



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Community Development Director for the week ending October 11, 2024.

ZONING ADMINISTRATOR PUBLIC HEARING ACTIONS OCTOBER 10, 2024

Item 1: Cyprus Comprehensive Sign Program and Modification Permit (PA2024-0046)
Site Address: 363-371 Old Newport Boulevard

Action: Approved by Resolution No. ZA2024-055 Council District 2

Item 2: Restoration Hardware Alcohol License (PA2024-0058)
Site Address: 1101 Newport Center Drive

Action: Approved by Resolution No. ZA2024-056 Council District 5

COMMUNITY DEVELOPMENT DIRECTOR OR ZONING ADMINISTRATOR ACTIONS (Non-Hearing Items)

Item 1: 604 Narcissus LLC Residential Condominiums Tentative Parcel Map (PA2024-0133)
Site Address: 604 & 604 ½ Narcissus Avenue

Action: Approved Council District 6

Item 2: The Bungalow Restaurant Temporary Outdoor Dining Tent Limited Term Permit (PA2024-0147)
Site Address: 2441 East Coast Highway

Action: Approved Council District 6

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 is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

RESOLUTION NO. ZA2024-055

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COMPREHENSIVE SIGN PROGRAM AND MODIFICATION PERMIT LOCATED AT 363-371 OLD NEWPORT BOULEVARD (PA2024-0046)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Joe Gerard (Applicant) concerning property located at 363-371 Old Newport Boulevard, and legally described as Assessor's Parcel Number 425-272-01 (Property), requesting approval of a comprehensive sign program and modification permit.
2. The Applicant is requesting approval of a comprehensive sign program (CSP) and modification permit to authorize signage for an existing two story commercial multi-tenant building. The applicant is seeking the following deviations from Chapter 20.42 (Sign Standards) of the Zoning Code:

Comprehensive Sign Program

- a) The installation of four pedestrian oriented signs (Signs 4A-4D), where Zoning Code allows a maximum of one pedestrian oriented sign per site;
- b) The installation of two internally illuminated business directory wall signs (Signs 5A and 5B), where the Zoning Code allows only one non-illuminated business directory wall signs per multi-tenant site;
- c) The installation of one non-illuminated business directory sign at 10 square-feet, where the Zoning Code allows one non-illuminated business directory wall sign per multi-tenant site at maximum 8 square-feet; and
- d) Signs located on adjacent walls (Signs 1A and 1D) on the same building will not be separated by a minimum of 30 feet measured along the exterior walls of the building.

Modification Permit

- a) The installation of three wall signs attached to the sloping face of the roof on the Old Newport Boulevard frontage (Signs 1A-1C). The Zoning Code requires approval of a modification permit for wall signs attached to a sloped roof; and
- b) The increase of sign area for two directory signs (Signs 5A and 5B) for the frontage facing Hospital Road and Newport Boulevard. Both directories have a proposed sign area of 15 square feet, where the Zoning Code allows a maximum sign area of 8 square feet (approximately 88% increase for each sign). The Zoning Code only

allows an increase in sign area by no more than 30% through a Comprehensive Sign Program. Since the increase is above the threshold of a CSP, the request requires the approval of a modification permit (Project).

3. The Property is designated General Commercial Office (CO-G) by the General Plan Land Use Element and is located within the Office-General (OG) Zoning District.
4. The Property is not located within the coastal zone.
5. A public hearing was held on October 10, 2024, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential to have a significant effect on the environment.
2. Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to signs. The Property is an existing commercial multi-tenant building that is proposing signage through a CSP.

SECTION 3. REQUIRED FINDINGS.

Comprehensive Sign Program

Pursuant to 20.42.120 (Comprehensive Sign Program), a comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs to provide latitude and incentive in the display and design of multiple signs. The Zoning Administrator may approve an increase in sign height by 20% above than what is allowed and an increase in sign area by 30% above than what is allowed.

By Section 20.42.120 of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The proposed sign program shall comply with the purpose and intent of this chapter, any adopted sign design guidelines and the overall purpose and intent of this section;*

Facts in Support of Finding:

1. The proposed CSP complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the commercial multi-tenant building with adequate identification based on the site's unique building layout. The Property currently provides minimal wall area to provide for signage that could be visible to the public at an appropriate size. The existing multi-tenant commercial building was designed such that the roof overhang or drip line falls just above the window and doorframes which impacts the placement and visibility of wall signage. Additionally, the Property is located on the corner of a busy intersection where signage visibility is limited for ongoing traffic.
2. The proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The proposed wall signs will be attached to a sloping roof and placed above each unit's lineal frontage. These signs are designed to effectively communicate a commercial message without creating sign clutter by using legible text that contrasts with the background. Additionally, the Project's proposed window signs are below the maximum sign area allowed per Code and will effectively identify tenants. The proposed pedestrian oriented signs are necessary since there are multiple building frontages with various tenants.

Finding:

- B. *The proposed signs shall enhance the overall development and 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 Finding:

1. The number and location of signs will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. The number of signs and its location are appropriate since the Property has multiple tenants located throughout the building and limited wall surface for several tenants. As a result, not all tenants have the capacity to identify themselves through the means of wall signs. In order to relieve this hardship, three window signs, including pedestrian oriented signs are proposed in this CSP.
2. All proposed signage will be in harmony with the character and architectural style of the existing building since it will not produce visible clutter of signage. Additionally, the proposed sign program is complimentary to the adjacent commercial building. The placement and size of the signs are complementary to the existing building layout and will comply with the limitations in the Sign Matrix included in Exhibit B.

Finding:

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

Fact in Support of Finding:

1. The CSP includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42.

Finding:

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

Facts in Support of Finding:

1. The CSP has been developed to be effective for commercial uses and allow flexibility for future changes in tenants.
2. It is not anticipated that future revisions to the CSP will be necessary to accommodate changes in tenants or uses.
3. Pursuant to Section 20.42.120, the Community Development Director may approve revisions to a comprehensive sign program if the intent of the original approval is not affected. However, revisions that substantially deviate from the original approval shall require the approval of a new or amended comprehensive sign program by the Zoning Administrator.

Finding:

- E. *The program shall comply with the standards of this chapter, 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;*

Facts in Support of Finding:

1. As previously noted, the CSP allows for deviations with regards to the type, number, and location of wall signs.
2. The Applicant is requesting four pedestrian oriented signs (Signs 4A-4D) when the Zoning Code only allows one per site. Due to several units being located within the interior of the building, and no alternatives to provide wall signs, the use of pedestrian oriented signs will allow visitors to identify the location of each unit.

3. The Applicant is requesting two internally illuminated business directory wall signs (Signs 5A and 5B), one for each of the Newport Boulevard and Hospital Road frontages, where the Zoning Code allows only one *non-illuminated* business directory wall signs per site.
4. The CSP is consistent with Chapter 20.42 and is being processed concurrently with a modification permit consistent with Zoning Code Section 20.52.050 (Modification Permits) to allow for the installation of three sloped roof signs attached to the building frontage of Old Newport Boulevard. Additionally, the modification permit request includes two internally illuminated, 15 square-foot business directory business directory wall signs (Signs 5A and 5B), where Zoning Code allows a maximum sign area of 8 square feet. Each of the two proposed business directories will result in an 88% increase in maximum sign area.
5. The CSP allows the sign area and number of signs to increase visibility to pedestrians and vehicular traffic traveling along Hospital Road, Newport Boulevard, and Old Newport Boulevard.

Finding:

- F. Approval of a comprehensive sign program shall not authorize the use of signs prohibited by this chapter;*

Fact in Support of Finding:

1. The comprehensive sign program does not authorize the use of prohibited signs.

Finding:

- G. Review and approval of a comprehensive sign program shall not consider the signs' proposed message content;*

Fact in Support of Finding:

1. The content of the signs was not considered and the CSP does not contain any regulations regarding sign message content.

Modification Permit

Pursuant to Section 20.42.120 of the NBMC, deviations in sign height greater than 20% and sign area greater than 30% are subject to the approval of a modification permit. By Section 20.42.120, the following findings and facts in support of such findings are set forth:

Finding:

- H. The requested modification will be compatible with existing development in the neighborhood;*

Facts in Support of Finding:

1. The Property is located in the OG (Office-General) Zoning District and is designated CO-G (General Commercial Office) by the General Plan. The Zoning District is intended to provide for areas appropriate for administrative and professional offices, retail, and personal services. The existing commercial development and the proposed signage is consistent with this land use designation. The proposed signage is ancillary to the primary use.
2. As previously noted, the proposed comprehensive sign program is complimentary to the adjacent commercial multi-tenant building existing signs on the adjacent property. Therefore, signage will not be detrimental to any surrounding owners and occupants, the neighborhood, or to the general public, and will be in scale with the existing building.
3. As required by Condition of Approval Nos. 10 and 11, the illumination of the two business directories (Signs 5A and 5B) facing Hospital Road and Newport Boulevard shall be appropriately installed to avoid creating a negative impact on surrounding land uses. The Community Development Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.

Finding:

- I. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use;*

Facts in Support of Finding:

1. The existing two-story, multi-tenant commercial building was designed such that the roof overhang or drip line falls just above the window and doorframes which impacts the placement and visibility of wall signage. Without the proposed wall signs being mounted onto the sloping roof, it is difficult for effective signage to advertise the tenants along Old Newport Boulevard.
2. Due to the existing development's unique building orientation and design, allowing signage on top of the sloping roof fronting Old Newport Boulevard is reasonable in this particular case in order to provide greater visibility and uniformity for signage.

Finding:

- J. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code;*

Facts in Support of Finding:

1. The existing multi-tenant building layout currently limits the wall surface for several tenants. Therefore, the application of the sign standards would result in limited building sign size, and limited visibility for tenants that constitute a physical hardship inconsistent with the intent of the Zoning Code, which is to provide adequate visibility while not creating visual clutter.
2. Facts in support of Finding I are hereby incorporated by reference.

Finding:

- K. There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public;*

Facts in Support of Finding:

1. Fact 1 in Support of Finding I is hereby incorporated for reference.
2. The Project is necessary due to the design and architecture of the existing building. A modification permit is required to attach a sign to the sloping face of a hipped roof. Without the approval of a modification permit, the proposed signage would not be permitted. Due to the existing building's unique architecture with low roof eaves, it is difficult to otherwise provide adequate tenant identification along Old Newport Boulevard.

Finding:

- L. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Fact in Support of Finding:

1. The modification permit is for the purpose of signage for a commercial building in a commercial district. The Property is not in or adjacent to a residential district and will not be detrimental to the surrounding land uses.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations,

Title 14, Chapter 3 because it has no potential to have a significant effect on the environment.

2. The Zoning Administrator of the City of Newport Beach hereby approves the Comprehensive Sign Program and Modification Permit filed as PA2024-0046, subject to the conditions outlined in Exhibit "A" and in compliance with the Sign Matrix included as Exhibit "B," which are both attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the Community Development Director by the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 10TH DAY OF OCTOBER 2024.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

Planning Division

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may cause the revocation of this Comprehensive Sign Program and Modification Permit.
4. *All proposed signs shall be in conformance with the approved Comprehensive Sign Program for the project site and provisions of Chapter 20.42 (Signs) of the Newport Beach Municipal Code.*
5. This Comprehensive Sign Program and Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being maintained are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
6. *All signs shall comply with the limitations specified in the Sign Matrix included in Exhibit "B".*
7. *A building permit shall be obtained prior to commencement of installation of signs.*
8. *Any revisions that substantially deviate from the original approval shall require the approval of a new or amended comprehensive sign program and/or modification permit by the Zoning Administrator.*
9. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
10. *All signs shall be illuminated in accordance with the provisions of Section 20.42.060 (H) of the Zoning Code.*
11. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director

of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.

12. Prior the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
13. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.
14. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
15. This approval shall expire and become void unless exercised within 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.
16. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 **363 Old Newport Boulevard Comprehensive Sign Program and Modification Permit (PA2024-0046)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Fire Department

17. New tenant signage shall not hide or impair the building address for emergency response.

Building Division

18. Signs shall demonstrate compliance with 2022 California Energy Code.
19. Structural anchorage shall be required for signs.

Exhibit “B”

SIGN PROGRAM MATRIX

OLD NEWPORT BLVD FRONTAGE	HOSPITAL ROAD & NEWPORT BLVD FRONTAGE
<p><u>Sloped Roof Wall Signs (Signs 1A-1C):</u></p> <p><i>Maximum number: 3</i> <i>Maximum Sign Area: 15 square feet per sign</i> <i>Placement: On sloped roof per approved plans</i></p> <p><u>Window Signs (Signs 2A-2C)</u></p> <p><i>Maximum number: 3</i> <i>Maximum Sign Area: 20% of each window area</i> <i>Placement: Per approved plans</i></p>	<p><u>Business Directory Multi-tenant Signs (Signs 5A-5B):</u></p> <p><i>Maximum number: 2</i> <i>Maximum Vertical Dimension: 60 inches</i> <i>Maximum Sign Area: 15 square feet per sign</i> <i>Placement: Per approved plans</i> <i>Illumination: Yes</i></p>
SOUTH ELEVATION	BUILDING INTERIOR
<p><u>Tenant ID Wall Sign (Sign 1D):</u></p> <p><i>Maximum number: 1</i> <i>Maximum Vertical Dimension: 36 inches</i> <i>Maximum Sign Area: 15 square feet</i> <i>Placement: Per approved plans</i> <i>Illumination: No</i></p> <p><u>Business Directory Multi-tenant Sign (Sign 3A):</u></p> <p><i>Maximum number: 1</i> <i>Maximum Vertical Dimension: 48 inches</i> <i>Maximum Sign Area: 10 square feet</i> <i>Placement: Per approved plans</i> <i>Illumination: No</i></p>	<p><u>Pedestrian Oriented Signs (Signs 4A-4D):</u></p> <p><i>Maximum number: 4</i> <i>Maximum Vertical Dimension: 12 inches</i> <i>Maximum Sign Area: 3 square feet per sign</i> <i>Placement: Above entry door of interior units (per approved plans)</i></p>

NOTES/REQUIREMENTS

- a) All signs shall substantially conform to the approved attached sign matrix.
- b) Pursuant to Section 20.42.120.F of the Zoning Code, the Community Development Director may approve minor revisions to this approval if the intent of the original approval is not affected.

RESOLUTION NO. ZA2024-056

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A MINOR USE PERMIT TO ALLOW A TYPE 47 (ON-SALE GENERAL – EATING PLACE) ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FOR A RESTAURANT AND RETAIL STORE LOCATED AT 1101 NEWPORT CENTER DRIVE (PA2024-0058)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Stuart Wagner (Applicant), on behalf of Irvine Company (Property Owner), concerning property located at 1101 Newport Center Drive, legally described as Parcel 1 of Lot Line Adjustment No. PA2023-0002 (Property), requesting approval of a minor use permit.
2. The applicant requests a minor use permit to allow a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License for a new restaurant and design gallery within a retail store. The proposed hours of operation are 10:00 a.m. to 10:00 p.m., Monday through Saturday, and 10:00am to 9:00 p.m. on Sunday. No late hours (after 11:00 p.m.), live entertainment, or dancing are requested (Project).
3. The Property is categorized as Regional Commercial (CR) by the General Plan Land Use Element and is located within North Newport Center Planned Community (PC56), in the Fashion Island sub-area.
4. The Property is not located within the coastal zone.
5. A public hearing was held on October 10, 2024, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption authorizes the operation or licensing to an existing private structure involving no expansion of use. The Property, which is being developed as a retail store with a restaurant and design gallery, was authorized on February 6, 2023 through Building Permit No. XC2022-1892 and is currently under construction. The Applicant's request is for the use of a Type 47 ABC License in the approved restaurant and design gallery portion of the store.

SECTION 3. REQUIRED FINDINGS.

Alcohol Sales

In accordance with Section 20.48.030 (Alcohol Sales) of the NBMC, the Zoning Administrator shall consider the following findings prior to the approval of a new or amended alcohol sales establishment:

Finding:

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

Facts in Support of Finding:

In finding that the Project is consistent with Section 20.48.030 (Alcohol Sales) of the NBMC, the following criteria must be considered:

- i. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*
1. The Property is in an area the Newport Beach Police Department (NBPD) has designated as Reporting District (RD) 39 which encompasses the Fashion Island Mall and surrounding areas. The NBPD is required to report offenses of Part One Crimes (criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft), combined with all arrests for other crimes, both felonies and misdemeanors (except traffic citations) to the Department of Alcoholic Beverage Control (ABC). RD 39 is reported as a high crime area as compared to adjacent reporting districts in the City, including RD 38, RD 43, and RD 47. The subject RD's crime count is 430, which is 264% over the City-wide crime count average of 118. The highest volume of crime in this area is theft and the highest volume of arrests in the area are narcotics related offenses.
 2. Since RD 39 has a crime count that is 264% over the City-wide crime count average as determined from all crime reporting districts within the City, the area is found to have undue concentration. In comparison, the neighboring RD 38 is 65% below the City-wide average, RD 43 is 66% below the City-wide average, and RD 47 is 45% below the City-wide average. Of the 38 RDs in Newport Beach, 13 are reported to ABC as high crime areas.
 3. The NBPD has reviewed the project and has no objection to the request for a Type 47 ABC License or Type 41 License subject to appropriate conditions of approval. The subject site is in a high crime area and there are no late hours requested. The project will be subject to appropriate conditions of approval and all NBPD recommended conditions of approval have been included in Exhibit "A" of this Resolution.

- ii. *The number of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.*

Reporting District	Alcohol Related Arrests¹	Total Arrests
RD 39 (Project)	16	243
RD 38	7	20
RD 43	3	17
RD 47	5	33
Newport Beach	291	2,732

1. In RD 39, DUI, public intoxication, and liquor law violations make up roughly 16% of arrests. In comparison, the figure for neighboring RD 38 is roughly 40%, RD 43 is roughly 18%, and RD 47 is roughly 21%. These statistics reflect the City of Newport Beach’s data for 2022, which is the latest available data.
2. The NBPD has reviewed the application and has provided operational conditions of approval to help minimize any potential detrimental impacts. The NBPD has no concerns with the Applicant’s request, and while the project site has undue concentration, the area is a planned entertainment district with few residences, which makes the Project appropriate for the area. Additionally, the Property Owner provides an additional crime deterrent by employing uniformed security for the area.

- iii. *The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, place of worship, schools, other similar uses, and any uses that attract minors.*

1. The nearest residential zoning district to the Property is the multi-residential neighborhood located on Granville Drive, located approximately 540 feet west of the Property. Although there are residential properties within proximity to the Property, the new restaurant and design gallery are oriented towards West Newport Center Drive which is within North Newport Center Planned Community (PC56) at Fashion Island. This Planned Community is typically developed with commercial uses such as retail, administrative offices, and restaurants. The operational characteristics of the restaurant and design gallery are similar to the existing restaurants at Fashion Island Mall, and the 10:00 p.m. closing hour will ensure patrons will not linger in the area into the late hours of the night.
2. The nearest place of worship is Saint Michael and All Angels Episcopal Church located approximately 5,250 feet to the east of the property at 3233 Pacific View Drive in Corona Del Mar. The Saint John Vianney Chapel typically is open in the morning on Monday and Wednesday from 9:00 a.m. to 3:00 p.m., 7:30 a.m. to 12:00 p.m. on Tuesday and Thursday, and on Sunday from 8:00 a.m. to 12:00 p.m.

¹ Alcohol Related Arrests includes DUI (alcohol), public intoxication, and liquor law related arrests.

3. Although the project site is within proximity of a recreational facility, such as The Tennis and Pickleball Club along Newport Center Drive, and other similar uses within Fashion Island Mall that may attract minors, the Applicant's request is similar to other existing restaurants within the vicinity that hold active ABC Licenses, such as Red O and Cucina Enoteca.

iv. *The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.*

1. There are several other restaurants located along West Newport Coast Drive in Fashion Island with active ABC Licenses, most of which are bona fide eating and drinking establishments and are not defined as bars, lounges, or night clubs by the NBMC. The closest restaurant selling alcoholic beverages is Cucina Enoteca located approximately 370 feet north of the Property.

2. The nearest establishment selling alcoholic beverages for off-site consumption is the Whole Foods Market at 415 Newport Center Drive, which is approximately 520 feet east of the Property.

v. *Whether or not the proposed amendment will resolve any current objectionable conditions.*

1. No objectionable conditions are presently occurring at the site.

Minor Use Permit

In accordance with Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits – Findings and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

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

Fact in Support of Finding:

1. The Land Use Element of the General Plan categorizes the Property as Regional Commercial (CR). The CR designation is intended to provide retail, entertainment, service, and supporting uses that serve local and regional residents. The Project is compliant with the CR designation since it will serve as a restaurant and design gallery.

Finding:

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

Facts in Support of Finding:

1. The Project is located in the North Newport Center Planned Community (PC56) within the Fashion Island Sub-Area. While eating and drinking establishments are a permitted use, the sale of alcohol requires the approval of a minor use permit.
2. As conditioned, the Applicant will comply with all recommendations from the NBPD to ensure the restaurant does not operate as a bar, tavern, cocktail lounge, or nightclub as defined by the NBMC.
3. The retail establishment, including the restaurant and design gallery, was authorized on February 6, 2023, through Building Permit No. XC2022-1892 and is currently under construction.

Finding:

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

Facts in Support of Finding:

1. The Project is located along West Newport Center Drive in Fashion Island, which is accessible from Newport Center Drive, Santa Barbara Drive, Anacapa Drive, and San Miguel Drive. Commercial uses, including eating and drinking establishments, within the Fashion Island Sub-Area of PC56 and is intended to serve visitors and residents. The addition of a Type 47 ABC License with no late hours has been reviewed and conditioned to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible to maintain an environment compatible with both residents and businesses.
2. The permitted restaurant is proposing hours of operation are 10:00 a.m. to 10:00 p.m., Monday through Saturday, and 10:00 a.m. to 9:00 p.m. on Sunday. No late hours (after 11:00 p.m.), live entertainment, or dancing are requested. The 10:00 p.m. closing time is compatible with the existing restaurants located within Fashion Island.
3. The NBPD has reviewed the project and has no objections. The operational conditions of approval recommended by the NBPD related to the sale of alcoholic beverages will help ensure compatibility with the surrounding uses and minimize alcohol-related impacts. The Project has been conditioned to ensure the welfare of the surrounding community.

Finding:

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

Facts in Support of Finding:

1. The Property is within Fashion Island, which is located at the entrance of Newport Center Drive which has heavy vehicular and pedestrian activity. The area allows for commercial entertainment uses such as retail and dining. The permitted restaurant and design gallery, with the proposed alcohol service, are not expected to result in an increase of vehicular and pedestrian activity.
2. The Property is accessible from the front of the property along Newport Center Drive and from pedestrian walkways within Fashion Island.
3. The restaurant and design gallery were reviewed by the City's Public Works Department and Fire Division prior to issuance of the building permit to ensure adequate public and emergency vehicle access, public services, and utilities are provided on the property.

Finding:

- F. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The Project has been reviewed and includes conditions of approvals to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The NBPD has reviewed the Project and Condition of Approval No. 25 is included to ensure the premise does not operate as a bar, tavern, cocktail lounge, or nightclub as defined by the NBMC.
2. The restaurant and design gallery will serve the surrounding community in the Fashion Island Sub-Area of PC56 which is designed for such uses. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the restaurant, during business hours, if directly related to the patrons of the establishment.
3. Per Condition of Approval No. 24, all owners, managers, and employees selling alcohol are required to undergo and successful complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. The certified program must meet the standards of the certifying/licensing body designated by the State of California and records of successful completion shall be maintained on the premises.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Minor Use Permit (PA2024-0058), subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the Community Development Director by the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 10TH DAY OF OCTOBER 2024.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

(project specific conditions are italicized)

Planning Division

1. The Project shall be insubstantial conformance with the approved project plans.
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this Use Permit.
4. *The hours of operation are limited to 10:00 a.m. to 10:00 p.m. Monday to Saturday, and 10:00 a.m. to 9:00 p.m. on Sunday. No late hours (after 11 p.m.) are permitted.*
5. *Live Entertainment and dancing shall be prohibited.*
6. Any change in operational characteristics, expansion in the area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
7. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
8. No outside paging system shall be utilized in conjunction with this establishment.
9. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
10. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the Newport Beach Municipal Code (NBMC).
11. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
12. The Applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters

or periodic steam cleaning of the dumpsters if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).

13. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
14. A Special Events Permit is required for any event or promotional activity outside the normal operating characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
15. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and Saturdays, and between the hours of 10:00 p.m. and 9:00 a.m. on Sundays and Federal holidays unless otherwise approved by the Director of Community Development and may require an amendment to this Use Permit.
16. Storage outside of the building in the front or at the rear of the property shall be prohibited, except for the required trash container enclosure.
17. Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted. Parking area lighting shall have zero cut-off fixtures.
18. The Property shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
19. A Special Events Permit is required for any event or promotional activity outside the normal operating characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
20. This approval shall expire and become void unless exercised within 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.

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21. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 **Restoration Hardware Alcohol License Minor Use Permit (PA2024-0058)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Police Department

22. *The Alcoholic Beverage Control License shall be limited to a Type 47 (On-Sale General) or a Type 41 (On-Sale Beer and Wine). Any substantial change in the ABC license type shall require subsequent review and potential amendment of the Use Permit.*
23. The Applicant shall comply with all federal, state, and local laws, and all conditions of the Alcoholic Beverage License. Material violation of any of those laws or conditions in connection with the use is a violation and may be cause for revocation of the use permit.
24. All owners, managers and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. The certified program must meet the standards of the certifying/licensing body designated by the State of California. The establishment shall comply with the requirements of this section within 60 days of approval. Records of each owner's manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.
25. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code.
26. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
27. Alcohol service and alcohol consumption must occur in the ABC licensed areas only.
28. Food service shall be made available to patrons during alcohol service.

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29. Petitioner shall not share any profits or pay any percentage or commission to a promoter, or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.
 30. Any event or activity staged by an outside promoter or entity, where the applicant, operator, owner or his employees or representatives share in any profits, or pay any percentage or commission to a promoter or any other person based upon money collected as a door charge, cover charge or any other form of admission charge is prohibited.
 31. "VIP" passes or other passes to enter the establishment, as well as door charges, cover charges, or any other form of admission charge, including minimum drink order of the sale of drinks is prohibited (excluding charges for prix fixe meals).
 32. Strict adherence to maximum occupancy limits is required.
 33. There shall be no reduced-price beverage promotions or "happy hour" pricing after 9:00 p.m.
 34. The applicant shall maintain a security recording system with a 30-day retention and make those recording available to police upon request.
 35. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises. Graffiti shall be removed within 48 hours of written notice from the City.
 36. Strict adherence to maximum occupancy limit shall be required.
 37. The operator of the restaurant facility shall be responsible for the control of noise generated by the subject facility. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.

Building Division

38. The approved Plan Check No. PC2022-1953 shall be revised if there are any changes from the approve plans.

Fire Division

39. A Fire Department operation permit shall be obtained for assembly occupancy.
40. Conditions of the assembly operation permit shall be followed at all times.

RESOLUTION NO. ZA2024-057

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP FOR TWO-UNIT RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 604 AND 604 ½ NARCISSUS AVENUE (PA2024-0133)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Matthew Watson (Applicant), on behalf of 604 Narcissus LLC, (Owner) with respect to property located at 604 and 604 ½ Narcissus Avenue, and legally described as Lot 6 of Block 641 in the Corona del Mar Tract (Property), requesting approval of a tentative parcel map for condominium purposes.
2. The Applicant requests a tentative parcel map for two-unit residential condominium purposes. An existing duplex was demolished, and a new duplex is currently under construction. The Tentative Parcel Map would allow each unit to be sold individually. No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed (Project).
3. The Property is categorized as Two Unit Residential (RT) by the General Plan Land Use Plan and is located within the Two-Unit Residential (R-2) Zoning District.
4. The Property is not located within the coastal zone; therefore, a coastal development permit is not required.
5. On October 10, 2024, the Zoning Administrator reviewed a tentative parcel map filed as PA2024-0133. A notice of purpose of the review was given in accordance with the NBMC. No public comments were submitted in response to this notice and all written evidence was presented to and considered by the Zoning Administrator.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Class 15 Exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a two-unit

condominium subdivision and meets all identified criteria; therefore, it is eligible for the Class 15 Exemption.

SECTION 3. REQUIRED FINDINGS.

Tentative Parcel Map

The Zoning Administrator determined the Tentative Parcel Map is consistent with the legislative intent of Title 20 (Planning and Zoning) of the NBMC and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps):

Finding:

- A. *The proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The Project includes a tentative parcel map for two-unit residential condominium purposes. The two-unit structure will comply with current condominium standards. The Property is currently developed with a duplex which will be demolished, and a new duplex will be constructed. The proposed subdivision and improvements are consistent with the density of the RT General Plan Land Use category and R-2 Zoning District.
2. The Property is not located within a specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for a duplex because it is regular in shape and size. An existing duplex was demolished and a new duplex is currently under construction.
2. The Property is accessible from both Narcissus Avenue and the alley in the rear. Vehicular access is taken from the alley.
3. The Property is adequately served by existing utilities.

Finding:

- C. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may*

nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

1. The Property is located within an existing residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines. Section 2 of this Resolution is hereby incorporated by reference.

Finding:

- D. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The Project is for residential condominium purposes. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the applicant per Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.
2. The Project has been conditioned to require public improvements, including reconstruction of all damaged sidewalk panels, curb, gutter, and street along the Narcissus Avenue frontage and any damaged concrete alley panels along the alley property frontage, as determined by the Public Works Department. The Project is also conditioned to install turf or drought tolerant landscaping, as approved by the City, throughout the entire Narcissus Avenue parkway, including the installation of a new 36" box street tree.

Finding:

- E. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established*

by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Fact in Support of Finding:

1. The Public Works Department has reviewed the Project and determined that the design will not conflict with easements acquired by the public at large, for access through, or use of the Property because no public easements are located on the Property.

Finding:

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

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is developed for residential use and is located in the R-2 Zoning District, which permits residential uses.

Finding:

- G. In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- H. *Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The Project and any future improvements are subject to Title 24 of the California Building Code which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

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

Fact in Support of Finding:

1. The duplex is consistent with the R-2 Zoning District, which allows up to two residential units on the property. Therefore, the Tentative Parcel Map for residential condominium purposes will not affect the City in meeting its regional housing needs.

Finding:

- J. *The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. The Project wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. *For subdivisions lying partly or wholly within the coastal zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Fact in Support of Finding:

1. The Property is not located within the coastal zone.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map filed as PA2024-0133, subject to the conditions set forth in Exhibit "A" and in substantial conformance with Exhibit "B," which are both attached hereto and incorporated by reference.
3. This action shall become final and effective 10 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Director of Community Development in accordance with the provisions of NBMC Title 19 (Subdivisions).

PASSED, APPROVED, AND ADOPTED THIS 10TH DAY OF OCTOBER 2024.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL****Planning Division**

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the Conditions of Approval.
2. After the recordation of the Parcel Map and prior to a building permit final inspection, the Applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this description change on the permit is final.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this approval.
4. This approval shall expire and become void unless exercised within 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 19 Subdivisions and Title 20 of the NBMC.
5. Prior to the approval of the final Parcel Map, a "Purpose Statement" shall be added to clarify that the map is for two residential condominium units and how common areas will be owned.
6. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 **604 Narcissus LLC, Residential Condominiums** including, but not limited to **Tentative Parcel Map (PA2024-0133)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's 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 the City's costs, attorneys' fees, and damages, which the 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.

Public Works Department

7. Prior to building permit final inspection, a Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
8. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual Subarticle 18. Monuments (1-inch iron pipe with tag) shall be set **on each lot corner** unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of the construction project.
9. All improvements shall be constructed as required by Ordinance and the Public Works Department.
10. An encroachment permit shall be required for all work activities within the public right-of-way.
11. All damaged sidewalk panels, concrete curb, gutter, and street along the Narcissus Avenue frontage and any damaged concrete alley panels along the alley frontages shall be reconstructed.
12. All existing overhead utilities shall be undergrounded.
13. All existing private, non-standard improvements, including but not limited to fences and decorative walkways, within the Narcissus Avenue public right-of-way fronting the development site shall be removed.
14. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout.
15. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
16. A new 36" box street tree along the Narcissus Avenue parkway shall be installed. Street tree installation shall be per City Standard 118 and City Council Policy G-6.
17. New turf or drought tolerant landscaping shall be installed throughout the entire Narcissus Avenue parkway.

18. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way shall be required at the discretion of the Public Works Inspector.

Building Division

19. Prior to recordation of the Parcel Map, independent utility services shall be provided for each unit, including water, electrical and gas.

Fire Department

20. Prior to the recordation of the Parcel Map, a NFPA 13D fire sprinkler system shall be required for the project. If any changes to the project result to an increase in dwelling units, an NFPA 13R fire sprinkler system shall be required.

EXHIBIT "B"

Tentative Parcel Map
County Parcel Map No. 2024-125

TENTATIVE PARCEL MAP NO. 2024-125

MAY 2024

SITE ADDRESS
604 NARCISSUS AVE
CORONA DEL MAR, CA 92625
(APN: 459-075-09)

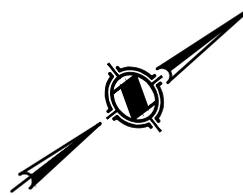
LOT 6
BLOCK 641
CORONA DEL MAR
M.M. 3/41-42

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOT 6 IN BLOCK 641 OF CORONA DEL MAR IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 41 & 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

OWNER/DEVELOPER:

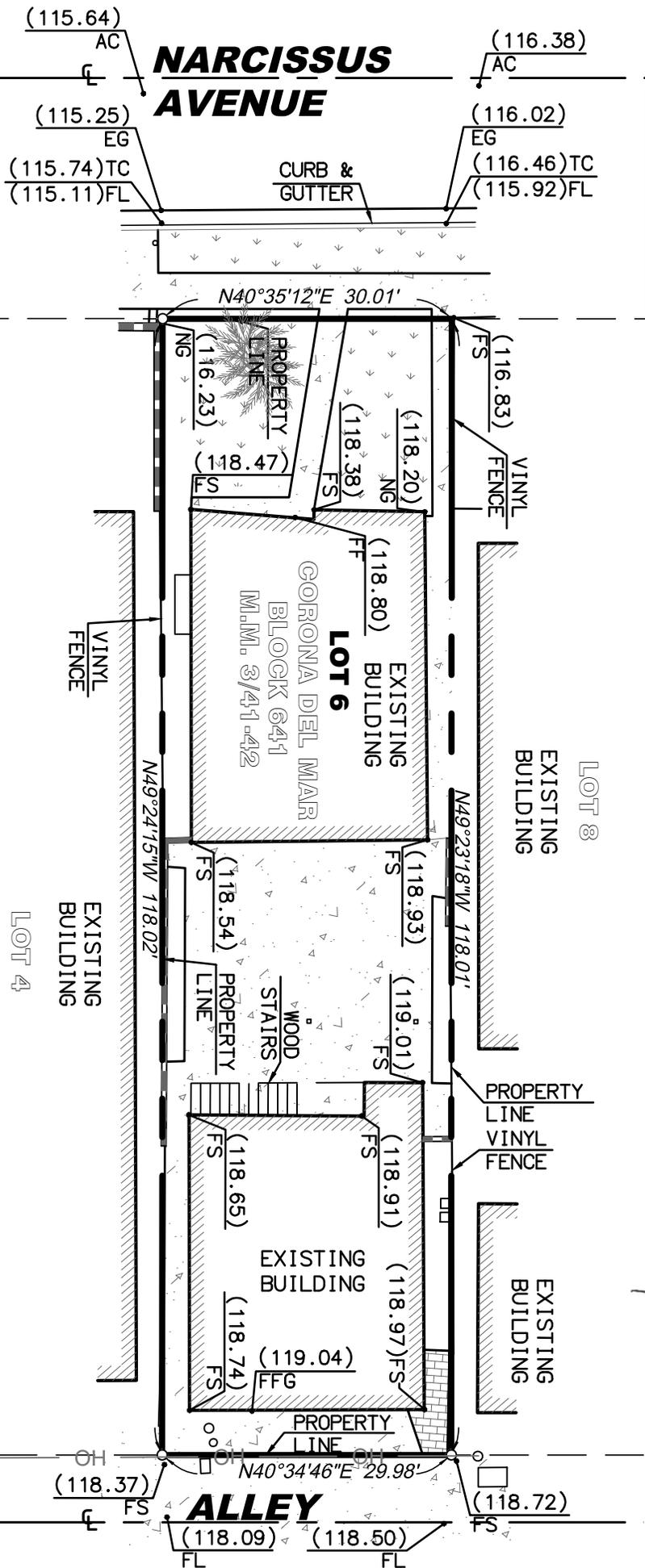
604 NARCISSUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY



SCALE = 1" = 16'
PREPARED BY: A. R. H.

[Signature] 5/16/2024
PAUL D. CRAFT, P.L.S. 8516 DATE
LICENSE EXPIRES 12/31/24
JN: 22083

**APEX LAND SURVEYING
INC.**
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE: (714) 488-5006 FAX: (714) 333-4440
APEXLSINC@GMAIL.COM





COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Subject: The Bungalow Restaurant Temporary Outdoor Dining Tent (PA2024-0147)
▪ Limited Term Permit (Less than 90 Days)

Site Location 2441 East Coast Highway

Applicant Louie Feinstein, The Bungalow Restaurant LLC

Legal Description Lot 5 and 6 of Block B, Tract No. 470

On **October 10, 2024**, the Zoning Administrator approved a limited term permit (less than 90 days) to allow a temporary outdoor dining tent within the rear private parking lot area of the property at 2441 East Coast Highway (Property). The temporary outdoor dining tent is approximately 600 square feet with a total of 14 tables and 40 seats. As approved, it will be in place for less than 90 days and is permitted to operate from November 25, 2024, to January 2, 2025, to accommodate the holiday season. The Zoning Administrator's approval is based on the following findings and is subject to all conditions of approval thereafter.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** CC (Corridor Commercial)
- **Zoning District:** CC (Commercial Corridor)
- **Coastal Land Use Plan Category:** CC-B (Corridor Commercial – 0.0 - 0.75 FAR)
- **Coastal Zoning District:** CC (Commercial Corridor)

I. FINDINGS

Finding:

- A. *This project has been reviewed, and has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures);*

Fact in Support of Finding:

1. The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Class 3 exemption includes a store, motel, office, restaurant,

or similar structure not involving the use of significant amounts of hazardous substances, not exceeding 2,500 square feet in floor area or 10,000 square feet in floor area in urbanized areas zoned for such use. The project includes a temporary 600-square-foot expansion of the outdoor dining area at an existing restaurant, is within the parameters noted for these exemptions, and will not have a significant effect on the environment.

Finding:

- B. The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;*

Facts in Support of Finding:

1. The Limited Term Permit will allow a temporary outdoor dining tent in the private parking lot of The Bungalow Restaurant (Restaurant) for less than 90 days, as conditioned (from November 25, 2024, through January 2, 2025). The temporary outdoor dining tent would serve as additional outdoor seating for restaurant guests during the holiday season and is fully located on private property.
2. The operation of the temporary outdoor dining tent is limited to the hours between 11:30 a.m. and 9:00 p.m., daily. This limited operation serves to reduce the potential impacts of noise and traffic for surrounding residents.
3. The temporary outdoor dining tent is approximately 600 square feet. Existing residences are located south and west of the parking lot, between Carnation and Begonia Avenues. The temporary outdoor dining tent will have plastic walls and windows, which serve as a physical barrier that contains the operation and buffers visibility.
4. The proposed operation of the temporary outdoor dining tent includes alcohol service. As conditioned, the temporary outdoor dining tent shall be operated in compliance with applicable State of California Department of Alcoholic Beverage Control (ABC) requirements.
5. An identical temporary outdoor dining tent operated in the same location between July 23, 2020, and December 31, 2022, using an emergency temporary use permit and subsequent limited term permit and coastal development permit. Since that time, the Restaurant was granted a limited term permit to operate the temporary outdoor dining tent between November 22, 2023, and January 2, 2024 for the holiday season.
6. The Restaurant operates with Use Permit Nos. UP1778 and UP2016-020. As conditioned, all applicable conditions of approval from these Use Permits shall be

adhered to for this temporary outdoor dining tent, unless otherwise modified by the conditions of approval contained herein. No use of amplified sound or live entertainment shall be permitted within the temporary outdoor dining tent.

Finding:

- C. *The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;*

Facts in Support of Finding:

1. The Property is 8,123 square feet and moderately slopes up towards East Coast Highway. The Restaurant has been in operation since 1976, with outdoor dining initially added in 1996, and expanded in 2016. As demonstrated in the provided site plan (Attachment No. ZA 3), there is adequate area to accommodate the expanded dining tent without impacting pedestrian circulation and coastal access.
2. The Property is located on the northeasterly corner of East Coast Highway and Carnation Avenue. Across East Coast Highway is a gas station at 2546 East Coast Highway, and residential uses are located further east. To the south, across Carnation Avenue, is Avila's El Ranchito restaurant and other retail and personal services. A private parking lot is located immediately south of the Property, and the Property is bounded to the west by other commercial uses. The temporary outdoor dining tent will not impede use and enjoyment of the properties in the area and will instead add to the ambiance and quaint character of Corona del Mar during the holiday season.
3. The temporary outdoor dining tent will occupy six standard parking spaces. No traffic or site circulation issues were experienced during the previous operation of the temporary outdoor dining tent. The temporary outdoor dining tent will be erected in the same location as the previous tent, which did not pose any problems; therefore, traffic or site circulation issues are not anticipated.
4. The proposal of the temporary tent has been reviewed by the City's Police Department and Code Enforcement, both of which did not have any significant concerns about the requested limited term permit. Additionally, the tent has been reviewed by the City's Fire Department, Building Division, and Public Works Department. All applicable conditions of approval have been included as a part of this approval.

Finding:

- D. *The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate;*

Facts in Support of Finding:

1. The Property is located at the corner of East Coast Highway and Carnation Avenue. Vehicular access to the parking lot is provided from Carnation Avenue and is not impacted by the proposed temporary structure.
2. The Restaurant provides eight on-site parking spaces for patrons and the remainder of parking is provided through use of off-site parking spaces, as authorized by Use Permit No. UP1778. The temporary loss of six on-site parking spaces is not anticipated to negatively impact circulation as there is adequate parking available in the near vicinity of the Restaurant.

Finding:

- E. Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator;*

Facts in Support of Finding:

1. A restaurant has operated at the Property since 1976. The existing on-site surface parking lot has historically provided only a fraction of the parking needed to serve the Restaurant, with most of the parking provided through an off-site parking agreement with properties located at 2101 East Coast Highway and 711 Carnation Avenue.
2. Fact in Support of Finding B.5 is hereby incorporated by reference.

Finding:

- F. The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.*

Facts in Support of Finding:

1. The General Plan land use category for this Property is Corridor Commercial (CC). The CC Category is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The temporarily expanded outdoor dining use is accessory to the existing food service use with outdoor dining, will be used for a limited duration on-site and will not impede use of the site consistent with the CC Category. Outdoor dining is a use that tends to foster additional pedestrian activity.
2. The Property is within the Commercial Corridor (CC) Zoning District. The CC District is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian

activity. The CC District allows food service uses. The expanded dining area is a temporary use, authorized with a limited term permit.

3. The Property is located within the Coastal Zone. However, the Project does not require a coastal development permit because the proposed temporary outdoor dining tent is: (1) requested for the duration of the holiday season and, as such, the temporary event will not occur on or between Memorial Day weekend and Labor Day; (2) the event will not occupy any portion of a public sandy beach; (3) there is no potential for adverse effect of sensitive coastal resources; (4) an admission fee will not be charged; (5) it does not involve permanent structures or structures that involve grading or landform alteration for installation; and (6) the temporary use previously received a coastal development permit (CD2020-073 and CD2021-041) and will be held in the same location, at a similar season, and for a shorter duration, with operating and environmental conditions substantially the same as those associated with the previously approved event.
4. The Property is not located within a specific plan area.

II. **CONDITIONS OF APPROVAL**

Planning Division

1. All conditions of approval from Use Permit Nos. UP2016-020 and UP1778 shall be adhered to unless specifically modified by the following set of conditions.
2. The development shall be in substantial conformance with the approved site plan except as noted in the following conditions.
3. The temporary outdoor dining tent is permitted at the Property for a duration between November 25, 2024, and January 1, 2025. Operation of the temporary tent outside of this duration is prohibited. Subsequent to the expiration of this Limited Term Permit, the applicant shall remove the tent, clean, and restore the site to previous conditions within 30 days after expiration.
4. Anything not specifically approved by this limited term permit is prohibited and must be addressed by a separate and subsequent review.
5. The temporary outdoor dining tent area shall not exceed 600 square feet.
6. Hours of operation of the temporary outdoor dining tent shall be between 11:30 a.m. and 9:00 p.m., daily.
7. The exterior of the temporary outdoor dining tent shall be maintained free of trash, litter, and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris, and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.

8. All lighting for the temporary outdoor dining tent shall be shielded or positioned to not create glare onto adjacent properties.
9. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
10. The temporary outdoor dining tent shall be operated in compliance with applicable State Department of Alcoholic Beverage Control (ABC) requirements.
11. There shall be no use of amplified sound or live entertainment in the temporary outdoor dining tent.
12. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the Newport Beach Municipal Code (NBMC), which restricts hours of noise-generating construction activities to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays or Holidays.
13. The temporary outdoor dining tent shall not obstruct the public right-of-way. Patrons shall be prohibited from standing or waiting within the public right-of-way on Carnation Avenue.
14. Should the temporary outdoor dining tent become a detriment to the public health, comfort, convenience, safety, and general welfare of the peace and quiet of the neighboring properties and their inhabitants, this permit may be revoked.
15. The Community Development Director may impose whatever reasonable conditions are deemed necessary to ensure that the temporary outdoor dining tent is compatible with adjoining uses and does not result in significant negative impacts to the health, safety, peace, comfort and the welfare of persons residing or working in the general vicinity.
16. To the fullest extent permitted by law, the applicant shall indemnify, defend, and hold harmless the 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 related (directly or indirectly) to City's approval of the **The Bungalow Restaurant Temporary Outdoor Dining Tent** including, but not limited to, **Limited Term Permit No. PA2024-0147**. 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.

Fire Department

17. The Applicant shall obtain a special event permit from the Fire Department.
18. The temporary outdoor dining tent shall not be erected for more than 180 days within a 12-month period.
19. Prior to erecting the tent, the applicant shall provide a detailed site plan and floor plan for the tent seating area. The floor plan shall provide the proposed occupancy and show all exits. Exiting from existing structures shall not be obstructed. The site plan shall show current exiting from buildings and provide details that indicate the tent will not obstruct the means of egress to the public way.
20. Water-filled vessels shall not be used to anchor a tent or member structure unless approved and in accordance with the tent or member structure manufacturer's instructions.
21. The tent shall meet the requirements set forth in Title 19, Division 1, 332.(a) for flame resistance, and provide specifications with submittal of plans.
22. Labels indicating the flame resistance shall be attached to all tents and any sidewalls.
23. No cooking operations shall be performed in the temporary outdoor dining tent.
24. Smoking in the tent shall be prohibited and no smoking signs shall be posted.
25. Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal, or other cooking device or any other unapproved device (including heating devices) shall not be permitted inside or located within 20 feet of the tent while open to the public.
26. Portable fire extinguishers (2A10BC) shall be provided and mounted in the tent in an accessible location.

Building Division

27. A building permit shall be obtained for a temporary structure that is more than 120 square feet.

28. The temporary outdoor dining tent shall provide not less than 5% accessible seating at tables and counters with knee clearance of at least 27 inches high, 30 inches wide, and 19 inches deep.
29. The tops of dining surfaces and work surfaces shall be 28 inches to 34 inches above the finished floor.
30. All exiting paths shall be a minimum of 48 inches free and clear. All public walks and sidewalks shall be a minimum of 48 inches free and clear.
31. All building exits shall remain free and clear of any obstacles that would impede exiting from a building or suite and accessing the nearest public right-of-way.
32. Accessible routes, including under canopy(ies) and other overhead improvements shall maintain a minimum clear height of 80 inches.
33. All electrical distribution lines shall be in good working order and shall be protected from pedestrian and vehicular traffic and shall accommodate accessibility.
34. Any areas used for temporary commercial or institutional use shall be accessible to disabled persons.
 - a. An accessible path to all functional area shall be provided.
 - b. Access to restrooms shall be provided at all times.
 - c. Accessible parking stalls shall not be used for seating areas when onsite parking is provided.
 - d. Detectable warnings are required when pedestrian paths cross or are adjacent to a vehicular way where no physical barrier are provided to separate the two.

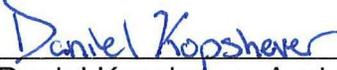
Public Works Department

35. K-rail or water-filled barricades shall be placed along the adjacent parking stalls and drive aisles surrounding the proposed outdoor dining tent structure. K-rail or water-filled barricades shall not encroach into the require parking stall dimensions or drive aisle dimensions.
36. Valet drop-off/pick-up operation shall not impact the drive aisle or public right-of-way.
37. Tent structure shall not impact access to any utilities, including cleanouts, meters, vaults, handholds, etc.

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. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:



Daniel Kopshever, Assistant Planner



Benjamin M. Zieba, AICP, Zoning Administrator

JP/djk

- Attachments: ZA 1 Vicinity Map
- ZA 2 Applicant's Project Description
- ZA 3 Site Plan

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Limited Term Permit
(PA2024-0147)

2441 East Coast Highway

Attachment No. ZA 2

Applicant's Project Description

The Bungalow Restaurant LLC

Project Description

From 11/25/2024 to 1/1/2025 The Bungalow Restaurant will put up a Tent for temporary restaurant dining in our private parking lot.

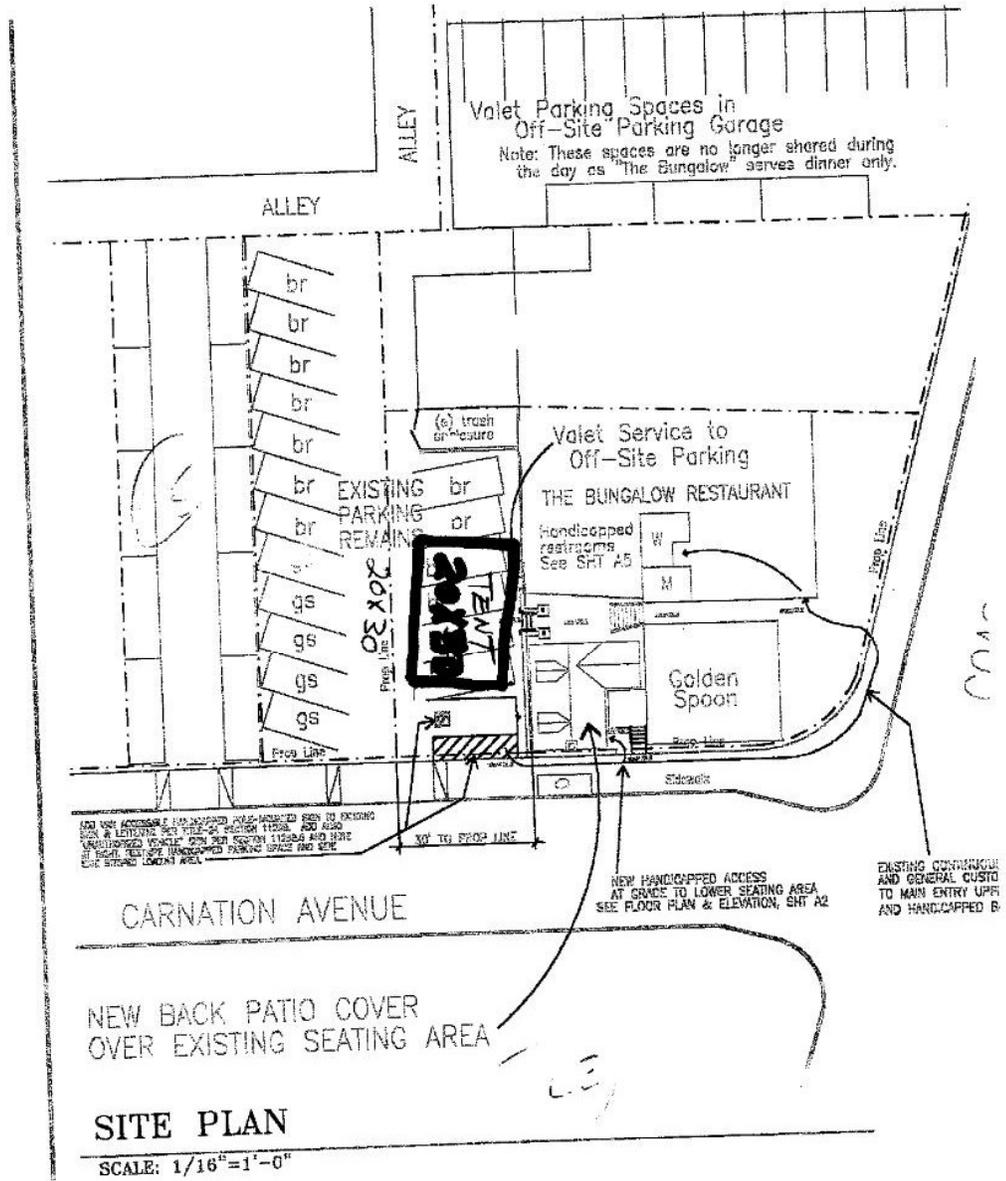
The tent will be used 11:30am to 3pm for lunch and again from 5pm to 9pm for dinner Monday – Friday for the duration of the limited term permit.

It is a covered tent with walls and plastic windows, (see pictures) it will hold 40 guests with 14 tables

The tent will take up 6 parking spaces

Attachment No. ZA 3

Site Plan



ALL NEW ACCESSIBLE AND HANDICAPPED AREAS INDICATED SHOWN TO EXISTING PLAN & ELEVATION. SEE THESE-24 SECTION TYPICAL. ADD ALSO UNAUTHORIZED VEHICLE WITH PER SECTION 112566 AND STATE OF ILLINOIS. SEE THE HANDICAPPED PARKING SPACE AND SEE THE SIGNAGE LOCATED AREA.

CARNATION AVENUE

NEW BACK PATIO COVER OVER EXISTING SEATING AREA

SITE PLAN

SCALE: 1/16"=1'-0"