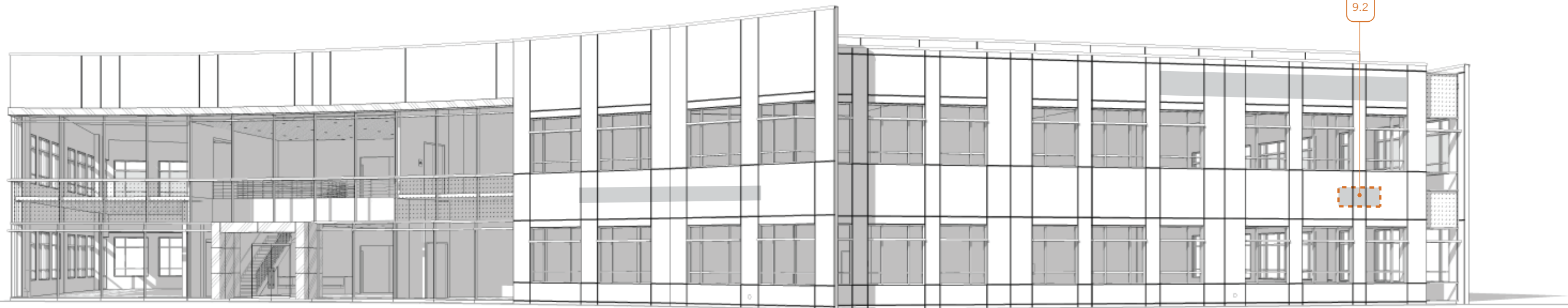
20350 BIRCH ST.



SIGN TYPE 9 - BUILDING MOUNTED ADDRESS
SCALE 1/2"=1'-0"

6 SQUARE FEET
SIGN SUBJECT TO CITY REVIEW AND APPROVAL

**NOTES: NON-Illuminated Flat Cut Out
Painted Aluminum Individual Numbers.**



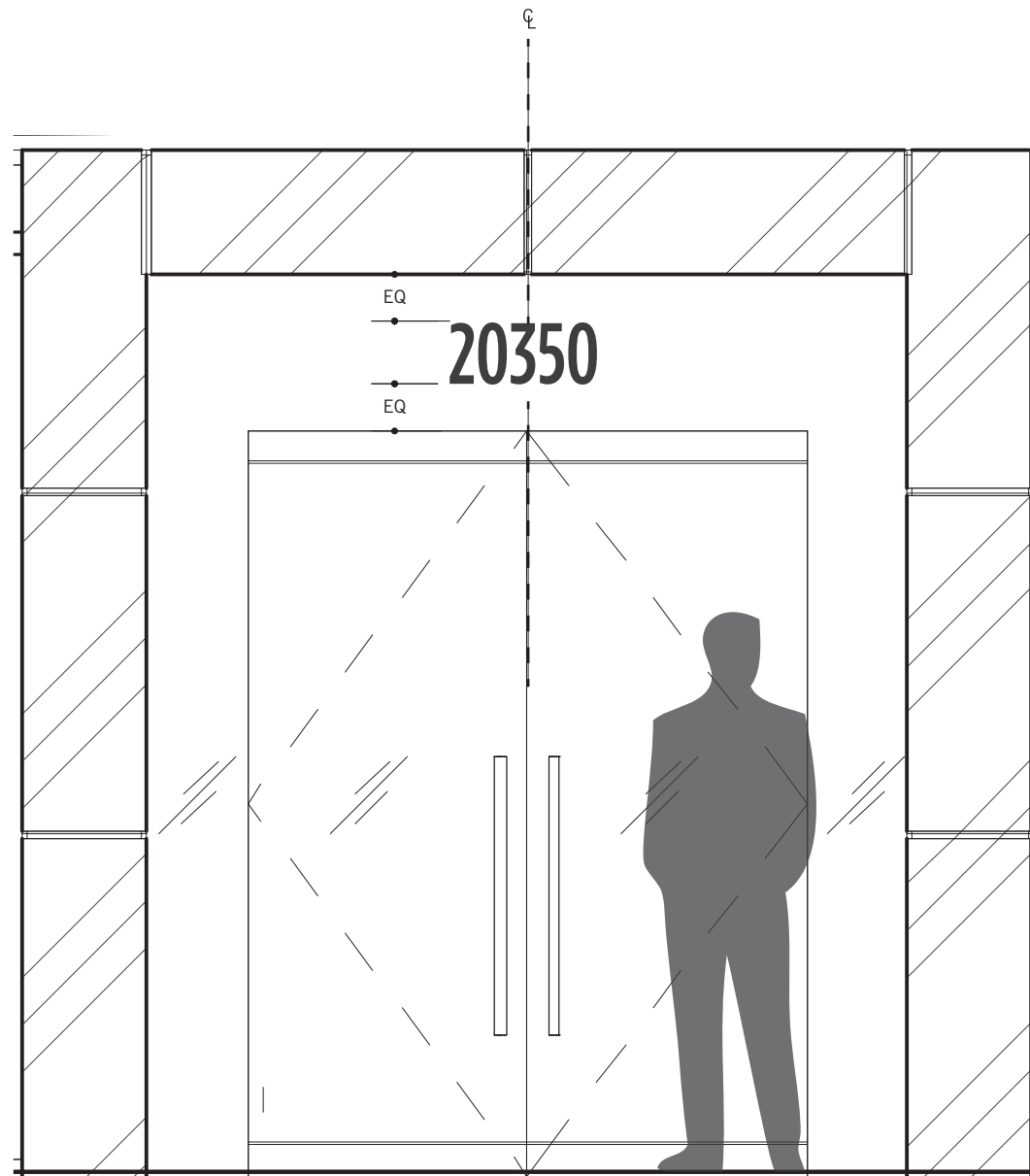
20360 BIRCH ST.

Sign Type 9 - Building Mounted Address

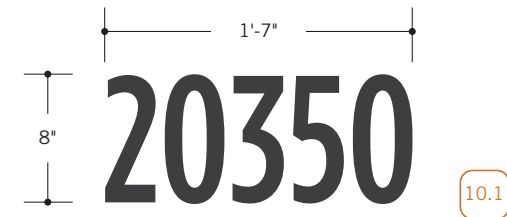
Newport Heights Medical Campus
Newport Beach, CA

WARE MALCOMB 11.28.2016

SHEET
6



TYPICAL EXTERIOR ELEVATION
SCALE 1/2"=1'-0"



20350

10.1

20360

10.2

SIGN TYPE 10 - ENTRY ADDRESS
SCALE 1"=1'-0"

1 SQUARE FOOT
SIGN SUBJECT TO CITY REVIEW AND APPROVAL

NOTES: NON-UILLUMINATED FLAT CUT OUT
PAINTED ALUMINUM INDIVIDUAL NUMBERS.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR **ACTION LETTER**

Application No. **Staff Approval No. SA2016-015 (PA2016-183)**
Applicant **Courtney and Le Architects**
Site Address **21181 Newport Coast Drive**
Legal Description **Parcel 1, Parcel Map 2000-160**

On **December 2, 2016**, the Community Development Director approved Staff Approval No. SA2016-015 to allow additional seating in an exterior patio area of an existing supermarket, and found the proposed changes to be minor, and in substantial conformance with previously approved Planning Application No. PA00-0071. This approval is based on the following findings and is subject to the following conditions.

PROJECT SUMMARY

The applicant is requesting a staff approval for a determination of substantial conformance with Planning Application No. PA00-0071, which permitted the construction of a shopping center in the Newport Ridge Planned Community. The proposal involves the increase of outdoor patio seating to a maximum of 61 seats, as well as glass screening that will separate the patio area from the parking lot. There is no proposal to reduce the number of parking spaces.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC53 (Newport Ridge)
- **General Plan:** CN (Neighborhood Commercial)

BACKGROUND

Planning Application No. PA00-0071 was conditionally approved September 12, 2000, by the Planning Commission of the County of Orange for the construction of a shopping center consisting of 102,959 square feet of retail commercial uses (standalone 55,232 square-foot supermarket and three (3) retail/food service buildings totaling 47,727 square feet) and a 541 space parking lot (Attachment No. CD 3). The approval consisted of a site development permit for the principal development and proposed uses, a coastal development permit for the portion of the site lying in the Newport Coast Planned Community, and a use permit to allow the access way from Newport Coast Drive to be 45 feet in length instead of 90 feet required by code (Attachment No. CD 4).

On September 27, 2000, a resident filed an appeal of the Planning Commission approval identifying concerns regarding the access way on Ridge Park Road, relocation of the market, hours of deliveries, and overflow of school parking. The Board of Supervisors of the County of Orange denied the appeal on December 5, 2000, and upheld the Planning Commission approval (Attachment No. CD 5).

On March 13, 2001, the Current Planning Services Division (CPSD) of the County of Orange determined that changes to the approved shopping center plan (CP01-0014) were in substantial compliance with the original action by the Planning Commission. These changes included an additional 701 square feet of floor area ($102,959 + 701 = 103,660$ square feet) and minor revisions to the parking layout. Although there were no changes to the 541 parking spaces proposed, the minimum parking requirement increased from 515 to 519 spaces ($103,660/200$) (Attachment No. CD 6).

On June 14, 2004, the CPSD of the County of Orange determined that changes to the sign program (CP04-0018) were in substantial compliance with the original action by the Planning Commission (Attachment No. CD 7).

Subsequent to this determination, permit jurisdiction was transferred from the County of Orange to the City of Newport Beach.

On October 3, 2014, the Community Development Director approved Staff Approval No. SA2014-020 to allow site improvements and upgrades to existing outdoor dining areas at an existing shopping center, and found the proposed changes to be minor, and in substantial conformance with the previously approved Planning Application No. PA00-0071.

PROPOSED CHANGES

The proposed improvements to the shopping center occur exclusively within the existing outdoor seating area of the supermarket at 21181 Newport Coast Drive. The existing configuration of the outdoor seating area provides 12 seats and is not separated from the parking lot. The proposed configuration of the outdoor seating area consists of 61 seats and is demarcated with glass screening that will separate the area from vehicular traffic in the parking lot. The hours of operation for the outdoor seating area will be from 6:00 a.m. to 12:00 a.m., which is in unison with the hours of the supermarket.

FINDINGS

Pursuant to Section 20.54.070, 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 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 Newport Coast Shopping Center is located within the Newport Ridge Planned Community (PC 53) Zoning District and the proposed improvements are consistent with all applicable standards of development.
2. The additional seating proposed in the existing outdoor dining areas does not result in the provision of additional parking on site because no additional floor area results from the change. Seating is intended to support the ancillary prepared food services available within the supermarket.
3. The proposed improvements are consistent with the findings and conditions approved by Planning Application No. PA00-0071.

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. An Initial Study/Addendum was prepared for the original approval of the shopping center and reviewed along with previously certified Final Environmental Impact Report 517 (for the original approval of the Newport Ridge Planned Community) and Negative Declaration 96-0166 (for a residential development crossing boundary lines in the Newport Coast Planned Community). The resulting CEQA determination was that the shopping center would create no substantial change from the previous environmental analysis.
2. The proposed improvements do not involve a feature that was a basis for or subject of findings of exemptions in FEIR 517 or Negative Declaration 96-0166.
3. The proposed improvements do not conflict with the general plan designation or zoning, will not affect geological conditions, water quality, transportation, circulation, air quality, noise, recreation, biological and/or cultural resources, or public services.

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 improvements do not involve a feature that was specifically addressed in the staff report, meeting minutes, or subject to a condition of approval for Planning Application No. PA00-0071.

Finding:

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

Facts in Support of Finding:

1. The additional seating in the outdoor patio area does not result in an expansion or change in operational characteristics of the shopping center.
2. The proposed additional seats in the outdoor seating area were not established by the conditions of approval for the shopping center. The original approval permitted retail and food service uses and specified building floor area, which will not be affected.
3. The proposed addition of outdoor seating is minor in nature and will not affect the availability of parking.
4. Deliveries to the retail and food service uses will not be affected by the proposed improvements. Deliveries to the site will continue to be required to comply with Condition No. 40 of the original Planning Application approval.

DETERMINATION

This staff approval has been reviewed and a determination has been made that the proposed changes to the shopping center are minor, and in substantial conformance with the approved Planning Application No. PA00-0071.

CONDITIONS OF APPROVAL

All previous findings and conditions of approval of Planning Application No. PA00-0071 shall remain in full force and effect as stated in Attachment Nos. CD 3 and CD 4, with the addition of the following conditions:

1. The development authorized by this Staff Approval shall be in substantial conformance with the approved project plans and Planning Application No. PA00-0071.
2. A building permit shall be obtained prior to commencement of construction. A copy of this approval letter shall be incorporated into both the Building Division and field sets of plans prior to issuance of the building permits.
3. 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 Pavilions Outdoor Seating including, but not limited to, SA2016-015 (PA2016-183). 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.

APPEAL PERIOD

An appeal or call for review 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.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



David Lee, Planning Technician

JM/jvp

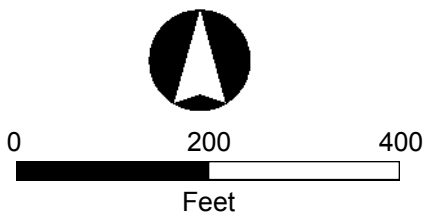
Attachments: CD 1 Vicinity Map
CD 2 Applicant's Project Description
CD 3 Planning Commission Minutes dated September 12, 2000
CD 4 Conditions of Approval
CD 5 Notice of Determination dated December 5, 2000
CD 6 Determination of Substantial Compliance dated March 13, 2001
CD 7 Determination of Substantial Compliance dated June 14, 2004
CD 8 Staff Approval No. SA2014-020 dated October 3, 2014
CD 9 Project Plans

Attachment No. CD 1

Vicinity Map



Newport
Beach
GIS



Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

Attachment No. CD 2

Applicant's Project Description

Date: October 18, 2016
To: City of Newport Beach
100 Civic Drive
Newport Beach, CA 92660
Attn: David Lee
Associate Planner

Copy to: Paul Herman – Albertsons / Vons, Inc.
Matt Medina – Albertsons/ Vons, Inc.
John P. Le – Courtney + Le Architects
Adrianna Saavedra – Courtney + Le Architects
Cecilia Herrera – Courtney + Le Architects
Project File

CLA Project No.: 16053.04

Project: PAVILIONS #1911- NEWPORT BEACH, CA ~ BUILDING REMODEL
(Name/Number/Location) 21181 Newport Coast Drive., Newport Beach, CA 92657


Subject: Outdoor Seating

Dear Mr. Lee,

The exterior scope of work for Pavilions 1911 at Newport Beach will involve a modified exterior patio in conjunction to the tenant improvement to revamp the Pavilions décor. The exterior scope will increase the outdoor seating experience beneath the Pavilions canopy. The patio will be demarcated with glass screening (60”) that will separate the relocated cart coral and dining area from the vehicular traffic. The patio seating allots for as many as 61 seats. The hours of operation for the patio will be unison with the current hours of operation of Pavilions Market hours located in Newport Beach; Monday – Sunday from 6:00AM to Midnight. There will be the opportunity to consume alcohol within this secured patio as we do have type 26 ABC Licensing & Type 86 ABC Licensing. Alcohol consuming will be monitored under the conditions set by planning & ABC.

Should you have any questions re: the description above, please do not hesitate to contact either Paul Herman (Senior Construction Manager), and/or myself.

Thank you,

BY: 
Kevin Le, Designer

PA2016-183 for SA2016-015
21181 Newport Coast Drive
Courtney+Le Architects

Attachment No. CD 3

Planning Commission Minutes dated September 12, 2000

PLANNING COMMISSION MINUTES

Date: September 12, 2000

Time: 1:33 P.M.

Item 2.: Public Hearing – Planning Application No. PA00-0071 for Site Development Permit, Coastal Development Permit and Use Permit, EIR 517, of Vons - a Safeway Company.

Executive Officer Mathews introduced the project.

Planner IV Melton gave the staff presentation. He stated that the applicant is requesting to construct a retail shopping center on a 10.8-acre site in Planning Area 12 of the Newport Ridge Planned Community and Planning Area 8 of the Newport Coast Planned Community. He noted that the principal commercial use is a Vons Pavilion Supermarket. Mr. Melton stated that a total of 541 parking spaces are being provided for the commercial center. He stated that the parking spaces' being provided exceeds the County parking requirements. Mr. Melton pointed out on the exhibit the project location, surrounding uses and boundary streets. He discussed egress and ingress into the commercial center. He pointed out a portion of the site that is in a coastal zone. He discussed the County and Coastal appeal process. He noted that Planning Area 8 of the Newport Coast PC was residential, but limited commercial use was a Principal Permitted Use and therefore, that portion of the project in the coastal zone was not an appealable project. Mr. Melton stated that the proposed project is consistent with the County Development Standards. He stated that a Use Permit was required because an accessway from Newport Coast Drive was 45 feet in length and that the Zoning Code requirement was 90 feet.

Mr. Melton stated that staff did receive input from residents expressing 5 concerns. He said the Planning Commission was given copies of the letters, faxes and emails received to date. He said the areas of concern expressed was:

1. The access to the site on Ridge Park Road;
2. Additional screening between the project and residential area;
3. Hours of business operation and the hours of Vons truck delivery;
4. Location of the Vons loading dock and trash area; and,
5. Potential impacts of additional traffic on schoolchildren walking to the school site located on the other side of Newport Coast Drive.

Mr. Melton addressed these concerns in the staff report and reiterated his responses to the concerns. He pointed out three access sites to the site. He pointed out the area shown as "future development" owned by The Irvine Company and noted that development could be residential or commercial. He noted that the application today is for Vons and the inline retail buildings. Mr. Melton pointed out the new school location on Newport Coast Drive.

Mr. Melton said that he handed out to the Planning Commission a letter from the Irvine Company noting a meeting with residents of the adjacent residential area, Mark and Alicia Frenza. Mr. Melton said that as a result of that meeting, the Irvine Co. was proposing revisions to Condition 22 and 36, and a new condition 40. He said these revisions appear to address the major concerns of the area residents. Mr. Melton noted that this site has always been intended as a commercial site. He stated that staff received a letter of support for the proposed project from Mr. Doug Woodyard, a resident of the Saint Laurent residential area.

Thomas Mathews, Director of PDSD, requested a clarification on the number of conditions of approval.

Mr. Melton stated that the six conditions indicated in the Irvine Co. letter have been incorporated into the project approval by the revisions to condition 22 and 36 and the addition of condition 40. He stated that the project has a total of 40 conditions of approval.

Commissioner Goacher referred to condition #36 and asked Mr. Mathews if they were comfortable with getting involved in the hours of operation.

Mr. Mathews responded that applying the hours of operation lets everyone know where we stand. He stated that if everyone involved agrees, then ground rules have been established.

Keith Eyrich, project applicant, representing The Irvine Company, gave a brief presentation. He stated that The Irvine Company and the Vons Company worked very hard with the residents to resolve issues. He stated that they met with the homeowners association twice and met with Mr. and Mrs. Frenza in their home to address their concerns as stated in their letter. Mr. Eyrich stated that Vons is the only supermarket in the Newport Coast area.

Robert Sparran, representing Vons Company, stated that they have owned the property since 1993 and have been waiting for enough residents to move into the area to develop this Vons Pavilion. He stated that they have received numerous letters asking when they would be developing this site. Mr. Sparran stated that he felt that the size of the Vons Pavilion was appropriate for this neighborhood.

2:25 P.M.: The Chairman opened the public hearing.

Daniel Wanpole, Vice President of the Newport Ridge Homeowners Association, stated that they had one minor concern. He stated that the concern was the entrance off Newport Coast Drive. He stated that the speed limit on this road was 65 MPH and that he had a concern normal 90 feet of stacking distance being reduced to 45 feet. He requested that staff look at this carefully. Mr. Wanpole stated that he didn't want to see residential development on the site owned by The Irvine Company, he preferred

commercial development. He noted that when he purchased his home he was told that this site would be commercial.

Wayne Redfearn stated that the school district changed the school site since he purchased his home. He stated that the California Highway Patrol is recommending parking on Ridge Park road so parents can walk their children across the Newport Coast Drive to school. He expressed safety and noise concerns. He stated that there is a lot of activity along Ridge Park road and with large trucks entering the retail center and with the Fire Station there, it provides an opportunity for a real disaster to occur. Mr. Redfearn requested that no access be taken of Ridge Park road and that Vons has a fully enclosed loading dock.

Thomas Still presented his business background to the Commission. He stated that he is fully aware that this site will be commercially developed. He expressed concern with the school site and truck traffic on Ridge Park road. He stated that the street is narrow and has a center divider and provides a left turn into the shopping center. He requested that right turns in and out of the shopping be allowed only. He also requested that the loading dock be fully contained. Mr. Still's stated that this combination leads to a disaster waiting to happen. He suggested that deliver hours be a conditioned to prohibit deliveries during morning and afternoon school hours when children are coming and going from school.

Alicia de Frenza stated that she supported the shopping center. She thanked Vons Company and The Irvine Company for meeting with her and her husband. She stated that they listened and made reasonable concessions. Ms. Frenza stated that there is a petition that was delivered to The Irvine Company signed by 40 homeowners and she wanted everyone to know that she had no part in this petition. She asked whom she should deliver a copy of this petition to because she wanted it to become part of the record and wanted the Commission to have a copy. Ms. Frenza requested that traffic be looked at in this area in the future. She stated that the school only provides 10 parking spaces and noted that on the directive of the CHP parents should park along Ridge Park road.

Commissioner Long asked if the school would be posted with a speed limit. She stated that when she is approaching a school zone there are signs with speed limited posted. She stated that more parking space are needed.

Ms. Frenza responded yes the school speed limit would be posted but traffic was really fast on Ridge Park road.

David Ellis, President of St. Laurent Homeowners Association, stated his backyard over looks the project site. He discussed a meeting with the association, Vons and The Irvine Company that was held in August. Mr. Ellis stated that he had submitted a letter requesting conditions regarding hours of operation, left turn only, and limiting hours of delivery. He stated that the school site has been relocated from it original location to the present location and he felt this was a bad decision. He stated he was concerned with 6, 7 and 8 year old crossing a freeway with 65-MPH traffic.

James Land stated that safety would remain a concern at this site for years to come. He stated that he was informed when he purchased his home that this site would be commercially developed. He stated that the parking is not adequate for the size of the commercial center being proposed. He asked the Commission to designate a specific use for the remaining area if possible.

Bruce Rohn, St. Laurent homeowner, stated that he doesn't agree with this project as other residents have stated. He stated that this is a beautiful residential area and he did not want to see Vons when he drives in and out of his neighborhood. Mr. Rohn's suggested a stop sign at the entrance to Ridge Park road.

Mr. Redrearn stated that he has been involved with the school and is trying to solve congestion at Ridge Park road. He discussed alternate drop-off sites, additional parking and a bridge over Ridge Park road.

Mr. Eyrich stated that there are no development plans for the remains parcel at present.

Commissioner Goacher asked about the lighting.

Mr. Eyrich responded that they would follow County standards. He stated that they would confine the lighting to the site. He noted that there is a condition of approval addressing lighting and he was familiar with this condition.

Commissioner Long asked about school zone signs.

Pete Prasida stated that there is a vehicle code requirement to be posted for speed and enforced in any school zone and this school would also be posted. He noted that the driveway onto Ridge Park road from the shopping center would be signalized.

Commissioner Nielsen asked is 45 feet was enough space in the stack area.

Mr. Prasida stated that the entry is wide and 45 feet is enough space for the trucks. He noted that delivery trucks do not like to make deliveries during peak hours.

Commissioner Goacher asked if Grant Anderson of the County Traffic Engineering agreed with the previous comments.

Mr. Anderson responded yes.

Commissioner Nielsen discussed the 10 parking spaces provided by the school.

Carol Hoffman, representing The Irvine Company, stated that school opens in January but the PTA has already started and is looking at parents concerns with parking and traffic. She stated that it has been decided that a bridge over Ridge Park road was not viable, the school didn't want the student to leave the school and be cross directly into the

shopping center. Ms. Hoffman stated that per the principal of the school that parking on Ridge Park road and crossing to the school was not an official recommendation by the CHP. She stated that no one had any idea how this got started, she stated that the school did not seek any information from the CHP. Ms. Hoffman discussed school-crossing guards, fire station signals. She stated that the school site is the ideal location for the number of children the school would serve. She noted that there is a park on the southeast corner where parents can park and drop of children. Ms. Hoffman stated that she hoped that the homeowners association would not lock the park so that the school couldn't make use of it.

Commissioner Fisk asked if there would be additional parking on adjacent streets. He inquired about the Fire Station signal.

Mr. Melton stated that the traffic signal at the Fire Station would be controlled by the Fire Station. He explained yellow and red flashing lights. He stated that the commercial center has provided adequate parking for it size per the County parking regulations. He discussed the size of the parking spaces.

Mr. Grant Anderson said that parking was permitted on Ridge Park Road.

Mr. Eyrich discussed painting red curbs on Ridge Park road.

Mr. Sparran discussed alternate sites for the school and explained why these other sites were not feasible. He stated that Vons is located at the least offensive location. He noted that it is located as far away from the residential area as possible. He stated that in his opinion the speed was so great on Ridge Park road because cars are coming down the hill toward the shopping center and there is nothing there so there is no reason for the cars to slow down.

Commissioner Fisk asked if the drivers of the delivery trucks are aware that coming off of Newport Coast road that they would have to make a sharp left turn.

Mr. Eyrich stated that the Vons drivers are well schooled in delivering products. He stated that Vons drivers are instructed to make deliveries with the least amount of issues. He stated that the drivers would become quite familiar with this route. He stated that he couldn't speak for the other vendors.

Rock Jackson, representing Vons Companies, stated that there is a manual that the drivers have that tell them where they have to turn.

3:20 P.M.: No one else wishing to be heard, the Chairman closed the public hearing.

Commissioner 's Fisk and Long stated that they met with residents and the applicant prior to today's public hearing. Commissioner Fisk stated that he was please to see the applicant and the residents work so closely together. He stated that he felt that the

applicant made the project as pleasing as possible. He stated that his only concern was the entrance off of Newport Coast Drive and the left turn into the loading dock.

Commissioner McBurney stated that he felt that the deceleration lane and the stacking distance were adequate. He stated that if Vons finds at a later date that the area too tight they could eliminate a few parking spaces to increase the stacking area.

Commissioner Goacher stated that he felt that traffic would move more slowly because of the signals and signage. He noted that the school was not part of this application and the Commission couldn't speak to that. He stated that he felt that the site plan was appropriate.

Commissioner Nielsen stated that this is an excellent plan. He suggested that The Irvine Company work on the suggestion of red curbing along Ridge Park road. He stated that the trucks might slow down traffic on Ridge Park road. He noted that trucks usually move a lot slower than cars. He suggested that the residents work as hard on resolving the school issues as they did on this project.

Commissioner Fisk asked for a clarification on the conditions.

Mr. Melton stated that staff was not adding 6 conditions to the conditions of approval. He stated that the 6 conditions requested have been condensed into revisions in conditions of approval #22 and #36 with a new condition of approval #40. He stated that there are a total of 40 conditions of approval.

Action: 3:35 P.M.: The motion of Fisk, seconded by McBurney, to conditionally approve Planning Application No. PA00-0071 as recommended in the Current Planning Division report, dated September 12, 2000, and the revisions to conditions 22 and 36, and new condition 40, to read as shown below, was carried by unanimous vote.

Condition 22.

- A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained areas which shall be reviewed and approved by the Manager, Subdivision and Grading in consultation with the Manager, Current Planning Services Division. Said plan shall include provisions for hydro seeding with native mix groundcover and wildflowers on the area of the site plan shown as "Future Development". The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans, adopted planned community regulations, scenic corridor and specific plan requirements, Grading and Excavation Code erosion control requirements, Subdivision Code, Zoning Code, and conditions of approval, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures) and Board Resolution 90-1341 (Water Conservation Implementation Plan). Said plan shall be reviewed and approved by the Manager, Subdivision and Grading.

- B. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.
- C. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services

Condition 36.

The operating hours of the market shall be not earlier than 6 a.m., and not later than 12 midnight. In the event Vons, or subsequent owner(s), desires to open for business earlier than 6 a.m., or to remain open for business later than 12 midnight, Vons shall be required to return to the Planning Commission for approval of a Site Development Permit, per Chapter X of the Newport Ridge Planned Community regulations, for further review and hearing.

Condition 40.

- A. Prior to the issuance of final certificate of use and occupancy for the market, the applicant shall submit a truck delivery plan to the Manager, Current Planning Services Division for review and inclusion in the approved project file. The applicant shall agree to operate the center in conformity with this plan. This plan shall indicate that all semi trucks and other delivery trucks serving the market building which are owned by the operator of the market or an affiliate shall access the center via Newport Coast Drive, not Ridge Park Road, and shall exit the center onto Ridge Park Road only to the left (toward Newport Coast Drive). The owner/operator of the market shall use reasonable efforts to notify all vendors making deliveries to the market to access the center via Newport Coast Drive, not Ridge Park Road, and to exit the center onto Ridge Park Road only to the left (toward Newport Coast Drive) and to require such vendors to comply with this requirement.

The plan shall also indicate that the applicant shall post permanent signage at the Ridge Park Road access to the center notifying all exiting traffic that all delivery trucks, including semi trucks, exiting the center onto Ridge Park Road shall exit only to the left (toward Newport Coast Drive). Such signage shall be installed prior to the issuance of final certificate of use and occupancy for the market building.

- B. The plan shall also indicate that the delivery hours for Vons semi trucks shall be limited to the hours of 7:00 a.m. to 10 p.m. Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays and holidays.

- C. The applicant shall include in all of its leases and occupancy agreements for space in the center the following provisions: "Tenant acknowledges that (i) all delivery trucks serving the center and exiting onto Ridge Park Road are required to exit to the left (toward Newport Coast Drive) and (ii) no delivery trucks serving the center shall enter the center by making a left turn into the center from Ridge Park Road. Tenant shall use reasonable efforts to notify all vendors making deliveries to its store of this requirement and to require such vendors to comply with this requirement." Applicant shall include similar provisions in any Rules and Regulations adopted for the center.

Attachment No. CD 4

Conditions of Approval



Appendix A
Findings
PA000071

1 GENERAL PLAN PA000071

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

2 ZONING PA000071 (Custom)

The use, activity or improvement proposed by the application is consistent with the provisions of the Orange County Zoning Code and the purpose and intent of the Newport Ridge Planned Community (NRPC), in that while the NRPC acknowledges that the physical land planning and design components for Planning Area 12 may cross over the common boundary shared with Newport Coast Planned Community (NCPC) Planning Area 8, there is no separate provision or discussion regarding the development of the affected portion of PA 8 within the NCPC. Therefore, pursuant to Orange County Zoning Code Section 7-9-20 (c) "Indeterminate applicability" the Director has made the determination that the land use regulations of the Newport Ridge Planned Community are the applicable development regulations for the entire project area.

3 COMPATIBILITY PA000071

That the location, size, design and operating characteristics of the proposed use will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

4 GENERAL WELFARE PA000071

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5 PUBLIC FACILITIES PA000071

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

6

COASTAL DEVELOPMENT PERMIT 1 PA000071

That the development project proposed by the application conforms with the certified Local Coastal Program.

7

COASTAL DEVELOPMENT PERMIT 2 PA000071

That the project conforms with the public access and public recreation policies of the California Coastal Act.

8

COASTAL DEVELOPMENT PERMIT 3 PA000071

That the approval of this application will result in no modification to the requirements of the certified land use plan.

9

COASTAL DEVELOPMENT PERMIT 4 PA000071

That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

10

EIR AND ADDENDUM PA000071 (Custom)

That the decision-maker has considered Final EIR 517, previously certified on February 26, 1991, previously finalized ND No. 96-0166 and Addendum PA000071 prior to project approval. Together they are approved for the proposed project based upon the following findings:

- a. Together, these documents are adequate to satisfy the requirements of CEQA by the decision-maker;
- b. The additions, clarifications and/or changes to the original document caused by the Addendum, do not raise new significant issues which were not addressed by the EIR; and
- c. The approval of the EIR and Addendum for the proposed project reflect the independent judgment of the Lead Agency.

11

FISH & GAME - EXEMPT PA000071

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

12

NCCP NOT SIGNIFICANT

PA000071

That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.

13

PARKING MODIFICATION 1

PA000071

That the applicable off-street parking requirements are excessive or inappropriate due to the nature of the specific use involved or because of special circumstances applicable to the property.

14

PARKING MODIFICATION 2

PA000071

That the proposed off-street parking facilities comply with the intent of Section 7-9-145.1 "Off-Street Parking Regulations" of the Orange County Zoning Code.

15

PARKING AND CIRCULATION

PA000071

That the access, parking and circulation facilities will not result in excess traffic safety hazards.

16

ALTERNATIVE DEVELOPMENT
STANDARDS

PA000071

(Custom)

That the alternate development standard for a 45 feet accessway length from Newport Coast Drive will result in an equivalent or better project in terms of adverse impacts and public benefits to the immediate and surrounding community.

17

SAN JOAQUIN HILLS
TRANSPORTATION CORRIDOR

PA000071

That the subject project lies within the area of benefit of the San Joaquin Hills Transportation Corridor. In order to find this project consistent with the General Plan and to ensure that the traffic impacts have been adequately mitigated, it is necessary to adopt a condition requiring the developer to participate in the fee program adopted by the Board of Supervisors.



Appendix B
Conditions of Approval
PA000071

1 CP CP NA BASIC/ZONING REG PA000071

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.

2 CP CP NA BASIC/TIME LIMIT PA000071

This approval is valid for a period of 24 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3 CP CP NA BASIC/PRECISE PLAN PA000071

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4 CP CP NA BASIC/COMPLIANCE PA000071

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.

5 CP CP NA BASIC/OBLIGATIONS PA000071

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.

6 CP CP NA BASIC/APPEAL EXACTIONS PA000071

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7 SG SG GB DRAINAGE STUDY PA000071

Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading:

- A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and
 - B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and
 - C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
-

8 SG SG GB DRAINAGE IMPROVEMENTS PA000071

A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading:

- 1) Design provisions for surface drainage; and
- 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and
- 3) Dedicate the associated easements to the County of Orange, if determined necessary.

B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction.

9 F F GBU FIRE HYDRANTS PA000071

A. Prior to the issuance of any grading permit, the applicant shall submit a fire hydrant location plan for the review and approval of the Fire Chief.

B. Prior to the issuance of a building permit, the applicant shall submit to the Fire Chief evidence of the on-site fire hydrant system and indicate whether it is public or private. If the system is private, the system shall be reviewed and approved by the Fire Chief prior to issuance of the building permit. Provisions shall be made by the applicant for the repair and maintenance of the system, in a manner meeting the approval of the Fire Chief.

C. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a

blue reflective pavement marker indicating the fire hydrant location on the street or drive per the Orange County Fire Authority Standard as approved by the Fire Chief. These markers are to be maintained in good condition by the property owner.

10 F F B WATER AVAILABILITY PA000071

Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The Orange County Fire Authority Water Availability for Fire Protection form shall be signed by the applicable water district and submitted for approval to the Orange County Fire Authority. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected by the insufficient fire flow.

11 F F RBU AUTOMATIC FIRE SPRINKLER PA000071

A. Prior to the recordation of a subdivision map, a note shall be placed on the map stating that all commercial structures over 6,000 square feet; all multifamily residential structures; all detached, single-family structures exceeding 5,500 square feet, and, all structures exceeding Fire Authority access requirements shall be protected by an automatic sprinkler system, in a manner meeting the approval of the Fire Chief.

B. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the OCFA for review and approval.

C. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.

12 F F RG FIRE ACCESS ROADS PA000071 (Custom)

Prior to issuance of any grading permits, the applicant shall submit and obtain approval of plans for all roads, streets and courts, public or private, from the Fire Chief in consultation with the Manager, Subdivision and Grading Services. The plans shall include the plan view, sectional view, and indicate the grade and width of the street or court measured flow line to flow line. All proposed fire apparatus turnarounds shall be clearly marked when a dead-end street exceeds 150 feet or when otherwise required. Applicable CC&R's, or other approved documents, shall contain provisions which prohibit obstructions such as speed bumps/humps, control gates or other modifications within said easement without prior approval of the Fire Chief.

13 F F BU STREET MARKINGS PA000071

A. Prior to the issuance of a building permit, the applicant shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbing and signage. A drawing of the proposed signage with the height, stroke and color of lettering and the contrasting background color shall be submitted to and approved by the Fire Chief.

B. Prior to issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan in a manner meeting the approval of the Fire Chief. The CC&R's, or other approved documents, shall contain a fire lane map and provisions which prohibit parking in the fire lanes. The method of enforcement shall be documented.

14 F F GBU FUEL MODIFICATION PA000071 (Custom)

If deemed necessary by the Fire Authority, prior to the issuance of a grading permit, the applicant shall obtain the approval of the Fire Chief of a conceptual fuel modification plan and program.

15 F F B COMBUSTIBLE CONSTRUCTION LETTER PA000071

Prior to the issuance of a building permit for combustible construction, the builder shall submit a letter to the Fire Chief on company letterhead stating that water for fire-fighting purposes and the all weather fire protection access roads shall be in place and operational before any combustible material is placed on-site.

16 F F SGB HAZARDOUS MATERIALS PA000071 (Custom)

Prior to the issuance building permits for Vons, and prior to the issuance of tenant improvements permits for the inline retailers stores, the applicant shall submit to the Fire Chief a list of the quantities of all hazardous, flammable and combustible materials, liquids or gases to be stored, used, or handled on site. These liquids and materials shall be classified according to the Uniform Fire Code using the "Orange County Fire Authority Chemical Classification Handout". The submittal shall provide a summary sheet listing each hazard class, the total quantity of chemicals stored per class, and the total quantity of chemicals used in that class. All forms of materials are to be converted to units of measure in pounds, gallons, and cubic feet.

17 F F G COMBUSTIBLE GAS MITIGATION PA000071

Prior to the issuance of any grading permit, the applicant shall submit and obtain approval of the Fire Chief for a combustible gas/methane assessment and mitigation plan.

18 F F B BUILDING USE LETTER PA000071

Prior to the issuance of a building permit, the applicant shall submit a detailed letter of intended use for each building on-site to the Fire Chief for review and approval.

19 F F SB ARCHITECTURAL BUILDING PLANS PA000071 (Custom)

Prior to the issuance of a building permit, the applicant shall submit plans for the review and approval of the Fire Chief as indicated on the OCFA Plan Submittal Criteria form. Call the OCFA at (714) 744-0403 for a copy the Fire Safety Site/Architectural Notes to be placed on the plans prior to submittal.

20 SG SG G GEOLOGY REPORT PA000071

Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager, Subdivision and Grading, for approval. The report shall include the information and be in the form as required by the Grading Manual.

21 SG SG G GRADING DEVIATION PA000071

Prior to the issuance of any grading permits, if the applicant submits a grading plan which the Manager, Subdivision and Grading, determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or pad configuration, the Subdivision Committee shall review the plan for a finding of substantial conformance. If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making entity.

22 SG SG/BI GU PRIVATE LANDSCAPING PA000071 (Custom)

A. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained areas which shall be reviewed and approved by the Manager, Subdivision and Grading in consultation with the Manager, Current Planning Services Division. Said plan shall include provisions for hydro seeding with native mix groundcover and wildflowers on the area of the site plan shown as "Future Development". The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account approved preliminary landscape plan (if any), County Standard Plans, adopted planned community regulations, scenic corridor and specific plan requirements, Grading and Excavation Code erosion control requirements, Subdivision Code, Zoning Code, and conditions of approval, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures) and Board Resolution 90-1341 (Water Conservation Implementation Plan). Said plan shall be reviewed and approved by the Manager, Subdivision and Grading.

B. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor, certify that it was installed in accordance with the approved plan.

C. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services

23 EP BP B LIGHT AND GLARE PA000071

Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit Services.

24 BP BP B ACOUST NON-RESIDENTIAL PA000071

Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual.

Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project.

25 BP BP BG NOISE GENERATION PA000071

Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control).

26 BP BP G CONSTRUCTION NOISE PA000071

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that:

- (1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
- (2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- (3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

27 SG SG B ROAD FEE PROGRAM PA000071 (Custom)

Prior to the issuance of building permits, the applicant shall pay fees for the San Joaquin Hills Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading.

28 SG SG G SIGHT DISTANCE PA000071

Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services.

29 SG SG U STREET IMPROVEMENTS PA000071 (Custom)

Prior to issuance of the first use and occupancy permit, the developer shall construct a right turn lane at the following locations and dedicate to the County of Orange the necessary right of way to accomplish this:

- a) Southbound Newport Coast Drive at the access to the site,
- b) Eastbound San Joaquin Hills Road at the access to the site,

all in a manner meeting the approval of the Manager, Subdivision and Grading Services.

30 SG SG U TRAFFIC SIGNAL PA000071 (Custom)

Prior to issuance of the first use and occupancy permit, the applicant shall modify the existing Fire Station traffic signal to serve the access to the site, as a four way traffic signal, in a manner meeting the approval of the Manager Subdivision and Grading Services.

31 SG SG B TRAFFIC SIGNAL EASEMENT PA000071 (Custom)

Prior to the issuance of the first building permits, the applicant shall dedicate a traffic signal maintenance easement to the County of Orange at the project site access and Ridge Park Road, in a manner meeting the approval of the Manager, Subdivision and Grading Services.

32 SG SG RB ACCESS EASEMENT PA000071 (Custom)

Prior to the recordation of a subdivision map, or prior to the issuance of the first building permit, whichever comes first, the applicant shall delineate on the subdivision map a two way reciprocal access, parking and pedestrian easement to all parcels within the map and place a note on the final map reserving the easement for the benefit of all parcels on the map, in a manner meeting the approval of the Manager, Subdivision and Grading.

33 SG SG GB POLLUTANT RUNOFF PA000071

Prior to issuance of precise grading or building permits, whichever comes first, the applicant shall submit and obtain approval from Manager, Subdivision and Grading, of a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine, structural and non-structural measures specified in the Countywide NPDES Drainage Area Management Plan (DAMP) Appendix G. The WQMP shall detail s implementation of BMPs whenever they are applicable to a project, specify the long term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.);, and, shall reference the location(s) of structural BMPs.

34 SG SG G NPDES PERMIT PA000071

Prior to issuance of any grading permits, the applicant shall submit evidence to the Manager, Subdivision and Grading, that the applicant has obtained coverage under the NPDES statewide General Construction Activity Stormwater Permit from the State Water Resources Control Board.

35 CP CP B SIGN PROGRAM PA000071 (Custom)

Prior to the issuance of building permits for any permanent signs (wall, monument or other) the applicant shall submit a Changed Plan for a Sign Program. Said Sign Program shall be consistant with the previously approved Newport Ridge Planned Community Sign Program.

36 CP CP NA MARKET HOURS PA000071 (Custom)

The operating hours of the market shall be not earlier than 6 a.m., and not later than 12 midnight. In the event Vons, or subsequent owner(s), desires to open for business earlier than 6 a.m., or to remain open for business later than 12 midnight, Vons shall be required to return to the Planning Commission for approval of a Site Development Permit, per Chapter X of the Newport Ridge Planned Community regulations, for further review and hearing.

37 CP CP NA FUTURE DEVELOPMENT PA000071 (Custom)

Prior to the issuance of building permits on that portion of the site plan shown as "Future Development", the developer shall obtain approval of a Site Development Permit per Chapter X of the Newport Ridge Planned Community regulations.

38 EH EH G GAS MITAGATION 1 PA000071 (Custom)

Prior to the issuance of a grading permit the project proponent and the landfill owner/operator shall provide documentation that the existing landfill gas monitoring and implementation program is adequate regarding landfill gas movement at the landfill boundary, meeting the approval of the Manager, Subdivision & Grading Services Division with concurrence of the County of Orange Health Care Agency/Environmental Health as the solid waste Local Enforcement Agency (LEA).

39 EH EH B GAS MITIGATION 2 PA000071 (Custom)

Prior to the issuance of the first building permit, the project proponent shall demonstrate to the Planning & Development Services Department, Building Plan Check Section's satisfaction, with concurrence of the County of Orange Health Care Agency/Environmental Health as the solid waste Local Enforcement Agency (LEA), that the following design features have been incorporated into the project:

- a. No structures located within 250 feet from the refuse limits;
- b. A landfill gas barrier (foundation shielding) installed in the foundations of all enclosed structures within the project site;
- c. Passive venting foundations for all buildings. The passive venting systems shall be designed so that they can be upgraded to active systems if required by the regulatory agencies; and,
- d. Proper sealing of all utility trenches, conduits, vaults, manholes, etc.

A completion report for the installation and monitoring of the above system shall be prepared by the project proponent and submitted to the County of Orange Health Care Agency/Environmental Health as the solid waste Local Enforcement Agency (LEA) for approval.

40 CP CP U DELIVERY TRUCK PLAN PA000071 (Custom)

- A. Prior to the issuance of final certificate of use and occupancy for the market, the applicant shall submit a truck delivery plan to the Manager, Current Planning Services Division for review and inclusion in the approved project file. The applicant shall agree to operate the center in conformity with this plan. This plan shall indicate that all semi trucks and other delivery trucks serving the market building which are owned by the operator of the market or an affiliate shall access the center via Newport Coast Drive, not Ridge Park Road, and shall exit the center onto Ridge Park Road only to the left (toward Newport Coast Drive). The owner/operator of the market shall use reasonable efforts to notify all vendors making deliveries to the market to access the center via Newport Coast Drive, not Ridge Park Road, and to exit the center onto Ridge Park Road only to the left (toward Newport Coast Drive) and to require such vendors to comply with this requirement.

The plan shall also indicate that the applicant shall post permanent signage at the Ridge Park Road access to the center notifying all exiting traffic that all delivery trucks, including semi trucks, exiting the center onto Ridge Park Road shall exit only to the left

(toward Newport Coast Drive). Such signage shall be installed prior to the issuance of final certificate of use and occupancy for the market building.

- B. The plan shall also indicate that the delivery hours for Vons semi trucks shall be limited to the hours of 7:00 a.m. to 10 p.m. Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays and holidays.
- C. The applicant shall include in all of its leases and occupancy agreements for space in the center the following provisions: "Tenant acknowledges that (i) all delivery trucks serving the center and exiting onto Ridge Park Road are required to exit to the left (toward Newport Coast Drive) and (ii) no delivery trucks serving the center shall enter the center by making a left turn into the center from Ridge Park Road. Tenant shall use reasonable efforts to notify all vendors making deliveries to its store of this requirement and to require such vendors to comply with this requirement." Applicant shall include similar provisions in any Rules and Regulations adopted for the center.

Attachment No. CD 5

Notice of Determination dated December 5, 2000



County of Orange NOTICE OF DETERMINATION

Project Charge No. PP53974

TO: County Clerk, County of Orange
FROM: Planning and Development Services Department
SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Newport Ridge Retail Center - PA 000071	Type of Document: Previous FEIR & Negative Declaration	
State Clearinghouse Number: None	Previously certified or adopted? If yes, provide document number and certification date :EIR No. 517 & ND 960166	
Contact Persons: Project Manager - Bill Melton CEQA Project Manager - Lyn Ahrens		Telephone: (714)834-2541 (714)834-5154
Owner: Vons - A Safeway Company	Applicant: Martin Potts & Associates	
Project Location: 21132 San Joaquin Hills Road, Newport Coast (Newport Coast Drive @ San Joaquin Hills Rd)		
Project Description: Development of a retail center (103,000 square feet building area) on 10.82 acres; includes an anchor tenant building (Pavilions Supermarket) and three smaller in-line tenant retail buildings		

Notice is hereby given that the County of Orange as lead agency, Site Planning Section , has made the following determination on the above-described project:

- The project was approved by Board of Supervisors on 12/5/2000
- The project will have a significant effect on the environment.
 - An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 - A Negative Declaration was prepared fore this project pursuant to the provisions of CEQA.
- Mitigation Measures were incorporated into the project through conditions of approval and project design.
- For this project a Statement of Overriding considerations was adopted.
- Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
- A copy of the EIR 517 and the record of the project approval is on file and be examined at:

Planning & Development Services Department,
Environmental & Project Planning Services Division ,
300 N. Flower, Room 321
Santa Ana, California 92702-4048.
(714) 834-5550.

Signature: W. V Melton
Title: Planner IV

Date: 12/5/00

Fish & Game Fee Filing - \$850.00 **POSTED** Previously Paid Receipt No. (See Attached): 01315 (2/26/91)

FILED
DEC 06 2000

POSTED
DEC 06 2000

GARY L. GRANVILLE, Clerk-Recorder
By RS DEPUTY

GARY L. GRANVILLE, Clerk-Recorder
By RS DEPUTY

Recorded in Official Records, County of Orange
Gary Granville, Clerk-Recorder

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Attachment No. CD 6

Determination of Substantial Compliance dated March 13, 2001



County of Orange

MEMO

FILE: PA00-0071
CP01-0014

DATE: March 13, 2001
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0014 For Project No. PA00-0071
Newport Ridge Retail Center
APPLICANT: Irvine Retail Properties Group

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

1. Revisions to building architecture by the addition of tower elements to the retail buildings (buildings 100A, 100B and 200). The revision increases the total building site square footage (including the Von's store, which was not changed) by 701 square feet from 102,959 to 103,660 square feet.
2. Addition of head in parking spaces in front of buildings 100A and 100B. This revision caused the relocation of the main circulation driveway in front of these buildings and associated revisions to the projects central parking area. Total number of parking spaces remains the same at 541 spaces.
3. Revisions to the planter islands in the main parking field resulting in some parking spaces being lengthened from 18'-6" to 19'. The minimum parking space length of 16' with 2' of overhang was maintained where parking spaces overhangs the planters.
4. Relocation of a trash container enclosure in the parking area adjacent to south side of building 200 so as to accommodate an electrical transformer for building 200.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.

Attachment No. CD 7

Determination of Substantial Compliance dated June 14, 2004



County of Orange

MEMO

FILE: CP04-0018
PA00-0071

DATE: June 14, 2004

TO: RECORD/FILE/APPLICANT

FROM: John B. Buzas, Manager, Current & Advance Planning Services Division

SUBJECT: Changed Plan CP04-0018 For Project No. PA00-0071 (also CP00-0062)

APPLICANT: Southwest Sign Company and
Irvine Retail Properties Company
(Attn: Madison Marquette Retail Services)

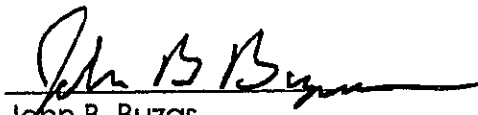
The subject Change Plan has been reviewed by John Buzas of the Current & Advance Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

The proposed modification to the sign program at Newport Coast (Newport Ridge) is intended to provide improvements to the property by adding an additional monument sign at the driveway entrance on Newport Coast Drive, which will identify the project entrance and several tenants in the project. Also on the monument signs the maximum letter height has been changed to 18" to accommodate the letter size of the Pavilions logo that has a larger P and S than the rest of their lettering.

CONDITION:

A building permit is required for signs greater than six (6) square feet in area and all wall signs.


John B. Buzas

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.

Attachment No. CD 8

Staff Approval No. SA2014-020 dated October 3, 2014



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR **ACTION LETTER**

Application No. **Staff Approval No. SA2014-020 (PA2014-145)**
Applicant **Irvine Company**
Site Address **21133 and 21155 Newport Coast Drive**
Legal Description **Parcel 2, Parcel Map 2000-160**

On **October 3, 2014**, the Community Development Director approved Staff Approval No. SA2014-020 to allow site improvements and upgrades to existing outdoor dining areas at an existing shopping center, and found the proposed changes to be minor, and in substantial conformance with previously approved Planning Application No. PA00-0071. This approval is based on the following findings and is subject to the following conditions.

PROJECT SUMMARY

A staff approval for a determination of substantial conformance with Planning Application No. PA00-0071 which permitted the construction of a shopping center in the Newport Ridge Planned Community. The proposal involves the conversion of an existing service area to nonexclusive outdoor public space, a new trash enclosure, enlarged outdoor patio area for exclusive use by two (2) tenant spaces, hardscape and landscape improvements, and a net reduction of two (2) parking spaces.

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC53 (Newport Ridge)
- **General Plan:** CN (Neighborhood Commercial)

BACKGROUND

Planning Application No. PA00-0071 was conditionally approved September 12, 2000, by the Planning Commission of the County of Orange for the construction of a shopping center consisting of 102,959 square feet of retail commercial uses (standalone 55,232 square-foot supermarket and three (3) retail/food service buildings totaling 47,727 square feet) and a 541 space parking lot (Attachment No. CD 3). The approval consisted of a site development permit for the principal development and proposed uses, a coastal development permit for the portion of the site lying in the Newport Coast Planned Community, and a use permit to allow the access way from Newport Coast Drive to be 45 feet in length instead of 90 feet required by code (Attachment No. CD 4).

On September 27, 2000, a resident filed an appeal of the Planning Commission approval identifying concerns regarding the access way on Ridge Park Road, relocation of the market, hours of deliveries, and overflow of school parking. The Board of Supervisors of the County of Orange denied the appeal on December 5, 2000, and upheld the Planning Commission approval (Attachment No. CD 5).

On March 13, 2001, the Current Planning Services Division (CPSD) of the County of Orange determined that changes to the approved shopping center plan (CP01-0014) were in substantial compliance with the original action by the Planning Commission. These changes included an additional 701 square feet of floor area (102,959 + 701 = 103,660 square feet) and minor revisions to the parking layout. Although there were no changes to the 541 parking spaces proposed, the minimum parking requirement increased from 515 to 519 spaces (103,660/200) (Attachment No. CD 6).

On June 14, 2004, the CPSD of the County of Orange determined that changes to the sign program (CP04-0018) were in substantial compliance with the original action by the Planning Commission (Attachment No. CD 7).

PROPOSED CHANGES

The proposed improvements to the shopping center generally occur in the two (2) outdoor courtyards separating the three (3) retail/food service buildings. The proposal includes converting the existing service area (between 21155 and 21157 Newport Coast Drive) to outdoor public space for nonexclusive use with new hardscape and landscaping. The existing trash enclosures are proposed to be relocated and rebuilt in the parking lot. A total of four (4) spaces will be removed to accommodate the new trash enclosure with two (2) new spaces provided adjacent to the remodeled outdoor space, resulting in a net loss of two (2) spaces. To the east (between 21123 and 21133 Newport Coast Drive), the proposal involves new hardscape, landscaping, the addition of an outdoor fireplace, and a trellis above the existing fountain. In addition, two (2) existing outdoor dining areas are proposed to be expanded and upgraded with steel and glass windscreens.

FINDINGS

Pursuant to Section 20.54.070, 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 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 Newport Coast Shopping Center is located within the Newport Ridge Planned Community (PC 53) Zoning District and the proposed improvements are consistent with all applicable standards of development.
2. The net loss of two (2) parking spaces will result in a total of 537 parking spaces on site which exceeds the 519 spaces required for the shopping center.
3. Expansion of existing outdoor dining areas does not result in the provision of additional parking on site because no additional floor area results from the change.
4. The proposed improvements are consistent with the findings and conditions approved by Planning Application No. PA00-0071.

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. An Initial Study/Addendum was prepared for the original approval of the shopping center and reviewed along with previously certified Final Environmental Impact Report 517 (for the original approval of the Newport Ridge Planned Community) and Negative Declaration 96-0166 (for a residential development crossing boundary lines in the Newport Coast Planned Community). The resulting CEQA determination was that the shopping center would create no substantial change from the previous environmental analysis.
2. The proposed improvements do not involve a feature that was a basis for or subject of findings or exemptions in FEIR 517 or Negative Declaration 96-0166.
3. The proposed improvements do not conflict with the general plan designation or zoning, will not affect geological conditions, water quality, transportation, circulation, air quality, noise, recreation, biological and/or cultural resources, or public services.

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 improvements do not involve a feature that was specifically addressed in the staff report, meeting minutes, or subject to a condition of approval for Planning Application No. PA00-0071.

Finding:

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

Facts in Support of Finding:

1. The conversion of an existing service area to outdoor space, the relocation of the trash enclosures, and upgrades to the hardscape and landscaping does not result in an expansion or change in operational characteristics of the shopping center.
2. The size of outdoor dining areas proposed to be upgraded and expanded was not established by the conditions of approval for the shopping center. The original approval permitted retail and food service uses and specified building floor area, which will not be affected.
3. The proposed expansion of outdoor dining area is minor in nature and will not affect the availability of parking.
4. Deliveries to the retail and food service uses will not be affected by the proposed improvements. Deliveries to the site will continue to be required to comply with Condition No. 40 of the original Planning Application approval.

DETERMINATION

This staff approval has been reviewed and a determination has been made that the proposed changes to the shopping center are minor, and in substantial conformance with the approved Planning Application No. PA00-0071.

CONDITIONS OF APPROVAL

All previous findings and conditions of approval of Planning Application No. PA00-0071 shall remain in full force and effect as stated in Attachment Nos. CD 3 and CD 4, with the addition of the following conditions:

1. The development authorized by this Staff Approval shall be in substantial conformance with the approved project plans and Planning Application No. PA00-0071.
2. A building permit shall be obtained prior to commencement of construction. A copy of this approval letter shall be incorporated into both the Building Division and field sets of plans prior to issuance of the building permits.

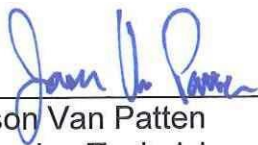
3. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, 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 Coast Shopping Center including, but not limited to, SA2014-020 (PA2014-145). 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.

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.

On behalf of Kimberly Brandt, AICP, Community Development Director

By:



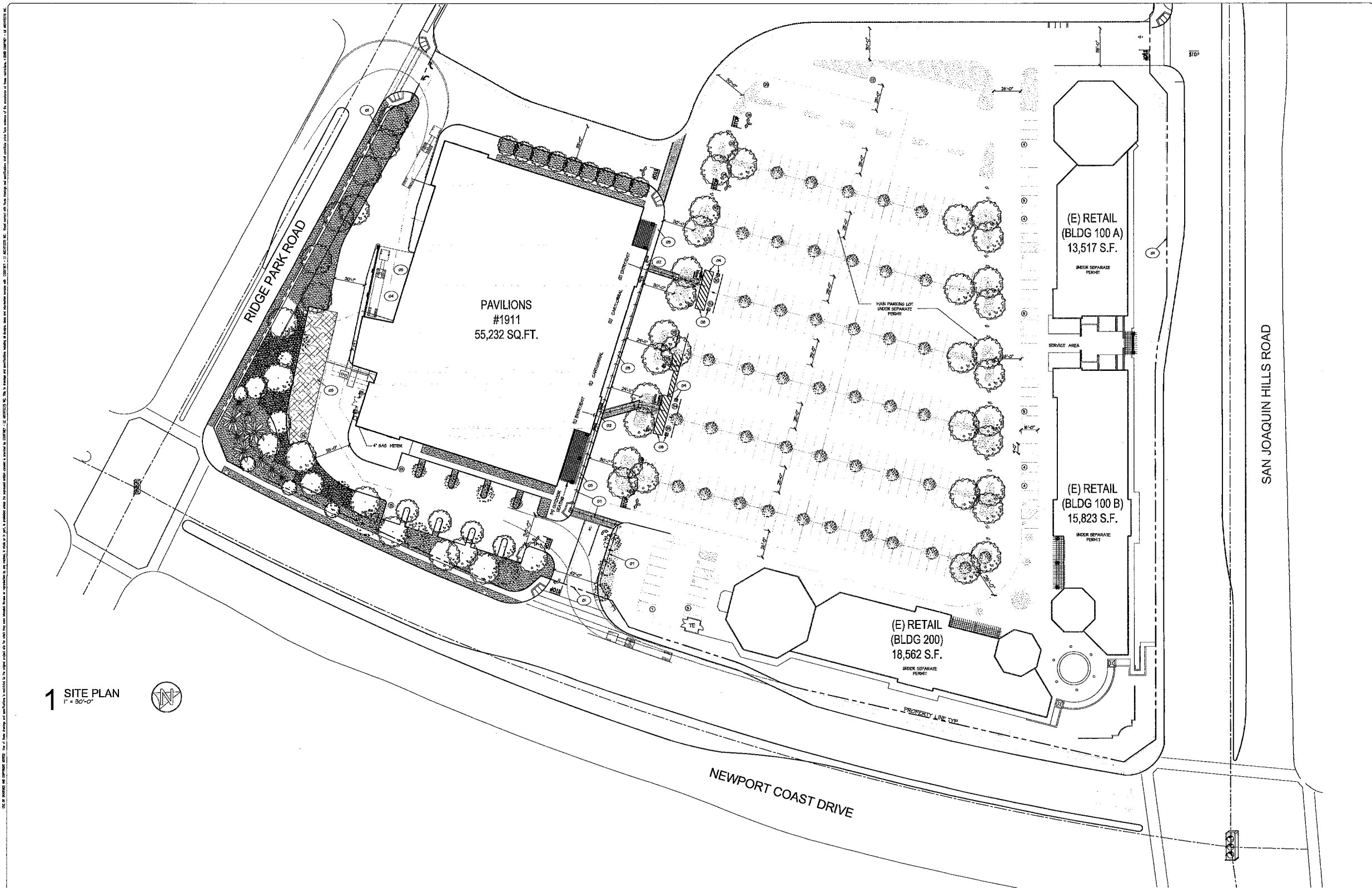
Jason Van Patten
Planning Technician

JM/jvp

- Attachments:
- CD 1 Vicinity Map
 - CD 2 Applicant's Project Description
 - CD 3 Planning Commission Minutes dated September 12, 2000
 - CD 4 Conditions of Approval
 - CD 5 Notice of Determination dated December 5, 2000
 - CD 6 Determination of Substantial Compliance dated March 13, 2001
 - CD 7 Determination of Substantial Compliance dated June 14, 2004
 - CD 8 Project Plans

Attachment No. CD 9

Project Plans



1 SITE PLAN
1" = 80'-0"

A KEYED NOTES
REF: AS10-1
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

MISCELLANEOUS

- EXISTING PROPERTY/FARMLINE.
- EXISTING DISABLED ACCESS CURB RAMP.
- CONTRACTOR'S PROPOSED STAGING AREA AS INDICATED BY: REF: AS10-1 NOTE 4C.
- EXISTING LOADING DOCK.
- PRESSURE WASH SYSTEM CONCRETE SIDEWALK FRONT OF BRAND OPENING.
- ASPHALT PAVING 2" MIN. ON-OR-OFF-SHAFT-POST-6" ABOVE FINISH SURFACE. INSTALLED BY 66-RE-CONCRETE-BRAND-MADE-EMERGENCY-GENERATOR EXISTING PARKING SIGNAGE.

- EXISTING DISABLED ACCESS PATH OF TRAVEL.
- EXISTING DISABLED ACCESS PARKING STALLS.
- EXISTING DISABLED ACCESS "VAN" PARKING STALL.

B SHEET GENERAL NOTES
REF: AS10-1
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

- ALL SITE CONSTRUCTION IS EXISTING UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VISIT SITE, INSPECT AND VERIFY EXISTING CONDITIONS PRIOR TO BID. NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF CONFLICTS ARE FOUND.
- CONTRACTOR SHALL SECURE ALL STAGING AREAS SHOWN ON AS10-1. PROVIDE 6" HIGH SECURE CHAIN-LINK ENCLOSURE WITH GREEN FABRIC AND LOCKABLE GATES. TEMPORARY NIGHT LIGHTING. STG. CONTRACTOR SHALL PROTECT PAVING AREA WITHIN STAGING AREA FROM DAMAGE DURING CONSTRUCTION AND REPAIR ANY DAMAGED AREAS AFTER REMOVAL OF ENCLOSURE. VERIFY SIZE AND EXACT LOCATION WITH VONS FIELD REPRESENTATIVE. STAGING AREA IS NOT TO BLOCK VEHICLE OR DELIVERER TRUCK ACCESS.
- PARKING FOR CONSTRUCTION RELATED VEHICLES SHALL BE RESTRICTED TO AREAS DESIGNATED BY AS10-1. VERIFY EXACT LOCATION WITH PAVILIONS CONSTRUCTION MANAGER.
- BIDS SHALL INCLUDE ALL WORK INSIDE THE BUILDING AND SITE WORK INDICATED ON SA-1. BE SPECIFICATION SECTION 03050. THIS FORM.
- ALL EXISTING ON-SITE AND OFF-SITE DEVELOPMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE.
- ASPHALT PAVING REQUIRES REPLACEMENT. PAVING ON GRADE SHALL BE A RESULT OF NEIGHBOR NOISE SHALL BE DONE ACCORDING TO THE PAVING SPECIFICATIONS AND SHALL BE OF THE SAME SECTION AND DRAINAGE SCHEME AS THE ADJACENT PAVED AREAS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND PROTECT FROM DAMAGE. ALL EXISTING UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH NEW WORK.
- SA-1 SH-1 ALL SURFACES FOR CLEAN, STRAIGHT LINES. ALL DRAINAGE CONCRETE AND BASE MATERIAL SHALL BE REMOVED OFF-SITE DAILY.
- THIS STAGE SHALL REMAIN OPEN AND IN OPERATION DURING THE REMOVAL. THE G.C. SHALL INSURE THAT ACCESS TO THE STORE FOR CUSTOMERS IS AVAILABLE AT ALL TIMES THAT THE STORE IS OPEN. ADDITIONALLY, THE G.C. SHALL INSURE THAT THE LOADING DOCK EXISTING IS AVAILABLE FOR DELIVERIES AND SHALL COORDINATE WORK WITH THE STORE MANAGER TO ELIMINATE DISRUPTIONS.
- ALTHOUGH A S.A.P.P.P. IS NOT REQUIRED FOR THIS PROJECT, G.C. AND SUB-CONTRACTORS SHALL COMPLY WITH THE HARBOR SHIPS, G.C. ALSO IN-ELIGIBLE STAIRWAY DRUGS AND ADHERENT CONTROL MEASURES TO MINIMIZE IMPACTS TO WATER QUALITY. EXISTING ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DESIGNATED AREAS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL VEHICLES MAINTENANCE, STAGING, STORAGE AND DISPENSING OF FUEL, OCCURS IN DESIGNATED APPROPRIATE AREAS. THE GENERAL CONTRACTOR SHALL ENSURE THAT THESE DESIGNATED AREAS ARE LOCATED IN SUCH A MANNER AS TO PREVENT ANY RISK OF FUEL SPILLING INTO THE OCEAN SYSTEM.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ONE TEMPORARY REMOTE CONSTRUCTION SIGNAL LOCATION SUBJECT TO PAVILIONS AND PROPERTY MANAGEMENT APPROVAL. SEE SPEC.

C LEGEND
REF: AS10-1, SITE PLAN
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

	ACCESSIBLE PARKING STALL		TRANSFORMER
	VAN-ACCESSIBLE PARKING STALL		LIGHT POLE
	ACCESSIBLE PATH OF TRAVEL		EXISTING MANHOLE
	PARKING COAT		EXISTING FIRE HYDRANT
	TRASH ENCLOSURE		SIDEWALK HOLE
	LANDSCAPED AREA		
	EXISTING FIRE HYDRANT		
	SIDEWALK HOLE		

D PROJECT DATA
REF: AS10-1, SITE PLAN

SITE	28,800 SQ. FT. (0.66 ACRES)	PARKING PROVIDED	258 SPACES
PARCEL 1 (HARBET)	24,600 SQ. FT. (0.56 ACRES) NIG	PARCEL 1 (HARBET)	201 SPACES NIG.
PARCEL 2 (RETAIL)	4,200 SQ. FT. (0.096 ACRES)	PARCEL 2 (RETAIL)	57 SPACES
TOTAL OF PARCELS 1 AND 2	28,800 SQ. FT.	TOTAL PARKING PROVIDED	258 SPACES + 271 SPACES, COMPLETES

BUILDINGS

BUILDING 100A (RETAIL)	13,517 S.F. NIG.
BUILDING 100B (RETAIL)	15,823 S.F. NIG.
BUILDING 200 (RETAIL)	18,562 S.F. NIG.
BUILDING 500 (HARBET)	85,232 S.F.
TOTAL BUILDING AREA	123,134 S.F.

BUILDING COVERAGE = 24% OF SITE

PARKING REQUIRED

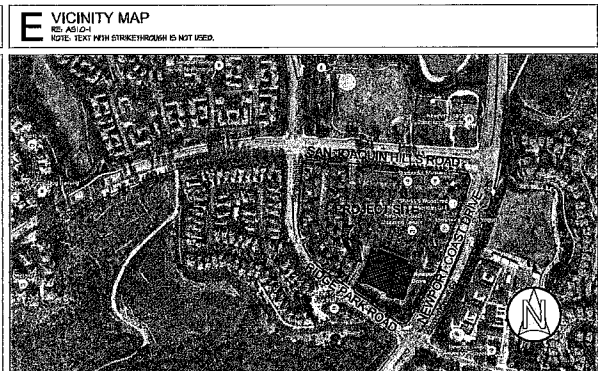
TOTAL ACCESSIBLE PARKING PROVIDED	12 SPACES + 3 SPACES ARE VAN ACCESS.
PARKING REQUIRED (1000 SF / 1000 SF.)	271 SPACES
TOTAL NUMBER OF PARKING SPACES WITHIN 200' RADIUS OF HARBET ENTRANCES	278
REQUIRED NUMBER OF PARKING SPACES WITHIN 200' RADIUS OF HARBET ENTRANCES	212

SEE NOTES FOR ACCESSIBLE PARKING REQUIREMENTS

- 25' MIN. 30' MAX. (2-ROW)
- 10' MIN. 30' MAX. (1-ROW)
- 30' WIDE AT CENTER LINE RADIUS TURN
- STANDARD STALL (1000) COMPACT STALLS ARE NOT PERMITTED
- 20' MIN. DRIVE THROUGH

ACCESSIBLE PARKING

- REQUIREMENT 500-1000 PARKING STALLS: 2% OF TOTAL = 28 OF 501 + 10.14 = 8
- 12 ACCESSIBLE PARKING STALLS PROVIDED = 11 STALLS REQUIRED = COMPLETES.



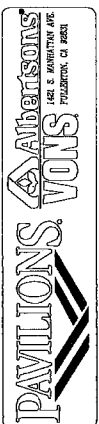
PROJECT NO. 1911-01
DATE: 07/2016
DRAWN BY: JAC
CHECK BY: JAC
SCALE: 1/8" = 1'-0"

PROJECT ARCHITECT: COURTNEY + LE ARCHITECTS
PROJECT MANAGER: JAC
DATE: 07/2016

REVISIONS

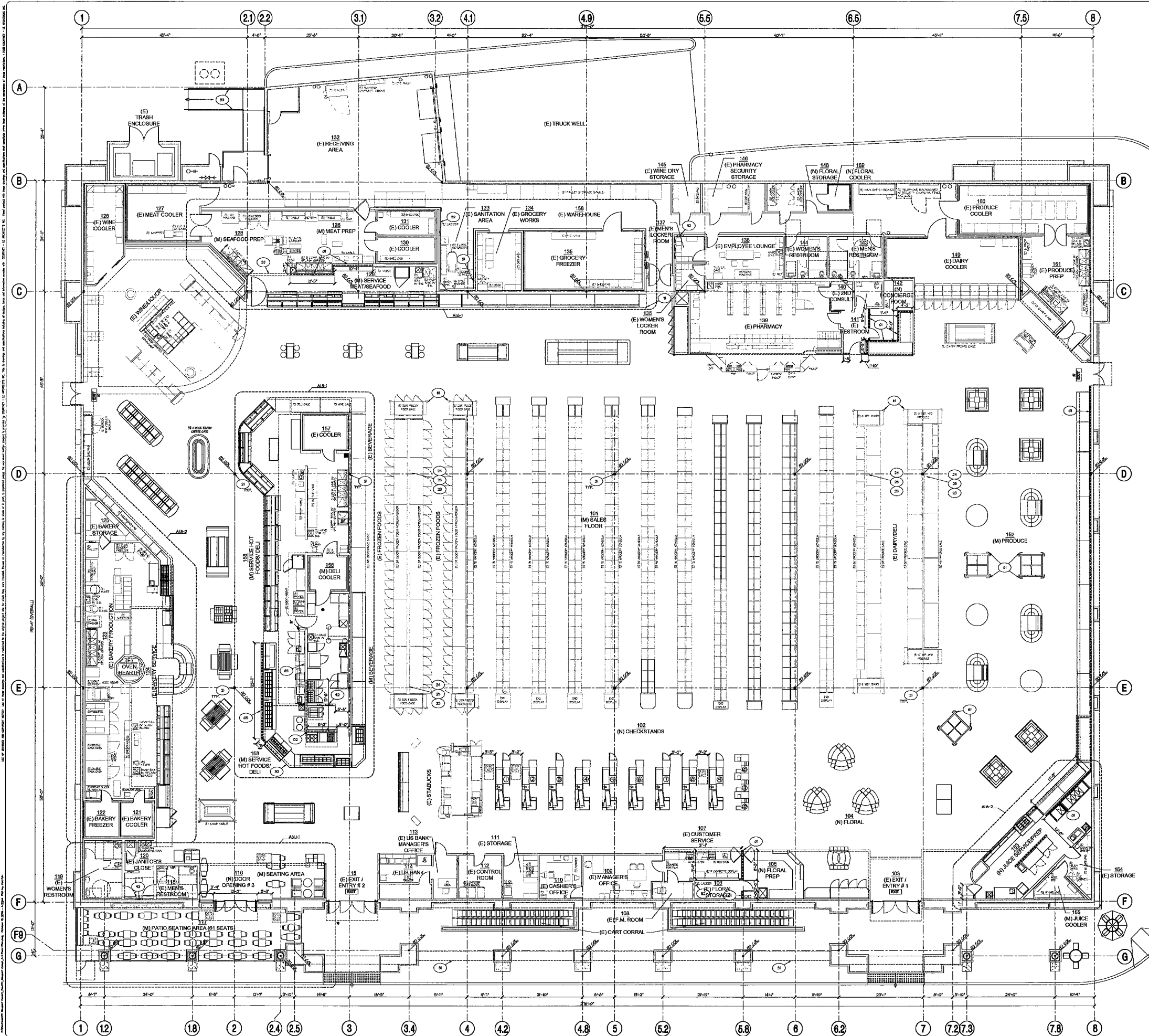
NO.	DATE	DESCRIPTION
1	07/2016	ISSUE FOR PERMIT
2	07/2016	ISSUE FOR PERMIT
3	07/2016	ISSUE FOR PERMIT

COURTNEY + LE ARCHITECTS
1000 Newport Coast Drive, Suite 200
Newport Beach, CA 92657
www.courtney-le.com



SITE PLAN
PAVILIONS # 1911 - NEWPORT BEACH, CA
2181 NEWPORT COAST DRIVE,
NEWPORT BEACH, CA 92657

AS1.0
BID ISSUE
06/27/2016



A SHEET GENERAL NOTES
 ALL 1 FLOOR PLAN
 NOTE: TEXT WITH STRIKETHROUGH IS NOT USED

- A UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM FACE OF CONCRETE.
- B ANGLES ARE 45 DEGREES AND 90 DEGREES UNLESS NOTED OTHERWISE.
- C ALL ELEVATIONS ARE FROM DATUM ELEVATION 100'-0".
- D ALL STAIRS ARE 34" O.G. STEEL STAIRS SHALL BE 4" FACTOR UNLESS NOTED OTHERWISE. COORDINATE CORRECT BASE WITH SPECIFICATIONS.
- E PROVIDE 6" STAIR HALL AT ELECTRICAL PANEL AS REQUIRED. RE: AS-1.
- F ALL MASONRY DIMENSIONS ARE NOMINAL.
- G MASONRY BLOCKS TYPE IS SHOWN ON BUILDING ELEVATIONS. RE: A-10. PROVIDE SMOOTH FACE BLOCK AT THE FOLLOWING LOCATIONS:
 1. CONCRETE CURB, RE: A-12.
 2. RESEAL BASE APPLIED ON BLOCK, RE: A-10.
 3. RESEAL FINISH APPLIED OVER BLOCK, RE: A-10.
- H REFER TO SHEET A-1 FOR FLOOR FINISHES AND SHEET A-11 FOR FLOOR SLOPES AND DRAIN LOCATIONS.
- I FIXTURES AND EQUIPMENT ARE SHOWN AS DOWNGRADED. REFER TO FUTURE LAYOUT PLAN A-11 FOR DESCRIPTION. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT FROM SHOP DRAWINGS AND/OR CATALOGS-GDS SUPPLIED WITH SHEET.
- J GENERAL CONTRACTOR SHALL INSTALL COOLER/REFREEZER BOXES, RE: A-11.
- K PROVIDE SMOOTH BLOCKS OR OTHER SUITABLE BACKING FOR ALL WALL-MOUNTED FIXTURES AND EQUIPMENT. INCLUDES, BUT NOT LIMITED TO, SINKS, HAND SINKS, SERVICE SINKS, MISC. SINKS, ETC. WALL BRACKETS AND ANY WALL-MOUNTED ITEMS NOT COVERED BY ITEMS SPECIFIED IN NOTE OR A-12. REGARDLESS OF LOCATION OR ROOM THIS INCLUDES ALL OTHER PROVIDED EQUIPMENT THROUGHOUT THE PROJECT.
- L REFER TO SHEET A-11 FOR DIMENSIONS OF COOLER/REFREEZER, BOX LOCATIONS.
- M GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ANY REMAINING WALLS AND/OR SIDEWALKS AT THE EMERGENCY EXITS WITH THE SITE CONTRACTORS WORK ON THE DRAIN LINE IN THIS AREA.
- N FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT OFFICE OF ANY DISCREPANCIES.






















B KEYED NOTES
 ALL 1 FLOOR PLAN
 NOTE: TEXT WITH STRIKETHROUGH IS NOT USED

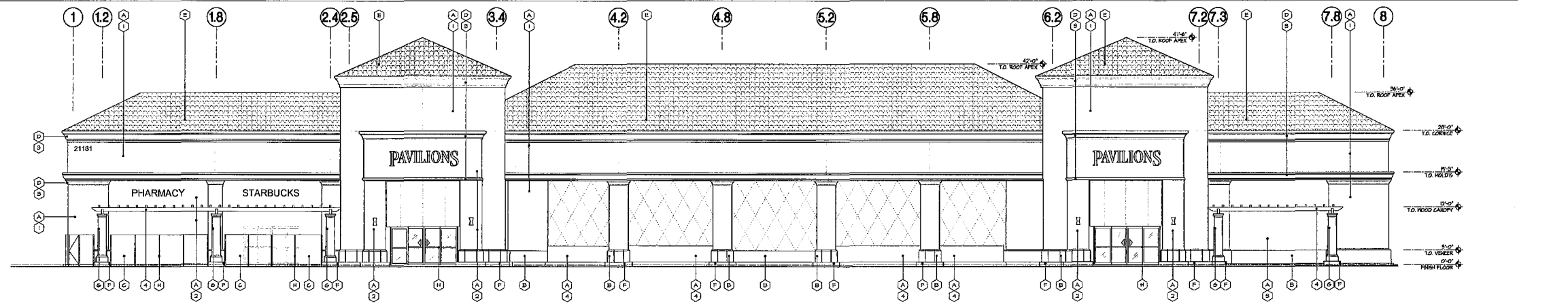
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C LEGEND
 ALL 1 FLOOR PLAN
 NOTE: TEXT WITH STRIKETHROUGH IS NOT USED

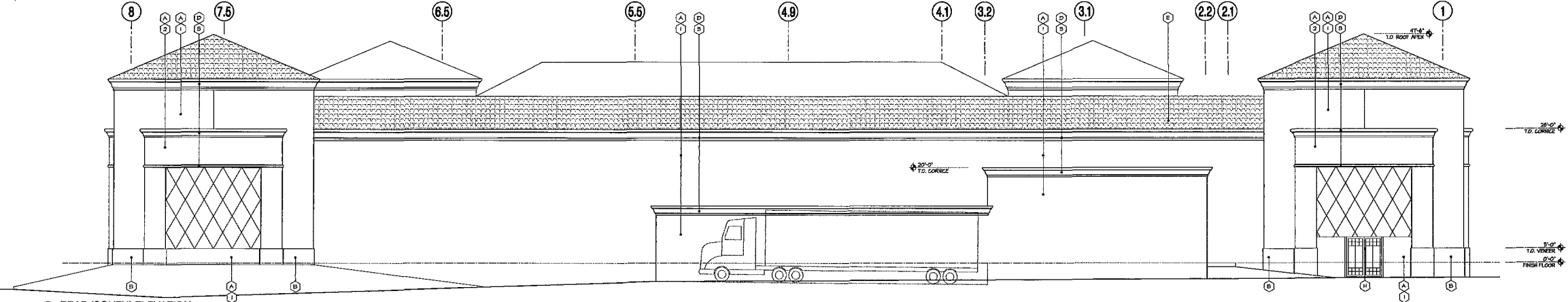
- EXISTING STUDYING HALLS
- EXISTING CHU HALLS
- NEW HALLS
- LOW HALLS
- EXISTING COOLER HALLS
- INDOOR STYLE LETTER DESIGNATIONS
- DOOR NUMBER DESIGNATIONS, RE: A-0-1
- MILKLINE
- FIRE RATED ASSEMBLY, RE: SPECIFICATIONS
- SHEET KEYED NOTE, RE: A-11
- ELECTRICAL PANEL, RE: ESD-1
- ACCESSIBLE EXIT, FUTURE, COUNTER, ETC.
- INTERIOR ELEVATIONS

NOTE: PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ANY DISCREPANCIES FOUND ON SITE SHALL BE REPORTED TO THE ARCHITECT OR PROJECTS CONSTRUCTION MANAGER BEFORE PROCEEDING WITH THE WORK.

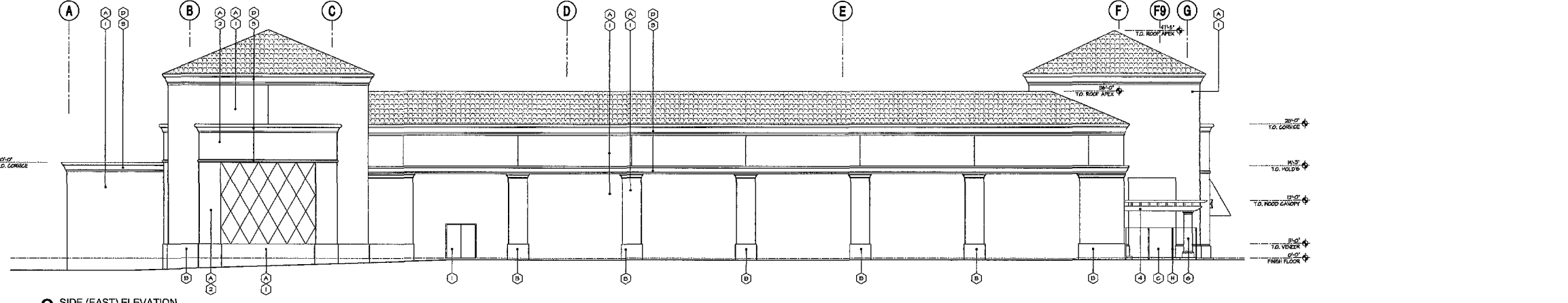
























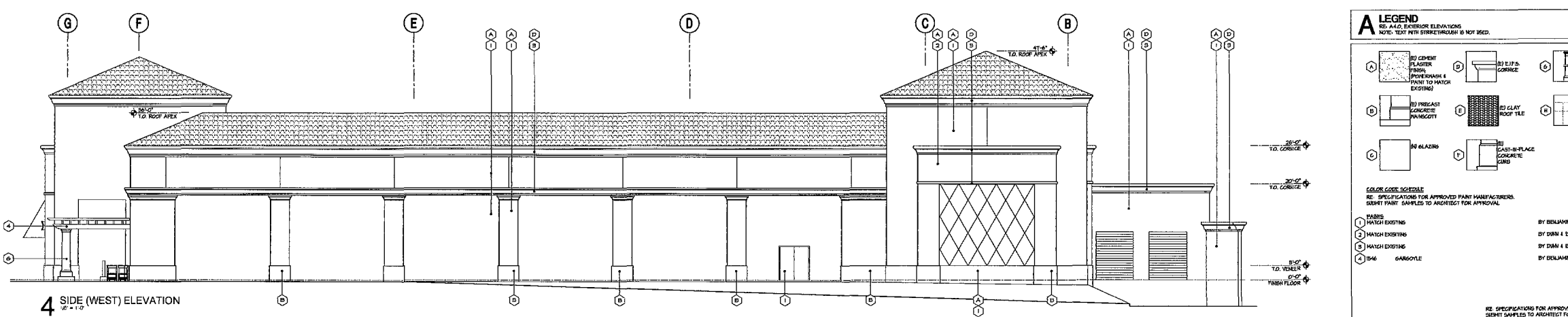
1 FRONT (NORTH) ELEVATION
1/8" = 1'-0"



2 REAR (SOUTH) ELEVATION
1/8" = 1'-0"



3 SIDE (EAST) ELEVATION
1/8" = 1'-0"



4 SIDE (WEST) ELEVATION
1/8" = 1'-0"

A LEGEND
SEE A4.0, EXTERIOR ELEVATIONS
NOTE: TEXT WITH STRIKETHROUGH IS NOT USED.

(A) 80 CEMENT PLASTER FINISH (SPRINKLER & PAINT TO MATCH EXISTING)	(B) 80 E.L.P. CORNICE	(C) 80 PRE-CAST CONG COLUMN CASING
(D) 80 PRE-CAST CONCRETE (MANGOTT)	(E) 80 GLAZ. ROOF TILE	(F) CLEAR ANODIZED ALUMINUM
(G) 80 GLAZING	(H) 80 CAST-IN-PLACE CONCRETE GIRD	

COLOR CODE SCHEDULE
RE: SPECIFICATIONS FOR APPROVED PAINT MANUFACTURERS. SHEET PAINT SAMPLES TO ARCHITECT FOR APPROVAL.

(1) PAINTS MATCH EXISTING	BY BELLAIR MOORE PAINT
(2) MATCH EXISTING	BY DIMN & EDWARDS
(3) MATCH EXISTING	BY DIMN & EDWARDS
(4) 80-6 GARGOYLE	BY BELLAIR MOORE PAINT

RE: SPECIFICATIONS FOR APPROVED PAINT MANUFACTURERS. SHEET SAMPLES TO ARCHITECT FOR APPROVAL. PRIOR TO INSTALLATION.

SAFEMARK
SAFETY MARKING SYSTEM
PROJECT NO. 183016
OVERSEER: J. J. J. J.
CHECKED: J. J. J. J.
DRAWN BY: J. J. J. J.
SCALE: 1/8" = 1'-0"

BY: CML
BY: J. J. J. J.
BY: J. J. J. J.

REVISIONS:
DATE: J. J. J. J.
DATE: J. J. J. J.
DATE: J. J. J. J.

COURTNEY + LE ARCHITECTS
300 South State Avenue
Newport Beach, CA 92657
Tel: 949.261.1111
Fax: 949.261.1112

Abanovons VONS
JERRY & MARILYN AVE.
FELLSBORO, CA 95748

PAVILIONS

EXTERIOR ELEVATIONS
PAVILIONS # 1811, NEWPORT BEACH, CA
21181 NEWPORT COAST DRIVE, E.
NEWPORT BEACH, CA 92657

A4.0
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