



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 10, 2025
Agenda Item No. 5

SUBJECT: SKINIC Day Spa (PA2024-0239)
▪ Minor Use Permit

SITE LOCATION: 3838 East Coast Highway

APPLICANT: Angela Lindsay, SoCal h2H

OWNER: The 3838 Corona LLC

PLANNER: Oscar Orozco, Associate Planner
949-644-3219, oorozco@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** CC (Corridor Commercial)
- **Zoning District:** CC (Commercial Corridor)

PROJECT SUMMARY

A request for a minor use permit to allow the operation of a day spa establishment (Personal Services, Restricted), which includes accessory massage services. The applicant proposes to improve a 2,270-square-foot, single-story, commercial building to provide services such as: facials, superficial chemical peels, and accessory massage. The establishment would operate daily until 8:00 p.m., and no late hours (i.e., after 11:00 p.m.) are proposed.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving the Minor Use Permit filed as PA2024-0239 (Attachment No. ZA 1).

DISCUSSION

- The proposed day spa will be located within an existing commercial building located west of the East Coast Highway and Hazel Drive intersection. The proposed use is a commercial use intended to serve nearby residents of Corona del Mar as well as visitors to the City.
- The project site is in the CC (Commercial Corridor) Zoning District and categorized as CC (Corridor Commercial) by the General Plan. This designation is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. While the existing commercial building is adjacent to residential neighborhoods, the building is oriented towards East Coast Highway where the properties fronting East Coast Highway are also in the CC (Commercial Corridor) Zoning District. Therefore, the proposed use is consistent with the Zoning District and General Plan Land Use.
- The proposed day spa is classified as a Personal Services, Restricted land use and is allowed subject to the approval of a minor use permit in order to disperse the use from other similar uses in this land use category to minimize potential adverse impacts. The project also includes massage as an accessory component, which also requires a minor use permit.
- The day spa is proposed to be located within a recently improved 2,270-square-foot commercial building. The existing building was previously comprised of three tenant spaces; however, a tenant improvement was recently completed to combine the three tenant spaces into one. As a result, and in an effort to improve the site accessibility, a new entrance ramp has been incorporated which has resulted in a reduction in the gross floor area from 2,392 square feet to 2,270 square feet. The proposed day spa use will require a tenant improvement to construct ten individual treatment rooms, an office, employee breakroom, a lobby, and reception area.
- As provided in the Applicant's Project Description (Attachment No. ZA 3), the day spa will offer facials, superficial chemical peels, and accessory massage such as lipomassage. The requested hours of operation are between 10:00 a.m. and 5:00 p.m., Monday through Saturday. Staff recommends a condition of approval limiting the hours of operation to between 10:00 a.m. and 8:00 p.m. daily to allow more operational flexibility in the future. No late hours (past 11:00 p.m.) or alcohol service are proposed as part of this application.
- The proposed day spa includes lipomassage, which is considered an accessory use given it comprises less than 10% of the overall service offerings. The project was reviewed by the Police Department and determined not to require an Operator's Permit for massage under the Municipal Code given that lipomassage

is not directly regulated or covered by the California Massage Therapy Council (CAMTC) certification.

- The proposed use is surrounded by a range of commercial uses, which includes a hair salon, tailor, florist, and martial arts studio located at the northern property along East Coast Highway across Hazel Drive. The adjacent property to the south along East Coast Highway is vacant. The proposed use provides a different commercial service for nearby residents and the surrounding village of Corona del Mar.
- The project site is nonconforming because it does not provide the required number of parking spaces. However, Section 20.38.060(B)(1) of the Newport Beach Municipal Code (NBMC) indicates that a use may be changed to a new use without providing additional parking provided no intensification or enlargement occurs and the new use requires a parking rate of no more than one space per 250-square-foot of gross building area. The proposed day spa is located within a vacant tenant space. Although the three previous suites were merged into one suite, the overall floor area was reduced by approximately 122 square feet. Therefore, no intensification or enlargement is proposed that would trigger additional parking. The primary use of the suite is personal services, which requires a parking rate of one space per 250-square-foot. Therefore, the project would not result in an intensification that requires additional parking pursuant to Section 20.38.060(B)(1).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

This exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The proposed project includes the operation of a day spa with minor alternations to the tenant space.

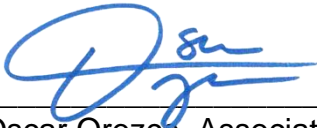
PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

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

Prepared by:



Oscar Orozco, Associate Planner

LAW/oo

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Project Description
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A MINOR USE PERMIT FOR A DAY SPA (PERSONAL SERVICES, RESTRICTED LAND USE) LOCATED AT 3838 EAST COAST HIGHWAY (PA2024-0239)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Angela Lindsay of SoCal h2H on behalf of Marinho Cassiana of The 3838 Corona LLC with respect to property located at 3838 East Coast Highway and legally described as Lots 52 of Block B of Tract No. 673, requesting approval of a minor use permit.
2. A request for a minor use permit to allow the operation of a day spa establishment (Personal Services, Restricted), which includes accessory massage services. The applicant proposes to improve a 2,270-square-foot, single-story, commercial building to provide services such as: facials, superficial chemical peels, and accessory massage. The establishment would operate daily until 8:00 p.m., and no late hours (i.e., after 11:00 p.m.) are proposed.
3. The subject property is designated Corridor Commercial (CC) by the General Plan Land Use Element and is located within the Commercial Corridor (CC) Zoning District.
4. The subject property is not located within the coastal zone.
5. A public hearing was held on July 10, 2025, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. This exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The proposed project includes the operation of a day spa with minor alternations to the tenant space.

SECTION 3. REQUIRED FINDINGS.

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

Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding:

1. The General Plan Land Use category for this property is CC (Corridor Commercial), which is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
2. The proposed day spa is a personal service use that is consistent with the land uses permitted within this land use designation. The use is intended to serve nearby residents of Corona del Mar as well as visitors to the City.
3. The proposed day spa would be located within an existing commercial building. While the tenant space is adjacent to residential neighborhoods, the building is oriented towards East Coast Highway where the properties fronting East Coast Highway are also in the CC (Commercial Corridor) Zoning District.
4. The subject property is not part of a specific plan area.

Finding:

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

Facts in Support of Finding:

1. The day spa is a permitted use in the CC (Commercial Corridor) Zoning District. The day spa (Personal Services, Restricted) use is permitted with the approval of a minor use permit. A minor use permit is required as the restricted uses may tend to have a blighting and/or deteriorating effect upon surrounding areas and may need to be dispersed from other similar uses to minimize adverse impacts.
2. Section 20.70 (Definitions) of the NBMC defines the personal services, restricted land use as a personal service use that may have a blighting and/or deteriorating effect on surrounding areas and that may need to be dispersed from other similar uses to minimize adverse impacts. The NBMC provides specific examples of personal services, restricted land uses including day spas, healing arts, tanning salons, and body piercing studios.

3. Section 20.70 (Definitions) of the NBMC defines a massage services, accessory land use as a massage establishment that is regulated by State law and operated as an accessory use in conjunction with an approved health club, athletic club, gym, or hotel or in conjunction with a medical office or chiropractic office. For the purpose of this definition, an establishment that includes less than 25% of its floor area dedicated toward massage services is considered accessory. The proposed day spa includes lipomassage services which is considered accessory massage given it comprises less than 10% of the service offerings. The project was reviewed by the Police Department and determined not to require a massage permit under the Municipal Code given that lipomassage is not directly regulated or covered by the California Massage Therapy Council (CAMTC) certification.
4. A body piercing studio, another personal services, restricted land use, is located across Hazel Drive approximately 55 feet from the proposed day spa. The surrounding commercial uses are primarily retail, food service, beauty shops, and other commercial uses not classified as personal services, Restricted. Although not a personal services, restricted land use, the nearest massage business is located approximately 650-feet from the property. Therefore, the use is adequately dispersed from similar uses that may create adverse impacts.
5. The project site is nonconforming because it does not provide the required number of parking spaces. However, Section 20.38.060(B)(1) of the NBMC indicates that a use may be changed to a new use without providing additional parking provided no intensification or enlargement occurs and the new use requires a parking rate of no more than one space per 250-square-feet of gross building area. The proposed day spa is located within a vacant tenant space. Although the three previous suites were merged into one suite, the overall floor area was reduced by approximately 122 square feet. Therefore, no intensification or enlargement is proposed that would trigger additional parking. The primary use of the suite is personal services, which requires a parking rate of one space per 250-square-feet. Therefore, the project would not result in an intensification that requires additional parking pursuant to Section 20.38.060(B)(1).

Finding:

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

Facts in Support of Finding:

1. The proposed day spa is located within an existing commercial building that is compatible with the surrounding uses including retail commercial uses.
2. The existing commercial building is oriented towards East Coast Highway and facing away from the adjacent residential neighborhoods. The surrounding properties fronting East Coast Highway are also in the CC (Commercial Corridor) Zoning District to provide a range of commercial uses to serve nearby residential neighborhoods. The nearest residential dwelling is approximately 30 feet from the subject building and separated by the existing parking spaces for the building and an alley.

3. Condition of Approval No. 4 limits the hours of operation from 10:00 a.m. to 8:00 p.m., daily. The project does not propose late hours (past 11:00 p.m.) which will minimize any potential disturbance to the residential uses near the property.

Finding:

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

Facts in Support of Finding:

1. The project site is located west of the East Coast Highway and Hazel Drive intersection. East Coast Highway is a busy commercial corridor with heavy vehicular traffic and pedestrian activity. The onsite parking lot is located at the rear of the property and is conveniently located for patrons and employees. Vehicular access to the parking lot is available via an alley in the rear of the property that is accessible from Hazel Drive. The proposed day spa is not expected to result in increased vehicular and pedestrian traffic.
2. The day spa is proposed to be located within a recently improved 2,270-square-foot commercial building. The existing building was previously comprised of three tenant spaces; however, a tenant improvement was recently completed to combine the three tenant spaces into one. As a result, and in an effort to improve the site accessibility, a new entrance ramp has been incorporated which has resulted in a reduction in the gross floor area from 2,392 square feet to 2,270 square feet. The proposed day spa use will require a tenant improvement to construct ten individual treatment rooms, an office, employee breakroom, a lobby, and reception area. The design, location, shape, size, and operating characteristics of the use are compatible with the existing retail, personal services, and martial arts studio within the surrounding areas.
3. The Fire Prevention Division has reviewed the project to ensure adequate public and emergency vehicle access is provided and does not have any concerns with the proposed use.

Finding:

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

Facts in Support of Finding:

1. Fact 3 in support of Finding C is hereby incorporated by reference.

2. The proposed day spa has been reviewed by the Building Division, Fire Prevention Division, and Public Works Department and the resolution includes appropriate conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The business operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
6. The Newport Beach Police Department (NBPD) has reviewed the Project and has no objections. In addition, it was determined by NBMC that the project does not require a massage permit under the Municipal Code given that lipomassage is not directly regulated or covered by the California Massage Therapy Council (CAMTC) certification.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

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

PASSED, APPROVED, AND ADOPTED THIS 10TH DAY OF JULY, 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL****Planning Division**

1. The Project shall be in substantial conformance with the approved site plan and floor plans stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may cause the revocation of this Minor Use Permit.
4. *The hours of operation shall be limited from 10:00 a.m. to 8:00 p.m., daily.*
5. *The Project’s accessory massage services shall be limited to a maximum of 25% of the overall operation.*
6. This Minor Use Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, welfare, or materially injurious to the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
7. Any change in operational characteristics, expansion in the area, or other modification to the approved plans shall require review by the Planning Division. An amendment to this Minor Use Permit or the processing of a new minor use permit may be required.
8. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Section 20.54.060 (Time Limits and Extensions) of the NBMC.
9. Prior to the issuance of a building permit, a copy of this Resolution including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans
10. Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
11. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction

activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m. Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays or Holidays.

12. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC.
13. The business operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the Property and adjacent properties during business hours, if directly related to the patrons of the establishment.
14. A Special Events Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the NBMC to require such permits.
15. All proposed signs shall be in conformance with the provisions of Chapter 20.42 (Sign Standards) of the NBMC.
16. All lighting shall conform to the standards of Section 20.30.070 (Outdoor Lighting) of the NBMC. The Community Development Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
17. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
18. The Project shall provide adequate, accessible, and convenient enclosed areas with solid roofs for collecting and loading solid waste, organic materials, and recyclable materials in compliance with Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC to the greatest extent possible as determined by the Community Development Department Director.
19. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (if available), except when placed for pick-up by refuse collection agencies. The Applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
20. Trash receptacles for patrons shall be conveniently located inside of the establishment.

21. Storage outside of the building in the front or at the rear of the Property shall be prohibited, with the exception of the trash container on pick-up days.
22. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.
23. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **SKINIC Day Spa** including, but not limited to, **the Minor Use Permit filed as PA2024-0239**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division

24. The Applicant shall 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.
25. *The Project shall include an accessible path from the parking area and the public right of way to the tenant space.*

Fire Department

26. *This project will require a fire sprinkler system in accordance with 2022 CFC 903 and 2022 NFPA13.*

Public Works Department

27. *The Project parking layout shall comply with City Standard 105.*
28. *The Applicant shall install a new sewer clean out on the existing sewer lateral per City Standard 406.*

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit
(PA2024-0239)

3838 East Coast Highway

Attachment No. ZA 3

Applicant's Project Description Letter

Angela VanDeVelde Salley, LEED AP

1191 El Camino Drive
Costa Mesa, CA 92626
949.872.1179
Angela@SoCalh2H.com

20th of December, 2024 **REV. 2 - 12th of March, 2025**

Minor Use Permit for SKINIC

3838 E. Coast Highway, Corona del Mar, CA 92625

Application No. PA2024-0239

Project Description

Dear Sir or Madame

I hope this message finds you well. My name is Angela Salley, and I am the Architect for the commercial space at **3838 E. Coast Highway, Corona del Mar, CA 92625**, on behalf of **SKINIC, LLC**.

This letter serves as our project description for planning approval of a minor use permit.

SKINIC, LLC is 100% owned by **Cassie Marinho**, founder and president.

Renan Maurice serves as CEO, but holds no shares in the company.

Their contact details are as follows:

SKINIC, LLC

Cassiana Marinho, Founder and President

Email: cassie@skinic.co

Phone: (310)654-4701

Business Address: 8432 Santa Monica Blvd, West Hollywood, CA 90069

Renan Maurice, CEO

Email: renan@skinic.co

Phone: (310)654-4700

My Architectural office is located at **1191 El Camino Drive, Costa Mesa, CA 92626** and my contact details are below:

Angela VanDeVelde Salley: owner, Architect & designer

Phone: (949)872-1179

Email: Angela@SoCalh2H.com

CAB license number: C-32685

a.) 20.52.020 F - Findings required for a Minor Use Permit.

1.) The use is consistent with the General Plan and any applicable specific plan.

The general plan designates the site as part of the Commercial Corridor Zone in Corona del Mar (CDM).

SKINIC, a medspa, is a commercial use.

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

CC (Commercial Corridor) Zoning District. The CC Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.

SKINIC is a personal services business as described below and is a permitted use in the commercial corridor.

3.) The design, location, size and operating characteristics of the use are compatible with the allowed uses in the vicinity

The new design of SKINIC is more in keeping with the high-end retail offerings along the commercial corridor in CDM.

It is an aesthetic upgrade to the existing building that sits in its location, with no added area. We are actually proposing to reduce the area of the existing building to add an accessible entrance ramp.

The proposed size is consistent with its predecessor, despite being slightly smaller. However, it is actually a story or 2 less than its neighbors, and half-buried in a hill. In the future, we will apply for a variance to increase the F.A.R. of SKINIC, allowing its height to be even more compatible with its surroundings.

SKINIC will operate during standard business hours (10 AM - 5PM) on weekdays and on Saturdays.

Business Operation and Impacts

- **Operating Hours:** Monday through Saturday, 10:00 AM to 5:00 PM
- **Staff:** The business will employ three (3) estheticians, one (1) office manager, and one (1) receptionist with two (2) shifts per day, resulting in the creation of 10 new jobs in the Newport Beach area.
- **Low-Impact Business:** The business model is designed to be minimally invasive to the surrounding area. SKINIC will generate minimal traffic, require little parking, and will not produce noise, dust or other disruptions. The overall aesthetic of the business will enhance the appeal of Corona del Mar with its elegant, high-end look.

Community and Economic Benefits

By providing high-quality cosmetic services in a beautifully designed commercial space, SKINIC will contribute to the beautification of the Corona del Mar neighborhood. Furthermore, the creation of new jobs and increased tax revenue will support the economic development of Newport Beach, while enhancing the area's reputation as a desirable, high-end destination. We believe that SKINIC will attract visitors and bolster the vibrant community atmosphere.

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

The site currently houses a facility of similar size, shape and operating characteristics.

There will be no change to the provision of access for emergency vehicles.

There will be an aesthetic upgrade to the design.

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

Operation of SKINIC's current location in West Hollywood shows that they have a low parking demand and negligible traffic impacts, meaning that it will not impact the public convenience or welfare of persons residing in the area.

Though "lipomassage" is listed as an available service on the company website, it should be noted that this is just a name used for lymphatic drainage which is strictly paired with body contouring treatments. It is a water retention treatment that is not in any way relaxing.

These treatments are performed on women, by women. They do not come with the traditional stigma of massage parlor establishments.

Lipomassage makes up less than 10% of SKINIC's business.

- b.) Full description of work occurring on site

- 1.) Land Use Changes

The existing structure at 3838 E. Coast Highway is a 2,392 s.f. Type III single story commercial building that had 3 tenants.

Unit 'A' was occupied by a dog grooming facility and was 734 s.f. of net leasable area.

Unit 'B' was occupied by a similar MedSpa use and was 738 s.f. of net leasable area.

Unit 'C' was occupied by a dry cleaners and was 724 s.f. of net leasable area.

The facility was already under-parked with only 4 existing parking spaces and no accessible parking stalls. We have been approved by the planning department to proceed with Non-conforming parking per NBMC 20.38.060.

2.) Physical Alterations to the Building

After being purchased by SKINIC, the team obtained a demolition permit to combine the 3 tenant spaces into one single-use facility, a MedSpa.

In the meantime, the team has been working to revise the street frontage to allow for an accessible entrance ramp, which resulted in the reduction of the gross building footprint from 2,392 s.f. To 2,270 s.f.

During the demolition of the interior walls, it was noted that many of the structural elements were rotting and were not suitable for reuse.

Therefore, it is proposed that the new facility will make use of the existing retaining walls to the north and north-east, and the demising wall to the west. However, the roof and floor will need to be demolished and rebuilt as part of the building transformation.

The new aesthetic of the building will include a corner signage feature that leads to an internal garden of steps and a visible entrance ramp.

The large glazing of the original facility will be replaced with a similarly large glazing wall that is straight along the back side of the ramp. The canvas canopies will be replaced with a modern metal awning that has a tongue and groove wood or wood-look ceiling beneath it. The building will again have a flat roof, but all rooftop equipment will be relocated to concealed locations TBD.

c.) Further elaboration of services offered on site.

Business Overview:

SKINIC is a body aesthetics center operated by licensed estheticians. Our services are entirely cosmetic in nature, focusing on skin care treatments such as facials, superficial chemical peels, and body treatments. It is crucial to emphasize that SKINIC is not a medical facility, nor does it provide massage services beyond lipomassage. All services are non-invasive, designed to enhance skin health and beauty without any medical or therapeutic interventions. Below is a breakdown of the scope of services:

DO's:

- Promote skin health, wellness and vitality
- Improve skin appearance, including tone, texture and color
- Combat the effects of aging and sun exposure
- Body Contouring

DON'T's:

- Diagnose skin conditions
- Prescribe medications
- Provide medical treatments such as injectables (e.g. Botox) or deep chemical peels
- Dermal fillers
- Laser Hair Removal
- IV hydration (no injectables of any kind)
- Rejuvenation

SKINIC does employ a supervising doctor. However, the doctor is not present on site and does not supervise the treatments.

d.) Further elaboration on “Lipomassage.”

Though “lipomassage” is listed as an available service on the company website, it should be noted that this is just a name used for lymphatic drainage which is strictly paired with body contouring treatments. It is a water retention treatment that is not in any way relaxing.

These treatments are performed on women, by women. They do not come with the traditional stigma of massage parlor establishments.

Lipomassage makes up less than 10% of SKINIC’s business.

Conclusion

We respectfully request your approval of the minor use permit for this project, allowing us to proceed with the next steps in the development process. SKINIC will not only be a valuable addition to the Corona del Mar community but will also bring both aesthetic and economic benefits to the broader Newport Beach area.

Thank you for your time and consideration. We look forward to your favorable review.

Attachment No. ZA 4

Project Plans

GENERAL NOTES

1. THE CONTRACT DOCUMENTS OF WHICH THESE DRAWINGS ARE A PART, ARE LEGAL INSTRUMENTS OF RECORD FOR THE USE OF THE OWNER AND THE ARCHITECT. THE CONTRACT DOCUMENTS OF WHICH THESE DRAWINGS ARE A PART, ARE LEGAL INSTRUMENTS OF RECORD FOR THE USE OF THE OWNER AND THE ARCHITECT. THE CONTRACT DOCUMENTS OF WHICH THESE DRAWINGS ARE A PART, ARE LEGAL INSTRUMENTS OF RECORD FOR THE USE OF THE OWNER AND THE ARCHITECT.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY OMISSIONS OR DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, CONSULTING PROFESSIONAL'S DRAWINGS, SPECIFICATIONS OR OTHER CONDITIONS. THIS NOTIFICATION SHALL BE MADE TO THE ARCHITECT IN WRITING PRIOR TO RESOLUTION OF THE WORK.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT. ANY WORK INCURRED IN CONNECTION WITH THE DISCREPANCIES DISCOVERED SHALL BE COVERED BY THE CONTRACTOR ENTIRELY AT HIS EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF INFORMATION IS NOT SHOWN ON ITS DRAWINGS.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING, BLOCKING, JACKING, BRIDGES, SHUT-UP PLATES, AND SUPPORTING DEVICES REQUIRED FOR CONCRETE, MASONRY, ACCESSORIES, FIXTURES, MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
6. WRITTEN DIMENSIONS SHALL PRECEDE OVERLAP SCALE. TO MATCH SCALE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE DIMENSION LINES ON THE DRAWING.
7. ALL EXTERIOR WALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO THE FACE OF THE STEP WALLS, OR TO THE FACE OF CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.
8. ALL INTERIOR WALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO THE FACE OF OPTIMIZED PART OF STEP WALLS, OR TO THE FACE OF CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.
9. ALL CEILING HEIGHT DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO THE FINISHED CEILING SURFACE UNLESS OTHERWISE NOTED.
10. ALL DOOR SIZES SHOWN ON THE DOOR SCHEDULE ARE OPENING SIZES. ALLOWANCES FOR FRAMEWORK, ETC. SHALL BE PROVIDED.
11. THE CONTRACTOR SHALL PROVIDE THERMAL INSULATION IN ALL EXTERIOR WALLS, BASED FLOOR AND ROOF CEILING WITH A MINIMUM R-VALUE AS SHOWN IN THE DRAWINGS AND TITLE 24 COMPLIANCE. FOR THE THERMAL INSULATION SHALL FORM A CONTINUOUS CHAMFER.
12. OPEN EXTERIOR JOINTS AROUND THE WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOFS, AND AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CALKED, OR OTHERWISE SEALED TO WEATHER.
13. THE CONTRACTOR SHALL INSTALL CARBON MONOXIDE DETECTOR WALL MOUNTED OUTSIDE OF A DETECTOR ROOM AND PROVIDE SIGNAL. INSTALL METAL CONDUIT BUNDLES AT ALL EXTERIOR WALL/ROOF JOINTS.
14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF THE WORK FOR ALL UTILITIES AND SERVICES.
16. ALL WORK SHALL COMPLY WITH THE 2022 CBC AND ALL LOCAL DEPT. OF BUILDING & SAFETY CODES AND REGULATIONS.
17. ALL SUB CONTRACTORS WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES OR BY OWNER.
18. SUB CONTRACTORS SHALL BE LIABLE FOR ANY DAMAGES TO OWNER'S PROPERTY AS A RESULT OF NEGLIGENCE.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHERE SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE.
20. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL GOVERNING CODES, RULES, AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH REQUIREMENTS OF THE SEVERAL POWER AND TELEPHONE COMPANIES.
21. LUMBER, ALL VERTICAL AND HORIZONTAL LUMBER SHALL BE GRADE MIXED SPECIES OF RED CONSTRUCTION LUMBER IN TOTAL AND ALL VERTICAL AND HORIZONTAL LUMBER SHALL BE GRADE MIXED SPECIES OF RED CONSTRUCTION LUMBER IN TOTAL AND ALL VERTICAL AND HORIZONTAL LUMBER SHALL BE GRADE MIXED SPECIES OF RED CONSTRUCTION LUMBER IN TOTAL.
22. PROVIDE APPROVED BLOCKING AT ALL UNSUPPORTED EDGES OF FINISHED ROOF SHEATHING.
23. ALL RAILING SHALL COMPLY WITH 2018 CBC.
24. ROOFING WALLS AND ALL EXPOSED WALLS SHALL BE GALVALIZED.
25. PROVIDE WALL CORNER BRACING AS REQUIRED BY CODE.
26. THE CENTER OF VENT PIPES, VENT PIPES, SHALL BE NOT LESS THAN 12" FROM THE CORNER OF ANY VALLEY.
27. ALL SHEET METAL TO BE 26 GA. GALVALIZED UNLESS OTHERWISE NOTED. USE 26 GA. GALVALIZED VALLEY FLASHING (PER CODE).
28. ALL ELECTRICAL WIRING TO BE COPPER. ALUMINUM WIRING SHALL NOT BE USED.
29. ALL EXTERIOR CABLES IN PARALLEL SHALL BE GROUPED IN A RIGID CONDUIT OR RIGID PVC CONDUIT.
30. N.T.S. INDICATES NOT TO SCALE.
31. EXISTING CONDITIONS DIMENSIONS PRECEDE TO DRAWING DIMENSIONS, DO NOT SCALE WORKING DRAWINGS.
32. FOR MORE SPECIFIC NOTES REGARDING CONNECTIONS, FINISHES OR FLOOR PLANS - SEE PLANS.
33. CONTRACTOR AGREES THAT HE SHALL ASSUME FULL AND COMPLETE RESPONSIBILITY FOR THE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL OBTAIN NECESSARY AND NECESSARY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
34. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES AGENCY (800) 422-4455, 45 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, TO LOCATE UTILITIES.
35. CONTRACTOR TO PROVIDE 3 COPIES OF THE SHIP WHICH INCLUDES ALL PRELIMINARY DESIGNS AT TIME OF PERMIT ISSUANCE. A REDUCED SCALE PLAN MAY BE PROVIDED.

VICINITY / SETBACK MAP



TENANT IMPROVEMENTS
3838 EAST COAST HIGHWAY
CORONA DEL MAR, CALIFORNIA
PROJECT IMAGES

LOCAL DESCRIPTION
TRACT # 6-573 LOT: 52 BLOCK B
A.P.N. # 459-125-01



PROJECT TEAM

OWNER
RENA & CASSE MAURICE
SKINIC.CO
TEL: 310.654.4700
FAX:
CONTACT: RENAU MAURICE
E-MAIL: RENAU@SKINIC.CO

CONTRACTOR
1636 NEWPORT BLVD, SUITE B
NEWPORT BEACH, CA 92667
TEL: 949.621.0314
FAX:
CONTACT: FERNANDO TRULLIO
E-MAIL: FERNANDO@SKINICCONCEPT.COM

ARCHITECT
ANGELA SALLEY ARCHITECT
1191 EL CAMINO DR
COSTA MESA, CA 92626
TEL: 949.772.1179
FAX:
CONTACT: ANGELA SALLEY
E-MAIL: ANGELA@SALLEYARCH.COM

STRUCTURAL
SQUAKE ONE STRUCTURAL
13151 DUNLAP ST
TUSTIN, CA 92780
TEL: 714.463.6333
FAX:
CONTACT: VINI DAO
E-MAIL: VINI@SQ1STRUCTURAL.COM

MECHANICAL
MARS ENGINEERING GROUP INC.
2771 S VICTORY BLVD
WEST HILLS, CA 91307
TEL: 818.353.8999
FAX:
CONTACT: MAJID AMIR
E-MAIL: MAJID@MARSENGINEERING.NET

SHEET INDEX

ARCHITECTURAL	REV.
A-00 PROJECT DATA & INDEX	
A-01 EXTERIOR WALLS	
A-02 EXTERIOR WALLS	
A-03 EXTERIOR WALLS	
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A-100 EXTERIOR WALLS	

DEFERRED SUBMITTALS

FIRE PROTECTION

GOVERNING CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CBC (CALIFORNIA)
2022 CALIFORNIA FIRE CODE
NTPA
CHAPTER 11B, 2022 CBC / ADOPT
ADOPT 17.1-2023

BUSINESS OVERVIEW

SKINIC is a body esthetics center operated by licensed estheticians. Our services are entirely cosmetic in nature, focusing on skin care treatments such as facials, superficial chemical peels, and body treatments. It is crucial to emphasize that SKINIC is not a medical facility, nor does it provide medical services beyond lymphatic drainage. As services are non-medical, designed to enhance skin health and beauty without any medical or therapeutic interventions. Below is a breakdown of the scope of services:

DO'S:

- Promote skin health, wellness and vitality
- Improve skin appearance, including tone, texture and color
- Combat the effects of aging and sun exposure
- Body Contouring

DO NOT'S:

- Diagnose skin conditions
- Prescribe medical treatments
- Provide medical treatments such as injectables (e.g. Botox) or deep chemical peels
- Dermal Fillers
- Laser Hair Removal
- IV Hydration (no injectables of any kind)

Regulation:

SKINIC does employ a supervising doctor. However, the doctor is not present on-site and does not supervise the treatments.

Further elaboration on "Lymphatic Drainage":

The term "lymphatic" is often used as an available service on the contract, but in reality, it should be noted that this is just a name used for lymphatic drainage which is strictly paired with body contouring treatments. It is a water retention treatment that is not in any way relaxing.

These treatments are performed on women, by women. They do not come with the traditional stigma of massage parlor establishments.

Lymphatic drainage makes up less than 10% of SKINIC's business.

Individuals will be capable of self-preservation at all times.

NO WORK ON WEEKENDS

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Plaza, P.O. Box 7185, Newport Beach, CA 92668-0185
www.newportbeach.gov | (949) 944-3330

ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 3838 E Coast Highway

Permit Number:

Owner's Name: Skin, LLC / Renau Maure

Owner's Signature: [Signature]

Contractor's Signature: [Signature]

Date: 10/24/2025

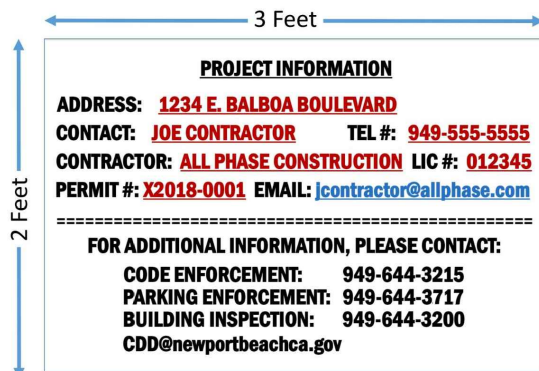
ANGELA SALLEY
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COSTA MESA, CA 92626
949.772.1179
ANGELA@SALLEYARCH.COM



PROJECT DATA
& INDEX

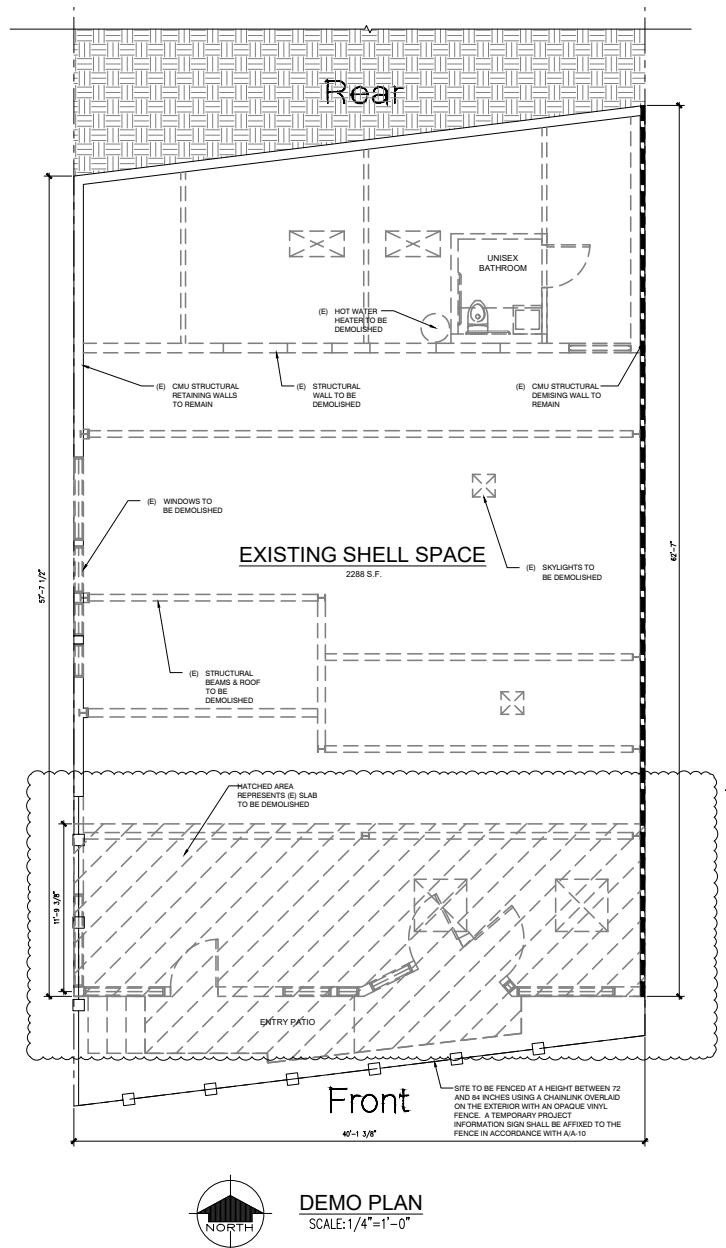
A-00





Font must be legible and in (72) point font

A TEMPORARY PROJECT INFORMATION SIGN SPECIFICATIONS



DEMO PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND	
	NEW WALLS
	EX. WALLS TO REMAIN
	DEMO WALLS
	RATED WALL WHERE DASHED

GENERAL DEMOLITION NOTES:

DEMOLITION REQUIREMENTS

- A. ALL DEBRIS SHALL BE MET AT THE TIME OF HANDLING TO PREVENT DUST.
- B. SEWER LINE SHALL BE CAPPED.
- C. ALL BASEMENT FILLES SHALL BE CLEAN AND UNIFORM.
- D. STREETS AND SIDEWALKS ARE TO REMAIN CLEAN AND FREE ANY OBSTRUCTIONS.
- E. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON SITE BETWEEN OCTOBER 15 AND MAY 15.
- F. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- G. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- H. PEDESTRIAN CANOPY PROTECTION IS REQUIRED IF DEMOLITION WITHIN 10' OF PUBLIC SIDEWALK.

ANGELA SALLEY
1101 EL CAMINO DRIVE
COSTA MESA, CA 92626
949.872.1779
ANGELA@80CALH2H.COM



NO. DATE DESCRIPTION
ISSUES AND REVISIONS
THE ORIGINAL SIZE OF THIS DRAWING IS 24"x36"

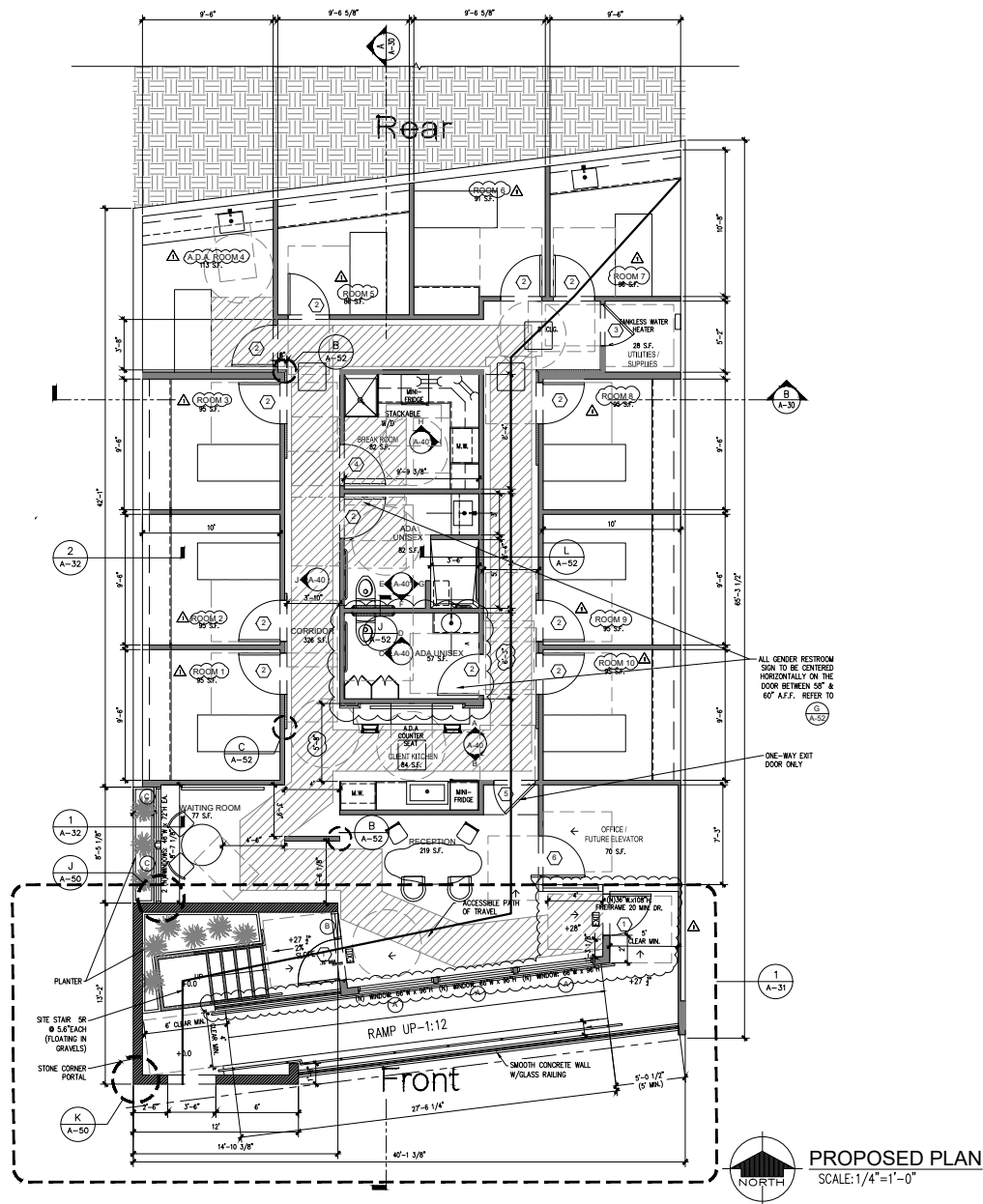
APRIL 24, 2025

SCHLITZ
HALL

3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

EXISTING / DEMO PLAN	
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A-10



WALL LEGEND	
	NEW WALLS
	EX. WALLS TO REMAIN
	DEMOLITION WALLS
	RATED WALL WHERE DASHED

BUILDING CODE DATA	
BUILDING USE: TENANT SPACE (CBC SEC. 303.1)	
OCCUPANCY (CBC, SEC. 303.1): BUSINESS - GROUP B	
TYPE OF CONSTRUCTION (CBC, SEC. 602.5): III (SPRINKLERED)	
OCCUPANT LOAD & EXITING:	
GROSS BUILDING AREA:	2,217 SF
NET TENANT AREA:	2,127 SF
OCCUPANT LOAD (100 SF/OCC):	22 OCCUPANTS
NUMBER OF EXITS REQUIRED:	1
EXITS PROVIDED:	2
EXIT WIDTH REQUIRED (21X 2):	4.2' (0.35')
EXIT WIDTH PROVIDED:	72" (6'-0")
TABLE A OCCUPANT LOAD FACTOR:	
B SPACES (1:100 SF)	2127 / 100 = 21.27
21.27 = 22 OCCUPANTS	
PLUMBING FIXTURE COUNTS	
WATER CLOSETS:	
1. MEN (1:1-50 OCC.)	MEN = 22 / 2 = 11
	1 M. W.C. REQ'D
	2 UNISEX PROVIDED (COMPLIES)
2. WOMEN (1:1-15 OCC.)	WOMEN = 22 / 2 = 11
	1 W. W.C. REQ'D
	2 UNISEX PROVIDED (COMPLIES)
LAVATORIES	
1. MEN (1:1-75 OCC.)	MEN = 22 / 2 = 11
	1 M. LAV. REQ'D
	2 UNISEX PROVIDED (COMPLIES)
2. WOMEN (1:1-50 OCC.)	WOMEN = 22 / 2 = 11
	1 W. LAVS REQ'D
	2 UNISEX PROVIDED (COMPLIES)

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ANGELA@SALLEYARCH.COM

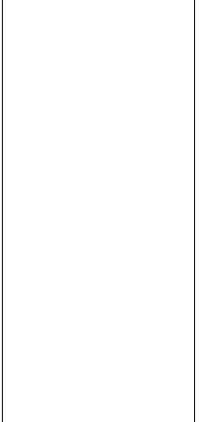
REGISTERED ARCHITECT
ANGELA LYN SALLEY
C-3886
02/28/27
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
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3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

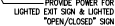
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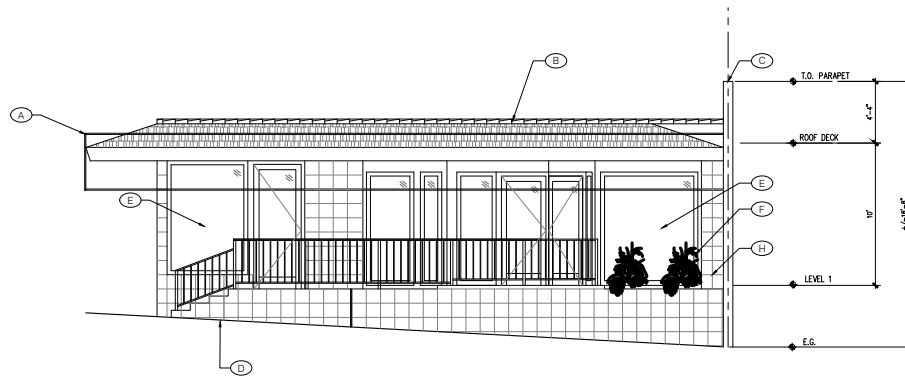
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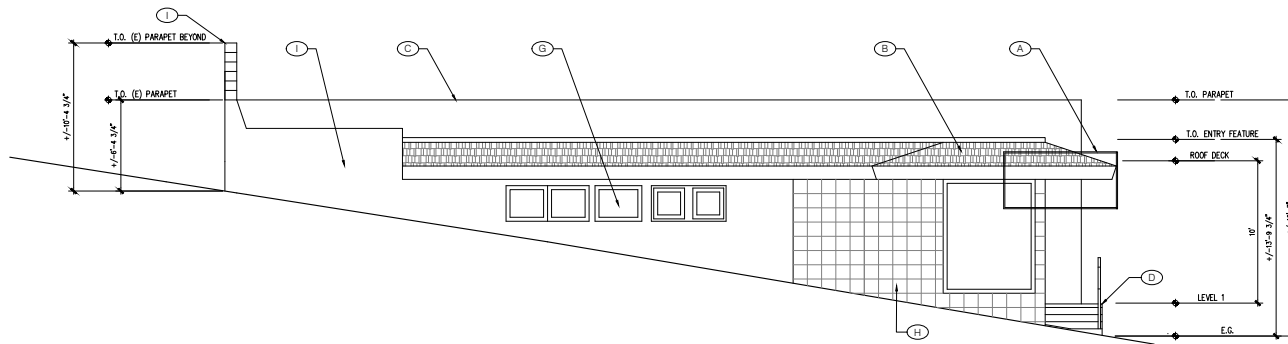
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	APRIL 24, 2025

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FRONT ELEVATION
SCALE: 1/4"=1'-0"



SIDE ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES:

- (A) EXISTING BANNER SIGNS AND MOUNTING SYSTEM TO BE REMOVED
- (B) EXISTING COMPOSITE ROOF STRUCTURE TO BE REMOVED
- (C) EXISTING DEMISING WALL AND PARAPET TO REMAIN
- (D) EXISTING ENTRY STEPS AND WALKWAY TO BE REMOVED
- (E) EXISTING WINDOW WALL TO BE REMOVED
- (F) EXISTING PLANTER TO BE REMOVED
- (G) EXISTING WINDOWS TO BE REMOVED
- (H) EXISTING WALL TILE TO BE REMOVED
- (I) EXISTING CONCRETE BLOCK RETAINING WALL & PARAPET TO REMAIN
- (J)
- (K)
- (L)
- (M)
- (N)
- (O)
- (P)
- (Q)
- (R)
- (S)

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NO.	DATE	DESCRIPTION

NO. DATE DESCRIPTION
ISSUES AND REVISIONS
THE ORIGINAL SIZE OF THIS DRAWING IS 24"x36"

SCALE: APRIL 24, 2025

3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

EXISTING ELEVATIONS

SHEET TITLE

A-20

SHEET NO.

- (A) CORONADO STRIP STONE STONE VENEER IN WHITE. (ESR-2598)
- (B) SMOOTH FINISH CONCRETE SITE WALL
- (C) WENMAU GLASS GUARDRAIL (ESR-4799)
- (D) SMOOTH FINISH STUCCO, PAINTED WHITE
- (E) LIGHTED SIGNAGE
- (F) COPPER SCUPPER AT OVERFLOW ROOF DRAINAGE
- (G) STEEL I-BEAM HEADER EMBEDDED IN STONE WALL
- (H) CORTEN STEEL PLANTER
- (I) BLACK STEEL CANOPY WITH TAG WOOD CEILING
- (J) BLACK TUBE STEEL BEAMS
- (K) NEW WINDOWS. B.O.D.: WEATHERSHIELD VUE WITH BLACK FRAMES
- (L) GLASS PIVOT DOOR
- (M) DECORATIVE LIGHT FIXTURE, TIED BY OWNER
- (N) EXISTING CONCRETE BLOCK RETAINING WALL & PARAPET, COVERED IN SMOOTH STUCCO & PAINTED TO MATCH NEW WALLS & PARAPET
- (O) ALUMINUM STUCCO REGLET. REFER TO

C
A-51
- (P)
- (Q)
- (R)
- (S)

1191 EL CAMINO DRIVE
COSTA MESA, CA 92626
949.872.1179
ANGELA@80CALH2H.COM

[illegible]

SCALE	DATE APRIL 24, 2025
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3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

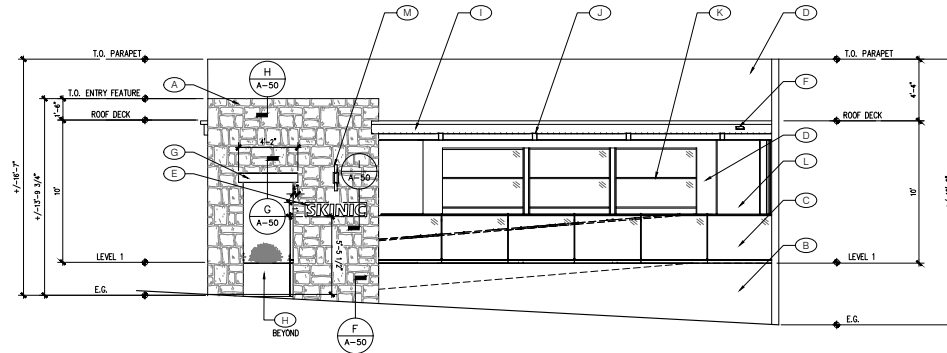
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PROPOSED ELEVATIONS

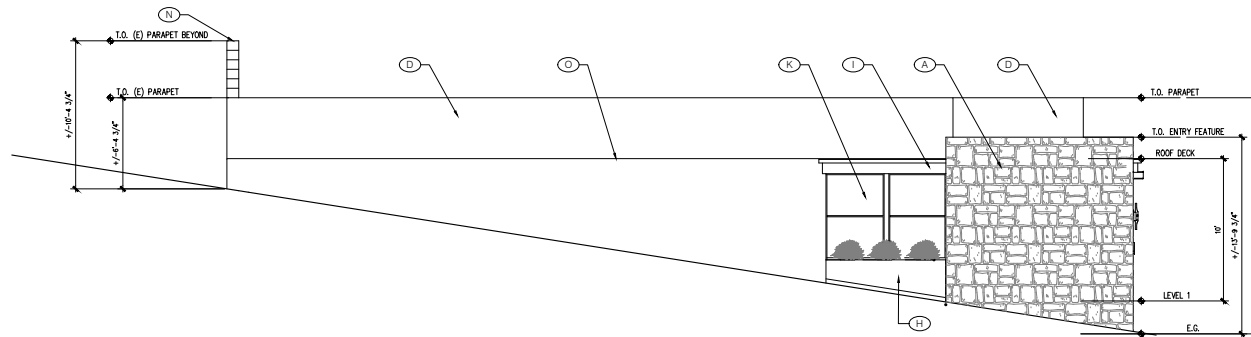
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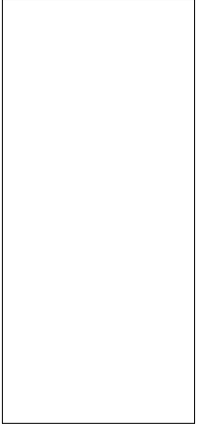
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SCALE: 1/4"=1'-0"



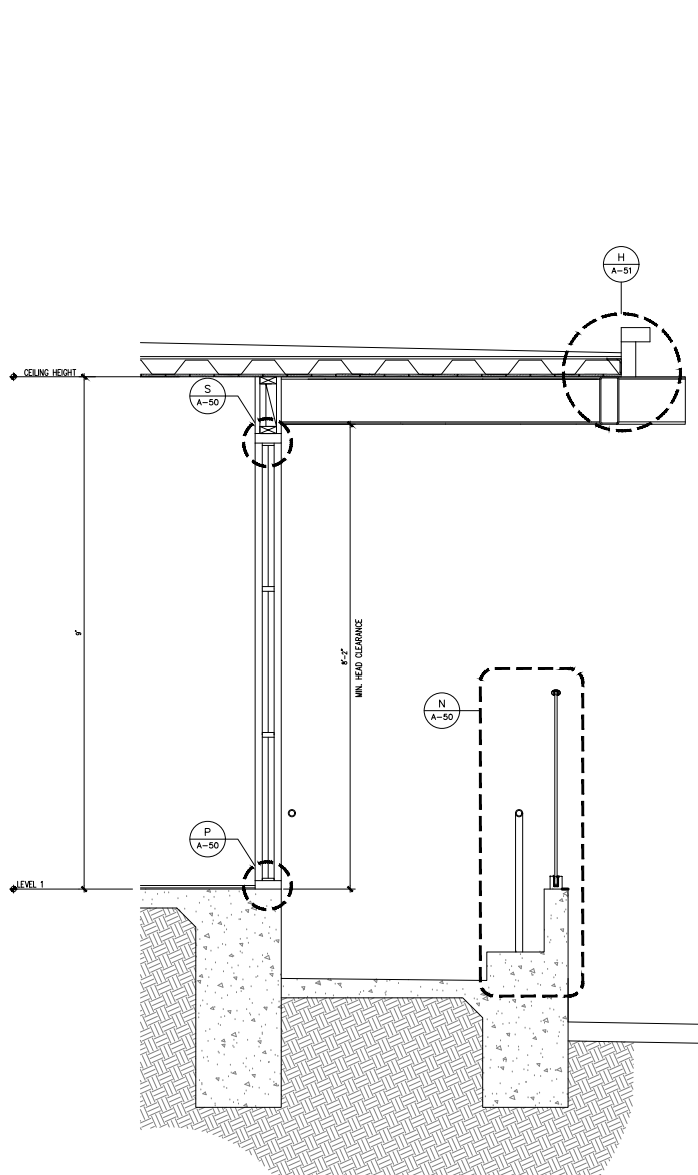
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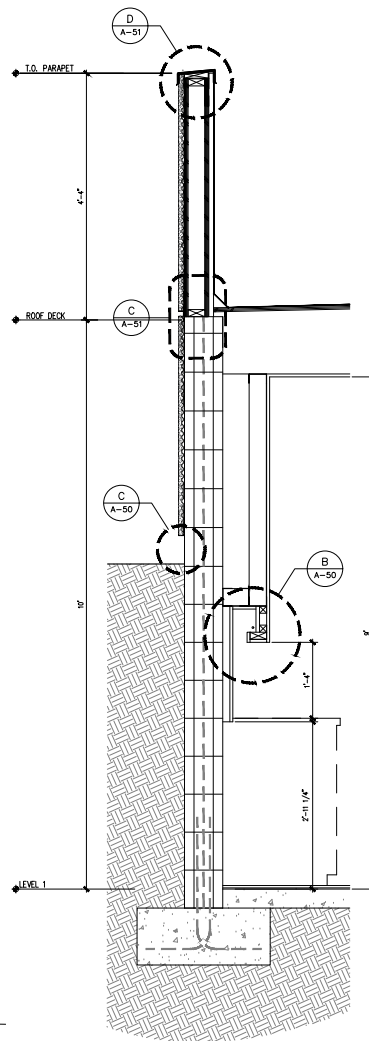
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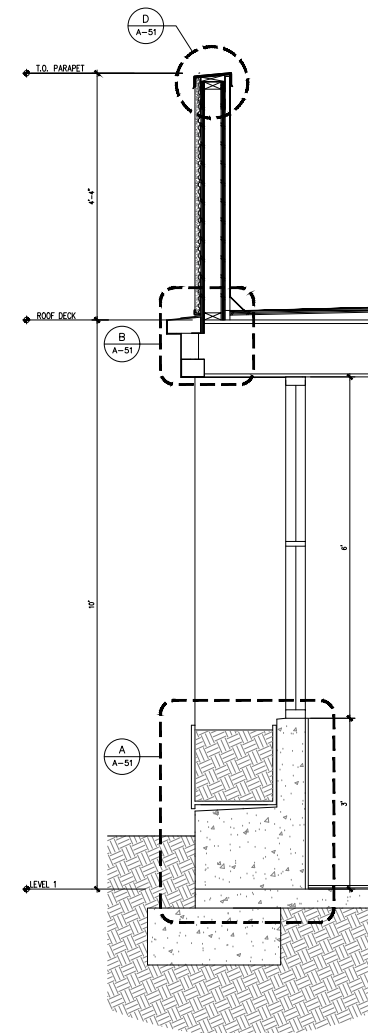
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WALL SECTION 3
SCALE: 1"=1'-0"



WALL SECTION 2
SCALE: 1"=1'-0"



WALL SECTION 1
SCALE: 1"=1'-0"

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NO.	DATE	DESCRIPTION
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3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

WALL SECTIONS

A-32



NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		
THE ORIGINAL SIZE OF THIS DRAWING IS 24"x36"		
		APRIL 24, 2025
SCALE	DATE	

3838 E. COAST HIGHWAY
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92625

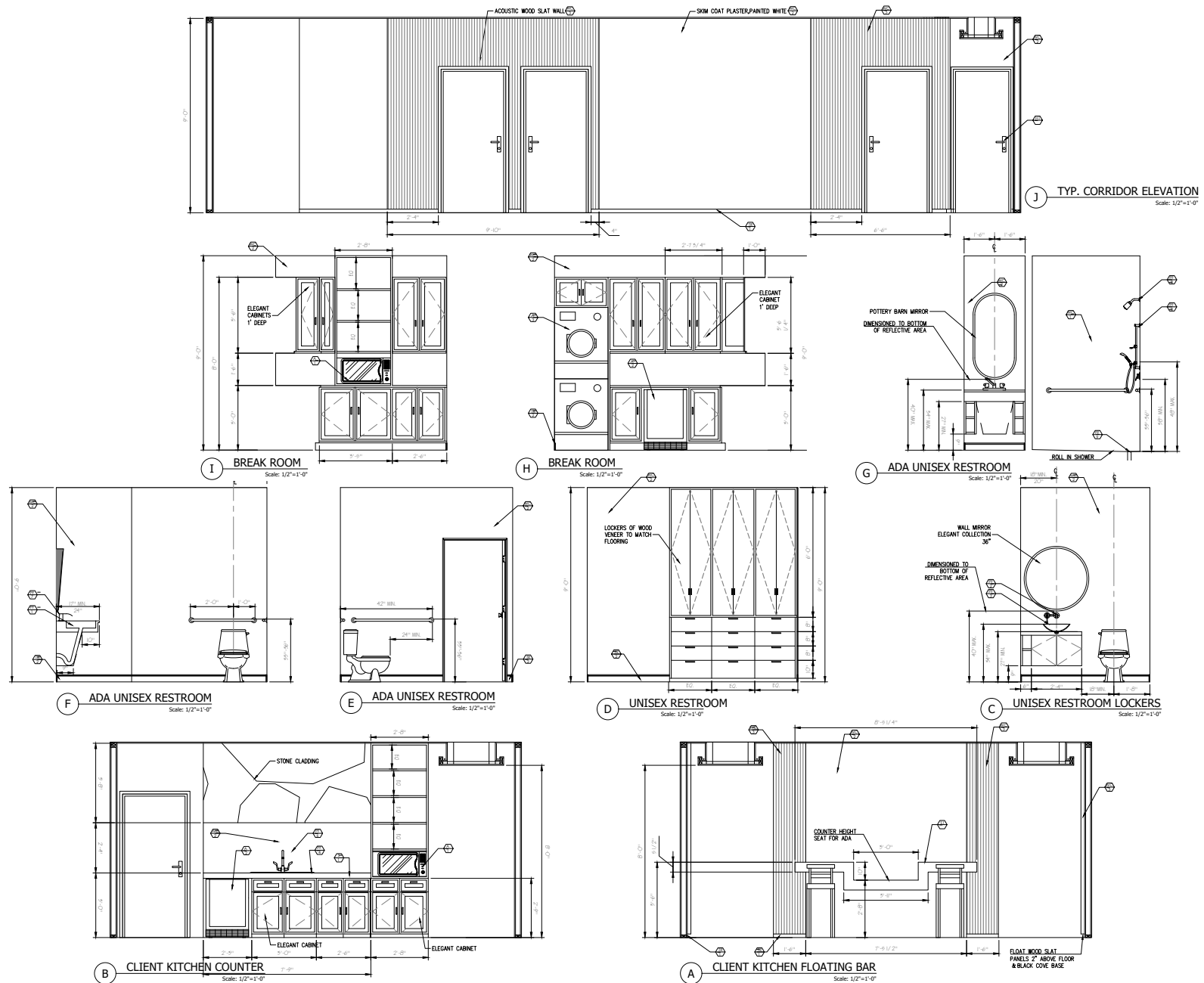
PROJECT TITLE

INTERIOR ELEVATIONS

SHEET TITLE

A-40

SHEET NO. _____



* FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING

* FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING

NEW MANUFACTURED FENESTRATION PRODUCTS SHALL NOT EXCEED THE "U" FACTOR AND "SHGC" REQUIREMENTS OF TABLE 150.1-A OR IS DETERMINED BY PERFORMANCE APPROACH PER SECTIONS 150.1(C)3A AND 150.1(C)4.

1. ALL FINISHES APPLIED TO DOORS SHALL OUPD ON ALL SURFACE PLANES/EDGES
2. ALL INTERIOR HANDED DOORS TO BE SPRINGED
3. ALL GLAZED DOORS & WINDOW TO BE STAINED GLASS & TRUCK, UNGLAZED
4. ALL GLAZED DOORS & WINDOW TO HAVE STAINED GLASS & TRUCK, UNGLAZED
5. ALL STAIN-GLAZED DOORS TO BE STAINED GLASS & TRUCK, UNGLAZED
6. CLASS 1 CLASS IN HAZARDOUS LOCATIONS TO BE TEMPERED:
 - 6.1. TEMPERED GLASS SHALL BE FULLY LABELED AS SUCH BY CODE
 - 6.2. AT WINDOWS WITH 30" OF A WINDOW OR WITH 18" AF
 - 6.3. WITH 3" HORIZONTAL OF A WALKWAY OR PATH OF TRAVEL
 - 6.4. IN CHURCH NARROW PASSAGES
 - 6.5. WITH 60" OF WATER'S EDGE IN A BATHROOM, HALL, SPA, WHIRLPOOL, OR SWIMMING POOL
 - 6.6. WITH 30" AF OF STAIRS OR STAIRS WITH 30" OF STAIRS OR RAMPS
 - 6.7. WITH A 60" HORIZONTAL ACROSS LESS THAN 18" FROM THE BOTTOM EDGE OF STAIRS
 - 6.8. WITH 60" HORIZONTAL TO THE GLASS WITH 18" LINES BETWEEN 2" OF GLASS BE BELIEVED WITH A SLOPE GREATER THAN 1:2
7. ALL GLAZING TO BE SECURELY FASTENED TO THE FRAMEWORKING, GLASS PLACING ABOVE ALL UNPROTECTED EXTERIOR DOOR OPENINGS
8. ALL EXTERIOR GLAZING TO BE SECURELY FASTENED TO THE FRAMEWORKING
9. ALL EXTERIOR GLAZING DOORS SHALL HAVE DEAD BOLT LOCKS
10. 30" WIDE AND WIDE ENTRY DOORS SHALL HAVE A HINGES
11. CONTRACTOR TO VERIFY DOOR TO BE PROPERLY RATED WITH SELF-CLOSING LATCHING
12. CONTRACTOR TO VERIFY ALL DOOR & WINDOW DIMENSIONS AND SITE CONDITIONS PRIOR TO ORDERING
13. CONTRACTOR TO VERIFY KNOB OPENING WITH DOOR & WINDOW FRAMEWORK BEFORE KNOB OPENINGS ARE INSTALLED
14. CONTRACTOR TO VERIFY ALL GLAZING ELEMENTS SHALL BE GLASS GLAZED, UNGLAZED
15. ALL REFERENCES TO 24 CALIFORNIA REGULATION FOR GLAZING REQUIREMENTS
16. ALL HEADS TO BE 6" x 4"
17. SUBSTITUTIONS MUST HAVE TEMPORARY AND PERMANENT LABELS









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

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

SECRET TITLE






A-44




SECRET



TILE						
#	MANUFACTURER	STYLE / COLOR /GROUT	SIZE	REP / CONTACT	LOCATION	
	CORONADO STONE	CORONADO STRIP STONE WHITE / WHITE GROUT	1 1/2"-2" X UP TO 23" LONG	WWW.CORONADO.COM	OUTSIDE AREA STONE VENEER FOR MAIN ENTRANCE	
	MCCARRAN	HARDWOOD PLANKS	-	McCaran Engineered Hardwood	ALL ROOMS ,HALLWAYS BREAK ROOM RECEPTION,OFFICE	
	TBD	WOOD LOOK CERAMIC TILE MATCH HARDWOOD FLOORS	-	-	BREAK ROOM & BATHROOM FLOOR	
	MSI	SHOWER FLOOR EDEN DOLOMITE / WHITE GROUT	HEXAGON-3"X3"	WWW.MSISURFACES.COM	BATHROOM WITH SHOWER	







HARDWARE						
#	MANUFACTURER	MODEL	SIZE / FINISH	REP / CONTACT	LOCATION	
	ADVANTAGE	HS SERIES GRADE 2 PRIVACY FUNCTION CT LEVER, ADA COMPLIANT	2 3/4" X 1 1/4" US19 FLAT BLACK		ALL ROOM, BATHROOM BREAK ROOM & UTILITY CLOSET DOORS	
	BRINKS	COMMERCIAL INDUSTRIAL DUTY ALUMINUM UNIVERSAL RIM REVERSIBLE EXIT DEVICE	32" MATTE BLACK		ONE WAY EXIT DOOR	



PLUMBING FIXTURES						
#	MANUFACTURER	MODEL	SIZE / FINISH	REP / CONTACT	LOCATION	
	KOHLER	THE BOLDLOCK OF KOHLER BRAZN 21-1/4" RECTANGULAR UNDERMOUNT BATHROOM SINK	S: 21.31" X 16.38" X 6.81" F: Porcelain	WWW.KOHLER.COM	BATHROOM WITH SHOWER	
	KOHLER	KOHLER K24438-4-2MB "TONE" WALL MOUNT BATHROOM SINK FAUCET	S: 4"X4"X1-1/16" F: VIBRANT BRUSHED MODERNE BRASS	WWW.KOHLER.COM	BATHROOM WITH NO SHOWER	
	MISENO	GRANITE VASSEL SINK	S: CIRCULAR 17" F: GRANITE	FERGUSON	BATHROOM WITH NO SHOWER	
	MTI BATHS	BASICS ACRYLIC CXL LAUNDRY SINGLE BOWL WASHBOARD FRONT - WHITE MTLS11G-WH	S: 25"X22" F: WHITE	WWW.MTIBATHS.COM	CLIENT KITCHEN	
	DRYERBOX	22 GAUGE ALUMINIZED STEEL WEIGHING 4.14 POUNDS EACH SKU DB-425	S: 21"X12 1/2"X 5 1/8" F: -ALUMINIZED STEEL	WWW.DRYERBOX.COM	BREAK ROOM	
	KOHLER	BELLERA® SEMI-PROFESSIONAL KITCHEN SINK FAUCET WITH THREE-FUNCTION SPRAY HEAD K-29106-CP	S: - F: POLISHED CHROME	WWW.KOHLER.COM	CLIENT KITCHEN	
	KOHLER	PARALLEL® 1 GPM SINGLE HOLE BATHROOM FAUCET W/ POP-UP DRAIN ASSEMBLY	MODEL: K-23472-4K-BN S: 3.9375" SPOUT HEIGHT F: VIBRANT BRUSHED NICKEL	WWW.KOHLER.COM	BATHROOM WITH SHOWER	
	PEERLESS	PRECEPT PRESSURE BALANCED SHOWER SYSTEM W/ SHOWER HEAD, HAND SHOWER, SLIDE BAR, SHOWER ARM, HOSE & VALVE TRIM	MODEL: PT124247-BN F: BRUSHED NICKEL (SPECIAL ORDER)	WWW.BUILD.COM	SHOWER	
	SIGNATURE HARDWARE	TILE INSERT DRAIN	S: 32" F: STAINLESS STEEL	FERGUSON	SHOWER	

WALL COVER						
#	MANUFACTURER	STYLE	COLOR	REP / CONTACT	LOCATION	
	MSI	GLACIER STATUARY PORCELAIN PANELS	32"X96"	WWW.MSISURFACES.COM	SHOWER WALLS	
		GWB WITH SKIM COAT	WHITE	-	THROUGHOUT	
		ORIGINAL SLAT PANEL	LUXURY AMERICAN OAK ACOUSTIC SLAT WOOD WALL PANELS	WWW.THEWOODVENEERHUB.COM	SELECT CORRIDOR WALLS	

COUNTERTOP						
#	MANUFACTURER	STYLE / COLOR	SIZE	REP / CONTACT	LOCATION	
	CAMBRIA	TBD	-	WWW.CAMBRIAUSA.COM	KITCHENS & BATHROOMS	
	WALKER ZANGER	PORCELAIN SLAB	-		TREATMENT ROOMS	

SHOWER DOOR						
#	MANUFACTURER	MODEL	SIZE/FINISH	REP/CONTACT	LOCATION	
	KOHLER	LEVITY® SLIDING BATH DOOR, K-706002-L-SH	59-3/4" H X 56-5/8" - 59-5/8" W, WITH 1/4" THICK CRYSTAL CLEAR GLASS	WWW.KOHLER.COM	BATHROOM W/ SHOWER	

APPLIANCES						
#	MANUFACTURER	MODEL	SIZE / FINISH	REP / CONTACT	LOCATION	
	GE PROFILE MICROWAVE	PROFILE 2.1 CU. FT. OVER THE RANGE MICROWAVE	H: 16.125", W: 29.875", D: 15.5625" F: STAINLESS STEEL	WWW.HOMEDEPOT.COM	CLIENT KITCHEN & BREAK ROOM	
	GE PROFILE MINI-FRIDGE	PROFILE 23.5" 52 BOTTLE & 155 CAN BEVERAGE COOLER	H: 33.75", W: 23.5", D: 24.625" F: STAINLESS STEEL	WWW.HOMEDEPOT.COM	CLIENT KITCHEN & BREAK ROOM	
	LG WASH TOWER	STACKED SMART LAUNDRY CENTER 4.5 CU. FT. FRONT LOAD WASHER & 7.4 CU. FT. ELECTRIC DRYER	H: 74.38", W: 27", D: 30.38" F: GRAPHITE STEEL	WWW.HOMEDEPOT.COM	BREAK ROOM	

TRIM						
#	MANUFACTURER	MODEL	SIZE / FINISH	REP / CONTACT	LOCATION	
	VINYL COVE BASE		S: 2" F: BLACK		CORRIDOR	
	WOOD BASEBOARD MOULDING		S: 4" F: PAINTED WHITE		THROUGHOUT	

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ANGELA@SALLEYARCH.COM

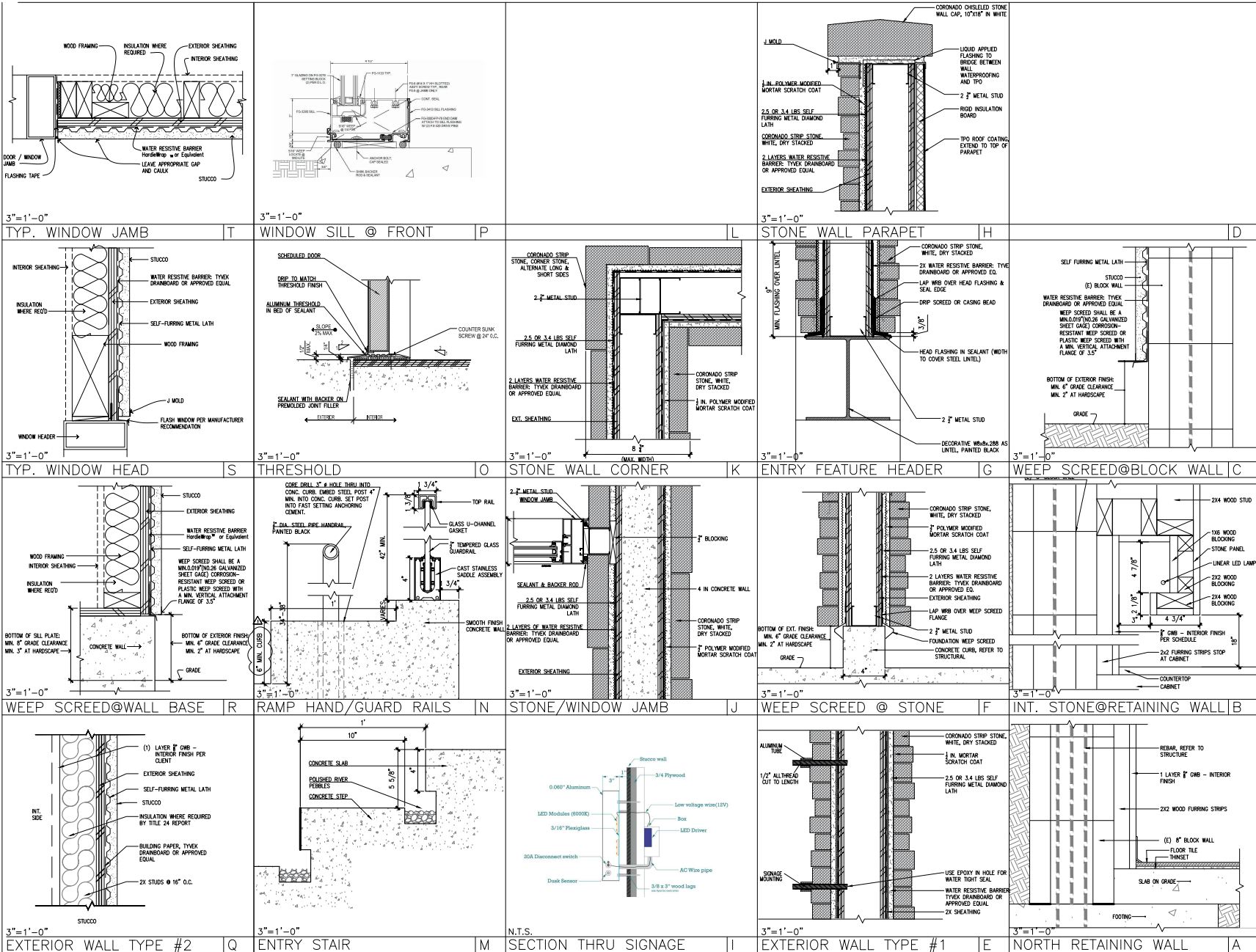


NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION

3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

FINISH SCHEDULE

A-45



ANGELA SALLEY
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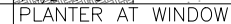
ANGELA LAY
SALLEY ARCH
02/28/27
DATE OF PREPARATION

NO.	DATE	DESCRIPTION
1	MARCH 15, 2025	ISSUED FOR REVIEW
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3838 E. COAST HIGHWAY
CORONA DEL MAR, CA
92625

ARCHITECTURAL
DETAILS

A-50





SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. Contractor to provide a detectable warning product sample to the Building Inspector for approval of color contrast with finish surface.

ACCESSIBLE PARKING

- Each parking space reserved for persons with disabilities shall be identified by a reflective sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a rectangular white wheelchair symbol on a blue background.
- The sign shall not be smaller than 70 square inches in area, and when in a path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade.
- Signs to identify accessible parking spaces may also be centered on a wall at the interior end of the parking space at a minimum height of 30" from the parking space finished grade, ground or ceiling.
- An additional sign or additional label below the symbol of accessibility shall state, "Minimum Fine \$250." (11296a, § 118-116A, B & C)
- Signs identifying parking spaces that are not additional signs or additional labels shall be "ADA Accessible" mounted below the symbol of accessibility. (11298A & B)
- An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking, on-street parking, or enclosed parking, stating "ADA Accessible." The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states the following: (11298B, A)
- "Motorist vehicle with disabled person may use these accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Police Dept. (408) 455-3333."
- The surface of each accessible parking space or stall shall have a surface identification by outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be painted to the surface of the parking space or stall. The wheelchair is properly parked in the space and shall be 36" high by 36" wide with a wheel diameter of 17" high. (11298A, B & C)
- Each parking space reserved for persons with disabilities shall be 11' wide by 11' high, and where it is visible to passing oncoming traffic, shall be 11' wide by 11' high. (11298B, A)

DOORS

9. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. (1133B.2.5.2)

CorrectionList\DisabledAccess\GENERALNOTES 9-2011

10. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32". (1133B.1.1.1.1, Fig 11B-5B & 11B-33)
11. Maximum effort to operate exterior or interior doors with closers shall not exceed five pounds. This may be increased to 15 pounds for fire-rated doors.

STAIRWAYS

12. For interior stairways and flights of stairs, the upper approach and the lower tread of each flight shall be marked by a strip of clearly contrasting color at least 2" wide and not more than 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. (11338.4, 4 Fig 1B-35)
13. Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2" wide and not more than 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip-resistant as the other treads of the stair. A painted strip shall be acceptable. (11338.4, 4 Fig 1B-35)

SIGNS & IDENTIFICATION

14. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility, and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. (117B.5.8.1.2 & 1127B.3)

SANITARY FACILITIES

15. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle $\frac{1}{4}$ " thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle $\frac{1}{4}$ " thick and 12" in diameter. (11158.6)
16. Unisex sanitary facilities shall be identified by a circle $\frac{1}{4}$ " thick, 12" in diameter, with a $\frac{1}{4}$ " thick triangle superimposed on the circle and within the 12" diameter. (11158.6)
17. Geometric (circle & triangle) symbols on sanitary facility doors shall be centered on the door at a height of 60" and their color and contrast shall be distinctly different from the color and contrast of the door. (11158.6)

ConLists 9/2011



SHOWER PAN



UNISEX BATHROOM SIGN



GRAB BAR BACKING



N.T.S.	ADA BATHROOM ELEMENTS
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CEILING ACCESS DETAIL



CASED OPENING @ JAMB



1	TYP. INTERIOR WALL BASE
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INTERIOR WALL TRANSITION



INTERIOR SLATWALL CORNER	B
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INTERIOR SLATWALL BASE

Correction Lists/Disabled Access GENERAL NOTES 9-2011

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PROJECT TITLE

ARCHITECTURAL
DETAILS

SHEET TITLE

A-52

SHEET NO. _____