



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 30, 2026
Agenda Item No. 2

SUBJECT: Café Lido ABC License (PA2025-0261)
▪ Minor Use Permit

SITE LOCATION: 3461 Via Lido

APPLICANT & OWNER: John Loper on behalf of Lido Partners

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

LAND USE AND ZONING

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

PROJECT SUMMARY

The Applicant is requesting a minor use permit (MUP) to upgrade the Alcoholic Beverage Control (ABC) license at an existing restaurant from a Type 41 (On Sale Beer and Wine) to a Type 47 (On-Sale General - Eating Place). In addition, the proposal includes renovating the tenant space and reducing the overall number of seats from 150 seats to 101 seats (77 seats on the interior and 24 patio seats). The reduction in overall seats will allow for the creation of a new bakery and to-go food pick up area as well as a new bar area. In conjunction with this request, the hours of operation would be reduced from 6 a.m. – 12 a.m., Sunday through Thursday, and 6 a.m. – 2 a.m., Friday and Saturday, to 7 a.m. – 11 p.m., daily, thereby eliminating late hour operations (i.e., after 11 p.m.). If approved, the MUP would supersede Use Permit No. UP3671 and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) (Project).

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, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Minor Use Permit No. PA2025-0261 (Attachment No. ZA 1).

DISCUSSION

- The project site is located in the Lido Plaza Shopping Center on Via Lido between Newport Boulevard and Via Oporto (Figure 1). Surrounding uses include retail at Lido Marina Village to the north, the Lido House Hotel to the south, commercial across Newport Boulevard and residential across Via Oporto.
- As depicted in Attachment ZA 2 (Vicinity Map) the 4.82-acre property is developed with a multi-tenant commercial shopping center and 300-space parking lot. The shopping center consists of a mix of commercial uses, including general office use, restaurants, retail, and the Lido Theater.



Figure 1: Restaurant Location and On-site Parking

- Woody's Diner currently operates pursuant to Use Permit UP3671 and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134), which allows the restaurant to operate with a Type 41 (On-Sale Beer & Wine – Eating Place)

ABC license. The CUP allowed dining between the hours of 6 a.m. – 12 a.m., Sunday through Thursday and 6 a.m. – 2 a.m., Friday through Saturday, which constitutes late hour operations (past 11 p.m.).

- As described in the Applicants project description letter (Attachment ZA 3) and illustrated on the project plans (Attachment ZA 4) the applicant is proposing to upgrade the existing Type 41 (On Sale Beer and Wine) ABC license to a Type 47 (On-Sale General - Eating Place) ABC license for Café Lido, which is anticipated to be the new operator of the restaurant (Restaurant). In addition, the proposal includes renovating the tenant space and reducing the overall number of seats from 150 seats to 101 seats (77 seats on the interior and 24 patio seats). The reduction in overall seats will allow for the creation of a new bakery and to-go food pick up area as well as a new bar area. In conjunction with this request, the daily hours of operation are proposed to be reduced from between 6 a.m. – 12 a.m., Sunday through Thursday and 6 a.m. – 2 a.m., Friday through Saturday, to 7 a.m. – 11 p.m., daily, thereby eliminating late hour operations (Project).
- The General Plan and Coastal Land Use Plan designate the site for General Commercial (CG) use, which is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. The proposed project is consistent with the CG land use category as it is intended to provide a service to visitors and residents within the immediate neighborhood and surrounding area.
- The project site is also located within the Commercial General (CG) Zoning and Coastal Zoning Districts, which are intended to implement the CG General Plan and Coastal Land Use Plan land use categories. The Project is consistent with these designations and is an allowed use with the approval of a minor use permit.
- Restaurants with incidental alcohol service are common in the Lido Plaza Shopping Center and the proposed change in alcohol license type in conjunction with an earlier closing hour is not anticipated to alter the operational characteristics of the use such that it becomes detrimental to the area.
- Pursuant to Newport Beach Municipal Code (NBMC) section 20.40.040 (Off-Street Parking Spaces Required), the parking requirements for restaurants are one space per every 100 sq. ft. of gross-floor area (GFA), and one space per every 150 sq. ft. of outdoor dining area. Therefore, the Project is required to provide 36 on-site parking spaces ($3,334 \text{ Sq. Ft. of GFA} / 100 = 33.34$, and $380 \text{ Sq. Ft. of outdoor dining} / 150 = 2.53$ spaces, for a combined requirement of 35.9, rounded up to 36). The Project is for an alcohol license upgrade and change in hours of operation for the existing Restaurant that operates under CUP No. UP3671, no physical expansion is proposed. CUP No. UP3671 required a total of 38 parking spaces for the eating and drinking establishment. Subsequent to the original approval, the outdoor dining area was established under Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) which did not

require any additional parking given it was 25% of the interior net public area of the establishment.

- Based on a Parking Covenant Agreement between the property owner and the City of Newport Beach in May 2016, the total number of parking spaces required for the shopping center at the time of recordation was 286 spaces, a surplus of 14 spaces for the property. Subsequent entitlement approval of PA2018-006 increased that parking requirement to 296, leaving a surplus of four spaces within the 300-space parking lot. The proposed project is required to provide 36 on-site parking spaces, three less than the required parking that the current Restaurant operates under. Given the overall supply of 300 on-site parking spaces, the Project continues to meet the required parking.
- Pursuant to Table 3-5 (Nonresidential Structures – Minimum Storage Areas Required) of Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC, structures with a GFA between 5,001 and 10,000 square feet require a 48-square-foot trash enclosure. The existing trash enclosure on the Property is approximately 1,000 square feet and complies with the minimum size requirement. Furthermore, the trash enclosure provides additional area to accommodate any additional waste generation common with restaurant uses.
- The draft resolution (Attachment ZA 1) includes all required facts in support of findings for alcohol sales, as well as operational conditions of approval as recommended by the Police Department relative to the sale of alcoholic beverages. These conditions include the requirement to not allow the restaurant to operate as a bar, tavern, cocktail lounge, or night club and a closing hour of 11 p.m. The project has also been conditioned to not allow live entertainment or dancing. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the restaurant, during business hours, if directly related to the patrons of the establishment. Based on the NBMC requirements and the proposed conditions of approval, project will not result in a detriment to the surrounding community.
- The subject property is located within the Coastal Zone and meets all of the requirements of the Local Coastal Program. The project site is not located between the nearest public road and the sea or shoreline and approval of the Minor Use Permit will not affect public recreation, access or views. The Project does not result in an increase in parking intensity of the existing use; therefore, a coastal development permit (CDP) is not required for the Project
- If approved, this MUP will supersede the existing Use Permit UP3671, and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) and will incorporate all conditions of approval for the existing restaurant and alcohol service into this MUP.

ENVIRONMENTAL REVIEW

This Project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Project is limited to operational changes and minor interior physical alterations to tenant space. Therefore, the Class 1 exemption is applicable.

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 may be filed with the Community Development Director 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

JP/oo

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, SUPERSEDING ALL PREVIOUS APPROVALS AND APPROVING A MINOR USE PERMIT TO UPGRADE AN ALCOHOL BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 41 (ON-SALE BEER AND WINE – EATING PLACE) TO A TYPE 47 (ON-SALE GENERAL – EATING PLACE) ABC LICENSE AT AN EXISTING EATING AND DRINKING ESTABLISHMENT LOCATED AT 3461 VIA LIDO (PA2025-0261)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by John Loper, on behalf of Lido Partners (Applicant) concerning the property located at 3461 Via Lido, and legally described as Parcel 1, as shown on a parcel map filed in book 85, pages 1 and 2 of parcels maps, in the office of the county recorder of Orange County, California (Property).
2. The Property has been developed with a 3,334-square-foot eating and drinking establishment (“Restaurant”) since 2000, with various subsequent operators and operational characteristics. The Restaurant obtained a use permit (UP3671) on April 20, 2000, which authorized it to operate with late hours (past 11 p.m.) and with a Type 41 (On-Sale Beer & Wine – Eating Place) ABC license. The Restaurant is currently operated by Woody’s Diner.
3. On August 13, 2001, the Community Development Director approved Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134), which allowed for a 380-square-foot outdoor dining patio adjacent to Via Lido Drive and a partially covered passageway between buildings with late hours (past 11 p.m.) to match the existing hours of operation of the Restaurant.
4. The Applicant requests approval of a minor use permit (MUP) to upgrade the Alcoholic Beverage Control (ABC) license at an existing restaurant from a Type 41 (On Sale Beer and Wine) to a Type 47 (On-Sale General - Eating Place). In addition, the proposal includes renovating the tenant space and reducing the overall number of seats from 150 seats to 101 seats (77 seats on the interior and 24 patio seats). The reduction in overall seats will allow for the creation of a new bakery and to-go food pick up area as well as a new bar area. In conjunction with this request, the hours of operation would be reduced from 6 a.m. – 12 a.m., Sunday through Thursday, and 6 a.m. – 2 a.m., Friday and Saturday, to 7 a.m. – 11 p.m., daily, thereby eliminating late hour operations (i.e., after 11 p.m.). If approved, the MUP would supersede Use Permit No. UP3671 and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) (Project).

5. The Property is categorized as General Commercial (CG) by the Land Use Element of the General Plan and is located within the Commercial General (CG) Zoning District.
6. The Property is located within the coastal zone. The Coastal Land Use Plan category is General Commercial (CG-B) (0.0 – 0.75 FAR) and it is located within the Commercial General (CG) Coastal Zoning District. The Project does not require a coastal development permit (CDP), as the Project is limited to operational changes within an existing restaurant and does not increase the intensity of the existing use and is therefore not considered development.
7. Table 2-5 (Commercial Retail Zoning District Permit Requirements) of Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements) the Newport Beach Municipal Code (NBMC) allows restaurants with alcohol sales and no late hour operations through approval of a MUP. Although the Applicant is requesting to upgrade the existing Type 41 ABC license to a Type 47 ABC license, the Applicant has also proposed to eliminate late hour operations (after 11 p.m.); therefore, the Project is eligible for consideration by the Zoning Administrator through approval of an MUP and consideration by the Planning Commission for a CUP amendment is not required.
8. A public hearing was held on July 30, 2026, 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) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption authorizes minor alterations of existing structures involving negligible or no expansion of use. The Project is limited to operational changes and minor interior physical alterations to tenant space. Therefore, the Class 1 exemption is applicable.

SECTION 3. REQUIRED FINDINGS.

Alcohol Sales

In accordance with Section 20.48.030 (Alcohol Sales) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Findings:

In finding that the proposed use is consistent with Section 20.48.030 of the NBMC, the following criteria must be considered:

1. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*

The Property is in Reporting District 15 (RD 15), which stretches from 20th Street to 37th Street along the Newport Beach Peninsula. The Newport Beach Police Department (NBPD) is required to report offenses of Part One Crimes combined with all arrests for other crimes, both felonies and misdemeanors (except traffic citations) to the ABC. Part One Crimes are the eight most serious crimes defined by the FBI Uniform Crime Report – criminal homicide, rape, robbery, aggravated assault, burglary, larceny-theft, auto theft, and arson. The crime rate average in RD 15 is higher than adjacent RD 13, RD 16 and the City-wide Reporting District Average. Adjacent RD 13 and RD 16 are predominantly residential properties compared to the subject RD 15 which includes many commercial and mixed-use areas including the Lido Marina Village, Cannery Village, the Landing shopping center and McFadden Square which are all highly traveled and visited areas by residents and tourists. RD 15 is found to have undue concentration, as it has more than 20% over the citywide average crime count. While the area does have a high concentration of alcohol licenses, the Lido Marina Village was designed to accommodate restaurants within a smaller walkable area concentrated with other commercial uses.

- a. The crime rate in RD 15 exceeds the City average. However, RD 15 contains a large number of visitor and tourist-serving nonresidential uses. Lido Marina Village, Cannery Village, the Newport Boulevard business corridor, and McFadden Square, all located within RD 15, are developed with many eating and drinking establishments that serve residents and visitors to the area. The intent of the zoning designations in this beach area is to provide various commercial, and retail uses to support the surrounding residential area and surrounding visitor-serving and tourist destinations. Beach areas have a higher concentration of land uses and therefore tend to have a higher crime rate than other areas in the City.
 - b. The NBPD reviewed the Project and has no objections and has provided recommended operational conditions of approval. Conditions include the prohibition on allowing the Restaurant to operate as a bar, tavern, cocktail lounge, or night club and a closing hour of 11 p.m., to ensure compatibility with the surrounding uses and minimize alcohol-related impacts.
2. *The numbers of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.*

- a. Crime and Alcohol-related data for 2024 reflects the following numbers of arrests:

Reporting District	Alcohol Related Arrests ¹	Total Arrests
RD 15	175	425
RD 13	39	175
RD 14	6	5
RD 25	44	129
Newport Beach	740	2,976
¹ Alcohol Related Arrests include DUI (alcohol), public intoxications, and liquor law related arrests.		

- b. RD 15 has the highest number of total arrests throughout the City, 41% of which were alcohol related. RD 15 includes most of the commercial and mixed-use properties on the peninsula, which are highly traveled and visited areas by residents and tourists for accessing the coastal destinations of water-front restaurants, boating and marine activities. The NBPD memo indicates that RD 15 is the highest crime area in the City.
 - c. In both 2024 and 2025, there were three dispatch events coded to the Restaurant. None of the calls appeared to be directly related to alcohol and no arrests were made.
3. *The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, places of worship, schools, other similar uses, and any uses that attract minors.*
 - a. The Project is situated within an existing commercial plaza, with other nonresidential uses. A Planned Community Zoning District that allows for residential uses is located approximately 400 feet east of the Project, opposite Via Oporto from the Lido Plaza Shopping Center. Hoag Hospital is located north approximately 2,000 feet from the subject property near Newport Boulevard and Hospital Road, but not in the immediate vicinity of the Restaurant. A religious facility is located in the area near the intersection of Via Lido and Via Malaga. The project site is not in proximity to a daycare center, park, recreational facility, school, or similar uses that attract minors. The Project is not anticipated to be detrimental to the community as a result of the large distance to any sensitive land uses.
 - b. Restaurants with incidental alcohol service are common in the plaza and the proposed change in alcohol license type in conjunction with an earlier closing hour is not anticipated to alter the operational characteristics of the use such that it becomes detrimental to the area.
 4. *The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.*
 - a. Several other establishments along Newport Boulevard and Balboa Boulevard currently have active ABC Licenses, most of which are bona fide eating and drinking establishments and are not defined as bars, lounges or nightclubs by the Zoning

Code. Within Lido Plaza, Bear Flag Fish Company, Fable and Spirit, The Lido Theatre and Z Pizza provide alcohol service to patrons.

- b. The per capita ratio of 1 license for every 76 residents is higher than the average ratio for Orange County. This is due to the higher concentration of commercial land uses, ABC licenses attributed to adjacent marina operations, lower number of residential properties, and high number of restaurants in Lido Marina Village, Cannery Village, the Landing shopping center and McFadden Square. While the license-to-resident ratio is higher than average, and the Restaurant is located in close proximity to other establishments, the location in Lido Marina Village (an established commercial area), together with the proposed operational characteristics of the Project would make the proposed Type 47 ABC license upgrade acceptable. The NBPD does not anticipate any increase in crime or alcohol-related incidents with the approval of this application subject to the proposed conditions of approval.
5. *Whether or not the proposed amendment will resolve any current objectionable conditions.*
- a. No objectionable conditions are presently occurring at the Restaurant or retail site. The Property has operated as a restaurant with a Type 41 license since 2000 without operating issues or complaints related to alcohol.
 - b. The Project has been reviewed and conditioned to ensure that the purpose and intent of Section 20.48.030 (Alcohol Sales) of the NBMC is maintained and that a healthy environment for residents and businesses is preserved. The service of alcohol is intended for the convenience of customers dining at the establishment. Operational conditions of approval recommended by the NBPD relative to the sale of alcoholic beverages will ensure compatibility with the surrounding uses and minimize alcohol related impacts.
 - c. The resolution includes conditions of approval to limit objectionable conditions related to noise and trash from the establishment. All employees serving alcohol will be required to complete a certified training program in responsible methods and skills for selling alcoholic beverages, as required by the State of California.

Minor Use Permit

By Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits – Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The General Plan designates the Property as General Commercial (CG) which is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. A restaurant use is consistent with the CG designation, as it is intended to provide a service to visitors and residents within the immediate neighborhood and surrounding area. Restaurants are common in the vicinity along Via Lido and Newport Boulevard and are complimentary to the surrounding commercial and residential uses.
2. Land Use Element Policy LU-3.4 (Buffering Residential Areas) requires that commercial uses adjoining residential neighborhoods should be designed to be compatible and minimize impacts to these uses. The reduction of the interior and outdoor patio hours of operation to 11 p.m., daily, will ensure that noise impacts to residents nearby are minimized.
3. The Property is not located within a Specific Plan area.

Finding:

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

Facts in Support of Finding:

1. Pursuant to Table 2-5 (Commercial Retail Zoning District Permit Requirements) of Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements) of the NBMC, eating and drinking establishments located in the CG Zoning District that are classified as *Food Service, No Late Hours*, require the approval of a minor use permit.
2. Section 20.48.090(A)(1) (Standards – All Eating and Drinking Establishments) of the NBMC states that all activities shall be conducted entirely within an enclosed structure, with the exception of checking patron's identification, valet parking activities, and outdoor dining. The Restaurant will continue to comply with these provisions based on the Project plans and conditions of approval.
3. Section 20.48.090(G)(3)(b) (Permit Requirements – Outdoor Dining) of the NBMC requires that the review authority consider the relationship of outdoor dining to sensitive noise receptors. The outdoor dining patio will close at 11 p.m., daily to minimize noise impacts to residents located nearby.
4. Pursuant to Newport Beach Municipal Code (NBMC) section 20.40.040 (Off-Street Parking Spaces Required), the parking requirements for restaurants are one space per every 100 sq. ft. of gross-floor area (GFA), and one space per every 150 sq. ft. of outdoor dining area. Therefore, the Project is required to provide 36 on-site parking spaces ($3,334 \text{ Sq. Ft. of GFA} / 100 = 33.34$, and $380 \text{ Sq. Ft. of outdoor dining} / 150 = 2.53$ spaces, for a combined requirement of 35.87, rounded up to 36). UP3671 required 38 parking spaces and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) did not require any

additional parking pursuant to the zoning code in place at the time, given it was 25% of the interior net public area of the establishment.

5. Based on a Parking Covenant Agreement between the property owner and the City of Newport Beach in May 2016, the total number of parking spaces required for the shopping center at the time of recordation was 286 spaces, a surplus of 14 spaces for the property. Subsequent entitlement approval of PA2018-006 increased that parking requirement to 296, leaving a surplus of four spaces within the 300-space parking lot. The proposed project is required to provide 36 on-site parking spaces, three less than the required parking that the current Restaurant operates under. Given the overall supply of 300 on-site parking spaces, the Project continues to meet the required parking.
6. Pursuant to Table 3-5 (Nonresidential Structures – Minimum Storage Areas Required) of Section 20.30.120 (Solid Waste and Recyclable Materials Storage) of the NBMC, structures with a GFA between 5,001 and 10,000 square feet require a 48-square-foot trash enclosure. The existing trash enclosure on the Property is approximately 1,000 square feet and complies with the minimum size requirement. Furthermore, the trash enclosure provides additional area to accommodate any additional waste generation common with restaurant uses.
7. As conditioned, the proposed project will comply with the Zoning Code standards for eating and drinking establishments.

Finding:

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

Facts in Support of Finding:

1. Restaurants have operated at this location since 2000. The Project is compatible with other commercial uses in the area and serves as a supporting use within the Lido Plaza Shopping Center. The Restaurant also serves as an important visitor-serving use that benefits the area, which is in furtherance of the City's Coastal Land Use Plan and the Coastal Act.
2. The surrounding area contains various business office, retail, and visitor serving commercial uses, including restaurants and take-out eating establishments. The proposed restaurant is compatible with the existing and permitted uses within the area.
3. The recommended operational conditions of approval will promote compatibility with the surrounding uses. The floor plan provides tables and counter areas to accommodate 77 interior seats and 24 outdoor dining patio seats. The Restaurant proposes to reduce the closing hour from 2 a.m. to 11 p.m., daily, which is earlier than other uses on the Peninsula and reduces demand for police services in the area. The Applicant is required to maintain substantial conformance with the approved floor plan in conjunction with a

Type 47 ABC license so that the Restaurant's primary use is an eating and drinking establishment and not a bar, cocktail lounge, or night club.

4. The business operation does not include live entertainment or dancing.
5. The Project does not require high levels of lighting or illumination, and all outdoor lighting must conform to Section 20.30.070 (Outdoor Lighting) of the NBMC.

Finding:

- E. 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 in the Lido Plaza Shopping Center on Via Lido between Newport Boulevard and Via Oporto. Surrounding uses include retail at Lido Marina Village to the north, the Lido House Hotel to the south, commercial across Newport Boulevard and residential across Via Oporto. The 4.82-acre property is developed with a multi-tenant commercial shopping center and 300-space parking lot. The shopping center consists of a mix of commercial uses, including general office use, restaurants, retail, and the Lido Theater. The design, size, location, and operating characteristics of the use are compatible with the surrounding development. The existing tenant space on the Property has historically been occupied by a Restaurant since 2000.
2. Adequate public and emergency vehicle access, public services, and utilities exist for the existing development. Access is provided via Via Lido, Newport Blvd, and Via Porto. All utilities presently exist in the vicinity.
3. The Public Works Department, Building Division, and Life Safety Services have reviewed the application and the project is required to comply with all applicable codes and regulations.

Finding:

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

Facts in Support of Finding:

1. The Restaurant will continue to serve both residents and visitors of the City. The requested Type 47 ABC license will allow the Applicant to provide additional menu options for its patrons.

2. The Project includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. Turning the music off at 10 p.m. on the outdoor patio will ensure the Restaurant will remain in compliance with Chapter 10.26 (Community Noise Control) of the NBMC.
3. The Project includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The reduced hours of operation to 11 p.m., daily reduces impacts to surrounding land uses and sufficient parking is available in the parking lot to accommodate the Restaurant. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the Restaurant, during business hours, if directly related to the patrons of the establishment. Based on the NBMC requirements and the proposed conditions of approval, the Project will not result in a detriment to the surrounding community.
4. Fact 4 in support of finding D is hereby incorporated by reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (New Construction and Conversion of Small Structures) 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 Minor Use Permit filed as PA2025-0261 subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. This resolution supersedes UP3671, and Accessory Outdoor Dining Permit No. OD2001-002 (PA2001-134) which upon vesting of the rights authorized by this Minor Use Permit, shall become null and void.
4. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal 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 30TH DAY OF JULY, 2026.

Liz Westmorland, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this MUP.
4. 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.
5. 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 or Conditional Use Permit may be required.
6. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the NBMC.
7. This Resolution supersedes Planning Commission CUP No. UP3671, which upon vesting of the rights authorized by this Minor Use Permit, shall become null and void.
8. A copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
9. 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.
10. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the Newport Beach Municipal Code, which restricts hours of

noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday, and 8 a.m. Noise-generating construction activities are not allowed on Saturdays, Sundays or Holidays.

11. 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. Pre-recorded music may be played in the tenant space, provided exterior noise levels comply with Chapter 10.26 (Community Noise Control) of the NBMC.
12. *The hours of operation for the interior and outdoor patio of the Restaurant shall be limited from 7 a.m. through 11 p.m., daily.*
13. *The accessory outdoor dining shall be used only in conjunction with the related adjacent establishment. The outdoor dining patio shall be limited to 380 square feet in area.*
14. *The Restaurant and patio seats shall be configured in a dining room setting. The dining tables and chairs are not permitted to be moved to create standing areas for food and beverage service to patrons.*
15. *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 Newport Beach Municipal Code to require such permits.*
16. *The Restaurant and patio areas may be used for private parties provided that said use is not a promotional activity and/or does not require a City issued Special Event Permit.*
17. *Fences, walls, or similar barriers shall serve only to define the outdoor dining area and not constitute a permanent all-weather enclosure.*
18. *There shall be no live entertainment or dancing allowed on the premises.*
19. *The installation of roof coverings shall not have the effect of creating a permanent enclosure. The use of umbrellas for shade purposes shall be permitted. The use of any other type of overhead covering shall be subject to review and approval by the Community Development Director and may require an amendment to this use permit.*
20. All proposed signs shall be in conformance with any approved Comprehensive Sign Program for the Property and provisions of Chapter 20.42 (Sign Standards) of the NBMC.
21. Temporary “sandwich” signs shall not be permitted, either on-site or off-site, to advertise the restaurant facility. Temporary signs shall be prohibited in the public right-of-way unless otherwise approved by the Public Works Department in conjunction with the issuance of an encroachment permit or encroachment agreement.

22. All lighting shall conform to the standards of Section 20.30.070 (Outdoor Lighting). The Community Development Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
23. *An outdoor sound system shall be permitted within the outdoor dining areas for music played at a background level. Music on the outdoor dining patios shall be turned off at 10 p.m. daily. Sound shall adhere to Chapter 10.26 of the Newport Beach Municipal Code.*
24. 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.
25. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
26. All trash shall be stored within the building, 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).
27. Trash receptacles for patrons shall be conveniently located inside of the establishment. 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.
28. 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.
29. 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.
30. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, 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 **Café Lido including, but not limited to, the Minor Use Permit filed as PA2025-0216**. This indemnification shall include, but not be limited to, damages awarded

against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Police Department

31. *The Restaurant shall close at 11 p.m. daily, including the interior and outdoor dining area.*
32. *The Alcoholic Beverage Control License shall be limited to either a Type 41 (On-Sale Beer and Wine) or a Type 47 (On-Sale Beer General). Any substantial change in the ABC license type shall require subsequent review and potential amendment of the Use Permit.*
33. *The applicant shall comply with all federal, state, and local laws, and all conditions of the Alcoholic Beverage License. Material violation of any of those laws or conditions in connection with the use is a violation and may be cause for revocation of the use permit.*
34. *All owners, managers and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. The certified program must meet the standards of the certifying/licensing body designated by the State of California. The establishment shall comply with the requirements of this section within 60 days of approval. Records of each owner's manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.*
35. *Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code.*
36. *No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.*
37. *Alcohol service and alcohol consumption must occur in the ABC licensed areas only.*
38. *Strict adherence to maximum occupancy limits is required.*
39. *The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises. Graffiti shall be removed within 48 hours of written notice from the City.*

40. *There shall be no amplified music or other entertainment permitted in or on the patio at any time. For purposes of this condition, "amplified" shall mean the use of any electric, electronic, or other powered device that may be used or manipulated to control the volume of music or other entertainment.*
41. *No games or contests requiring or involving the consumption of alcoholic beverages shall be allowed.*
42. *There shall be no dancing allowed on the premises.*
43. *There shall be no live entertainment of any type, including but not limited to live music, disc jockey, karaoke, topless entertainment, male or female performers or fashion shows.*
44. *There shall be no more than one existing exterior sign and no advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.*
45. *The applicant shall maintain a security recording system with a 30-day retention and make those recordings available to police upon request.*

Building Division

46. *Assembly occupancy shall comply with Chapter 1030 of CBC.*
47. *Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.*
48. *The restaurant shall provide accessible access/seating to all functional areas.*
49. *A-2 occupant load with 100 or more requires fire sprinkler. 903.2.1.2 of California Building Code.*
50. *Plumbing fixture count shall comply with CPC table 422.1.*
51. *Accessible path of travel from parking and public right of way to TI space is required. 11B202.4 of CBC.*
52. *5% minimum of 1 accessible seating for each type of seating.*

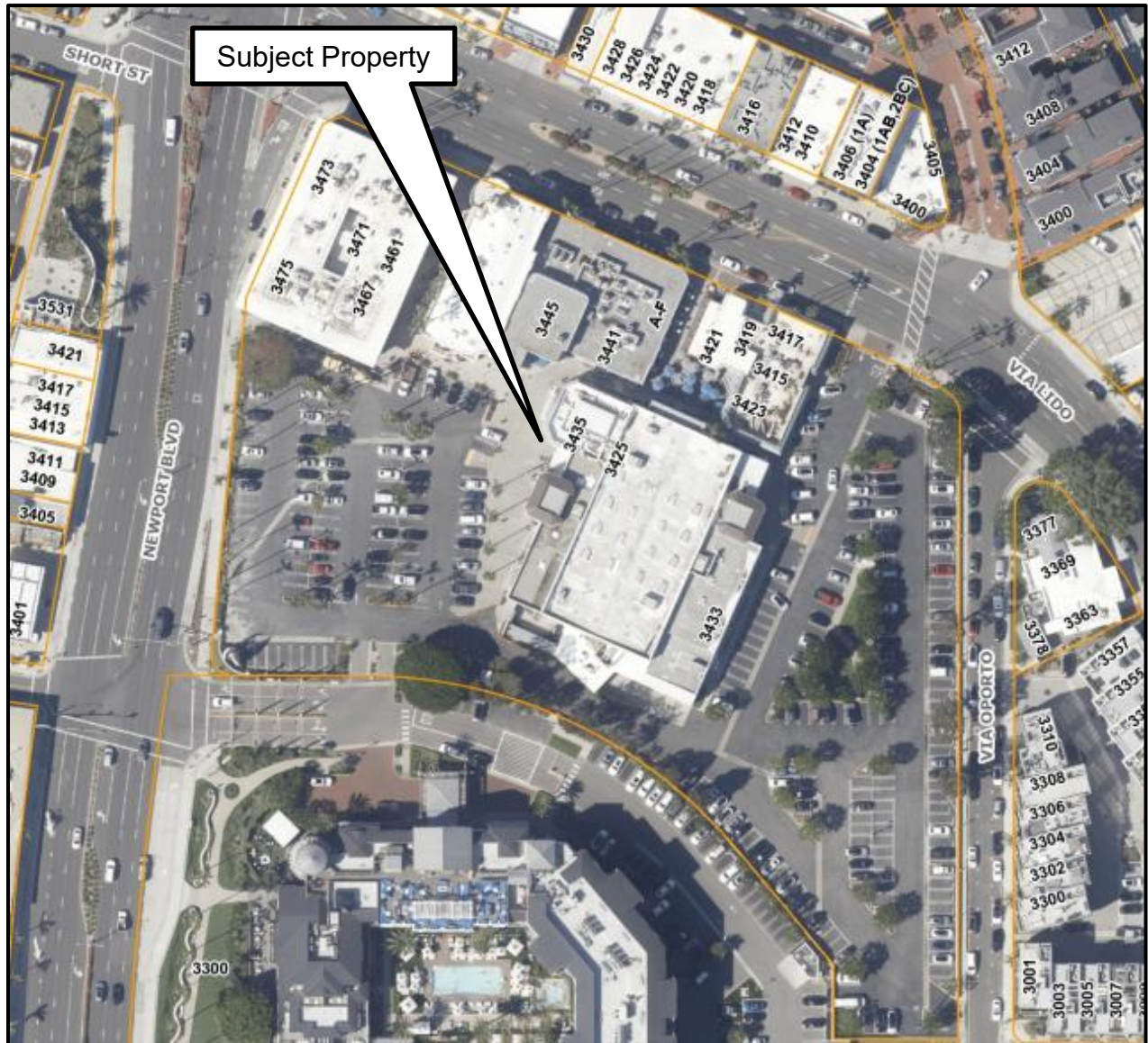
Public Works Department

53. *The Gate to the outdoor dining area along Via Lido shall not open into the Via Lido public right of way.*

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit
(PA2025-0261)

3461 Via Lido

Attachment No. ZA 3

Applicant's Project Description Letter

April 10, 2026

Oscar Orozco
Associate Planner
Planning Division
Community Development Department
100 Civic Center Drive
City of Newport Beach, CA

RE: Amendment to Use Permit UP-3671
PRR PA2025-0261
3461 Via Lido, Newport Beach, CA

Dar Oscar,

Thank you for the departmental responses to our application for an amendment to an existing Use Permit UP-3671 to allow for a type 47 liquor license and to remodel the interior and exterior of the space that is currently occupied by Woody's Diner. The space is leased to River Jetty Café Lido LLC. who will be operating a Café Lido which will be a three meal a day restaurant.

We have modified the plans to reduce the outdoor seating to the existing square footage of the outdoor patio, so it is the same as the current approval for 380 SF. Thus, there is no change to the total square footage of approved area. The occupant load for the interior of the restaurant has been reduced from 122 seats to a total occupant load (seating, employees and waiting of 99 occupants). The overall number of seats has been reduced from 150 seats in the original approval in 2001 to 77 seats on the interior and 24 patio seats for a total of 101 seats.

We have modified the patio to place all 380 SF that was original approved so it will be under the existing overhang. The total square footage of patio will not change.

We have modified the plans based on the comments provided:

PLANNING COMMENTS:

- 1) A & B We are no longer proposing any changes to the overall interior or exterior square footage so there will be no change to the parking demand
C) The hours of operation have been reduced to 11:00 PM
- 2) Do you have an authorization form we should fill out for Property Owner Authorization?
- 3) We have updated the address labels
- 4) A) The overall floor area calculations have been updated
B) Existing Trash enclosure noted on plans
C) There is no new mechanical equipment proposed for the rooftop

- 5) Authorization for Use and Copying of Architectural Drawings has been uploaded
- 6) Title report has been uploaded

FIRE:

- 1) Occupancy type has been updated on the plans
- 2) Occupancy load table has been uploaded
- 3) Exiting plan has been added to the plan
- 4) Emergency lighting has been added
- 5) Occupancy has been reduced to 99 occupants thus eliminating the need for fire sprinklers.

PUBLIC WORKS:

- 1) Square footage has been updated (and patio reduced to existing SF)
- 2) There is no change to the square footage of the interior and exterior with the new plans so there should be no additional trip generations
- 3) The gate has been eliminated.

Please let me know if you have any questions or need any additional information.

John Loper

Palm Tree Communities Consulting Inc.

Consultant for Fritz Duda Company, manager for the owner Lido Partners

Attachment No. ZA 4

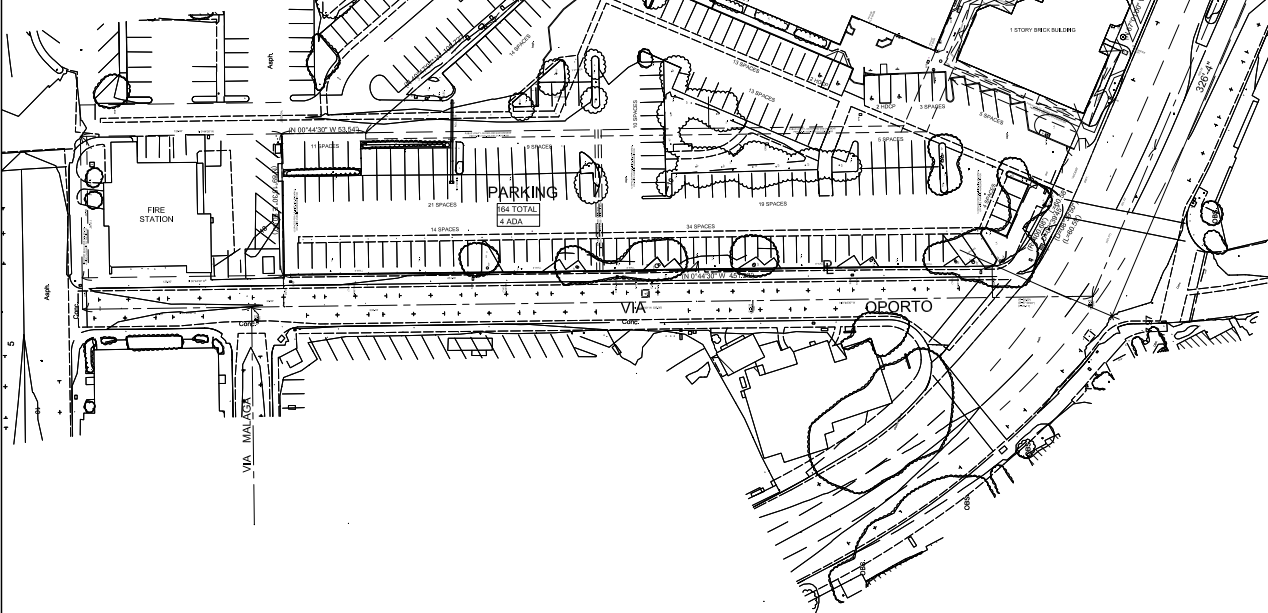
Project Plans

GENERAL NOTES

1. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TENDRING TO AVOID INTERCEPTING EXISTING PIPES OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILLED AND INSTALLED BY OTHER CONTRACTORS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. VERIFY ALL EXISTING FINISH GRADES, DIMENSIONS & SITE CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL GRADING WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF THE WASHINGTON STATE ADOPTED CODES, AND LOCAL CODES OR ORDINANCES. IN THE EVENT OF CONFLICTING PROVISIONS, ALWAYS CONFORM TO THE STRUCTURE REQUIREMENTS.
4. DETERMINE NECESSARY SEWERAGE ELEVATIONS AND CONSTRUCT SMOOTH TRANSITIONS BETWEEN FINISHED GRADES. FINISHED GRADE ELEVATIONS ADJACENT TO BUILDING FOOTPRINTS TO BE 6" BELOW FINISHED FLOOR ELEVATIONS, UNLESS NOTED OTHERWISE.
5. ALL CONCRETE PAVING TO BE MED. BROOK FINISH UNLESS NOTED OTHERWISE.
6. PROVIDE DRAINAGE PIPING OF THE FOLLOWING SIZES:
 - A. CONCRETE DRAINS: 2" DIAMETER, UNLESS NOTED OTHERWISE.
 - B. ROOF DRAIN PLANTER DRAINS: 4" DIAMETER, UNLESS NOTED OTHERWISE.
 - C. STORM DRAIN LINES: 6" DIAMETER MIN, UNLESS NOTED OTHERWISE.
7. ALL CONCRETE, ROOF, PLANTER, AND AREA DRAINS TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM, UNLESS NOTED OTHERWISE.
8. PATH OF TRAVEL (POT) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABSECT VERTICAL CHANGES IN ELEVATION EXCEEDING 1/2" TO 1/4" IN 12" MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE ALONG THE PATH OF TRAVEL. SLOPE SURFACE IS SLIP RESISTING, STABLE, FIRM AND SMOOTH. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:50. REFLECTOR TO VERIFY.
9. POT SHALL BE MAINTAINED FREE OF OBSTRUCTING OBSTRUCTIONS TO 80" MINIMUM AND PROVIDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" PROJECTION (IN 30"). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND THAT THE PATH OF TRAVEL COMPLETES.
10. ALL EXISTING ENTRANCES & EXITS (IDENTIFIED WITH A TRIANGLE SYMBOL, SEE LEGEND) ON THIS PLAN ARE TO BE ACCESSIBLE AND COMPLY WITH SCENARIOS A-F TO 2011 INCLUDING: 50" CLEAR OPENING, 80" SPRING EDGE CLEARANCE AT FULL SIDE OF DOOR GAP FOR FRONT & LATCH, 36" FOR WHEEL APPROACH LEVEL LANDINGS OR SLOPE MAX ON EXIST. SIDE (ON RHT. SIDE) ACCESSIBLE WHEELCHAIR WALKWAY, CLOSURE & GATE PLATE, 54" SIGN ON EXIST. SIDE OF ENTRANCE, EXIT SIGN ON INT. SIDE OF EXIST. DOOR.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL, BUILDING CODE 1009.2.1.

LEGEND

- ACCESSIBLE PATH OF TRAVEL, SEE NOTE 8)
- ▲ ACCESSIBLE ENTRY/EXIT, SEE COMET. NOTE 10)
- ASSIGNED PROPERTY LINE



OVERALL EXISTING SITE PLAN - FOR REFERENCE ONLY

SCALE: 1/8" = 1'-0"

1

LEGEND

- PROPERTY LINE
- 3461 VIA LIDO (AREA OF WORK)
- EXISTING PARKING
- ▲ ACCESSIBLE SPACE SEE SHEET AS-1

EXISTING PARKING (NO CHANGE)
Total: 300

SETBACKS

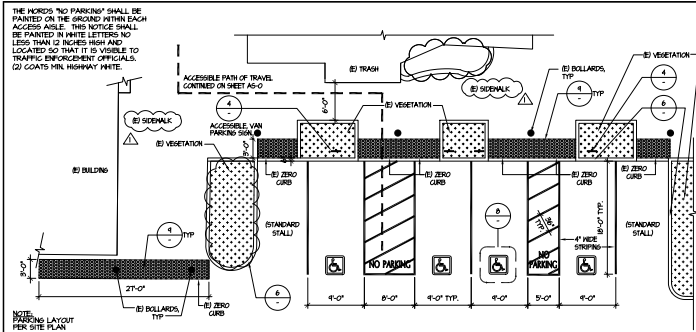
FRONT SETBACK: 0'-0"
SIDE SETBACKS: 120'-2", 326'-4"
REAR SETBACK: 235'-3"

EXISTING SITE AREA : 214,553.131 SF. 4.925 AC.

ADA PARKING AND PATH OF TRAVEL
PERMIT # AC0022-2007



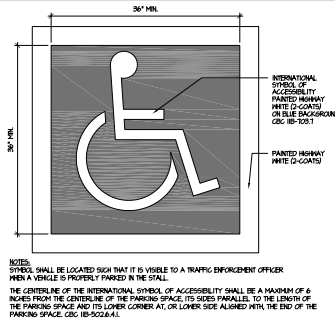
project number :	0030	owner
file name :	AS-0100	
drawn by :	AS	checked by : AS
date :	9/24	
Rev.	date	description
1	12/25	CIP SUBMITTAL
2	1/21/26	CITY HEALTH SUBMITTAL
3	4/3/26	CITY BACK CHECK SUBMITTAL
4	4/3/26	HD BACK CHECK SUBMITTAL
THIS DRAWING AND ALL OTHERS THEREON, INCLUDING ALL NOTES, SPECIFICATIONS, AND SCHEDULES, ARE THE PROPERTY OF STEINERSTUDIO. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEINERSTUDIO.		
drawing title:	OVERALL EXIST. SITE PLAN FOR REFERENCE ONLY	
drawing no.:	AS-0	
drawing of :		



ACCESSIBLE PARKING SPACES - EXISTING

SCALE: 1/8" = 1'-0"

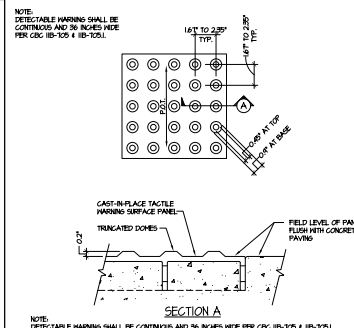
2 UNAUTHORIZED VEHICLE SIGNAGE - EXISTING



ACCESSIBLE PARKING SYMBOL - EXISTING

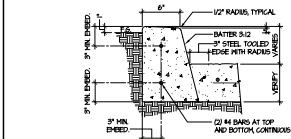
SCALE: 1/12" = 1'-0"

3 PARKING SPACE SIGNAGE - EXISTING



TACTILE PANELS - EXISTING

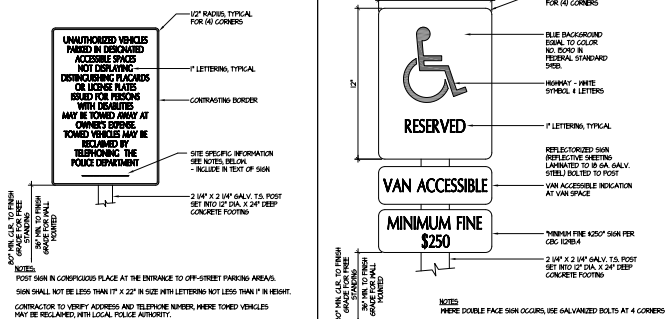
SCALE: 3/4" = 1'-0"



DETAILS - EXISTING

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

6



GENERAL NOTES

1. LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRYING TO AVOID DISRUPTING EXISTING PIPING OR CONDITIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILING AND NOTIFIED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. VERIFY ALL EXISTING & FRESH GRADES, DRAINAGES & SITE CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL GRADING WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF THE WASHINGTON STATE ADOPTED CODES, AND LOCAL ORDINANCES OR ORDINANCES. IN THE EVENT OF CONFLICTING PROVISIONS, ALWAYS CONFORM TO THE STRicter REQUIREMENTS.
4. DETERMINE NECESSARY SUBGRADE ELEVATIONS AND CORRECT SMOOTH TRANSITIONS BETWEEN FINISHED GRADES. FINISHED GRADE ELEVATIONS ADJACENT TO BUILDING PERIMETERS TO BE 4" BELOW FINISHED FLOOR ELEVATIONS UNLESS NOTED OTHERWISE.
5. ALL CONCRETE PAVING TO BE RED BROOM FINISH UNLESS NOTED OTHERWISE.
6. PROVIDE DRAINAGE PIPING OF THE FOLLOWING SIZES:
 - A. CONCRETE DRAINS: 2" DIAMETER UNLESS NOTED OTHERWISE.
 - B. ROOF DRAINS, PLANTER DRAINS: 4" DIAMETER UNLESS NOTED OTHERWISE.
 - C. STORM DRAIN LINES: 6" DIAMETER MIN. UNLESS NOTED OTHERWISE.
7. ALL CONDENSATE, ROOF, PLANTER, AND AREA DRAINS TO CONNECT TO UNDERGROUND STORM DRAIN SYSTEM, UNLESS NOTED OTHERWISE.
8. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY UNUSUAL VERTICAL CHANGES IN ELEVATION EXCEEDING 1/2" UNLESS AT 1/2" MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL, AND IS AT LEAST 48" WIDE ALONG THE PATH OF TRAVEL. WORK SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20. VERIFY.
9. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROTRUSION FROM WALL AND ABOVE 27" AND LESS THAN 80" SECTION 1B-105.1.
10. THE HEAD OF BATTERY ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1008.2.1.

LEGEND

- ACCESSIBLE PATH OF TRAVEL (SEE NOTE #1)
- ▲ ACCESSIBLE ENTRY/EXIT OVER CURB (SEE NOTE #9)
- ASSUMED PROPERTY LINE

steinerstudio
architecture and interior design

Amy Steiner Bagley, Architect
17800 Mitchell North
Irvine, CA 92614
ph: 714-299-5957 fax: 657-224-9799

tenant
address
city, state, zip
agency

TENANT IMPROVEMENTS FOR
CAFE LIDO
3461 VIA LIDO
NEWPORT BEACH, CA 92663

owner

project number : 0620

file name : AS-1290

drawn by : AS checked by : AS

date : 9/24

Rev. date description

1.2.25	QIP SUBMITTAL
1.24.26	CITY HEALTH SUBMITTAL
4.3.26	CITY BACK CHECK SUBMITTAL
4.3.26	HD BACK CHECK SUBMITTAL

drawing title:
EXISTING SITE PLAN
DETAILS (FOR REF ONLY)

drawing no.:
AS-1
drawing of -

