



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION

FROM: Jaime Murillo, Acting Community Development Director

SUBJECT: Report of actions taken by the Community Development Director for the week ending September 19, 2025.

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

Item 1: Carden Hall Modular Classroom Staff Approval (PA2024-0206)
Site Address: 1541 Monrovia Avenue

Action: Approved

Council District 2

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.

Wendy Joe, Civilian Investigator, NBPD (*Telecom - Massage – ABC License*)
Mark Short, Police Sergeant, NBPD (*Massage – ABC License*)



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

**COMMUNITY DEVELOPMENT DIRECTOR ACTION
LETTER**

Subject: Carden Hall Modular Classroom (PA2024-0206)
▪ Staff Approval

Site Location 1541 Monrovia Avenue

Applicant Ana Salazar

Legal Description Lot 1014 of the First Addition to Newport Mesa Tract

On **September 17, 2025**, the Community Development Director approved a Staff Approval (PA2024-0206) to allow for the installation of one new 954-square-foot modular classroom building at the existing Carden Hall School in substantial conformance with Use Permit No. UP1137A.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Private Institutions (PI)
- **Zoning District:** Private Institutions (PI)

PROJECT SUMMARY

Carden Hall proposes to install a new 954-square-foot (approximately 24 feet wide, 40 feet deep) permanent modular classroom building on the northern portion of the existing parking lot. The modular classroom building provides an additional designated learning and teaching area for school instruction. The modular classroom building will result in a reduction of four parking spaces, changing the total parking count from 72 to 68 parking spaces. No further changes to the operational characteristics of the school, increases in enrollment, or any other improvements are proposed.

BACKGROUND

On May 20, 1965, the Planning Commission approved Use Permit No. UP1137 to allow an existing office building to be converted to a school (Attachment No. CD 3) The building was originally designed to be used as an office building in connection with sales, administrative and engineering offices for a manufacturing plant in accordance with the Newport Beach Municipal Code (NBMC). Ultimately, the building was designed to comply with the requirements for both a manufacturing facility as well as a school.

On May 21, 1970, the Planning Commission approved an amendment to Use Permit No. UP1137A to extend the use permit to allow use of the entire five-acre site as the school's

campus, which would accommodate new facilities needed to support future growth and enrollment of the school. These facilities and land were proposed to be used as a private school.

On August 22, 2024, the Community Development Director approved a Staff Approval (PA2024-0125) to allow for the installation of one new 960-square-foot modular classroom building at the existing Carden Hall Private School to accommodate pre-kindergarten enrollment and to create an administrative area for the school in substantial conformance with Use Permit No. UP1137A.

I. FINDINGS

Pursuant to NBMC Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the proposed changes are in substantial conformance with the entitlements:

Finding:

- A. *The changes are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. The property is located within the Private Institutions (PI) Zoning District which is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities. The proposed modular classroom is for an existing school consistent with the purpose and intent of the PI Zoning District. No operational changes to the school are proposed.
2. Section 20.40.040 (Off-Street Parking Spaces Required) requires that private schools have parking based on the requirements of a conditional use permit. While Use Permit No. UP1137 describes the site as having 79 on-site parking spaces during the time of initial approval it does not include specific requirements for the minimum number of parking spaces. The school currently has over 400 students enrolled and proposes 68 on-site parking spaces (a loss of four spaces). Public Works has reviewed the proposal and has provided conditions of approval to ensure that the proposed circulation is appropriate and adequate for the overall operation of the school. The majority of students are dropped off in the parking lot without the need for parking. There is no increase in student enrollment and no increase in the need for additional on-site parking.

Finding:

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

Facts in Support of Finding:

1. The previously approved Use Permits were determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities).
2. The Class 1 exemption exempts minor alterations to existing facilities involving negligible or no expansion of existing or former use including additions to existing structures provided that the addition will not result in an increase of 10,000 square feet for projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located in an environmentally sensitive area. The proposed modular classroom is 954 square feet which is less than 10,000 square feet and the property is not in an environmentally sensitive area.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

Finding:

- C. The changes 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 modular classroom does not involve a feature that was specifically addressed or was the subject of a condition of approval for UP1137A.
2. The conditions of approval set forth in UP1137A did not place a limit on the square footage of the school. The project is consistent with the use permit which discussed the need for facilities to accommodate future growth of the school.
3. Condition No. 1 of UP1137A requires that the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students. Although the modular classroom is proposed to be installed in the parking area to the north of the property, it will not impede the discharging and pickup of students. The site will

continue to provide adequate circulation and drop off areas where vehicles enter through the northerly driveway, circle in a “U-shaped” direction, drop off along the building and curb frontages, then exit along the southerly driveway. Furthermore, the modular classroom will not obstruct the accessible parking and path of travel required by the Americans with Disabilities Act (ADA) (see Attachment No. CD 5 for Project Plans).

Finding:

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

Facts in Support of Finding:

1. The proposed modular building does not change the overall use and operational characteristics of the school. The additional building provides additional classroom space for teachers and students. The project is in substantial conformance with UP1137A, as the property will continue to be used as a school.
2. All other school structures and operations will continue as authorized in Use Permit No. UP1137 and its subsequent amendment.

II. CONDITIONS

All previous findings and conditions of approval of Use Permit No. UP1137, amendment to Use Permit No. UP1137A, and Planning Activity No. PA2024-0125 shall remain in full force and effect as stated in Attachment No. CD 2, with the addition of the following conditions:

Planning Division

1. The development authorized by this staff approval 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. A copy of the Resolution, including conditions of approvals shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

5. A building permit shall be obtained prior to commencement of construction activities. 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.
6. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
7. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this staff approval or the processing of a new staff approval or conditional use permit.
8. This Staff Approval filed as PA2024-0206 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
9. *To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless 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 the **Carden Hall Modular Classroom including, but not limited to, the Staff Approval (PA2024-0206)**. 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 pursuant to the indemnification requirements prescribed in this condition.*

Public Works

10. The proposed parking layout shall comply with City Standard 805.
11. The proposed parking layout shall not impact the adjacent drive aisles.

Building Division

12. Prior to the issuance of building permits, the project plans shall provide State approvals of modular classroom for "E" occupancy.
13. Prior to the issuance of building permits, the project plans shall provide an accessible ramp to access each classroom.
14. Building analysis, allowable area, height and story shall comply with Chapter 5 of the California Building Code (CBC).
15. Exterior wall and opening protection to property line and between building shall comply with Section 705 of the 2022 California Building Code.
16. Plumbing fixtures shall comply with California Plumbing Code Table 422.1.
17. Accessible path of travel from parking and public right of way to the building shall be required per 11B-202.4 of CBC 2022.

Fire Department

18. An automatic fire alarm system shall be provided in new buildings of private schools pursuant to Section 907.2.3.8 of the California Fire Code.
19. No building shall have more than one fire alarm panel.
20. The applicant shall provide fire flow analysis for all structures on site.
21. The applicant shall provide a fire flow test from the local water purveyor prior to building permit issuance.

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.

Prepared by:

Approved by:


Cameron Younger, Planning Technician


Jaime Murillo, AICP
Acting Community Development Director

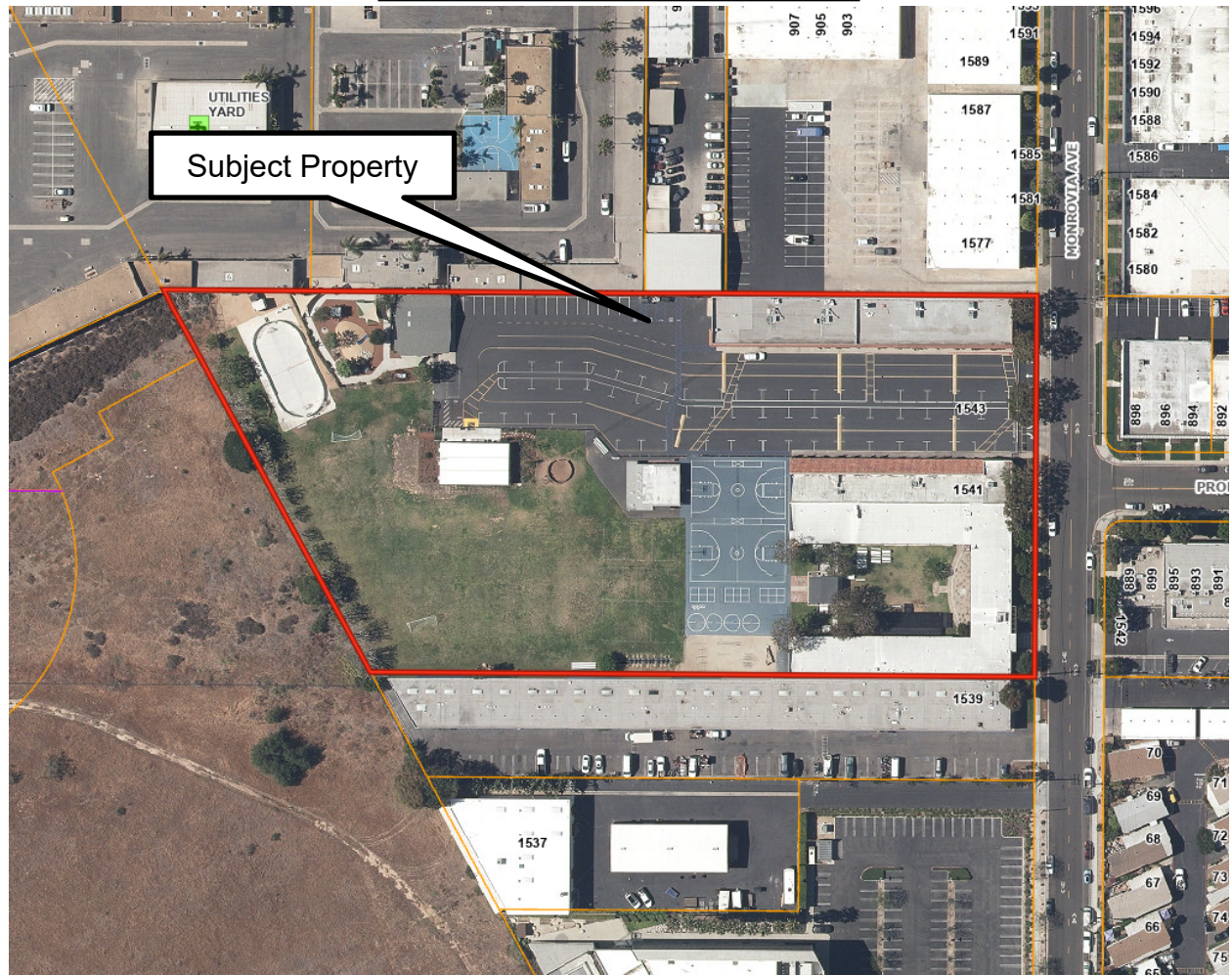
DL/cy

Attachments: CD 1 Vicinity Map
CD 2 Project Description
CD 3 Use Permit No. UP1137 and UP1137A
CD 4 Staff Approval No. PA2024-0125
CD 5 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval
PA2024-0206

1541 Monrovia Avenue

Attachment No. CD 2

Project Description

Ana Salazar
PO Box 68
Mira Loma, CA 91752
760-222-4637
ana@elitepnp.com

October 24, 2024

Planning Division – Newport Beach City Hall
100 Civic Center Dr.
Newport Beach, CA 92660
949-644-3204

RE: Proposed New Modular 24'x40' Building to the North

This letter serves as a description of the proposed work to be done at 1541 Monrovia Avenue, which is currently Carden Hall School. A new modular 24'x40' building is proposed to be installed to the North of the existing school site next to the existing two-story building.

This new modular building will serve to accommodate the French classes beginning the 2024-2025 school year and will create a proper learning area, which does not currently exist at the site. This will eliminate the need for French teachers to travel to different classes with their extensive teaching materials and will provide them with their own designated learning and teaching area. This will enhance the entire French Program. If you have any other questions, please contact me about the above project.

Thank you,

Ana Salazar
Project Coordinator

Attachment No. CD 3

Use Permit No. UP1137 and UP1137A

NO. 1137
DATE May 5, 1965

City of Newport Use Permit # 1137



CITY OF NEWPORT BEACH

Planning Department

640-2218

April 23, 1980

Corelco
P. O. Box 1325
Newport Beach, CA 92663

SUBJECT: Use Permit No. 1137 and 1137 (Amended)

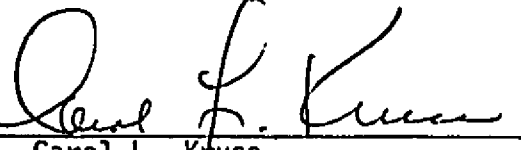
Gentlemen:

At its meeting of April 22, 1980, the Modifications Committee approved a five year extension for the above referenced use permits.

If you have any further questions regarding this matter, please call me at 640-2218.

Very truly yours,

PLANNING DEPARTMENT
JAMES D. HEWICKER, DIRECTOR

By 
Carol L. Kruse
Associate Planner

CLK/dlt



CITY OF NEWPORT BEACH

Planning Department 640-2218

April 7, 1980

Corelco
P. O. Box 1325
Newport Beach, CA 92663

SUBJECT: Use Permit No. 1137 and Use Permit No. 1137 (Amended)

Gentlemen:

The above referenced use permit which permits a school and the expansion of said school at the above address will expire on May 4, 1980.

If you desire to continue this use at this location, please address a letter to the Modifications Committee requesting an extension.

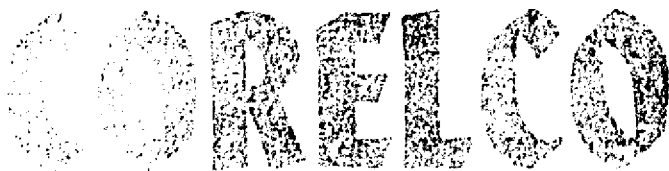
If you have any further questions regarding this matter, please call me at 640-2218.

Very truly yours,

PLANNING DEPARTMENT
JAMES D. HEWICKER, DIRECTOR

By Carol L. Kruse
Carol L. Kruse
Associate Planner

CLK/dlt



P.O. BOX 1325 • NEWPORT BEACH, CALIFORNIA • LIBERTY 8-2201

April 14, 1980

City of Newport Beach
Planning Department
Modifications Committee
3300 Newport Boulevard
Newport Beach, California 92663

Gentlemen:

Use Permit No. 1137 and Use Permit No. 1137 (Amended)

We have been notified by letter dated April 7, 1980 from Ms. Carol Kruse that the subject permits would expire on May 4, 1980.

Please be advised that we do wish to continue the present use at this location and request a five year extension of the subject use permits.

If you should have any questions or need any additional information, please call.

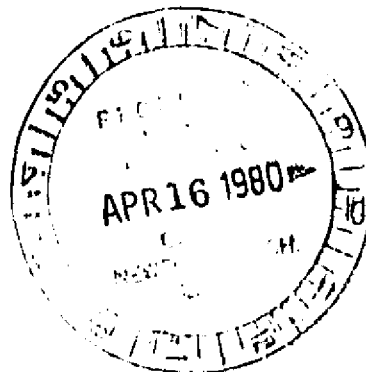
Very truly yours,

CORELCO

A handwritten signature in dark ink, appearing to read "D. G. Griswold", written over the typed name.

D. G. Griswold
President

DGG/gb



City of Newport Beach

XXXXXX 640-2210

May 5, 1976

Corelco
P. O. Box 1325
Newport Beach, CA 92663

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach

Gentlemen:

At its meeting of May 4, 1976, the Modifications Committee approved a four year extension for the above referenced use permits which permits a school and the expansion of said school at the above address.

If you have any further questions or desire further information, please contact the undersigned at 640-2210.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By _____
William R. Laycock
Senior Planner

WRL/dlt

City of Newport Beach

CORELCO

P.O. BOX 1325 • NEWPORT BEACH, CALIFORNIA • LIBERTY 8-2201

April 22, 1976

Modification Committee
Department of Community Development
City of Newport Beach, Ca.
3300 Newport Blvd.
Newport Beach, Ca. 92660

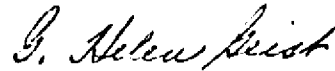
Gentlemen:

Subject: Use Permit #1137 and Amendment to
Use Permit #1137 - 1541 Monrovia,
Newport Beach

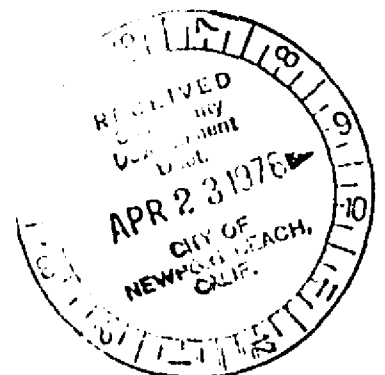
In answer to your letter of April 20, 1976, we desire to
continue the use permit #1137 as described above.

Very truly yours,

CORELCO



G. Helen Geist
Bookkeeper



*At its meeting of 5-9-76, the Mod Comm. approved a 4 year
extension for U.P. 1137 and U.P. 1137 (Amended)*

City of Newport Beach

XXXXXX 640-2210

April 20, 1976

Corelco
P. O. Box 1325
Newport Beach, CA 92663

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach

Gentlemen:

The above referenced use permits which permit a school and the expansion of said school will expire on May 20, 1976.

If you desire to continue this use, please address a letter to the Modifications Committee requesting an extension.

If you desire further information, please contact me at 640-2210 any time after 1:00 P.M.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By William R. Laycock
Senior Planner

WRL/dlt

City of Newport Beach

May 16, 1973

CORELCO
P. O. Box 1325
Newport Beach, Calif. 92663

Gentlemen:

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach, Calif.

The Modifications Committee on May 15, 1973, took action to extend for a period of three years the above referenced use permits which permit a school and the expansion of said school.

If you desire any further information, please contact me at 673-2110 anytime after 1:00 P.M.

Thank you.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By William R. Laycock,
Senior Planner

WRL/sm

City of Newport Beach

CORELCO

P.O. BOX 1325 • NEWPORT BEACH, CALIFORNIA • LIBERTY 8-2201

May 9, 1973

Modification Committee
Department of Community Development
City of Newport Beach, California
3300 Newport Blvd.
Newport Beach, CA 92660

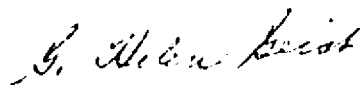
Gentlemen:

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach, CA.

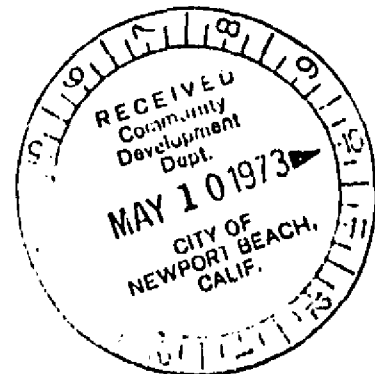
In answer to your letter of April 30, 1973 we desire to
continue the use permit #1137 as described above.

Very truly yours,

CORELCO



G. Helen Geist
Bookkeeper



City of Newport Beach

April 30, 1973

CORELCO
P. O. Box 1325
Newport Beach, Calif. 92663

Gentlemen:

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach, Calif.

The above referenced use permits which permit a school
and the expansion of said school will expire on May 20 and
21, 1973.

If you desire to continue this use, please address a letter
to the Modifications Committee requesting an extension.

If you desire further information, please contact me at
673-2110 any time after 1:00 P.M.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By William R. Laycock,
Senior Planner

WRL/sm

City of Newport Beach

April 30, 1969

Miss Patricia Gilbert
Director, Carden Hall
1541 Monrovia Avenue
Newport Beach, California

Subject: Use Permit No. 1137

Dear Miss Gilbert:

The Modifications Committee, on April 29, 1969, extended for a period of four years the above referenced use permit which permits a school at the above location.

Very truly yours,

MODIFICATIONS COMMITTEE

By James E. Nuzum
Associate Planner

JEN:h

City of Newport Beach

Carden Hall

DIRECTOR: PATRICIA GILBERT

April 21, 1969

Mr. Laurence Wilson, Planning Director
Mr. James E. Nuzum, Associate Planner
City of Newport Beach
Modifications Committee
3300 Newport Boulevard
Newport Beach, California

Subject: Use Permit No. 1137

Dear Mr. Wilson and Mr. Nuzum:

The expiration date for the above Use Permit No. 1137
is May 20, 1969. We respectfully request an extension
to continue this use.

Thank you very much for your consideration.

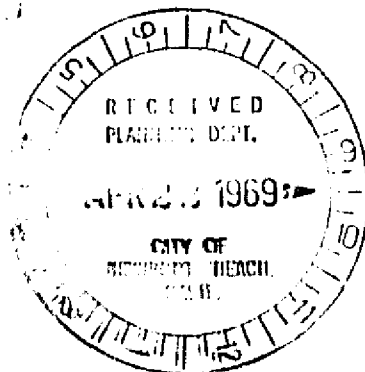
Yours very truly,

CARDEN HALL

Patricia Gilbert
Patricia Gilbert
Director

PG:mn

*approved for
4-23-69*



April 16, 1969

Carden Hall
1541 Monrovia
Newport Beach, California

Subject: Use Permit No. 1137

Gentlemen:

The above referenced use permit which permits
a school at the above location will expire on
May 20, 1969.

In order to continue this use, will you please
address a letter to the Modifications Committee
and request an extension.

Very truly yours,

Laurence Wilson
Planning Director

James E. Nuzum
Associate Planner

LW:JEN:hh

City of Newport Beach

May 12, 1967

SUBJECT: Use Permit 1137
 CORELCO
 1541 Monrovia, Newport Beach

After reviewing the application and the plot plans attached thereto, Staff determined no future building program was noted or included at the time of approval of the subject Use Permit on May 20, 1965.

No mention of a proposed building program was made at the Meeting of the Commission according to the recordings taken verbatim. (At one point in the recording when the applicant, Mr. Erickson, was speaking he was not at the microphone and his statements were not distinguishable.)

Whenever expansion or changes to the original Use Permit are proposed (as in the case of the service station at the corner of Westcliff and Irvine), a new Use Permit is required for Commission review.

City of Newport Beach

Variance or Use Permit
1 Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF
NEWPORT BEACH WILL HOLD A PUBLIC HEARING ON THE APPLICATION OF

CORELCO

FOR A ~~VARIANCE~~- USE PERMIT # 1137 TO PERMIT:

A PRIVATE SCHOOL IN AN M-1-A DISTRICT.

ON ~~THE~~ PORTION OF LOT 1014 BLOCK TRACT ^{First Addn.}
to Newport Mesa

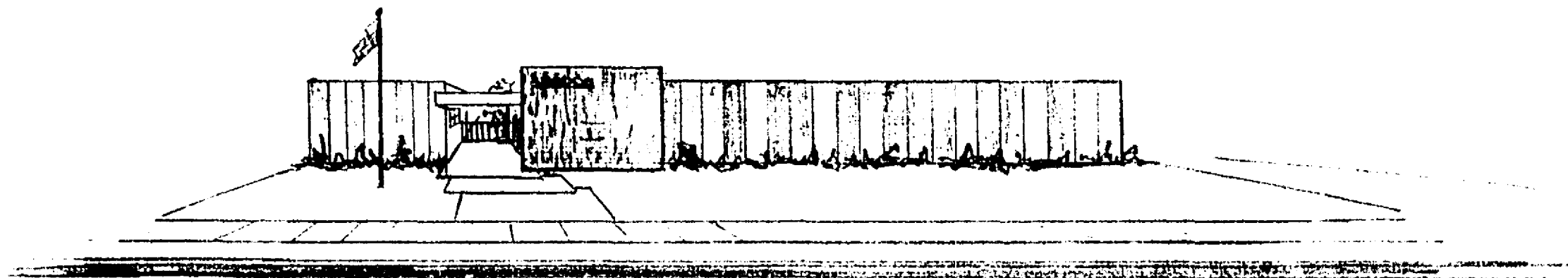
1541 MONROVIA, NEWPORT BEACH, CALIFORNIA

NOTICE IS HEREBY FURTHER GIVEN THAT SAID PUBLIC HEARING WILL BE HELD
ON THE 20 DAY OF MAY 19 65, AT THE HOUR
OF 8:00 P.M. IN THE COUNCIL CHAMBERS OF THE NEWPORT BEACH
CITY HALL, AT WHICH TIME AND PLACE ANY AND ALL PERSONS INTERESTED MAY
APPEAR AND BE HEARD THEREON.

RAY Y. COPELIN, SECRETARY
NEWPORT BEACH CITY
PLANNING COMMISSION

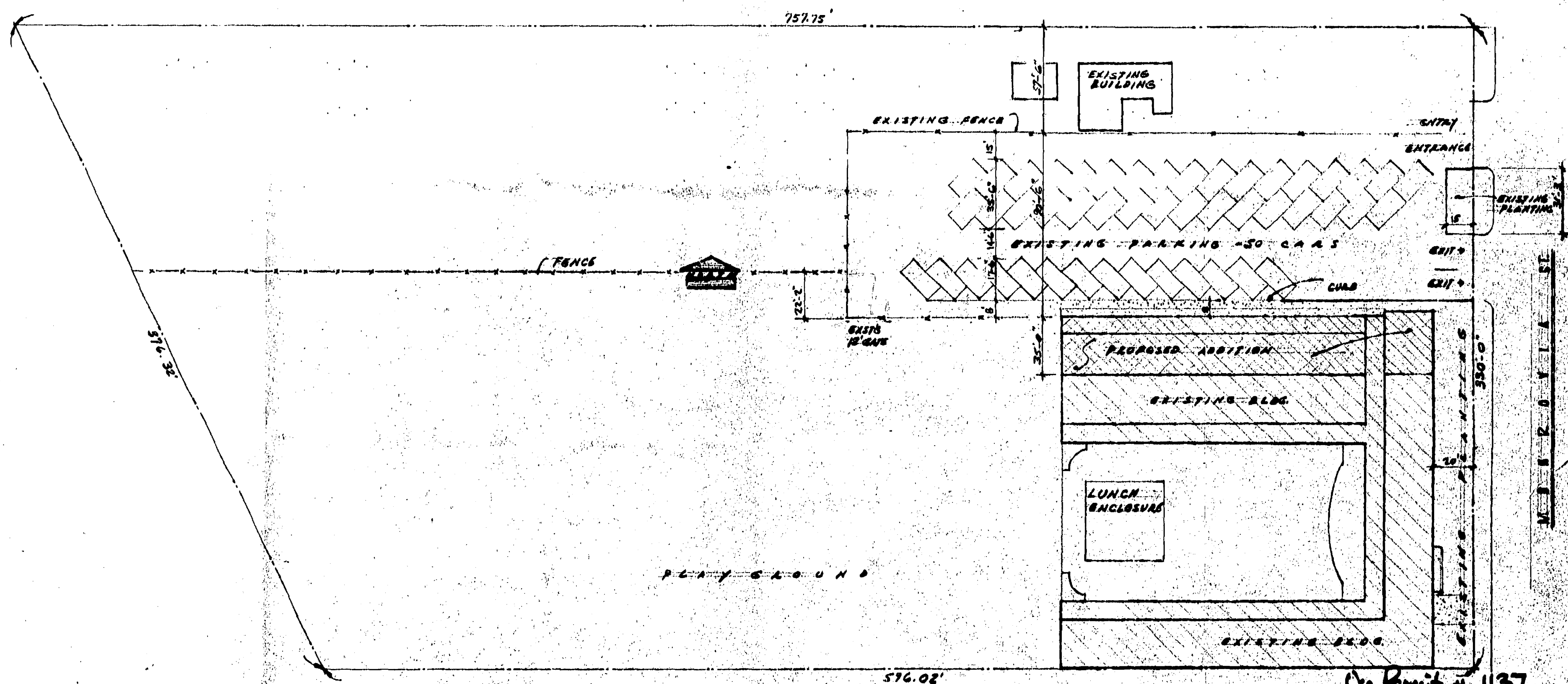
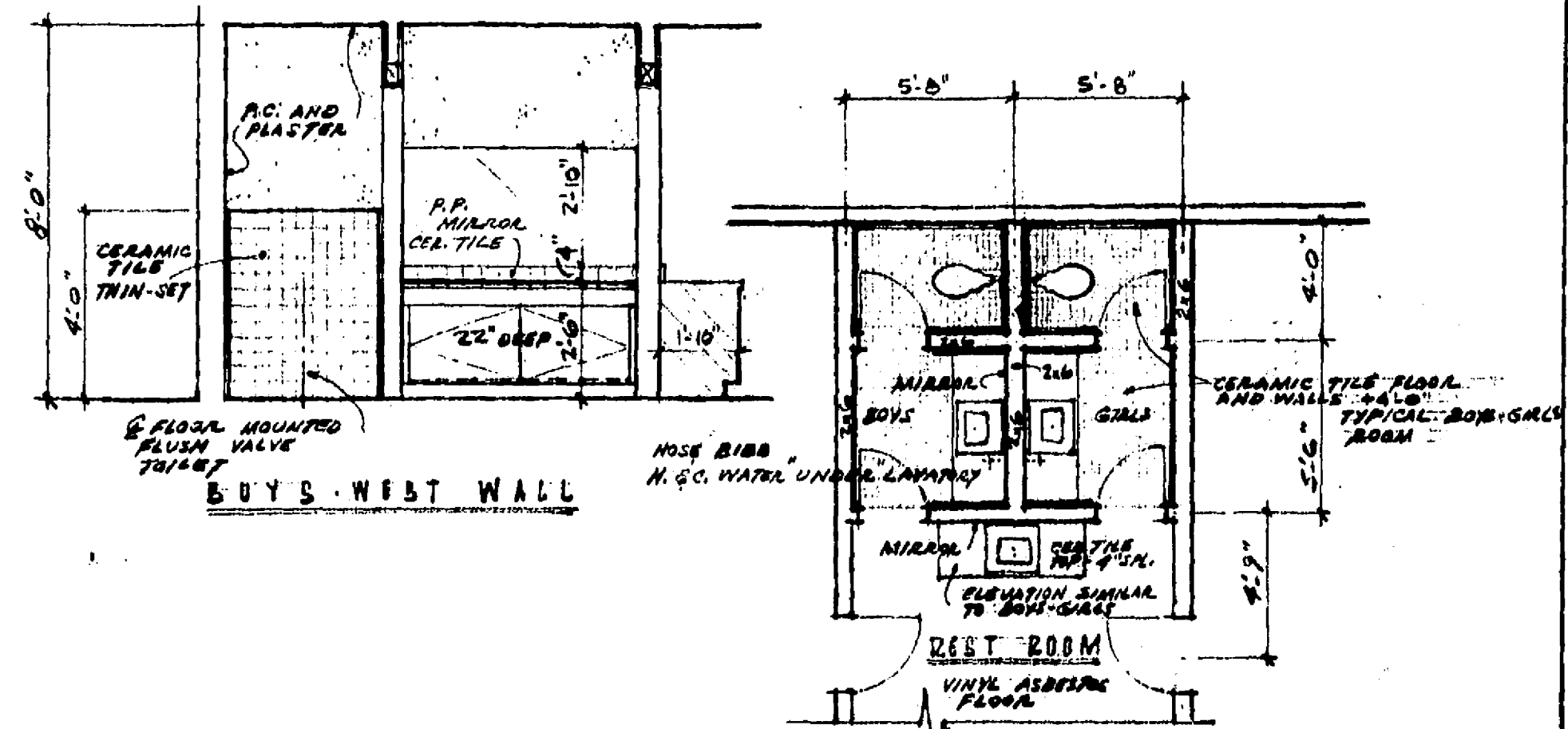
Publication Date 4/10/65
Received for Pub. 4/11/65
Date Received 4/12/65

City of Newport Beach



City of Newport Beach

Use Permit # 1137



ALL INFORMATION FROM PLOT PLAN PASSED BY L.L. PENN, STRUCTURAL ENG. DTD. 7-30-68

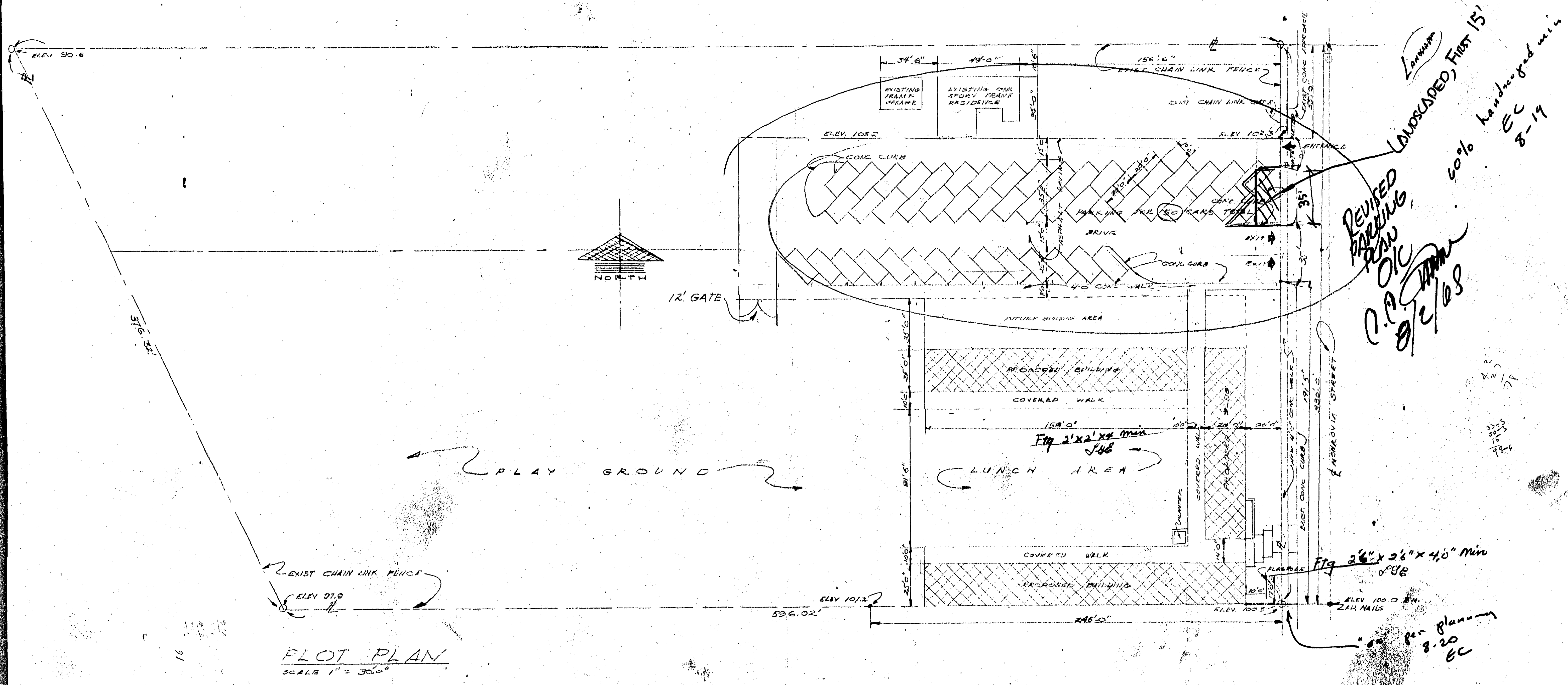
PLOT PLAN 1/30

Use Permit # 1137
Pg. 1 of 3

Structural Engineer

ADDITIONAL: CEILING BOOMS	SHEET OF FIVE 1
CORELCO	
DATE: 7/30/68	CS/34-1

City of Newport Beach **CARDEN HALL - STAGE 2**



PLOT PLAN
SCALE 1" = 30' 0"

REVISED
PARKING
PLAN
OIC
8/2/88
LANDSCAPED, FIRST 15'
60% landscaped min
EC
8-19

A REVISED PLOT PLAN FOR CORELCO 1541 MONROVIA RD. BOX 1295 NEWPORT BEACH, CALIF. 92665
--

Use Permit # 1137
Pg. 2 of 3

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

Planning Department
3300 Newport Boulevard
Phone (714) 673-2110

AMENDMENT TO

No. 1137

Fee \$150.00

Applicant CORELCO

Phone (714) 548-2201

Mailing Address 1541 Monrovia Ave N.B. 92663
P. O. Box 1325, Newport Beach, California, 92663

Property Owner CORELCO

Phone (714) 548-2201

Mailing Address P. O. Box 1325, Newport Beach, California, 92663

Address of Property Involved 1541 Monrovia, Newport Beach, California

Purpose of Application (describe fully) To extend Use Permit #1137 to include the development of overall land usage of the total 5 acres, which provides for the new facilities needed immediately, and future growth. These facilities and land to be used as a private school. Landscaping, to be provided, will be compatible with existing landscaping.

Zone M-1 Present Use School

Legal Description of Property Involved (if too long, attach sheet)

First Add To Newport Mesa TR Lot 1014 All Ex N 58 Ft E 240 Ft

Linda L. Ellison
Signature of Applicant or Agent

4-30-70
Date

D. J. Gruswald
Signature of Owner

4/30/70
Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 4-30-70 Fee Pd. \$150.00 Receipt No. 27366

Hearing Date 5-21-70 Publication Date 5-7-1970

Posting Date 5-11-1970 Mail Date _____

P.C. Action APPROVED SUBJECT TO ATTACHED CONDITIONS.

Date 5-21-1970 Appeal _____

C.C. Hearing _____ C.C. Action _____

Date _____

4/85: Now Carden Hall Elem. & Jr. High Sch. Expires 5/21/73

City of Newport Beach

4-22-85

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

Planning Department
3300 Newport Boulevard
Phone (714) 673-2110

AMENDMENT TO

No. 1137

Fee \$150.00

Applicant CORELCO Phone (714) 548-2201

Mailing Address P. O. Box 1325, Newport Beach, California, 92663

Property Owner CORELCO Phone (714) 548-2201

Mailing Address P. O. Box 1325, Newport Beach, California, 92663

Address of Property Involved 1541 Monrovia, Newport Beach, California

Purpose of Application (describe fully) To extend Use Permit #1137 to include the development of overall land usage of the total 5 acres, which provides for the new facilities needed immediately, and future growth. These facilities and land to be used as a private school. Landscaping, to be provided, will be compatible with existing landscaping.

Zone M-1 Present Use School

Legal Description of Property Involved (if too long, attach sheet)

First Add To Newport Mesa TR Lot 1014 All Ex N 58 Ft E 240 Ft

Louis L. Erickson 4-30-70
Signature of Applicant or Agent Date

D. J. Griswold 4/30/70
Signature of Owner Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 4-30-70 Fee Pd. \$150.00 Receipt No. 27366

Hearing Date 5-21-70 Publication Date 5-7-1970

Posting Date 5-11-1970 Mail Date _____

P.C. Action APPROVED SUBJECT TO ATTACHED CONDITIONS.

Date 5-21-1970 Appeal _____

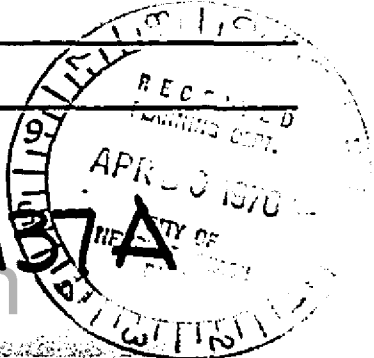
C.C. Hearing _____ C.C. Action _____

_____ Date _____

Extended 3 yrs by mod. Comm on 5/15/73
" 5 yrs " " 4/22/80

City of Newport Beach

Use Permit # 1137A





CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

PLANNING DEPARTMENT (714) 644-3200

May 17, 1995

Carden Hall School
1541 Monrovia Avenue
Newport Beach, Ca. 92663

Subject: Use Permit No. 1137 (Amended)

TO WHOM IT MAY CONCERN:

At its meeting of May 16, 1995 the Modifications Committee approved a 5-year extension of the above referenced use permit. If you have any questions regarding this matter, please give the undersigned a call at the above number.

Very truly yours,

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By Dana O. Aslami
Dana O. Aslami
Associate Planner



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

February 4, 1991

Albert Jones
Carden Hall School
P O Box 1325
Newport Beach, CA 92660

RE: MONROVIA/PRODUCTION AVENUES

Dear Mr. Jones:

We have recently reviewed parking on Monrovia Avenue and Production Place in response to a variety of requests and complaints. Our review indicates that unauthorized painting of red and green curb has occurred in the area near Carden Hall.

We will be remarking the curbs in the area in the near future. A single green, half-hour space will be provided on Monrovia southerly of your main entrance. This location will require parents to walk a few extra steps, but should be close enough to adequately serve the school.

Your cooperation in leaving the curb painting to the City will be appreciated.

Sincerely,

Richard M. Edmonston, P.E.
Traffic Engineer

RME:bb

WP:JONES

cc: Jim Sinasek
Use Permit File 1137A

RECEIVED BY
PLANNING DEPARTMENT
CITY OF NEWPORT BEACH

FEB 6 1991
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

February 4, 1991

Albert Jones
Carden Hall School
P O Box 1325
Newport Beach, CA 92660

RE: MONROVIA/PRODUCTION AVENUES

Dear Mr. Jones:

We have recently reviewed parking on Monrovia Avenue and Production Place in response to a variety of requests and complaints. Our review indicates that unauthorized painting of red and green curb has occurred in the area near Carden Hall.

We will be remarking the curbs in the area in the near future. A single green, half-hour space will be provided on Monrovia southerly of your main entrance. This location will require parents to walk a few extra steps, but should be close enough to adequately serve the school.

Your cooperation in leaving the curb painting to the City will be appreciated.

Sincerely,

A handwritten signature in cursive script, reading "Richard M. Edmonston".

Richard M. Edmonston, P.E.
Traffic Engineer

RME:bb

WP:JONES

cc: Jim Sinasek
Use Permit File 1137A



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

PLANNING DEPARTMENT - (714) 644-3215

January 17, 1991

Dvorak and Payne Ltd.
1580 E. Edinger Ave.
Santa Ana, CA 92705

SUBJECT PROPERTY: 1539 Monrovia Avenue (A.P. #424-401-06; Lot 1015, First Addition to Newport Mesa Tract) Newport Beach, CA

Gentlemen:

The City has received complaints with respect to the on-street parking situation in front of your property on Monrovia Avenue and, also, on Production Place close to Monrovia.

In an attempt to ameliorate those complaints, we are requesting your assistance in addition to the assistance of other businesses in the area. We hope that, in the spirit of cooperation, you would request the help of your commercial tenants in asking their employees to refrain from parking their private vehicles as well any commercial vehicles on the public street and to utilize, instead, the parking spaces available on site.

We would like to thank you for your anticipated cooperation in helping us to resolve this matter. Hopefully, with your cooperation and the cooperation of others in your vicinity, the parking problems will be resolved to everyone's benefit along with everyone's cooperation.

Thank you again for your consideration in this matter.

To discuss this letter, you should contact Jim Sinasek between 7:30 and 8:30 a.m. or 4:00 and 4:30 p.m. at the above phone number.

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By


Jim Sinasek

Code Enforcement Supervisor

JS:ll

Dvorak & Payne Ltd.

January 17, 1991

Page 2

xc: Jim Hewicker, Planning Director
Bill Laycock, Current Planning Manager
Washbon Reid Precision Metal Crafting, 1539 Monrovia Ave.
Davis Screen & Mirror, 1539 Monrovia Ave.
Rhoten Kevin, 1539 Monrovia Ave.
Able Abe Tool & Machine Co., 1539 Monrovia Ave.
John Janis Plumbing, 1539 Monrovia Ave.
Newport Aire Systems, Inc., 1539 Monrovia Ave.
Great Western Sales, 1539 Monrovia Ave.
James Ruhl, 1539 Monrovia Ave.
Azizi Enterprises, 1539 Monrovia Ave.
Davis Screen & Mirror, 1539 Monrovia Ave.
Freeform R & D, 1539 Monrovia Ave.
Famous Artist, 1539 Monrovia Ave.
Merritt James, 1539 Monrovia Ave.
Sunset Design Associates Studio, 1539 Monrovia Ave.
Richard Hutchison Painting & Decorating, 1539 Monrovia Ave.
Bob Electric, 1539 Monrovia Ave., #7
Archaeological Advisory Group, 1539 Monrovia Ave., #11
Creative Metal Images, 1539 Monrovia Ave., #20

PLANNING DEPARTMENT - (714) 644-3215

January 9, 1991

Stephanie Webster
c/o J.R. Medical, Inc.
894 Production Place
Newport Beach, CA 92663

SUBJECT: Parking of Automobiles on Production Place

Dear Ms. Webster:

The parking situation that you have described in your September 7, 1990 letter has been investigated by Jim Sinasek, the Code Enforcement Supervisor of the Planning Department. His investigation did reveal that Production Place was being utilized, as you have indicated, by a few of the teachers from Carden Hall School. Accordingly, a letter has been sent to Carden Hall requesting their help, in the spirit of cooperation, in ameliorating the parking situation on Production Place.

We would like to call your attention, however, to the fact that the majority of the vehicles that are utilizing Monrovia Avenue and to some extent, Production Place, are private vehicles that are utilized by the construction type businesses located at 1539 Monrovia Avenue as opposed to the faculty from Carden Hall School. During the time of our investigation, there were 17 vehicles parked on both Production Place and Monrovia Avenue. Twelve of those vehicles were associated with employees from the 1539 Monrovia Avenue location, four of the vehicles were associated with the school facility located at 1541 Monrovia Avenue, and one vehicle was from an undetermined location. Of those 17 vehicles, only four were parked on Production Place.

Since we have no authority over the parking of private vehicles for the use of the facility of 1539 Monrovia Avenue, a letter from us to those individuals at this time would be inappropriate.

Hopefully, this information will help to alleviate some of your concerns regarding Carden Hall School and its faculty. Thank you for bringing this matter to our attention. Should you care to discuss this letter, you should contact Jim Sinasek between 7:30 and 8:30 a.m. or 4:00 and 4:30 p.m. at the above phone number.

Very truly yours,

James D. Hewicker
Planning Director

JDH:ll

xc: Current Planning Manager
Code Enforcement Supervisor
Traffic Engineer

City of Newport Beach



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

PLANNING DEPARTMENT (714) 644-3215

January 9, 1991

Mr. Albert Jones
c/o Carden Hall School
P.O. Box 1325
Newport Beach, CA 92660

SUBJECT PROPERTY: 1541 Monrovia Avenue (A.P.#424-401-05; Lot 1014, Tract 257)
Newport Beach, CA

SUBJECT: Use Permit No. 1137 (Amended)

Dear Mr. Jones:

It has come to the attention of this department that a portion of your faculty is utilizing Production Place and Monrovia Avenue for the parking of their private vehicles while employed at your facility.

Please be advised that your facility operates "subject to" Use Permit No. 1137 (Amended), approved by the Planning Commission on May 21, 1970. At the time of that amendment it was staff's feeling and recommendation that "the school has proven to be a good neighbor at its present location and staff feels that the proposed expansion is in order and recommends approval of its application..." Fifty automobile parking spaces were provided at that time with an additional 29 spaces being provided under the proposed expansion of your facility.

We therefore request your help, in the spirit of cooperation, to restrict your faculty parking to the onsite parking provided as shown on your previously submitted plot plan.

May we further remind you that when your original use permit was approved on the 20th of May 1965, the Planning Commission "upon a review of the evidence on file and testimony presented at the hearing the Commission found and determined that, under the circumstances of the particular case, the granting of this use permit would not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and, therefore, recommended approval subject to the above conditions."

Hopefully, with your cooperation, this matter will be resolved.

To discuss this letter you should contact Jim Sinasek between 7:30 and 8:30 a.m. or 4:00 and 4:30 p.m. at the above phone number.

Mr. Albert Jones
January 9, 1991
Page 2

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By


Jim Sinasek
Code Enforcement Supervisor

xc: Jim Hewicker, Planning Director
Bill Laycock, Current Planning Manager
Bill Ward, Senior Planner
Rich Edmonston, Traffic Engineer
Use Permit File No. 1137 (Amended)

JS:ll



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

Planning Department (714) 644-3232

November 27, 1990

Ms. Stephanie Webster
J. R. Medical, Inc.
894 Production Place
Newport Beach, CA 92663

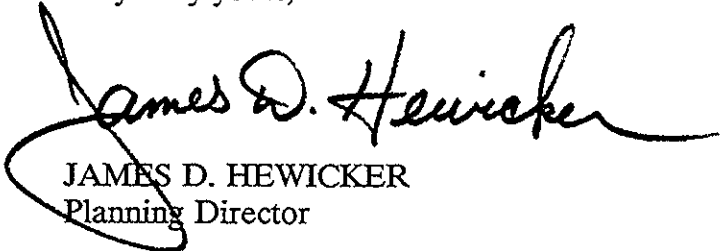
Dear Ms. Webster:

I am in receipt of your letter of September 7, 1990, as well as your letter to the Planning Commission dated November 20, 1990, regarding the parking situation on Production Place.

We are currently reviewing our Use Permit files on the Carden Hall School and we will advise you of our progress.

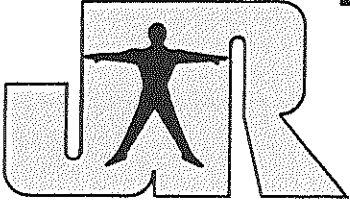
In the meantime, I apologize for not corresponding with you earlier.

Very truly yours,



JAMES D. HEWICKER
Planning Director

JDH:dee



M E D I C A L I N C

November 20, 1990

Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

On September 7, 1990, we wrote to Mr. Jim Hewicker, the Planning Director for Newport Beach and requested his attention to a parking problem that has existed on Production Place in Newport Beach for some time. To date, we have not received a response to our inquiry.

I have attached a copy of that original correspondence and would like to request a response to our situation.

Please feel free to contact me either by telephone or by mail at the telephone number and address listed below.

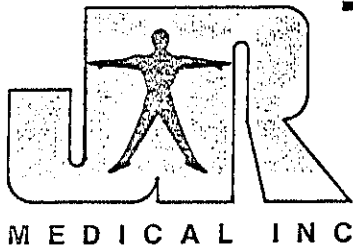
Thank you for your time.

Yours,


Stephanie Webster

RECEIVED BY
PLANNING DEPARTMENT
CITY OF NEWPORT BEACH

NOV 27 1990
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM



September 7, 1990

Mr. Jim Hewicker
Planning Director
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

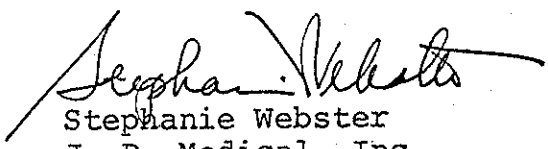
Dear Mr. Hewicker:

During the past few years, we have experienced a significant shortage of parking on Production Place during the period of September through June. We believe that this corresponds with the same time that school is in session at Carden Hall School located on Monrovia at the end of Production Place.

We have repeatedly requested that the faculty make use of the parking lot that is located on the school property but these requests have virtually been ignored. At one time, we were told that it was inconvenient for the teachers to wait for the front parking lot to clear before they could leave. The front parking area is where the parents pick up the students after school is dismissed and that lot takes a maximum of ten minutes to clear.

This year, we talked with the businesses along the west end of Production Place and found that everyone has experienced a parking shortage due to the teachers parking along the street. We thought it necessary to express our concerns to the school and to you so we have sent a copy of the attached letter to Mr. Jones, the Administrator at Carden Hall School and, once again, request his cooperation.

We appreciate you taking the time to listen to our concerns. Thank you for your consideration.


Stephanie Webster
J. R. Medical, Inc.

September 5, 1990

The businesses along the west end of Production Place have very limited parking for their employees and patrons. Because of the shortage of adequate parking and considering the fact that Carden Hall School has its own parking lot for its faculty, we, the undersigned would like to respectfully request that the staff of the school make use of their parking lot and not park on Production Place. We hope this will alleviate the parking congestion that has developed during the previous school sessions.

Thank you for your anticipated cooperation.

J.R. Medical, Inc.

894 Production Place

L. Hayford Sportswear

894 Production Place

Cal Tech Silkscreen

896 Production Place

Susan B. Pinner

Light Adventure
898 Production Place

899 Production Place

Penfield Development

Jannie Peña

899 Production Place

Theresa P. ...

898 Production Place

The Typesetter

893 Production Place

Manelhaus

881 Production Place

Bruce M. ...

888 Production Place

Uickman

890 Production Place



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768

PLANNING DEPARTMENT (714) 644-3200

April 19, 1990

Carden Hall School
1541 Monrovia Avenue
Newport Beach, CA 92663

SUBJECT: Use Permit No. 1137 and Use Permit No. 1137 (Amended)

Gentlemen:

At its meeting of April 17, 1990, the Modifications Committee approved a five year extension for the above referenced use permits which permitted a school and the expansion of said school on the subject property.

If you have any further questions, please don't hesitate to contact me during regular business hours.

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By 
Javier Garcia
Senior Planner

JG:jm



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

PLANNING DEPARTMENT (714) 644-3200

April 11, 1985

Carden Hall School
1541 Monrovia Avenue
Newport Beach, CA 92663

SUBJECT: Use Permit No. 1137 and Use Permit No. 1137 (Amended)

Gentlemen:

At its meeting of April 9, 1985, the Modifications Committee approved a five year extension for the above referenced use permits which permitted a school and the expansion of said school on the subject property.

If you have any further questions, please don't hesitate to contact me during regular business hours.

PLANNING DEPARTMENT
JAMES D. HEWICKER, Director

By William R. Laycock
William R. Laycock
Current Planning Administrator



CITY OF NEWPORT BEACH

Planning Department 640-2218

April 7, 1980

Corelco
P. O. Box 1325
Newport Beach, CA 92663

SUBJECT: Use Permit No. 1137 and Use Permit No. 1137 (Amended)

Gentlemen:

The above referenced use permit which permits a school and the expansion of said school at the above address will expire on May 4, 1980.

If you desire to continue this use at this location, please address a letter to the Modifications Committee requesting an extension.

If you have any further questions regarding this matter, please call me at 640-2218.

Very truly yours,

PLANNING DEPARTMENT
JAMES D. HEWICKER, DIRECTOR

By Carol L. Kruse
Carol L. Kruse
Associate Planner

CLK/dlt

XXXXXX 640-2210

May 5, 1976

Corelco
P. O. Box 1325
Newport Beach, CA 92663

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach

Gentlemen:

At its meeting of May 4, 1976, the Modifications Committee approved a four year extension for the above referenced use permits which permits a school and the expansion of said school at the above address.

If you have any further questions or desire further information, please contact the undersigned at 640-2210.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By _____
William R. Laycock
Senior Planner

WRL/dlt

City of Newport Beach

XXXXXX 640-2210

April 20, 1976

Corelco
P. O. Box 1325
Newport Beach, CA 92663

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach

Gentlemen:

The above referenced use permits which permit a school and the expansion of said school will expire on May 20, 1976.

If you desire to continue this use, please address a letter to the Modifications Committee requesting an extension.

If you desire further information, please contact me at 640-2210 any time after 1:00 P.M.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By _____
William R. Laycock
Senior Planner

WRL/dlt

City of Newport Beach

May 16, 1973

CORELCO
P. O. Box 1325
Newport Beach, Calif. 92663

Gentlemen:

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach, Calif.

The Modifications Committee on May 15, 1973, took action to extend for a period of three years the above referenced use permits which permit a school and the expansion of said school.

If you desire any further information, please contact me at 673-2110 anytime after 1:00 P.M.

Thank you.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By William R. Laycock,
Senior Planner

WRL/sm

City of Newport Beach

April 30, 1973

CORELCO
P. O. Box 1325
Newport Beach, Calif. 92663

Gentlemen:

Subject: Use Permit No. 1137 and Amendment to Use Permit
No. 1137 - 1541 Monrovia, Newport Beach, Calif.

The above referenced use permits which permit a school
and the expansion of said school will expire on May 20 and
21, 1973.

If you desire to continue this use, please address a letter
to the Modifications Committee requesting an extension.

If you desire further information, please contact me at
673-2110 any time after 1:00 P.M.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, DIRECTOR

By _____
William R. Laycock,
Senior Planner

WRL/sm

City of Newport Beach

May 21, 1970

Jakosky
Watson
Dosh
Adkinson
Brown
Glass
Martin

Location: Portion of Lot 169, Block 2, of Irvine's Subdivision, located at 393 Hospital Road, north side of Hospital Road, between Newport Boulevard and Placentia Avenue.

Zone: R-3

Applicant: Kenneth W. McCulloch

Owner: Central Newport Healthcare Corp.
c/o Mission Convalescent Hospital
San Gabriel, California

Planning Director Wilson read into the record a letter dated May 19, 1970 from Mr. McCulloch regarding this application and requesting another extension of time due to the fact that he has not received an encroachment permit from the State Division of Highways but is expecting to receive it momentarily.

The applicant was not present at the meeting; however the Commission discussed the application and felt they had been very lenient regarding this matter.

After further discussion, the applicant was given until June 18, 1970 to complete all conditions of Use Permit 1285, otherwise revocation proceedings will be instituted.

Motion
Second
All Ayes

x

x

Item 4.

AMENDMENT
TO USE
PERMIT 1137

APPROVED

Request to permit expansion of an existing private school.

Location: Portion of Lot 1014 of the First Addition to Newport Mesa Tract, located at 1541 Monrovia Avenue on the west side of Monrovia Avenue between 15th Street and 16th Street.

Zone: M-1-A

Applicant: Corelco, Newport Beach

Owner: Same as applicant.

Martin
 Glass
 Brown
 Adkinson
 Dosh
 Watson
 Jakosky

May 21, 1970

Lois Ericson, Secretary-Treasurer of Corelco was present at the meeting. The Commission complimented her on the operation of the school and approved the application subject to the conditions as outlined in the original application of Use Permit No. 1137, as follows:

1. That the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students.
2. That students not be allowed to cross the street on foot.
3. That the school activity and play-ground area be fenced.
4. That a sidewalk be constructed along the frontage of the property in accordance with the specifications of the Public Works Department.
5. Approved as a private school until May 20, 1973, in accordance with plot plan submitted.

Motion
 Second
 All Ayes

x
 x

Item 5.

USE PERMIT
 NO. 1479

Request to permit a rooftop heliport in Newport Center.

CONTINUED
 UNTIL
 JUNE 4

Location: Portion of Block 93, Irvine's Sub-division, located on the northwest corner of San Nicolas Drive and future Avocado Drive.

Zone: C-O-H-UL

Applicant: E. O. Rodeffer, Corona del Mar

Owner: The Irvine Company, Newport Beach

Mr. Rodeffer was present at the meeting and addressed the Commission. The helicopter is used exclusively for their business, real estate and land development, and will not be used by other tenants of the building. They are moving their headquarters from Arcadia, where they had a similar operation, without complaints, to Newport Beach and anticipate making about two flights per day. They do use the helicopter occasionally as a public service, such as

CITY OF NEWPORT BEACH

May 14, 1970

TO: Planning Commission
FROM: Planning Department
SUBJECT: Amendment to Use Permit No. 1137
Request to permit expansion of an existing private school.
LOCATION: Portion of Lot 1014 of the First Addition to Newport Mesa Tract, located at 1541 Monrovia Avenue on the west side of Monrovia Avenue between 15th Street and 16th Street.
ZONE: M-1-A
APPLICANT: Corelco, Newport Beach
OWNER: Same as applicant.

Application

This application requests permission to expand the existing Carden Hall School in three phases, utilizing a total of five acres. A use permit is required in accordance with Section 20.08.080 of the Municipal Code.

Subject Property and Surrounding Land Use

The subject property is located in an M-1-A District that is almost completely developed with light manufacturing uses in modern buildings. However, the Seacliffe Trailer Park is situated diagonally across Monrovia Avenue from the main building of Carden Hall School and there are some single family dwellings southerly of the school facing on Monrovia Avenue.

The site of the proposed expansion presently has an old abandoned dwelling on it. The property is fenced and is immediately south of the Bartell Corporation.

All street improvements, including curb, gutter and sidewalk, are existing.

Analysis

Use Permit No. 1137 permitting a private school in an M-1-A District was approved by the Planning Commission on May 20, 1965, subject to the following conditions:

City of Newport Beach

TO: Planning Commission - 2.

1. That the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students.
2. That students not be allowed to cross the street on foot.
3. That the school activity and playground area be fenced.
4. That a sidewalk be constructed along the frontage of the property in accordance with the specifications of the Public Works Department.
5. Approved as a private school for a period of four years, in accordance with plot plan submitted.

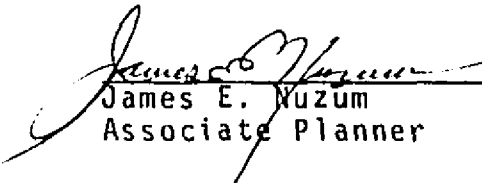
On April 29, 1969 the use permit was extended for four years by the Modifications Committee.

The expansion of the school would take place in three phases. Phase #1 calls for one building 40 feet by 134 feet. Phase #2 calls for an addition to building No. 1 of 40 feet by 80 feet. Phase #3 includes a gymnasium and a swimming pool.

At present there is parking provided for 50 cars; under the proposed expansion there would be 79 parking spaces provided. The applicants wish to defer construction of some of the parking spaces until the completion of Phase #3. The City has no specific requirements for parking in conjunction with a school.

Recommendation

The school has proven to be a good neighbor at its present location and staff feels that the proposed expansion is in order and recommends approval of this application subject to the condition as originally outlined.


James E. Muzum
Associate Planner

JEN:hh

Attachments: Vicinity Map
Plot Plan

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Newport Beach will hold a public hearing on the application of

CORELCO

for a ☐ Variance Amendment to ☒ Use Permit No. 1137

on property located at 1541 Monrovia, Newport Beach

to permit expansion of an existing private school located in an
M-1-A District.

Notice is hereby further given that said public hearing will be held on the 21st day of May 19 70, at the hour of 8:00 P.M. in the Council Chambers of the Newport Beach City Hall, at which time and place any and all persons interested may appear and be heard thereon.

Don R. Adkinson, Secretary
Newport Beach City
Planning Commission

City of Newport Beach
Publication Date May 7, 1970
Received for Pub. May 4
By [Signature]

AFFIDAVIT OF PUBLICATION
NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA } ss.
County of Orange }

I, ARVO E. HAALA, being first
duly sworn, and on oath depose and say that I am the
printer and publisher of the Newport Harbor Ensign, a
weekly newspaper printed and published in the City of
Newport Beach, County of Orange, State of California,
and that the NOTICE OF PUBLIC HEARING

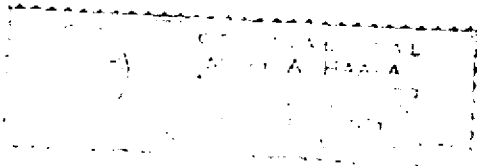
..... of which
copy attached hereto is a true and complete copy, was
printed and published in the regular issue(s) of said
newspaper, and not in a supplement, 1 consecu-
tive times: to-wit the issue(s) of

May 7, 1970

(Signed) Arvo E. Haala

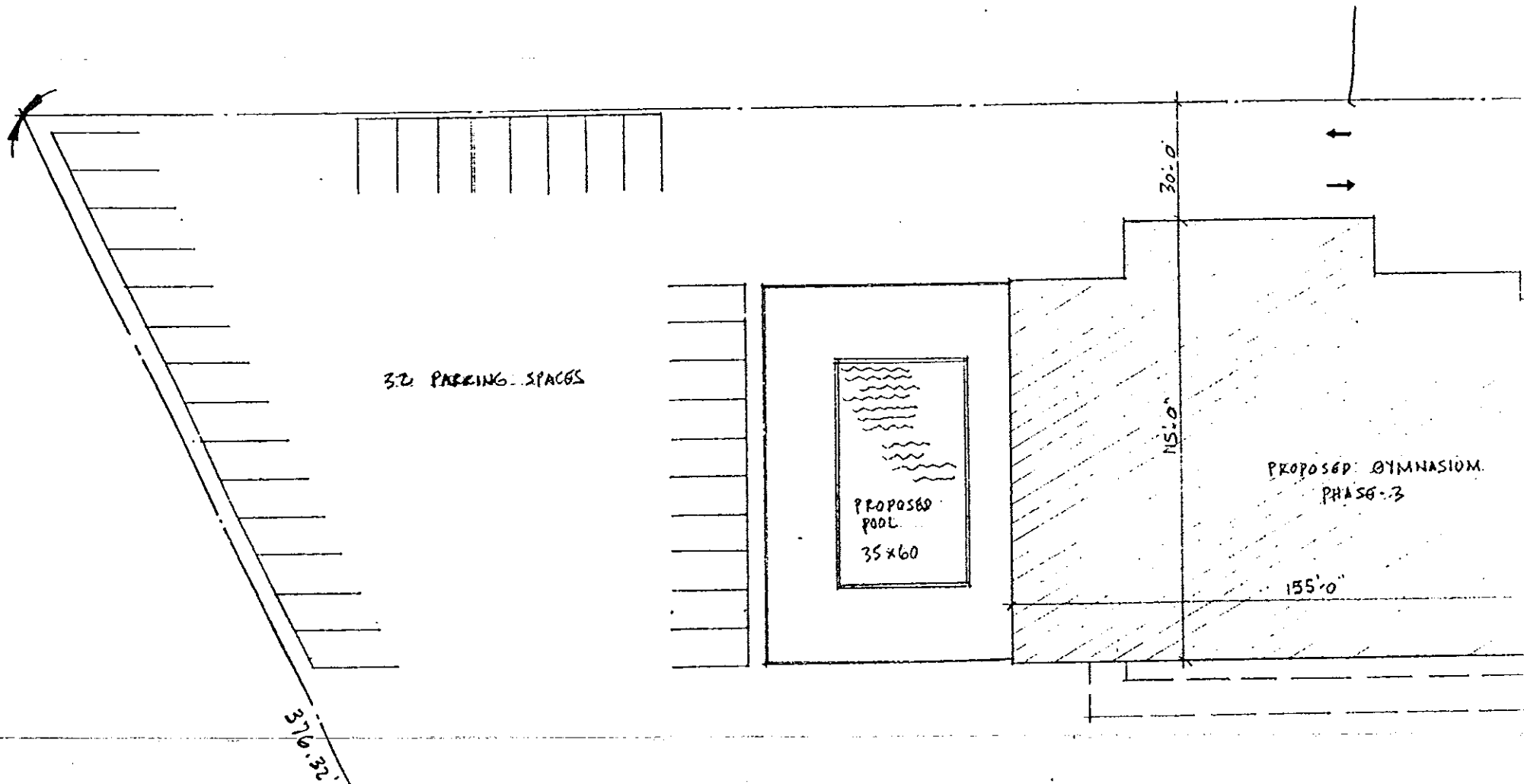
Subscribed and sworn to before me this 15th day of
May, 1970.

Mary A. Haala
Notary Public in and for the
County of Orange, State of California.



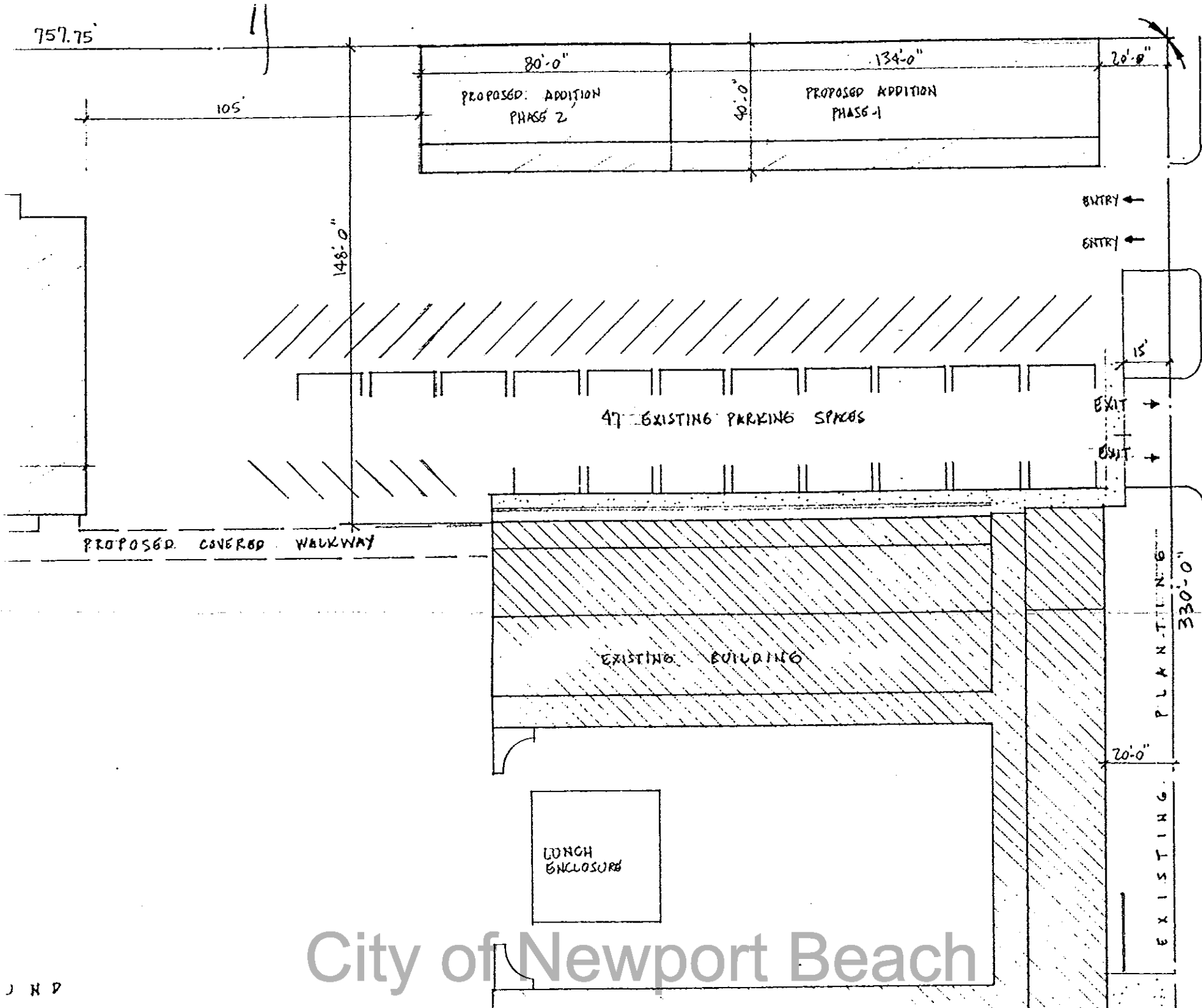
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
Notice is hereby given that the
Planning Commission of the
City of Newport Beach will hold
a public hearing on the applica-
tion of CORELCO for Amend-
ment to Use Permit No. 1137
on property located at 1541
Monrovia, Newport Beach, to
permit expansion of an existing
private school located in an
M-1-A District.
Notice is hereby further given
that said public hearing will be
held on the 21st day of May,
1970, at the hour of 8:00 p.m.
in the Council Chambers of the
Newport Beach City Hall, at
which time and place any and
all persons interested may ap-
pear and be heard thereon.
Don R. Adkinson, Secretary
Newport Beach City
Planning Commission
Publish: May 7, 1970, in
the Newport Harbor Ensign.

City of Newport Beach
Use Permit # 1137 A

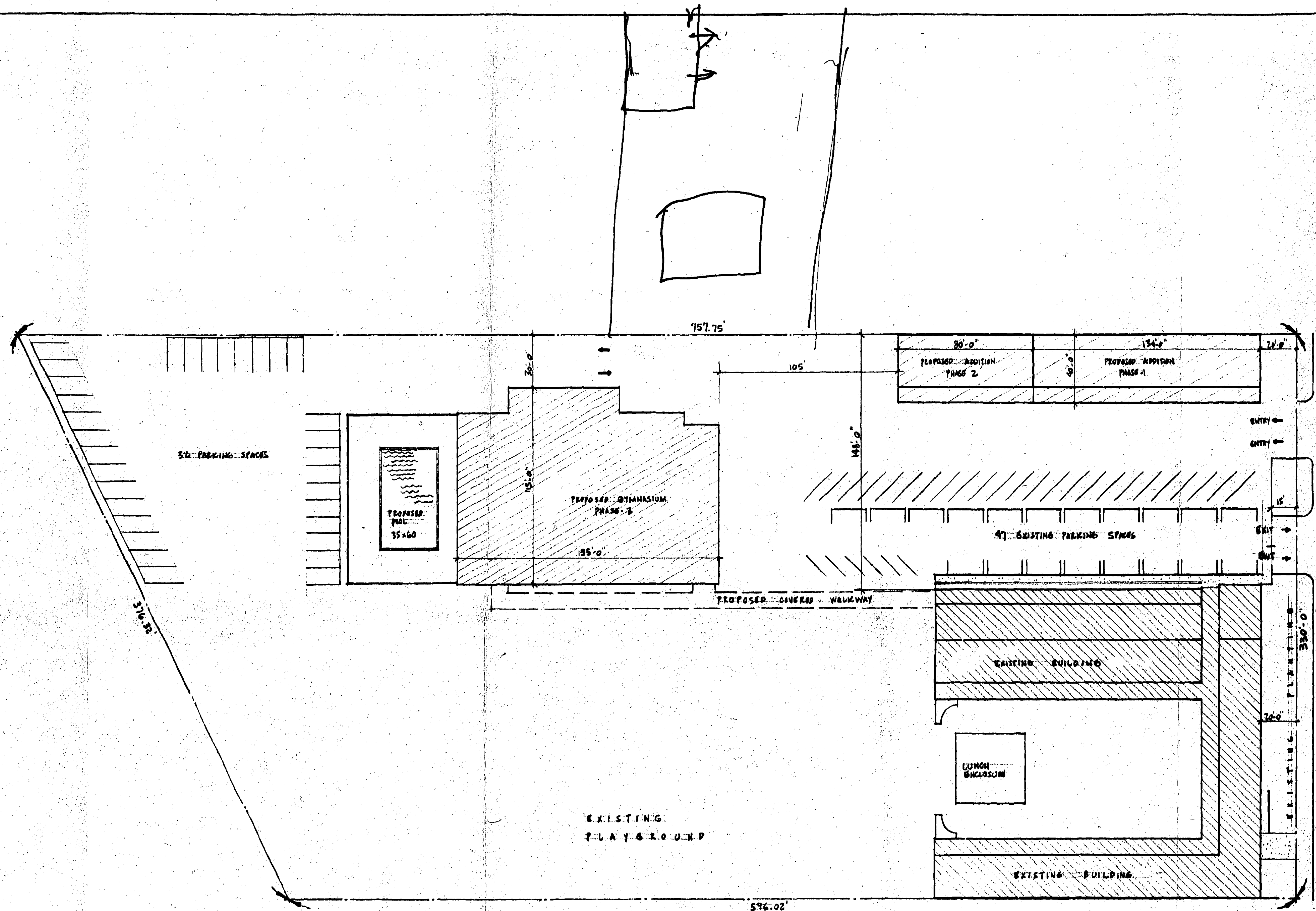


City of Newport Beach

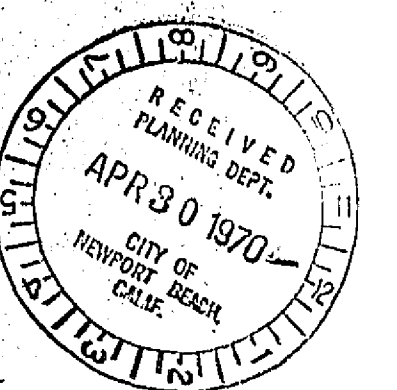
EXISTING



M O N T R O Y I A S T

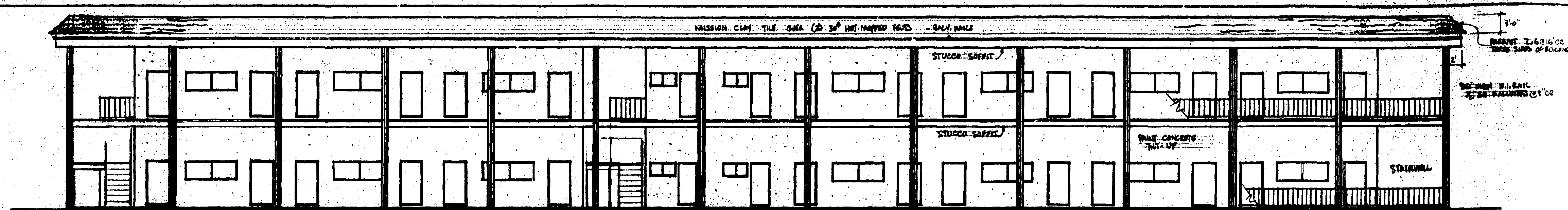


PLUT PLAN 1/30

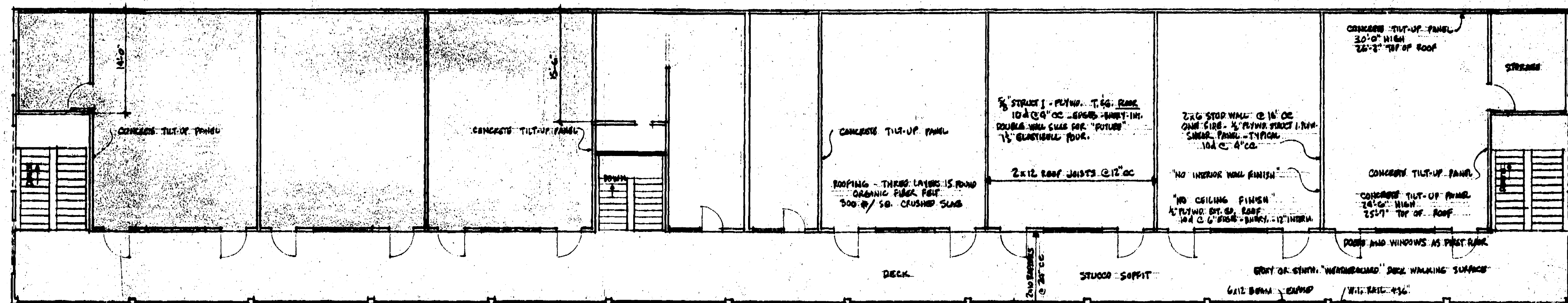


CLASSROOM - ADDITION
CARDEN HALL SCHOOL

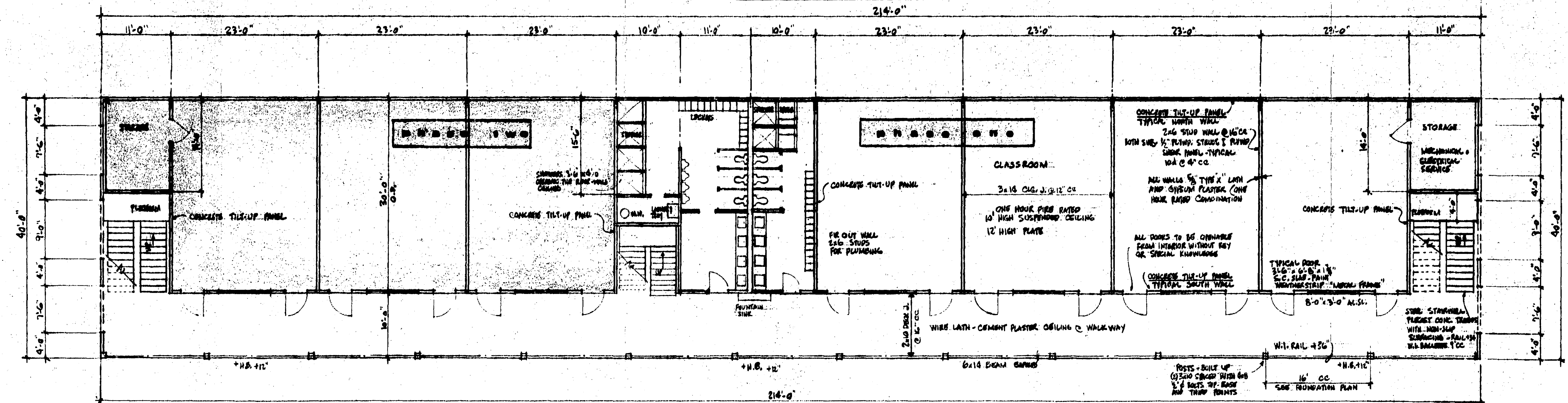
1541 - MONROVIA - NEWPORT BEACH, CALIF.
Use Permit # 1137 A
Pg. 1 of 3



SOUTH ELEVATION 1/8"=1'-0"



SECOND FLOOR PLAN 1/8"=1'-0"



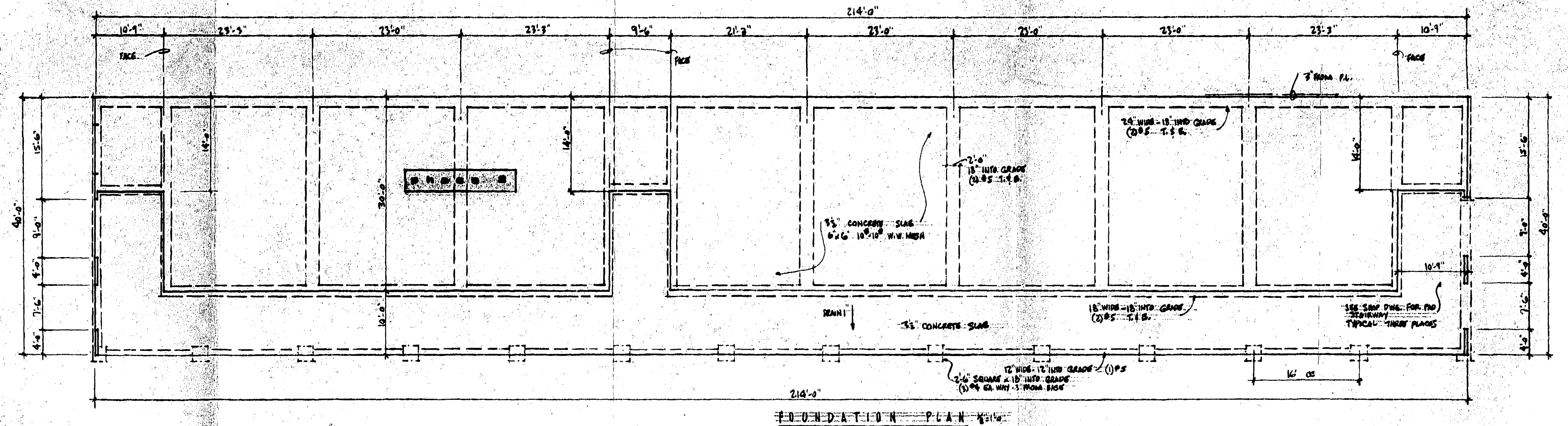
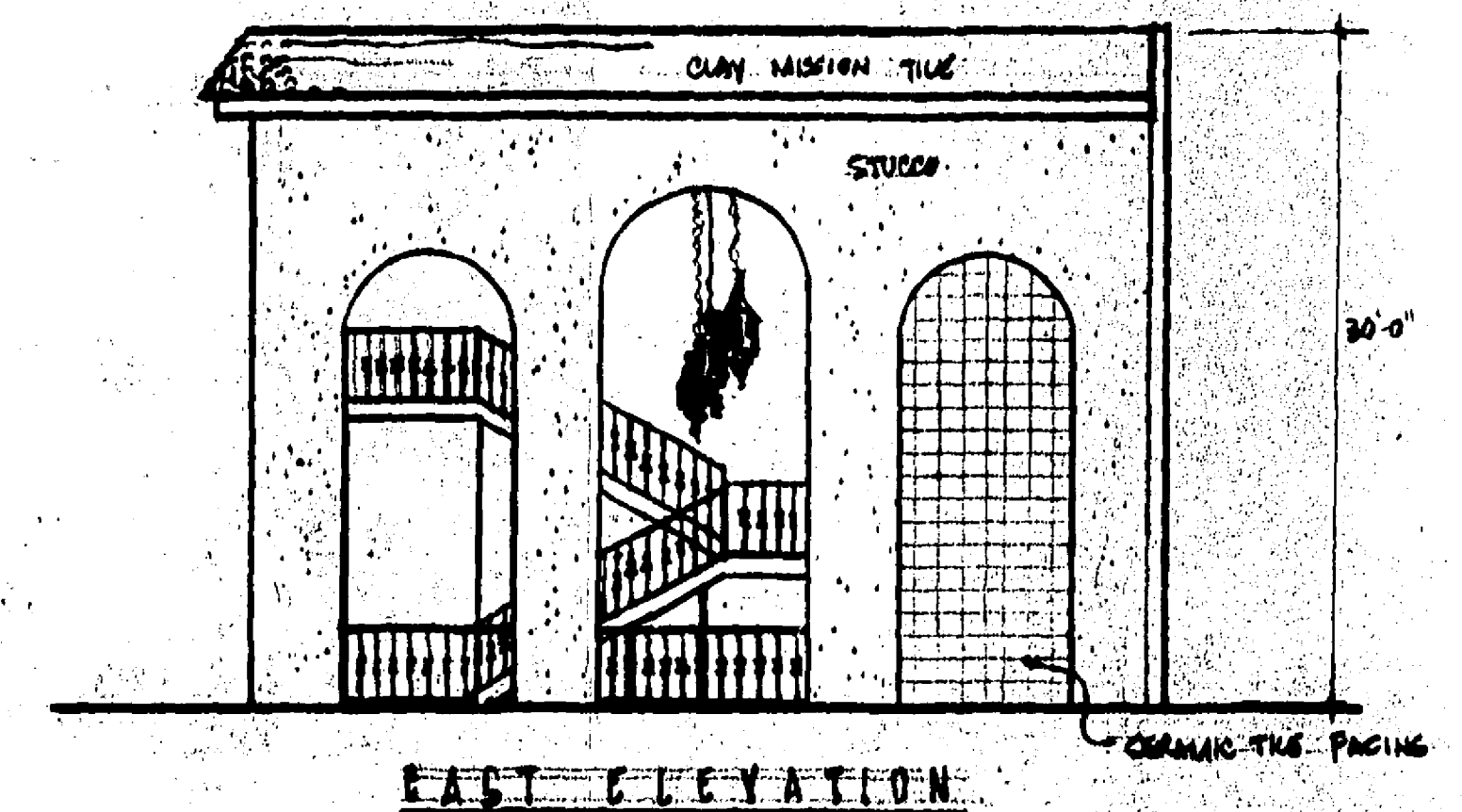
FIRST FLOOR PLAN 1/8"=1'-0"

City of Newport Beach

SQUARE FOOTAGE:
 FIRST FLOOR CLASS ROOMS - 4930
 TOILET ROOMS - 630
 STORAGE - EQUIPMENT - 440

CLASSROOM ADDITIONS
CARDEN HALL SCHOOL

1541 MANROVIA, NEWPORT BEACH, CALIF.
 Use Permit # 1137A
 Pg. 2 of 3



CLASSROOM ADDITION
GARDEN HALL SCHOOL

154 MONROVIA - NEWPORT BEACH - CALIF.
Use Permit # 1137A

Pg. 3 of 3

City of Newport Beach

Attachment No. CD 4

Planning Activity No. PA2024-0125



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Subject: Carden Hall Modular Classroom (PA2024-0125)
▪ Staff Approval

Site Location 1541 Monrovia Avenue

Applicant Ana Salazar

Legal Description Lot 1014 of the First Addition to Newport Mesa Tract

On **August 22, 2024**, the Community Development Director approved a Staff Approval (PA2024-0125) to allow for the installation of one new 960 square foot modular classroom building at the existing Carden Hall Private School in substantial conformance with Use Permit No. UP1137A. The modular classroom building is to accommodate pre-kindergarten enrollment and to create an administrative area for the school. This approval is based on the following findings and is subject to the following conditions.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Private Institutions (PI)
- **Zoning District:** Private Institutions (PI)

PROJECT SUMMARY

The applicant proposes to install a new 960-square-foot (24-foot by 40-foot) permanent modular classroom building for pre-kindergarten enrollment on the grass field towards the south of the property. The modular classroom building will also be used to create an administrative area for the school and serve as a space for additional learning activities. No changes to the operational characteristics of the school, increase in enrollment, or any other improvements are proposed.

BACKGROUND

On February 16, 1961, the Planning Commission approved Use Permit No. UP712 for the construction of a 250-foot radio tower on the property.

On May 20, 1965, the Planning Commission approved Use Permit No. UP1137 to allow a proposed building to be used as a school. The building was originally designed to be used as an office building in connection with sales, administrative and engineering offices for a manufacturing plant in accordance with the Newport Beach Municipal Code (NBMC).

Ultimately, the building was designed to comply with the requirements for both a manufacturing facility as well as a school.

On May 21, 1970, the Planning Commission approved an amendment to Use Permit No. UP1137A to extend the use permit and allow use of the entire five-acre site, which would accommodate new facilities needed to support future growth. These facilities and land were proposed to be used as a private school.

On July 2, 2021, the Community Development Director approved Staff Approval No. SA2021-005 to allow for the installation of a new 2,160-square-foot permanent modular classroom building at the existing Carden Hall Private School to support a future increase of student enrollment for up to 435 students. The project included improvements to accessible parking and paths of travel per the ADA (Americans with Disabilities Act of 1990).

I. FINDINGS

Pursuant to NBMC Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the proposed changes are in substantial conformance with the entitlements:

Finding:

A. The changes are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

1. The property is located within the Private Institutions (PI) Zoning District which is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities. The proposed modular classroom is for an existing private institution consistent with the purpose and intent of the PI Zoning District and does no operational changes are proposed.
2. The current enrollment is 435 students, and the property provides 72 on-site parking spaces. No increase in student enrollment is proposed and, therefore, no increase in on-site parking spaces is required.

Finding:

B. The changes do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.

Facts in Support of Finding:

1. The previously approved Use Permits were determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities).
2. The Class 1 exemption exempts minor alterations to existing facilities involving negligible or no expansion of existing or former use including additions to existing structures provided that the addition will not result in an increase of 10,000 square feet for projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located in an environmentally sensitive area. The proposed modular classroom is 960-square-feet which is less than 10,000 square feet and the property is not in an environmentally sensitive area.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

Finding:

- C. *The changes 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 modular classroom does not involve a feature that was specifically addressed or was the subject of a condition of approval for UP1137A.
2. The conditions of approval set forth in UP1137A did not place a limit on the square footage of the private institution. The project is consistent with the use permit which discussed the need for facilities to accommodate future growth of the school.
3. Condition No. 1 of UP1137A requires that the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students. The modular classroom is not proposed to be installed in the parking area or motor court and will not impede the discharging and pickup of all students. The site will continue to provide adequate circulation and drop off areas where vehicles enter thorough the northerly driveway, circle in a u-shaped direction, drop off along the building and curb frontages, then exit along the southerly driveway.

Finding:

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

Facts in Support of Finding:

1. The proposed modular building does not change the overall use and operational characteristics of the private institution. The project is in substantial conformance with UP1137A, as the property will continue to be used as a private institution.
2. All other school structures and operations will continue as authorized in Use Permit No. UP1137 and its subsequent amendment.

II. CONDITIONS

All previous findings and conditions of approval of Use Permit No. UP1137, amendment to Use Permit No. UP1137A, and Staff Approval No. SA2021-005 shall remain in full force and effect as stated in Attachment No. CD 2, with the addition of the following conditions:

Planning Division

1. The development authorized by this staff approval 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. A copy of the Resolution, including conditions of approvals shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval
5. A building permit shall be obtained prior to commencement of construction activities. 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.
6. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.

7. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this staff approval or the processing of a new staff approval or conditional use permit.
8. This Staff Approval filed as PA2024-0125 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
9. *To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless 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 the **Carden Hall Modular Classroom including, but not limited to, the Staff Approval (PA2024-0125)**. 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 pursuant to the indemnification requirements prescribed in this condition.*

Public Works

10. A new sewer cleanout shall be installed on the existing sewer lateral pursuant to City Standard 406.
11. The applicant shall obtain approval from the Municipal Water District (MWD).

Building Division

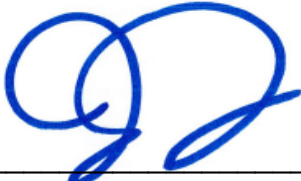
12. Prior to the issuance of building permits, the project plans shall provide State approvals of modular classroom for "E" occupancy.
13. Prior to the issuance of building permits, the project plans shall provide an accessible ramp to access each classroom.

Fire Department

14. An automatic fire alarm system shall be provided in new buildings of private schools pursuant to Section 907.2.3.8 of the California Fire Code.

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.

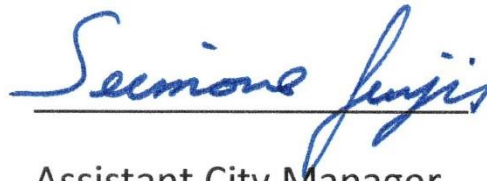
Prepared by:



Jenny Tran, Associate Planner

LAW/jt

Approved by:

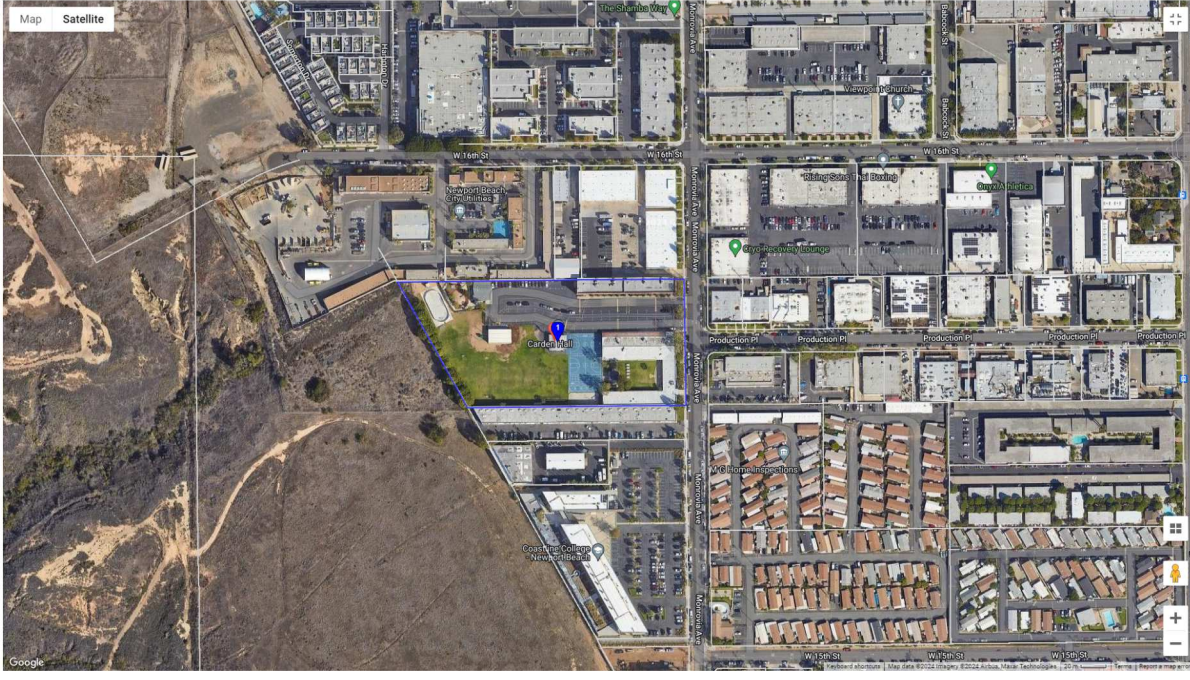


Assistant City Manager

Attachment No. CD 5

Project Plans

VICINITY MAP

1541 Monrovia St.
Newport Beach, CA

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROVED FIRE STOP MATERIAL TO MAINTAIN THE 1 HOUR RATING AT ALL ELECTRICAL AND MECHANICAL PIPING PENETRATIONS THROUGH TENANT PARTY WALLS, CEILINGS, FLOOR OR ANY OTHER LOCATIONS AS REQUIRED BY LOCAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ACTUAL FLOOR TRUSS LAYOUTS AND QUANTITY IN ORDER TO ALLOW WASTE AND SUPPLY PIPING AND DUCTS TO SERVE UNITS AS SHOWN.
3. PLANS SHALL BE SIGNED BY SOILS ENGINEER WHEN REPORTS ARE REQUIRED.

ABBREVIATIONS

(NEW FILL) EARTH		GRAVEL FILL	
CONCRETE/POUR IN PLACE		REGULAR BLOCK	
STONES/MARBLE		STONE	
BRICK		LIGHT WEIGHT BLOCK	
METAL/STEEL		STEEL STUD	
WOOD/CONTINUOUS OR DIMENSION		BLOCKING OR NON CONTINUOUS	
GYPSUM		RIGID INSULATION	
TILE/ CERAMIC OR QUARRY TILE		FINISHED WOOD	
INSULATION/ BATT OR LOOSE			

SYMBOLS

SECTION REFERENCE		SECTION NUMBER
DETAIL REFERENCE		SHEET NUMBER
DOOR NUMBER		DOOR NUMBER
WINDOW NUMBER		WINDOW NUMBER
KEYNOTE NUMBER		KEYNOTE NUMBER
REVISION		REVISION
GRID OR COLUMN LINE		GRID OR COLUMN LINE
ROOM NUMBER		ROOM NUMBER
INTERIOR ELEVATION		INTERIOR ELEVATION
MATCH LINE		MATCH LINE
NORTH POINT		NORTH POINT
EXISTING CONTOURS		EXISTING CONTOURS
FINISH ELEVATION		FINISH ELEVATION
EXHAUST FAN		EXHAUST FAN

CITY OF NEWPORT NOTES:

1. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
2. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANOUTS WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE HOME BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.020 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A STOP WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
3. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
4. ALL WORK RELATED TO WASTEWATER IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL CONTRACTOR.

FIRE PREVENTION INFO:

1. BUILDING SQFT: 954 SF
2. CONSTRUCTION TYPE: VB
3. TABLE B105.1 FIRE FLOW: 1500 GPM, 2HR FLOW DURATION
4. TABLE C105.1: 1750 OR LESS
5. MAX DISTANCE FROM ANY POINT IN STREET OR ROAD FRONTAGE TO A HYDRANT: 250

[BE] TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A, E, M	49	75	75	75 ^a
B	49	100	75	100 ^a
F	49	75	75	100 ^a

AREA NAME	ALLOWED AREA (A1) PER TABLE 506.2	NS AREA (NS)	FRONTAGE INCREASE (If)	STORIES ACTUAL (Sa)	TOTAL AREA ALLOWED (Aa)	AREA PROVIDED	COMPLIES
NEW MODULAR	28500 SF	9500 SF	0	1	28500 SF	954 SF	Yes

ALLOWABLE ANALYSIS

OCCUPANCY GROUP:
CONSTRUCTION TYPE:
NUMBER OF STORIES
BUILDING HEIGHT:
BUILDING AREA (506.2):

E
V-B
1
9'-10"
954 SF

SPRINKLERS:
PROPOSED BUILDING:

NO

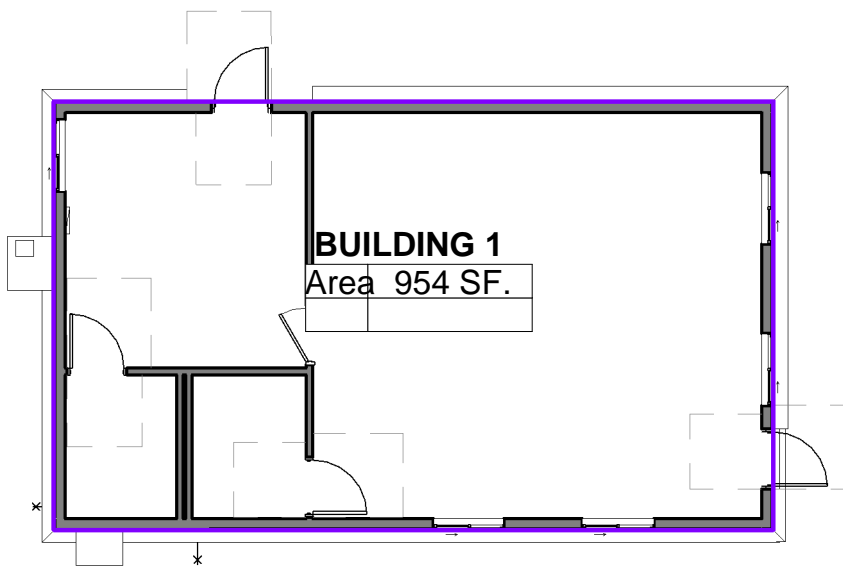
TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE* 4-6				
FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^a , L	OCCUPANCY GROUP F-1, M, S-1 ^b	OCCUPANCY GROUP A, B, E, F-2, I, R ^c , S-2, U ^b
X < 5 ^c	All	3	2	1
5 ≤ X < 10	IA, IVA	3	2	1
	Others	2	1	1 ^c
10 ≤ X < 30	IA, IB, IVA, IVB	2	1	1 ^c
	III, VB	1	0	0
	Others	1	1	1 ^c
X ≥ 30	All	0	0	0

*OCCUPANT LOAD & EXITING						
SPACE NAME	OCC TYPE	OCC FACTOR (1004.1.2)	AREA	# OCCUPANTS	# EXITS REQ'D (1006)	# EXITS PROVIDED
PRE-KINDER MOD.	E	20 SF	954 SF	48	1	2
Grand total				48		24

TOTAL OCCUPANT LOAD ALLOWED = 48 PER ABOVE
EXIT/ OCCUPANT ANALYSIS:
1006.3.2 EGRESS BASED ON OCCUPANT LOAD

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
More than 1,000	4

AREA PLANS



MODULAR PLANS

SHEET INDEX		TITLE PAGE	
Sheet #	Sheet Name	SHEET NO: A-0.1	APPROVALS
A0	COVER SHEET	SHEET NO: A-1.0	FLOOR PLAN
A0.01	STAFF APPROVAL		CONSTRUCTION NOTES
A0.02	STAFF APPROVAL		GENERAL NOTES
A0.10	CODE / ACCESSIBILITY PLAN		FINISH SCHEDULE
A1	SITE PLAN		DOOR SCHEDULE
A0.20	(E) SITE PLAN		WINDOW SCHEDULE
A1.1	SITE DETAILS		STATE APPROVAL
A1.0	ACCESSIBLTY SITE PLAN	SHEET NO: A-2.0	REFLECTED CEILING PLAN
A1.01	ENLARGED PARKING DETAILS		REFLECTED CEILING DETAILS
A2	FLOOR PLAN	SHEET NO: A-3.0	EXTERIOR ELEVATIONS
A3	MOD #1 ELEVATIONS & SECTIONS		EXTERIOR PAINT SCHEDULE
AGR1	Green Building	SHEET NO: E-1.0	ELECTRICAL PLAN
AGR2	Green Building		ELECTRICAL SCHEDULE
AGR3	Green Building		ELECTRICAL PANELS
E100	SYMBOLS AND LEGEND	SHEET NO: M-1.0	MECHANICAL SCHEDULES
E110	SINGLE LINE DIAGRAM		MECHANICAL PLAN
E120	ELECTRICAL POWER PLAN	SHEET NO: P-0.5	ADA NOTES
P100	PLUMBING LEGEND	SHEET NO: P-1.0	PLUMBING PLAN
P110	PLUMBING CALCULATIONS		PLUMBING SCHEDULE
P120	PLUMBING CALCULATIONS AND SCHEDULES		PLUMBING ISOMETRIC
GN	STURCTURAL NOTES		PLUMBING DETAILS
S1	MODULAR FOUNDATION PLAN		
SD1	STRUCTURAL DETAILS		
SHT 1	GRADING PLAN		
SHT 2	GRADING PLAN		
SHT 3	GRADING PLAN		
SHT 4	GRADING PLAN		

1. THIS PROJECT SHALL COMPLY WITH TITLE 24
2. ALL WORK SHALL CONFORM TO THE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ENERGY STANDARDS CODE (CESC)

CLIENT:
CARDEN HALL SCHOOL
1541 MONROVIA ST.
NEWPORT BEACH, CA

CONTRACTOR:
California Building Contracting
619californiacontracting@gmail.com
619.207.5009

GEOTECH REPORT # 7198.24:
ASSOCIATED SOILS ENGINEERING INC.
2860 WALNUT AVE.
SIGNAL HILL, CA
562.426.7990

CIVIL ENGINEER:
VERTEX LAND CONSULTING
36725 BRETINER WAY
WINCHESTER, CA 92596
951.973.8076

DESIGN TEAM:
EVERETT SMITH DESIGNS
951.323.2187
EVERETT@EVERETTSMITHDESIGNS.COM

STRUCTURAL:
RAHMAN ENGINEERING
213.400.8078
MOKSUD.RAHMAN@GMAIL.COM

MEP ENGINEER:
BLUEBERRY ENGINEERING
e-mail: kabadani@blueberryinc.com
Direct: (949)945-5036

ZONING:

A TR FIRST ADD TO NEWPORT MESA
TR BLK LOT 1014

PARCEL # (APN):

424-401-05

BUILDING SQFT:

BUILDING #1 = 954 SF

YEAR: BUILT:

-

PROPOSED USE TYPE:

NEW MODULAR CLASSROOM

STORIES:

1

OCCUPANCY:

E - EDUCATIONAL
B - OFFICE

OCCUPANCY LOAD:

ALLOWED **48** ACTUAL **17 MAX.**

PER TABLE 508.4

NO SEPARATION NEEDED

CONSTRUCTION TYPE:

VB

SPRINKLERS:

NO

SCOPE OF WORK:

- (1) NEW MODULAR 23'-10"X40' BUILDING (PLANS PRE-APPROVED)
- NEW PLUMBING, ELECTRICAL, AND MECHANICAL
- **STRUCTURAL WORK FOR MODULAR FOUNDATION**

DEFERRED SUBMITTAL:

- **FIRE ALARM MODIFICATIONS**

PARKING:

TOTAL NUMBER OF PARKING SPACES: 68 SPACES

STANDARD 12
PARALLEL 52
ACCESSIBLE 4 TOTAL
VAN ACCESSIBLE 1 PROVIDED

PLANS REVIEWED BY:

RAHMAN ENGINEERING
13611 12TH ST. SUITE-B,
CHINO, CA 91710
Tel: (213)-400-8078
MOKSUD.RAHMAN@GMAIL.COM



CONTRACTOR:



G. C. Lic. #1019783
619-2075009

PREPARED BY:



**EVERETT SMITH
DESIGNS, INC.**

MENIFEE, CA 92584

Email: everett@everettsmithdesigns.com

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PROJECT:

**(1) NEW MODULAR CLASSROOM
(PRE-APPROVED) AT (E) SCHOOL**

REVISIONS:

No.	Description	Date
1	Revision 1	2025.08.19

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

COVER SHEET

Project number 24-2334

Date 8/20/2025 11:07:22 AM

Drawn by ES

Checked by ES

A0

Scale 3/32" = 1'-0"



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

COMMUNITY DEVELOPMENT DIRECTOR ACTION
LETTER

Subject: Carden Hall Modular Classroom (PA2024-0125)
• Staff Approval
Site Location: 1541 Monrovia Avenue
Applicant: Ana Salazar
Legal Description: Lot 1014 of the First Addition to Newport Mesa Tract

On August 22, 2024, the Community Development Director approved a Staff Approval (PA2024-0125) to allow for the installation of one new 960 square foot modular classroom building at the existing Carden Hall Private School in substantial conformance with Use Permit No. UP1137A. The modular classroom building is to accommodate pre-kindergarten enrollment and to create an administrative area for the school. This approval is based on the following findings and is subject to the following conditions.

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The applicant proposes to install a new 960-square-foot (24-foot by 40-foot) permanent modular classroom building for pre-kindergarten enrollment on the grass field towards the south of the property. The modular classroom building will also be used to create an administrative area for the school and serve as a space for additional learning activities. No changes to the operational characteristics of the school, increase in enrollment, or any other improvements are proposed.

BACKGROUND

On February 16, 1961, the Planning Commission approved Use Permit No. UP712 for the construction of a 250-foot radio tower on the property.

On May 20, 1965, the Planning Commission approved Use Permit No. UP1137 to allow a proposed building to be used as a school. The building was originally designed to be used as an office building in connection with sales, administrative and engineering offices for a manufacturing plant in accordance with the Newport Beach Municipal Code (NBMC).

Carden Hall Modular Classroom (PA2024-0125)
August 22, 2024
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Ultimately, the building was designed to comply with the requirements for both a manufacturing facility as well as a school.

On May 21, 1970, the Planning Commission approved an amendment to Use Permit No. UP1137A to extend the use permit and allow use of the entire five-acre site, which would accommodate new facilities needed to support future growth. These facilities and land were proposed to be used as a private school.

On July 2, 2021, the Community Development Director approved Staff Approval No. SA2021-005 to allow for the installation of a new 2,160-square-foot permanent modular classroom building at the existing Carden Hall Private School to support a future increase of student enrollment for up to 435 students. The project included improvements to accessible parking and paths of travel per the ADA (Americans with Disabilities Act of 1990).

FINDINGS

Pursuant to NBMC Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the proposed changes are in substantial conformance with the entitlements.

FINDINGS

- A. The changes are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

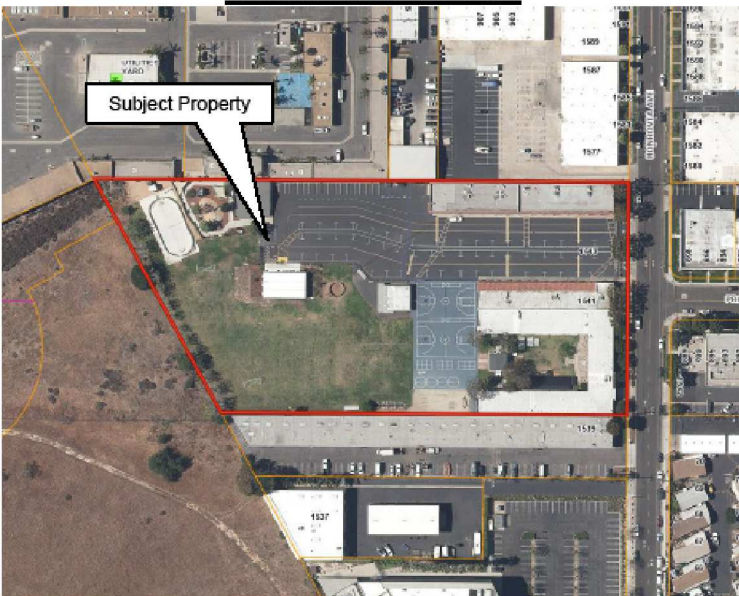
- The property is located within the Private Institutions (PI) Zoning District which is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregational care homes, cultural institutions, health care facilities, museums, private schools, yacht clubs, and comparable facilities. The proposed modular classroom is for an existing private institution consistent with the purpose and intent of the PI Zoning District and does not have operational changes are proposed.
- The current enrollment is 435 students, and the property provides 72 on-site parking spaces. No increase in student enrollment is proposed and, therefore, no increase in on-site parking spaces is required.

FINDINGS

- B. The changes 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.

Carden Hall Modular Classroom (PA2024-0125)
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VICINITY MAP



Staff Approval
PA2024-0125

1541 Monrovia Avenue

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Facts in Support of Finding:

- The previously approved Use Permits were determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities).
- The Class 1 exemption exempts minor alterations to existing facilities involving negligible or no expansion of existing or former use including additions to existing structures provided that the addition will not result in an increase of 10,000 square feet for projects in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and is not located in an environmentally sensitive area. The proposed modular classroom is 960-square-feet which is less than 10,000 square feet and the property is not in an environmentally sensitive area.
- The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

FINDINGS

- C. The changes 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:

- The proposed modular classroom does not involve a feature that was specifically addressed or was the subject of a condition of approval for UP1137A.
- The conditions of approval set forth in UP1137A did not place a limit on the square footage of the private institution. The project is consistent with the use permit which discussed the need for facilities to accommodate future growth of the school.
- Condition No. 1 of UP1137A requires that the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students. The modular classroom is not proposed to be installed in the parking area or motor court and will not impede the discharging and pickup of all students. The site will continue to provide adequate circulation and drop off areas where vehicles enter through the northerly driveway, circle in a u-shaped direction, drop off along the building and curb frontages, then exit along the southerly driveway.

FINDINGS

- D. The changes do not result in an expansion or change in operational characteristics of the use.

Facts in Support of Finding:

- The proposed modular building does not change the overall use and operational characteristics of the private institution. The project is in substantial conformance with UP1137A, as the property will continue to be used as a private institution.
- All other school structures and operations will continue as authorized in Use Permit No. UP1137 and its subsequent amendment.

II. CONDITIONS

All previous findings and conditions of approval of Use Permit No. UP1137, amendment to Use Permit No. UP1137A, and Staff Approval No. SA2021-005 shall remain in full force and effect as stated in Attachment No. CD 2, with the addition of the following conditions:

Planning Division

- The development authorized by this staff approval 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).
- A copy of the Resolution, including conditions of approvals shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
- The applicant shall comply with all federal, state, and local laws. Material violation of any of these laws in connection with the use may be cause for revocation of this Use Permit.
- The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
- A building permit shall be obtained prior to commencement of construction activities. 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.
- The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.

Ana Salazar
PO Box 68
Mira Loma, CA 91752
760-222-4657
ana@salazar.com

June 28, 2024

Planning Division - Newport Beach City Hall
100 Civic Center Dr.
Newport Beach, CA 92660
949-644-3204

RE: Proposed New Modular 24x40' Building at Near

This letter serves as a description for the proposed work to be done at 1541 Monrovia Avenue which is currently Carden Hall School. A new modular 24x40' building is proposed to be installed at the rear of the existing school site. This building will serve to accommodate pre-k enrollment for the 2024-2025 school year and create a proper administrative area which does not currently exist at the site. This will also serve as a space for an additional learning activities. If you have any other questions, please contact me at the information above.

Thank you,

Ana Salazar
Project Coordinator

Carden Hall Modular Classroom (PA2024-0125)
August 22, 2024
Page 5

- Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this staff approval or the processing of a new staff approval or conditional use permit.
- This Staff Approval filed as PA2024-0125 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.080 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
- To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless 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 the Carden Hall Modular Classroom including, but not limited to, the Staff Approval (PA2024-0125). 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, attorney's 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 pursuant to the indemnification requirements prescribed in this condition.

Public Works

- A new sewer cleanout shall be installed on the existing sewer lateral pursuant to City Standard ADS.
- The applicant shall obtain approval from the Municipal Water District (MWD).

Building Division

- Prior to the issuance of building permits, the project plans shall provide State approvals of modular classroom for "I" occupancy.
- Prior to the issuance of building permits, the project plans shall provide an accessible ramp to access each classroom.

Fire Department

- An automatic fire alarm system shall be provided in new buildings of private schools pursuant to Section 907.2.3.3 of the California Fire Code.

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Carden Hall Modular Classroom (PA2024-0125)
August 22, 2024
Page 6

Prepared by:

Jenny Tran, Associate Planner

UNW9

Approved by:

Assistant City Manager

Attachments:

- CD 1 Vicinity Map
- CD 2 Project Description
- CD 3 Use Permit No. UP1137 and UP1137A
- CD 4 Staff Approval No. SA2021-005
- CD 5 Project Plans

IF APPROVED, NOT EFFECTIVE UNTIL 15 DAYS AFTER DATE

FILING FEE \$30.00

USE PERMIT APPLICATION NO. 1137

CITY OF NEWPORT BEACH DATE MAY 5, 1965

FILING FEE \$30.00

INSTRUCTIONS: (Read Carefully.) The applicant or his legal representative must be present at all public hearings. Fill out this application completely. It must be accompanied by five copies of a plot plan to scale, and with correct dimensions, showing in detail all boundaries, existing buildings, proposed alterations and additions. The applicant must sign conditions of use permit, if any, within thirty days after approval. Application shall be revoked if not used within eighteen months from date of approval.

1. OWNER Applicant P.O. Box 1325, Newport Beach, California

2. LOT 1014 BLOCK SECTION TRACT NEIGH. MAP ZONE M-1-A

3. DATE OF HEARING May 20, 1965 TIME 8:00 AM

4. Application is hereby made for a Use Permit from Section 9103.2 - 9105.1(f), to permit the proposed building to be used as a school. The building will be designed, constructed, and operated as a manufacturing plant in accordance with the provisions of Section 9103.2 of the City of Newport Beach Municipal Code. The building will contain all the normal requirements for a manufacturing facility as well as those required for a school. Landscape and automatic sprinkler systems will be included in the design layout. There are sheets attached to and made a part of this application. I hereby certify that the foregoing statements, maps, drawings, plans and specifications attached hereto are true and correct. If approved this Use Permit will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

Signed: Ana Salazar, Date: 5/20/24

Signature of Owner or Applicant Name Address Phone

FOR DEPARTMENTAL USE ONLY PLANNING COMMISSION ACTION

In record with Section 9103.2 - 9105.1(f) a Use Permit is hereby GRANTED. The above applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following: 1. That the parking area and motor court as shown on the plot plan be used for discharging and pickup of all students. 2. That the building be allowed to cross the street on foot. 3. That the school activity and playground area be fenced. 4. That a sidewalk be constructed along the frontage of the property in accordance with the specifications of the Public Works Department. 5. Approved as a private school for a period of four years, in accordance with plot plan submitted.

The undersigned hereby agrees to all the above conditions.

Signed: Ana Salazar, Date: 5/20/24

FINDINGS OF PLANNING COMMISSION: Upon a review of the evidence on file and testimony presented at the meeting the Commission found and determined that, under the circumstances of the particular case, the granting of this use permit would not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and, therefore, recommended approval subject to the above conditions.

APPROVED - By City Planning Commission on the 20 day of May 19 65. APPROVED - By the City Council on the 19 day of May 19 65.

May 5, 1965, SECRETARY Margaret Schreyer, City Clerk

EXTENDED 4 P.M. ON 5-29-65 BY MAY COUNCIL

CITY OF NEWPORT BEACH



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

COMMUNITY DEVELOPMENT DIRECTOR ACTION
LETTER

Subject: Carden Hall Modular Classroom (PA2021-118)
• Staff Approval No. SA2021-005
Site Location: 1541 Monrovia Avenue
Applicant: Gorgano Builders
Legal Description: Lot 1014, First Addition of Newport Mesa Tract Map

On July 2, 2021, the Community Development Director approved Staff Approval No. SA2021-005 to allow for the installation of one new 2,160-square-foot modular classroom building at the existing Carden Hall Private School to support a future increase of student enrollment for up to 435 students. There are currently 378 students enrolled with a potential increase of up to 57 students. Improvements to Americans with Disabilities Act of 1990 (ADA) parking and paths of travel are included in the scope of work as well. This approval is based on the following findings and subject to the following conditions.

LAND USE AND ZONING

- General Plan Land Use Plan Category: Private Institutions (PI)
- Zoning District: Private Institutions (PI)

PROJECT SUMMARY

The applicant proposes to install one new 2,160-square-foot modular classroom building to support a future increase of student enrollment for up to 435 students. There are currently 378 students enrolled with a potential increase of up to 57 students. Improvements to the existing parking lot include one new ADA parking stall, and paths of travel.

BACKGROUND

On February 16, 1961, the Planning Commission approved Use Permit No. UP0712 to allow the construction of a 250-foot radio tower on the subject property.

On May 20, 1965, the Planning Commission approved Use Permit No. UP1137 to allow a proposed building to be used as a school. The building was designed as an office building in connection with sales, administrative and engineering offices for a manufacturing plant in accordance with the provisions of Section 9103.2 of the City of Newport Beach Municipal Code (NBMC). The building contained all requirements for a manufacturing facility as well as those required for a school. This use permit was subsequently amended

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021

by the Planning Commission on May 21, 1970, to extend the development of overall land usage of the total 5 acres, which provided for the new facilities and future growth of the school.

FINDINGS

Pursuant to NBMC Section 20.54.070 (Changes to an Approved Project), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use, without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the proposed changes are in substantial conformance with the entitlements.

FINDINGS

- A. The changes are consistent with all applicable provisions of this Zoning Code.

Facts in Support of Finding:

- The project is located in the Private Institutions (PI) Zoning District. The Private Institutions Zoning District is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregational care homes, cultural institutions, health care facilities, museums, private schools, yacht clubs, and other comparable facilities. The proposed modular classroom is for a private institutional use that serves the students and faculty attending the school. The proposed modular classroom, ADA parking improvements, paths of travel, and increase of student enrollment are consistent with the purpose and intent of the Private Institutions zone.

FINDINGS

- B. The changes 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:

- The previously approved Use Permits were determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities).
- The Class 1 exemption exempts minor alterations to existing facilities involving negligible expansion of use beyond that existing at the time of the lead agency's determination. There were no specific facts, findings, mitigation measures or conditions that would preclude the proposed improvements to the use.

CONTRACTOR:



G. C. Lic. #1019783
619-2075009

PREPARED BY:



MENIFEE, CA 92584

Email: everett@everettsmithdesigns.com

This document, and the ideas and designs incorporated herein, as an instrument of professional service is the property of Everett Smith, and is not to be used in whole or in part, for any other project without the written authorization of Everett Smith/ESDESIGNS. All Rights Reserved

PROJECT:

(1) NEW MODULAR CLASSROOM
(PRE-APPROVED) AT (E) SCHOOL

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

STAFF APPROVAL

Project number 24-2334
Date 8/20/2025 11:07:24 AM
Drawn by Author
Checked by Checker

A0.01

Scale

PLANS REVIEWED BY:

RAHMAN ENGINEERING
13611 12TH ST, SUITE-B,
CHINO, CA 91710
Tel: (213)-400-8078
MOHSD.RAHMAN@RAHMAN.COM



Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 3

3. The Class 1 exemption consists of 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 including additions to existing structures provided that the addition will not result in more than 2,500 square feet or 10,000 square feet in areas where all public services and facilities are available. In this case, the proposed 2,160-square-foot modular classroom, ADA parking, paths of travel improvements, and an increase in enrollment of up to 57 students are consistent with this exemption.

4. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

Findings:

C. The changes 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 which include a modular classroom, ADA parking, paths of travel improvements, and increase of student enrollment to the existing private school do not involve a feature that was specifically addressed or was the subject of a condition of approval for Use Permit No. UP0712, Use Permit No. UP1137, and subsequent amendment (Use Permit No. UP1137A).

2. The proposed modular classroom and increase of student enrollment is in accordance with the amendment of Use Permit No. UP1137, which discusses the need of facilities for the future growth of the school. The conditions of approval and project description do not place a limit on enrollment.

3. All necessary parking is provided on-site so there will be no spillover onto public streets. The approved Use Permits do not specify a parking rate or required number of spaces for the school use as specified by the Zoning Code. The Zoning Code identifies a related parking rate of one space per seven students for a day care general use, which provides similar operational characteristics for school-age children that do not drive and are dropped off. The proposed student enrollment of 435 students will accommodate 62 parking spaces on-site. There are currently 72 parking spaces provided on-site.

4. Condition No. 1 of UP1137 and UP1137A requires the parking area and motor court to be used for discharging and pickup of all students. The site will continue to provide

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 4

adequate circulation and drop off areas where vehicles enter through the northerly driveway, circle in a u-shaped direction, drop off along the building and curb frontages, then exit along the southerly driveway.

5. The addition of one new ADA parking stall and proposed paths of travel provided on-site are consistent with Use Permit No. UP1137 and its subsequent amendment.

Findings:

D. The changes do not result in an expansion or change in operational characteristics of the use.

Facts in Support of Finding:

1. The Private School proposes an increase in student enrollment, modular classroom, ADA parking, and path of travel improvements, which will not substantially modify the existing school layout or current operational characteristics.

2. All other school structures and operations will continue as authorized Use Permit No. UP1137 and its subsequent amendment. The school provides K-8 educational programming within the main building. The parking layout and drop-off will continue as authorized under current operations. The proposed modular classroom will provide a dedicated classroom space for a Kindergarten program with more direct access to required play areas.

II. CONDITIONS

All previous findings and conditions of Use Permit No. 0712, Use Permit No. UP1137, and amendment to Use Permit No. UP1137A shall remain in full force and effect as stated in Attachment No. CD 2, with the addition of the following conditions:

PLANNING DIVISION

1. The development authorized by this staff approval 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. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.

3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 5

4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval

5. A building permit shall be obtained prior to commencement of the 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.

6. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.

7. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.

8. This Staff Approval No. SA2021-005 (PA2021-118) shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.050 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.

9. 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, attorneys' 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 Carden Hall Modular Classroom including, but not limited to, Staff Approval No. SA2021-005 (PA2021-118). 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.

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 6

PUBLIC WORKS DEPARTMENT

10. County Sanitation District fees shall be paid prior to the issuance of any building permits.

BUILDING DIVISION

11. Prior to the issuance of building permits, the project plans shall provide state approvals of modular classroom for 'E' occupancy.

12. Prior to the issuance of building permits, state approved C.P. seismic piers shall be listed and labeled by BSK Associates on the project plans.

13. Prior to the issuance of building permits, if plans are not state approved, a one (1) hour fire rated corridor shall be required for 'E' occupancy greater than ten (10) occupants in non-sprinkler building.

14. Prior to the issuance of building permits, if plans are not state approved, the project plans shall show Office 104 exit access. Exit access shall not pass through a room that can be locked to prevent egress.

15. Prior to the issuance of building permits, if plans are not state approved, the project plans shall provide a minimum 48-inch-wide corridor shall be required for side approach to doors equipped with both latch and closer.

16. Prior to the issuance of building permits, if plans are not state approved, the project plans shall show that restroom door is equipped with both latch and closer.

17. Prior to the issuance of building permits, if plans are not state approved, the project plans shall provide a 5-foot diameter turn around at the end of the corridor in front of Office 104.

18. Prior to the issuance of building permits, the project plans shall provide an accessible ramp to access each classroom.

Dust Control

Water all active construction areas at least twice daily.
Cover all haul trucks or maintain at least two feet of freeboard.
Pave or apply water four times daily to all unpaved parking or staging areas.
Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
Suspend all operations on any unpaved surface if winds exceed 25 mph.

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 7

Emissions

Require 90-day low-NOx tune-ups for off road equipment.
Limit allowable idling to 30 minutes for trucks and heavy equipment

Off-Site Impacts

Encourage carpooling for construction workers.
Limit lane closures to off-peak travel periods.
Park construction vehicles off traveled roadways.
Wet down or cover dirt hauled off-site.
Sweep access points daily.
Encourage receipt of materials during non-peak traffic hours.
Sandbag construction sites for erosion control.

Fill Placement

The number and type of equipment for dirt pushing will be limited on any day to ensure that SCAGMD significance thresholds are not exceeded.
Maintain and utilize a continuous water application system during earth placement and compaction to achieve a 10 percent soil moisture content in the top six-inch surface layer, subject to review/discretion of the geotechnical engineer.

20. A list of "good housekeeping" practices will be incorporated into the long-term post-construction operation of the site to minimize the likelihood that pollutants will be used, stored or spilled on the site that could impair water quality. These may include frequent parking area vacuum truck sweeping, removal of wastes or spills, limited use of harmful fertilizers or pesticides, and the diversion of storm water away from potential sources of pollution (e.g., trash receptacles and parking structures). The Stage 2 WQMP shall list and describe all structural and non-structural BMPs. In addition, the WQMP must also identify the entity responsible for the long-term inspection, maintenance, and funding for all structural (and if applicable Treatment Control) BMPs.

FIRE DEPARTMENT

21. An automatic fire alarm system shall be provided in new buildings of private schools. (2019 California Fire Code 907.2.3.6).

22. Fire extinguishers shall be provided and placed according to Chapter 9 of the 2019 California Fire Code. Prior to the issuance of building permits, identify locations of fire extinguishers on plans.

23. Materials for interior wall and ceiling finish shall meet the requirements of Table 803.3 in the 2019 California Fire Code.

24. All interior materials shall meet the requirements of Chapter 8 of the 2019 California Fire Code.

25. Prior to the issuance of building permits, the project plans shall identify Fire Department access, all fire lanes, and hydrant locations.

Carden Hall Modular Classroom (PA2021-118)
July 2, 2021
Page 8

26. Plans shall identify a safe dispersal area. Safe dispersal area shall be based on 3 square feet per occupant. Safe dispersal areas shall not be less than 50 feet from school buildings. (2019 California Fire Code Special Detailed Requirements Based on Use and Occupancy, Section 452.1.3)

27. All buildings housing Group E occupancies shall front directly to a public street or an exit discharge not less than 20 Feet in width. Plans shall identify exit discharge area. (2019 California Fire Code Special Detailed Requirements Based on Use and Occupancy, Section 452.1.1).

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development, 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.

On behalf of Seimone Jurjis, Community Development Director,
Prepared by:

Afshin Atapour

Planning Technician

WNOaa

Attachments:

CD 1 - Utility Map
CD 2 - UP0712-UP1137, and UP1137A
CD 3 - Project Plans

CONTRACTOR:

CALIFORNIA BUILDING CONTRACTING CONSTRUCTION

California D. H. & N. Contractors Inc.
Lic. 1019783 "B"

G. C. Lic. #1019783
619-2075009

PREPARED BY:

EVERETT SMITH DESIGNS, INC

MENIFEE, CA 92584
Email: everett@everettsmithdesigns.com

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PROJECT:

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

STAFF APPROVAL

Project number24-2334

Date8/20/2025 11:07:25 AM

Drawn byAuthor

Checked byChecker

A0.02

Scale

PLANS REVIEWED BY:

RAHMAN ENGINEERING

13611 12TH ST, SUITE-B,
CHINO, CA 91710
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MOUSSOUR.RAHMAN@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER

MOUSSOUR RAHMAN

C69263

Exp. 06/30/26

CIVIL

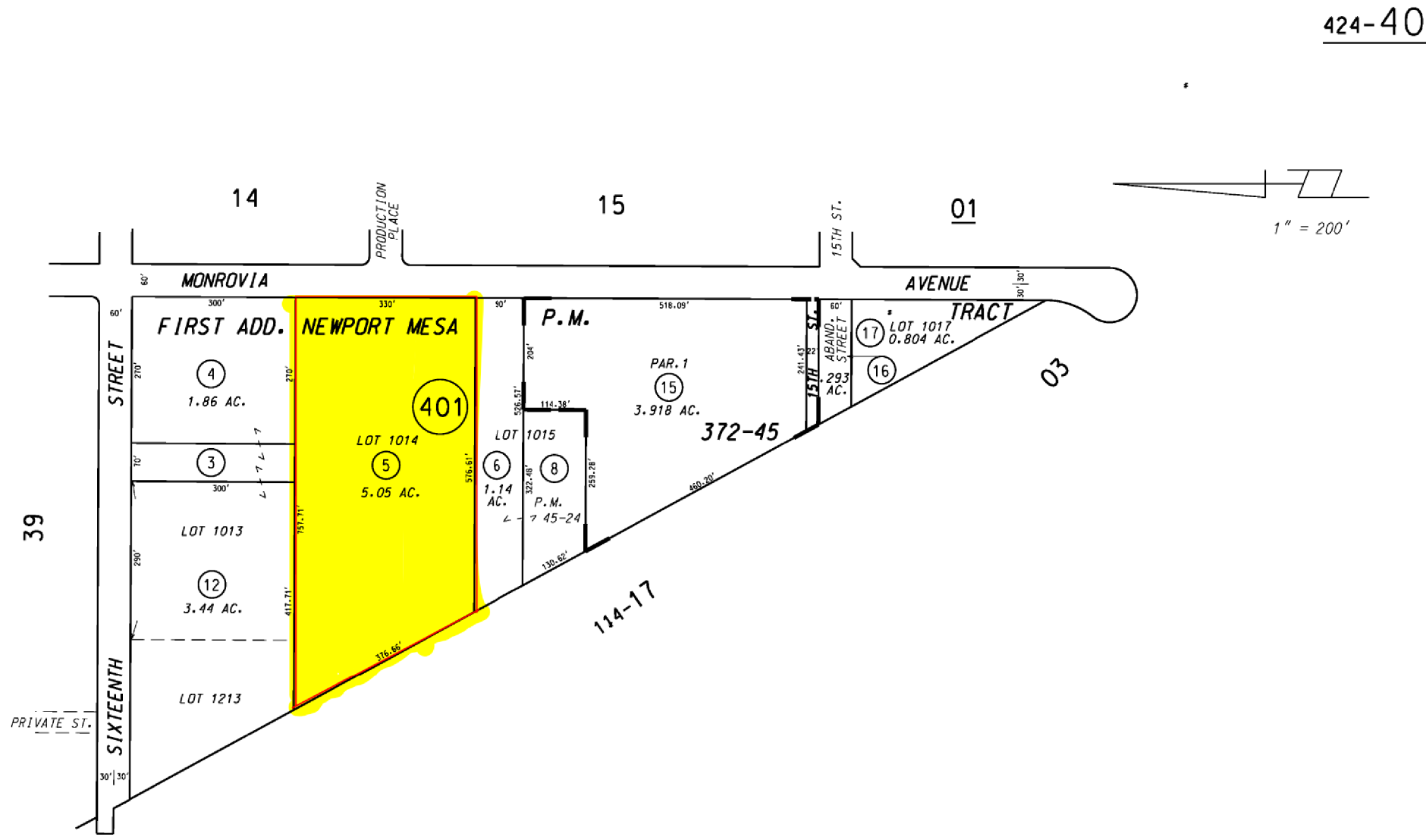
STATE OF CALIFORNIA

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. HIDDEN CONDITIONS MAY EXIST, AND ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND BRING TO THE DESIGNERS ATTENTION.

Z:\Shared\Everett Smith Designs\ES Design Jobs\24-2334 California Contracting Newport\MOD 2 site & cover 24-2334 California Contracting Newport 2025.08.19.rvt

8/20/2025 11:07:25 AM

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MARCH 1980

FIRST ADD. NEWPORT MESA TRACT
PARCEL MAP
M.M. 8-61
P.M. 45-24, 372-45

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 424 PAGE 40
COUNTY OF ORANGE



CONTRACTOR:



G. C. Lic. #1019783
619-2075009

PREPARED BY:



EVERETT SMITH
DESIGNS, INC.

MENIFEE, CA 92584

Everett Smith

Email: everett@everettsmithdesigns.com

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PROJECT:

**(1) NEW MODULAR CLASSROOM
(PRE-APPROVED) AT (E) SCHOOL**

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

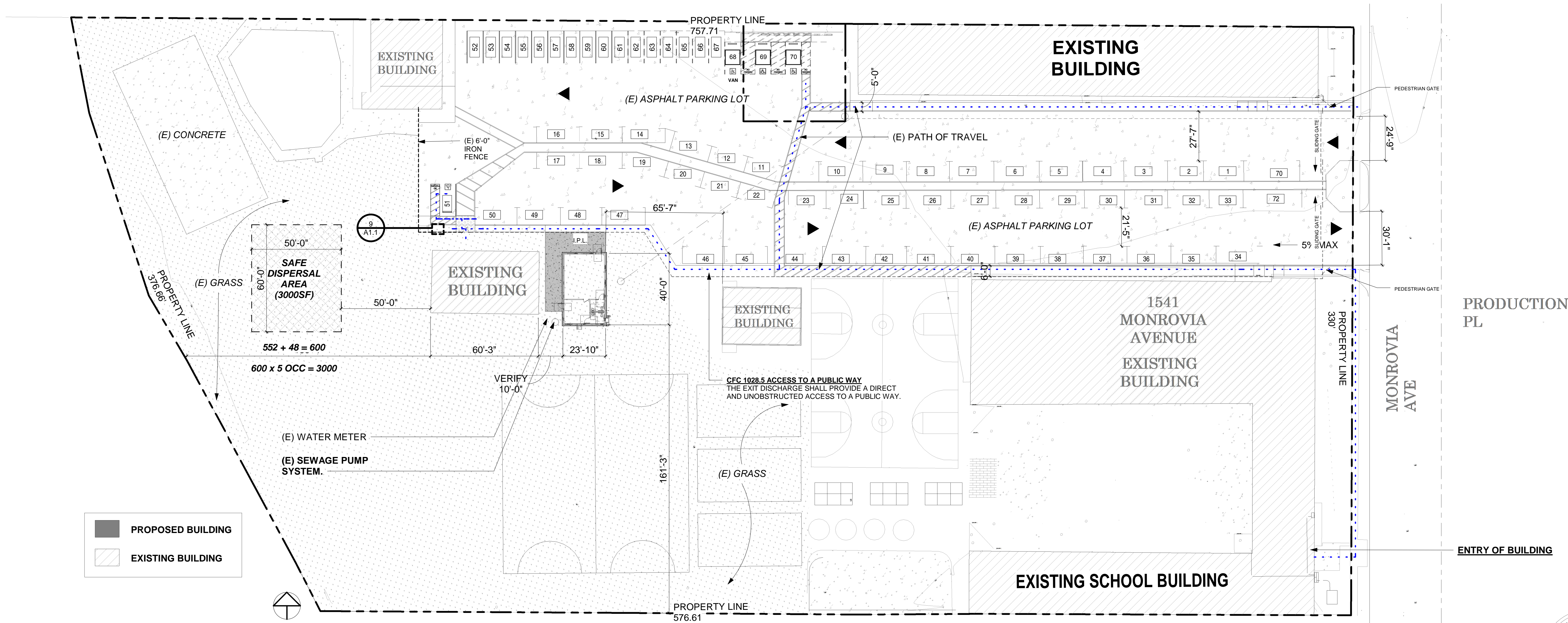
(E) SITE PLAN

Project number 24-2334
Date 8/20/2025 11:07:31 AM
Drawn by ES
Checked by ES

A0.20

Scale 1" = 30'-0"

8/20/2025 11:07:31 AM



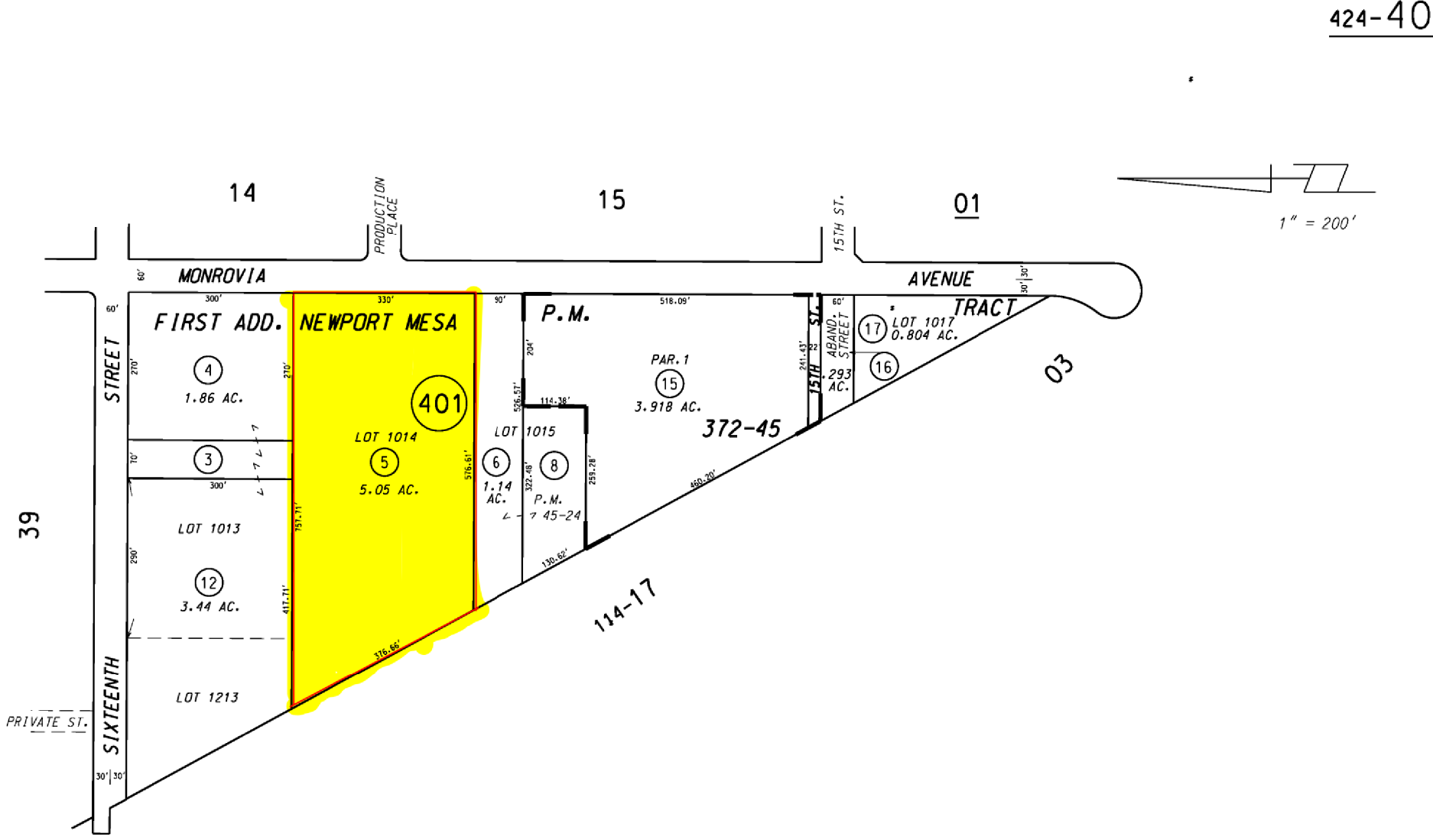
① SITE PLAN
1" = 30'-0"

PLANS REVIEWED BY:

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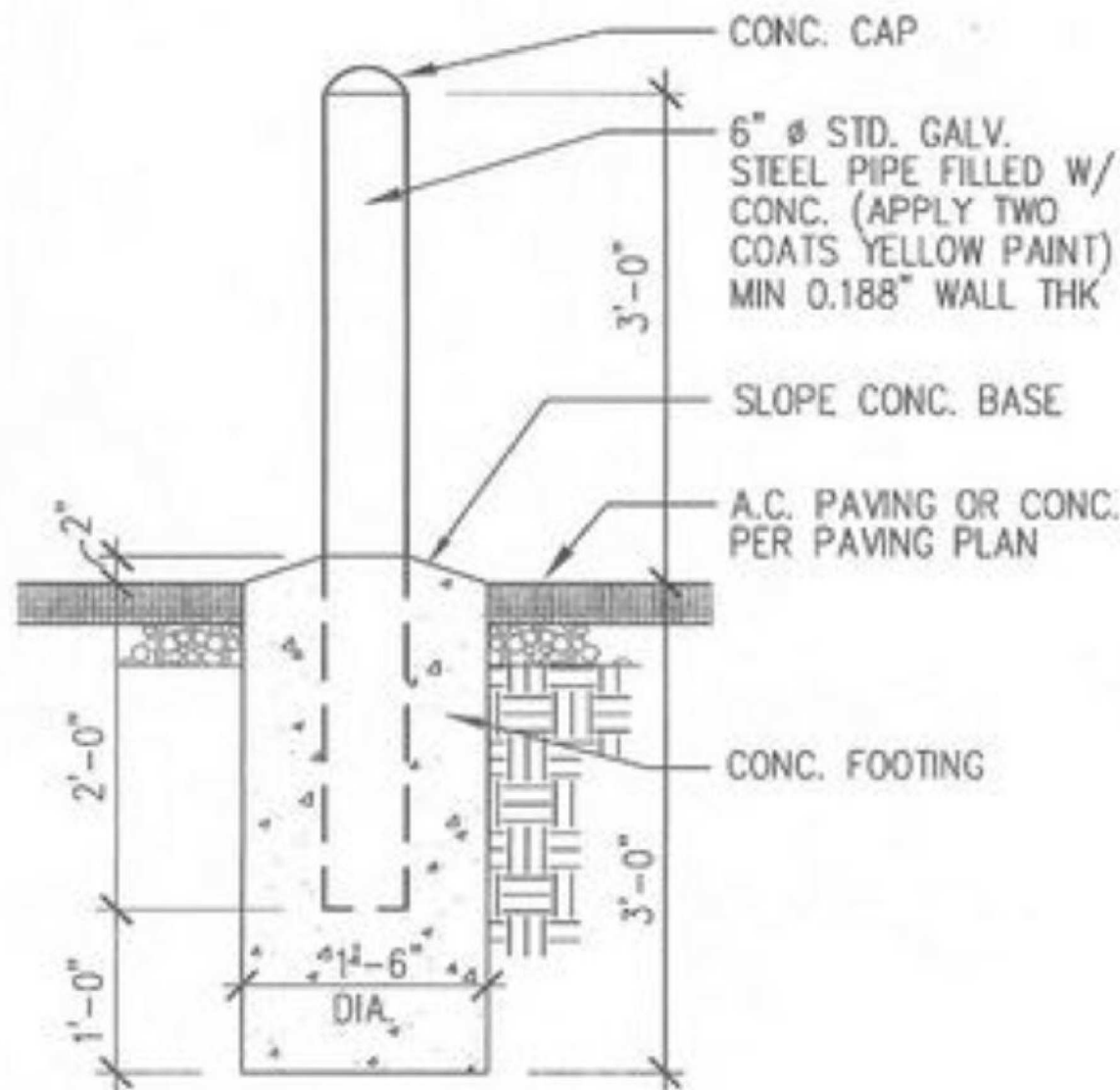
MARCH 1980

FIRST ADD. NEWPORT MESA TRACT
PARCEL MAP
M.M. 8-61
P.M. 45-24, 372-45

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 424 PAGE 40 COUNTY OF ORANGE

424-40



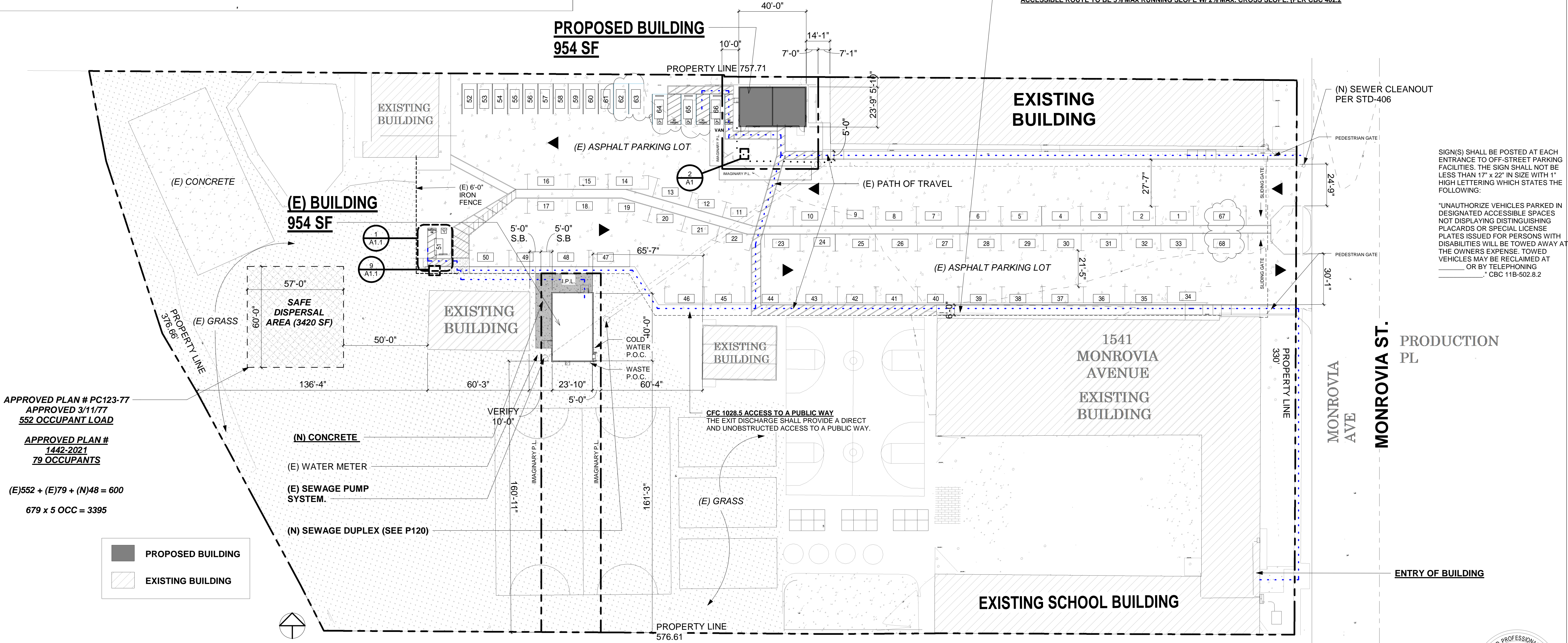
② PIPE BOLLARD
1/4" = 1'-0"



EXISTING PATH OF TRAVEL

- ACCESSIBLE ROUTE (11B-206.2):
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. (11B-403.3)
 - THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY. (11B-403.3, EXCEPTION)
 - THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (11B-403.3)
 - THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48 INCHES. (11B-403.5.1). SEE EXCEPTION.

11B-206.2.4
A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. INTERIOR ACCESSIBLE ROUTES MAY INCLUDE CORRIDORS, HALLWAYS, FLOORS, RAMPS, ELEVATORS AND LIFTS. EXTERIOR ACCESSIBLE ROUTES MAY INCLUDE PARKING ACCESS AISLES, CURB RAMPS, CROSSWALKS AT VEHICULAR WAYS, WALKS, RAMPS AND LIFTS.
ACCESSIBLE ROUTE TO BE 5% MAX RUNNING SLOPE W/ 2% MAX. CROSS SLOPE. (PER CBC 402.2)



APPROVED PLAN # PC123-77
APPROVED 3/11/77
552 OCCUPANT LOAD

APPROVED PLAN #
1442-2021
79 OCCUPANTS

(E)552 + (E)79 + (N)48 = 600

679 x 5 OCC = 3395

PROPOSED BUILDING
EXISTING BUILDING

① SITE PLAN
1" = 30'-0"

CONTRACTOR:



G. C. Lic. #1019783
619-2075009

PREPARED BY:



EVERETT SMITH
DESIGNS, INC.

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Everett Smith

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PROJECT:

(1) NEW MODULAR CLASSROOM
(PRE-APPROVED) AT (E) SCHOOL

SIGN(S) SHALL BE POSTED AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES. THE SIGN SHALL NOT BE LESS THAN 17" x 22" IN SIZE WITH 1" HIGH LETTERING WHICH STATES THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING
CBC 11B-502.8.2

REVISIONS:

No.	Description	Date
1	Revision 1	2025.08.19

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

SITE PLAN

Project number 24-2334
Date 8/20/2025 11:07:35 AM
Drawn by ES
Checked by ES

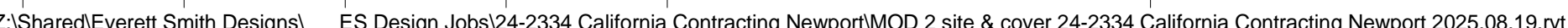
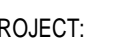
A1

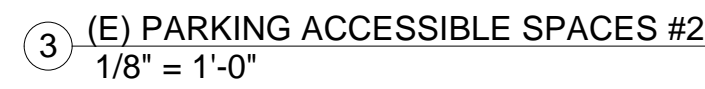
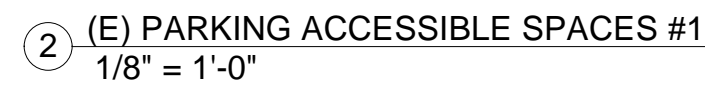
Scale As indicated

PLANS REVIEWED BY:

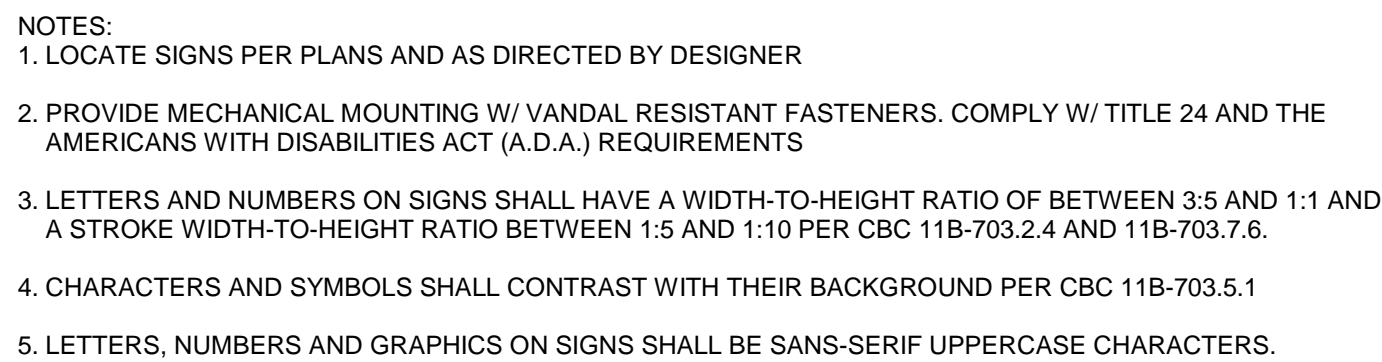
RAHMAN ENGINEERING
13611 12TH ST. SUITE-B,
CHINO, CA 91710
Tel: (213)-400-8078
MOHSD.RAHMAN@GMAIL.COM







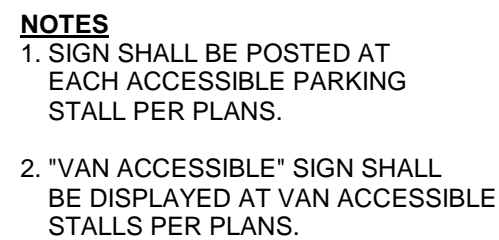
Scale $1/8" = 1'-0"$


$$1\frac{1}{2}'' = 1'-0''$$

MIN 17"x22" SIZE SIGN WITH 1"
HIGH BLOCK LETTERS



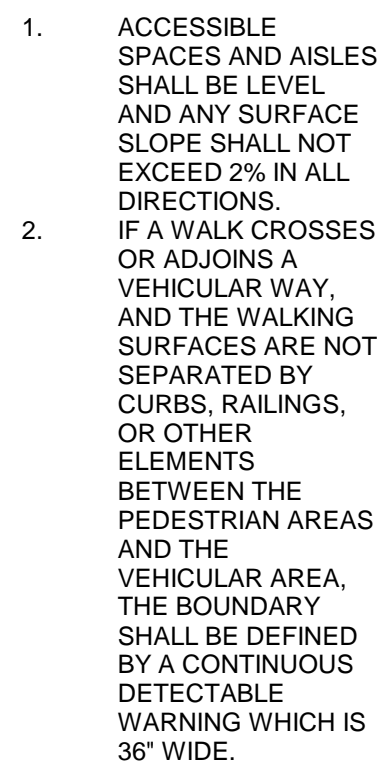
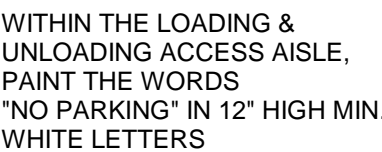
3. ALL SIGNS TO HAVE 1/8" RAD. CORNERS MIN.

$$1/2'' = 1'-0''$$


NOTES:

1. LOCATE SIGNS PER PLANS AND AS DIRECTED BY DESIGNER
2. PROVIDE MECHANICAL MOUNTING W/ VANDAL RESISTANT FASTENERS. COMPLY W/ TITLE 24 AND THE AMERICANS WITH DISABILITIES ACT (A.D.A.) REQUIREMENTS
3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 PER CBC 11B-703.2.4 AND 11B-703.7.6.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND PER CBC 11B-703.5.1
5. LETTERS, NUMBERS AND GRAPHICS ON SIGNS SHALL BE SANS-SERIF UPPERCASE CHARACTERS.

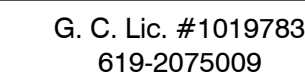
$$1\frac{1}{2}'' = 1'-0''$$

$$1'' = 1'-0''$$

$$3/16'' = 1'-0''$$

$$3/8'' = 1'-0''$$

$$1/2'' = 1'-0''$$

$$1'' = 1' - 0''$$

7:\Shared\Everett Smith Designs\ ES Design Jobs\24-2334 California Contracting Newport\MOD 2 site & cover 24-2334 California Contracting Newport 2025 08 19.rvt



PROJECT:

(1) NEW MODULAR CLASSROOM
(/PRE-APPROVED) AT (E) SCHOOL

No.	Description	Date

1541 Monrovia St.
Newport Beach, CA

CARDEN HALL SCHOOL

SITE DETAILS

A1.1

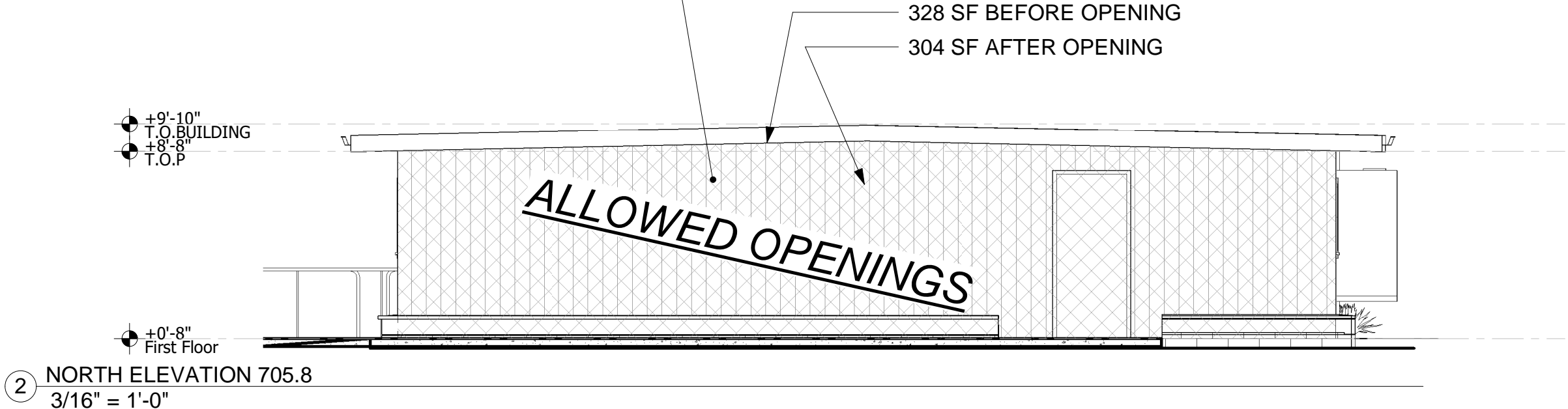
Scale	As indicated
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TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON
FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
5 to less than 10 ^{e, f, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%
10 to less than 15 ^{e, f, g, j}	Unprotected, Nonsprinklered (UP, NS)	15% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	45%
	Protected (P)	45%
15 to less than 20 ^{f, g, j}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S) ⁱ	75%
	Protected (P)	75%

328 TOTAL WALL X 10% = 32.8 ALLOWABLE OPENING
PER TABLE 705.8

MIN. ALLOWED AREA



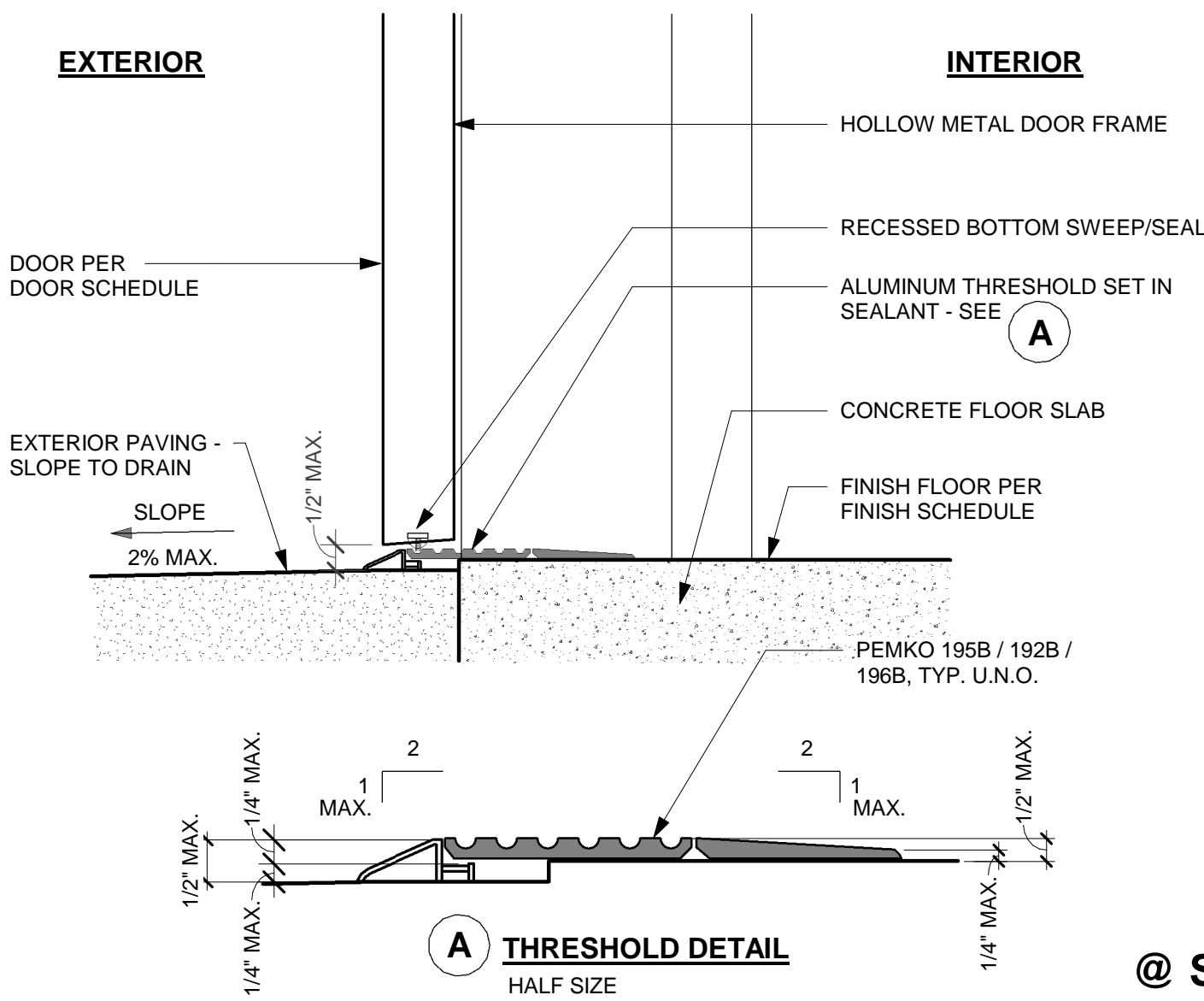
PROPOSED CONCRETE WALK W/ 2% SLOPE
AWAY FROM BUILDING

HVAC UNIT (SEE MODULAR PLANS)

1202.4.1.1 VENTILATION AREA FOR CRAWL SPACES WITH OPEN
EARTH FLOORS THE NET AREA OF VENTILATION OPENINGS
FOR CRAWL SPACES WITH UNCOVERED EARTH FLOORS SHALL
BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE
FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL SPACE AREA.

EXTERIOR

INTERIOR

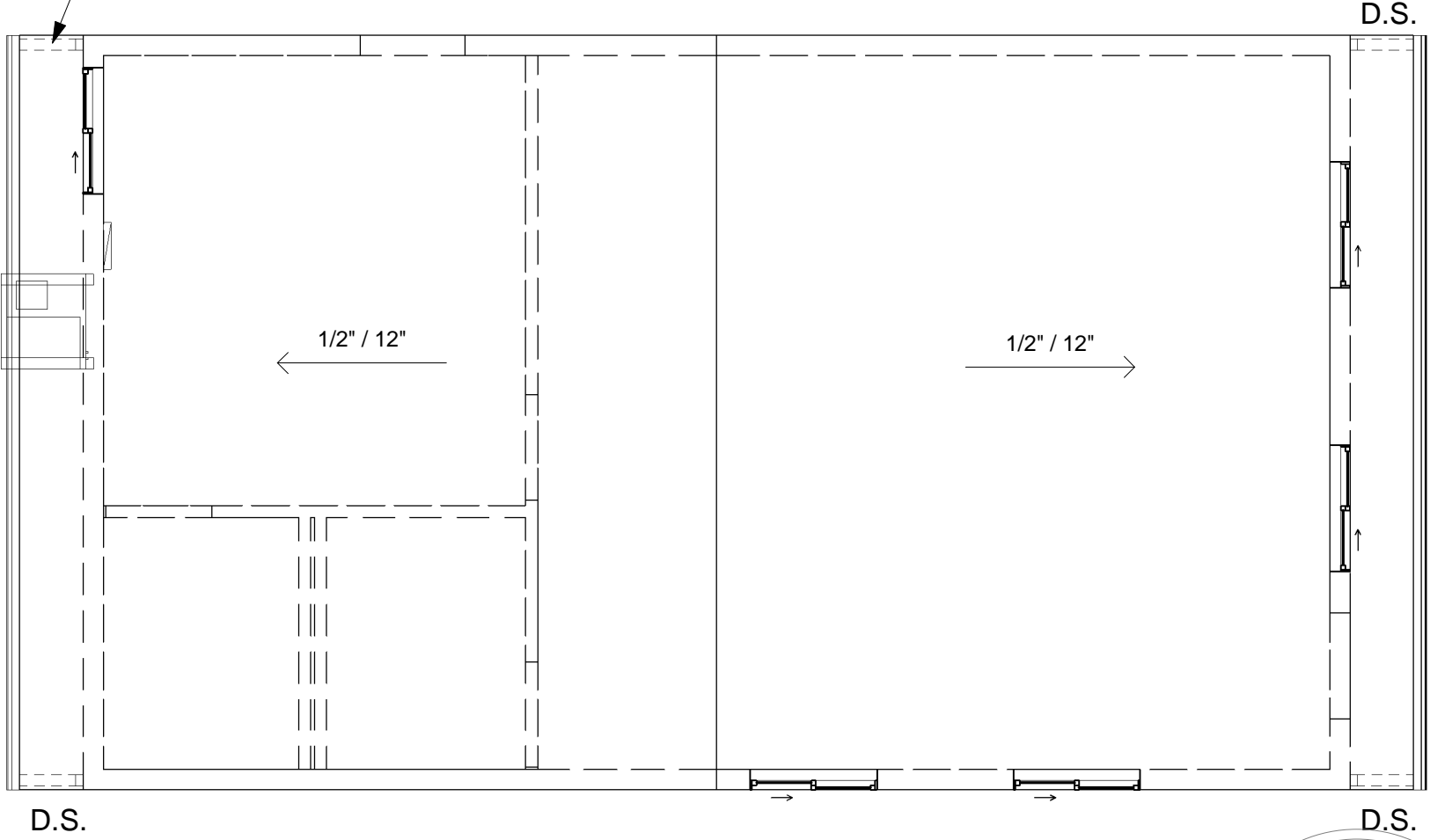


TH THRESHOLD DETAIL
3" = 1'-0"

1 FLOOR PLAN (MOD #1)
1/4" = 1'-0"

CONCRETE CURB / SHAFT TO BELOW VENT LEVEL.
2x8 P.T. D.F. TO BE INSTALLED W/ GLAV. MESH AT
VENT OPENING. MIN. 12"

DOWNSPOUTS PER MOD MANF.



PLANS REVIEWED BY:

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CONTRACTOR:



G. C. Lic. #1019783
619-2075009

PREPARED BY:



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REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

FLOOR PLAN

Project number 24-2334

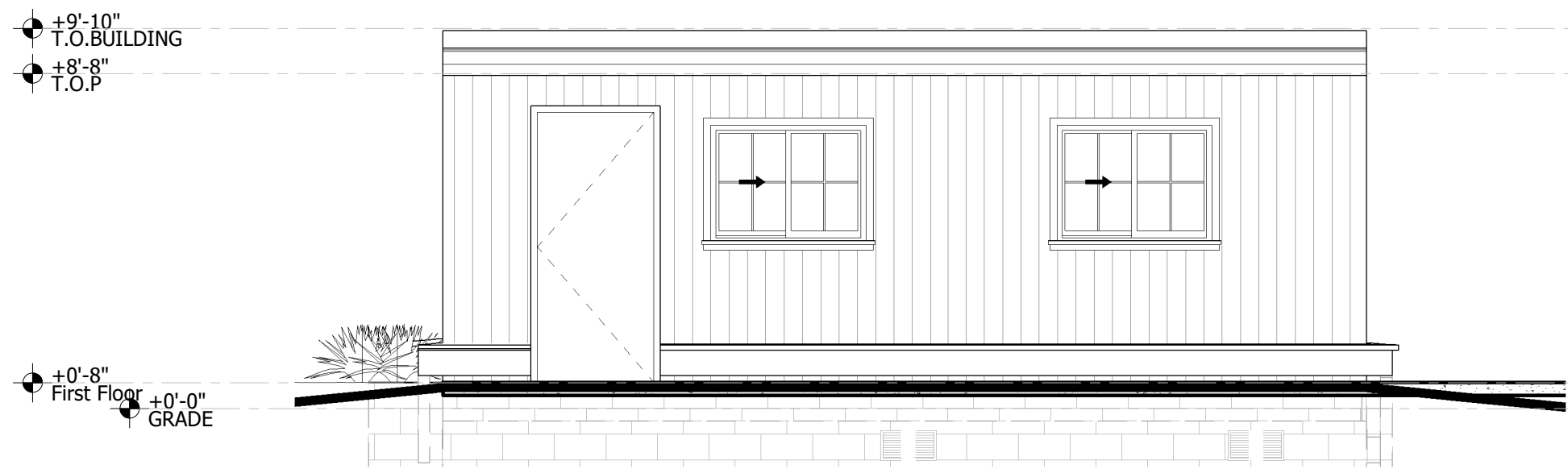
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Drawn by ES

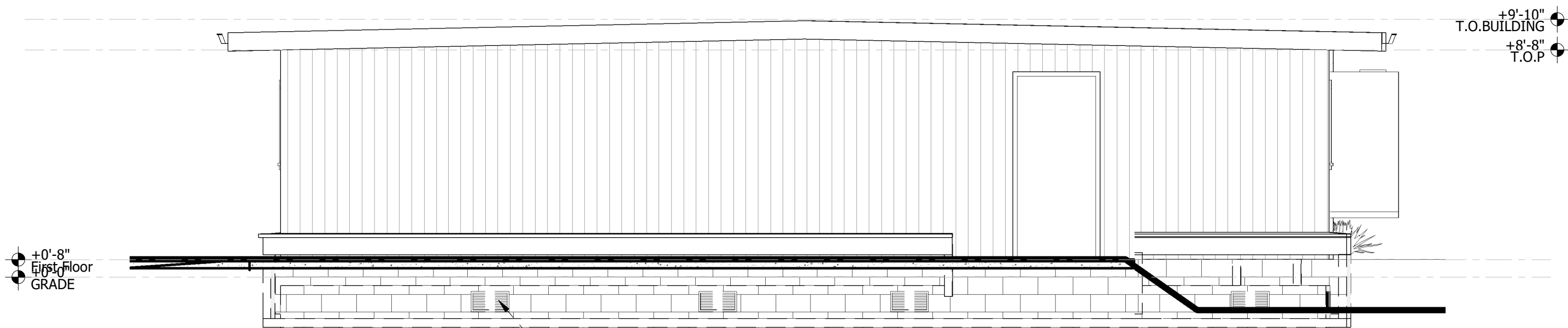
Checked by ES

A2

Scale As indicated

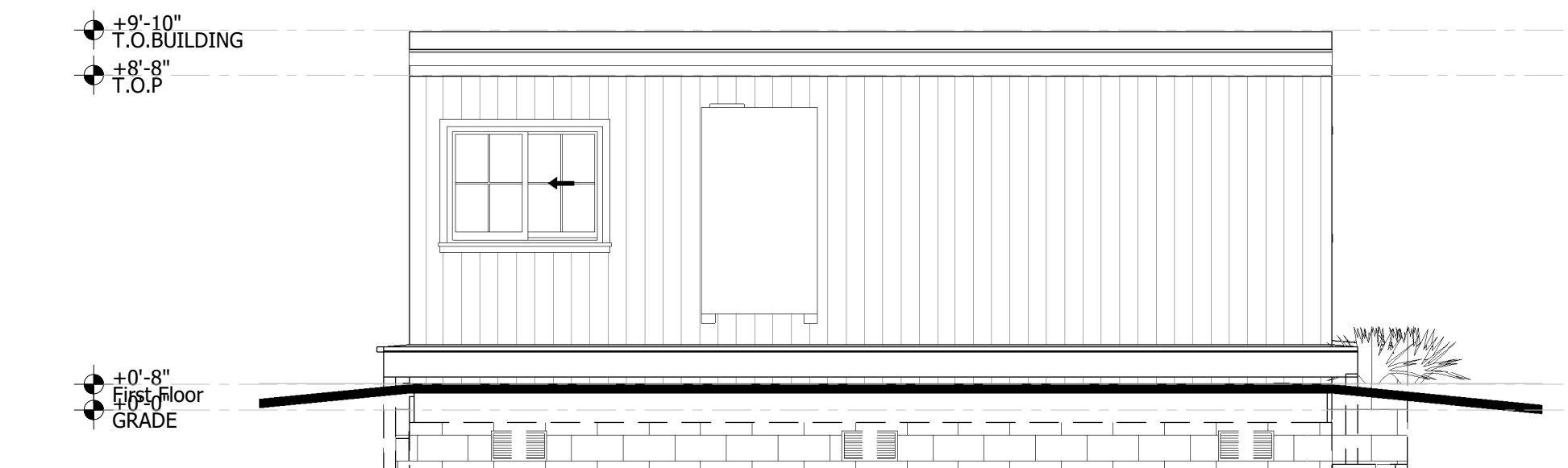


1 EAST ELEVATION
1/4" = 1'-0"

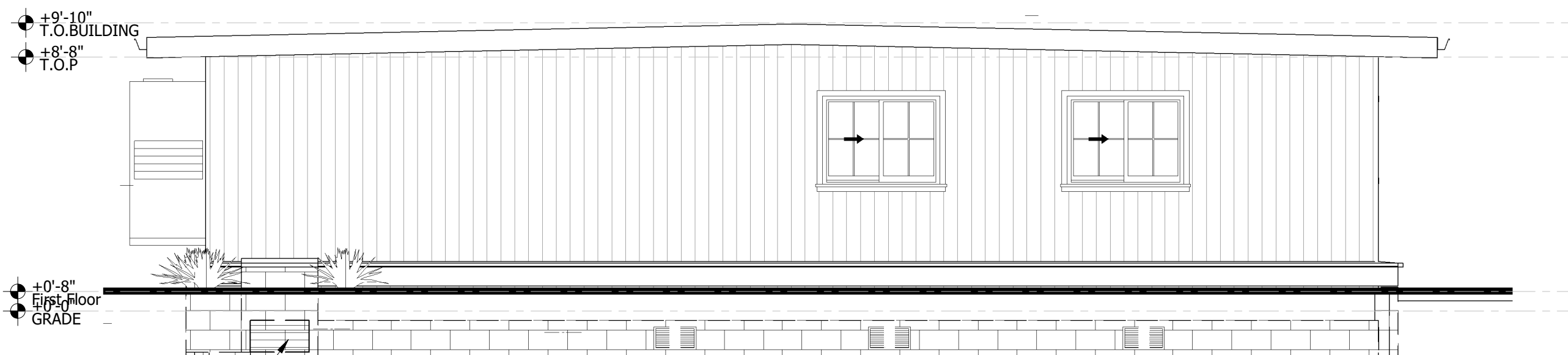


2 NORTH ELEVATION
1/4" = 1'-0"

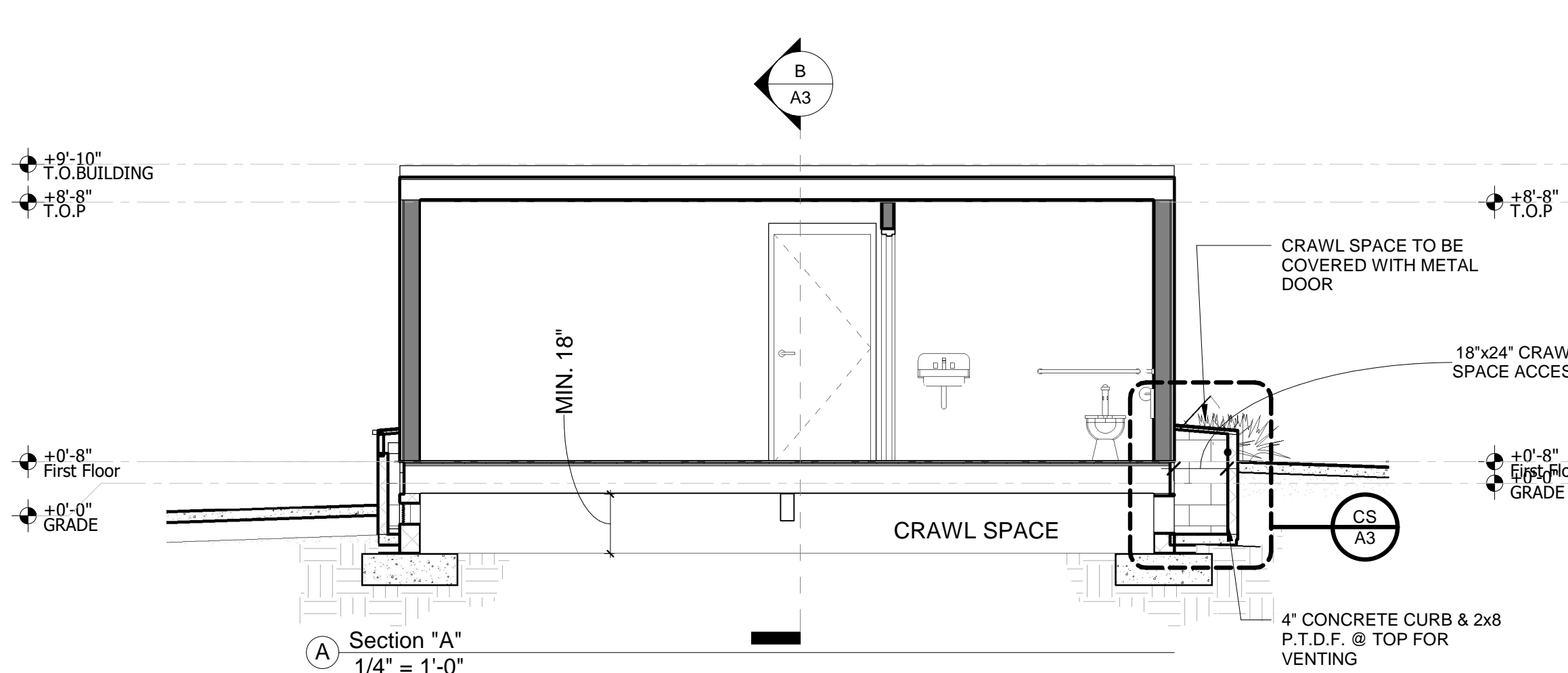
1202.4.1.1 VENTILATION AREA FOR CRAWL SPACES WITH OPEN EARTH FLOORS THE NET AREA OF VENTILATION OPENINGS FOR CRAWL SPACES WITH UNCOVERED EARTH FLOORS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL SPACE AREA.



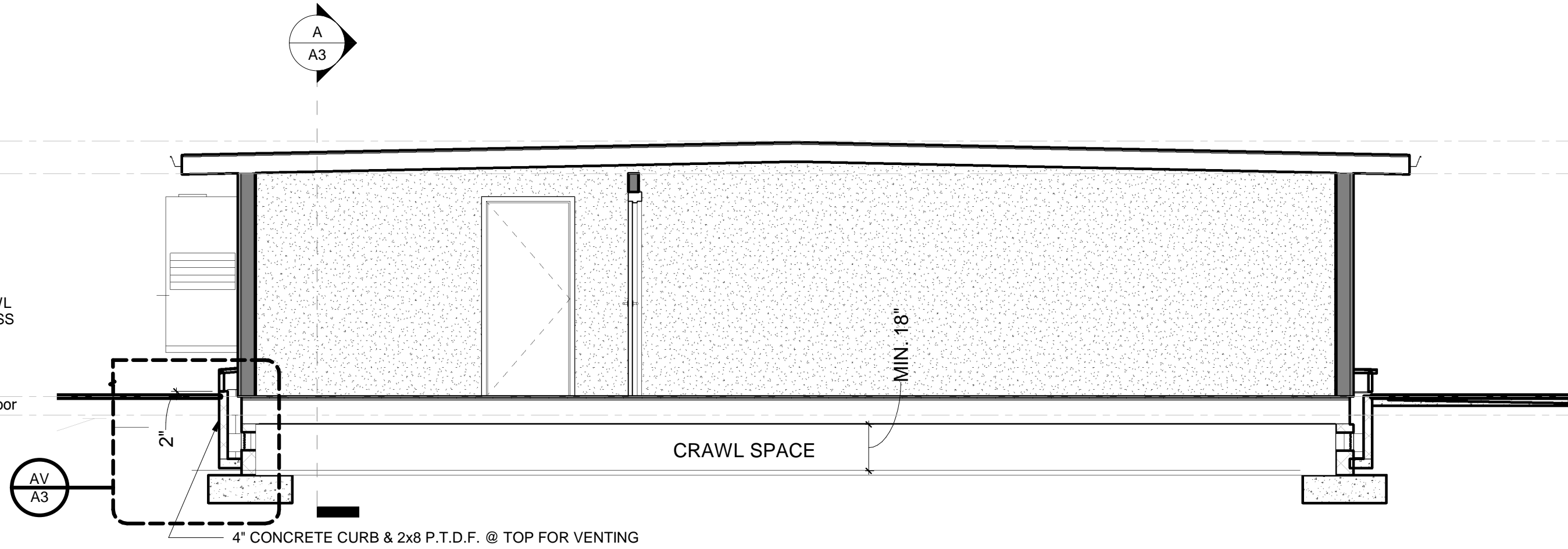
3 WEST ELEVATION
1/4" = 1'-0"



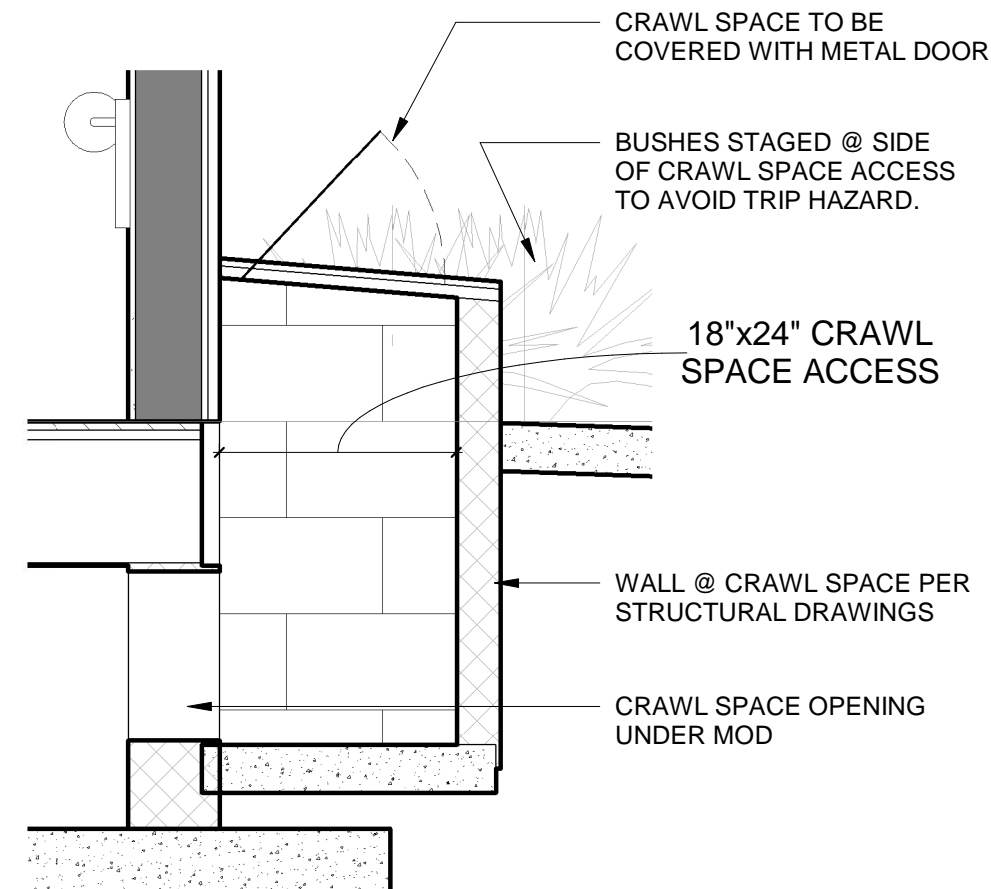
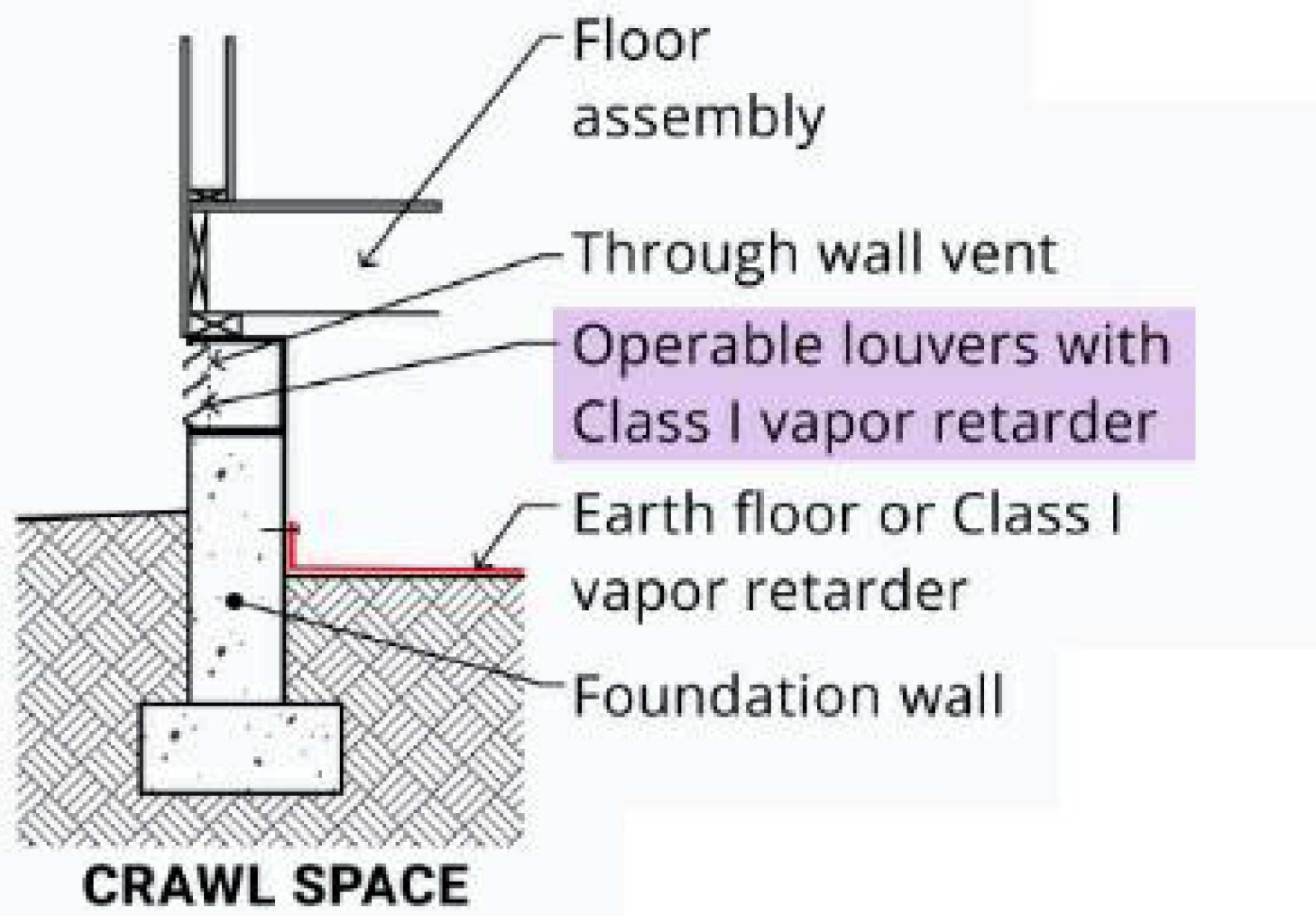
4 SOUTH ELEVATION
1/4" = 1'-0"



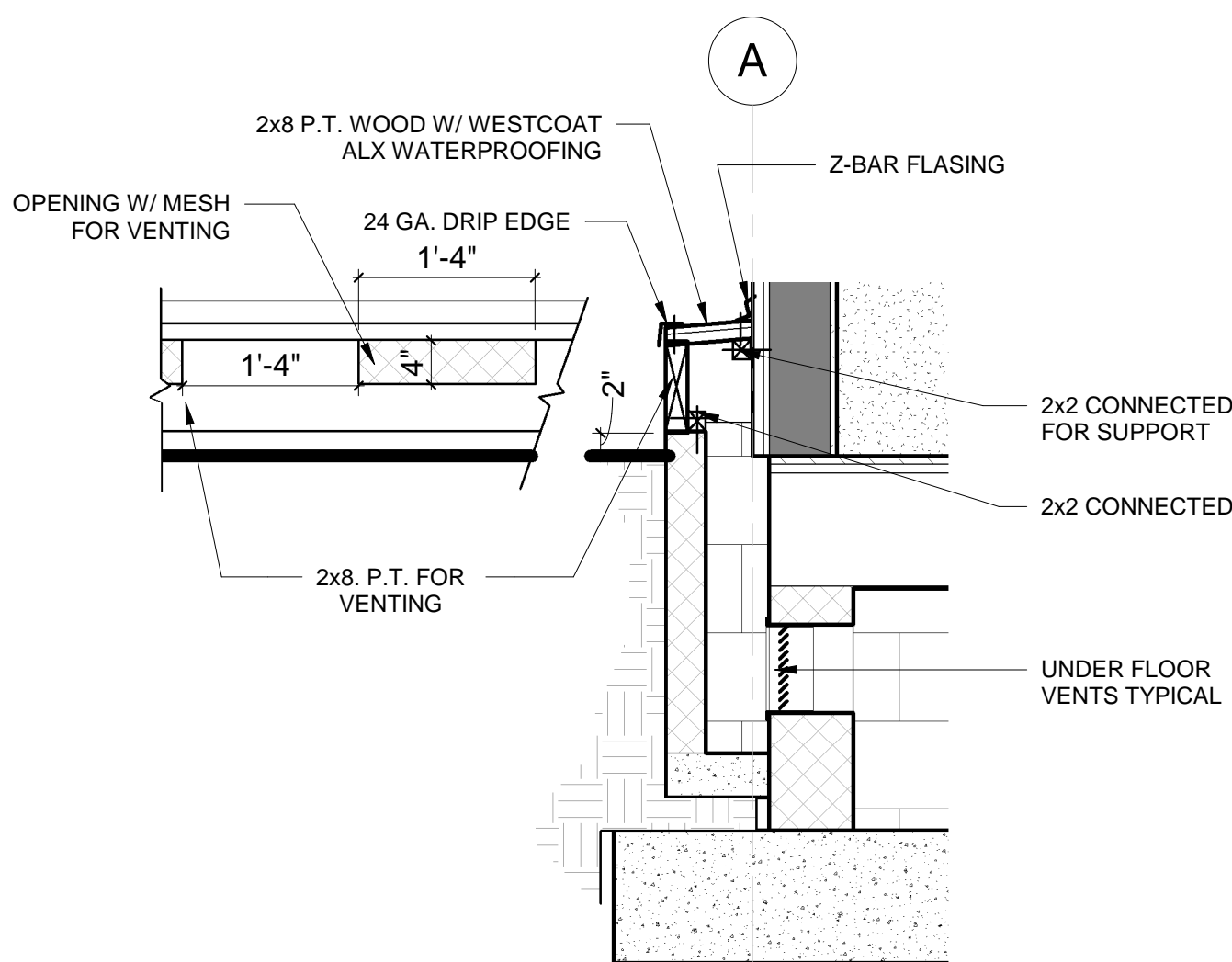
A Section "A"
1/4" = 1'-0"



B Section "B"
1/4" = 1'-0"



CS CRAWL SPACE ACCESS
3/4" = 1'-0"



AV AIR VENT
3/4" = 1'-0"

UNDER-FLOOR VENTILATION IN ACCORDANCE WITH CBC 1202.4.

A. OPENINGS IN FOUNDATION WALLS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED WITH ANY OF THE MATERIALS PROVIDED Y CBC 1202.4.1.

TYPICAL NET FREE AREA OF BLOCK SIZED VENT = 73 SQ IN.

954 SF / 150 = 6.36 X 144 = 915 S.I.

VENTS REQUIRED

915 S.I. / 73 = 12.5 = 13

PLANS REVIEWED BY:
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**(1) NEW MODULAR CLASSROOM
(PRE-APPROVED) AT (E) SCHOOL**

REVISIONS:

No.	Description	Date

PROJECT ADDRESS:

1541 Monrovia St.
Newport Beach, CA

CLIENT NAME:

CARDEN HALL SCHOOL

**MOD #1
ELEVATIONS &
SECTIONS**

Project number 24-2334

Date 8/20/2025 11:07:46 AM

Drawn by Author

Checked by Checker

A3

Scale As indicated

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	N/A	RESPON PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL		
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.		
301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS [BSC-CG] The provisions of individual sections of Chapter 3 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.		
A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.		
301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.		
301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.		
301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)		
301.5 HEALTH FACILITIES. (see GBSC)		
SECTION 302 MIXED OCCUPANCY BUILDINGS		
302.1 MIXED OCCUPANCY BUILDINGS: In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.		
SECTION 303 PHASED PROJECTS		
303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.		
303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.		
ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPO Office of Statewide Health Planning and Development LR Low Rise HR High Rise NA Additions and Alterations N New		
CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN		
SECTION 5.101 GENERAL		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.101.1 SCOPE The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.		
SECTION 5.102 DEFINITIONS		
5.102.1 DEFINITIONS The following terms are defined in Chapter 2 and are included here for reference)		
CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candlepower per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.		
LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: 1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 or 10 as regulated under 40 CFR Section 600 Subpart D.		
NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.		
TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.		
VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.		
Note: Source: Vehicle Code, Division 1, Section 668		
ZEV. Any vehicle certified to zero-emission standards.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SECTION 5.106 SITE DEVELOPMENT		
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:		
5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.		
5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.		
1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydrosediment to stabilize disturbed soils. e. Erosion control to protect slopes. f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (perimeter silt fence, fiber rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. j. Wind erosion control. k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Dewatering activities. b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.). e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g. Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency.		

Y	N/A	RESPON PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.		
Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).		
The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.		
Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.		
5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2		
5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.		
5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.		
5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.		
5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.		
5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.		
5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.		
Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.		
5.106.4.2 Bicycle parking [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2		
5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.		
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.		
5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.		
Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section		
5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements: 1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."		
Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.		
TABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)*2
0-9	0	0
10-25	2	2
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total ¹	25% of EV capable spaces ¹
1. Where there is insufficient electrical supply. 2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.		
5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.		
One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.		
The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.		

Y	N/A	RESPON PARTY	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.			
5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).			
5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N] Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows: 5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces. [N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformers(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following: 1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE. 2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1. 3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles. 4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.			
TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]			
BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
	Greater than 135,000	3 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

Y	N/A	RESPON PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.106.8 LIGHT POLLUTION REDUCTION. [N] 1 Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. Exceptions: [N] 1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code. 2. Emergency lighting. 3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. 5. Luminaires with less than 6,200 initial luminaire lumens.		

Y	N/A	RESPON PARTY			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS.^{1,2}					
ALLOWABLE RATING	LIGHTING ZONE L20	LIGHTING ZONE L21	LIGHTING ZONE L22	LIGHTING ZONE L23	LIGHTING ZONE L24
MAXIMUM ALLOWABLE BACKLIGHT RATING. Luminaire greater than 2 mounting heights (MH) from property line. Luminaire back hemisphere is 1-2 MH from property line. Luminaire back hemisphere is 0.5-1 MH from property line. Luminaire back hemisphere is less than 0.5 MH from property line. MAXIMUM ALLOWABLE UPLIGHT RATING (U) For area lighting - For all other outdoor lighting, including decorative luminaires	N/A	No Limit	No Limit	No Limit	No Limit
N/A	B2	B3	B4	B4	B4
N/A	B1	B2	B3	B3	B3
N/A	B0	B0	B1	B2	B2
N/A	U0	U0	U0	U0	U0
N/A	U1	U2	U3	UR	UR

Y	N/A	RESPON PARTY	Y	N/A	RESPON PARTY	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MAXIMUM ALLOWABLE GLARE RATING: (G)						
MAXIMUM ALLOWABLE GLARE RATING: (G)		N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING: (G)		N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING: (G)		N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING: (G)		N/A	G0	G0	G0	G1
1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code. 2. For property lines that about public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that about public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. 3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"						
5.106.8.1 Facing- Backlight Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.						
5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere. Note: [N] 1. See also California Building Code Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. 2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.						
5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales. 2. Water collection and disposal systems. 3. French drains. 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.						
5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6. 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. 5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years. Exceptions: Playfields for organized sport activity are not included in the total area calculation. 5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years. Exceptions: 1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. 2. Designated and marked play areas of organized sport activity are not included in the total area calculation.						
DIVISION 5.2 ENERGY EFFICIENCY						
SECTION 5.201 GENERAL						
5.201.1 Scope [BSC-CG] California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.						
DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION						
SECTION 5.301 GENERAL						
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.						
SECTION 5.302 DEFINITIONS						
5.302.1 Definitions. The following terms are defined in Chapter 2 and are included here for reference) EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable. GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO). [HCD]The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWEO, or adopt a local ordinance at least as effective as the MWEO. POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5. POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction. RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again. SUBMETER. [HCD 1]A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civil Code Section 1954.202 (g) and Water code Section 517 for additional definitions.) WATER BUDGET. Is the estimated total landscape water use that shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWEO). Tel: (213)-400-8078 MOCKSD.D.RAHMAN@GMAIL.COM						

REVISIONS:		
No.	Description	Date
PROJECT ADDRESS:		
1541 Monrovia St. Newport Beach, CA		
CLIENT NAME:		
CARDEN HALL SCHOOL		
Green Building		
Project number 24-2334		
Date	8/20/2025 11:07:48 AM	
Drawn by	ES	
Checked by	ES	
Scale		

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y	N/A	RESPON- PARTY
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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, California Code of Regulations Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT ^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	400
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) California Code of Regulations Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150

Y	N/A	RESPON- PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340
1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.	
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.	

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS ¹

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.	
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).	

Y	N/A	RESPON- PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation. Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

Y	N/A	RESPON- PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO₂) monitoring in classrooms. (DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

- The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (314 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
- When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
- A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
- The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
- The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
- The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or alteration shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

- L₁₀ or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
- L₁₀ or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

- Within the 65 CNEL or L₁₀ noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L₁₀ - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed so as to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.506.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

Y	N/A	RESPON- PARTY
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection