

**MAJOR SITE PLAN REVIEW NO. 1017-20  
TENTATIVE PARCEL MAP NO. 0019-20  
DESIGN REVIEW NO. 5014-20  
MITIGATED NEGATIVE DECLARATION NO. 1872-20**

**RESOLUTION NO. PC 13-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ORANGE APPROVING MAJOR SITE  
PLAN REVIEW NO. 1017-20, TENTATIVE PARCEL MAP  
NO. 0019-20, DESIGN REVIEW NO. 5014-20, AND  
MITIGATED NEGATIVE DECLARATION NO. 1872-20  
TO CONSTRUCT A FOUR-STORY MEDICAL OFFICE  
BUILDING OF UP TO 137,500 SQUARE FEET FOR  
MEDICAL OFFICE AND SUPPORTING GROUND  
LEVEL RETAIL WITH A FIVE LEVEL  
SUBTERRANEAN GARAGE WITHIN THE EXISTING  
ST. JOSEPH HOSPITAL CAMPUS BOUNDARY  
LOCATED AT 331, 353, AND 393 S. MAIN STREET**

**APPLICANT: ST. JOSEPH HOSPITAL OF ORANGE**

Moved by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ that the following resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.08.020B.2a, 17.10.060.E, and 17.10.070.B to take action to grant or deny Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20, to construct a four-story medical office building of up to 137,500 square feet for medical office and supporting ground level retail with a five-level subterranean garage within the existing St. Joseph Hospital Campus boundary; and

WHEREAS, Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20 was filed by St. Joseph Hospital of Orange in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, a Mitigated Negative Declaration (MND) No. 1872-20 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. MND No. 1872-20 finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions; and

WHEREAS, on November 18, 2020, staff from interested departments reviewed the project and determined that the project includes all necessary application materials and meets code requirements recommending Planning Commission approval of the project; and

WHEREAS, on December 16, 2020, the Design Review Committee recommended approval of the project subject to conditions that have been incorporated into the draft Planning Commission resolution; and

WHEREAS, the Planning Commission conducted one duly advertised public hearing on April 5, 2021, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposed project and for the purpose of considering Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20 upon property located at 331, 353, and 393 South Main Street and as legally described in the title report and included as Attachment A to this Resolution; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20 to construct a four-story medical office building of up to 137,500 square feet for medical office and supporting ground level retail with a five-level subterranean garage within the existing St. Joseph Hospital Campus boundary, based on the following findings:

## **SECTION 1 – FINDINGS**

### General Plan Finding:

- 1. The project must be consistent with the goals and policies stated within the City's General Plan.*

The project is consistent with the City's General Plan Land Use Element in that the proposed Medical Office Building (MOB) helps to provide a service that contributes to a diversified mix of land uses in the surrounding community. The four-story MOB will consist of up to 137,500 square feet for medical office and supporting ground level retail within the existing St. Joseph Hospital Campus.

The site is located within the "South Main Street Corridor" area, one of the "Focus Areas" in the City's 2010 General Plan. The proposal assists in meeting the City's goals in the focus area, by promoting development of a medical corridor that capitalizes on existing hospital and medical uses. The proposal encourages compatible and integrated commercial, and office uses, within the hospital campus and within the focus area. The proposed pedestrian areas encourage pedestrian connections to transit along the arterial corridor, as well as adjacent shopping and hospital facilities. The proposal helps to further the goal of ongoing transformation of south Main Street into a medical corridor in a manner sensitive to surrounding single-family residential areas.

Major Site Plan Review Findings:

1. *The project design is compatible with surrounding development and neighborhoods.*

The project site is located within the former Southwest Redevelopment Project Area and is subject to compliance with the Southwest Design Standards. The project incorporates the architectural and landscape guidelines into its design. According to the Southwest Design Standards, the project site is located in Thematic District #3 - South Main/La Veta, which has an urban contemporary theme. The district includes established financial, medical, and business offices as well as retail commercial developments.

The design of proposed development responds to the urban contemporary district thematic. It relates to the immediate prominent neighbor, which is the hospital campus, harmonizing with the existing buildings. The design category of the development is “freestanding building” and all sides of the building have been considered. The elevations facing Main Street and Stewart Drive have been emphasized as they serve as the access point into the building and frame the hospital campus entry. The other two sides are simplified as they front parking.

2. *Major Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements.*

The site is located within the “South Main Street Corridor” area, one of the “Focus Areas” in the City’s 2010 General Plan. The South Main Street Corridor includes the St. Joseph Hospital medical centers on La Veta Avenue, as well as various commercial and office uses on Main Street between La Veta Avenue and Chapman Avenue. South Main Street serves as a key approach to the major medical hub created by CHOC and St. Joseph Hospital medical centers. These medical facilities have generated a spin-off demand for medical office space and other complementary uses that existing land use policies and parcel sizes do not easily accommodate. In recent years, new medical office buildings have been constructed on redeveloped sites, but many commercial properties remain that are incompatible with desired medical uses. The proposal promotes development of a medical corridor that capitalizes on existing hospital and medical uses.

The project site is located within the NMU-24 zoning district, as well as the St. Joseph Hospital Master Plan. The site meets the development standards for the NMU-24 zone. However, when considering footprint of development on the site the project exceeds the FAR for the site and the site does not meet the parking requirements. The NMU designation has an FAR range of 1.0-1.5. The project site is 61,420 SF (approximately 1.41 acres) and the proposed building is 137,500 SF, giving it an FAR of 2.24, which exceeds the allowable maximum. However, the site is part of the St. Joseph Hospital Master Plan, which at full campus buildout would have a total FAR of 1.4 for the entire campus, which would be within the allowable FAR. With respect to parking, the 137,500 SF Medical Office Building (MOB) has a parking requirement of 688 parking spaces. The proposal calls for 551 on-site parking spaces, leaving it with a deficit of 137 parking spaces. Based on the current campus uses, the required number of parking spaces is 1,255, leaving a surplus of 321 spaces. The proposal would utilize 137 of the 321 surplus parking spaces leaving a total of 184 surplus parking spaces for the campus.

3. *Major Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.*

The project has safe and adequate access and circulation for vehicles and pedestrians from S. Main Street. The on-site circulation has been designed to accommodate all access needs, parking spaces, and emergency vehicles. Disabled parking and access has been designed to accommodate building code requirements.

4. *Major Site Plan approval shall be granted if City services are available and adequate to serve the project.*

A review of the project with the inter-departmental staff review committee concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Major Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects.*

A MND was prepared to evaluate the physical environmental impacts of the project. The project has the potential to result in impacts to Biological, Cultural, Geology/Soils, Hazards & hazardous Materials, and Tribal Cultural Resources however, conditions of approval and mitigation measures have been included in this resolution to address possible effects. Therefore, MND No. 1872-20 finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions.

#### Design Review Findings:

1. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

The project site is located in an urbanized area of the City surrounded by office, commercial/retail, medical, and residential uses. The project design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk systems and patterns in the area. The proposed building has been designed to blend in with the existing surrounding structures. Overall, development of the proposed project would enhance and strengthen the character of the site and providing new landscaping, hardscape, and other improvements on-site and along the street edges furthering creation of a high quality streetscape on the South Main Street Corridor.

The project site is located within the former Southwest Redevelopment Project Area and is subject to compliance with the Southwest Design Standards. The proposed development is in line with the urban contemporary district thematic. The design of the building relates to the immediate adjacent neighbor, which is the hospital campus, harmonizing with the existing buildings.

#### Tentative Parcel Map

1. *The proposed division of land complies with all requirements of the Subdivision Map Act and Title 16, Subdivisions, of the Orange Municipal Code, and all other resolutions and ordinances of this City, including, but not limited to, requirements concerning area,*

*improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, public safety facilities and environmental protection.*

The site of the subdivision is rectangular in shape and the development of the site is proposed such that the merger of three separate lots into one lot allows for a cohesive development of the site. The site is flat and has ample square footage to accommodate the land use of the proposed development. The proposed project will have less than significant impacts to the environment, with the implementation of standard conditions and mitigation measures.

## **SECTION 2 – ENVIRONMENTAL REVIEW**

MND No. 1872-20 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. Based on the analysis in the MND, the areas of potential significant impacts prior to the incorporation of mitigation measures were Biological, Cultural, Geology/Soils, Hazards & hazardous Materials, and Tribal Cultural Resources. The MND finds that the project will have less than significant impacts to the environment, with the implementation of conditions of approval and mitigation measures. The public review period was initiated on December 7, 2020, ending on January 19, 2021. Copies of the document were available for public review at City Hall and on the City's website.

Staff received 10 written comment letter(s) during the public review period. The City prepared a Response to Comments to address environmental comments received during the public review period. The Response to Comments have been included in the Final MND.

## **SECTION 3 – CONDITIONS OF APPROVAL**

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits date labeled April 5, 2021, and conditions of approval, as approved by the Planning Commission.
2. Within two (2) days of final approval of this project, the applicant shall deliver to the Planning Division a cashier's check payable to the Orange County Clerk in an amount required to fulfill the fee requirements of Fish and Game Code Section 711.4(d)(2) and the County Administrative fee, to enable the City to file the Notice of Determination required under Public Resources Code 21152, & Cal Code Regulations 15075.
3. Prior to certificate of occupancy, all landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
4. During building plan check review, the applicant shall provide a photometric survey of all levels of the parking structure including the stairways showing compliance with OMC Chapter 15.52 and IESNA standards (3-5 foot-candles minimum maintained at ground).

5. All interior walls, columns, ceilings, etc. of the parking structure shall be of a light color stain or paint to increase uniformity and reflective light. This shall be verified by the Police Department prior to issuance of building permits.
6. All stairwells serving the parking structure facility should be open and offer maximum visibility and utilized convex mirrors to increase visibility around corners. Shear walls within the structure should be limited due to the lack of visibility and creation of concealed areas. This shall be verified by the Police Department prior to issuance of building permits.
7. Final landscape and irrigation plans shall include a planting legend that provides a symbol and name, quantity and size for plant material and more detail indicating plant placement, location, and spacing on plan. This shall be verified by the City's Landscape Coordinator prior to issuance of building permits.
8. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with new plant material.
9. Prior to building permits, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
10. The final landscape plan shall include a note that a fully automated irrigation system will be provided. The landscape and irrigation design shall include the Calsense irrigation control system or equivalent including remote communication, flow sensor, and master valve components. The landscape design shall also comply with the City's Landscape Water Efficiency Ordinance (OMC 16.50.040).
11. Prior to building permits, City required irrigation and landscape inspection notes shall be placed on the final landscape plan, to the satisfaction of the Community Services Director or designee.
12. Prior to grading permits, a tentative parcel map shall be submitted to the Public Works Department to combine all the lots into one, illustrating the footprint of the proposed parking structure is within the boundaries of the combined lots. The final map shall be filed with the County Recorder within two years of tentative parcel map approval.
13. Prior to certificate of occupancy survey monuments shall be set based on a field survey.
14. Prior to grading permits, the applicant shall submit a deposit for a Monument Bond to insure completion of field survey.
15. Prior to grading permits street trees shall be identified on the project plans. Contact and coordinate tree selection and particulars with Tree Services Coordinator, Mr. Micah Jean (714) 532-6470; [mjean@cityoforange.org](mailto:mjean@cityoforange.org). Street trees shall be installed prior to certificate of occupancy.
16. Prior to building permits, the applicant shall submit an address number request, including an addressing plan, to Public Works Department for review and approval.
17. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.

18. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
19. All project Mitigation Measures shall be complied with and implemented as stated in the Mitigation Monitoring and Reporting Program located in MND No. 1872-20.

In addition to the above conditions, procedural requirements are contained in Attachment B to this Resolution.

I hereby certify that the foregoing Resolution was adopted on April 5, 2021, by the Planning Commission of the City of Orange by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Dave Simpson, Planning Commission Chair

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Date

**ATTACHMENT A  
LEGAL DESCRIPTION**

Real property in the City of Orange, County of Orange, State of California, described as follows:

**PARCEL A:**

LOT 4 OF TRACT NO. 348, AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF COLUMBIA PLACE, AS SAID PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 03, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID PORTION LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 4.

EXCEPTING THEREFROM SAID LOT 4 THAT PORTION DESCRIBED IN DEED TO THE CITY OF ORANGE RECORDED SEPTEMBER 26, 1974 IN BOOK 11251, PAGE 553 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION IN GRANT DEED RECORDED SEPTEMBER 08, 2010 AS INSTRUMENT NO. 2010000442014, OF OFFICIAL RECORDS.

APN: 390-681-25

**PARCEL B:**

LOTS 1, 3, 5 AND 7 IN BLOCK "A" OF TRACT NO. 741, AS SHOWN ON A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF COLUMBIA PLACE, AS SAID COLUMBIA PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 03, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM SAID LOT 1 THAT PORTION DESCRIBED IN DEED TO THE CITY OF ORANGE RECORDED JANUARY 10, 1974 IN BOOK 11054, PAGE 1482 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN SAID RESOLUTION NO. 5878.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF ORANGE, A MUNICIPAL CORPORATION IN GRANT DEED RECORDED SEPTEMBER 08, 2010 AS INSTRUMENT NO. 2010000442013 AND RE-RECORDED JANUARY 14, 2011 AS

INSTRUMENT NO. 2011000026402, BOTH OF OFFICIAL RECORDS.

APN: 390-681-26

PARCEL C:

LOT 9 OF TRACT NO. 741, AS SHOWN ON A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM A 10.00 FOOT BY 10.00 FOOT TRIANGULAR SHAPED SECTION FORMED BY THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 9 WITH THE WEST LINE OF SAID LOT 9, AS DESCRIBED IN DEED TO THE CITY OF ORANGE RECORDED JANUARY 22, 1974 IN BOOK 11061, PAGE 596 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

APN: 390-681-06

PARCEL D:

THOSE PORTIONS OF LOTS 1, 3, AND 5 IN BLOCK "A" OF TRACT NO. 741 IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF COLUMBIA PLACE, AS SAID COLUMBIA PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 3, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NO. 741, SAID NORTHWEST CORNER ALSO BEING THE CENTERLINE INTERSECTION OF MAIN STREET AND COLUMBIA PLACE AS SHOWN ON SAID TRACT NO. 741; THENCE ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH 89°07'04" EAST 50.00 FEET TO THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 89°07'04" EAST 16.96 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 00°58'26" WEST 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE NORTH 89°07'04" WEST 5.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF NON-TANGENT CURVE BEARS NORTH 14°35'11" WEST; THENCE LEAVING SAID NORTHERLY LINE AND WESTERLY, SOUTHWESTERLY AND SOUTHERLY 24.69 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°26'23" TO A TANGENT LINE THAT IS PARALLEL WITH AND 48.00 FEET EASTERLY OF THE CENTERLINE OF SAID MAIN STREET; THENCE ALONG SAID TANGENT AND PARALLEL LINE SOUTH 00°58'26" WEST 60.00 FEET TO THE

BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHERLY 10.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'15"; THENCE SOUTH 12°10'41" WEST 31.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 42.00 FEET; THENCE SOUTHERLY 8.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'15" TO A POINT OF CUSP WITH A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF SAID CENTERLINE OF MAIN STREET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 89°01'34" WEST, SAID PARALLEL LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE AND WESTERLY LINE NORTH 00°58'26" EAST 113.27 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF ORANGE RECORDED JANUARY 10, 1974 IN BOOK 11054, PAGE 1482 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID GRANT DEED NORTH 45°55'41" EAST 14.15 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY LINE OF INSTRUMENT NO. 83-186995 NORTH 00°58'26" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: PORTION OF 390-681-26

PARCEL E:

THAT PORTION OF LOT 4 OF TRACT NO. 348 IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF COLUMBIA PLACE, AS SAID COLUMBIA PLACE WAS ABANDONED AND VACATED BY RESOLUTION 5878 OF THE CITY COUNCIL OF THE CITY OF ORANGE, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 19, 1983 AS INSTRUMENT NO. 83-163977 AND MAY 3, 1983 AS INSTRUMENT NO. 83-186995 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83-186995 WITH THE CENTERLINE OF SAID COLUMBIA PLACE; THENCE ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH 89°07'04" EAST 8.93 FEET; THENCE LEAVING SAID CENTERLINE NORTH 00°58'26" EAST 25.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°07'04" WEST 0.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 18.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND WESTERLY, NORTHWESTERLY, AND NORTHERLY 28.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°05'30" TO A POINT OF CUSP WITH THE EASTERLY LINE OF THE LAND DESCRIBED IN THE GRANT DEED TO SAID CITY OF ORANGE RECORDED SEPTEMBER 26, 1974 IN BOOK 11251, PAGE 553 OF SAID OFFICIAL RECORDS AND TO WHICH POINT A RADIAL LINE BEARS NORTH 89°01'34" WEST;

THENCE ALONG SAID EASTERLY LINE SOUTH 00°58'26" WEST 18.03 FEET TO SAID SOUTHERLY LINE OF LOT 4; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°07'04" EAST 10.00 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 83.186995; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00°58'76" WEST 25.00 FEET ALONG SAID WESTERLY LINE OF INSTRUMENT NO. 83-186995 TO THE POINT OF BEGINNING.

APN: PORTION OF 390-681-25

PARCEL F:

THAT PORTION OF THE NORTHERLY HALF OF COLUMBIA PLACE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 348 A MAP RECORDED IN BOOK 18, PAGE 6 OF MISCELLANEOUS MAPS, TOGETHER WITH THAT PORTION OF THE SOUTHERLY HALF OF COLUMBIA PLACE AS SHOWN ON TRACT NO. 741 A MAP RECORDED IN BOOK 22, PAGE 7 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT NO. 348 ALSO BEING THE CENTERLINE INTERSECTION OF MAIN STREET AND COLUMBIA PLACE AS SHOWN ON SAID TRACT NO. 348; THENCE WESTERLY ALONG THE CENTERLINE OF SAID COLUMBIA PLACE SOUTH 89°07'04" EAST, 40.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE IN A NORTHERLY DIRECTION, NORTH 00°58'26" EAST, 25.00 FEET TO THE NORTHERLY LINE OF SAID COLUMBIA PLACE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°07'04" EAST, 10.00 FEET TO THE WESTERLY LINE OF COLUMBIA PLACE VACATED PER INSTRUMENT NO. 83-163977 RECORDED APRIL 19, 1983 AND INSTRUMENT NO. 83-186995 RECORDED MAY 3, 1983; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, SOUTH 00°58'26" WEST, 55.00 FEET; THENCE SOUTH 45°56'46" WEST, 14.15 FEET; THENCE NORTH 00°58'55" EAST, 40.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: PORTION OF 390-681-25

PARCEL G:

ALL OF PARCEL MAP NO. 2004-117 AS SHOWN ON A MAP FILED IN BOOK 345, PAGES 32 TO 38, INCLUSIVE OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 390-681-24

## **ATTACHMENT B PROCEDURAL REQUIREMENTS**

### **GENERAL**

1. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
2. Building permits shall be obtained for all construction work, as required by the Community Development Department Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
3. Prior to building permits for the medical office building, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
4. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.

### **Water**

1. Prior to building permit issuance, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
2. Prior to certificate of occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
3. Prior to building permits, the Water Division shall approve the type and location of backflow prevention device for proposed City services.
4. Prior to building permits, construction documents shall show that a six foot minimum horizontal clearance and a one foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division shall review and approve the construction documents.
5. Prior to building permits, construction documents shall show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division shall review and approve the construction documents.
6. Prior to building permits, construction documents shall show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.
7. Prior to building permits, the applicant shall be responsible for obtaining approval all of the necessary encroachment permits from affected agencies for all public water construction work.

8. Prior to approval of a water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
9. Prior to grading permits, the applicant shall construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
10. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate its plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
11. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various plan sets match. The project team shall coordinate improvement and utility plans with the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all plan sets are consistent.
12. At least 14 calendar days prior to commencing construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange General Water Construction Notes for review and approval.
13. Prior to certificate of occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty-pounds per square inch.

**Street and Utility Improvements:**

1. Prior to grading permits, all works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
2. Prior to grading permits, all public infrastructures, including street sections, sidewalk, driveway apron, sidewalk access ramps, curb and gutter, cross gutter and spandrel, utilities, etc. shall comply with City of Orange Standard Plans and Specifications.
3. Prior to certificate of occupancy, utilities serving the development, such as electric, cable television, street lighting, and communication shall be installed underground, completed, and approved by the appropriate utility provider.
4. Prior to certificate of occupancy, the applicant shall remove unused driveway approaches and restored them to full height curb and gutter, including any sidewalk restoration at the driveway apron.
5. Prior to grading permits, driveway aprons shall conform to Public Works Standard Plan 115 for commercial driveway with ADA accessibility.
6. Prior to grading permits, all private ways shall conform to Engineering Standard Plan 108.
7. Prior to grading permits, all driveway approaches shall conform to ADA standard for wheelchair access conforming to Public Works Standard Plans 115 and 116.

8. Prior to certificate of occupancy, an unobstructed pedestrian access way of 5 feet width shall be maintained at all time for the sidewalk. The unobstructed access shall increase to 6 feet when there is no planting strip between the sidewalk and the street curb.
9. Prior to certificate of occupancy, adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards shall be provided.
10. Prior to certificate of occupancy, any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage shall be repaired.
11. Prior to grading permits, the applicant shall pay sewer connection fees to Department of Public Works Subdivision in accordance with its regulations and available options.
12. Prior to grading permits, existing sewer laterals not to be used shall be abandoned at the sewer main.

**Grading:**

1. Prior to grading permits, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director. The applicant may be required to include Phased Erosion and Sediment Control Plans, Site Demolition Plan, and Utility Plan as parts of the grading plan.
2. Prior to grading permits, a geotechnical report shall accompany the grading plan review.
3. Prior to grading permits the contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
4. Prior to grading permits, any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
5. Prior to grading permits, an approval by the City Council is required prior to import or export of soil exceeding 30,000 cubic yards. A dirt haul route shall be approved by the City Council and the travel path is subjected to pavement deterioration evaluation.
6. Prior to grading permits, a traffic management plan shall be prepared for review and approval by the City and shall be a part of the dirt haul permit to be approved by the City Council.
7. Prior to grading permits upon submittal of grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities.
8. Prior to grading permits, the grading plan shall detail all of the locations where retaining walls will be constructed. Geometric detail of retaining walls shall be shown on the grading plan, including material type, dimensions, backfill, and subdrains. A building permit is also required for retaining walls over 4 feet in height measured from the bottom of the footing to the top of the wall prior to construction. Structural details and design calculations shall be submitted as a separate document and will be reviewed and permitted by City Building Division.

9. Prior to grading permits, any grading outside of the owner's property boundary shall require the applicant to obtain either a temporary construction easements or permission by adjacent property owners in a form suitable to the Public Works Director.
10. Prior to grading permits, trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
11. Prior to grading permits, all sewer and storm drain lines shall be shown on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
12. Prior to grading permits, all structural Best Management Practices (BMPs) for water quality purpose shall be shown on Grading Plan. Water quality features shown on the Grading Plan must match Water Quality Management Plan (WQMP).
13. Prior to certificate of occupancy, all on-site driveways where heavy-duty trucks would travel shall be maintained in good condition.
14. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan.
15. Prior to grading permits, a drainage assessment letter shall be prepared for review and approval by the City.
16. Prior to grading permits a sewer capacity analysis shall be required to insure sufficient sewer service can be provided by the public sewer system and sewer generation by development will not adversely affect sewer main capacity.

### **Water Quality**

1. Prior to City approval of the landscape plans, the applicant shall review the approved WQMP and ensure the proposed landscape plans are consistent with the project grading plans and show the proposed storm water infiltration devices and other treatment BMPs affecting landscaping areas.
2. Prior to grading permits the applicant shall submit a Priority Project WQMP for review and approval to the Public Works Department that:
  - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable,
  - b. Incorporates the applicable Site Design, Routine Source, Structural Control, and Low Impact BMPs as defined in the Model WQMP and Technical Guidance Document.
  - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume and hydrograph for a 2-year storm event,

- d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat,
  - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs,
  - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs,
  - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs,
  - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities,
  - i. Meets recordkeeping requirements (forms to be kept for 5 years).
  - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
3. Prior to certificates of occupancy, the applicant shall demonstrate the following to the Public Works Department:
    - a. That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications,
    - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
    - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
  4. Prior to certificate of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
  5. Prior to building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Department for review.
  6. The project applicant shall maintain all structural, treatment and low impact development BMPs at the frequency specified in the approved WQMP. Upon transfer of ownership or management responsibilities for the project site, the applicant shall notify the Public Works Department of the new person(s) or entity responsible for maintenance of the BMPs.
  7. For those projects requiring coverage under the State of California's General Construction Permit: Prior to the issuance of grading permits (including *grubbing, clearing, surface mining or paving permits as appropriate*) the applicant shall demonstrate that coverage has been obtained under the State's General Permit for Stormwater Discharges Associated with

Construction Activity (General Construction Permit) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Storm Water Pollution Prevention Plan (SWPPP) required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.