

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**RECORD PACKET COPY**

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Filed: May 15, 1998
49th Day: July 3, 1998
180th Day: Nov. 11, 1998
Staff: SFR-LB *fn*
Staff Report: May 21, 1998
Hearing Date: June 8-11, 1998
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NO.:** 5-98-054**APPLICANT:** Irvine Company**AGENT:** David Neish**PROJECT LOCATION:** 1200 Newport Center Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Construction of 2 two story 50,400 sq. ft. (gross) office buildings for a total of 100,800 sq. ft. (gross) of office space with 386 parking spaces on an existing vacant site. The maintenance of 1.6 acres of open space. The construction of a 60" storm drain through the site which will parallel an existing 69" storm drain. Grading consists of approximately 30,000 cu. yds. which includes approximately 12,000 cu. yds. of excavation and 15,000 cu. yds. of fill including approximately 3,400 cu. yds. of import to the site.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with five special conditions. The major issues of this staff report are the provision of adequate parking and project conformance with the Commission approved CIOSA Development Agreement between the Irvine Company and the City of Newport Beach. Special conditions contained in this staff report concern: future development, lane closures, conformance with parking requirements, conformance with the geological recommendations, and conformance with water quality standards.

LOCAL APPROVALS RECEIVED: Approval in Concept 141-98 from the City of Newport Beach.

SUBSTANTIVE FILE DOCUMENTS: City of Newport Beach certified Land Use Plan, Newport Beach/Irvine Company Development Agreement, Circulation Improvements and Open Space. Preliminary Geotechnical Investigation for the Proposed Corporate Plaza West, Phase I (project No. 97979-1) dated December 29, 1997 by NMG Geotechnical, Inc., Stormwater Pollution Prevention Plan for the Corporate Plaza West by the Keith Companies dated February 1998, Water Quality Management Plan for Corporate Plaza West prepared by The Keith Companies dated February 1998, Draft Program Environmental Impact Report for the Circulation Improvement and Open Space Agreement by STA, Inc. dated June 1, 1992, Coastal Commission staff report of May 24, 1993 for the development agreement between the City of Newport Beach and the Irvine Company concerning the Circulation Improvement and Open Space Agreement. Coastal Development Permits 5-84-106 (Carver Development), 5-98-012 (City of Newport Beach), and 5-98-048 (La Quinta Homes).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

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(Irvine Company)

2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application, or in the case of administrative permits, the date on which the permit is reported to the Commission. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

1. Future Development

This coastal development permit 5-98-054 approves only the development, as expressly described and conditioned herein, for the proposed office buildings located at 1200 Newport Center Drive in the City of Newport Beach. Any future development, such as a change in the intensity of use (including a change in the number of parking spaces or a change in the use of the structure) shall require an amendment to this permit from the Coastal Commission or a new coastal development permit.

2. Lane Closures

To assure that the project will not have an adverse impact on coastal access, the applicant shall not undertake any work necessitating the closure of any lanes of traffic on Pacific Coast Highway beginning on the Friday preceding Memorial Day of any year through Labor Day of any year.

Prior to the closure of any lanes of traffic on Pacific Coast Highway for the period between the day following Labor Day and the Friday preceding Memorial Day the applicant shall submit, for the review and approval of the Executive Director, a CALTRANS encroachment permit.

3. Conformance to Parking Requirements

Prior to issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director revised plans which demonstrate that the proposed office buildings have sufficient on-site parking based on the Commission's standard of one parking space for each 250 square feet of gross space. The parking requirement may be met by utilizing any of the following approaches, either individually or in combination.

- Up to twenty-five percent (25%) of the proposed parking spaces may consist of compact spaces.
- The proposed office buildings can be reduced in size.
- The number of on-site parking spaces can be increased.

The approved parking program shall be constructed in compliance with the final plans as approved by the Executive Director. Any deviations from the plans shall require a Coastal Commission approved amendment to this permit, or written concurrence from the Executive Director that the deviation is not substantial and therefore a permit amendment is not needed.

4. Conformance with Geotechnical Recommendations

Prior to issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director:

- a) final revised plans. These plans shall include the signed statement of the geotechnical consultant certifying that the plans incorporate the geotechnical recommendations contained in the geotechnical investigation of December 29, 1997 and as supplemented by the report of February 23, 1998 both by NMG Geotechnical Inc. (Project No. 97070-1) into the final design of the proposed development.

The approved development shall be constructed in compliance with the final plans as approved by the Executive Director. Any deviations from the plans shall require a Coastal Commission approved amendment to this permit, or written concurrence from the Executive Director that the deviation is not substantial and therefore a permit amendment is not needed.

5. Conformance with Water Quality Standards

To assure that contaminants which could adversely affect water quality and human health will be properly managed and will not be discharged into coastal waters, the applicant shall adhere to the following requirements:

- a) The applicant shall comply with the Storm Water Pollution Prevention Plan for Corporate Plaza West (February 1998) prepared by the Keith Companies which implements the requirements of the State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ for the National Pollutant Discharge Elimination System (NPDES) General Permit No. CA5000002.
- b) The applicant shall comply with the Water Quality Management Plan for Corporate Plaza West (February 1998) prepared by the Keith Companies to prevent off-site contamination.
- c) The applicant shall comply with the requirements of State Water Resources Control Board for WDID (waste discharge identification number) 830S308494 when constructing the storm drain.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Location

The proposed project is located at 1200 Newport Center Drive in the City of Newport Beach, County of Orange (Exhibit 1). The project site is currently vacant and totals 19.8 acres in size. Harmsworth Associates, an environmental consulting firm, on March 30, 1998 conducted a site survey which upheld previous habitat evaluations of the site concluding that the site did not possess significant habitat value. The project site is currently one lot.

The applicant proposes to construct, on ten acres of the site, 2 two story office buildings with 386 parking spaces (Exhibit 2). Each office building will total 50,400 sq. ft. (gross) for a combined total of 100,800 sq. ft. of office space (gross). Each two story office building contains 516 sq. ft. of space devoted to second story elevator shafts and stairwells. When evaluating parking demand for multi-story buildings, elevator and staircase square footage above the first floor is not counted. This leaves a total 48,884 square feet of space for each building when evaluating parking demand. Parking demand will be based on a total of 97,768 sq. ft. A total of 1.6 acres of the 19.8 acre site will be designated as open space.

Additional project components include: the construction of a 60" storm drain through the site which will parallel an existing 69" storm drain, and grading of approximately 30,000 cu. yds. which includes 12,000 cu. yds. of excavation, 15,000 cubic yds. of fill including approximately 3,400 cu. yds. of import onto the site. The imported material will come from a nearby site outside the coastal zone.

B. CIOSA Development Agreement

Corporate Plaza West is one of eleven parcels subject to the Circulation Improvement and Open Space Development Agreement (CIOSA) between the City of Newport Beach and the Irvine Company. The Commission approved this agreement on June 10, 1993. The agreement results in a building entitlement for the Irvine Company in exchange for which the City of Newport Beach would receive pre-payment of required "fair-share" road improvement fees, a commitment to construct road improvements adjacent to the proposed projects and an interest free loan. Public benefit arising from the development agreement is increased open space over what is currently required by the City's certified Land Use Plan for the subject sites. The Land

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Use Plan designates 67 acres of open space whereas the development agreement designates 123 acres as public open space. In the case of this permit application 1.6 acres of the nearly 20 acre site would be maintained as open space.

Corporate Plaza West under the development agreement and the City's certified Land Use Plan has an entitlement for 115,000 square feet of office space. In 1984 under CDP 5-84-106 the Commission approved the construction of an 18,000 square foot (gross) office on a separate lot from the proposed office building under this permit (5-98-054). The actual gross leaseable area for the building is 15,000 square feet as the 3,000 square foot basement is used for parking. In approving this permit the Commission allowed 25% of the parking spaces to be compact spaces. The total number of parking spaces supplied under CDP 5-84-106 is sixty based on one parking space for each 250 square feet of office space. The proposed development under the subject permit application (5-98-054) is for a total of 100,800 square feet of office space (gross). However, when second story elevator and stairwell space is excluded, the remaining office space becomes 97,768 square feet. Based on the existing building having a gross leaseable area of 15,000 square feet and the proposed building having 97,768 square feet, 114,768 square feet of the 115,000 square foot entitlement will be used. This leaves 232 sq. ft. of entitlement remaining.

Both the staff report on the development agreement and the development agreement itself cite the presence of an existing 21,000 square foot building. This is a typographical error as the existing office building is the 15,000 square foot (gross leaseable) building approved by CDP 5-84-106. Exhibit 4 is a letter from the City confirming that the existing building's gross leaseable area is 15,000 square feet.

C. New Development and Public Access

The City of Newport Beach attracts visitors year round due to its unique recreational opportunities, large harbor and marina facilities, and its coastal amenities, and maintains a generally strong commercial base as a result. Further, like many beach cities, Newport Beach also receives an annual influx of visitors during the summer months. That rental housing occupancy increases during the summer, as does retail commercial activity particularly in the beach areas of the City which are frequented by out of town visitors. In this case the project is located on Pacific Coast Highway which is a major coastal access route used by the public. The immediate project vicinity consequently experiences high vehicular and pedestrian traffic volumes during the summer months.

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One of the strongest legislative mandates of the Coastal Access is the preservation of coastal access. Section 30211 of the Coastal Act mandates that development shall not interfere with the public's right of access to the sea. Section 30252 of the Coastal Act requires that new development should maintain and enhance public access to the coast by providing adequate parking. When new development does not provide adequate on-site parking, users of that development are forced to occupy public parking that could be used by visitors to the coast. A lack of public parking discourages visitors from coming to the beach and other visitor serving activities in the coastal zone. The lack of parking would therefore have an adverse impact on public access. In this case, the project site is located on Pacific Coast Highway, a major public arterial route to the Pacific Ocean and Newport Harbour. Pacific Coast Highway in the project vicinity parallels the coast about one-half mile inland. All private development must, as a consequence provide adequate on-site parking to minimize adverse impacts on public access.

The Commission has consistently found that one parking space is necessary for each 250 sq. ft. of gross general office space or personal service establishment to satisfy the parking demand generated. The proposed project is 97,768 sq. ft. in size based on excluding second story elevator shafts and stairwells. Based on the Commission's regularly imposed standard of one space for each 250 sq. ft. the parking demand totals 399 spaces. The applicant proposes 386 on-site parking spaces. Consequently the proposed development is 13 space deficient in supplying the required number of parking spaces.

The applicant submitted a traffic report through a letter dated May 8, 1998 by Pirzadeh and Associates, a transportation planning consulting firm, stating that the proposed 386 parking spaces would be sufficient based on an anticipated occupancy rate of 95%. This conclusion is based on using the office occupancy rates in Irvine and the Newport Beach Fashion Island area. Under a 95% occupancy rate, parking demand is anticipated to be 380 spaces for a surplus of 6 spaces according to Pirzadeh and Associates. The traffic consultant did not enumerate whether the comparative sites were in or outside the coastal zone.

Office space in the coastal zone may have a higher occupancy rate given the overall greater desirability of the coastal zone for working, living, and recreating. The Commission has consistently required that parking be based on 100% occupancy to assure that adequate parking is provided. If the site does not contain adequate parking it could adversely affect the public's ability to access the coast. Inadequate parking can lead to traffic congestion causing vehicles to circulate and area in search of parking. The public would

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also be forced to compete for an inadequate supply of parking. When the Commission approved CDP 5-84-106 it required parking based on the standard of one space for every 250 square feet of office space based on 100% occupancy. The Commission also allowed up to 25% of the parking spaces to be compact spaces.

Several solutions exist which would allow the applicant to provide the required number of parking space. One alternative would be to convert some of the parking spaces to compact spaces. Another alternative would be to reduce the size of the proposed office building. The third alternative would be to increase the number of parking spaces that are provided. These alternatives could be implemented either individually or in combination.

To assure that adequate on-site parking is provided for the proposed development the Commission must impose a special condition to require that the applicant provide revised plans which provide adequate parking based on the Commission regularly used standard of one space for every 250 sq. ft. of gross office space. Additionally, since vehicles come in a variety of sizes, up to 25% of the parking spaces may be for compact cars based on the Commission's prior decision on CDP 5-84-106 for the adjacent office building.

Though the applicant, identified that the building will be used as an office, the Commission's parking criteria has different parking standards for different types of offices. For example the following office uses are compatible with the standard of one space for each 250 sq. ft. of office space: real estate office, lawyers office, and an accounting firm. Office uses which involve a more intensive use of the site and would therefore require additional parking include: banks, and doctor offices. Further, the Land Use Designation for the site under the City's certified Land Use Plan is "*Administrative, Professional and Financial Commercial*". Allowable uses under this land use category include retail and commercial uses such as restaurants. Under the Commission's guidelines general retail requires one space for each 225 sq. ft. of gross retail space and restaurants which have an even higher demand of one space for each fifty square feet of service area.

In conclusion, the proposed structure once built could easily be converted, through interior modification, to a similar yet more intense office use or commercial use. To assure that the proposed development plus any future development is consistent with parking requirements, the Commission must impose a future improvements special condition. The future improvement special condition shall require that any future development which changes the intensity of the use of the site or which changes the use of site be required to obtain either an amendment to this permit or a new coastal

development permit to assure that the parking supply is adequate for the proposed development.

The construction of the proposed storm drain will result in lane closures of both Pacific Coast Highway and Newport Center Drive. Lane closures during the summer can have an adverse effect on the public's ability to reach the ocean. The applicant has obtained an encroachment permit from the City of Newport Beach for lane closures affecting Newport Center Drive. This permit allows lane closures affecting Newport Center Drive to be in effect from 9:00 AM to 3:00 PM.

The applicant however, has not yet obtained a permit from CALTRANS for lane closures affecting Pacific Coast Highway which is the main arterial route for the public to access the coast. The applicant has indicated that construction activity that would result in lane closures on Pacific Coast Highway is not anticipated to take place during the summer months. To assure that coastal access is not adversely affected the Commission must impose a special condition to state that no construction which would result in lane closures on Pacific Coast Highway shall be allowed from the Friday before Memorial Day through Labor Day. However, the applicant must still submit an encroachment permit for any lane closures occurring from Labor Day through the Friday before Memorial Day. Thus, as conditioned for the submission of a revised parking plan, for a future improvements special condition, and a prohibition on lane closures affecting Pacific Coast Highway during the summer does the Commission find that the proposed development would be consistent with the development and public access policies of the Coastal Act.

D. Geotechnical

Section 30253 of the Coastal Act states, in relevant part:

New development shall:

- (1) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed development involves the construction of a two story office building with substantial grading. Grading is estimated at a total of 30,000

cu. yds. with approximately 12,000 cu. yds. of excavation and 15,000 cu. yds. of fill including 3,400 cu. yds. of import. Further, the geotechnical evaluation has identified site specific concerns that require correction. The plans submitted with the application have not been reviewed by the geotechnical firm to assure that the design of the proposed structure will minimize risks to life and property. Consequently, the design of the proposed structures must be reviewed by a geotechnical firm to assure that the project will minimize risks to life and property.

To evaluate the suitability of the proposed office buildings for the proposed site, NMG Geotechnical, Inc. prepared a geotechnical report which is dated December 29, 1997. The report concludes: *"Based on the results of our field investigation and laboratory testing, review of previous geotechnical data, and analysis and review of the proposed development features, it is our opinion that the subject site is geotechnically suitable for the proposed development provided the recommendations in this report are implemented."*

Though the report concludes that the project can be undertaken, the geotechnical consultants have made recommendations which must be complied with by the applicant to assure that the project will minimize risks to life and property, and will assure structural integrity. Recommendations made by the geotechnical consultants relate to: 1) general earthwork and grading, 2) removal of unsuitable soils, 3) the effect of groundwater, 4) settlement considerations, 5) foundation design guidelines, 6) surface drainage, and 7) soil corrosivity. The geotechnical consultants conclude by stating that final grading plans and final construction drawings should be reviewed to assure that these recommendations have been incorporated to assure that the project will be constructed in a sound manner.

To ensure that the geotechnical consultants' recommendations are instituted, it is necessary to impose a special condition requiring compliance of the project plans with the recommendations made by the geotechnical consultants. Accordingly, the applicant must submit, for the review and approval of the Executive Director, plans (grading, drainage, and foundation) signed by a certified geotechnical engineer which incorporates the recommendations made by NMG Geotechnical, Inc. in their December 29, 1997 geotechnical investigation for Corporate Plaza West.

Therefore, the Commission finds that the proposed project, as conditioned, for conformance with the geotechnical recommendations would be consistent with Section 30253 of the Coastal Act regarding hazards.

E. Water Quality

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The project includes the construction of a 60" storm drain and the construction of two office buildings on a vacant lot. Construction activity can result in groundwater contamination, uncontrolled runoff, and the discharge of toxic materials such as grease and heavy metals from the construction site. The discharge of toxic materials could have an adverse impact on coastal waters since the storm drains empty into the ocean. Newport Harbor (Lower Newport Bay) is a critical coastal water body on the Federal Clean Water Act 303(d) list of "impaired" water bodies. The designation as "impaired" means the quality of the water body cannot support beneficial recreation and aquatic uses. The listing is from the California Regional Water Quality Control Board, Santa Ana Region, and the State Water Resources Control Board, and endorsed by the U.S. Environmental Protection Agency. Further, the California Regional Water Quality Control Board has targeted the Newport Bay watershed, which would include Newport Harbor, for increased scrutiny as a higher priority watershed under its new Watershed Initiative.

To assure that the proposed development will not have an adverse impact on coastal waters, the applicant has obtained from the State Water Resources Control Board as waste discharge permit for the proposed storm drain system. The applicant has also prepared a Storm Water Pollution Prevention Plan and Water Quality Management Plan for the proposed office construction. Best Management practices include (but are not limited to): irrigation water management to avoid excess runoff, common runoff area designated to promote infiltration, trash container areas, and catch basin stenciling to inform people that the storm drains empty into the ocean, litter control, and catch basin maintenance. To assure that coastal waters will not be adversely impacted by the proposed development the Commission must impose a special condition to require that the applicant comply with Permit 830S308494 issued by the State Water Resources Control Board and the Storm Water Pollution Prevention Plan and Water Quality Management Plan

prepared by the Keith Companies. Only as conditioned for compliance with these plans does the Commission find the proposed development consistent with Section 30231 of the Coastal Act regarding the protection of the marine environment.

F. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

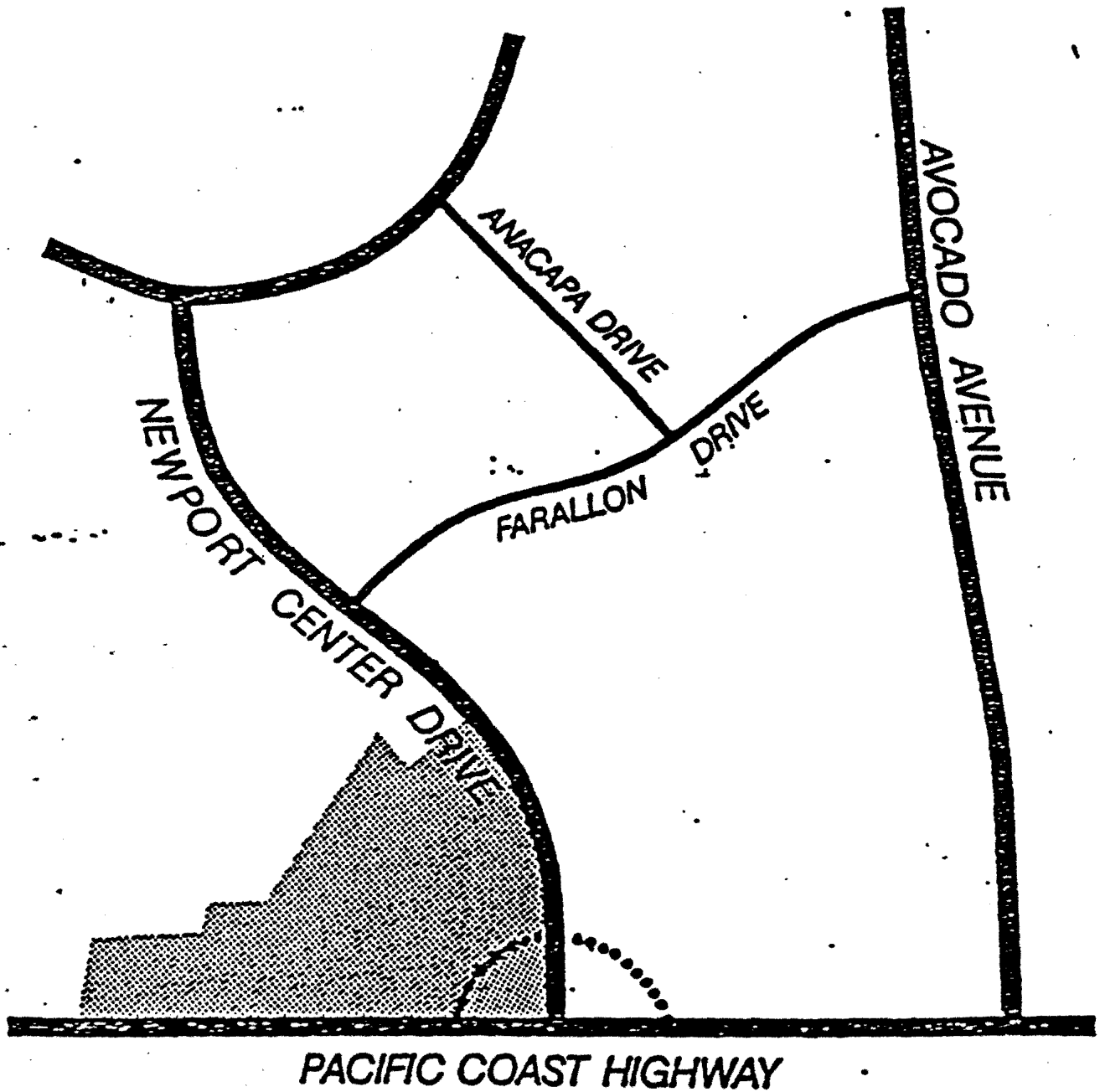
The Newport Beach Land Use Plan was certified on May 19, 1982. The project as conditioned is consistent with the Chapter 3 policies of the Coastal Act. The proposed development will not prejudice the City's ability to prepare a Local Coastal Program for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

G. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The project is located in an existing urbanized area. The proposed development has been conditioned to assure that the project will not have a significant adverse impact on coastal access and has been conditioned to: , to provide sufficient parking, to comply with the geotechnical recommendations, to comply with water quality standards, and to prohibit lane closures on Pacific Coast Highway during the summer. The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. The project as proposed is the least environmentally damaging alternative. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

Figure 1



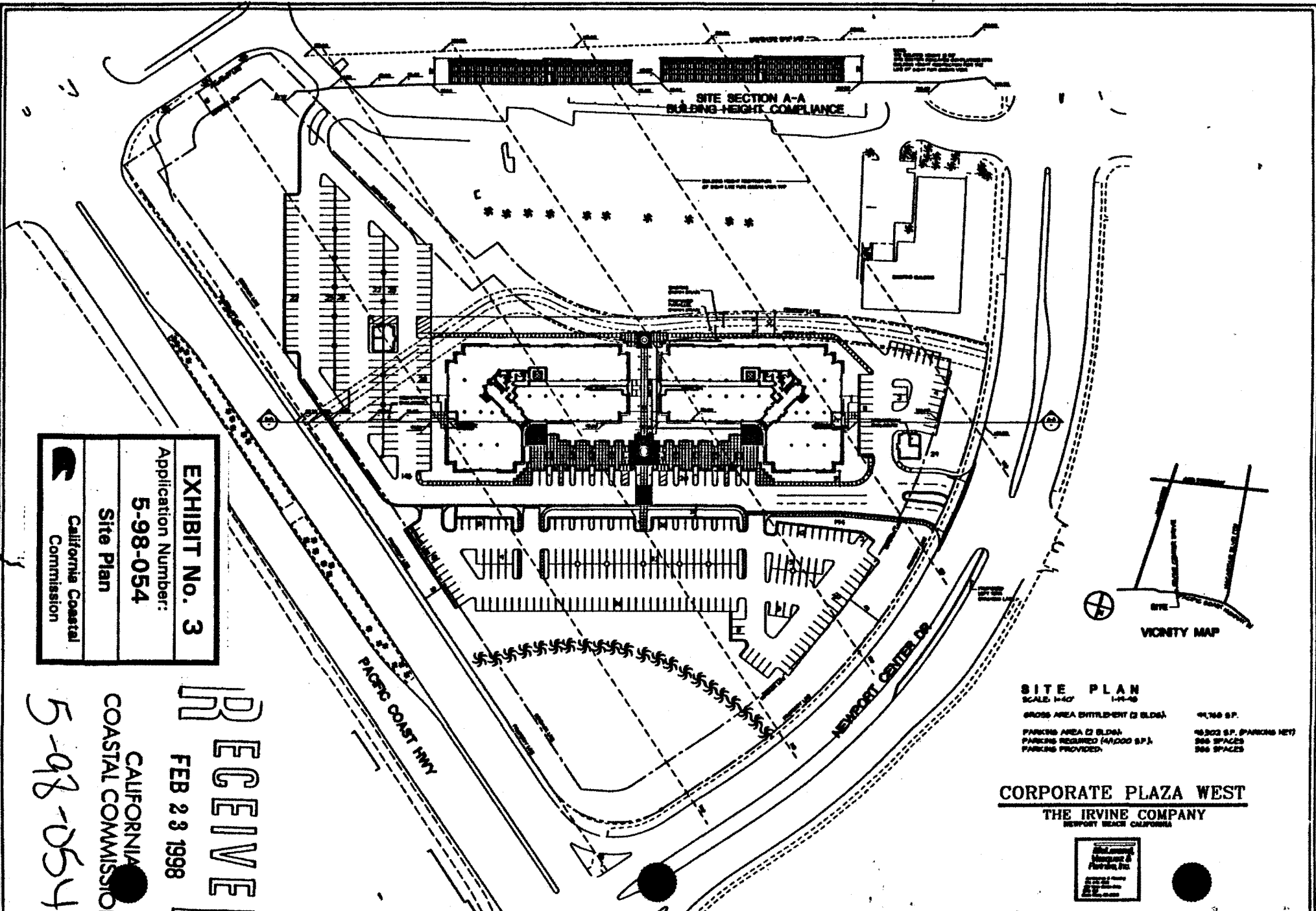
LEGEND


 **PROFESSIONAL / OFFICE / COMMERCIAL**

CORPORATE PLAZA WEST

Land Use Designations

| |
|--|
| EXHIBIT No. 2 |
| Application Number: 5-98-054 |
| Location Map |
| California Coastal Commission |




EXHIBIT No. 3
 Application Number:
5-98-054
 Site Plan
 California Coastal
 Commission

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5-98-054

SITE PLAN
 SCALE: 1/4" = 1'-0"
 GROSS AREA ENVELOPMENT (2 BLDGS) 41,760 S.F.
 PARKING AREA (2 BLDGS) 46,522 S.F. PARKING NET
 PARKING REQUIRED (41,760 S.F.) 266 SPACES
 PARKING PROVIDED 266 SPACES

CORPORATE PLAZA WEST
 THE IRVINE COMPANY
 NEWPORT BEACH, CALIFORNIA





CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915

COMMUNITY AND ECONOMIC DEVELOPMENT

Planning Department
(949) 644-3200

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CALIFORNIA
COASTAL COMMISSION

May 4, 1998

Mr. Steven Rynas
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4202

SUBJECT: Entitlement for Corporate Plaza West, Newport Center

Dear Steve,


As you have requested, I am providing this information to you to clarify the remaining entitlement for the Corporate Plaza West site currently being reviewed for a Coastal Development Permit.

The CIOSA agreement identified the remaining entitlement on the site as 94,000 sq.ft. This was based on the General Plan and LCP development limit of 115,000 sq.ft., and the assumption that the existing building on-site was 22,000 sq.ft. Subsequently, the City reviewed the size of the existing building by calculating the actual size with tissue overlays. The building size is now verified at 15,000 sq.ft. Therefore, the remaining entitlement on the Corporate Plaza West site is 100,000 sq.ft.

I hope this information will resolve the question regarding the available development on Corporate Plaza West. If you have any questions or need additional information, please call me at the above number.

Very truly yours,

Patricia L. Temple
Planning Director

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|--|
| EXHIBIT No. 4 |
| Application Number: 5-98-054 |
| City Letter |
|  California Coastal Commission |

3300 Newport Boulevard, Newport Beach

PIRZADEH

& ASSOCIATES

*Transportation Planning,
Engineering & Project Management*

May 8, 1998

RECEIVED
MAY 11 1998

CALIFORNIA
COASTAL COMMISSION

Mr. Stephen Rynas, AICP
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Subject: Coastal Development Permit Application ——— (The Irvine Company)
Corporate Plaza West

Dear Mr. Rynas:

In response to staff comments regarding the parking requirements for the subject project, I have been asked to evaluate the parking needs at the project site. Based on the review of the project and the amount of parking provided on-site, it is my opinion that the proposed office building will meet or exceed the parking demand for the site. Also, the number of parking spaces provided for the project is consistent with the City of Newport Beach requirements for similar facilities.

The typical parking demand and trip generation rate for a project is based on the expected use of that portion of the facility that generates daily trip making activity. For example, trip generation rate for a commercial/office facility is based on the gross leaseable area. Therefore, the application of parking demand rates should consider an adjustment factor for the occupancy of the building and those portions of the building, such as mechanical equipment rooms and elevator shafts, that do not generate any trip making activity.

When parking a demand rate is applied to the gross square footage of the building, a reasonable adjustment factor should be applied based on the typical occupancy rate of the similar facilities in the area. The highest office building occupancy rate in the Irvine and Newport Beach Fashion Island area is at about 95%. This occupancy rate is about the highest achievable level for typical office buildings due to the normal tenant turn over and tenant improvement activities. Therefore, when using a gross area parking demand rate, similar to the rate utilized by the Coastal Commission, the project area should be adjusted to reflect the typical occupancy rate.

17801 Cartwright Road
Suite D
Irvine, CA 92614
Telephone 714 851 1367
Facsimile 714 851 5179

EXHIBIT No. 5

Application Number:

5-98-054

Pirzadeh Letter



California Coastal
Commission

Mr. Stephen Rynas
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May 8, 1998

It is recommended that a 95% occupancy rate be applied to the proposed 99,786 square foot office facility for determining the parking demand at the one space per 250 feet of gross area rate. The following shows the expected parking demand for the proposed facility:

Facility Area: 99,786 Square Feet

Proposed Land Use: Office Building

Highest Area Occupancy Level: 95%

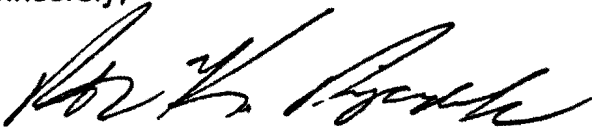
Adjusted Parking Generation Area: $99,786 \times 0.95 = 94,796.70$ Square Feet

Parking Demand Rate: 1 Space/ 250 Feet of Gross Area

Total Parking Required: $94,797 / 250 = 379.19$ (call 380) Spaces

The proposed facility is planned to provide 386 on-site parking spaces. Therefore, we believe that the supply of parking will exceed the expected demand. Please call me if you have any questions regarding our analysis, or if you need any additional information.

Sincerely,



Peter K. Pirzadeh, P.E.
Principal

Copy: John Morgan, The Irvine Company

Corporate Plaza West Parking Letter SRynas-5-8-97



PIRZADEH

& ASSOCIATES

*Transportation Planning,
Engineering & Project Management*

May 4, 1998

Mr. John Morgan
Vice President, Development
Irvine Industrial Company
550 Newport Center Drive
P.O. Box 6370
Newport Beach, CA 92658-6370

Subject : Newport Center, Corporate Plaza West

Dear John:

In response to the Coastal Commission staff's question regarding the existing level of service along Newport Center Drive and the proposed project driveway, we have reviewed the data presented in the February 11, 1998 signal analysis conducted by Austin-Foust Associates, Inc. The information presented in the report indicates that the proposed signal at the project access will not cause a significant delay along Newport Center Drive.

The existing level of service along Newport Center Drive in the vicinity of the project driveway is "B." The level of service will change to "C" with the development of the proposed project. This level of service is consistent with the performance level adopted by the California Coastal Commission for CIOSA.

Please call me if you have any questions, or if you need any additional information.

Sincerely,



Peter K. Pirzadeh, P.E.
Principal

Corporate Plaza West Newport Center Morgan

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MAY 5 1998

CALIFORNIA
COASTAL COMMIS:

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Suite D
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Facsimile 714 851 5179

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| EXHIBIT No. 6 |
| Application Number: 5-98-054 |
| Pirzadeh Letter |
| California Coastal Commission |