



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

November 14, 2019
Agenda Item No. 3

SUBJECT: Beaming Juice (PA2019-169)
▪ Minor Use Permit No. UP2019-046

SITE LOCATION: 2001 Westcliff Drive, Suite 104

APPLICANT: Beaming/Superfoods Holdings, LLC

OWNER: Hankey Investment Company, LP

PLANNER: Melinda Whelan, Assistant Planner
949-644-3221, mwhelan@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** General Commercial (CG)
- **Zoning District:** Commercial General (CG)

PROJECT SUMMARY

Request for a minor use permit to establish a food service, eating and drinking establishment in the form of a juice bar within a newly constructed commercial building. The juice bar will provide juice, smoothies and prepackaged food. The proposed juice bar will include 15 interior seats within a 456-square-foot customer area; no late hours and no alcohol service. The required parking is provided through the existing on-site shared parking lot and parking structure for The Walk commercial center.

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. UP2019-046 (Attachment No. ZA 1).

DISCUSSION

- The subject property is located at the southeast corner of Irvine Avenue and Westcliff Drive. The parcel is approximately 3.36 acres and is developed with multiple commercial buildings, surface parking, and a parking structure. The commercial buildings include eating and drinking establishments and various commercial retail and office uses. Adjacent properties to the north, east and west are commercial uses. There are multiple-unit residential uses to the south.
- The proposal is to establish a new food service establishment in the form of a juice bar with no late hours and no alcohol service. The juice bar proposes 15 seats within a 456-square-foot customer area (net public area). The menu includes mostly juices and smoothies with some prepackaged food. The hours of operation will be 7:00 a.m. to 8:00 p.m. on Monday through Friday, 8:00 a.m. to 8:00 p.m. on Saturday, and 8:00 a.m. to 7:00 p.m. on Sunday. Staff will provide flexibility in the conditions of approval to allow for closing hours of 10:00 p.m., daily, consistent with similar uses in the shopping center.
- The proposal complies with Zoning Code standards for a food service, no late hours eating and drinking establishment, including solid waste storage.
- The subject property is designated as General Commercial within the Land Use Element of the General Plan and is located in the Commercial General (CG) Zoning District. The CG designation is intended to provide a wide variety of commercial activities oriented primarily to serve citywide or regional needs. Eating and drinking establishments with no late hours, within 500 feet of residential districts are permitted subject to the approval of a minor use permit.
- Required parking is provided within the on-site shared parking structure and surface parking for The Walk. A detailed parking summary is provided on Sheet A0.52 of the plans in Attachment No. ZA 3. The parking requirement for a food service eating and drinking establishment is one space per 30 to 50 square feet of net public area (NPA). Staff recommends a parking requirement of one space per 40 square feet of NPA ($456/40 = 11.4$) which results in a required 12 spaces. The one space per 40 square feet of NPA is appropriate for this type of use based on several physical design and operational characteristics. For example, there are only 15 seats included on the floor plan and the net public area is only 456 square feet. The operation includes take-out service and tables with seating. There will only be three employees per shift. The project does not include outdoor dining and does not have opportunities for future outdoor dining. Lastly, the project does not propose live entertainment and dancing with no late hours or alcohol service.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities). The Class 1 exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The proposed project involves minor interior improvements to an existing eating and drinking establishment and involves no expansion in floor area or change in parking requirement.

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:



Melinda Whelan
Assistant Planner

JM/msw

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2019-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2019-046 TO ALLOW A NEW FOOD SERVICE, EATING AND DRINKING ESTABLISHMENT WITH NO LATE HOURS LOCATED AT 2001 WESTCLIFF DRIVE, SUITE 104 (PA2019-169)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Beaming/Superfoods, LLC with respect to property located at 2001 Westcliff Drive, Suite 104, and legally described as Parcel 1 of Lot Merger No. 2013-005 requesting approval of a minor use permit.
2. The applicant proposes a minor use permit to allow a new food service, eating and drinking establishment in the form of a juice bar within a newly constructed commercial building. The juice bar will provide juice, smoothies and prepackaged food. The proposed juice bar will include 15 interior seats within a 456-square-foot customer area; no late hours and no alcohol service. The required parking is provided through the existing on-site shared parking lot and parking structure for The Walk commercial center.
3. The subject property is designated General Commercial (CG) within the Land Use Element of the General Plan with a Commercial General (CG) Zoning District designation.
4. The subject property is not located within the coastal zone.
5. A public hearing was held on November 14, 2019 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. 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, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The proposed project involves minor interior improvements to an existing commercial space and involves no expansion in floor area.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020.F (Findings and Decision) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a minor use permit 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 designates the site as General Commercial (CG) and is intended to provide a wide variety of commercial activities oriented primarily to serve citywide or regional needs.
2. The proposed juice bar use is consistent with the CG designation as it is intended to provide a service not only to visitors, but also to residents within the immediate neighborhood and surrounding area.
3. The proposed juice bar is within an existing commercial space in The Walk commercial center. The Walk includes various commercial retail and office uses including eating and drinking establishments, which are complementary to the surrounding commercial and residential neighborhood.
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 property is located in the Commercial General (CG) Zoning District. The proposed food service, eating and drinking establishment in the form of a juice bar is a permitted use subject to the approval of a minor use permit pursuant to Newport Beach Municipal Code Section 20.22.020 (Commercial Zoning Districts Land Uses and Permit Requirements).
2. The parking requirement for a food service eating and drinking establishment is one space per 30 to 50 square feet of net public area (NPA). Staff recommends a parking requirement of one space per 40 square feet of NPA ($456/40 = 11.4$), which results in a requirement of 12 spaces. The existing parking for the commercial space is one space per 250 square feet of gross floor area ($997/250 = 4$), so the proposed establishment results in a parking requirement increase of eight spaces. The one

space per 40 square feet of NPA rate is appropriate for this type of use based on several physical design and operational characteristics. For example, there are only 15 seats included on the floor plan and the net public area is only 456 square feet. The operation includes take-out service and tables with seating. There will only be three employees per shift. The project does not include outdoor dining and does not have opportunities for future outdoor dining. Lastly, the project does not propose live entertainment and dancing with no late hours or alcohol service.

3. Required parking is adequately provided within the on-site shared parking structure and surface parking for The Walk, which provides a total of 404 spaces. The total parking requirements for the center based on the various existing and planned on-site uses, including the 12-space requirement for the proposed juice bar, results in a total need of 396 spaces and a surplus of eight spaces.
4. As conditioned, the proposed project will comply with Zoning Code standards for eating and drinking establishments.

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 establishment will consist of 456 square feet of customer area with 15 seats, kitchen facilities, indoor storage and washing areas, a restroom, and a dedicated wash-down area that will drain directly into the sewer system.
2. The operation of the restaurant will be restricted to the hours between 7:00 a.m. and 10:00 p.m., daily. These hours are consistent with the business hours of other restaurants and uses in the commercial area.
3. The restaurant is located within The Walk commercial center with access from Westcliff Drive and Irvine Avenue. The existing commercial space is entered from a walkway off the existing surface parking lot, which provides convenient access to motorists, pedestrians, and bicyclists.
4. The Walk provides Code-required covered and enclosed trash enclosures for all of the commercial tenants including the proposed Beaming Juice.
5. The surrounding area contains various retail, business office and visitor-serving commercial uses including restaurants and take-out eating establishments. The existing restaurant is compatible with the existing and permitted uses within the area.
6. The operational conditions of approval prohibit alcohol sales, dancing or live entertainment unless an amendment to this use permit or a new use permit is

approved. This will help ensure compatibility with the surrounding uses unless further analysis and review is performed.

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; and

Facts in Support of Finding

1. The Walk commercial center is currently in operation with various retail, offices and food services and restaurants. The design of The Walk was intended for these various service uses.
2. Original site plan approvals for The Walk included a review to ensure adequate public and emergency vehicle access, and that public services and utilities are provided. The plans for the buildings with spec commercial suites were reviewed for compliance with applicable building and fire codes.

Finding

E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, and safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding

1. The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The 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.
2. The food service, eating and drinking establishment will serve the surrounding community in a commercial area designed for such uses.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds 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.

2. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2019-046, 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 14th DAY OF NOVEMBER, 2019.

James Campbell, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL****PLANNING**

1. The development 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 applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Minor Use Permit.
3. The 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 is detrimental to the public health, welfare or is materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
4. Any change in operational characteristics, expansion in net public area beyond 298 square feet, or other modifications to the approved plans, shall require an amendment to the Minor Use Permit or the processing of a new use permit.
5. A copy of the Resolution, including conditions of approval (Exhibit "A") shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
6. Seating for the eating and drinking establishment shall be limited to a maximum of 15 patrons and a maximum net public area of 456 square feet.
7. A minimum of one (1) parking space per 40 square feet of net public area (12 spaces) shall be provided for the juice bar.
8. Alcohol service is prohibited unless an amendment or new use permit is approved.
9. The hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
10. A dedicated wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Director and Public Works Director in conjunction with the approval of an alternate drainage plan.

11. A valid business license from the City of Newport Beach with a seller’s permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.
12. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
13. All proposed signs shall conform to Title 20, Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code regulations or any sign program applicable to the property.
14. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified time periods unless the ambient noise level is higher:

Location	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

15. 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 the leasing agent.
16. The applicant is required to obtain all applicable permits from the City’s Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access Requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
17. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed onSundays or holidays.
18. Strict adherence to maximum occupancy limits is required.
19. No outside paging system shall be utilized in conjunction with this establishment.

20. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three [3] walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies.
21. The applicant is required to provide a trash enclosure with metal gate and decorative solid roof.
22. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment; however, not located on or within any public property or right-of-way.
23. 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.
24. 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).
25. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. daily, unless otherwise approved by the Director of Community Development, and may require an amendment to this Use Permit.
26. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
27. 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.
28. 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 Newport Beach Municipal Code.
29. 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 **Beaming Juice including, but not limited to, UP2019-046 (PA2019-169)**. 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.

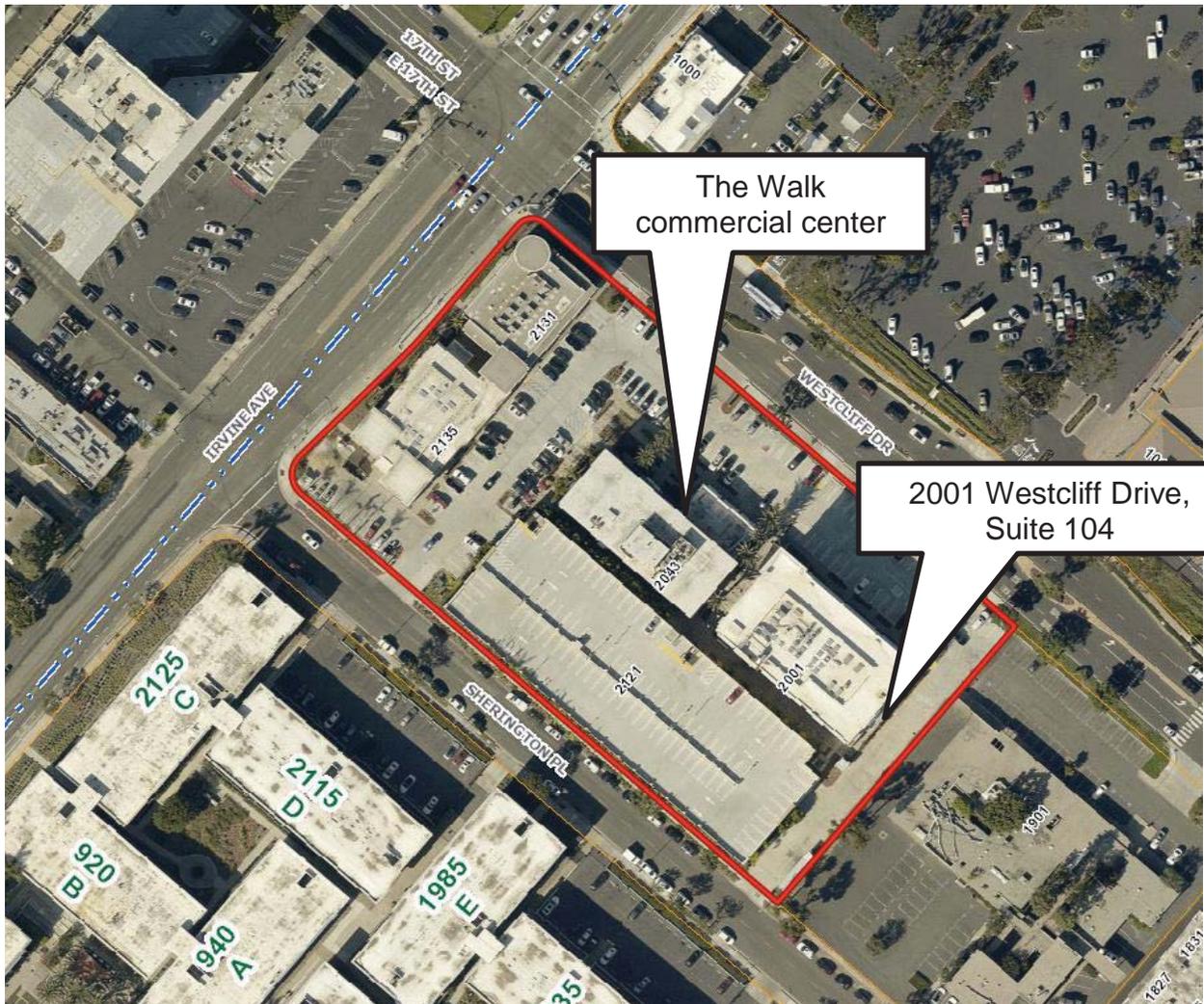
BUILDING

30. Provide disabled accessible parking spaces and show disabled accessible path of travel from parking to main entrance to Beaming Juice tenant space in accordance with requirements in California Building Code (CBC) Chapter 11B.
31. The construction plans must illustrate detail for construction of existing one-hour fire-resisted rated walls at interior exit stairway and at demising walls between adjacent tenants' spaces.
32. Provide floor maneuvering space pursuant to CBC 11B-404.2.4 at all doors.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Minor Use Permit No. UP2019-046
PA2019-169

2001 Westcliff Drive, Suite 104

Attachment No. ZA 3

Project Plans

PLAN CHECK SUBMITTAL

beaming

2001 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92660
SUITE 104

A PROJECT FOR:
SUPERFOOD HOLDINGS



245 East Third Street
Long Beach, CA 90802
t 562.628.8000
r collaborative.com



Beaming
2001 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92660
SUITE 104

PROJECT SUMMARY

PROJECT DESCRIPTION	
TOTAL TENANT IMPROVEMENT AREA	997 SF
PROPOSED NET PUBLIC AREA	456 SF
OCCUPANCY GROUP	B (UNDER 50 OCCUPANTS)
USE	FOOD SERVICE
SEPARATION	1 HR DEMISING WALLS TO REMAIN

BUILDING DESCRIPTION	
CONSTRUCTION TYPE	V-B (NO CHANGE)
SPRINKLERS	FULLY SPRINKLED THROUGHOUT
FIRE ALARM	FIRE LIFE WITH HORN STROBES
ZONING	CG - COMMERCIAL GENERAL
APN	117 431 14
LOT	PL1
COASTAL ZONE	NO

RELEVANT CODES

- CALIFORNIA BUILDING CODE (CBC) 2016
- CALIFORNIA PLUMBING CODE (CPC) 2016
- CALIFORNIA MECHANICAL CODE (CMC) 2016
- CALIFORNIA ELECTRICAL CODE (CEC) 2016
- CALIFORNIA FIRE CODE (FC) 2016
- CALIFORNIA ENERGY CODE 2016
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2016
- NATIONAL FIRE PROTECTION ASSOCIATION STANDARD (NFPA 13 AND 17)

PROJECT DESCRIPTION

- NEW FOOD SERVICE
- LIMITED DEMOLITION
- NEW PARTITION WALLS
- NEW PLUMBING, MECHANICAL & ELECTRICAL
- NEW FINISHES, LIGHTING, EQUIPMENT & MILLWORK
- HOURS OF OPERATION:
 - 7:00AM - 8PM MONDAY - FRIDAY
 - 8AM - 8PM SATURDAY
 - 8AM - 7PM SUNDAY
- 15 SEATING CAPACITY
- 5 EMPLOYEES MAXIMUM WORKING DURING OPERATIONS HOURS.

OCCUPANT LOAD CALCULATIONS PER CBC TABLE 1004.1.1

OCCUPANCY	AREA	LOAD FACTOR	# OF OCCUPANTS
RETAIL	132 SF	S.F. / 30 OCC	4.2
SEATING	113 SF	S.F. / 15 OCC	7.5
WINDOW SEATING	14' x 9"	1 OCC PER 14"	9.8
SERVICE / BOH	447 SF	S.F. / 200 OCC.	2.2
TOTAL OCCUPANTS			23.3

EXIT LOAD

EXITS: NUMBER OF EXITS REQUIRED: 1 (8'32" MIN (20 OCCUPANTS) NUMBER PROVIDED: 1 (8'34")
 MAXIMUM 300' FROM FARTHEST POINT TO NEAREST EXIT IN SPRINKLED BUILDING PER CBC TABLE 1017.2
 MAXIMUM COMMON PATH OF TRAVEL PER CBC 1006.2.1: 75' MAX

PARKING REQUIREMENTS

PARKING LOAD: 11 PER/40 SF
 SITE PROVIDED: 404
 REQUIRED FOR THIS LOCATION: 12

DIRECTORY

TENANT/APPLICANT
 SUPERFOOD HOLDINGS c/o EQUITY3R LLC
 450 NEWPORT CENTER DR. SUITE 200
 NEWPORT BEACH CA 92660
 ATTN: GREG MALSIN
 E-MAIL: greg@projectuice.com
 TEL: (514) 967-2612

ARCHITECT OF RECORD
 r/c
 245 EAST THIRD STREET
 LONG BEACH, CA 90802
 ATTN: VIRGINIA MAGGIORE
 E-MAIL: virginia.maggiore@rcollaborative.com
 TEL: (562) 628-8060

BUILDING OWNER
 RICHARD DICK & ASSOCIATES
 2943 WESTCLIFF DRIVE, SUITE 210
 NEWPORT BEACH, CA 92660
 ATTN: MARK VORITA
 E-MAIL: mark@rtdick.com
 TEL: (949) 445-1236

MEP ENGINEER
 HENDERSON ENGINEERS
 8945 LENEXA DRIVE, SUITE 300
 LENEXA, KS 66214
 ATTN: JASON HERRIN
 E-MAIL: jason.herrin@hendersonengineers.com
 TEL: (913) 742-5308

CITY OF NEWPORT BEACH BUILDING DIVISION
 100 CIVIC CENTER DRIVE
 NEWPORT BEACH, CA 92660
 TEL: (949) 464-3200

CITY OF NEWPORT BEACH FIRE DEPARTMENT
 100 CIVIC CENTER DRIVE
 NEWPORT BEACH, CA 92660
 TEL: (949) 464-3104

ORANGE COUNTY HEALTH DEPARTMENT
 ENVIRONMENTAL HEALTH DIVISION
 1241 EAST OROVER ROAD, SUITE 120
 SANTA ANA, CA 92705
 TEL: (714) 443-6000

CONSTRUCTION MANAGER
 FATHOM
 245 EAST THIRD STREET
 LONG BEACH, CA 90802
 ATTN: ANTHONY DIMAGGIO
 E-MAIL: Anthony.Dimaggio@fathoms.com
 TEL: (949) 608-9866

PERMIT HANDLING
 PERMITS TODAY
 140 SOUTH LAKE AVE., STE 233
 PASADENA CA 91101
 ATTN: CARLA
 E-MAIL: permitstoday@ptel.com
 TEL: (626) 585-2931

SHEET INDEX

NUMBER	NAME	ISSUE AND REVISIONS	MINOR USE PERMIT	PR1 10/19/19	PR1 10/25/19	PR1 10/25/19
GENERAL						
A0.00	TITLE SHEET					
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A0.06	GENERAL NOTES					
A0.21	FLOOR AND OCCUPANCY PLAN - LEVEL 1					
A0.41	ACCESSIBILITY DETAILS - GENERAL					
A0.42	ACCESSIBILITY DETAILS - INTERIOR					
A0.51	SITE PLAN					
A0.52	LOT AND PARKING LAYOUTS					
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AD1.01	DEMOLITION TRENCH FLOOR PLAN					
ARCHITECTURAL						
A1.01	PROPOSED FLOOR PLAN					
A1.02	EQUIPMENT SCHEDULE					
A1.03	EQUIPMENT SCHEDULE					
A1.04	FINISH PLAN AND SCHEDULE					
A2.00	REFLECTED CEILING PLAN - LEVEL 1					
A2.01	ENLARGED RCP - DECORATIVE WOOD FRAME					
A3.01	EXTERIOR ELEVATIONS					
A4.01	SECTIONS - BUILDING					
A4.02	ENLARGED PLAN AND SECTIONS					
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A6.21	ENLARGED RESTROOM PLANS AND ELEVATIONS					
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AS.11	DETAILS - GENERAL					
AS.11	DOOR SCHEDULE AND TYPES					
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M1.0	HVAC PLAN					
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M3.0	MECHANICAL SCHEDULES					
M4.0	MECHANICAL SPECIFICATIONS					
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E3.3	ENERGY CODE COMPLIANCE					
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E4.1	ELECTRICAL SPECIFICATIONS					
FIRE PROTECTION						
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FA-100	FIRE ALARM FLOOR PLAN					
FA-300	FIRE ALARM SPECIFICATIONS					
FS-000	FIRE SPRINKLER NOTES DETAILS AND SYMBOLS					
FS-100	FIRE SPRINKLER FLOOR PLAN					
FS-300	FIRE SPRINKLER SPECIFICATIONS					

VICINITY PLAN



PLOT PLAN



DEFERRED SUBMITTALS

SEPARATE APPLICATION, PLAN CHECK, AND PERMITS ARE REQUIRED FOR THE FOLLOWING:

- FIRE SPRINKLER AND FIRE ALARM SYSTEM
- SIGNAGE

NOTE: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND PROVIDE A NOTATION ON PLANS AND/OR CALCULATIONS INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE GENERAL CONTRACTOR SHALL THEN SUBMIT TO BUILDING AND SAFETY DIVISION FOR REVIEW AND ADDITIONAL PLAN CHECK AND PERMIT FEES SHALL APPLY.

REVISIONS	DATE
1. MINOR USE PERMIT SUBMITTAL	08/21/19
2. PR1	10/19/19
3. PR1	10/25/19

PROJECT NUMBER: 19-163

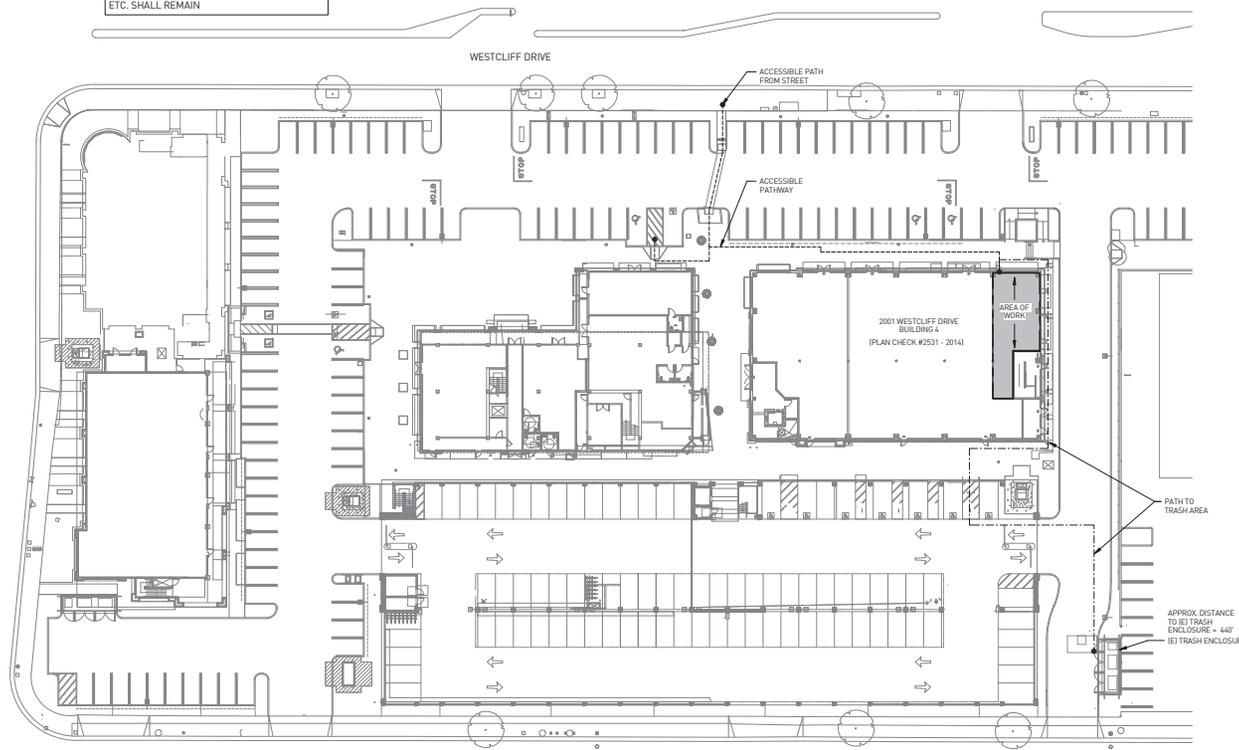
TITLE SHEET

A0.00

PLAN CHECK SUBMITTAL: NOT FOR CONSTRUCTION

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IRVINE AVENUE



NOT USED | 2
1" = 20'-0"

SITE PLAN | 1
1" = 40'-0"



GRAPHICS LEGEND

- ADA ACCESSIBLE ROUTE
- - - - - TRASH ROUTE
- _____ PROPERTY LINE

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245 East Third Street
Long Beach, CA 90802
t 562.628.8000
rdcollaborative.com



Beaming

2001 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92640
SUITE 104

REVISIONS		
Δ ISSUE	DATE	
1 MINOR USE PERMIT SUBMITTAL	08/21/17	
2 PR1	10/15/17	

PROJECT NUMBER: 19-163
SITE PLAN

A0.51

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THE WALK - USE AND PARKING ANALYSIS		10/29/19		
AREA	CALCULATIONS		COMMENTS	Suite
Building 1 (2131 Westcliff)				
First Floor				
Bank	3,467		Comerica	100
Medical Office	1,209		NB Med Spa	110
Total	4,676			
Second Floor				
Medical Office	4,118		Barlet Orthodontics	200/210
Total	4,118			
Total Building 1 (2131 Westcliff)	8,794			
Building 2 (2043 Westcliff)				
First Floor				
Retail	6,556		SusieCakes/Newport Jeweler/Bardot/Flowers deMonet	101/102/104/106
Full Service Small Scale Eating/Drinking Establishment	1,665		Kean Coffee	100
Total	8,221			
Second Floor Medical				
Medical	3,437		Bruce Cairns DDS/Chi Tran Law/Areshenko Kiera Media/Kawamura College Advisement/Waterpointe Commerical/Best Mortgage	201/203/215 200/208/210/213
General Office	2,939			
Total Second Floor	6,376			
Third Floor				
Medical	1,831		Marshall Young DDS/Oh	300/301
General Office	4,545		AT&T, PRG, Summit Golf, Camino Real Dev, Duquette	301A/302/303/305/306
Total	6,376			
Total Building 2 (2043 Westcliff)	20,973			
Building 3 (2135 Westcliff)				
First Floor				
Medical	2,992		Skin Spirit	102-103
Full Service Small Scale Eating/Drinking Establishment	2,874			100-101
Retail	-			
Total First Floor	5,866			
Second Floor				
Medical	5,786		Christian Lopez, OCP	200-203
Total Building 3 (2135 Westcliff)	11,652			
Building 4 (2001 Westcliff)				
First Floor				
Full Service Small Scale Eating/Drinking Establishment	2,925		Olea	100
Bldg 4 Proposed Juice Bar based on 456 sf customer area @ 1/40 SF	997		Superfoods Holdings (Beaming Wellness/Project Juice)	104
Medical	3,586		Memorial Care	103
Bank/Retail	3,532			
Total First Floor	11,040			
Second Floor				
Medical	10,437		CA Cosmetics, Varona, Niven-Watson	200,201, 202, 206
Third Floor				
Medical	10,404		Jeremy Heldt DDS	305
Total Building 4 (2001 Westcliff)	31,881			
TOTAL BUILDINGS 1-4				
RETAIL/BANK	13,555			
MEDICAL OFFICE	43,800		INCL. MEDICAL USE IN BLDG 3/BLDG 4	
GENERAL OFFICE	7,484		BLDG 2 TENANTS	
FOOD/DRINKING ESTABLISHMENT	8,461		INCL BLDG 3	
	73,300			
PARKING REQUIRED		PARKING CALCULATIONS		
RETAIL/BANKING @ 1/250SF	54			
MEDICAL OFFICE @ 1/200SF	219			
GENERAL OFFICE @ 1/250SF	30			
DRINKING ESTABLISHMENT				
Full Service Small Scale Eating/Drinking Establishment	81			
Bldg 4 Proposed Juice Bar; 456 SF customer area @ 1/40 SF parking	12		PROPOSED JUICE BAR	
TOTAL PARKING REQUIRED	396			
TOTAL PARKING PROVIDED	404			



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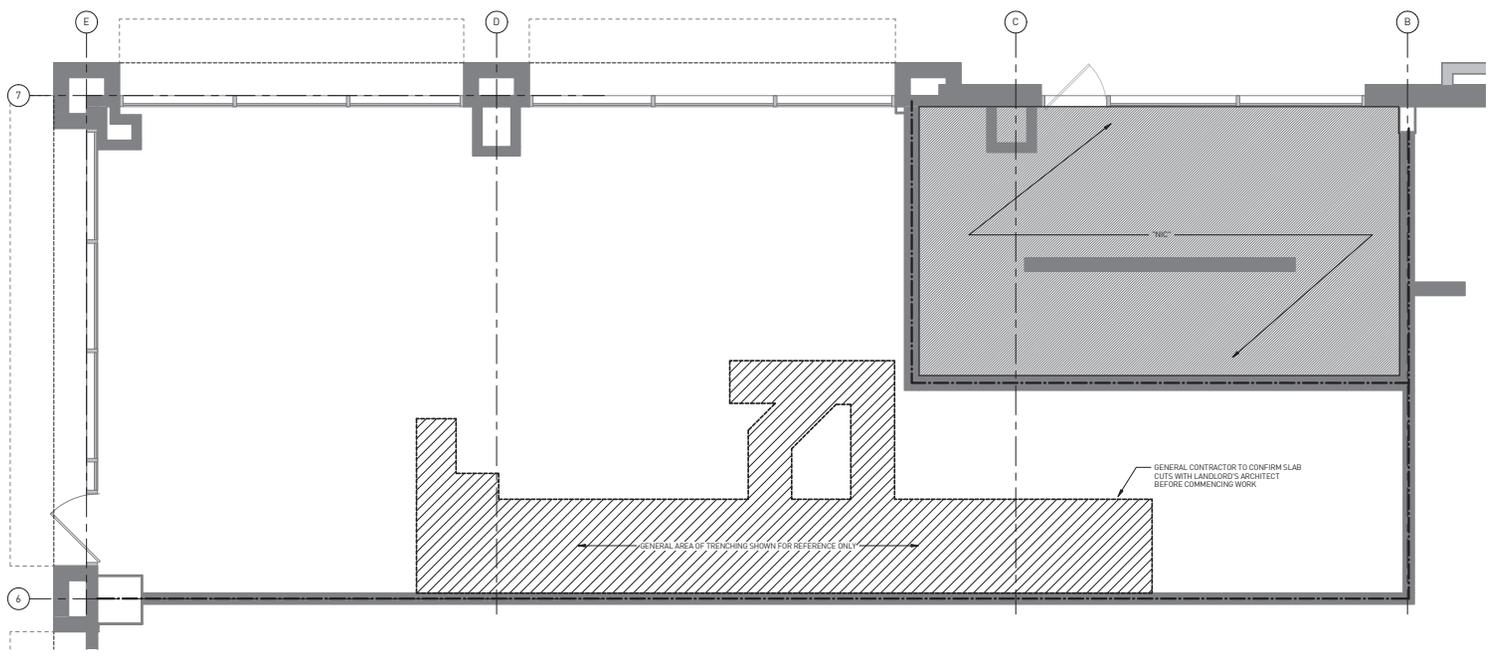
REVISIONS	
Δ ISSUE	DATE
2. PR1	10/19/19
3. PR1	10/29/19
4. PR1	10/29/19

PROJECT NUMBER: 19-163

USE AND PARKING ANALYSIS

A0.52

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DEMO TRENCH PLAN | 1
3/8" = 1'-0"

SHEET NOTES

1. REFER TO SHEET A1.05 FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL DEMOLITION NOTES.
2. EXISTING FLOOR SLAB SHALL BE BROUGHT TO A LEVEL, CLEAN, AND SMOOTH SURFACE WITHOUT STAINS READY FOR SEALER OR FUTURE FLOORING.

GRAPHICS LEGEND

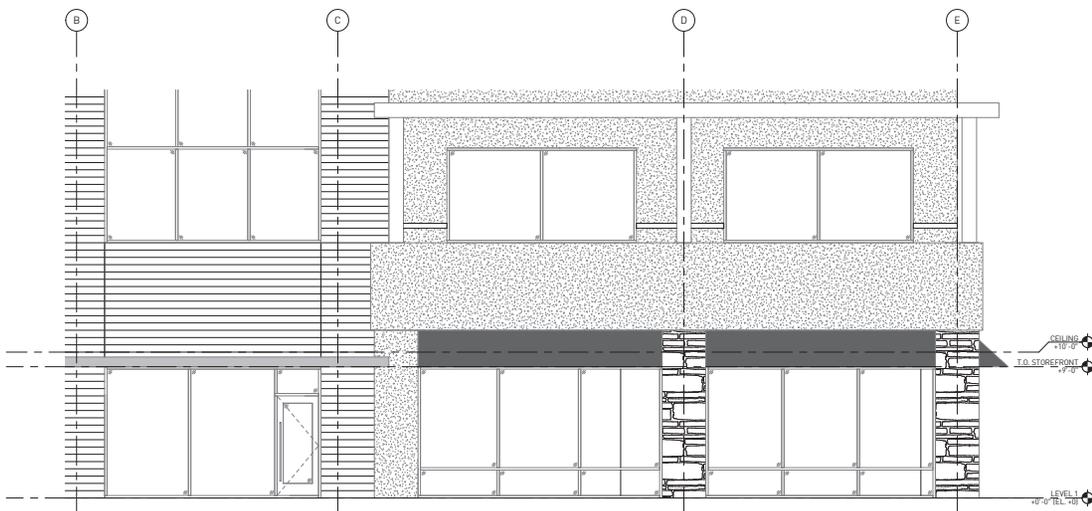
- EXISTING WALL
- DEMO CONCRETE

REVISIONS	DATE
Δ ISSUE	02/21/19
1. MINOR USE PERMIT SUBMITTAL	

PROJECT NUMBER: 19-163
DEMOLITION TRENCH FLOOR PLAN

AD1.01

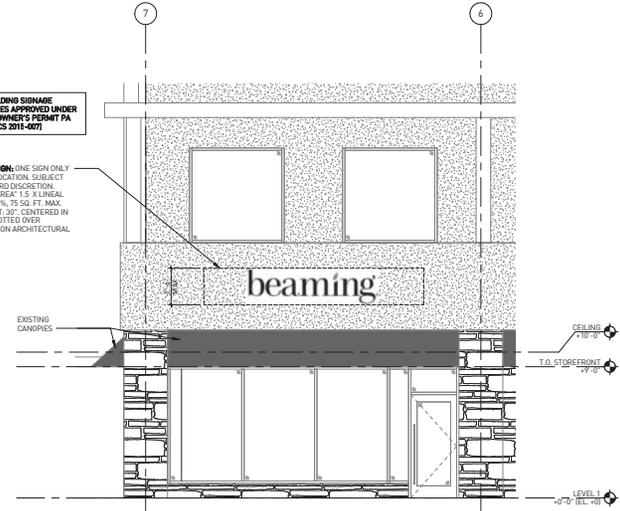
PLAN CHECK SUBMITTAL: NOT FOR CONSTRUCTION



EAST ELEVATION | 2
 1/4" = 1'-0"

NOTE: BUILDING SIGNAGE ALLOWANCES APPROVED UNDER BUILDING OWNER'S PERMIT PA 2015-130. (CS 2015-067)

PRIMARY SIGN: ONE SIGN ONLY FOR THIS LOCATION. SUBJECT TO LANDLORD DISCRETION. MAXIMUM AREA: 1.5' X LINEAL FT. PLUS 20% (75 SQ. FT. MAX). MAX HEIGHT: 30" CENTERED IN SPACE ALLIOTTED OVER RECEIVERS ON ARCHITECTURAL RAIL.



NORTH ELEVATION - SIGNAGE | 1
 1/4" = 1'-0"

SHEET NOTES

- REFER TO SHEET A0.05 FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
- ALL SURFACES NOT ELEVATED OR CALLED OUT SHALL MATCH ADJACENT SURFACES.
- SHOP DRAWINGS FOR ARCHITECTURAL METAL SHALL SHOW DIMENSIONS, WEIGHT, AND CONNECTIONS REQUIRED TO ACCOMMODATE THE GALVANIZING AND SPECIAL PAINTING PROCESSES. SHOP DRAWINGS SHALL INCLUDE OVERALL DIAGRAM FOR CONNECTIONS AND DETAILS OF THOSE CONNECTIONS. ALL CONNECTIONS SHALL BE WELDED, GRIND, SMOOTH, AND SHOP PRIMED AND PAINTED.
- CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
- PAINT EXPOSED CONDUIT TO MATCH ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
- ALL AREAS WHERE SMOOTH PLASTER OCCURS, CONTRACTOR TO PROVIDE BASE COAT AND MESH-CRACK ISOLATION SYSTEM. REFER TO SPECIFICATION.
- GLASS DOOR, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF SAFETY GLAZING. REFER TO SPECIFICATION. REFER TO "T" NOTATION ON EXTERIOR ELEVATIONS.

REVISIONS	DATE
Δ ISSUE	
1. MINOR USE PERMIT SUBMITTAL	08/21/19

PROJECT NUMBER: 19-163

EXTERIOR ELEVATIONS

A3.01

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