



**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.

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**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](http://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:

  
Cameron Younger, Planning Technician

Approved by:

  
Jaime Murillo, AICP  
Acting Community Development Director

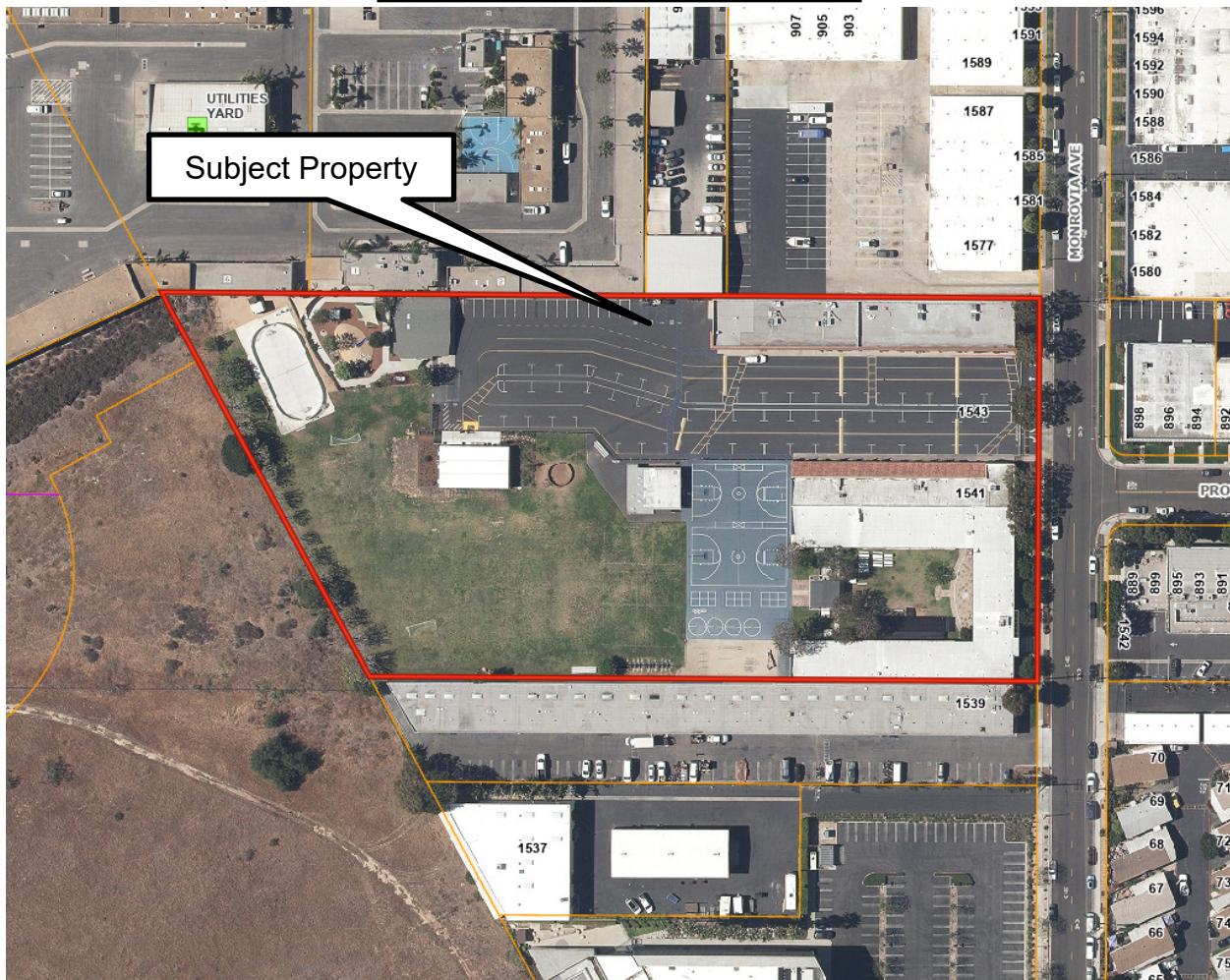
DL/cy

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](mailto: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

FILING FEE \$30.

IF APPROVED, NOT EFFECTIVE  
UNTIL 15 DAYS AFTER DATE

USE PERMIT APPLICATION

NO. 1137

Ord. No. 635

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. CORELCO *1547 Bononia*  
Applicant

2. LOT 1014 BLOCK SECTION TRACT Newport Mesa ZONE M1-A

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

4. Application is hereby made for a Use Permit from Section 9103.9 - 9105.1(f) to permit:  
the proposed building to be used as a school. The building will be designed for an  
ultimate two-story office building in connection with sales, administrative and  
engineering offices for a manufacturing plant in accordance with the provisions of  
Section 9103.9 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.

*H. Ericson*

141 Francisco Dr., Newport Beach, Calif.

548-4788

Signature of Owner or Applicant

Home Address

Phone

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

FOR DEPARTMENTAL USE ONLY

PLANNING COMMISSION ACTION

In accord with Section 9103.9 - 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 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 4 years, in accordance with plot plan submitted.

The undersigned hereby agrees to all the above conditions.

*John G. Ericson*  
Signature of Grantee

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.

DENIED

APPROVED - By City Planning Commission  
on the 20 day of May 1965.

DENIED

APPROVED - By the City Council on the  
day of 19

*Ray Y. Copelin*  
Ray Y. Copelin, Secretary  
Newport Beach City Planning Commission

Margery Schrouder, City Clerk  
Newport Beach, California

EXTENDED 4 YRS. ON 4-29-69 BY 400.004.

" 3 " " 5-15-73 " " 3 "  
" 5 " " 4-22-80 "

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)

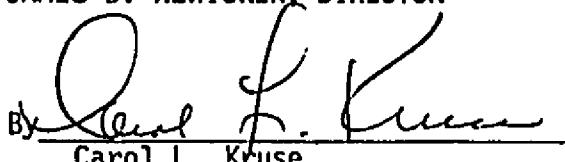
Gentlemen:

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

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

City Hall • 3300 Newport Boulevard, Newport Beach, California 92663

City of Newport Beach



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.

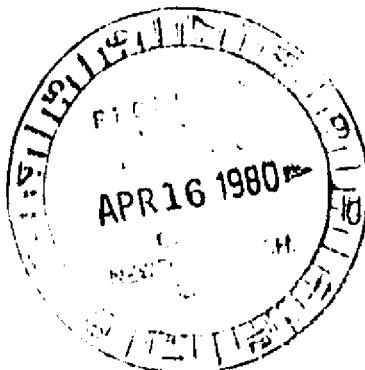
If you should have any questions or need any additional information, please call.

Very truly yours,

CORELCO

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



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:

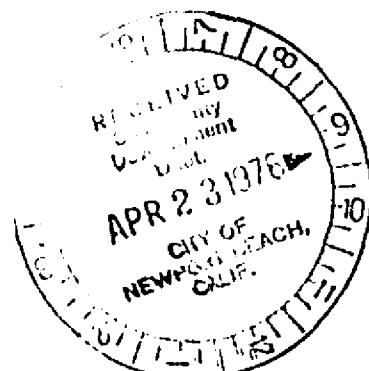
Subject: Use Permit #1137 and Amendment to  
Use Permit #1137 - 1541 Monrovia,  
Newport Beach

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 5-4-76, 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

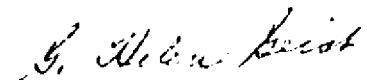
Gentlemen:

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

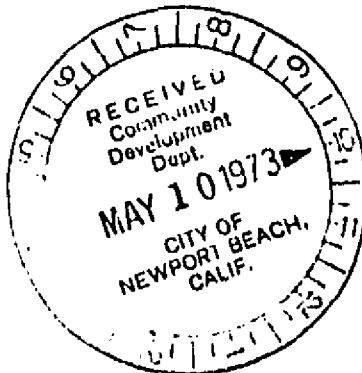
In answer to your letter of April 30, 1973 we desire to  
continue the use permit #1137 as described above.

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.

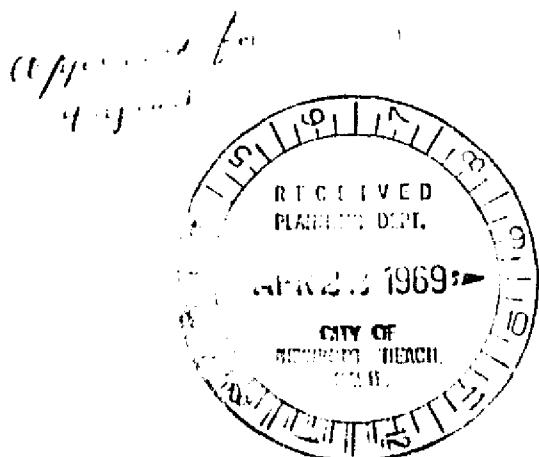
Thank you very much for your consideration.

Yours very truly,

CARDEN HALL

*Patricia Gilbert*  
Patricia Gilbert  
Director

PG:mn



1541 MONROVIA AVENUE • NEWPORT BEACH, CALIFORNIA • 548-1139

City of Newport Beach

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.

Newport Harbor News Press combined with DAILY PILOT was decreed a newspaper of general circulation in the City of Newport Beach by Decree of the Superior Court of Orange County, California, Number A24831, dated 11 June, 1963.

STATE OF CALIFORNIA }  
County of Orange } ss.

I, Joseph E. Davis being first duly sworn, and on oath depose and say that I am the Manager of the Newport Harbor News Press/Daily Pilot, a newspaper of general circulation in the City of Newport Beach, County of Orange, State of California, and that a Notice of Public Hearing (Coralco)

of which copy attached hereto is a true and complete copy, was printed and published in the regular Newport Beach, Costa Mesa and Huntington Beach issue (s) of said newspaper for

1 consecutive weeks: to-wit the issues (s) of May 10, 1965

196

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(signed) Joseph E. Davis

Subscribed and sworn to before me this 10th day of May, 1965.

Roselle C. Knox

Notary Public in and for the  
County of Orange, State of California  
My commission expires

ROSELLE C. KNOX

My Commission Expires July 1, 1968

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 LESS 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 85, 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 4/1/85  
Received for Pub. 4/1/85  
Date Received 4/1/85

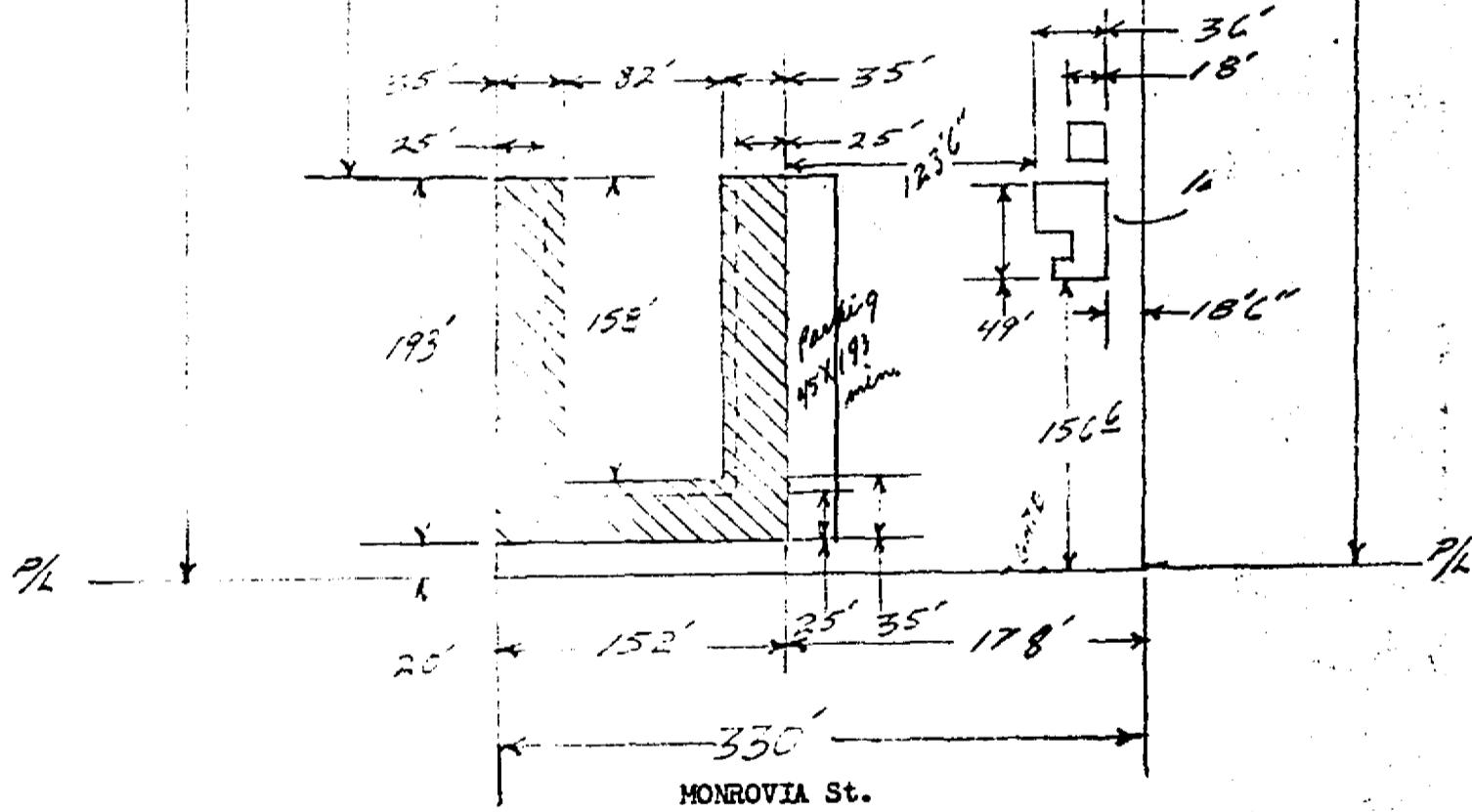
City of Newport Beach

596-52'

LOT 1014

CITY  
WATER  
PLANT  
(NOT IN  
USE)

757.75'



NOTES:

1. Old house & garage - 2 units - Use .. Storage.  
To be destroyed in the future.
2. All property lines are now fenced with chain link fencing  
and is 6' hi with a top of 3 strands barb wire.

PROPERTY TENANT

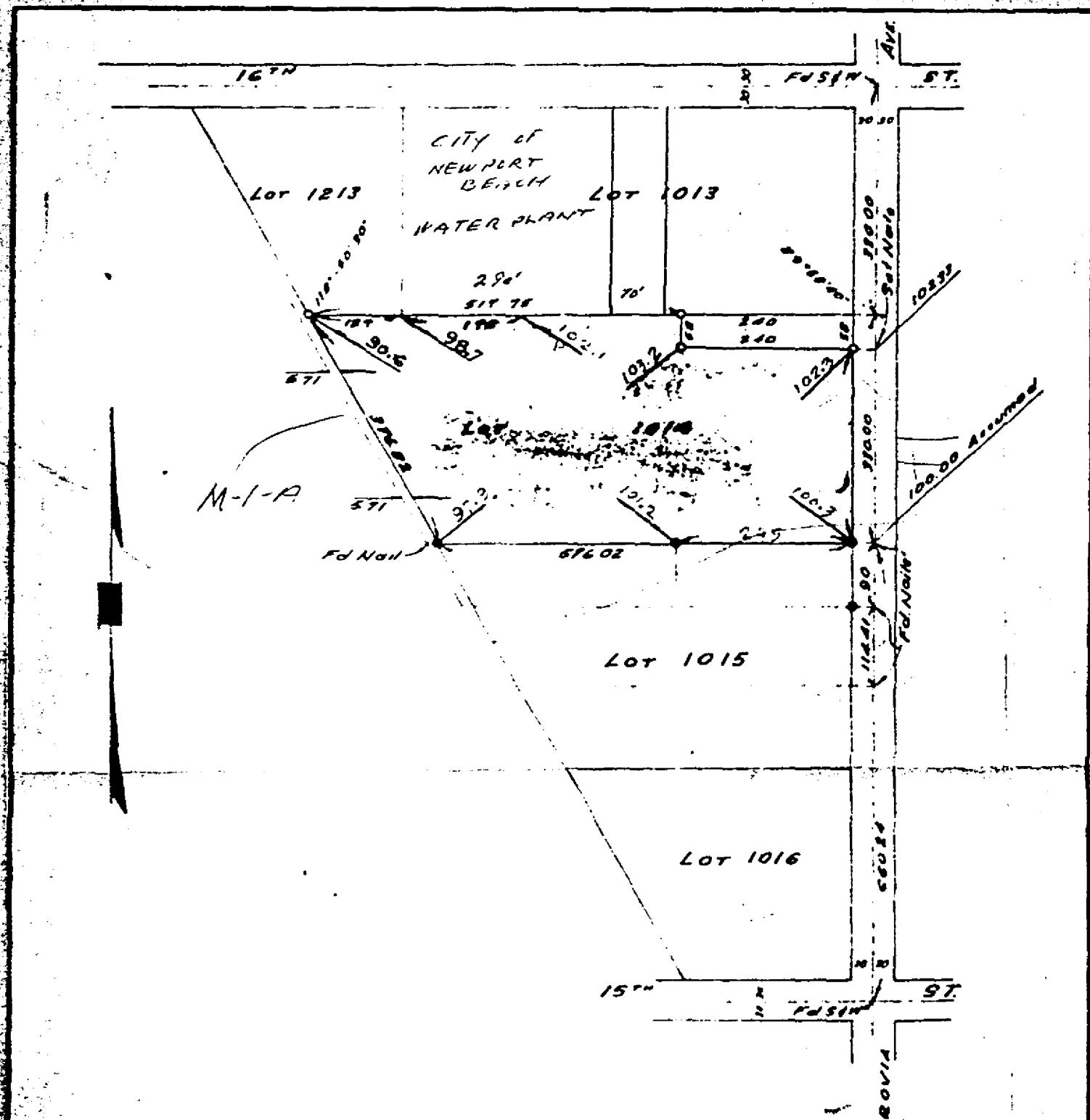
GARDEN HALL

DESCRIPTION

LOT 1014 - 1/8 MILE FROM THE OCEAN TO NEWPORT  
NEWPORT - CITY OF NEWPORT BEACH  
CALIFORNIA

SCALE  
1/8 MILE

City of Newport Beach



JACK S. RAUB LAND SURVEYOR

LICENSE NO. 2312

136 ROCHESTER STREET

P. O. Box 117

COSTA MESA, CALIF.

SKETCH SHOWING SURVEY OF

PORTION OF LOT 1014  
FIRST ADDITION TO NEWPORT MESA TRACT  
ORANGE COUNTY

CALIFORNIA

DATE  
February 1, 1955

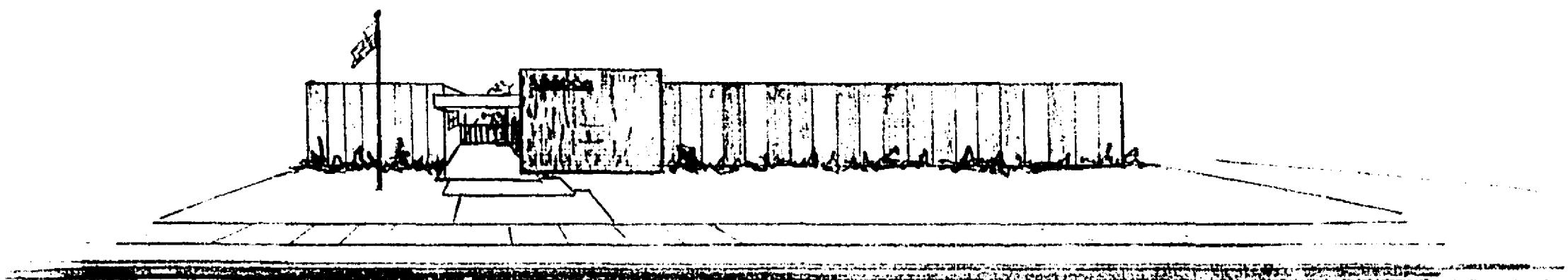
SCALE  
1" = 100'

FIELD BOOK

CALC. BOOK

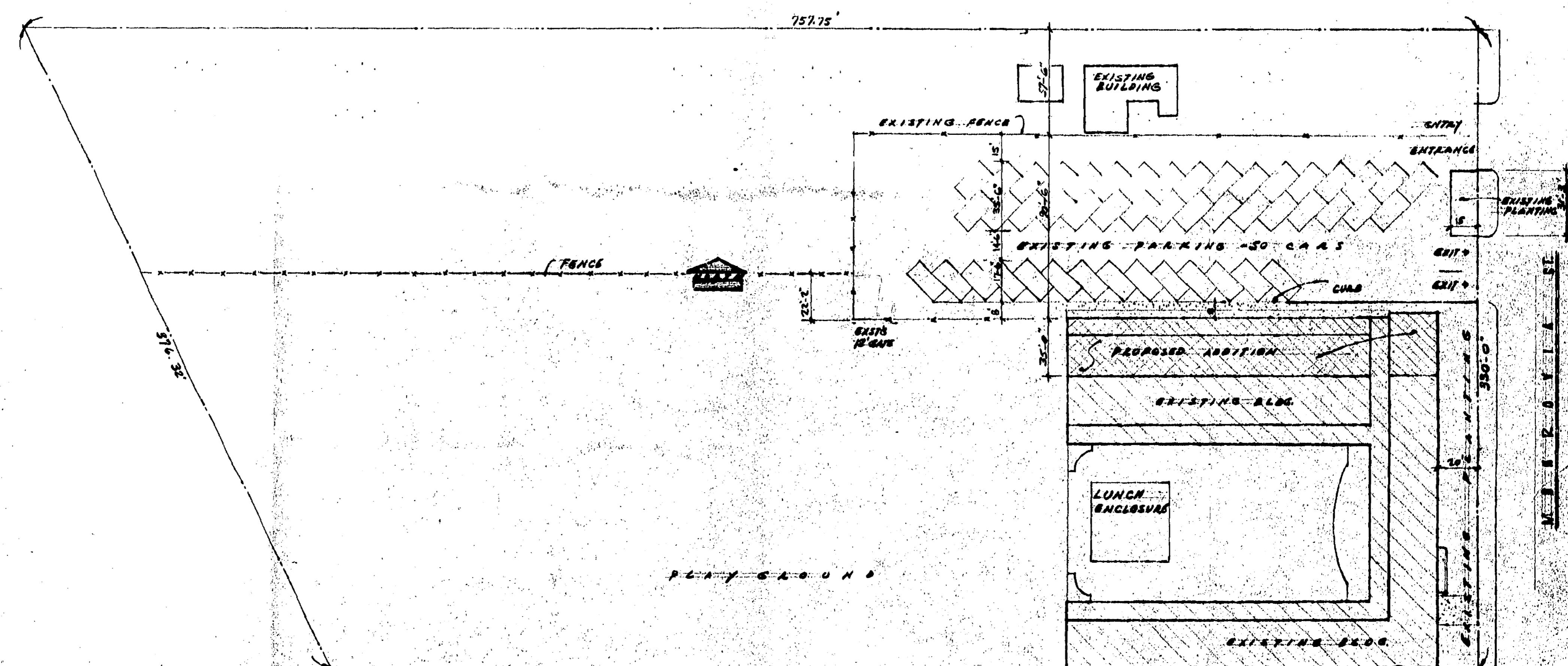
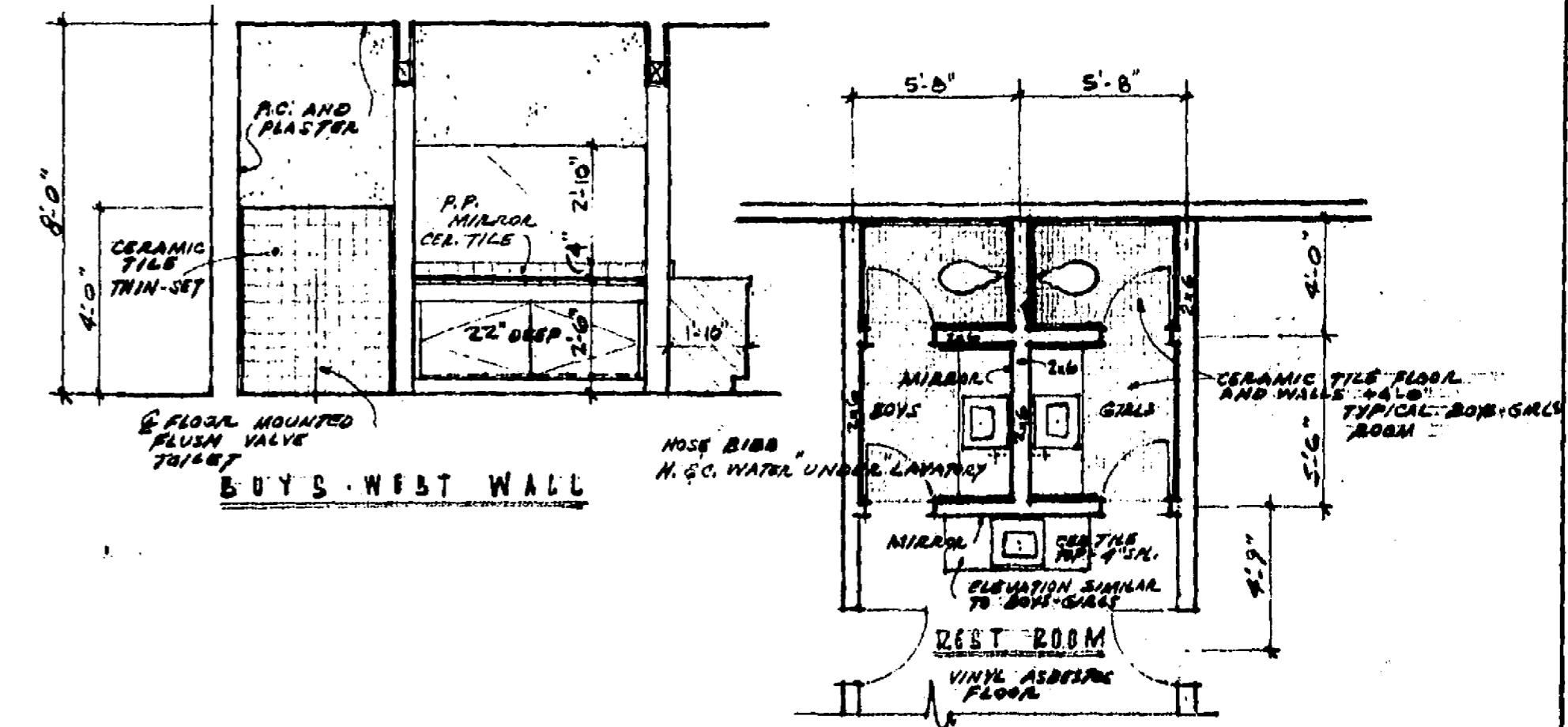
JOB NO. 3895

City of Newport Beach



City of Newport Beach

Use Permit # 1137

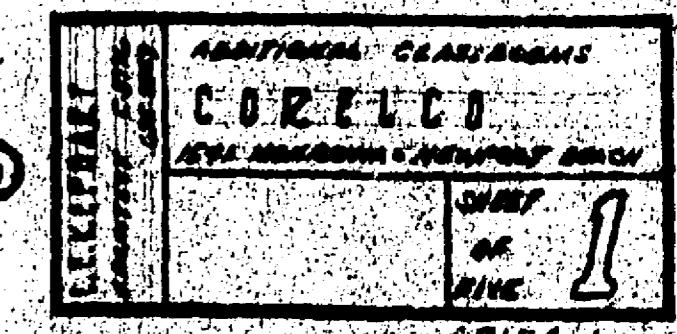


ALL INFORMATION FROM PLOT PLAN PAST PAAED  
BY LEE PENN, STRUCTURAL ENG. DTD. 7-30-68

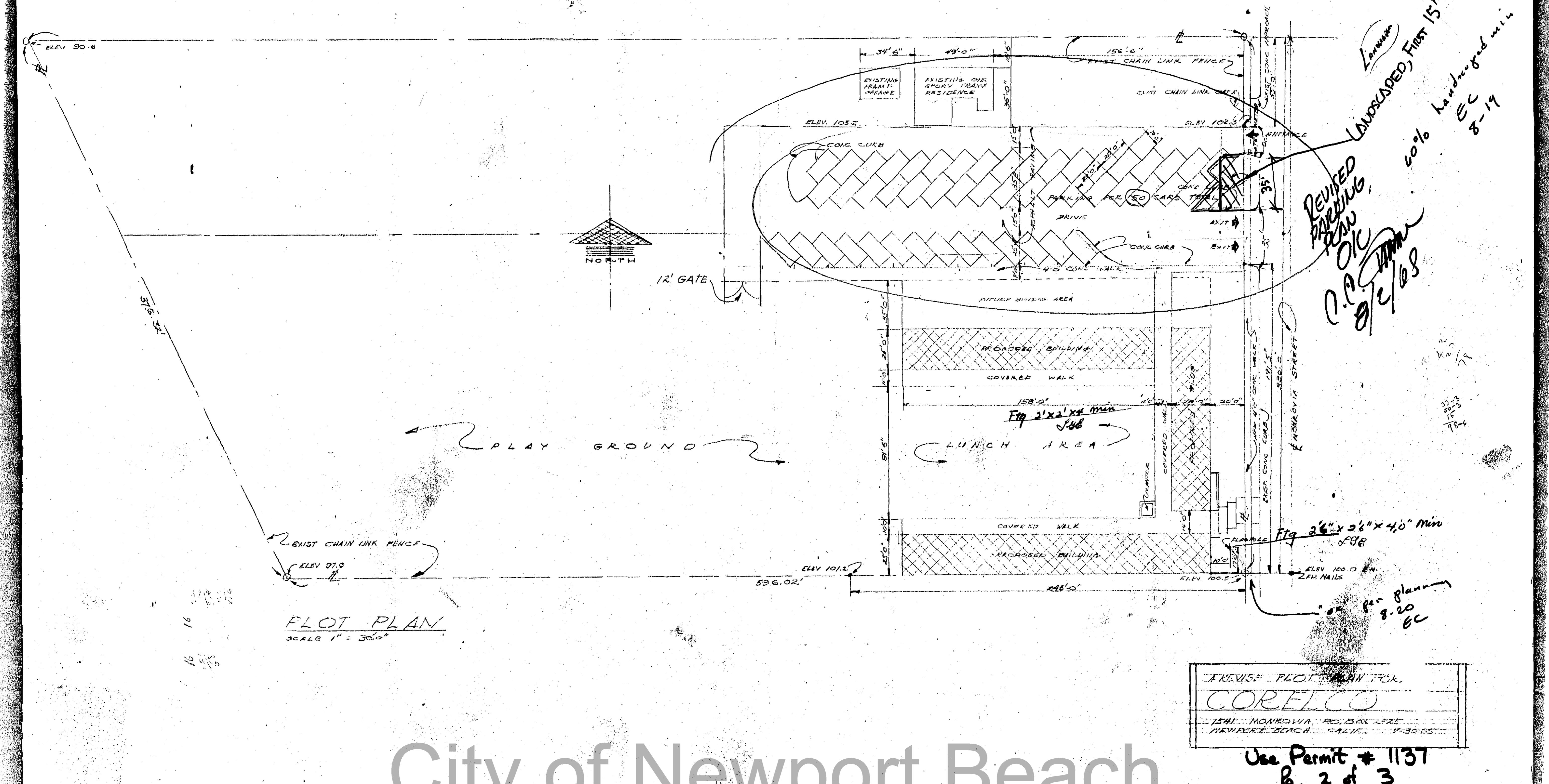
PLOT PLAN 130

Use Permit # 1137  
B 1 of 3  
Howard H. Johnson - 26/11/68  
STRUCTURAL ENGINEER

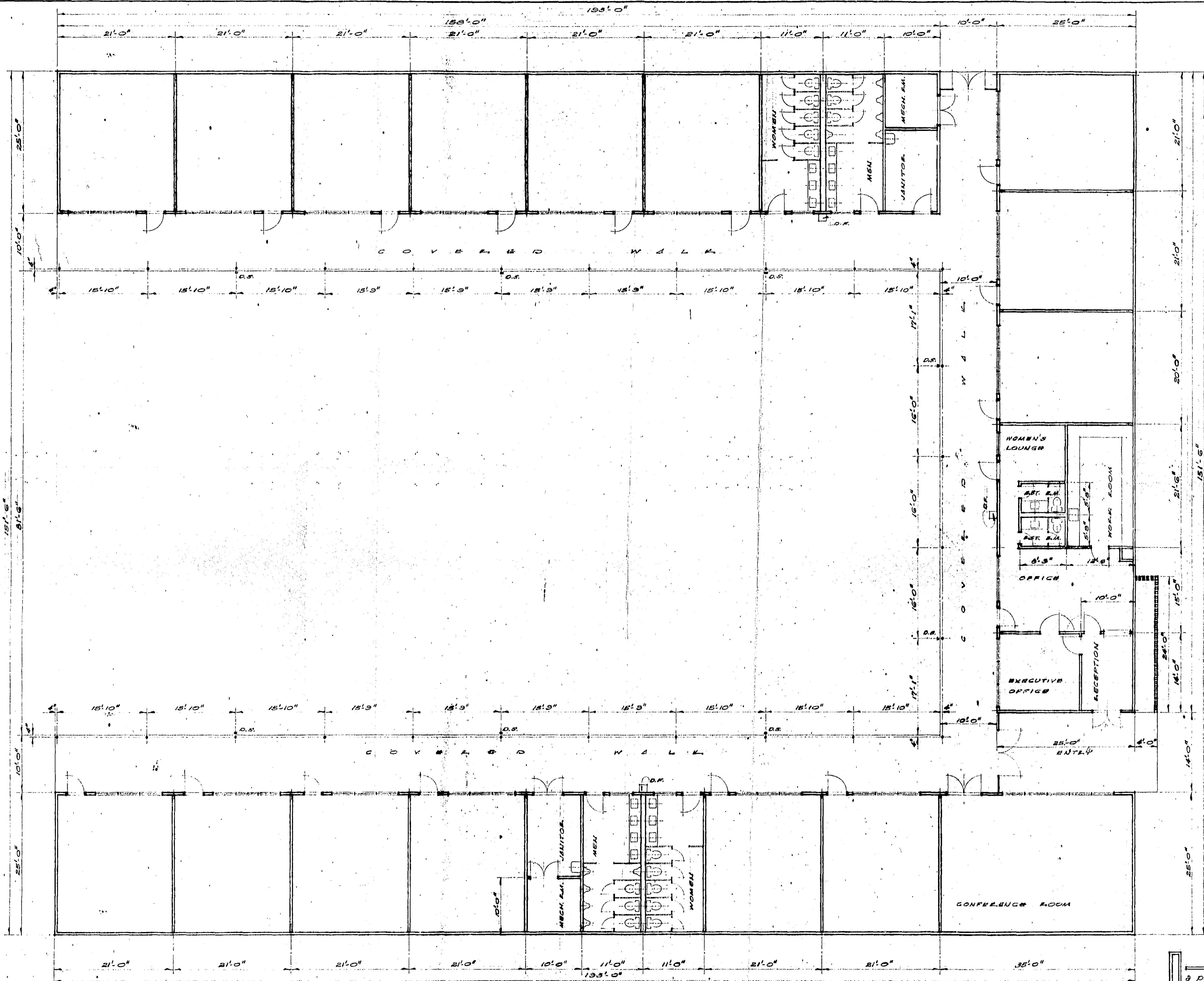
City of Newport Beach GARDEN HALL STAGE 2



CP 134-1



# City of Newport Beach



Use Permit # 1137  
Pg. 3 of 3

FLOOR PLAN

# City of Newport Beach

a proposed building for  
**CORELCO**  
1541 MONROVIA, P.O. BOX 1325  
NEWPORT BEACH, CALIFORNIA  
L.L. PENN, STRUCT. ENGL. #434  
369 N. NEWPORT BLVD., NEWPORT BEACH, CALIF. OF

USE PERMIT APPLICATION  
CITY OF NEWPORT BEACH

AMENDMENT TO

No. 1137

Fee \$150.00

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

Applicant CORELCO

Phone (714) 548-2201

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

645-1773

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 Emerson  
Signature of Applicant or Agent

4-30-70  
Date

D. Gruswold  
Signature of Owner

4/30/70  
Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 4-30-70 Fee Pd. 150<sup>00</sup> 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 \_\_\_\_\_

4/05: Now Carden Hall Elem. & Jr. High Sc. ~~Expires 5/21/73~~

3/20/76

4-22-85

Expires 5-7-80

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AMENDMENT TO

No. 1137

Fee \$150.00

USE PERMIT APPLICATION  
CITY OF NEWPORT BEACH

Planning Department  
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Lori L. Gruson  
Signature of Applicant or Agent

4-30-70  
Date

D. Gruswold  
Signature of Owner

4/30/70  
Date

XX

DO NOT COMPLETE APPLICATION BELOW THIS LINE

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P.C. Action APPROVED, SUBJECT TO ATTACHED CONDITIONS.

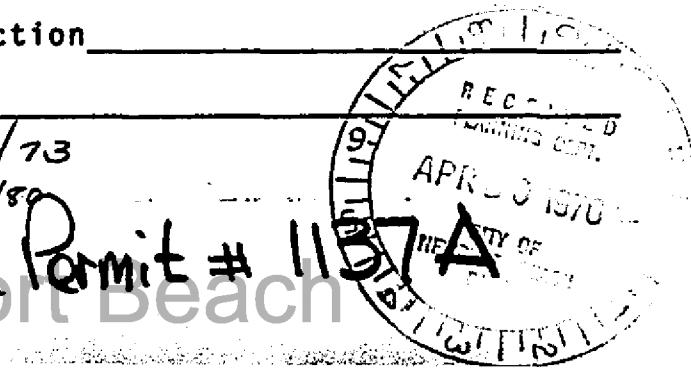
Date 5-21-1970 Appeal

C.C. Hearing  C.C. Action

Date

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

Use Permit # 1137A



City of Newport Beach



# 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

3300 Newport Boulevard, Newport Beach  
**City of Newport Beach**



# 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

3300 Newport Boulevard, Newport Beach  
City of Newport Beach



# CITY OF NEWPORT BEACH

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Carden Hall School  
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Newport Beach, CA 92660

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Sincerely,

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.

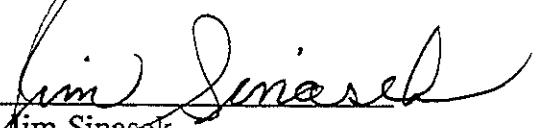
We would like to thank you for your anticipated cooperation in helping us to resolve this matter. Hopefully, with your cooperation and the cooperation of others in your vicinity, the parking problems will be resolved to everyone's benefit along with everyone's cooperation.

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.

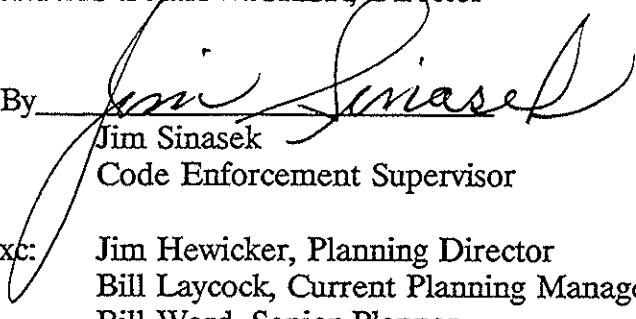
May we further remind you that when your original use permit was approved on the 20th of May 1965, the Planning Commission "upon a review of the evidence on file and testimony presented at the hearing the Commission found and determined that, under the circumstances of the particular case, the granting 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.

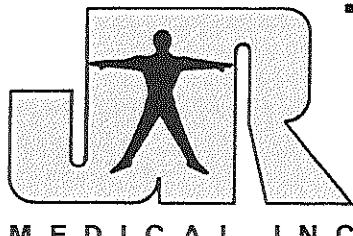
Very truly yours,



JAMES D. HEWICKER

Planning Director

JDH:dee



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.

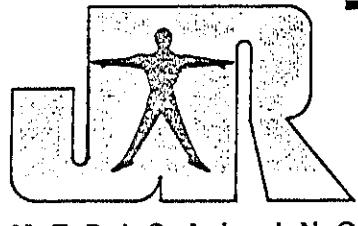
Yours,



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



MEDICAL INC.

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. Gaylord Sportswear  
894 Production Place

Cal Tech SilkScreen  
896 Production Place

Stuart B. Rivers  
Light Advertising  
898 PRODUCTION PLACE

899 Production Place  
Hemfield Development  
Janice Denz  
899 Production Place

Production Place  
898 Production Place  
The Typesetter  
893 Production Place

Manulhouse Photography  
891 Production Place

Bruce M. Ober  
888 Production Place

Utkilman Animal  
890 PRODUCTION PLACE

City of Newport Beach



# 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*  
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

City Hall • 3300 Newport Boulevard, Newport Beach, California 92663

**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

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

## CITY OF NEWPORT BEACH

COMMISSIONERS

Jakosky	Watson	Dosh	Adkinson	Brown	Glass	Martin
---------	--------	------	----------	-------	-------	--------

May 21, 1970

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

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.

## CITY OF NEWPORT BEACH

## COMMISSIONERS

Jakosky	
Watson	
Dosh	
Adkinson	
Brown	
Glass	
Martin	

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 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 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.

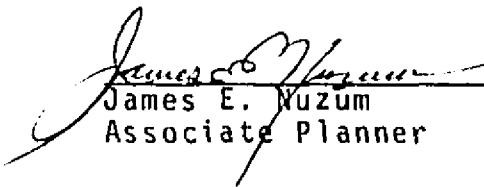
On April 29, 1969 the use permit was extended for four years by the Modifications Committee.

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

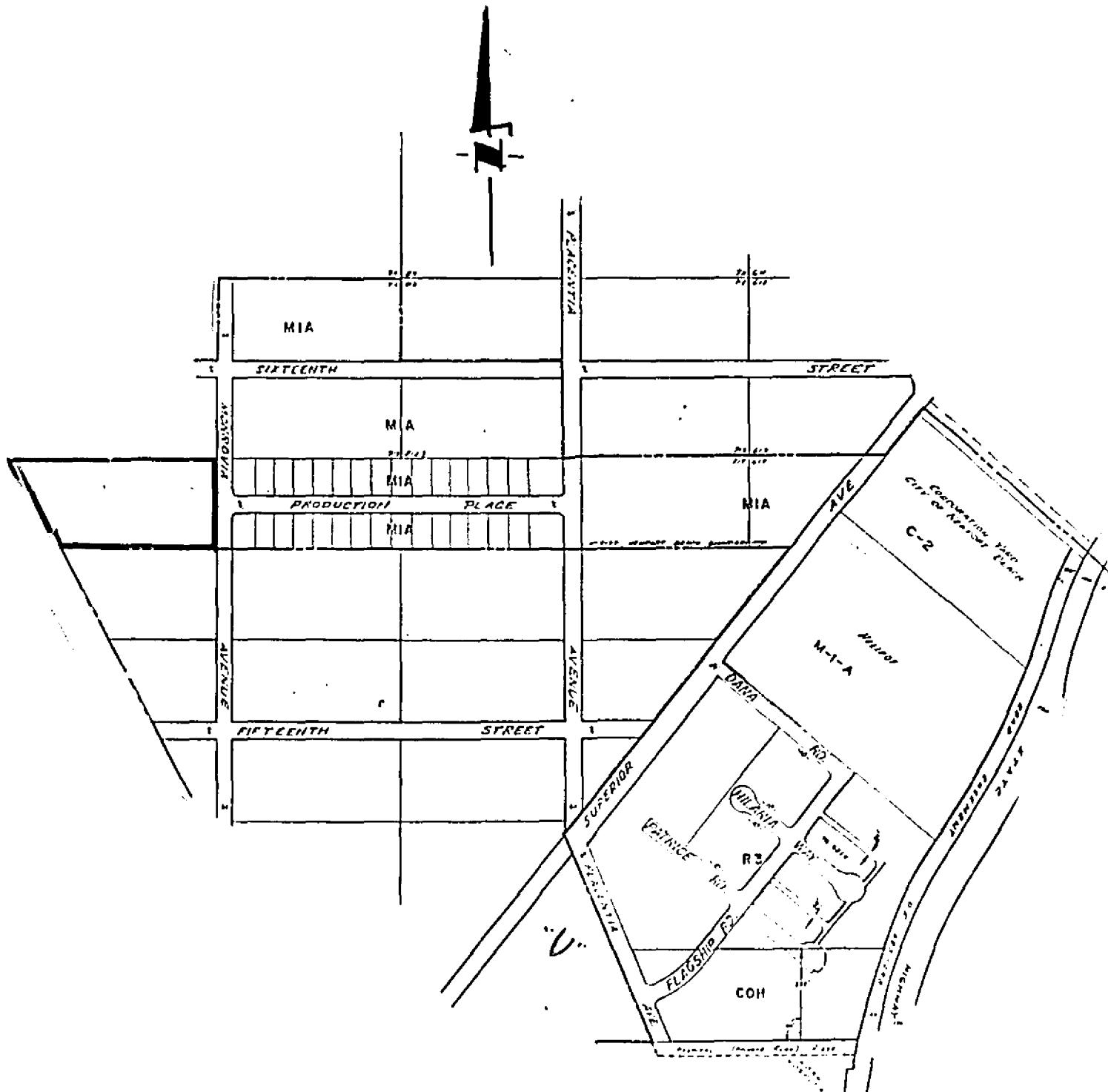
The school has proven to be a good neighbor at its present location and staff feels that the proposed expansion is in order and recommends approval of this application subject to the condition as originally outlined.

  
\_\_\_\_\_  
James E. Nuzum  
Associate Planner

JEN:hh

Attachments: Vicinity Map  
Plot Plan

City of Newport Beach



AMENDMENT  
TO U.P. 1137

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

Publication Date May 7, 1970  
Received for Pub. May 4  
By Deborah H. Hargan

City of Newport Beach

# AFFIDAVIT OF PUBLICATION

## NEWPORT HARBOR ENSIGN

STATE OF CALIFORNIA } ss.  
County of Orange }

I, ARVO E. HAAKA, 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

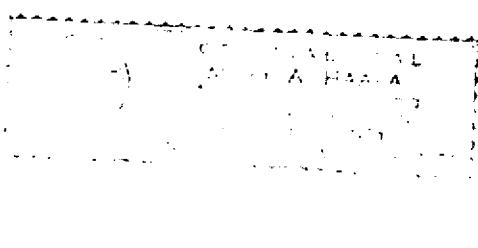
..... of which  
copy attached hereto is a true and complete copy, was  
printed and published in the regular issue(s) of said  
newspaper, and not in a supplement, 1 consecutive  
times: to-wit the issue(s) of

May 7, 1970

(Signed) Arvo E. Haka

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

Mary C. 18 oapa  
Notary Public in and for the  
County of Orange, State of California.



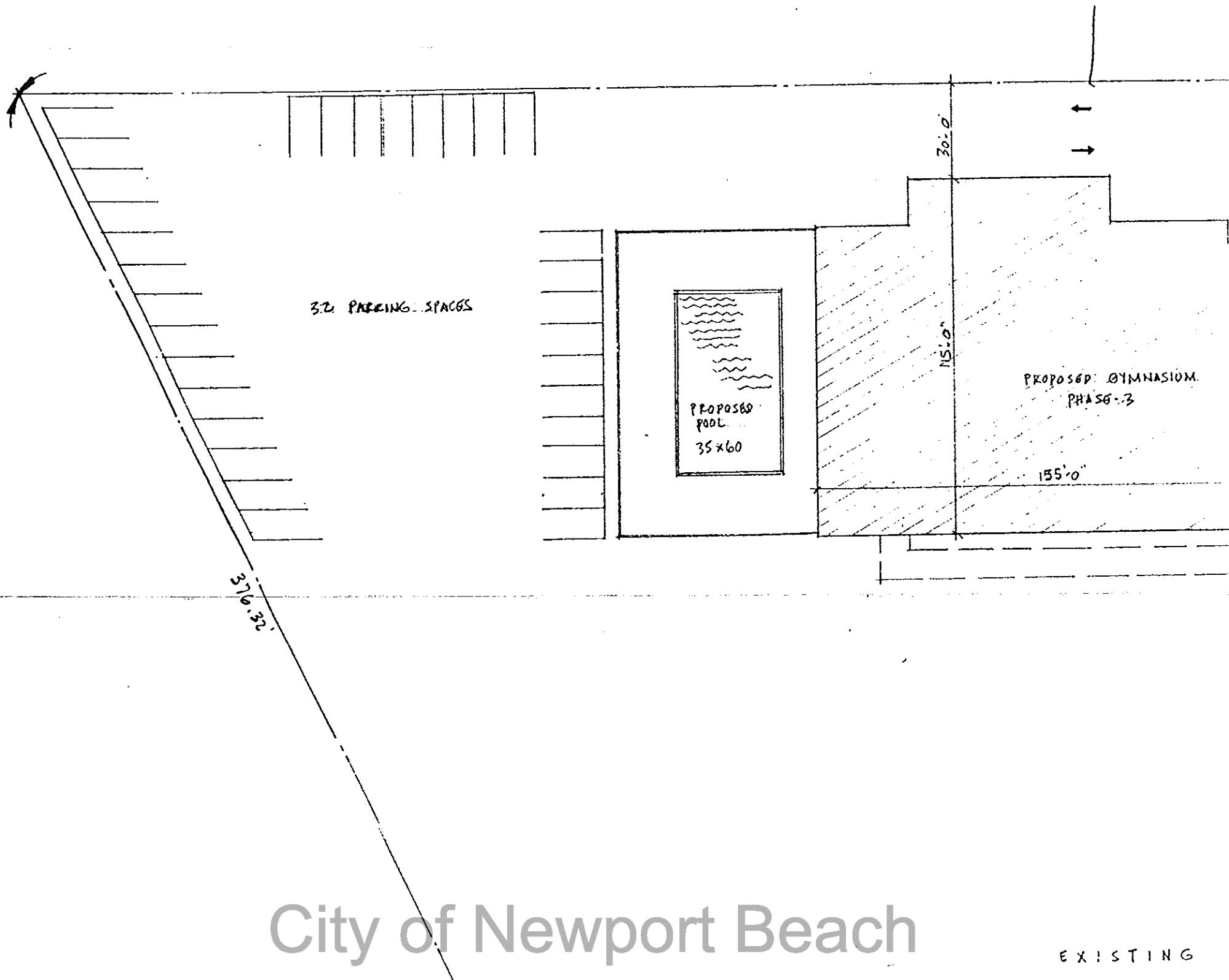
### LEGAL NOTICE

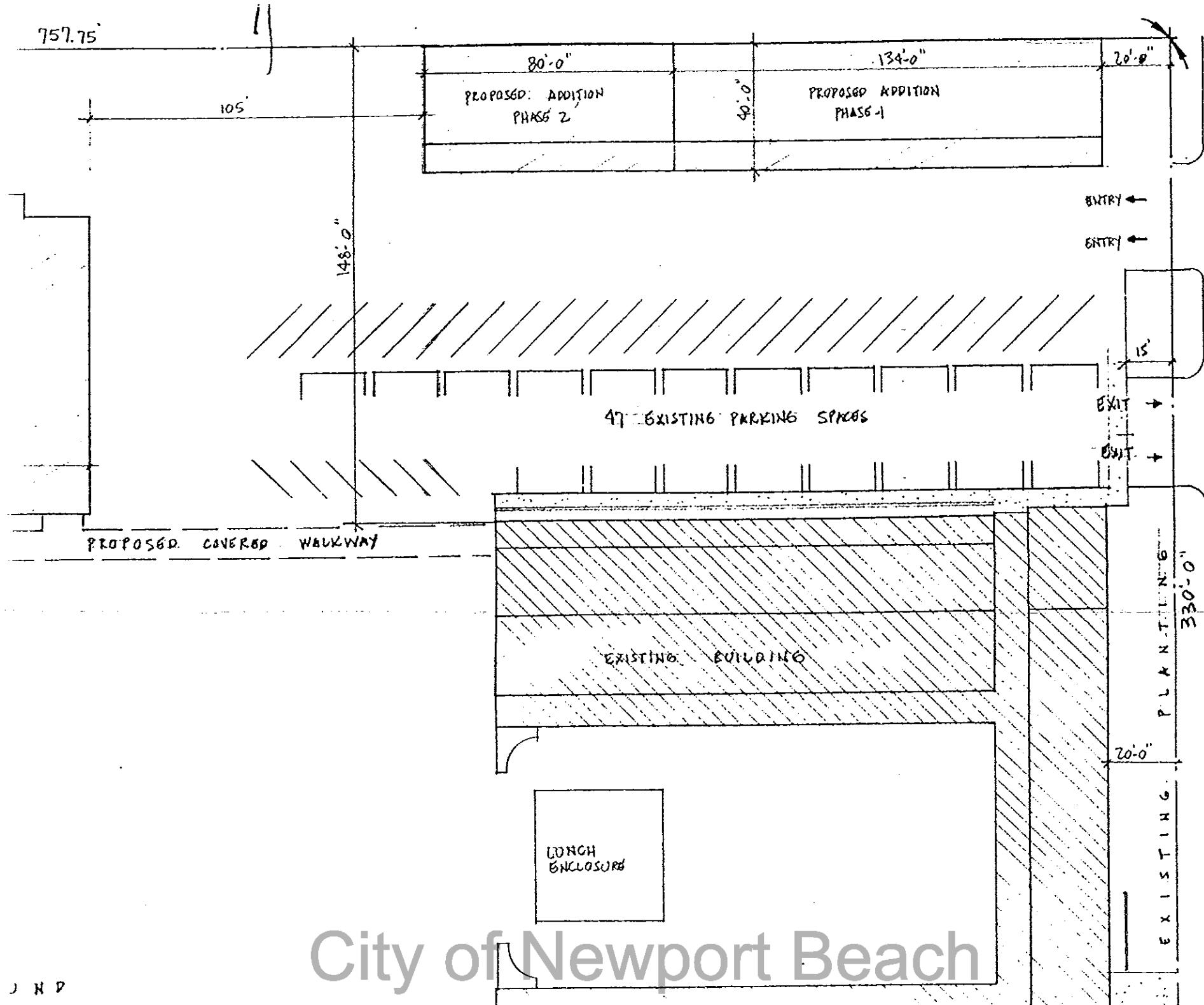
**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that the  
Planning Commission of the  
City of Newport Beach will hold  
a public hearing on the applica-  
tion of CORELCO for Amend-  
ment to Use Permit No. 1137  
on property located at 1541  
Monrovia, Newport Beach, to  
permit expansion of an existing  
private school located in an  
M-1-A District.

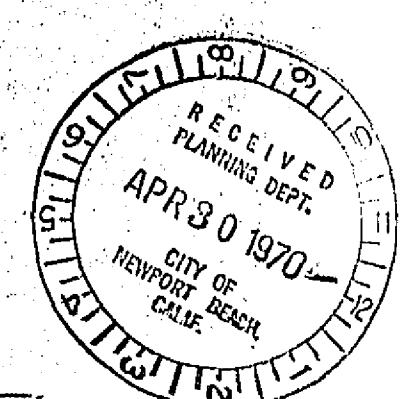
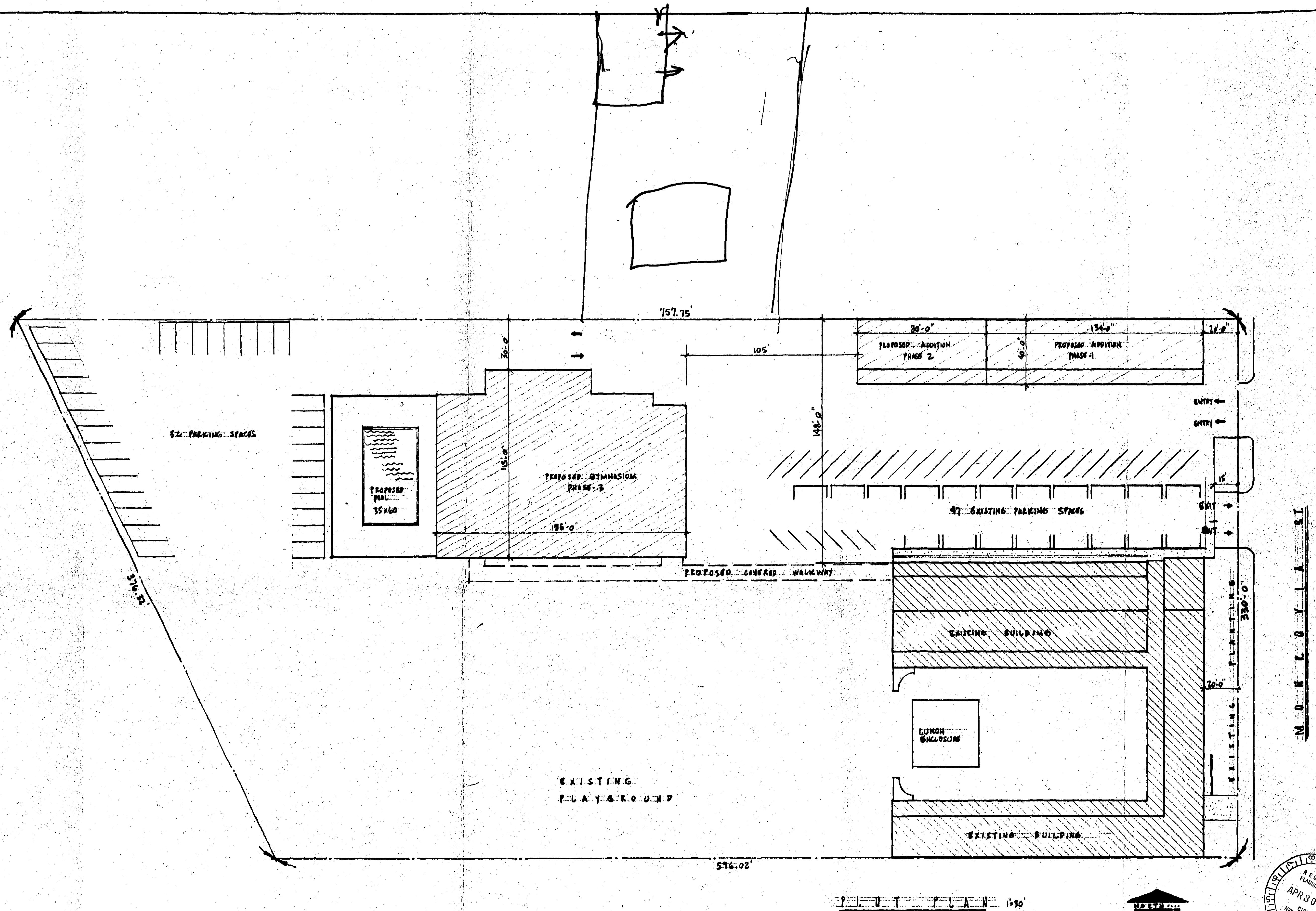
Notice is hereby further given  
that said public hearing will be  
held on the 21st day of May,  
1970, at the hour of 8:00 p.m.  
in the Council Chambers of the  
Newport Beach City Hall, at  
which time and place any and  
all persons interested may ap-  
pear and be heard thereon.

Don R. Atkinson, Secretary  
Newport Beach City  
Planning Commission  
Published May 7, 1970, in  
the Newport Harbor Ensign.

Use Permit # 1137 A  
City of Newport Beach



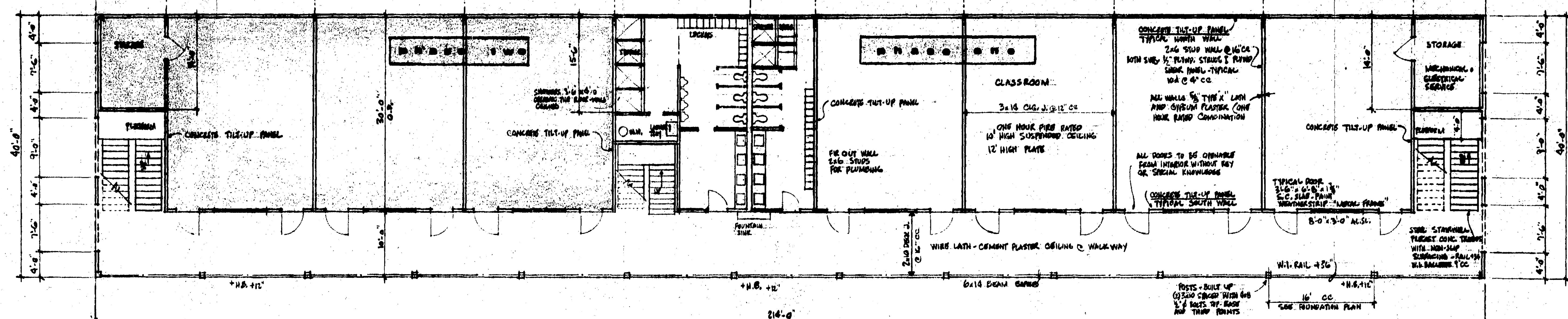
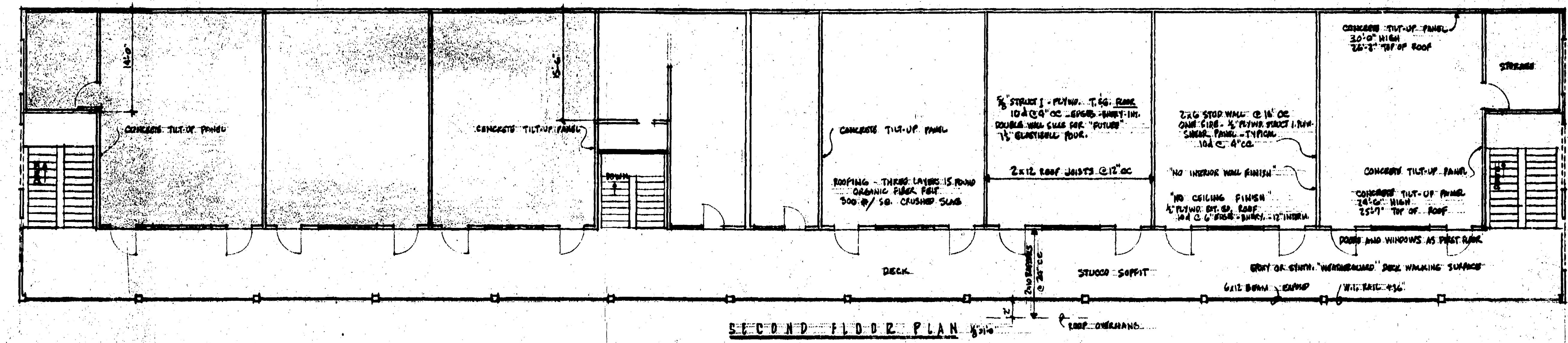
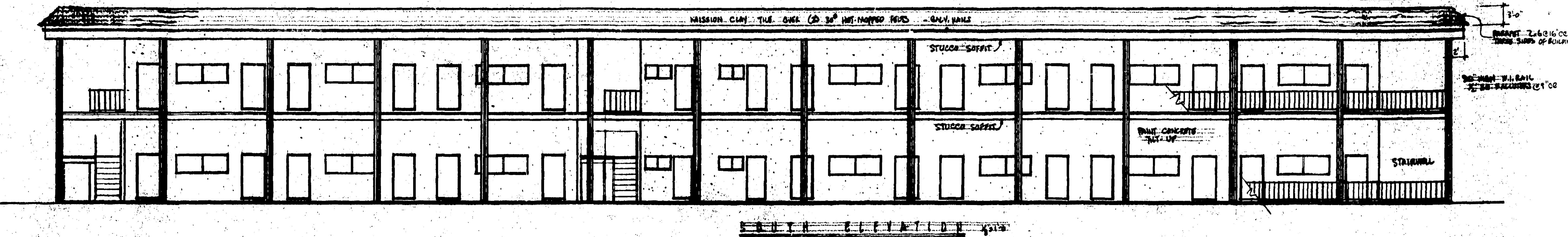




CLASSROOM ADDITION  
GARDEN HALL SCHOOL

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

# City of Newport Beach

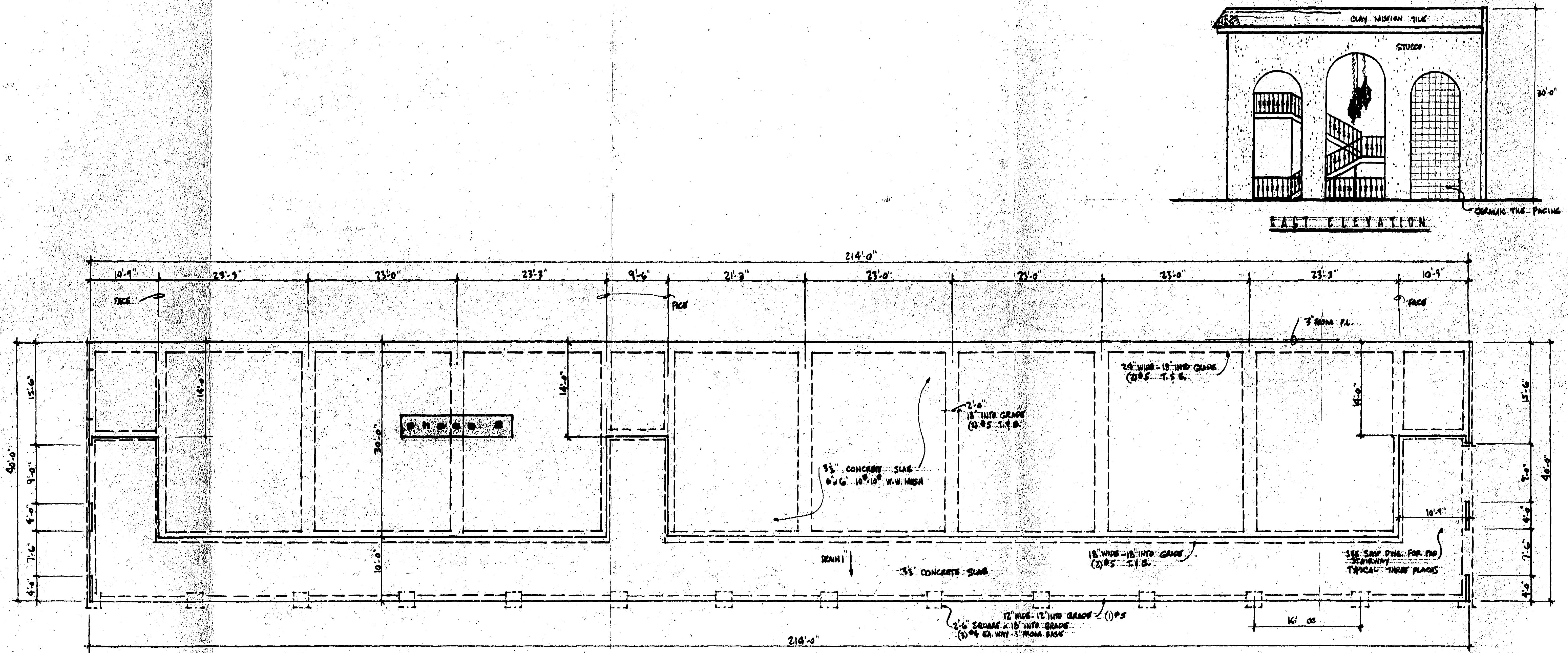


# FIRST PLOOD PLAN

SQUARE FOOTAGE	
FIRST FLOOR CLASS ROOMS	- 483
TOILET ROOMS	- 60
STORAGE - EQUIPMENT	- 4

# CLASSROOM ADDITIONS CARDEN HALL SCHOOL

1541 MONROVIA • NEWPORT BEACH • CALIF.  
Use Permit # 1137A



# City of Newport Beach

CLASSROOM ADDITION  
CARDEN HALL SCHOOL

1541 MONROVIA • NEWPORT BEACH, CALIF.  
1541 *Monnit* # 1137 A

Pg. 3 of 3

# **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](http://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**

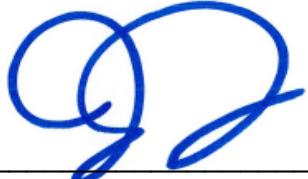
12. Prior to the issuance of building permits, the project plans shall provide State approvals of modular classroom for "E" occupancy.
13. Prior to the issuance of building permits, the project plans shall provide an accessible ramp to access each classroom.

### **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.

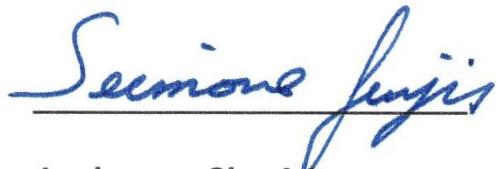
Prepared by:



Jenny Tran, Associate Planner

LAW/jt

Approved by:



Seimone Fujis  
Assistant City Manager

## **Attachment No. CD 5**

Project Plans

## VICINITY MAP



## GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROVED FIRE STOP MATERIAL TO MAINTAIN THE 1 HOUR RATING AT ALL ELECTRICAL AND MECHANICAL 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		DETAIL NUMBER
WINDOW NUMBER		SHEET NUMBER
KEYNOTE NUMBER		
REVISION		CLOUD AROUND REVISED AREA
GRID OR COLUMN LINE		ROOM NUMBER
ROOM NUMBER		INTERIOR ELEVATION
INTERIOR ELEVATION		SHEET NO.
MATCH LINE		INTERIOR ELEVATION CALL OUT NO.
		INTERIOR ELEVATION NO.
		MATCH LINE NUMBER
		MATCHING SHEET NUMBER
NORTH POINT		
EXISTING CONTOURS		
FINISH ELEVATION		
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 SOFT: BUILDING #1 = **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 FRONTOAGE TO A HYDRANT: **250**

AREA NAME	ALLOWED AREA (A) PER TABLE 506.2	NS AREA (NS)	FRONTAGE INCREASE (f)	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

## ACTUAL

OCCUPANCY GROUP: **E**  
 CONSTRUCTION TYPE: **V-B**  
 NUMBER OF STORIES: **1**  
 BUILDING HEIGHT: **9'-10"**  
 BUILDING AREA (506.2): **954 SF**

## SPRINKLERS:

## PROPOSED BUILDING:

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

## \*OCCUPANT LOAD &amp; EXITING

SPACE NAME	OCC TYPE	OCC FACTOR (1004.12)	AREA	# OCCUPANTS	# EXITS REQD (106)	# EXITS PROVIDED	# OCC PER EXIT
PRE-KINDER MOD.	E	20 SF	954 SF	48	1	2	24
Grand total				48			24

## TOTAL OCCUPANT LOAD ALLOWED

= 48 PER ABOVE

## EXIT/ OCCUPANT ANALYSIS:

1006.3 EGRESS BASED ON OCCUPANT LOAD		OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
Without Sprinkler System (feet)	With Sprinkler System (feet)		
Occupant Load			
OL ≤ 30	OL > 30		
1-500		2	
501-1,000		3	
More than 1,000		4	

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

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

## CONTRACTOR:

California Building Contracting

619.207.5009

## STRUCTURAL:

RAHMAN ENGINEERING

213.400.8078

MOKSUD.RAHMAN@GMAIL.COM

## MEP ENGINEER:

BLUEBERRY ENGINEERING

e-mail: kabadani@blueberryinc.com

Direct: (949)945-5036

## CIVIL ENGINEER:

VERTEX LAND CONSULTING

36725 BRENTNER WAY

WINCHESTER, CA 92596

951.973.8076



**(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

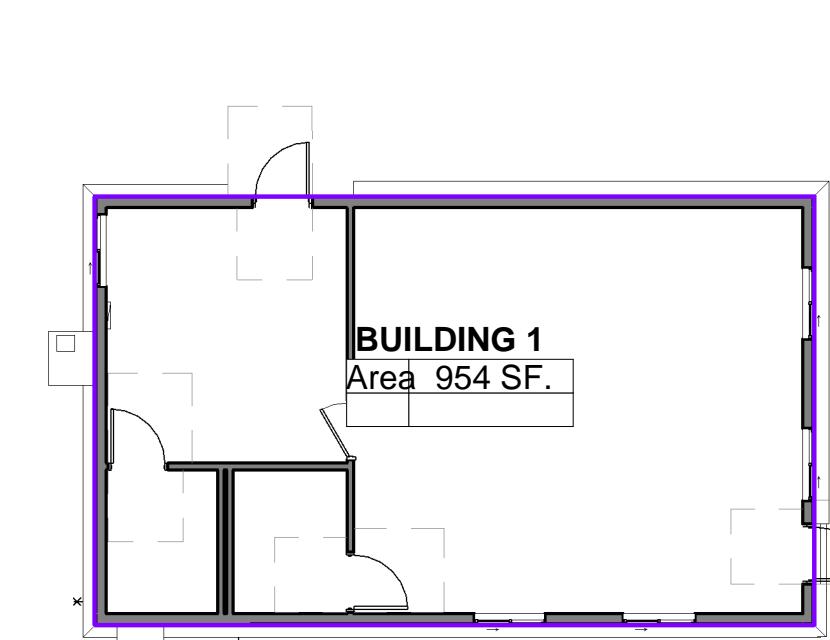
CLIENT NAME:  
 CARDEN HALL SCHOOL

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"

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

## AREA PLANS



**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</td



G. C. Lic. #1019783  
10-2075009

PREPARED BY:



EVERETT SMITH  
DESIGNS, INC

MENIFEE, CA 92584

*Everett Smith*  
Email: evs@everettsmithdesigns.com  
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PROJECT:

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



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



10-2024-0125

Page 2

Carden Hall Modular Classroom (PA2024-0125)  
August 22, 2024  
Page 2

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 a future increase of student enrollment. These facilities and land were proposed to be used as a private school.

On July 1, 2024, the Community Development Director approved Staff Approval No. SA2021-005 to allow 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 for the ADA (Americans with Disabilities Act of 1990).

### I. FINDINGS

Pursuant to NIMC 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:

#### 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 10, 1965, the Planning Commission approved Use Permit No. UP1137 to allow a proposed building to be used as a school. The building originally designed to be used as an office building was converted to a manufacturing and administrative office for a manufacturing plant in accordance with the Newport Beach Municipal Code (NIMC).

#### FINDING

On August 22, 2024, the Community Development Director approved a Staff Approval No. SA2024-0125 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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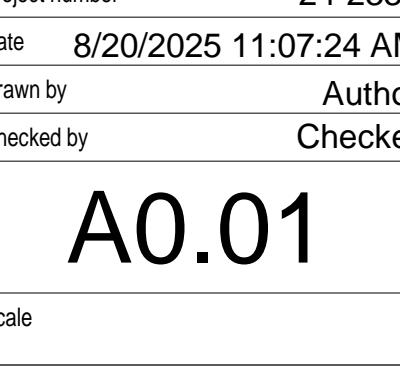
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#### PROJECT SUMMARY

The applicant proposes to install a new 960-square-foot (24-foot by 40-foot) permanent



A0.01

Scale

2020/05/11 07:24 AM

8/20/2025 11:07:24 AM

Project number

24-2334

Date

8/20/2025 11:07:24 AM

3. The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, equipment, or fixtures, involving no change in use 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 exemptions to this categorical exemption under Section 15300.2 are not applicable. The proposed location does not impact any environmental resources or 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 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 the use of on-site spaces for parking for day care, preschool, and 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

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.

**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 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 modular 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**

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.

**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).

**BUILDING DIVISION**

1. 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.

2. 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.

3. 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.

4. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, expenses, costs, attorney's fees, 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 building, but not limited to, Staff Approval No. UP1137 and UP1137A, including indemnification of and defense of and 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, attorney's fees, and expenses which City incurs in connection with the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

**PUBLIC WORKS DEPARTMENT**

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

**BUILDING DIVISION**

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

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

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

9. The applicant shall employ the following best available control measures ("BACMs") to reduce construction-related air quality impacts:

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

• Saturate and 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.

**FIRE DEPARTMENT**

1. An automatic fire alarm system shall be provided in new buildings of private schools. (2019 California Fire Code 907.2.3.8).

2. 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.

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

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

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

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 up to "E" occupancy shall front directly to a public street or walkway, and exit discharge not less than 20 feet in depth. 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 Selmore Juris, Community Development Director,

Prepared by:

*Alphonse Alapour*  
Alphonse Alapour  
Planning Technician

Min/Na:

Attachments: CD 1-Vicinity Map  
CD 2 UP0712-UP1137, and UP1137A  
CD 3 Project Plans

CONTRACTOR:



California D. H. & N. Contractors Inc.  
lic. #1019783 "B"

G. C. Lic. #1019783  
619-2075009

PREPARED BY:



MANIFEE, 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:

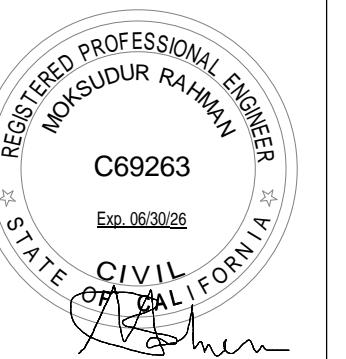
1541 Monrovia St.  
Newport Beach, CA

CLIENT NAME:  
CARDEN HALL SCHOOL

STAFF APPROVAL

Project number 24-2334  
Date 8/20/2025 11:07:25 AM  
Drawn by Author  
Checked by Checker  
Scale  
8/20/2025 11:07:25 AM

PLANS REVIEWED BY:  
**RAHMAN ENGINEERING**  
13611 127TH ST, SUITE-B,  
CHINO, CA 91710  
Tel: (213) 400-8078  
MOKSUD RAHMAN  
MOKSUD.RAHMAN@GMAIL.COM



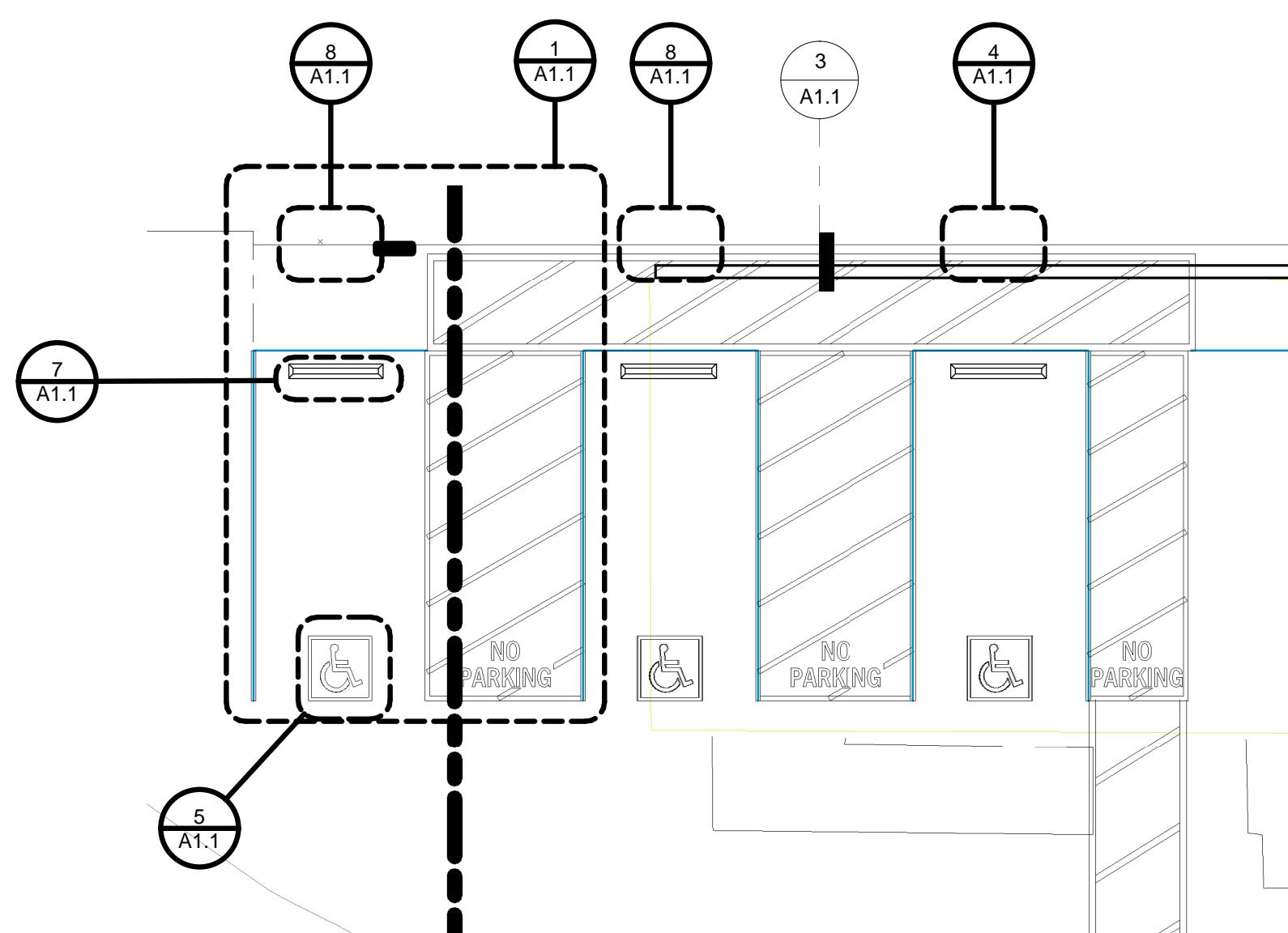
A0.02



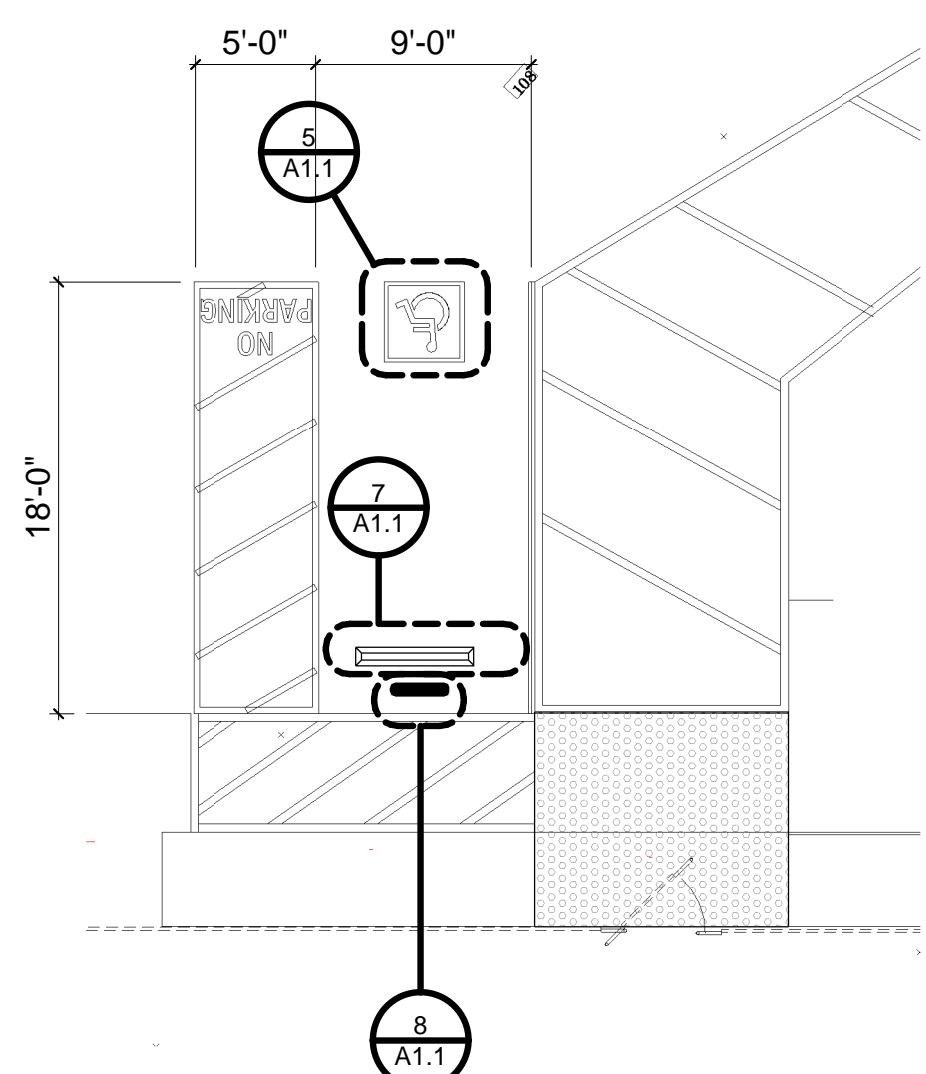




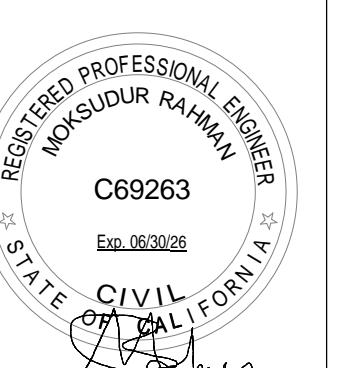




(2) (E) PARKING ACCESSIBLE SPACES #1  
1/8" = 1'-0"



(3) (E) PARKING ACCESSIBLE SPACES #2  
1/8" = 1'-0"



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

CONTRACTOR:  
  
 California D. H. & N. Contractors Inc.  
 lic. 1019783 "B"  
 G. C. Lic. #1019783  
 619-2075009  
 PREPARED BY:  
  
**ES**  
 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

## ENLARGED PARKING DETAILS

Project number 24-2334  
 Date 8/20/2025 11:07:39 AM  
 Drawn by Author  
 Checked by Checker  
 8/20/2025 11:07:39 AM

A1.01  
 Scale 1/8" = 1'-0"  
 8/20/2025 11:07:39 AM



G. C. Lic. #1019783  
10-2075009

PREPARED BY:



EVERETT SMITH  
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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

### SITE DETAILS

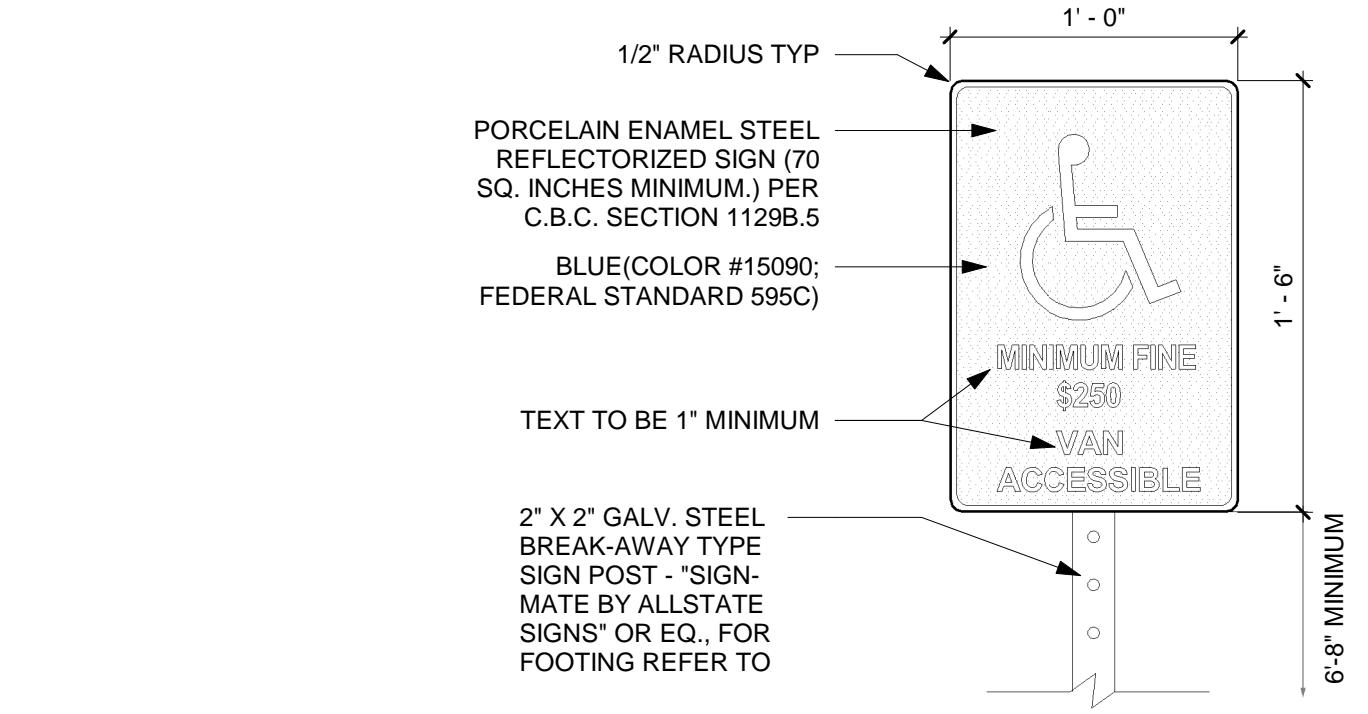
Project number 24-2334  
Date 8/20/2025 11:07:40 AM

Drawn by Author  
Checked by RS

REGISTERED PROFESSIONAL ENGINEER  
MOKSUD RAHMAN  
C69263  
En. 06/30/26  
CIVIL  
STATE OF CALIFORNIA

A1.1  
Scale As indicated

8/20/2025 11:07:40 AM



NOTES:  
1. SIGN SHALL BE POSTED AT EACH ACCESSIBLE PARKING STALL PER PLANS.  
2. "VAN ACCESSIBLE" SIGN SHALL BE DISPLAYED AT VAN ACCESSIBLE STALLS PER PLANS.

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.

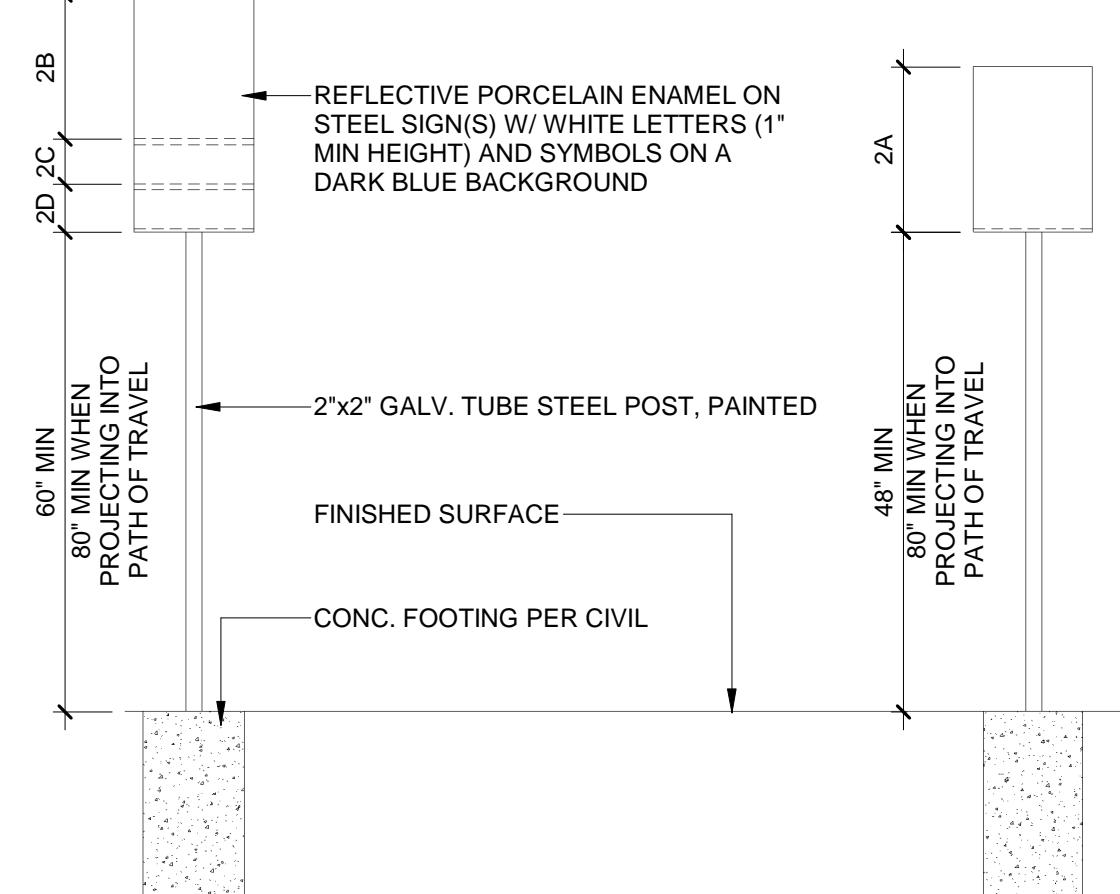
## 8 TYP. VAN ACCESSIBLE PARKING STALL SIGNAGE

1 1/2" = 1'-0"

THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH (25 MM) 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 OWNER'S EXPENSE.  
TOWED VEHICLES MAY BE RECLAIMED AT:  
POLICE DEPT.  
OR BY TELEPHONING  
949-644-3681  
MIN 17" x 22" SIZE SIGN WITH 1" HIGH BLOCK LETTERS

2A



NOTE:

1. ALL LETTERS & SYMBOLS SPECIFIED ABOVE SHALL CONSIST OF A REFLECTIVE WHITE FIGURE ON A BLUE BACKGROUND. ALL SIGNAGE TO COMPLY WITH ACCESSIBILITY TITLE 24 AND APPLICABLE CODES.
2. ALL CHARACTERS ARE A PERMANENT PART OF THE SIGN.
3. ALL SIGNS TO HAVE 1/8" RAD. CORNERS MIN.

## 9 ACCESSIBILITY SIGNAGE

1/2" = 1'-0"

1' - 0" = 1'-0"

1 1/2" = 1'-0"

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</div





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:

## (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

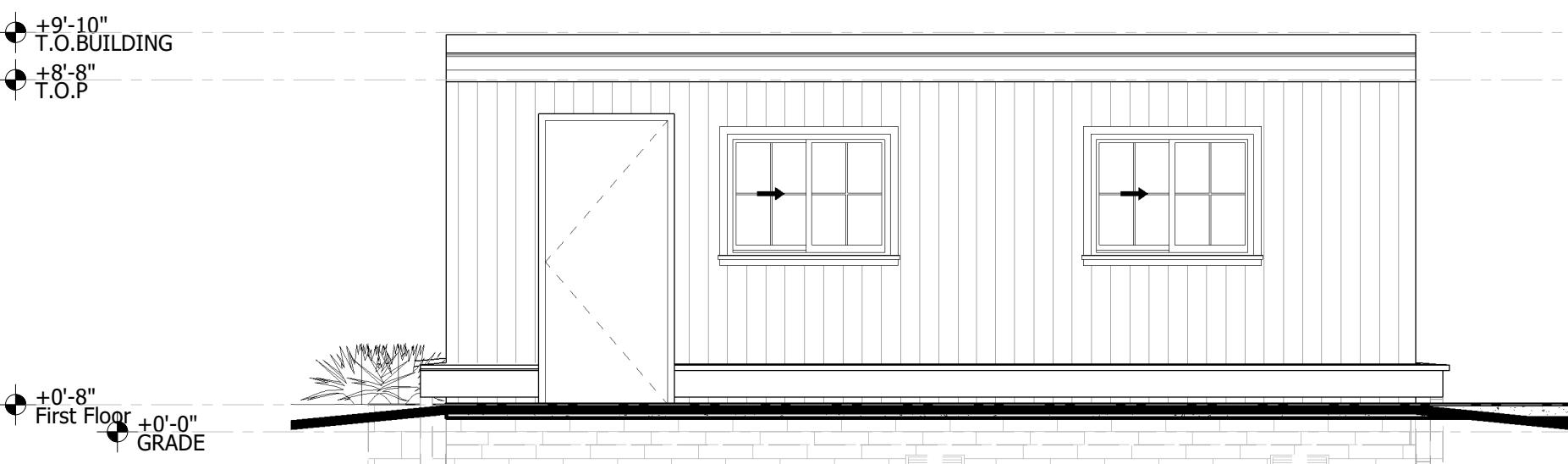
### MOD #1 ELEVATIONS & SECTIONS

Project number 24-2334  
Date 8/20/2025 11:07:46 AM  
Drawn by RAHMAN  
Checked by RAHMAN

REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
RAHMAN  
CIVIL  
RAHMAN  
A3

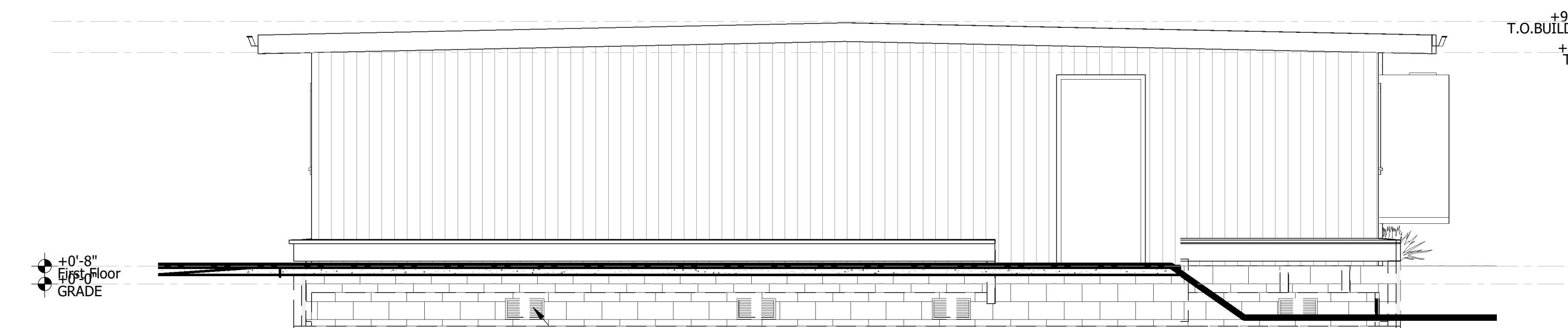
Scale As indicated

8/20/2025 11:07:46 AM



① EAST ELEVATION

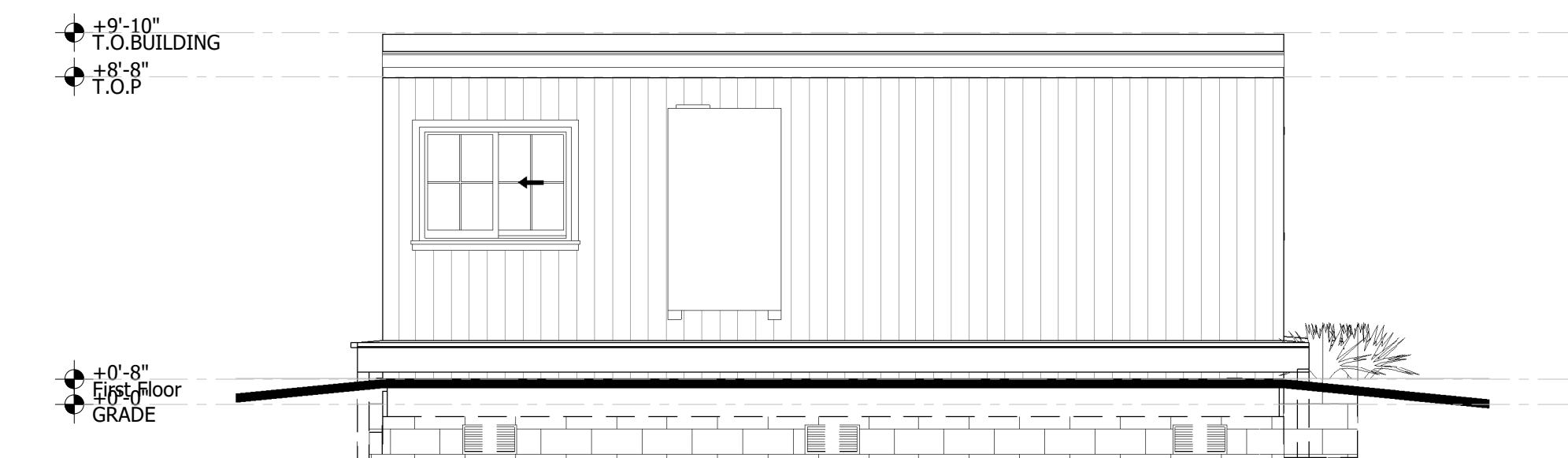
1/4" = 1'-0"



② NORTH ELEVATION

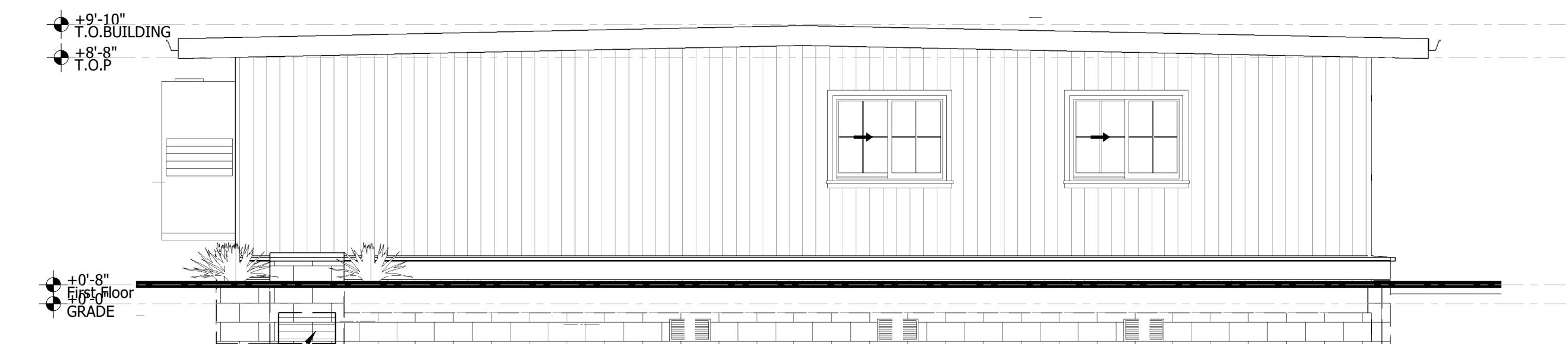
1/4" = 1'-0"

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 M<sup>2</sup> FOR EACH 100 M<sup>2</sup>) OF CRAWL SPACE AREA.



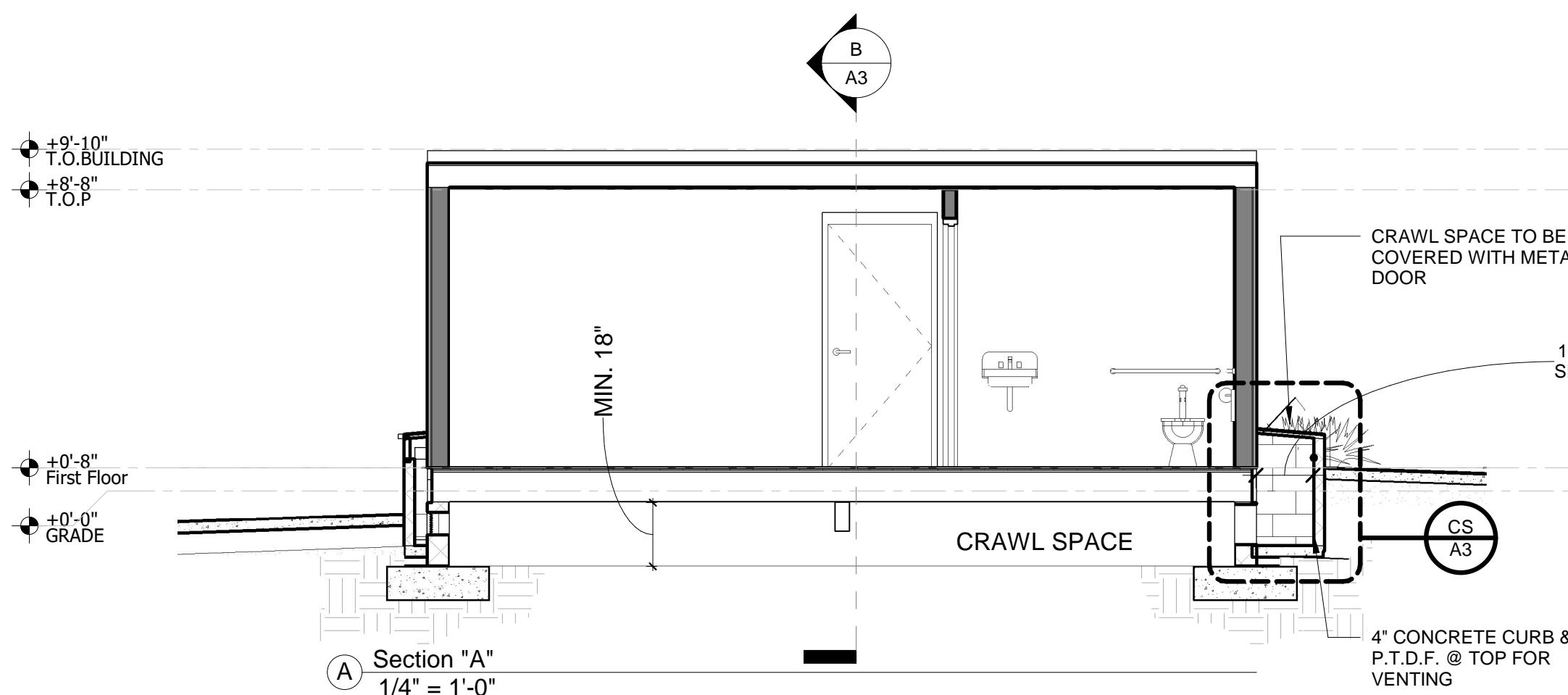
③ WEST ELEVATION

1/4" = 1'-0"



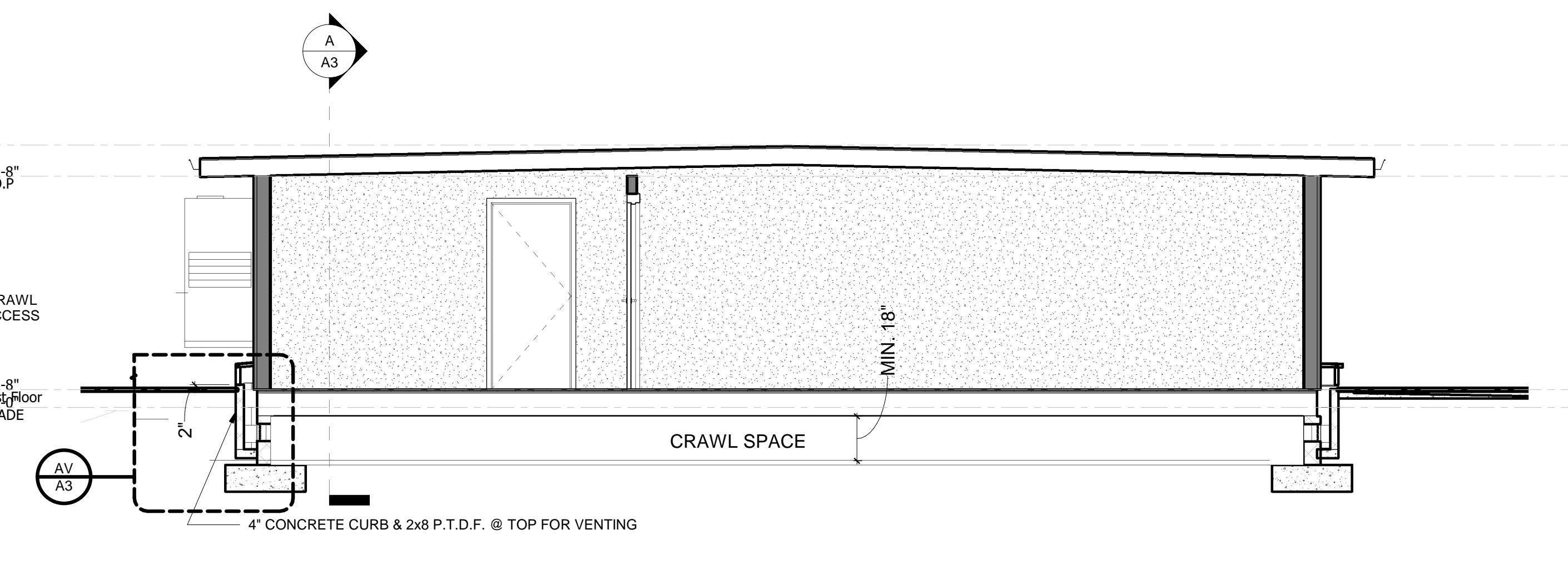
④ SOUTH ELEVATION

1/4" = 1'-0"



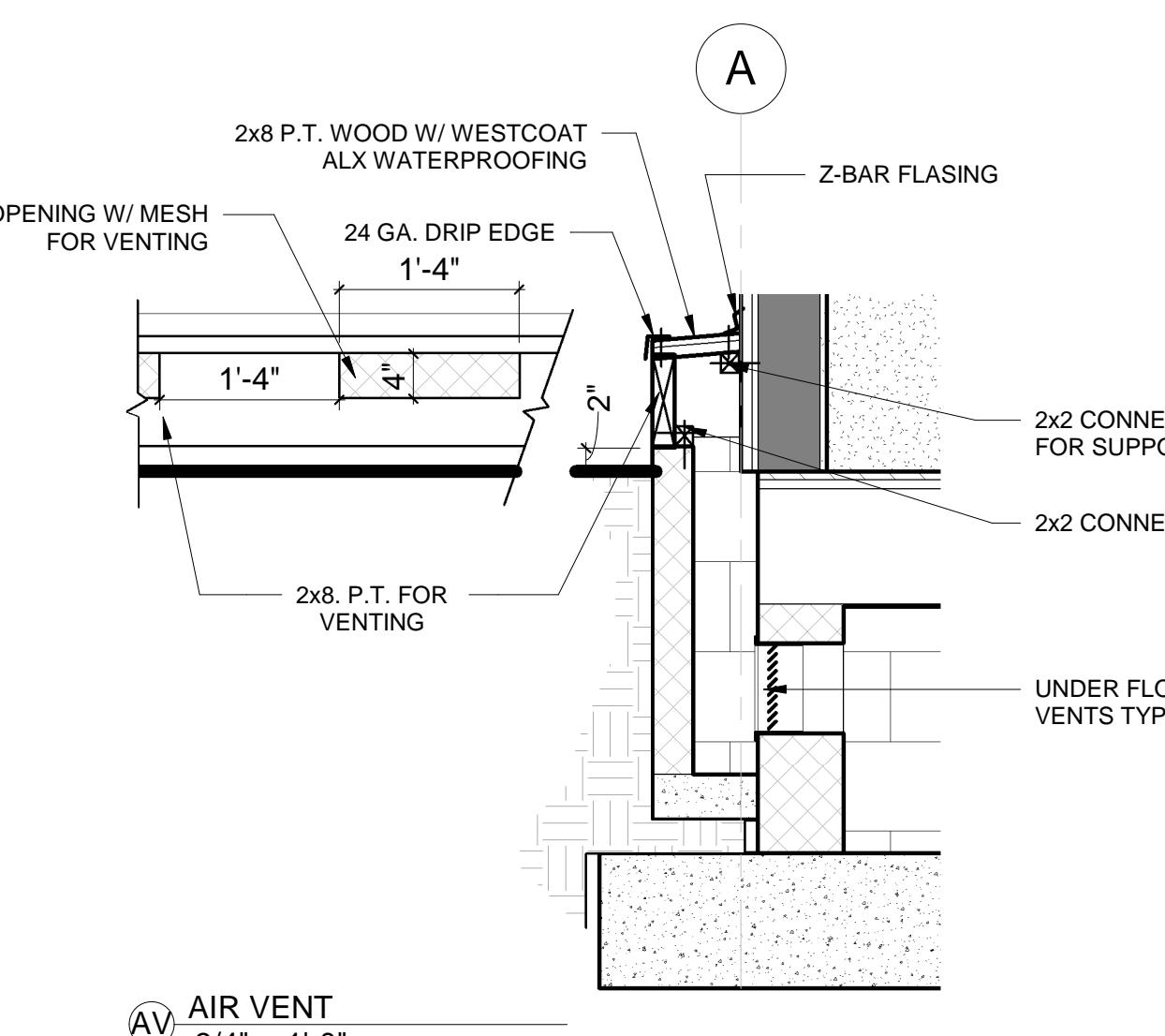
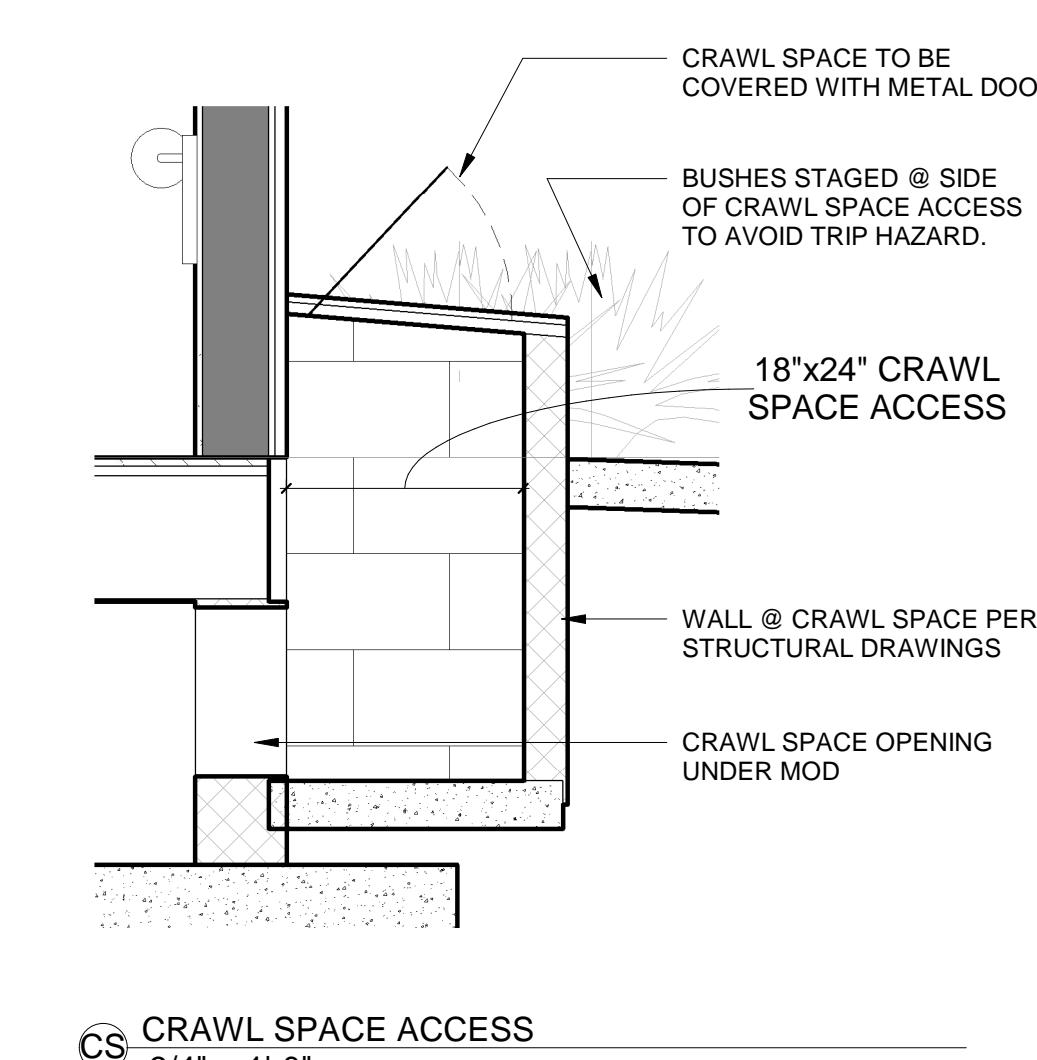
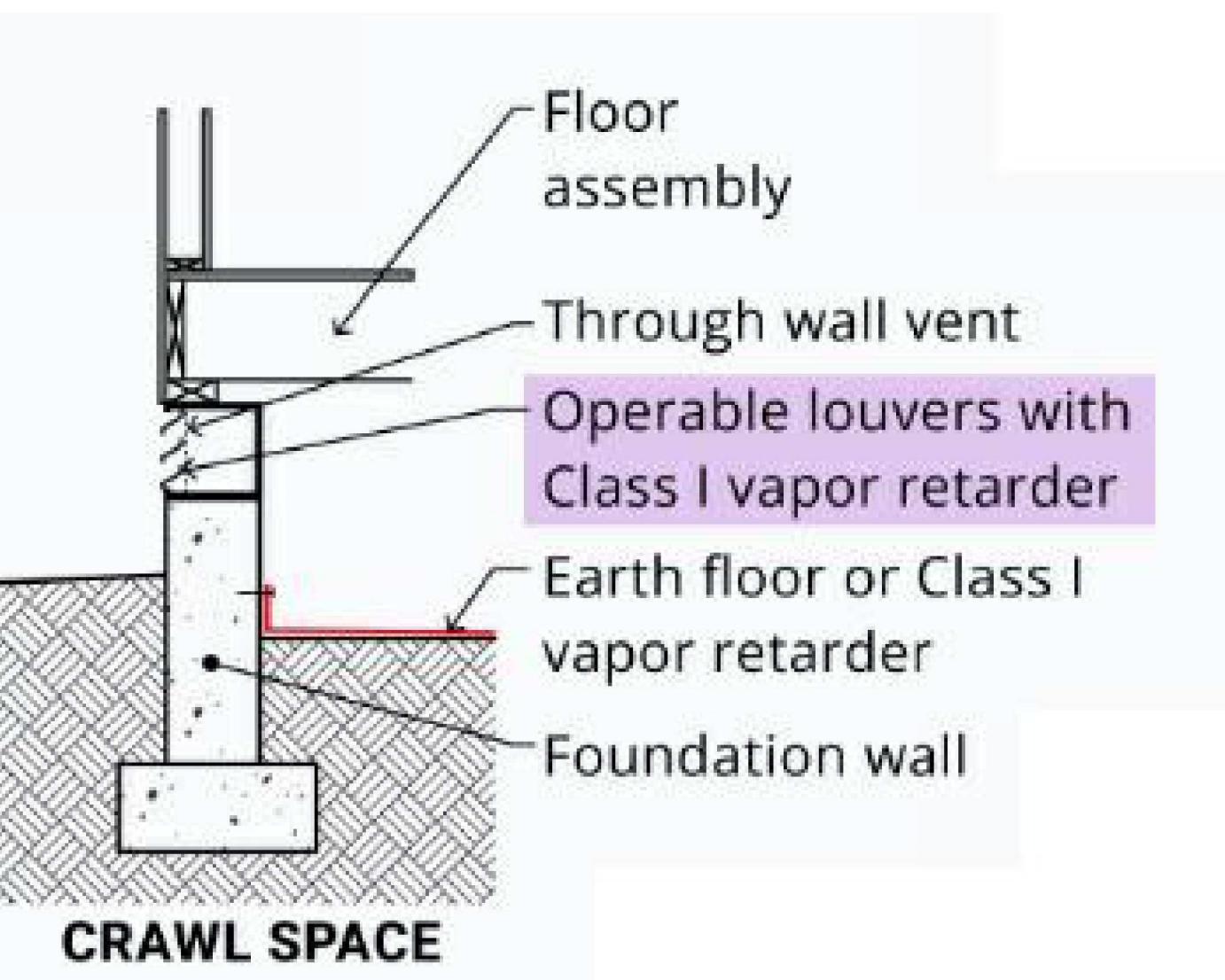
④ Section "A"

1/4" = 1'-0"



④ Section "B"

1/4" = 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 BY CBC 1202.4.1.

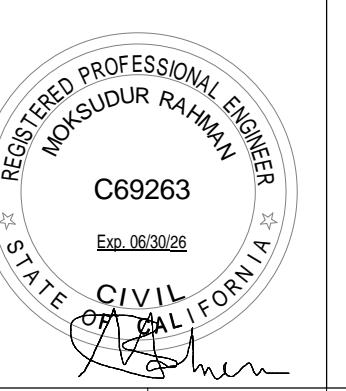
TYPICAL NET FREE AREA OF BLOCK SIZED VENT = 73 SQ IN.

$$954 \text{ SF} / 150 = 6.36 \times 144 = 915 \text{ S.I.}$$

#### VENTS REQUIRED

$$915 \text{ S.I.} / 73 = 12.5 = 13$$

PLANS REVIEWED BY:  
RAHMAN ENGINEERING  
13611 127TH ST. SUITE-B,  
CHINO, CA 91710  
Tel: (213) 400-8078  
MOKSUD.RAHMAN@GMAIL.COM



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (e.g. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)



California D. H. & N. Contractors Inc.  
lic. 1019783 "B"  
G. C. Lic. #1019783  
169-2075009

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

### 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 5 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:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 101.7, shall have to replace plumbing fixtures within specific circumstances. See Civil Code Section 1101.7 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 303.1 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

OSHPD Office of Statewide Health Planning and Development

LR Low Rise

HR High Rise

AA Additions and Alterations

N New

### CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES

#### DIVISION 5.1 PLANNING AND DESIGN

##### SECTION 5.101 GENERAL

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

The following terms are defined in Chapter 2 and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela 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 of 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 10 but not 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.

##### 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. Preservation of natural features, vegetation, soil, and buffers around surface waters.  
b. Drainage swales or lined ditches to control stormwater flow.  
c. Mulching or hydroseeding 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. 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

□ □

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/constructions/stormwater. 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 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 available 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

5.106.5.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Paveways 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 PROVIDED WITH EVSE <sup>1</sup>	NUMBER OF EV CAPABLE SPACES PROVIDED WITH EVSE <sup>1</sup> <sup>2</sup>
0-9	0	0
10-25	2	0
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 <sup>1</sup>	25% of EV capable spaces <sup>1</sup>

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.

5.106.5.2 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

□ □

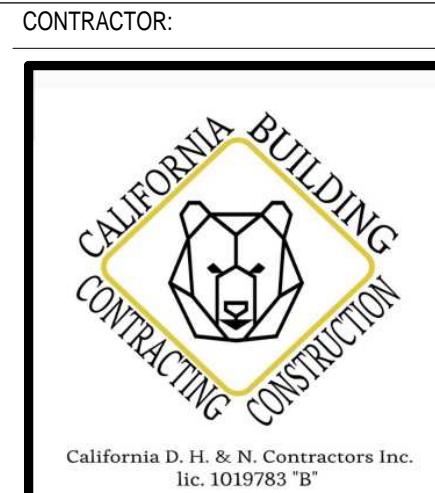
5.106.5.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall 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.

5.106.5.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES  
N/A = NOT APPLICABLE  
RESPON. PARTY = RESPONSIBLE PARTY (e.g. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)



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

G. C. Lic. #1019783  
119-2075009

PREPARED BY:



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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

Green Building

Project number 24-2334

Date 8/20/2025 11:07:49 AM

Drawn by ES

Checked by ES

Scale

8/20/2025 11:07:49 AM

### SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1 and 503.12.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 l/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate submeters for individual building tenants are uneconomical, for water supplied to the following subsystems:
  - Makeup water for cooling towers where flow is greater than 500 gpm (30 L/s).
  - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
  - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals. 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BBC-CG] 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [fm space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [fm space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value

When installed, shall meet the requirements in the California Code of Regulations Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY The following table and code section have been reprinted from the California Code of Regulations Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY	
VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 ( $\leq$ 5.0 ozf)	1.00
Product Class 2 ( $\geq$ 5.0 ozf and $\leq$ 8.0 ozf)	1.20
Product Class 3 ( $>$ 8.0 ozf)	1.28

### 5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in addition or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code in Chapter 6 of this code.

### SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
 

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2, Part 7, Division 2.
- MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov>

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

### DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

#### SECTION 5.401 GENERAL

The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

### SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

### SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

- An installed awning at least 4 feet in depth.
- The door is protected by a roof overhang at least 4 feet in depth.
- The door is recessed at least 4 feet.
- Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

### SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

- Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
- Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identifies diversion facilities where construction and demolition waste material collected will be taken.
- Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
- Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located [www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen](http://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen) may be used to assist in documenting compliance with the waste management plan.
- Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: <http://www.dtsc.ca.gov/universalwaste/>

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

- If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
- For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. ([www.cdfa.ca.gov](http://www.cdfa.ca.gov))

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y	N/A	RESPON. PARTY
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 caulk. Adhesives, sealants, and caulk used on the project shall meet the requirements of the following standards:		
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulk 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 sealants, and sealant or caulk 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.		
<b>TABLE 5.504.4.1 - ADHESIVE VOC LIMIT</b>		
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	
<b>SPECIALTY APPLICATIONS</b>		
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	
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>		
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, <a href="http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF">www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF</a>		

Y	N/A	RESPON. PARTY
<b>TABLE 5.504.4.2 - SEALANT VOC LIMIT</b>		
Less Water and Less Exempt Compounds in Grams per Liter		
SEALANTS		
ARCHITECTURAL	CURRENT VOC LIMIT	
MARINE DECK	760	
NONMEMBRANE ROOF	300	
ROADWAY	250	
SINGLE-PLY ROOF MEMBRANE	450	
OTHER	420	
<b>SEALANT PRIMERS</b>		
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 level 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 PWMR Limits for VOC in Section 9452(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 9452(b)(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.

Y	N/A	RESPON. PARTY
<b>TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS</b>		
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS		
COATING CATEGORY		
FLAT COATINGS		
	50	
NONFLAT COATINGS		
	100	
NONFLAT HIGH GLOSS COATINGS		
	150	

Y	N/A	RESPON. PARTY
<b>TABLE 5.504.4.3 - CONT.</b>		
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS		
COATING CATEGORY		
CURRENT VOC LIMIT		
<b>SPECIALTY COATINGS</b>		
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	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	
SHELLACCS:		
CLEAR	730	
OPAQUE	550	
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	
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/DEODC/EHLB/IQ/Pages/VOC.aspx#material](http://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IQ/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/DEODC/EHLB/IQ/Pages/VOC.aspx#material](http://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IQ/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 building shall meet the requirements of 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.

5.504.4.5.1 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 certificates.
3. Product manufacturer's specimen 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.

Y	N/A	RESPON. PARTY
<b>TABLE 5.504.4.5 - FORMALDEHYDE LIMITS</b>		
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION		
PRODUCT		
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	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 1332. 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
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. <a href="http://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IQ/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IQ/Pages/VOC.aspx#material</a>		
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		