

# **Attachment No. PC 3**

UP86-21P and SP86-52P

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\*NEW FILE\*

**UP86-21P**

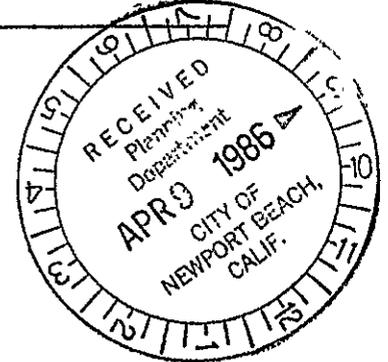
Environmental Management Agency  
12 Civic Center Plaza  
P.O. Box 4048  
Santa Ana, CA 92702-4048

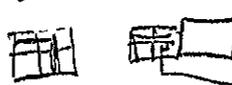


DATE: APRIL 4, 1986

TO: J. Hewicker DEPT/DIST. City of NPB.  
FROM: Chief, Site Planning Section  
SUBJECT: UP86-21P/SP86-52P-TRAVCOA-OFFICE BLDG-SANTA ANA

Response Date: APRIL 25, 1986  
PC Hearing Date: \_\_\_\_\_  
Planner Assigned: RAY BRANTLEY 834-2070  
Project Charge No: C74720350



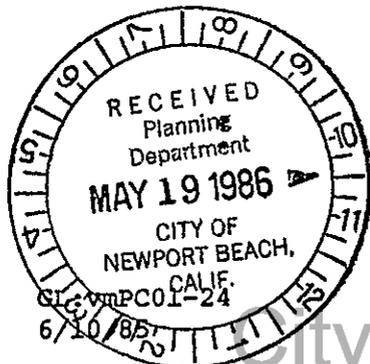
PROPOSAL: CONSTRUCT <sup>\*Comm. 13,000\*</sup> 14,500 SQ. FT. OFFICE BUILDING 42 FT. HIGH OR ALTERNATE PLAN. 13,000 35/38  
LOCATION: 2342 SOUTH BRISTOL STREET-SANTA ANA 18,000  
*Zone change on 3 lots  
4th lot shown*  
 *Floor plan*

Please review the attached proposal and return any comments or recommendations which you might care to offer. Returned comments, including a "no comment" are requested as an indication that you have received the proposal. Comments must be returned by the date indicated or it must be presumed that the project meets with your approval. If you indicate no comment we will not send revised plans for your review unless significant changes are incorporated in such plans or you ask that revised plans be provided. Please direct your comments to the planner assigned as noted above, or myself. Thank you for your cooperation.

Joan M. Sunderland, Section Chief

Initial Plans XX Revised Plans \_\_\_\_\_ Date Filed: 4-4

\_\_\_\_\_ No Comment \_\_\_\_\_ Comments as follows: \_\_\_\_\_ See Attached



BY: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE INDICATE TOTAL HOURS SPENT IN REVIEW



**ENVIRONMENTAL  
MANAGEMENT  
AGENCY**

**PLANNING APPLICATION**

(SEE FILING INSTRUCTIONS BEFORE COMPLETING  
FORM MUST BE TYPED)

86-04-07

RECEIVED

APR 04 1986

PROJECT NAME: Travcoa Office Building  
 LOCATION: 2342 South Bristol Street  
Santa Ana, CA 92707  
 ACREAGE/SQ.FT. .57 Acres

OWNER: Travcoa  
 ADDRESS: 4000 MacArthur Blvd., #650E  
Newport Beach, CA 92660  
 PHONE: (714) 476-2800

APPLICANT/AGENT: Gregory G. Simonoff  
 (IF NOT OWNER)  
 FIRM: Simonoff/Hawkins & Associates  
 ADDRESS: 3300 Irvine Ave., #280  
Newport Beach, CA 92660  
 PHONE: (714) 756-1555

LUE: Community Commercial CP: \_\_\_\_\_  
 ZONE: P. A. -35  
 P.C./S.P. \_\_\_\_\_  
 SUPV. DIST: 3 CSTL. ZONE   
 ACCIDENT POTENTIAL ZONE   
 PREFILING MEETING:

APPLICATION FOR PERMIT	CASE #	SUPPLEMENTAL CHECK LIST *	EMVADPG DATE	INITIAL
<input checked="" type="checkbox"/> INITIAL STUDY	<u>IS 86-054</u>	<u>8, 14, 15, 17, 22.</u>	<u>4/13/86</u>	<u>DM</u>
REQUEST TO SCHEDULE GPA		<u>1, 2, 18, 20.</u>		
GENERAL PLAN AMENDMENT		<u>1, 2, 18, 21.</u>		
COMM. PROFILE AMENDMENT		<u>1, 20, 24.</u>		
ZONE CHANGE		<u>3, 8, 15, 16, 17, 19, 20, 21.</u>		
FEATURE PLAN		<u>7, 15, 16, 19, 20, 21, 23.</u>		
AREA PLAN		<u>8, 15, 16, 19, 20, 21, 23.</u>		
TRACT MAP		<u>4, 18.</u>		
PARCEL MAP		<u>5, 18.</u>		
<input checked="" type="checkbox"/> USE PERMIT	<u>SP 86-52A</u>	<u>8, 10, 11, 12, 15, 16, 17, 19, 20, 21, 23.</u>	<u>4/4</u>	<u>DM</u>
<input checked="" type="checkbox"/> SITE DEV. PERMIT	<u>UP 86-21A</u>	<u>8, 10, 11, 12, 15, 16, 17, 19, 20, 21, 23.</u>	<u>4/4</u>	
VARIANCE		<u>8, 16, 20.</u>		
COASTAL DEV. PERMIT				
DETAL PLAN		<u>8, 20.</u>		

**PROJECT PROPOSAL:** Use Permit Application for a 14,500 square foot office building consisting of one level of parking and two levels of office space on a 22,725 square foot building site. Approval of this application would allow a structure with a height of 42 feet and 52 parking spaces. Pursuant to a request from the Orange County Planning Commission to incorporate an adjacent parcel into the development, an alternative proposal for the Use Permit is also submitted for consideration. This alternative is for a 18,000 square foot office building consisting of one level of parking and two levels of office on a 30,525 square foot building site. Approval of this alternative would allow a structure with a height of 42 feet and 72 parking spaces. Approval is requested for one alternative or the other. (SEE ATTACHED LETTER OF JUSTIFICATION)

**EXISTING SITE CONDITIONS:**

Flat site with three existing residences in the process of being demolished.

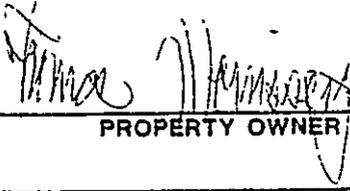
**PREVIOUS GOVERNMENT APPROVALS:**

Zone change from "R" to "PA-35". Case no. ZC 8531-P

FORM NO.

# CERTIFICATION

- (a) There are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision making body about this application.
- (b) Major changes of the proposed project may require a new application and payment of new fees.
- (c) Board of Supervisors policy contained in Resolution 79-1242 states that except for cases in which an important County policy or other extraordinary interest is determined to be present, the County will not provide an active legal defense to cases involving the issuance of permits or other entitlements for use or development of real property or zoning or General Plan Amendments.
- (d) I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in statements (a) thru (d).

SIGNATURE(S)  PROPERTY OWNER OR AGENT 4-3-90 DATE

AP#: 439-021-04,05,10,11 LOT 3,4,5 TRACT 1449  
 CAA: 44 (OR ATTACH METES AND BOUNDS)  
 C.T. 631.01 BAM: 5450-66,67

LEAD SECTION: \_\_\_\_\_

REFERRED TO:

- ELEMENT PLANNING
- LAND PL.-COASTAL
- LAND PL.-FOOTHILL
- ENVIRONMENTAL ANALYSIS
- ACOUSTICS
- PROJECT PLANNING

- ZONING ADMIN.
- SITE PLANNING
- SUBDIVISIONS
- TRAFFIC ENGINEERING
- TRANSP. PLANNING
- STREET & DRAINAGE
- OCTD

- GRADING
- SURVEYOR
- O.S./REC.
- IHDO
- HEALTH
- FIRE
- CAO

PUBLIC REFERRAL LIST

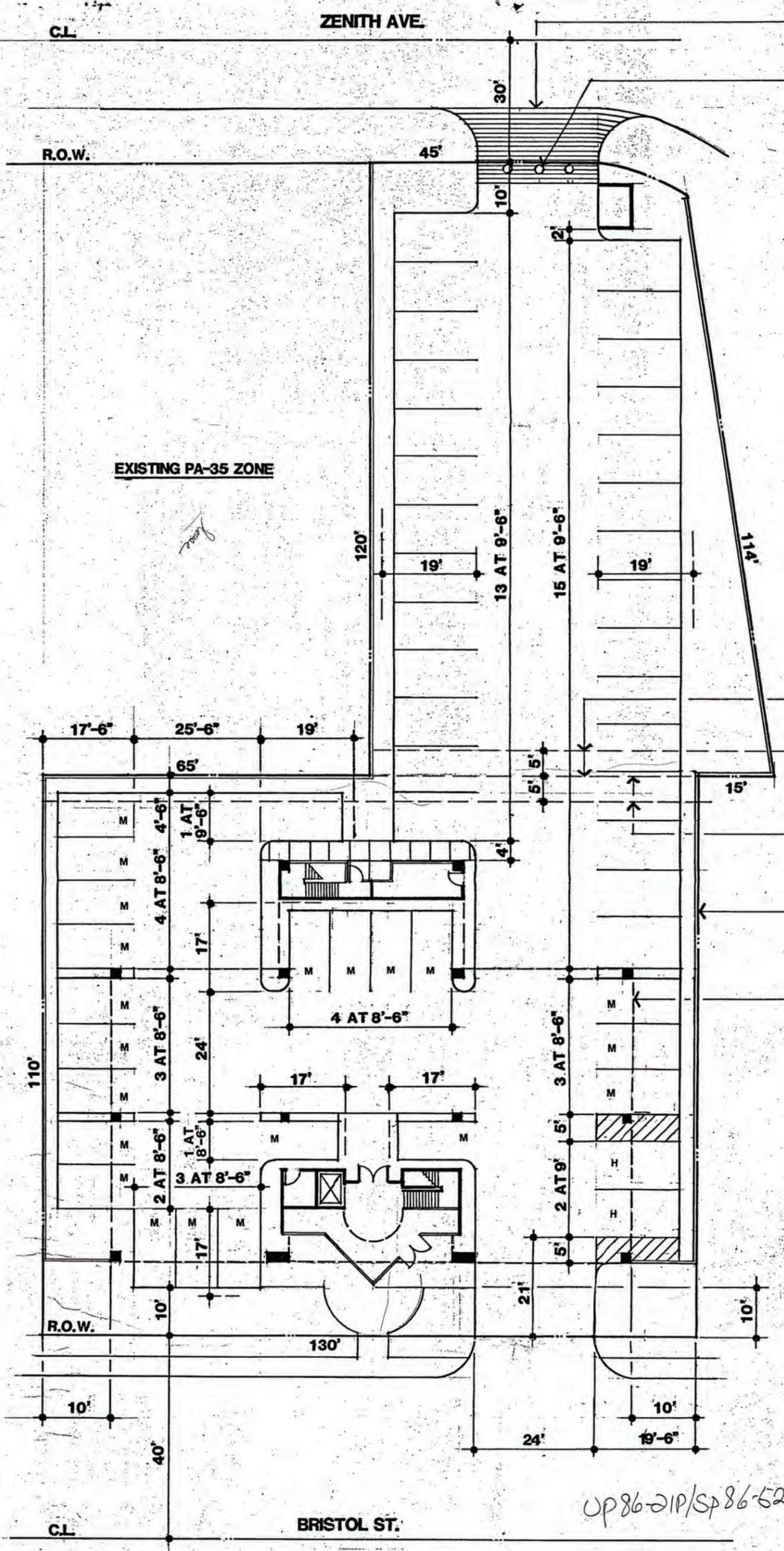
- OCTD
- S.A.H.S. P.G.R.
- City of NPB
- u u CM

- |                                |  |                                     |
|--------------------------------|--|-------------------------------------|
| 1. PROPOSED LUE MAP (20)       | 9. SDM (1)                                     | 17. PHOTOS (1 SETS) <u>3 PHOTOS</u> |
| 2. EXISTING LUE MAP (20)       | 10. FLOOR PLAN (20)                            | 18. CERTIFICATION LETTERS (2 SETS)  |
| 3. a. PROPOSED ZONING MAP (20) | 11. LANDSCAPE PLAN (20)                        | 19. AUTHORIZATION LETTER            |
| b. EXISTING ZONING MAP (20)    | 12. ELEVATIONS (20)                            | 20. LEGAL DESCRIPTION               |
| 4. TENTATIVE TRACT MAP (30)    | 13. GRADING PLAN (2)                           | * 21. AFFORDABLE HOUSING FORM       |
| 5. TENTATIVE PARCEL MAP (22)   | 14. TOPOGRAPHY MAP                             | 22. USGS QUAD SHEET                 |
| 6. AREA PLAN MAP (20)          | 15. ENVELOPES (1)                              | 23. COLORED EXHIBITS                |
| 7. FEATURE PLAN MAP (20)       | 16. PROPERTY OWNERS LIST, ENVELOPES AND AP MAP | 24. COMMUNITY PROFILE               |
| 8. PLOT PLAN (20)              |  | 25. _____                           |

\* LEGEND: See checklist on cover sheet ( ) = Quantity

REV. 7/82

FORM NO.



GRASSCRETE PAVING  
 CONC. BALLARDS- 2 END BALLARDS  
 FIXED. MIDDLE BALLARD MOVABLE  
 FOR EMERGENCY ACCESS.

EXISTING RESIDENTIAL

EASEMENT FOR INSTALLATION  
 AND REPAIR OF UTILITIES

EASEMENT FOR POLE  
 LINES AND CONDUITS

6' HIGH CONC.  
 BLOCK WALL

LINE OF BUILDING ABOVE

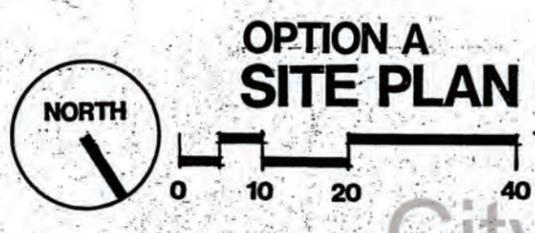
Site Area	24,829 S.F. (.57 acres)
Gross Square Footage	14,500 S.F.
Coverage	59.2%
Allowable Coverage	35.0%
Standard Parking	31 spaces (2 handicapped)
Mid-size Parking	21 spaces
Total Parking	52 spaces
4 Mid-size	40.4%
Allowable & Mid-size	50.0%
Spaces/1,000 S.F.	3.6
Allowable Spaces/1,000 S.F.	4.0

**BUILDING DATA**



VICINITY MAP

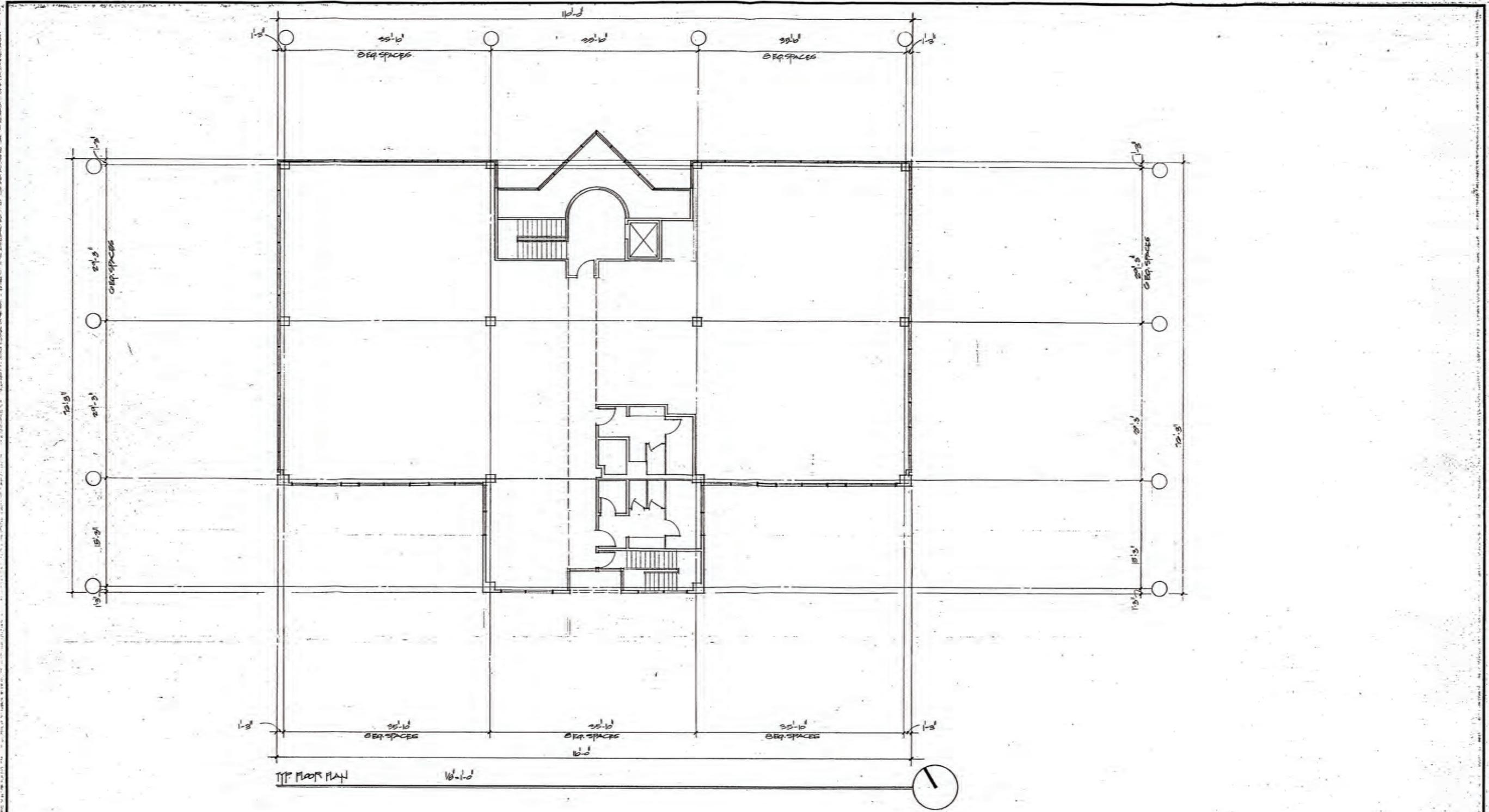
UP86-21P/SP86-52P



**OPTION A  
 SITE PLAN**

**TRAVCOA OFFICE  
 BUILDING**  
 Simonoff/Hawkins  
 And Associates  
 Architecture

City of Newport Beach



1st FLOOR PLAN

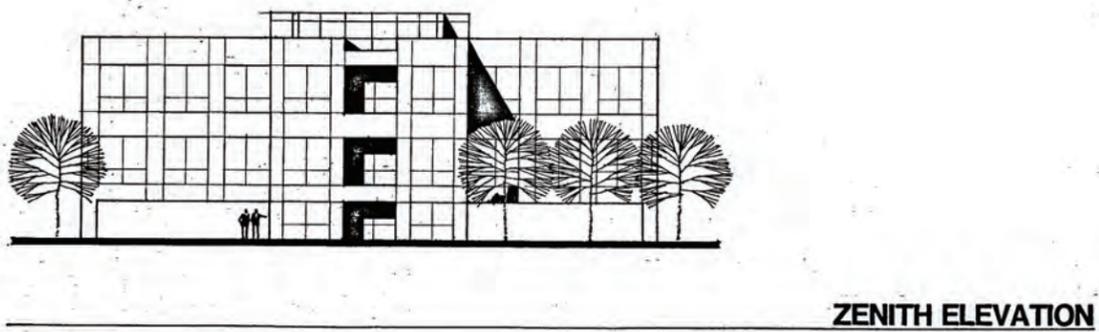
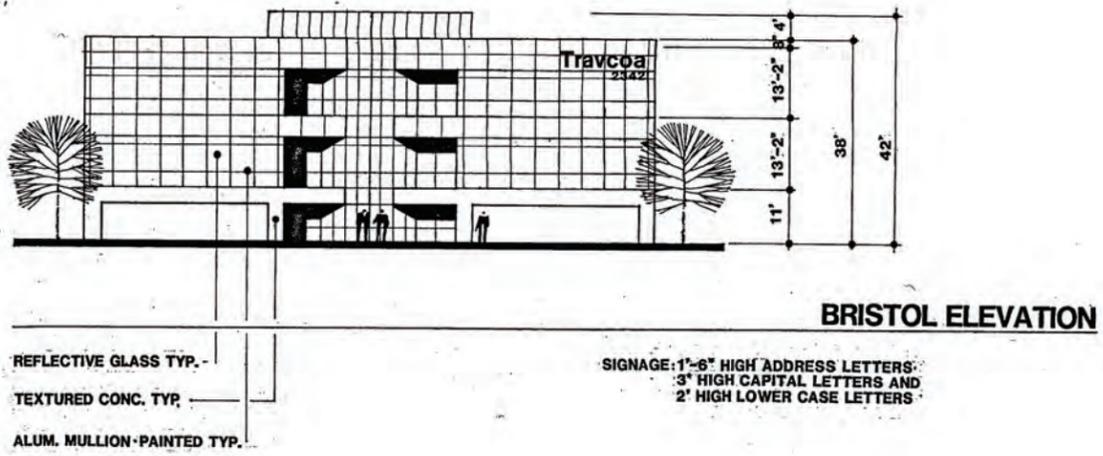
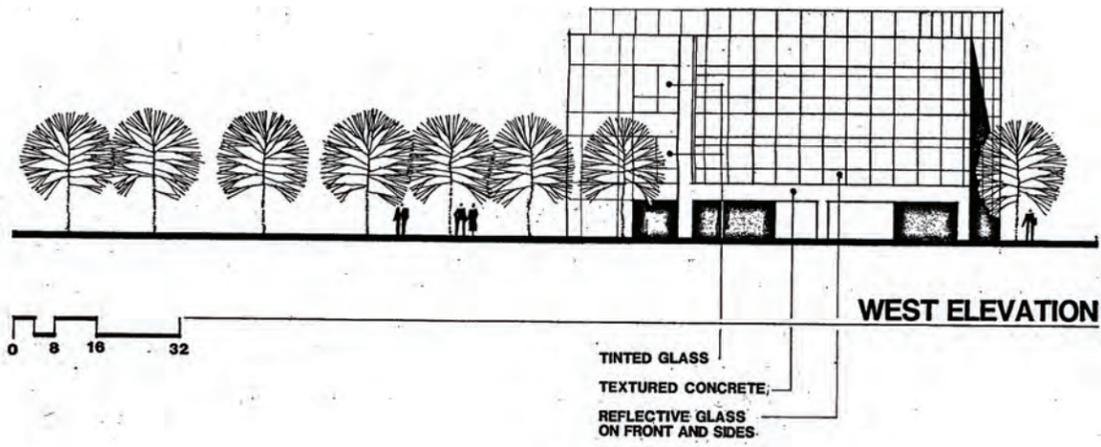
City of Newport Beach

NO.	REVISIONS	BY

**Travco**  
 CORPORATION  
 OF AMERICA  
 4000 MACARTHUR BLVD.  
 SUITE 650E  
 NEWPORT BEACH, CA 92660

**SIMONOFF/HAWKINS & ASSOCIATES · ARCHITECTURE**  
 3300 Irvine Avenue · Suite 280 · Newport Beach, California 92660 · Telephone 714 756-1555

Date:	3-13-80
Scale:	
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Approved:	
Job:	
Sheet:	34
Of:	



ZENITH AVE.

CONC. BALLARDS

GRASSCRETE PAVING

MEDIUM HIGH SHRUBS  
3'-3 1/2' HIGH-TYP.

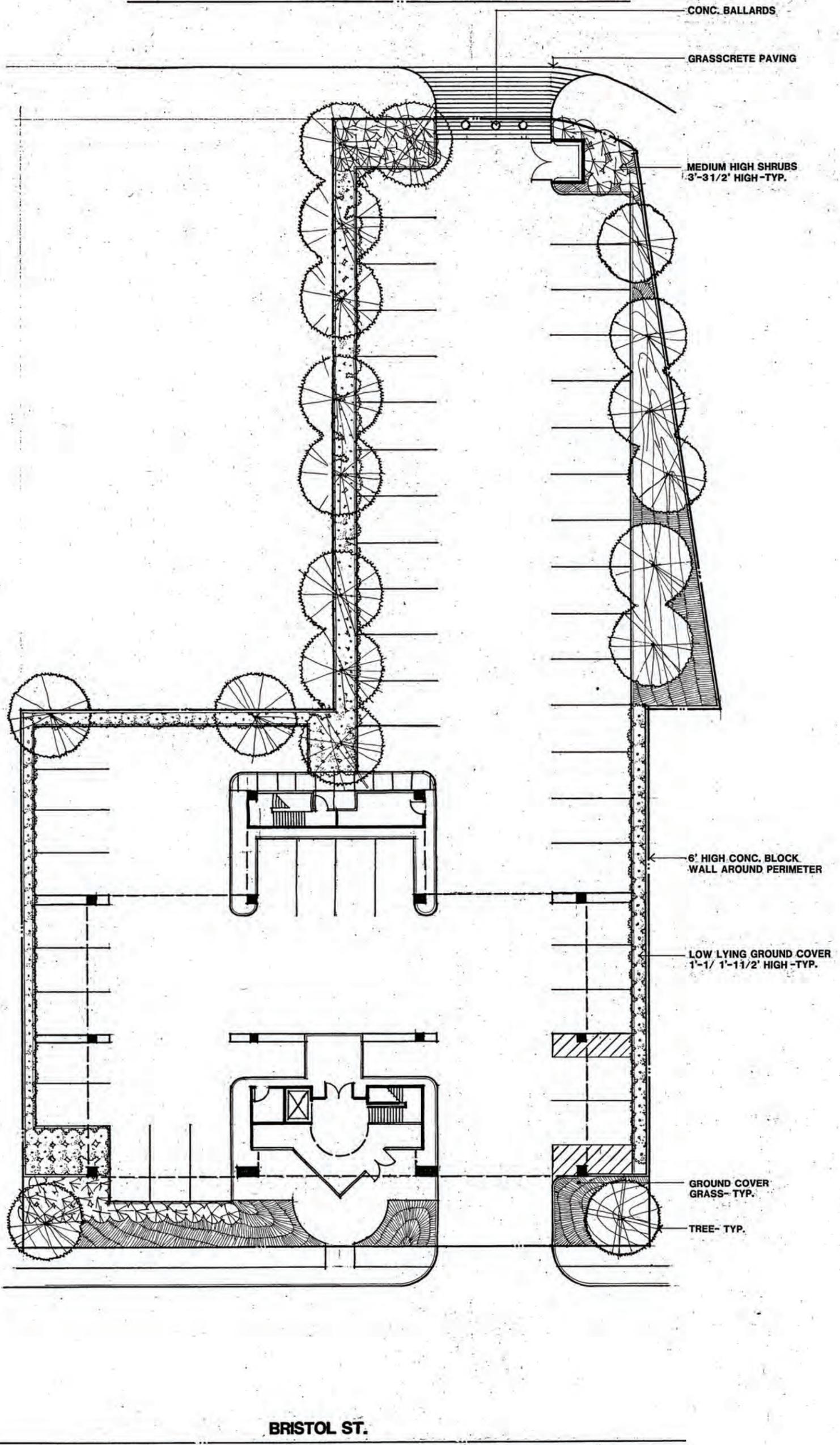
6' HIGH CONC. BLOCK  
WALL AROUND PERIMETER

LOW LYING GROUND COVER  
1'-1' 1'-1 1/2' HIGH-TYP.

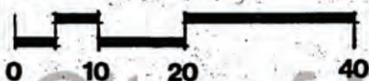
GROUND COVER  
GRASS-TYP.

TREE-TYP.

BRISTOL ST.



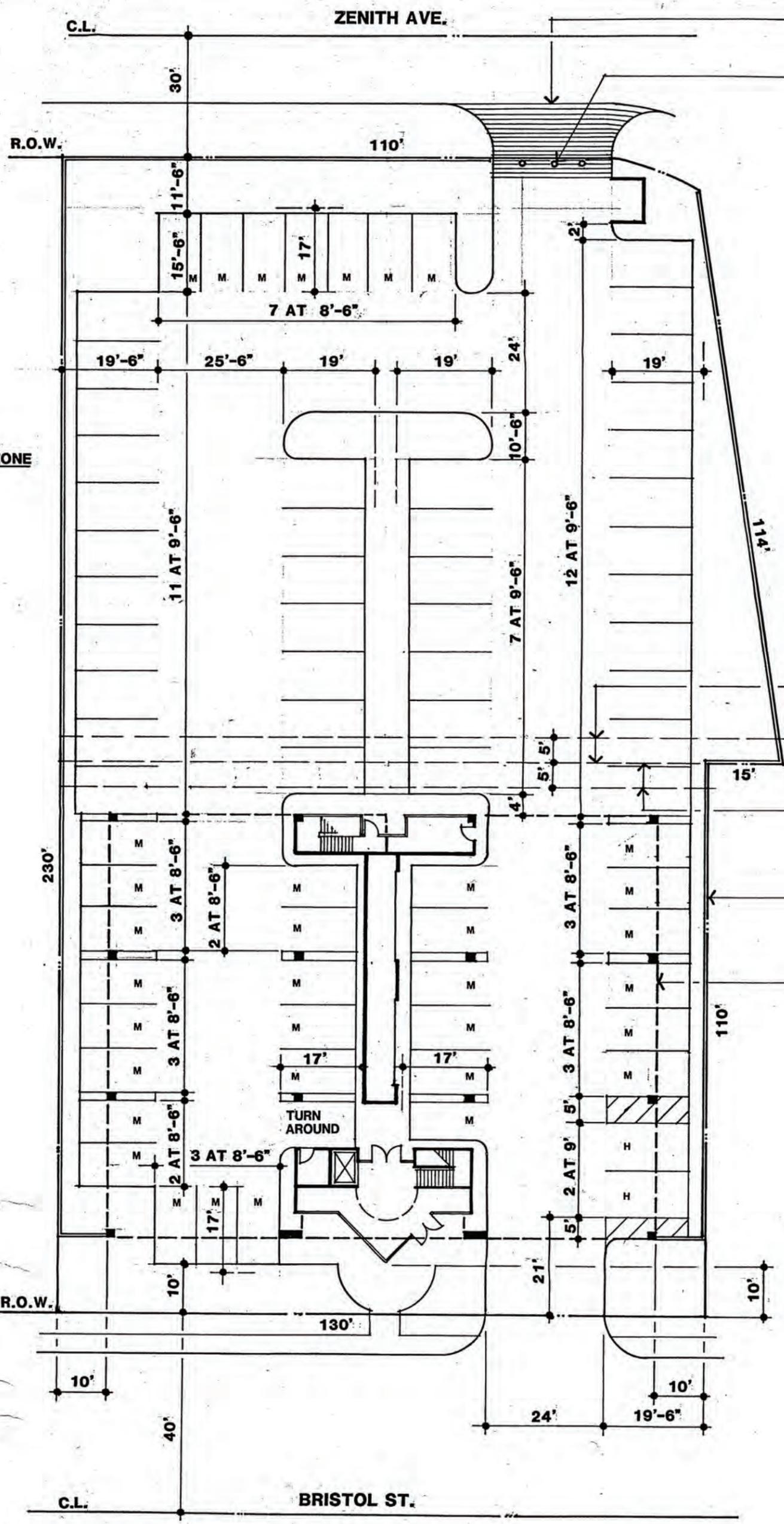
### SITE PLAN



## TRAVCOA OFFICE BUILDING

Simonoff/Hawkins  
And Associates  
Architecture

City of Newport Beach



GRASSCRETE PAVING  
 CONC. BALLARDS - MOVABLE FOR EMERGENCY ACCESS

EXISTING RESIDENTIAL

EASEMENT FOR INSTALLATION AND REPAIR OF UTILITIES

EASEMENT FOR POLE LINES AND CONDUITS

6' HIGH CONC. BLK. WALL AROUND PERIMETER

LINE OF BUILDING ABOVE

Site Area	32,629 S.F. (.75 ac.)
Gross Square Footage	19,000 S.F.
Coverage	27.6%
Allowable Coverage	35.0%
Standard Parking	39 Spaces
Mid-size Parking	35 Spaces
Total Parking	74 Spaces
1 Mid-size	47.3%
Allowable 1/2 Mid-size	50.0%
Spaces/1,000 S.F.	4.1
Allowable Spaces/1,000 S.F.	4.0

**BUILDING DATA**



**OPTION B  
 SITE PLAN**

**TRAVCOA OFFICE BUILDING**  
 Simonoff/Hawkins  
 And Associates  
 Architecture

EXISTING PA-35 ZONE

R.O.W.

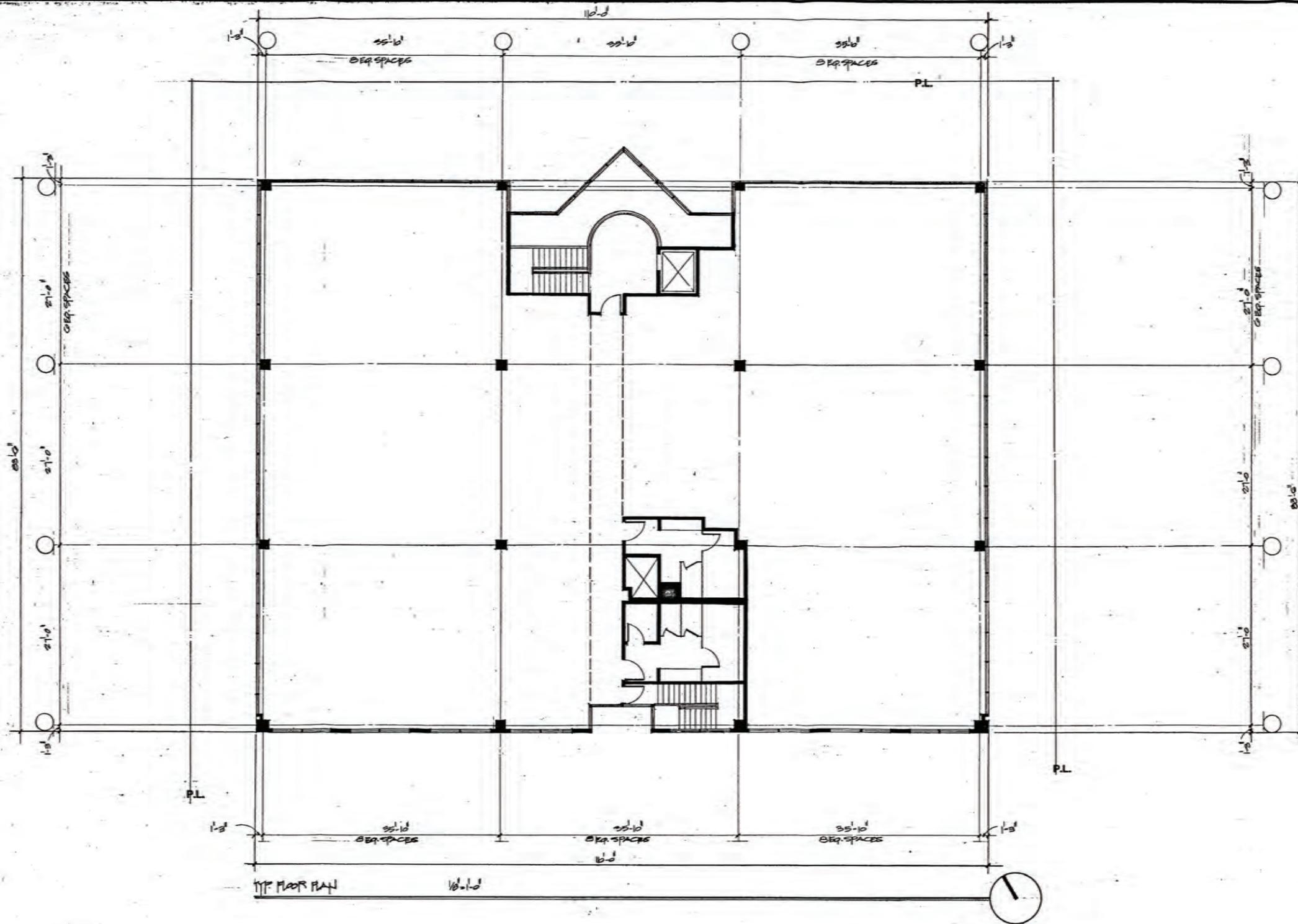
C.L.

ZENITH AVE.

R.O.W.

C.L.

BRISTOL ST.



1st FLOOR PLAN

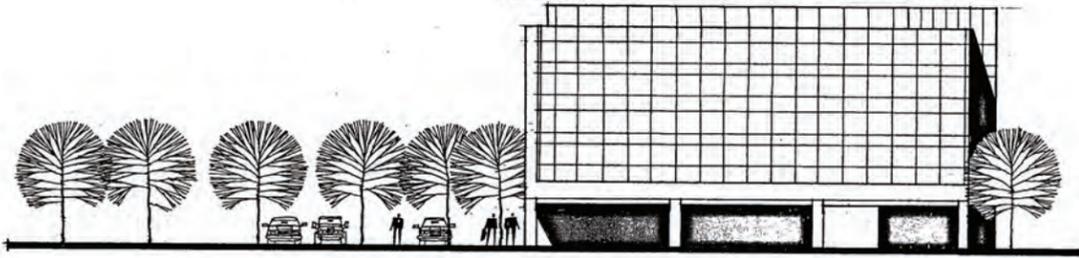
City of Newport Beach

REVISIONS	BY

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3300 Irvine Avenue · Suite 280 · Newport Beach · California 92660 · Telephone 714 756-1555

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Of	38

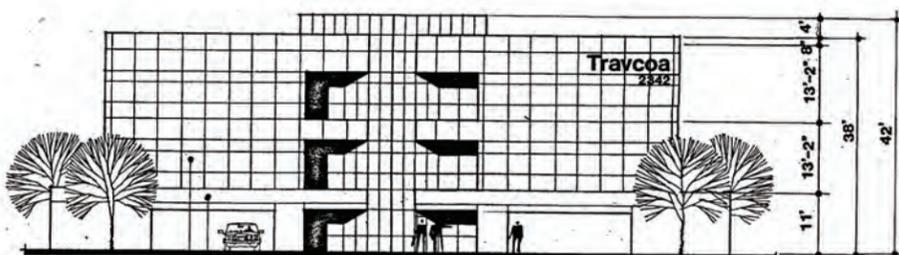


**WEST ELEVATION**



- Tinted Glass Typ.
- Textured Concrete Typ.
- Aluminum Mullion-Painted Black Typ.

**ZENITH ELEVATION**



- Reflective Glass on Front and Sides Typ.
- Textured Concrete Typ.

SIGNAGE: 1'-6" high address letters  
3' high capital letters and  
2' high lower case letters

**BRISTOL ELEVATION**



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