



## **CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT**

January 16, 2020  
Agenda Item No. 6

**SUBJECT:** CorePower Yoga Fashion Island (PA2019-226)  
▪ Minor Use Permit No. UP2019-051

**SITE LOCATION:** 957 Newport Center Drive

**APPLICANT:** CorePower Yoga

**OWNER:** Irvine Company Retail Properties

**PLANNER:** Patrick Achis, Planning Technician  
949-644-3237, [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov)

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### **LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** Regional Commerical (CR)
- **Zoning District :** North Newport Center (PC56)

### **PROJECT SUMMARY**

A minor use permit (MUP) request to allow a 3,302-square-foot indoor yoga fitness facility within an existing tenant space in the Fashion Island Regional Center. The existing tenant space was previously occupied by a restaurant operation (Lark Creek). As proposed, the space will be renovated and improved with two yoga rooms, a reception/retail area, administrative office, and restroom with storage lockers for patrons. Classes are proposed to be held from 5 a.m. to 10:30 p.m., daily.

### **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. UP2019-051 (Attachment No. ZA 1).

## **DISCUSSION**

- The proposed indoor yoga fitness facility will occupy an existing lower-level, vacant tenant space (formerly Lark Creek restaurant) near the center of the Fashion Island Regional Center at 957 Newport Center Drive. A fitness facility use conforms with the applicable goals and policies of the CR (Regional Commercial) land use designation of the General Plan because the project provides local and regional residents with a service use compatible with the surrounding retail, dining, and commercial entertainment land uses in the area. The subject property is within the North Newport Center Planned Community (PC56), specifically Fashion Island Sub-Area A, which is intended to provide a vibrant regional retail and entertainment center and a day/evening destination with a wide variety of uses that will serve visitors, residents, and employees on a local and regional scale. Health and fitness clubs, including the subject yoga studio, are a permitted use within PC56 through the approval of a minor use permit. The Applicant's project justification and description is available as Attachment No. ZA 3 of this report.
- Surrounding uses within the regional center include a number of retail, commercial entertainment, and dining with which the proposed fitness facility is compatible. Fashion Island is encircled by Newport Center Drive and is developed with several surface parking lots, parking structures, and loading areas. The entrance to the yoga studio takes access via an exterior pedestrian corridor on the north side of the tenants space. Fashion Island does not directly abut sensitive land uses and is separated from other uses by parking lots, roadways and other commercial uses.
- CorePower Yoga offers varied forms of yoga practice and fitness classes. Classes last up to 60 minutes and are scheduled to occur within the hours of 5 a.m. and 10:30 p.m., daily. Approximately four employees, counting instructors and administrative staff, are anticipated to support the operation at any given time.
- The existing vacant suite of the proposal encompasses 3,302 square feet of gross floor area. As proposed, this space will be renovated and improved with two yoga rooms, a reception/retail area, administrative office, and restroom with storage lockers for patrons.
- Abundant parking availability exists on-site to provide for the proposed yoga studio at the required three spaces per 1000-square-foot parking rate prescribed for regional commercial land uses in this zoning district. The proposed project does not include any additional floor area and, therefore, does not increase the parking requirement.

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. In this case, the proposal is a minor use permit to allow a fitness and health facility in an existing tenant suite, and improvements are limited to minimal construction in the form of a tenant improvement.

## **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:

  
Patrick Achis  
Planning Technician

BMZ/pa- lower case

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

# **Attachment No. ZA 1**

Draft Resolution

## **RESOLUTION NO. ZA2020-###**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING MINOR USE PERMIT NO. UP2019-051 FOR A HEALTH AND FITNESS FACILITY LOCATED AT 957 NEWPORT CENTER DRIVE (PA2019-226)**

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

#### **SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by CorePower Yoga ("Applicant"), with respect to property located at 957 Newport Center Drive, and legally described as Parcel 2 of Lot Line Adjustment No. LA2009-001, requesting approval of a minor use permit.
2. The Applicant requests a minor use permit to allow a 3,302-square-foot indoor yoga fitness facility within an existing commercial tenant space in the Fashion Island Regional Center. The tenant space was previously occupied by a restaurant operation (Lark Creek). As proposed, the space will be renovated and improved with two yoga rooms, a reception/retail area, administrative office, and restroom with storage lockers for patrons. Classes are proposed to be held from 5 a.m. to 10:30 p.m., daily.
3. The subject property is designated Regional Commercial (CR) by the General Plan Land Use Element and is located within the North Newport Center Planned Community (PC56).
4. The subject property is not located within the coastal zone; therefore, a coastal development permit is not required.
5. A public hearing was held on January 16, 2020, 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. Class 1 exempts 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 beyond that existing at the time of the lead agency's determination. In this case, the proposal is a

minor use permit to allow a fitness and health facility in an existing tenant suite and improvements are limited to minimal construction in the form of a tenant improvement.

### SECTION 3. REQUIRED FINDINGS.

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

#### Finding:

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

#### Facts in Support of Finding:

1. The subject property has a General Plan Land Use designation of CR (Regional Commercial), which is intended to provide for a wide variety of commercial activities to serve citywide and regional needs. The proposed yoga studio is in conformance with the applicable goals and policies of the General Plan because the project provides a service use that is compatible with the retail, dining, and commercial entertainment of this area that serve local and regional residents.
2. The site is not within a specific plan.

#### 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 subject property is within the North Newport Center Planned Community (PC56), specifically Fashion Island Sub-Area A, which is intended to provide a vibrant regional retail and entertainment center and a day/evening destination with a wide variety of uses that will serve visitors, residents, and employees on a local and regional scale. The proposed yoga studio is a service use permitted within this zoning designation through the approval of a minor use permit.
2. Abundant parking availability exists on-site to provide for the proposed yoga studio at the required three parking spaces per every 1,000-square-foot of floor area parking rate prescribed for regional commercial land uses in the North Newport Center Planned Community Text. The proposed project does not include any additional floor area and, therefore, does not increase the parking requirement.

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 existing tenant space where the yoga studio will be located is within a building that contains various commercial retail, entertainment, and service uses.
2. Yoga studios and similar health and fitness facilities currently operate in existing spaces on-site and in the immediate area, providing a service for residents and employees.
3. The health and fitness facility will operate between the hours of 5 a.m. and 10:30 p.m., daily, which will provide flexibility to serve a wide variety of patrons beyond typical work hours while still maintaining compatibility with the adjoining uses.

Finding:

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

Facts in Support of Finding:

1. The health and fitness facility will be located in an existing 3,302-square-foot tenant space in the Fashion Island Regional Center ("Fashion Island").
2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing infrastructure. Fashion Island is an outdoor and indoor mall with wide and open walkways. Fashion Island is encircled by Newport Center Drive and is developed with several surface parking lots, parking structures, and loading areas. Access from Newport Center Drive to all Fashion Island structures is provided by several private drives.
3. The design of the tenant improvements will comply with all Building, Public Works, and Fire Codes.

Finding:

*E. The 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 improvements to accommodate the health and fitness facility are minor in nature and will not impact the overall operation of the building and the surrounding commercial tenants.
2. Fashion Island does not directly abut sensitive land uses and is separated from other uses by parking lots, roadways and other commercial uses.

## SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2019-051, 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 is filed with the City Clerk in accordance with the provisions of NBMC Title 20 Planning and Zoning.

**PASSED, APPROVED, AND ADOPTED THIS 16TH DAY OF JANUARY, 2020.**

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James Campbell, Zoning Administrator



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

*(Project-specific conditions are in italics)*

**Planning Division**

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 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. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. *The use shall be limited to operate during the hours between 5 a.m. to 10:30 p.m., daily.*
5. Minor Use Permit No. UP2019-051 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 20.91.050, unless an extension is otherwise granted.
6. This 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 materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
7. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require subsequent review and approval by the Planning Division and may necessitate an amendment to this Use Permit or the processing of a new Use Permit.
8. 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.
9. 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.

10. All noise generated by the proposed use shall comply with the provisions of NBMC Chapter 10.26 and other applicable noise control requirements of the NBMC. 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

11. 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.
12. 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.
13. 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.
14. 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.
15. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10 p.m. and 7 a.m. on weekdays and Saturdays and between the hours of 10 p.m. and 9 a.m. on Sundays and Federal holidays, unless otherwise approved by the Director of Community Development, and may require an amendment to this Use Permit.
16. 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.
17. 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 NBMC Title 20 Planning and Zoning.
18. 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 CorePower Yoga Fashion Island including, but not limited to, Minor Use Permit No. UP2019-051 (PA2019-226). 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.

**Fire Department**

19. Rooms with an occupant load of 50 or more persons will require two (2) or more exit doors.

**Building Division**

20. Restrooms, showers, changing rooms, and reception must comply with the State accessibility requirements in Chapter 11B of the California Building Code (CBC).
21. All doors and entry must comply with Chapter 11B (CBC).

## **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



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Minor Use Permit No. UP2019-051  
(PA2019-226)

**957 Newport Center Drive**

## **Attachment No. ZA 3**

Applicant's Project Description and Justification



November 1, 2019

Mr. James Campbell

Deputy Community Development Director  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

Subject: Minor Use Permit Application, 957 Newport Center Drive  
Fashion Island Regional Shopping Center

Dear Mr. Campbell:

On behalf of CorePower Yoga, CAA Planning, Inc. (CAA) submits the enclosed Minor Use Permit application to allow a Personal Improvement – Health/Fitness Club with accessory retail sales, doing business as CorePower Yoga, to be located at 957 Newport Center Drive within the Fashion Island Regional Shopping Center (Fashion Island). The space located at 957 Newport Center Drive is a 3,302- square-foot lower-level suite located on the west side of Fashion Island which previously occupied by the Lark Creek Restaurant. The suite is currently vacant.

#### Proposed Project

The proposed CorePower Yoga is an indoor yoga fitness facility consisting of two practice rooms for 30-40 students each where they can practice varying forms of heated yoga and fitness. Classes are scheduled to last 60 minutes with a 15-minute break between classes to allow reasonable time for one class to depart prior to the following class arriving. Generally, there will be 20-26 classes per day daily from 5:15 am to 10:30 pm. Walk-ins are welcome. It is anticipated that there will be up to four employees on the premises consisting of the studio manager, assistant studio manager, two teachers, and a front desk employee.

In addition to the studio, interior improvements will include an area for the ancillary retail sales of yoga related products, mat and towel rental, lockers, and men's and women's toilet facilities. Also included will be an office and reception area, a utility room and storage. Exterior improvements will be minor and limited to storefront modification to accommodate new business signage and branding. There will be storefront signage but it is not a part of this application.

#### Consistency

The project is located in the Fashion Island Sub-Area of the PC-56 (North Newport Center Planned Community) Zoning District. Pursuant to the Planned Community Text, Health/Fitness Clubs fall beneath the definition of "Personal Improvement" which is a permitted use within the





Mr. James Campbell  
November 1, 2019  
Page 2 of 2

Fashion Island Sub-Area. Pursuant to the Planned Community Text, the proposed fitness club requires minor use permit.

We believe that the Zoning Administrator will be able to make the appropriate findings for approval the CorePower Yoga. If you have any questions or concerns, please do not hesitate to contact me at 949-581-2888.

Sincerely,

CAA PLANNING, INC.

A handwritten signature in blue ink, reading "Shawna L. Schaffner", is positioned below the company name.

Shawna L. Schaffner  
Chief Executive Officer

Attachments: Minor Use Permit Application  
Tenant Improvement Plans – 3 standard sets, 4 reduced sets, and CD  
Authorization Letter  
300' Radius Map and Mailing Labels  
Findings

c: Ms. Jillian Foster, CorePower Yoga



# **Attachment No. ZA 4**

Project Plans



[illegible]

## PROJECT INFORMATION

ADDRESS:	FASHION ISLAND SHOPPING CENTER 957 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660
PLANNING AREA:	PC 56 (NORTH NEWPORT CENTER PLANNED COMMUNITY)
ZONING CLASS:	CR - REGIONAL COMMERCIAL
TENANT OCC:	A-3 - ASSEMBLY (CHANGE OF USE)
BUILDING TYPE:	TYPE III - A FULLY SPRINKLED (NO CHANGE)
BUILDING LEVELS:	2 LEVEL / STORY BUILDING
TENANT SPACE:	GROUND FLOOR
FLOOR AREA: (TENANT SPACE)	3,302 S.F. GROUND FLOOR (NO CHANGE)

DATE	ISSUE
09/19/19	40% CD SET
10/04/19	80% CD SET
10/15/19	100% CD SET
10/18/19	PERMIT SET

△	DATE	REVISION
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**CoRePower**  
**YOGA**

LOCATION:  
FASHION ISLAND  
957 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

**PROJECT INFORMATION:**

DATE: 09/09/19

PROJECT NUMBER: 3927-19

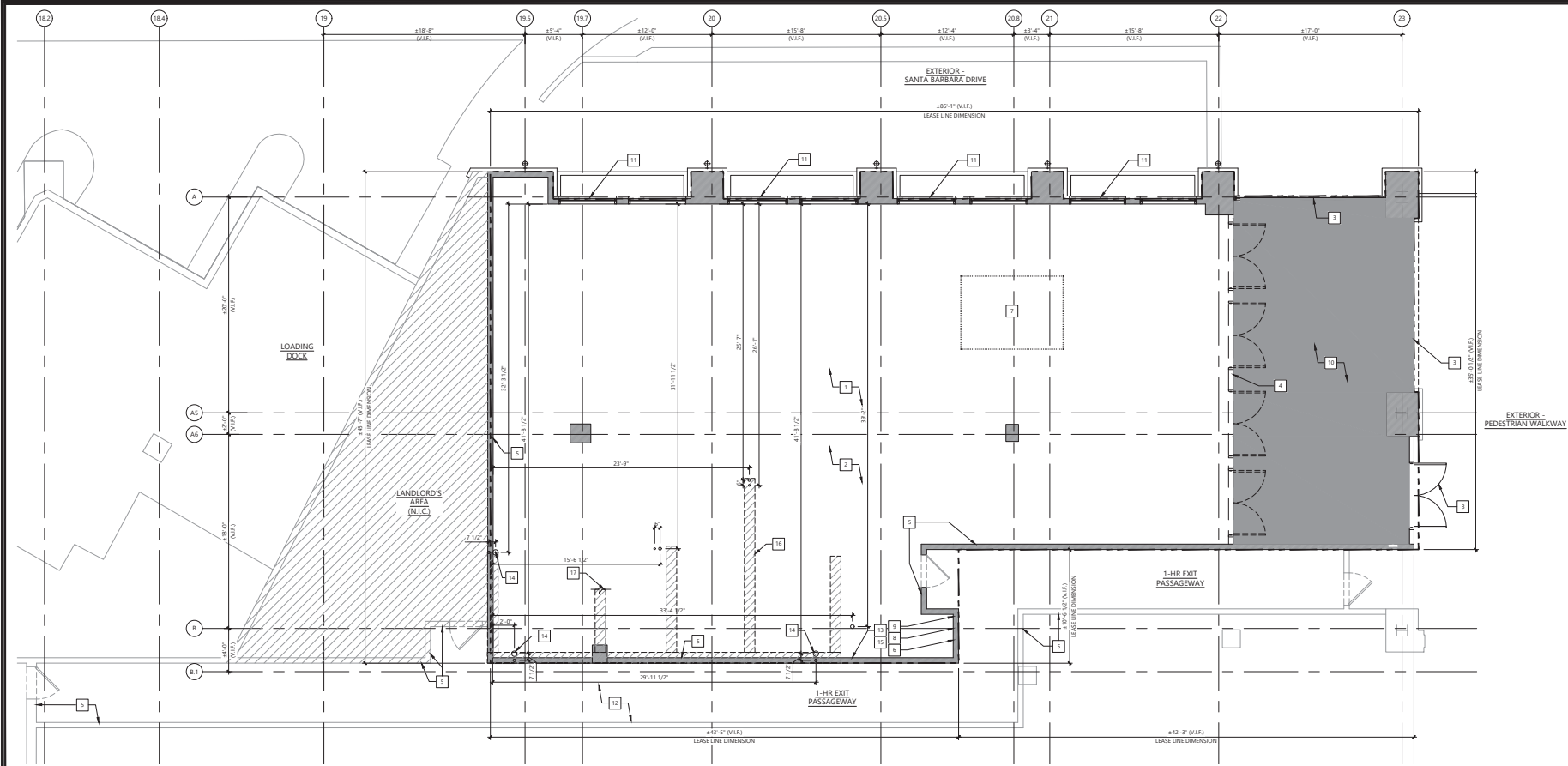
AREA: 3,302 SQ FT

DRAWN BY: SD / MC REVIEWED BY: CS

TITLE: SITE PLAN

SHEET NUMBER:

A031



1 EXISTING CONDITIONS  
A101 SCALE: 1/4" = 1'-0"

### KEY NOTES

- 1 GC TO CONFIRM LANDLORD HAS DEMOLISHED ALL PREVIOUSLY INSTALLED TENANT IMPROVEMENTS, BACK TO PERIMETER DRYWALL. LANDLORD SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REINSTATE PREVIOUS IMPROVEMENTS NOT SPECIFICALLY LISTED IN SCHEDULE 1 OF EXHIBIT C.
- 2 GC TO CONFIRM REMOVAL OF ALL PREVIOUS TENANTS FLOOR COVERINGS AND ASSOCIATED ADHESIVES. ENSURE A SMOOTH & LEVEL SURFACE READY FOR TENANT FINISHES.
- 3 PER WORK LETTER - C/PY TO PROVIDE ALL NEW EXTERIOR STOREFRONT GLAZING SYSTEMS AND ENTRY DOORS PER PLANS, DOUBLE PANED, INSULATED AND LOW-E WITH CLIMATE APPROPRIATE U-VALUE. STOREFRONT FRAMING SYSTEM TO BE ALUMINUM, BRASS METAL, THERMALLY SEALED AND CONSTRUCTED WITH A THERMAL BREAK PER PLANS.
- 4 STOREFRONT: GC TO CONFIRM LANDLORD HAS DEMOLISHED EXISTING STOREFRONT.
- 5 WALLS: LANDLORD SHALL PROVIDE INTERIOR DEMISING WALLS CONSTRUCTED OF SIX (6) INCH (8") WIDE METAL STUDS PLACED EVERY SIXTEEN INCHES (16") ON CENTER FROM THE FLOOR SLAB SURFACE TO THE ROOF STRUCTURE ABOVE. FIVE EIGHTHS (5/8") TYPE "C" GYPSUM BOARD SHALL BE PROVIDED CONTINUOUSLY FROM FLOOR SLAB SURFACE TO THE UNDERSIDE OF THE ROOF STRUCTURE ABOVE. DEMISING INTERIOR WALLS SHALL BE INSULATED AND SEALED FOR SOUND AND FIRE RATING PURSUANT TO THE BUILDING CODE ENFORCED BY THE AGENCY HAVING JURISDICTIONAL AUTHORITY OVER THE SHELL BUILDING. THE DRYWALL WILL BE BROUGHT TO A LEVEL 3 FINISH, READY FOR PAINT.
- 6 ELECTRICAL: LANDLORD WILL PROVIDE TWO HUNDRED (200) AMPS AT 277/480 VOLT 3-PHASE 4 WIRE ELECTRICAL SERVICE FROM A CENTRAL DISTRIBUTION POINT. LANDLORD SHALL PROVIDE AN EMPTY METER BASE, FUSIBLE SERVICE DISCONNECT SWITCH, AND AN EMPTY CONDUIT (SIZED ACCORDINGLY PER AMPS OF SERVICE) WITH PULL STRING TO THE PREMISES. ALL OTHER ELECTRICAL WORK, INCLUDING ANY STEP-DOWN TRANSFORMERS, SHALL BE AT TENANT'S SOLE COST AND EXPENSE.
- 7 HVAC: LANDLORD WILL PROVIDE ROOF MOUNTED SPLIT SYSTEM OR PACKAGED HVAC UNITS DIRECTLY ABOVE THE PREMISES, WITH AN AVERAGE COOLING CAPACITY OF A MINIMUM 1 TON PER 300 SQUARE FEET OF FLOOR AREA OF THE PREMISES. LANDLORD WILL PROVIDE EMPTY CONDUITS FROM HVAC UNITS TO THE PREMISES. LANDLORD WILL STUB ONE (1) CONDENSATE DRAIN LINE PER LANDLORD INSTALLED PACKAGE UNIT THROUGH THE ROOF FOR TENANT'S USE FOR CONNECTION BY TENANT TO TENANT'S CONDENSATE LINE. LANDLORD MAY PROVIDE, AT SPECIFIC LOCATIONS, A GFCI RECEPTACLE FOR MAINTENANCE OF ROOF TOP EQUIPMENT. REQUIRED BY CODE. TENANT IS RESPONSIBLE FOR CIRCUITING THE GFCI RECEPTACLE IF IT IS LOCATED ABOVE THE PREMISES. EQUIPMENT LOCATIONS SHALL BE PER LANDLORD'S PLANS, WITH FINAL ELECTRICAL CONNECTIONS BY TENANT. TENANT WILL BE REQUIRED TO HIRE LANDLORD'S DESIGNATED MECHANICAL CONTRACTOR TO START-UP AND COMMISSION LANDLORD PROVIDED HVAC EQUIPMENT, AT TENANT'S EXPENSE.
- 8 TELEPHONE & DATA: LANDLORD WILL SUPPLY ONE (1) INDIVIDUAL TWO INCH (2") EMPTY CONDUITS WITH PULL STRINGS STUBBED FROM THE MINIMUM POINT OF ENTRY SERVING THE PREMISES, FOR TELEPHONE AND DATA SERVICES. TENANT SHALL BE RESPONSIBLE FOR THE APPLICATION OF NEW TELEPHONE AND/OR DATA SERVICES AND ALL ASSOCIATED CONNECTION FEES FROM THE APPLICABLE UTILITY COMPANY FOR ANY TELECOMMUNICATIONS OR DATA SERVICE THAT EXCLUSIVELY SERVES THE PREMISES.
- 9 FIRE ALARM: LANDLORD SHALL PROVIDE A FULLY AUTOMATIC, ALARMED AND ANNUNCIATED FIRE ALARM SYSTEM WITHIN THE BUILDING CONTAINING THE PREMISES. LANDLORD WILL STUB A MINIMUM ONE INCH (1") EMPTY CONDUIT WITH PULL STRING FROM LANDLORD'S MASTER FIRE ALARM CONTROL PANEL OR SUB-PANEL TO THE PREMISES FOR TENANT USE. TENANT WILL BE REQUIRED TO HIRE LANDLORD'S DESIGNATED FIRE ALARM CONTRACTOR TO MODIFY THE SYSTEM AS NECESSARY FOR TENANT'S BUILD-OUT, AT TENANT'S EXPENSE.
- 10 GC TO CONFIRM SLAB TO BE FLUSH WITH EXISTING INTERIOR SLAB. INCLUDE EXPANSION JOINT BETWEEN NEW & EXISTING POURS.
- 11 (S) STOREFRONT GLAZING AND PLANTERS TO REMAIN.
- 12 (S) SERVICE CORRIDOR SEALED FOR SOUND AND FIRE RATING PURSUANT TO THE BUILDING CODE ENFORCED BY THE AGENCY HAVING JURISDICTIONAL AUTHORITY OVER THE SHELL BUILDING.
- 13 PLUMBING: GC TO CONFIRM (S) DEDICATED TWO INCH (2") DOMESTIC WATER LINE STUBBED OVERHEAD TO THE PREMISES. CONFIRM (S) METER VAULT READY TO ACCEPT THE UTILITY COMPANY METER. TENANT SHALL BE RESPONSIBLE FOR THE APPLICATION OF NEW WATER SERVICE AND ANY RELATED WATER METER FEES FROM THE APPLICABLE UTILITY COMPANY FOR ANY WATER SERVICE THAT EXCLUSIVELY SERVES THE PREMISES. UNDER NO CIRCUMSTANCES SHALL THE TENANT BYPASS OR CONNECT UPSTREAM OF THE WATER METER.
- 14 SANITARY SEWER: GC TO CONFIRM EXISTING SANITARY SEWER UNDER SLAB, MINIMUM FOUR INCH (4").
- 15 FIRE SPRINKLER: GC TO CONFIRM (S) FIRE SPRINKLER MAIN WITHIN THE PREMISES AND GENERAL DISTRIBUTION WITH UPRIGHT HEADS AS REQUIRED TO MEET MINIMUM NFPA REQUIREMENTS FOR ORDINARY HAZARD OCCUPANCIES. TENANT WILL BE REQUIRED TO HIRE LANDLORD'S DESIGNATED FIRE SPRINKLER CONTRACTOR TO MODIFY THE SYSTEM AS NECESSARY FOR TENANT'S BUILD-OUT, AT TENANT'S EXPENSE.
- 16 GC TO CONFIRM LANDLORD HAS TRENCHED FOR PLUMBING & SEWER LINES PRIOR TO TURNOVER TO TENANT (TRENCH LOCATION SHOWN SERVES AS A PLACEHOLDER) | COORDINATE PRIOR TO SLAB REMOVAL.
- 17 TRENCH TO CONNECT TO EXISTING BUILDING PLUMBING & SEWER LINES.

### GENERAL NOTES

- 1 FOR NEGOTIATION PURPOSES, THIS SHEET IS PROPOSED AS AN ALTERNATE OPTION IF SLAB EXCLUSION IS NOT AN OPTION AT TOILET / LAVATORY AREAS. EXACT LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENT PHASE. CDS TO BE APPROVED BY LL.
- 2 THE METAL SHEET SPACE SHALL BE DELIVERED WITH FINISHED GYP CEILING ABOVE AND FLOOR SLAB TO THE EXTENT PRACTICAL. UTILITY RISERS AND STAND PIPES WILL BE HELD TIGHT TO INTERIOR WALLS PER PERIMETER COLUMNS.
- 3 ALL PENETRATIONS TO BE PERFORMED BY COREPOWER YOGA SUBJECT TO LANDLORD'S APPROVAL.
- 4 STRUCTURAL ENGINEER OF RECORD (EOR) TO REVIEW COREPOWER YOGA'S PROPOSED SLAB PENETRATIONS PER LANDLORD'S GUIDELINES.
- 5 LANDLORD TO DEMO AND REMOVE WALL BARRICADES IN THEIR ENTIRETY ONCE THE EXTERIOR STOREFRONT GLAZING IS INSTALLED.

### SYMBOLS

- EXISTING WALL
- NEW STOREFRONT BY LANDLORD
- NEW DEMISING WALL BY LANDLORD
- LEASELINE
- NEW WALL BY CLIENT
- PLUMBING PENETRATION
- NEW SLAB BY LANDLORD
- /// TRENCH SLAB FOR PLUMBING



NEW POWER SOURCE, PLUMBING, TOILET, AND  
TRENCHING / CORING  
CONSULTANTS (ENGINEER):

### ARCHITECTURAL SEAL



**CONTRACTOR'S NOTES:**  
WATER DEMISING WALLS PREFERENCE OVER SLAB  
BARRICADES. DO NOT SCALE THE BARRICADES.  
CONTRACTORS MUST VISIT FOR SITE TO VERIFY ALL  
EXISTING CONDITIONS AND DIMENSIONS AT THE  
SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY  
CONDITIONS WHICH MAY INTERFERE WITH THE PROPER  
EXECUTION OF THE CONTRACT TO THE TENANTS  
REPRESENTATIVE PRIOR TO COMMENCEMENT OF  
CONSTRUCTION. CHANGES ORDERED TO BE  
APPROVED BY THE CONSTRUCTION MANAGER OR  
SALES ARISING FROM THE FIELD CONDITIONS OR  
CONFLICTS BETWEEN THE PLANS AND THE EXISTING  
CONDITIONS PRIOR TO THE COMMENCEMENT OF  
WORK.

DATE	ISSUE
09/19/19	100% CD SET
10/04/19	80% CD SET
10/15/19	100% CD SET
10/18/19	PERMIT SET

DATE	REVISION
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**LOCATION:**  
FASHION ISLAND  
957 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

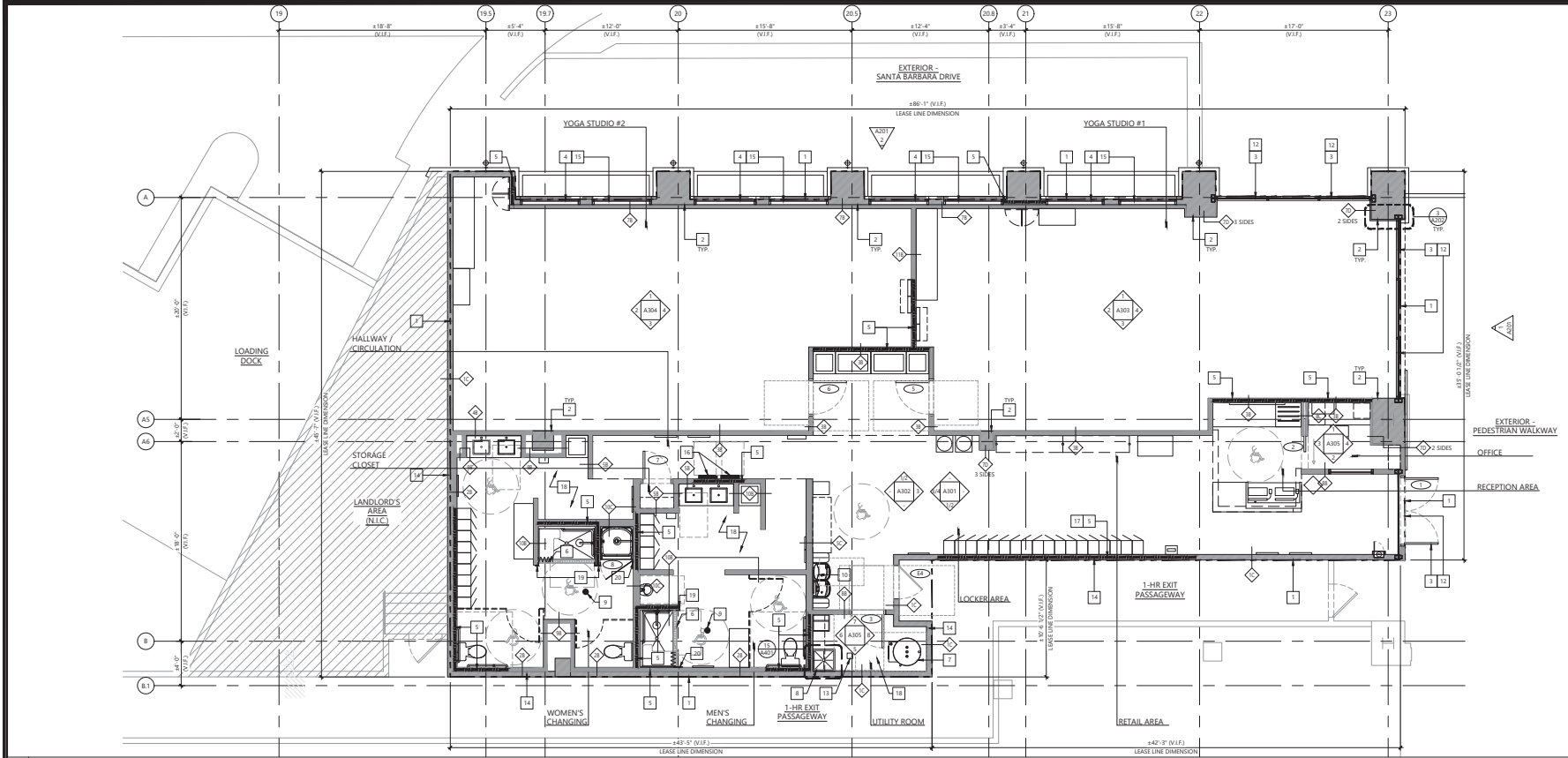
**PROJECT INFORMATION:**  
DATE: 09/09/19  
PROJECT NUMBER: 3902-19  
AREA: 3,300 SQ. FT.  
DRAWN BY: JG / HGS  
REVIEWED BY: CS

**TITLE:**  
EXISTING CONDITIONS /  
TRENCHING / CORING  
DIAGRAM

**SHEET NUMBER:**

A101





1 CONSTRUCTION PLAN  
A111 SCALE: 1/4" = 1'-0"

#### KEYNOTES

- 1 LEASELINE.
- 2 (B) COLUMN TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 3 NEW EXTERIOR STOREFRONT SYSTEM, WINDOWS AND STOREFRONT DOORS BY GC.
- 4 (B) EXTERIOR STOREFRONT SYSTEM & WINDOWS TO REMAIN. GC TO CLEAN TO "LIKE NEW" CONDITION.
- 5 PROVIDE BLOCKING (STRAPPING AT WALL) FOR OWNER PROVIDED ARTWORK, SHELVING, MILLWORK AND WALL EQUIPMENT.
- 6 TRENCH DRAIN.
- 7 WATER HEATER. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 8 MOP SINK. SEE ELEV. #6 / A307 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- 9 FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 10 ADA COMPLIANT DRINKING FOUNTAIN, SEE A--- AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- 11 NOT USED.
- 12 GC TO PROVIDE CLEAR TEMPERED GLASS @ THIS BAY.
- 13 FLOOR SINK.
- 14 (B) DEMISING WALL TO REMAIN. PATCH AND REPAIR AS REQUIRED. MAINTAIN EXISTING FIRE RATING.
- 15 GC TO PROVIDE FROSTED FILM @ INTERIOR FACE OF GLASS THIS BAY - HUPPER OPTIK MANUFACTURER.
- 16 NEW ELECTRICAL PANEL LOCATION. MAINTAIN 3'-0" CLEAR SPACE IN FRONT OF PANEL.
- 17 MAINTAIN / RESTORE FIRE RATING OF EXISTING WALL AFTER INSTALLATION OF BLOCKING / STRAPPING.
- 18 THIS ROOM TO RECEIVE "HYDROBAN" WATERPROOFING MEMBRANE ON FLOOR AND 4" UP WALLS.
- 19 CORNER GUARDS / END CAP.
- 20 SPLASH GUARD.

#### GENERAL NOTES

1. THIS FLOOR PLAN DESCRIBES CONDITIONS AT FLOOR LEVEL. PROVIDE SURVEY OF EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY.
2. VERIFY SIZE OF EXISTING STRUCTURAL COLUMNS AND NOTIFY ARCHITECT OF ANY DISCREPANCY.
3. FOR MORE INFORMATION ON FURNITURE, FIXTURES, & EQUIPMENT, REFER TO SHEET A131.
4. REFER TO A101 FOR FINISH SCHEDULES.
5. REFER TO A801 FOR DOOR SCHEDULE.
6. ALL GLAZING IN HAZARDOUS LOCATIONS DEFINED PER IBC 2406.4 TO BE SAFETY GLASS AND SHALL BE LABELED PER IBC 2406.3.
7. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ON BOX BEAMS.

#### SYMBOLS

- (B) PARTITION TO REMAIN
- (B) PARTIAL HEIGHT PARTITION
- (B) PARTITION
- LEASELINE
- DOOR INDICATOR. SEE SHEET A028 DOOR & HARDWARE SCHEDULE FOR MORE INFORMATION.
- PARTITION INDICATOR. SEE SHEET A023 & A024 PARTITION SCHEDULE FOR MORE INFORMATION.
- END CAP
- BLOCKING



SEE PROJECT MANUAL, ADDENDUM, TO UNDERSTAND THE SCOPE OF WORK.  
CONSULTANTS' DISCIPLINES:

ARCHITECTURAL SEAL:



**CONTRACTOR'S NOTES:**  
WHILE THE CONTRACTOR HAS MADE EVERY EFFORT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION.

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10/15/19	100% CD SET
10/18/19	PERMIT SET

DATE	REVISION
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LOCATION:  
FASHION ISLAND  
957 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

PROJECT INFORMATION:  
DATE: 09/09/19  
PROJECT NUMBER: 3927-19  
AREA: 3,303 SQ. FT.  
DRAWN BY: JG / AGS REVISED BY: CJ

TITLE:

CONSTRUCTION PLAN






SHEET NUMBER:

A111

1 FURNITURE PLAN  
 A131 SCALE: 1/4" = 1'-0"

FURNITURE, FIXTURE, AND EQUIPMENT SCHEDULE											
CODE	DESCRIPTION	MANUFACTURER	PRODUCT	NOTES	SOURCE	INSTALLED BY	CODE	DESCRIPTION	MANUFACTURER	PRODUCT	NOTES
F1	LOCKBOX	MASTER LOCK	5-KEY COMBINATION SAFE BLACK/SILVER (S4010)	INSTALL 42" AFF ON MAIN ENTRY DOOR	GC	GC	M3	SHOE CURBY BENCH (ADA)	MILLWORK	---	SEE 10B13/A017
F2	CLOCK			12" CLOCK, BATTERY OPERATED	CPV	GC	M4	SHELVING	MILLWORK	---	SEE 18/A015
F3	RETAIL SHELVING				CPV	GC	M5	MAT RETURN	MILLWORK	---	5/A019
F4	MANNINGUIN FIXTURE				CPV	CPV	M6	TOWEL RETURN	MILLWORK	---	12/A017
F5	UNDERCOUNTER REFRIGERATOR - RIGHT HAND	TRUE	TUC-24S-HC-FG001		GC	GC	M7	ROLLING MAT DRYING RACK	MILLWORK	---	---
F6	MUSICOT CABINET				CPV	CPV	M8	OFFICE DESK	MILLWORK	---	---
F7	COAT RACK				CPV	---	E1	EXTERIOR SIGN	---	---	SEE A010 AND VENDOR DRAWINGS
F8	ADA DRINKING FOUNTAIN WITH BOTTLE FILLER	ELKAY	ED200 MODEL STLBSWLG	SEE 5/A011	GC	GC	E2	CHECK IN COMPUTER	---	---	---
F9	3-TIER LOCKERS WITH ADA COMPLIANT LOCKERS			SEE 4 & 5/A011	CPV	GC	E3	FIRE EXTINGUISHER	---	---	---
F10	POSTER FRAME				CPV	GC	E4	WALL MOUNTED PAD NOSL	---	---	---
F11	MAGNETIC BOARDS				CPV	GC	E5	FIRE EXTINGUISHER CABINET	ULINE	FSB00 - 13 3/4" X 7" X 23 3/8" FINISH: WHITE	INSTALLED BY GC, TO PROVIDE CLASS "A" FIRE EXTINGUISHER
F12	RECYCLING BIN				CPV	CPV					---
F13	TRASH BIN				CPV	CPV					---
F14	AED	DEFIBTECH	LIFELINE VIEW DEFIBRILLATOR, SEMI-AUTOMATIC EXTERNAL DEFIBRILLATOR ZOLL I3000 SERIES, BATTERY PACK - CRP-2003, DEFIBRILLATION MONITORING PADS CDP-2001		CPV	CPV					---
F15	MAT DRYING RACK			SEE 18/A015	CPV	GC					---
F16	PLANT HOLDERS			SEE 18/A015	GC	GC					---
F17	HANGING RACK				CPV	---					---
F18	STRAP RACK			SEE 18/A012 & 6/A013	CPV	GC					---
F19	WEIGHT RACK				CPV	GC					---
F20	BLOCKS				CPV	CPV					---
F21	FLOATING SHELVES			SEE 4/A012 & 5/A013	CPV	GC					---
F22	BANNER STAND				CPV	CPV					---
F23	CHAIRBOARD				CPV	CPV					---
F24	SAFE				CPV	GC					---
F27	LOST & FOUND BIN				CPV	GC					---
M1	RECEPTION DESK	MILLWORK	---	SEE A019	CPV	GC					---
M2	TOWEL RENTAL AND STORAGE	MILLWORK	---	SEE 3/A019	CPV	GC					---

## SYMBOLS

-  FUTURE / EQUIPMENT INDICATOR.
-  SIGNAGE INDICATOR. SEE SHEET A701 FINISH AND SIGNAGE SCHEDULES FOR MORE INFORMATION.
-  FUTURE INDICATOR. SEE SHEET A131 AND ELEVATIONS FOR MORE INFORMATION.
-  PLUMBING FIXTURES. SEE SHEET A503 FOR PLUMBING FIXTURES FOR MORE INFORMATION.
-  PLUMBING ACCESSORIES. SEE SHEET A503 FOR PLUMBING ACCESSORIES FOR MORE INFORMATION.

## GENERAL NOTES

- REFER TO A701 FOR SIGNAGE AND WALL FINISH SCHEDULE.
- REFER TO A503 FOR PLUMBING FIXTURES & ACCESSORIES SCHEDULE.

## KEY NOTES

- ADA LOCKERS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. PINCHING OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE THE HARDWARE SHALL BE NO GREATER THAN 5 LBS.
- LINE OF SPOFF ABOVE.
- FILE CABINET UNDER DESK.
- SAFE MOUNTED TO FLOOR ADJACENT TO FILE CABINET UNDER DESK.
- MOP HOLDER.
- CINTAS DISPENSER.

## LOCATION:

FASHION ISLAND  
 957 NEWPORT CENTER DRIVE  
 NEWPORT BEACH, CA 92660

## PROJECT INFORMATION:

DATE: 09/09/19  
 PROJECT NUMBER: 3907-19  
 AREA: 2,300 SQ FT  
 DRAWN BY: JD / JAG REVISED BY: CJ

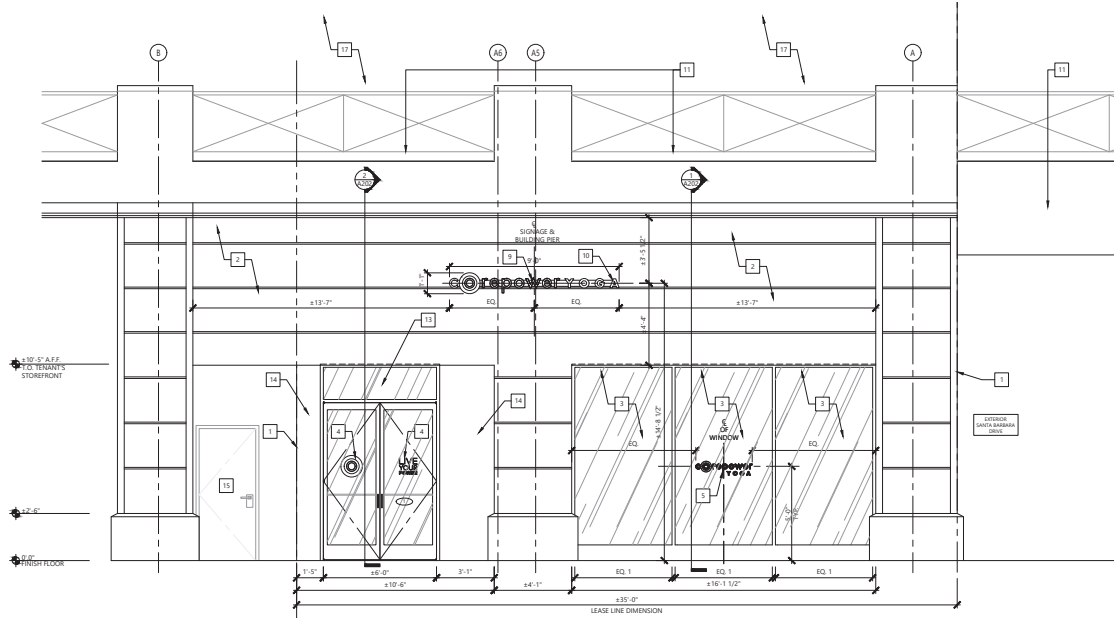
## TITLE:

FURNITURE, FIXTURE, &  
 EQUIPMENT PLAN

## SHEET NUMBER:

A131

NOTES:  
• STORAGE AND WINDOW GRAPHIC SHOWN FOR REFERENCE ONLY TO BE FILLED UNDER SEPARATE PERMIT.



1 STOREFRONT ELEVATION - NEWPORT CENTER DRIVE

A201 SCALE: 3/8" = 1'-0"

# KEY NOTES

- 1 LEASELINE.
- 2 (E) WINDOWS, STOREFRONT INFILL AND BUILDING FINISHES TO REMAIN, TYP. GC TO CLEAN GLAZING AND FRAMING TO "LIKE NEW" CONDITION.
- 3 GC TO APPLY FROSTED HUPPER OPTIK FILM TO INSIDE FACE OF WINDOW.
- 4 WINDOW DECAL UNDER SEPARATE PERMIT.
- 5 36" LOGO UNDER SEPARATE PERMIT.
- 6 (E) LIGHT FIXTURE.
- 7 (E) RAISED PLANTER.
- 8 EXTENT OF (E) GRADE LEVEL PLANTING BED.
- 9 GC TO WIRE / BOX SHOWN ON ELECTRICAL DRAWINGS FOR EXTERIOR INTERMARRY TO ILLUMINATED SIGN. SIGN INSTALLED TO WIRE FROM / BOX TO SIGN.
- 10 SIGNAGE, UNDER SEPARATE PERMIT. PROVIDE BLOCKING AND ACCESS FOR POWER.
- 11 (E) PEDESTRIAN BRIDGE ABOVE.
- 12 NEW STOREFRONT SYSTEM & WINDOWS W/ CLEAR TEMPERED GLASS BY GC.
- 13 NEW CLEAR TEMPERED GLASS TRANSOM. DOORS IN NEW ALUMINUM STOREFRONT SYSTEM BY GC.
- 14 NEW SOLID BUILDING CONSTRUCTION W/ EPS FINISH BY GC.
- 15 (E) EGRESS ALCOVE & DOOR N.I.C.
- 16 (E) GUARDRAIL AT PEDESTRIAN WALKWAY ABOVE.
- 17 EPS WALL OF BUILDING ABOVE.
- 18 (E) ACCESS PANEL.
- 19 LINE OF (E) AWNINGS TO REMAIN.



CONSULTANTS (ENGINEERS):

ARCHITECTURAL SEAL:



## CONTRACTOR'S NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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DATE	REVISION
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LOCATION:  
FASHION ISLAND  
957 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660

PROJECT INFORMATION:  
DATE: 09/09/19  
PROJECT NUMBER: 3907-19  
AREA: 2,303 SQ. FT.  
DRAWN BY: JG / AGS  
REVIEWED BY: CJ

TITLE:  
STOREFRONT ELEVATIONS

SHEET NUMBER:

A201

2 STOREFRONT ELEVATION - SANTA BARBARA DRIVE

A201 SCALE: 3/8" = 1'-0"