



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:

	Between the hours of 7:00AM and 10:00PM		Between the hours of 10:00PM and 7:00AM	
Location	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 on Sundays 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



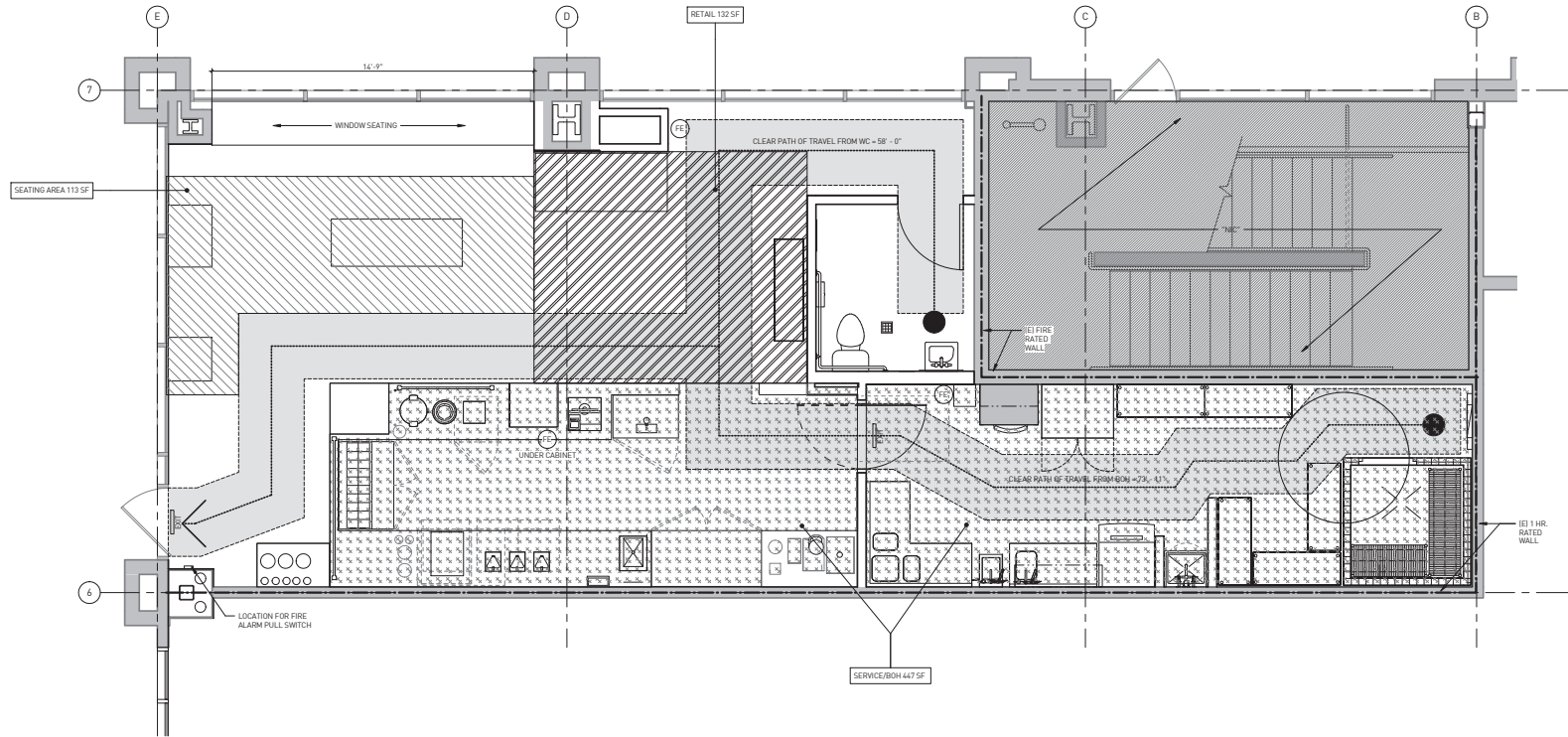
Minor Use Permit No. UP2019-046
PA2019-169

2001 Westcliff Drive, Suite 104

Attachment No. ZA 3

Project Plans

17



EGRESS AND OCCUPANCY PLAN | 1 |
3/8" = 1'-0"

SHEET NOTES

1. REFER TO SHEET A0.05 FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
2. REFER TO SHEETS "WALL TYPES" AND "FLOOR AND CEILING TYPES" FOR WALL, FLOOR, AND CEILING TYPES.
3. PROVIDE ACCESSIBLE SIGNAGE REFER TO DETAIL S/A0.41
4. THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NO LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE LEVEL PER GOVERNING CODE REQUIREMENTS.
5. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. ONLY THE MAIN ENTRY DOORS MAY HAVE KEY OPERATED HARDWARE AND SHALL HAVE A READILY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN BLOCK LETTERS A MINIMUM OF ONE INCH HIGH ON CONTRASTING BACKGROUND PER GOVERNING CODE REQUIREMENTS.

RESTROOM FIXTURE COUNT

OCCUPANT LOAD	FIXTURE TYPE	FIXTURES PER PERSON	FIXTURES REQUIRED	FIXTURES PROVIDED
2-1000: 492 SF / 30 = 24	WATER CLOSETS	1 - 50	1	1
MALE: 12	WATER CLOSETS	1 - 200	1	0
	WATER CLOSETS	1 - 150	1	1
FEMALE: 12	WATER CLOSETS	1 - 25	1	1
	WATER CLOSETS	1 - 150	1	1

PER TABLE 422.1, 2014 CALIFORNIA PLUMBING CODE

OCCUPANT LOAD

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' - 9"	1 OCC PER 18"	9.8
SERVICE / BOH	447 SF	S.F. / 200 OCC	2.2

TOTAL OCCUPANTS 23.3

NOTE: THERE ARE NO MORE THAN 3 EMPLOYEES WORKING AT THIS LOCATION AT A TIME.

EXIT LOADS

EXITS: NUMBER OF EXITS REQUIRED: 1 @ 32" MIN (20 OCCUPANTS)
NUMBER PROVIDED: 1 @ 32"

MAXIMUM 300' FROM FARTHEST POINT TO NEAREST EXIT IN SPRINKLED BUILDING PER CBC TABLE 1017.2
MAXIMUM COMMON PATH OF TRAVEL PER CBC 1004.2.1.1: 75' MAX

NOTE: THERE ARE NO MORE THAN 3 EMPLOYEES WORKING AT THIS LOCATION AT A TIME.

GRAPHICS LEGEND

SEPARATIONS:	EGRESS:
1 HOUR WALL	ACCESSIBLE PATH OF TRAVEL
RETAIL AREA	EGRESS PATH OF TRAVEL
SEATING AREA	EXIT SYMBOL
BACK OF HOUSE AND SERVICE AREA	FIRE EXTINGUISHER

REVISIONS	DATE
1. MINOR USE PERMIT SUBMITTAL	06/21/19

PROJECT NUMBER: 19-163

EGRESS AND OCCUPANCY PLAN
- LEVEL 1

A0.21

PLAN CHECK SUBMITTAL: NOT FOR CONSTRUCTION

THE WALK - USE AND PARKING ANALYSIS			10/29/19
AREA		COMMENTS	Suite
	CALCULATIONS		
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	Barket Orthodontics	200/210
Total	4,118		
Total Building 1 (2131 Westcliff)	8,794		
Building 2 (2043 Westcliff)			
First Floor			
Full Service Small Scale Eating/Drinking	6,556	SusieCakes/Newport Jeweler/Bardot/Flowers deMonet	101/102/104/106
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, OCPT	200-203
Total Buidng 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 Helth 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/PARKING @ 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		



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



Beaming

2001 WESTCLIFF DRIVE
NEWPORT BEACH, CA 92660
SUITE 104

REVISIONS	
Δ ISSUE	DATE
2 PR1	10/15/19
3 PR1	10/25/19
4 PR1	10/29/19

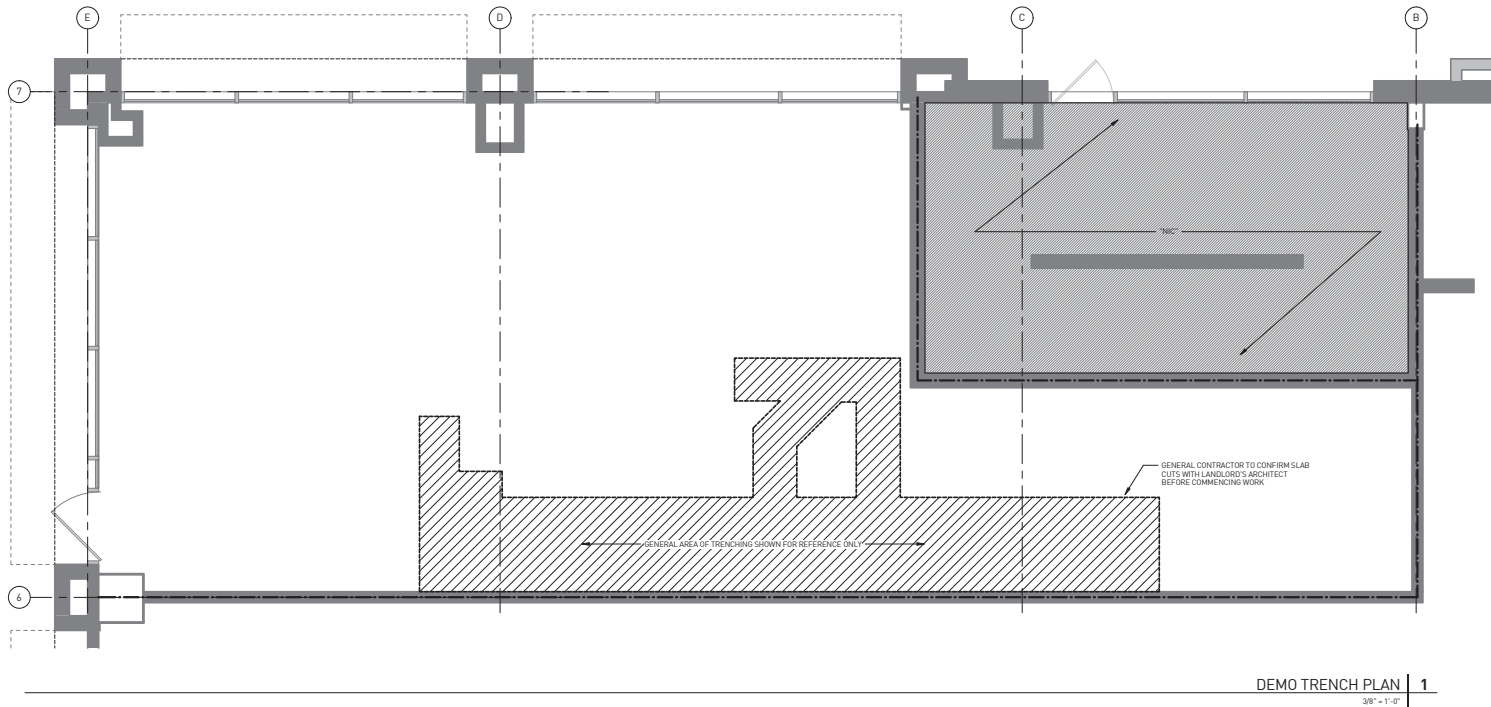
PROJECT NUMBER: 19-163

USE AND PARKING ANALYSIS

A0.52

A0.52

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

SHEET NOTES

1. REFER TO SHEET A105 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



NOTE: BUILDING SIGNAGE
ALLOWANCES APPROVED UNDER
BUILDING OWNER'S PERMIT PA
2015-130. (CS 2015-007)

PRIMARY SIGN: ONE SIGN ONLY FOR THIS LOCATION. SUBJECT TO LANDLORD DISCRETION. MAXIMUM AREA* 1.5 X LINEAL FT. PLUS 30%, 75 SQ. FT. MAX. MAX HEIGHT: 30". CENTERED IN SPACE ALLOTTED OVER RECEIVERS ON ARCHITECTURAL PLAN.

SHEET NOTES

1. REFER TO SHEET A0105 FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
2. ALL SURFACES NOT ELEVATED OR CALLED OUT SHALL MATCH ADJACENT SURFACES.
3. SHOP DRAWINGS FOR ARCHITECTURAL METAL SHALL SHOW DIMENSIONS, WEIGHT, AND FINISHES. PROVIDE SHOP DRAWINGS FOR ALL CONNECTIONS TO BE WELDED, GRIND, SMOOTH, AND PAINTED.
4. CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTIFIED MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
5. PAINT EXPEDITED CONDUIT TO MATCH ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
6. ALL AREAS WHERE SMOOTH PLASTER OCCURS, CONTRACTOR TO PROVIDE BASE COAT AND MESH-CRACK ISOLATION SYSTEM, REFER TO SPECIFICATION.
7. GLASS DOOR, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF SAFETY GLAZING, REFER TO SPECIFICATION. REFER TO "I" NOTATION ON EXTERIOR GLAZING FOR DETAILS.

PLAN CHECK SUBMITTAL: NOT FOR CONSTRUCTION