TOYOTA OF ORANGE

SERVICE ADVISOR REMODEL

1400 N. TUSTIN ST.
ORANGE, CA 92867

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. ALL EXTERIOR SIGNS REQUIRE SEPARATE REVIEW, APPROVAL AND PERMIT AND ARE NOT WITHIN THE SCOPE OF THIS PERMIT.
2. FIRE SPRINKLER SYSTEMS REQUIRE SEPARATE REVIEW, APPROVAL AND PERMIT AND ARE NOT WITHIN THE SCOPE OF THIS PERMIT.
3. FIRE ALARM SYSTEMS REQUIRE SEPARATE REVIEW, APPROVAL AND PERMIT AND ARE NOT WITHIN THE SCOPE OF THIS PERMIT.

1. THE FINAL COMPACTION REPORT AND SOIL ENGINEER EXCAVATION INSPECTION REPORT MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION AND THAT CITY INSPECTOR MUST INSPECT EXCAVATIONS BEFORE POURING ANY CONCRETE.
2. THE BUILDER AND SUB-CONTRACTOR WILL BE RESPONSIBLE TO DETERMINE THE CORROSIVE NATURE OF THE SITE FOR PROPER PROTECTION OF BURIED PIPING. PROTECTION METHODS MUST FOLLOW ADOPTED CONSTRUCTION CODES OR NATIONAL STANDARDS.

SUBMITTALS

1. ALL BUILDING & MATERIALS MUST COMPLY WITH CITY OF ORANGE SECURITY ORDINANCE #6-18 AND CITY OF ORANGE APPROVED PRODUCTS LIST 1/17.
2. ORANGE POLICE DEPARTMENT APPROVAL IS REQUIRED FOR SUBSTITUTIONS OF ANY MATERIALS PREVIOUSLY APPROVED RELEVANT TO C.M.C. 15.52.
3. ANY QUESTIONS REGARDING ORANGE POLICE DEPARTMENT REQUIREMENTS OR TO SCHEDULE A PRE-WALK OF THE SITE,
   CONTACT ERIK MENDOZA
   CRIME PREVENTION SPECIALIST
   ORANGE POLICE DEPARTMENT
   PHONE: (714) 744-7555
   EMENDOZA@ORANGEPD.ORG

POLICE DEPT NOTES

1. PLANS SUBMITTED FOR BUILDING PLAN REVIEW SHALL COMPLY WITH THE CALIFORNIA FIRE CODE AS AMENDED BY THE CITY AND AS FREQUENTLY AMENDED AND IN EFFECT AT THE TIME OF APPLICATION FOR BUILDING PERMIT. **ONSITE FIRE DEPARTMENT ACCESS WILL REQUIRE EASEMENT RECORDING PRIOR TO ISSUANCE OF BUILDING PERMIT AND SHALL BE REVIEWED BY FIRE PRIOR TO APPROVAL.**
2. DEFERRED PLAN SUBMITTALS, INCLUDING BUT NOT LIMITED TO, ANY OF THE FOLLOWING AS APPLICABLE
   A. FIRE SPRINKLERS
   B. UNDERGROUND FIRE LINE SERVICE
   C. FIRE SPRINKLER MONITORING / ALARM SYSTEM
   D. EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM
   E. RACK STORAGE
   F. ABOVE GROUND STORAGE TANKS
3. THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEM REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAY SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

FIRE DEPT. NOTES

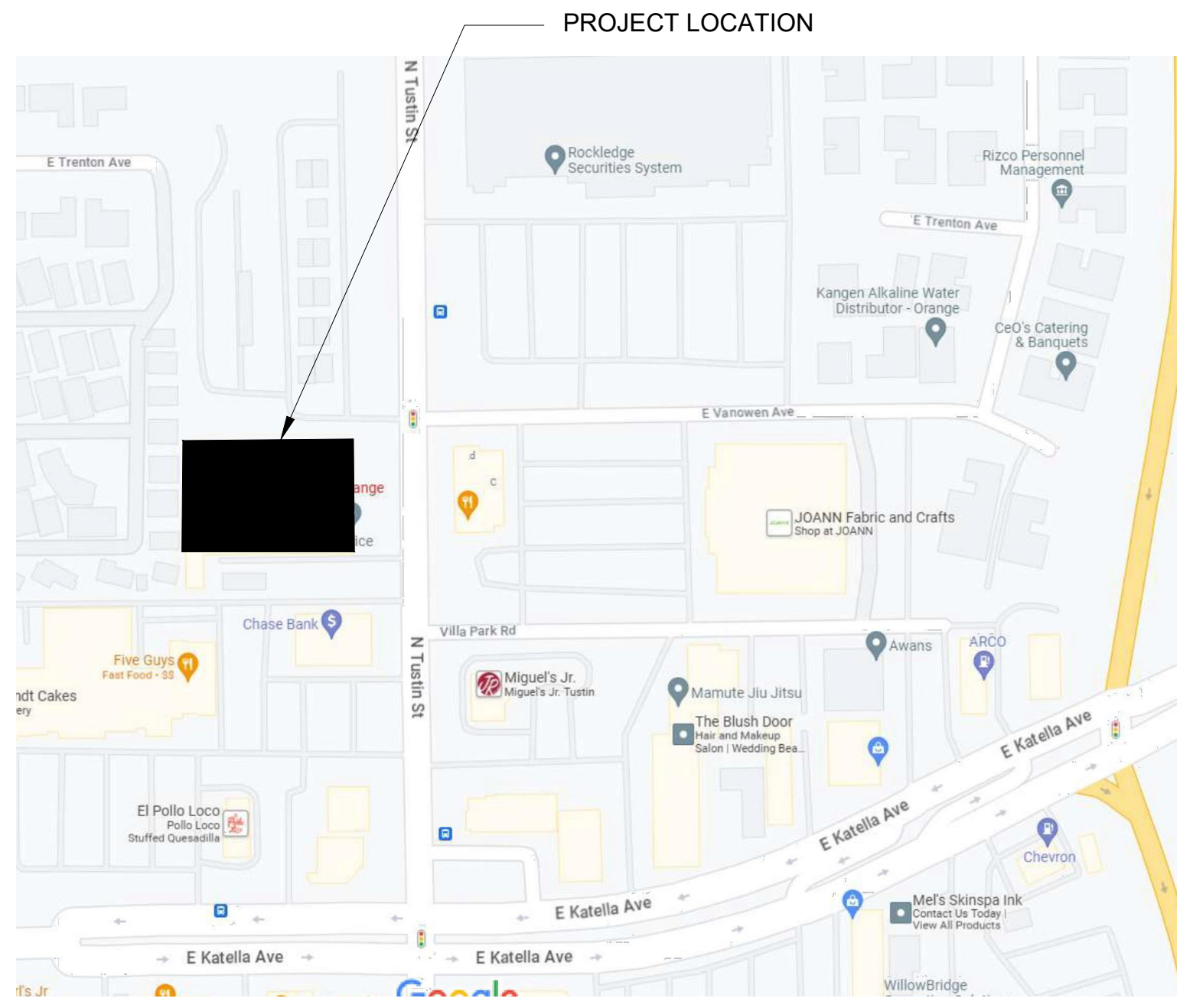
1. ALL BUILDING STORM DRAINAGE SHALL SPILL TO GRADE AT CURB FACE OR BUILDING FACE IF NO CURB IN AREA. PRIMARY ROOF DRAINAGE MAY NOT SPILL TO LANDSCAPE AREA.
2. FIRE DEPARTMENT NOTES:
   A. MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.
   B. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
3. ALL NEW SECURITY GRILLES, DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE #7-79.

BUILDING DEPT NOTES

SHEET INDEX

1. NEW SERVICE ADVISOR STATIONS
2. NEW SECOND FLOOR OFFICE & FILE STORAGE EXPANSION
3. REVISED SITE CIRCULATION
4. EXPAND SERVICE PARKING AREA W/ CMU WALL SURROUND
5. ADD PRE-FAB SECURITY KIOSK
6. ADD 2 NEW SHADE CANOPIES FOR CUSTOMER WAITING AREAS
7. PROJECT SHALL FOLLOW "MAINTENANCE AND OPERATION OF PERMANENT PARKING AREAS REGULATIONS IN ORANGE MUNICIPAL CODE SECTION 17.34.110" WITH RESPECT TO PARKING, STRIPING DIMENSIONS.
8. PROJECT SHALL FOLLOW "MAINTENANCE AND OPERATION OF PERMANENT PARKING AREAS REGULATIONS IN ORANGE MUNICIPAL CODE SECTION 17.34.130" WITH RESPECT TO SURFACING, STRIPING, LIGHTING, WHEEL STOPS, DIRECTIONAL ARROWS, LANDSCAPING, AND OVERHANG.

PROJECT DESRIPTION 1



VICINITY MAP

OWNER
WILSON AUTOMOTIVE
1400 N TUSTIN STREET
ORANGE CA 92865

ARCHITECT
STUDIO IV, INC.
25691 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST CA 92630
PHONE (949) 598-9544 FAX (949) 598-0054
MR FRANZ NALEZNY
EMAIL FN.S4@SBCGLOBAL.NET

ZONING
C-TR

GENERAL PLAN LAND USE DESIGNATION:
GENERAL COMMERCIAL

A.P.N.
375-471-16

BUILDING ADDRESS
TOYOTA OF ORANGE
1400 TUSTIN STREET
ORANGE, CA 92865

ALL DESIGN AND PLANS BASED ON APPLICABLE CODES

C.B.C.	2022	C.P.C.	2022
C.F.C.	2022	C.M.C.	2022
A.D.A.	CURRENT YEAR	C.E.C.	2022

JURISDICTION
CITY OF ORANGE

OCCUPANCY
B / S1

MAXIMUM FAR:
1.0 FAR

PROPOSED FAR:
41,600/180,880=0.233 FAR

SITE SIZE: 180,880 SF = 4.15 ACRES-
84,255 SITE AREA - (FRONT OF SITE FOR LANDSCAPE)

EXISTING BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR	35,900 SF	
SECOND FLOOR	8,100 SF	
TOTAL AREA		44,000 SF

PROPOSED BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR:	B OCCUPANCY	- 12,500 SF	
	S-1 OCCUPANCY	- 29,110 SF	
		41,610 SF	**5,710 additional square feet**
SECOND FLOOR:	B OCCUPANCY	- 9,225 SF	
	S-1 OCCUPANCY	- 5,055 SF	
		14,580 SF	**6,480 additional square feet**
TOTAL AREA		56,190 SF	**12,190 Total additional square feet**

AREA JUSTIFICATION:
SINGLE 2-STORY BUILDING
TYPE III-B CONSTRUCTION 52,500 SF ALLOWABLE PER FLOOR, (MOST RESTRICTIVE)
75' HEIGHT MAX,4 STORY MAX
SPRINKLER AREA INCREASE: NOT USED
SIDE YARD INCREASE: NOT USED
NON- SEPARATE OCCUPANCIES ALLOWABLE BUILDING AREA CALCULATIONS (SEC 506.2.2 & 508.3.2)

FIRST FLOOR	41,610 SF < 52,500 SF
SECOND FLOOR	14,580 SF < 52,500 SF
TOTAL BUILDING FOOTAGE	56,190 SF < 105,000 SF

LANDSCAPE AREA: 7,980 SF (2,030 ADDED AREA TO EXISTING)
7,980 S.F./84,225 S.F. = 9.5%

REQUIRED PARKING:
PARKING IS PROVIDED BASED ON THE REQUIRED PARKING RATIOS FOR THE CITY OF ORANGE.

SERVICE:	20,750 S.F. (@ 3.5/1000:)	80
PARTS STORAGE:	5,125 S.F. (@2.5/1000:)	13
PARTS SALES:	1,150 S.F. (@4/1000:)	11
DISPLAY PARKING:	1,380 S.F. (@.33/1000)	1
SHOWROOM/ADMINISTRATION:	29,165 S.F. (@2.5/1000:)	73
TOTAL PARKING REQUIRED:	56,190 S.F.	178

PROVIDED PARKING:

SERVICE:		100
EMPLOYEE:		60
CUSTOMER:		50
ACCESSIBLE (PART OF CUSTOMER AND EMPLOYEE COUNT:)	6	
EV AND EVCS (AS PART OF CUSTOMER AND EMPLOYEE COUNT:)	21	
TOTAL PARKING PROVIDED:		190
INVENTORY (REMAINDER OF AVAILABLE ON SITE):		84

ADDITIONAL INVENTORY @ 1485 N. TUSTIN: 179

PROJECT INFORMATION

STUDIO IV
INCORPORATED
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 20111

Revision:
Planning Submittal
07-31-2023
Planning Submittal
11-07-2023
Planning Resubmittal
05-06-2024

NOT FOR CONSTRUCTION

THESE PLANS ARE CURRETNLY UNDER AGENCY REVIEW FOR PLANCHECK. AND IN-HOUSE QUALITY CONTROL AND INTERFACE HAS NOT BEEN COMPLETED TO THESE CONSTRUCTION DOCUMENS - THE ARCHITECT AND THE CONSULTANTS ASSUME NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED FROM THESE DOCUMENTS

SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
Phone: 949.362-0756
Fax: 949.362.0599
Contractor's Lic. No. 736915

TOYOTA OF ORANGE
1400 NORTH TUSTIN AVE.
ORANGE, CA 92868

Project:	100840
Drawn:	
Checked:	
Approved:	
File:	1485-SP
Date:	09-5-23
Scale:	1"=30'-0"

Sheet No:
T1.0
of
Rev No:
Rev Date: 09-5-23

RESOLUTION NO. 10204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE ADOPTING MITIGATED NEGATIVE DECLARATION NO. 1786-07, AND APPROVING CONDITIONAL USE PERMIT NO. 2647-07 AND DESIGN REVIEW COMMITTEE NO. 4214-07 TO ALLOW THE REMODEL OF AN EXISTING COMMERCIAL STRUCTURE INCLUDING RELATED SITE IMPROVEMENTS TO CREATE A 52-BAY SERVICE FACILITY AS AN ANCILLARY USE TO AN EXISTING TOYOTA AUTOMOTIVE SALES BUSINESS ON A PARCEL LOCATED AT 1485 NORTH TUSTIN STREET.

APPLICANT: Sauers Construction, Inc.

WHEREAS, Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07 were filed by the applicant in accordance with the provisions of the City of Orange Municipal Code (OMC) requesting approval to expand the existing Toyota of Orange business to include a property directly east of the existing business across Tustin Street by remodeling the existing structure located at 1485 North Tustin Street, for use as a service facility in conjunction with the established automotive sales business located at 1400 North Tustin Street;

WHEREAS, OMC Section 17.10.030.C requires the Planning Commission to hear applications of all Conditional Use Permits with the exception of those requiring City Council or Zoning Administrator review and approval; and

WHEREAS, OMC Section 17.10.080 requires that the project be reviewed in accordance with California Environmental Quality Act (CEQA) provisions and the City of Orange Environmental Review Guidelines; and

WHEREAS, OMC Section 17.08.020 establishes the reviewing bodies for various discretionary applications and provides that the authority rests with the Planning Commission for final determinations on combined applications involving a Conditional Use Permit, Design Review and Mitigated Negative Declaration; and

WHEREAS, the application for Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07 was processed in the time and manner prescribed by law; and

WHEREAS, on February 14, 2007, the Staff Review Committee reviewed the project including Mitigated Negative Declaration No. 1786-07 and recommended that the project proceed subject to conditions and concurred that the proposed project could not have a significant effect on the environment; and

WHEREAS, on March 7, 2007, the Design Review Committee considered the design of the buildings and landscaping plan associated with the project and recommended that the project be approved subject to conditions; and

WHEREAS, on May 7, 2007, the Planning Commission conducted a duly advertised public hearing, at which time interested persons had an opportunity to testify either in support of or opposition to Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07 and at the end of such hearing the Planning Commission approved the project; and

WHEREAS, the City Council has considered the information contained in Mitigated Negative Declaration No. 1786-07, including any comments received during the public review period, and has found that the project will not cause significant adverse impacts upon the environment or wildlife; and

WHEREAS, GVD Commercial Properties, Inc. (Appellant) timely filed an appeal of the Planning Commission's decision; and

WHEREAS, the City Council conducted one duly advertised public hearing on June 12, 2007, to consider the appeal, along with Mitigated Negative Declaration No. 1786-07, Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07 to allow the remodel of an existing commercial structure including related site improvements to create a 52-bay service facility as an ancillary use to an existing Toyota automotive sales business upon property generally described as follows:

PARCEL 1, AS PER MAP FILED IN BOOK 79, PAGES 16 AND 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY;

WHEREAS, the City Council heard approximately two hours of extensive testimony, reports and comments from both the Appellant and Applicant; and

WHEREAS, the Appellant is an adjacent commercial property owner which contended that an Environmental Impact Report was required for the project and contended, among other things, that the project would have a significant impact on global warming, on local and regional air quality, traffic, parking, and noise and that the Planning Commission failed to exercise independent judgment and Appellant's due process rights were violated; and

WHEREAS, the Appellant was the only member of the public that appeared at the City Council meeting to oppose the project; and

WHEREAS, based on a review of the administrative record as a whole the City Council finds as is more specifically described in Section 1 – Findings below, that there is not substantial evidence in the record to support a finding that the project may have a significant impact on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange adopts Mitigated Negative Declaration No. 1786-07, and approves Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07 to allow the remodel of an existing commercial structure including related site improvements to create a 52-bay service facility as an ancillary use to an existing Toyota automotive sales business, based on the following findings:

SECTION 1 – FINDINGS

A. Mitigated Negative Declaration

A mitigated negative declaration is appropriate for a project when the initial study has identified potentially significant effects on the environment but revisions made to the project would avoid the effects or mitigate the effects to a point where clearly no significant on the environment would occur and there is no substantial evidence in the record that the project may have a significant effect on the environment.

1. Parking

Appellant's legal counsel contended that parking problems existed from the Applicant's employees parking on Van Owen and on its neighboring property, but no evidence was brought forth to support that contention, not even a declaration of the property owner. In contrast, City staff presented evidence that neither its code enforcement or police parking enforcement had received any calls over the last year concerning traffic and parking on Van Owen. Notwithstanding this, a condition was added which requires the Applicant to adopt an enforceable administrative policy that requires its employees to park on site. In addition, the project requires the Applicant to provide all parking required by the OMC for the proposed use and to correct an existing parking deficiency of approximately 23 parking spaces on the automobile dealership lot.

2. Traffic Impacts on Van Owen

Appellant's legal counsel contended that the project would cause significant traffic impacts on Van Owen, but again no evidence was brought forth to support that contention. In contrast, the record contained evidence that Van Owen has a capacity of ten thousand vehicles a day and that using the worst case scenario post-project, traffic on Van Owen would only be 2,628 vehicles a day or about 25% of its capacity. Van Owen operates at a Level of Service (LOS) A and the traffic analysis concluded it will continue to operate at LOS A post project.

3. Noise Study

Appellant contended a noise study was not done for the project, but the record includes a clear and lengthy description of a noise study and in addition, includes 10 noise mitigation measures.

4. Cumulative Traffic Impacts

The Appellant submitted a critical review of the MND's traffic analysis from Craig Neustaedter (TEP Report). The TEP Report contained several errors, including the conclusion that a recently approved Arco gas station expansion project on Katella Avenue would "add approximately 2400 vehicle trips per day" and thus, that a cumulative traffic impact study acknowledging those trips was required. The evidence established conclusively that the 2400 trips related to the total number of trips to and from the expanded Arco gas station; that an Arco gas station already existed on the site and as such, many of the estimated 2400 post-expansion trips already existed; that the total number of trips to the expanded Arco gas station was actually estimated at between 1200 and 2400 per day; and that gas stations, including this one, were not destination points, i.e., users of the Arco gas station were typically comprised of traffic that would be passing by the gas station in route to a different destination. In any event, even assuming that the Arco project did generate additional traffic trips in the area, they were accounted for by the traffic study's 1% per year traffic growth rate that was applied to every turning movement at each of the study intersections.

5. Land Use Category to Calculate Traffic Generation

The TEP analysis criticizes the traffic impact study for using the category of Automobile Care Center in determining the project's trip generation rates and concludes that the category of new car sales should be used instead. Of the two categories, substantial evidence was received that that Automobile Care Center describes the project much more accurately than new car sales. The project site is already used for storage of new car inventory and no expansion of new car sales was proposed for the project nor was any evidence submitted that the project would even increase new car sales.

6. Local Emissions

Appellant's attorney leveled several criticisms of the assumptions in the air quality analysis but provided no expert testimony to support his critique. One such criticism was that the assumption that construction vehicles would operate only seven hours a day understated the number of hours construction vehicles would actually operate. Appellant's criticism was based solely on the arguments of Appellant's attorney without any supporting qualified expert or other substantial evidence. However, substantial evidence was submitted by the environmental consultant that the assumptions in the air quality analysis were appropriate which evidence included restrictions on hours of operation imposed by the Orange Municipal Code.

Appellant's attorney voiced a concern about the localized emission from the project's estimated one thousand and forty additional daily trips, but provided no substantial evidence that the project would exceed the applicable SCAQMD significance thresholds. It was pointed out that 48,000 daily vehicle trips currently pass by the Appellant's property on Katella Avenue alone. The air quality analysis presented substantial evidence that there was no significant impact on localized emissions thresholds as established by SCAQMD.

7. Regional Emissions/Global Warming

Appellant's legal counsel contended that off-site emissions related to delivery/haul truck trips and construction worker commute trips were not accounted for. However, the MND clearly states, "regional emissions included localized emissions."

Appellant claims that no analysis was done of global warming and that the project would have a significant impact on global warming. Initially, Jones & Stokes, the environmental consultant for the project did analyze the project's impact on global warming in response to this contention and noted that the most likely source of greenhouse gas emissions (which many scientists believe causes global warming) from the project would be from vehicle miles traveled. The environmental consultant noted that the project would provide a new service repair facility and in all likelihood, if anything, reduce the number of vehicle miles traveled based on the fact that people need to get their cars serviced somewhere and this facility would offer another choice. It is common knowledge that convenience is a significant factor in where people get their cars serviced and it would follow that another alternative for service repair would reduce, rather than increase, the number of miles people will drive to have their cars serviced. Other than state that the Jones & Stokes analysis was faulty, Appellant did not produce any expert opinion, facts or fact-based assumptions to support its contention that this conclusion was faulty or that the project would otherwise cause greenhouse gases to increase.

There are currently no significance thresholds or criteria for establishing what constitutes a significant effect on global warming and trigger the need for an environmental impact report. However, the air quality analysis concluded that the project would not have a significant effect on mass regional emissions finding that they would be below the SCAQMD's daily significance thresholds for new development. Based on this, it is simply not credible that this project, which does not have a significant effect on mass regional emissions and may actually reduce greenhouse gases from automobiles, would have a significant effect on global emissions.

8. Credibility of Appellant

Appellant contended that the project should be denied because of an unfounded allegation that a noise study required of the Toyota of Orange dealership when it first opened 20 years ago had not been completed. Such unreasonable contentions by Appellant, along with Appellant's shotgun and shifting presentation that was peppered with misstated facts, allegations of studies not done that were clearly done, often completely unsupported contentions, and overreaching, evidenced a willingness to contrive and mislead which undermined the credibility of the presentation.

B. Conditional Use Permit

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.*

   The Land Use Element of the City's General Plan encourages a well-balanced community be provided one which provides a broad range of housing and business opportunities as well as recreational, institutional and cultural activities that enhance the overall living environment. The proposal to expand the existing Toyota Automotive Sales and Related Service Activities type of business by remodeling an existing commercial structure that is currently unoccupied will provide an enhanced business opportunity within this portion of the City's Redevelopment Project Area. The proposal is consistent with the City's General Plan.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.*

   The proposed use will occur entirely within an enclosed space within an existing structure without any openings related to the actual service repair areas facing towards the east, where an existing multiple-family residential development exists, minimizing the potential for problems associated with sound from the service activities that are being conducted indoors. Further, the primary business location will not change from the more westerly located property with all its associated customer interaction occurring at that site, with only employees accessing the subject site. The proposal is consistent with the City's General Plan.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.*

   The existing neighborhood consists of an urban environment and the proposal is consistent with the General Plan designation of General Commercial with an existing 0.24 FAR, where a maximum of 0.50 FAR is allowed. Further, this designation allows for a wide range of retail and service commercial types of uses recognizing the ready access that these areas have to major circulation routes. Parking has been distributed between the primary business location and the ancillary portion, with a greater number provided where customers will arrive to either make a purchase or obtain repairs, minimizing their interface with the multiple-family residential development located to the east or the other surrounding commercial businesses because parking and access will be controlled. The proposal is consistent with the City's General Plan.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.*

   Conditions have been included to ensure that the use of the subject site remains ancillary to the existing Automotive Sales and Related Service Activity use to preserve the general welfare of the immediately surrounding businesses, and to the residential neighborhood to the east. Operational characteristics are also conditioned to minimize impacts. The proposal is consistent with the City's General Plan.

C. Design Review

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 in that the project to remodel the existing building includes upgrades to landscaping that compliments the overall project design; new signage compatible with the building design and colors; and satisfies the objectives of the Tustin Street Design Standards for Automotive Establishments.

SECTION 2 – ENVIRONMENTAL REVIEW

The Initial Study for Mitigated Negative Declaration No. 1786-07 was prepared in conjunction with Conditional Use Permit No. 2647-07 and Design Review Committee No. 4214-07. After examining the Initial Study and Mitigated Negative Declaration, the City Council finds that the proposed project could not have a significant effect on the environment. There is no evidence before the City of Orange that the proposed project will have any potentially adverse environmental impacts, either individually or cumulatively, on wildlife resources or the habitat upon which the wildlife depends.

SECTION 3– CONDITIONS OF APPROVAL

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

General

1. Within two (2) days of final approval of this project, the applicant shall deliver to the Planning Division either a cashiers check payable to the 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, or an approved no effect finding form from Fish and Game along with the County administrative fee, to enable the City to file the Notice of Determination required under Public Resources Code 21152 114 Cal Code Regulations 15075. The amount of the fee shall be based on the current fee structure as shown in Section 711.4(d) for both the Fish and Game fee and the County Administrative fee.
2. All construction shall conform in substance and be maintained in general conformance with plans labeled **Exhibit A** (date stamped May 7, 2007, and made part of the file for Appeal 0518-07), and any supplemental exhibits presented to and as approved by the City Council.
3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permits, save and except that caused by the City's active negligence.
4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
5. Prior to occupancy of the remodeled structure, all parking lot and landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director, or designee.
6. All the conditions listed in City Council Resolution No. 10204 shall be reprinted on the cover sheet or first page of construction plans, including any grading plans.

Mitigation Measures

7. The Mitigation Measures as outlined in Chapter 4 – Mitigation Monitoring Report, of Mitigated Negative Declaration No. 1786-07, noted as Nos. 8.1, 11.1 thru 11.10 shall be incorporated into the project per the established time frame and implementation monitoring schedule, and compliance shall be verified by the noted responsible monitoring agency.

Demolition

8. The contractors shall employ measures to reduce the amount of construction-generated waste by developing a specific construction waste reduction plan prior to construction. The plan shall be coordinated with the recycling coordinator of the City of Orange and shall be approved by the Community Development Director prior to the issuance of a grading and/or demolition permits.
9. Efforts to reduce construction and demolition waste shall include consideration of deconstruction, rather than wrecking demolition, and shall include efforts to recycle, sell, or otherwise salvage usable building materials.

Building Division

10. The applicant/contractor shall comply with all applicable AQMD standards and requirements during construction activity. Evidence of AQMD compliance shall be provided to the Building Division prior to the issuance of building permits.
11. Developer shall pay all applicable fees prior to issuance of building permits such as:
    - City sewer connection fee
    - Orange County Sanitation District connection fee
    - Transportation System Improvement fee (TSIP)
    - Police Facility fee
    - Fire Facility fee

Community Services Department

12. Provide note for linear root barriers for trees planted within five feet of buildings or hardscape.
13. Provide City required Landscape & Irrigation Inspection Notes on plans.

Design Review Committee

14. The applicant may store inventory overstock at the site in either tandem rows of two-car or three-car deep.
15. The applicant is prohibited from using a public address system on the subject site.
16. The applicant shall submit a line-of-sight detail for the installation of any mechanical equipment on the roof to be verified at the time of building plan-check to ensure that it is not visible from the public right-of-way.
17. The applicant shall provide palms as noted that have between an eight to ten foot Brown Trunk Height (BTH).

18. The applicant shall submit final landscape and irrigation plans to the Community Services Department of the City for review and approval.

Fire Department

19. An approved fire sprinkler system must be installed throughout the building per O.M.C. 15.32.070 Section 1001.10. The system shall be designed per N.F.P.A. 13, U.B.C. Chapter 9, U.B.C. Standards 9-1 and 9-2. The sprinkler system requires 24-hour supervision.
20. The fire department connection shall not be affixed to the building. The fire department connection must be located at least 40 feet away from the building, within 40 feet of a fire hydrant and on the address side of the building, unless otherwise determined by the Fire Department. The hydrant shall be located on the same side of the street as the fire department connection.
21. Provide on-site fire hydrant(s) and mains capable of supplying the required fire flow. The hydrant model and on-site location shall be approved by the Fire Department and have a three (3) foot minimum clearance around the circumference of the fire hydrant. The on-site hydrants shall not be controlled by the control valve (P.I.V.) for the sprinkler system so that water flow to the hydrants is not impaired should the sprinkler system be shut down for any reason. (U.F.C. Sections 903 and 1001.7) The fire department connection shall not pressurize a hydrant. Plans must be submitted to the Building Department.
22. The number and location of hydrants shall be determined by Fire and Water Departments.
23. Prior to issuance of a fire service (detector check) the required water supplies for hydrants and fire sprinkler systems shall be determined and the water supplies shall be approved by the Fire Department.
24. Every building shall be accessible to fire department apparatus by an access roadway of not less than 20 feet of unobstructed width having a minimum of 13 feet 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. U.F.C. Sections 901 and 902.
25. The installation of gates, traffic calming methods and speed humps or bumps shall be reviewed by the Fire Department prior to installation.
26. All streets less than 36 feet wide shall be marked and signed as a fire lane. The marking and signs shall be provided and installed per the City of Orange Fire Departments Fire Lane Standards.

27. The fire department access roadway shall be an all-weather driving surface capable of supporting the imposed loads of fire apparatus, 60,000 pounds. The access shall be designed for a three-axle vehicle. U.F.C. Section 902.2.2.2.
28. The fire department access roadway shall be provided with adequate turning radius for fire department apparatus. (A 45 foot outside and 25 foot inside radius.) U.F.C. Section 902.2.2.3.
29. All mechanical gates shall be provided with a key-operated override switches per City of Orange Ordinance 9-84. In the case of power failure the gate shall fail in the open position and shall be operable with out any special tools.
30. A Fire Department approved key box for fire department access shall be installed on the address side of the building near the main entrance or fire control room at a height of 5 feet above finished grade. The Knox box shall contain keys to gain access to each building. U.F.C. Section 902.4.
31. All roof coverings installed on any new or existing building or structure, shall be fire retardant U.L. listed Class A. (O.M.C. 15.36.030)

Planning Division

32. Use of the subject site located 1485 North Tustin Street is limited to being ancillary to the primary Automotive Sales and Related Service Activities business located at 1400 North Tustin Street.
33. Direct customer access is restricted at the subject site. Only employees of the primary Automotive Sales and Related Service Activities business located at 1400 North Tustin Street shall access and/or conduct business on the subject site located at 1485 North Tustin Street.
34. All lighting on the premises shall be directed, controlled, screened or shaded in such a manner as to not shine directly onto any surrounding properties.

City Council

35. Implement and enforce a written administrative policy requiring employees to park their vehicles on the Toyota of Orange property and not on Van Owen and submit such policy to the Community Development Director for approval prior to issuance of any building permits.
36. No auto bodywork or painting that would constitute AUTOMOBILE REPAIR, MAJOR as defined by the Orange Municipal Code, shall be performed.

Public Works/Water Quality

37. Prior to the issuance of any permit, the applicant shall submit a Project Water Quality Management Plan (WQMP) for review and approval to the Public Works Department that:
    a. Addresses Site Design Best Management Practices (BMPs), as applicable, such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas. The front landscape area should be utilized as much as possible to treat the runoff prior to discharging into the public storm drain system.
    b. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan (DAMP).
    c. Incorporates Treatment Control BMPs as defined in the DAMP.
    d. Describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs.
    e. Identifies the entity that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs.
    f. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs.
38. Prior to the issuance of certificates for use of occupancy, the applicant shall demonstrate the following to the Public Works Department:
    a. That all structural BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications,
    b. That 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,
39. Prior to the issuance of certificates for use of occupancy the applicant shall submit an Operation and Maintenance (O&M) Plan for review and approval for all structural and treatment control BMPs to the Public Works Department. The O&M Plan shall include the following:
    a. A description of the structural and treatment control BMPs identified in the Project's WQMP that are to be inspected and maintained as specified in the approved project WQMP.
    b. Specific maintenance activities to be performed.
    c. The employees responsible for maintaining the BMPs and their training that qualifies them to operate and maintain the BMPs.
    d. The operating and maintenance schedules contained in the approved Project WQMP.

    e. A copy of the forms to be used in conducting maintenance and inspection activities.
    f. Record keeping requirements (forms to be kept for 5 years).
    g. A copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the projects structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
    h. Deposits with the Public Works Department a Cash Bond in the amount equal to the annual cost of maintenance and inspection of all of the structural and treatment control BMPs identified in the approved Project WQMP.

Code Provisions

The following Code provisions are applicable to this project and are included for information only. **This is not a complete list and other Code provisions may apply to the project:**

- Prior to issuance of building permits, 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, Sanitation District, School District, and Eastern Foothill Transportation Corridor, as required.
- Expiration-If not utilized, this project approval expires two years from the approval date. An extension of time may be permitted upon a written request, if received before the expiration deadline.

ADOPTED this 26th day of June, 2007

Carolyn V. Cavecche, Mayor, City of Orange

ATTEST:

Mary E. Murphy, City Clerk, City of Orange

I, MARY E. MURPHY, City Clerk of the City of Orange, California, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Orange at a regular meeting thereof held on the 26th day of June, 2007, by the following vote:

AYES:	COUNCILMEMBERS:	Cavecche, Dumitru, Bilodeau
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Smith
ABSTAIN:	COUNCILMEMBERS:	Murphy

Mary E. Murphy, City Clerk, City of Orange

CONDITIONS OF APPROVAL

STUDIO
IV
INCORPORATED

25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 20111

Revision:
Planning Submittal
07-31-2023
Planning Submittal
11-07-2023
Planning Resubmittal
05-06-2024

NOT FOR CONSTRUCTION

THESE PLANS ARE CURRETNLY UNDER AGENCY REVIEW FOR PLANCHECK, AND IN-HOUSE QUALITY CONTROL AND INTERFACE HAS NOT BEEN COMPLETED TO THESE CONSTRUCTION DOCUMENTS - THE ARCHITECT AND THE CONSULTANTS ASSUME NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED FROM THESE DOCUMENTS

SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
Phone: 949.362-0756
Fax: 949.362.0599
Contractor's Lic. No. 736915

TOYOTA OF ORANGE
1400 NORTH TUSTIN AVE.
ORANGE, CA 92868

Project:	100840
Drawn:	
Checked:	
Approved:	
File:	1485-SP
Date:	09-5-23
Scale:	1"=30'-0"

Sheet No:
T-1.1
of
Rev No:
Rev Date: 09-5-23

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL "B"AS SHOWN ON CITY OF ORANGE LOT LINE ADJUSTMENT NO. LL–2001–12, RECORDED OCTOBER 16,2001 AS INSTRUMENT NO. 20010728545 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH THAT PORTION OF PARCEL 1, AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 41, PAGE 41 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

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EXCEPT FROM A PORTION OF SAID LAND ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF THE PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID SITE OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF THE PROPERTY OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY THE ORANGE REDEVELOPMENT AGENCY IN AN INSTRUMENT RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87–5 16202 OF OFFICIAL RECORDS.

PARCEL 2:

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THE NORTH 400.00 FEET OF THE SOUTH 410.00 FEET OF THE WEST 256.00 FEET OF THE EAST 306.0 FEET OF THAT PORTION OF SAID LOT "G", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 4.58 CHAINS SOUTH OF THE NORTHEAST CORNER OF LOT "G" OF THE VAN DE GRAAF TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 440 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; AND RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT "G". 6.88 CHAINS; THENCE WESTERLY 21.82 CHAINS TO THE WEST LINE OF SAID LOT "G"; THENCE NORTHERLY 6.88 CHAINS; AND THENCE EASTERLY 21.82 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

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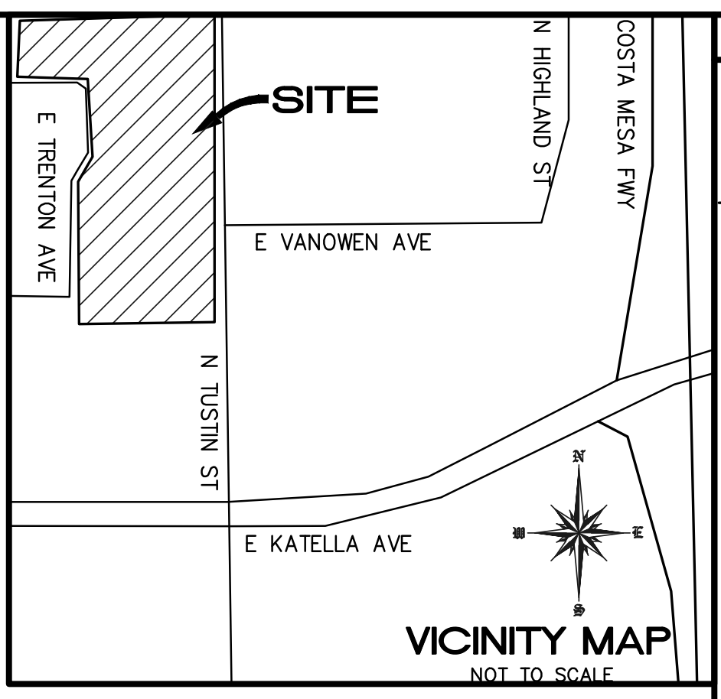
THE ABOVE DESCRIBED PARCEL 2 1S SHOWN AS PARCEL 2 ON A PARCEL MAP RECORDED IN BOOK 41 PAGE 41 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 375–471–16, 375–471–17, 375–471–18, 375–471–19, 375–472–18, 375–472–19, 375–472–20, 375–472–22, 375–472–24, 375–472–25



VICINITY MAP
NOT TO SCALE

LEGEND

XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
— — —	PROPERTY LINE
— X —	CHAIN LINK FENCE
— S —	SEWER LINE
— W —	WATER LINE
▬ ▬ ▬	BLOCK WALL
/ / /	BUILDING
▨	CONCRETE
▨	LANDSCAPING
CP	SURVEY CONTROL POINT
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CLF	CHAIN LINK FENCE
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

OWNER/DEVELOPER:

WILSON AUTOMOTIVE
1400 NORTH TUSTIN AVENUE
ORANGE, CA 92867
TELEPHONE: (949) 503–3400

CONTACT: CASEY GRIFFIN, AGENT OF
TOYOTA OF ORANGE
E–MAIL: cgriffin@loganam.com

DIGALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 1D-93-87

DESCRIBED BY OCS 2002 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3L–47–92", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF KATELLA AVENUE AND TUSTIN AVENUE, 100 FT. EASTERLY OF THE CENTERLINE OF TUSTIN AND 52 FT. SOUTHERLY OF THE CENTERLINE OF KATELLA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 247.490 ; NAVD 88, YEAR LEVELED 2010, O.C.S. 1995 ADJUSTMENT

BASIS OF BEARINGS:

BEARINGS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF TUSTIN STREET BEING NORTH 0°48'50" WEST AS PER RECORD OF SURVEY NO. 98–1083, BOOK 175 PAGE 15, FILED IN THE RECORDS OF ORANGE COUNTY.

DATE	BY	REVISION	APPROVED BY	REFERENCES

JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard · Huntington Beach
California 92648 · (714) 848-0566

DESIGNED:	R.H.	SCALE:	1" = 20'
DRAWN:	R.H.	DATE:	5/13/2024
CHECKED	D.R.	JOB NO.	23–2676

PREPARED UNDER THE DIRECTION OF:

DANIEL RUBIO P.L.S. 8239 DATE

WILSON AUTOMOTIVE

EXISTING TOPOGRAPHY
1400 NORTH TUSTIN STREET

ORANGE **CALIFORNIA**

DWG. NO.	SHEET NO.	REV.
23-2676-EX	1 OF 2	0

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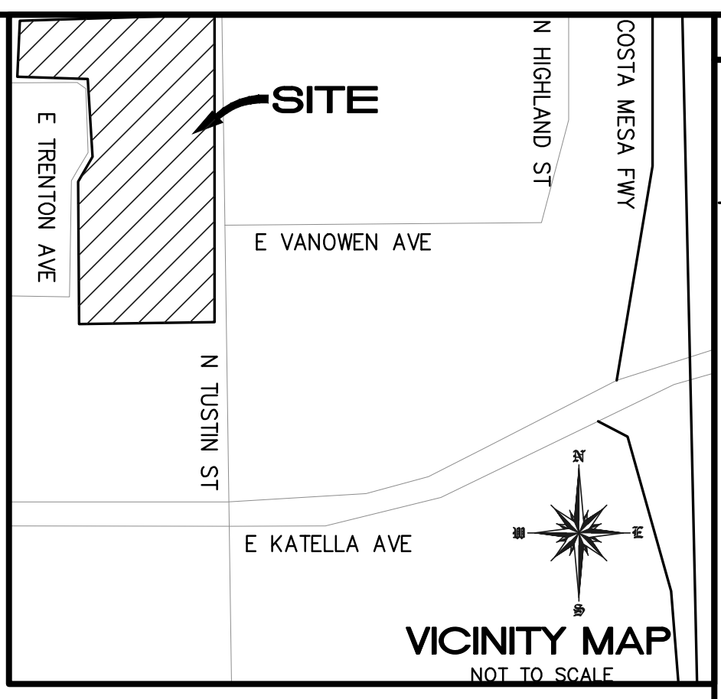

LEGEND

XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
— – – —	PROPERTY LINE
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▨	CONCRETE
ᵥ ᵥ ᵥ	LANDSCAPING
CP	SURVEY CONTROL POINT
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CLF	CHAIN LINK FENCE
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
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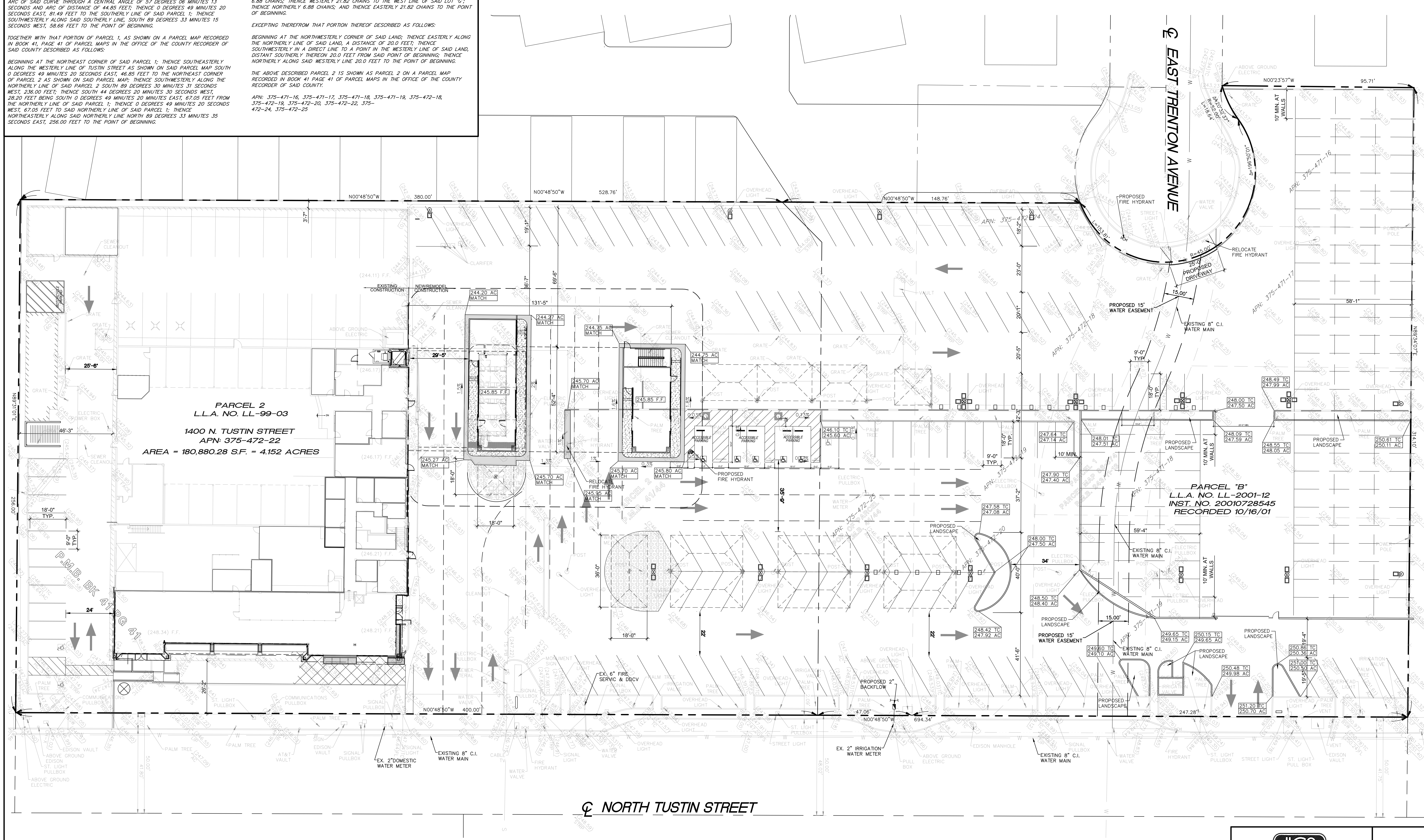
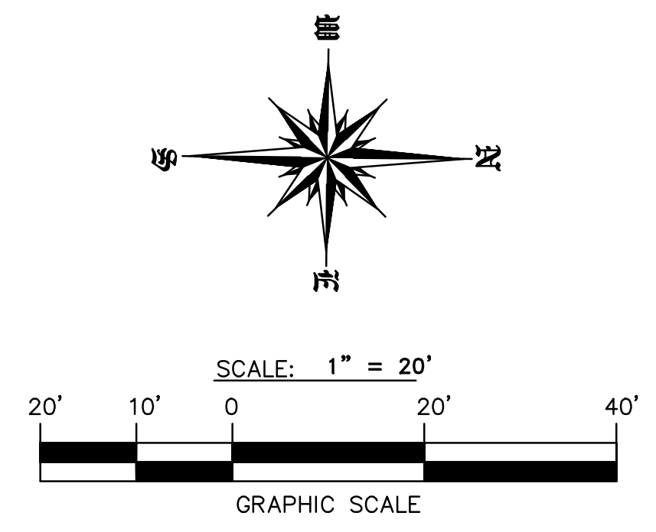


ORANGE COUNTY FIRE AUTHORITY NOTES:

1. ANY NEW ROADWAY WILL MEET THE 68,000 POUND ALL WEATHER REQUIREMENT FOR FIRE APPARATUSES OR A DESIGN LETTER MEETING THESE CONDITIONS WILL BE PROVIDED AT ROUGH GRADING PLAN SUBMITTAL.
2. EXISTING ROADWAYS WILL BE TESTED BY A REGISTERED GEOTECHNICAL ENGINEER. A STAMPED AND SIGNED REPORT SHALL BE EMBEDDED IN FIRE MASTER PLAN

TOTAL DISTURB AREA:

NEW BUILDINGS	–	1,363.6 S.F. + 1,104.4 S.F.
NEW CONCRETE SIDEWALK	–	615.3 S.F. + 476 S.F.
NEW ASPHALT PAVEMENT	–	466.3 S.F. + 356.6 S.F
ADDITIONAL ASPHALT PAVING	–	72 S.F.
TOTAL DISTURBED AREA	–	4,454.2 S.F.



OWNER/DEVELOPER:

WILSON AUTOMOTIVE
1400 NORTH TUSTIN AVENUE
ORANGE, CA 92867
TELEPHONE: (949) 503–3400

CONTACT: CASEY GRIFFIN, AGENT OF TOYOTA OF ORANGE
E–MAIL: cgriffin@loganam.com

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TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: 1D-93-87

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ELEV. 247.490 ; NAVD 88, YEAR LEVELED 2010, O.C.S. 1995 ADJUSTMENT

BASIS OF BEARINGS:

BEARINGS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF TUSTIN STREET BEING NORTH 0°48'50" WEST AS PER RECORD OF SURVEY NO. 98–1083, BOOK 175 PAGE 15, FILED IN THE RECORDS OF ORANGE COUNTY.

DATE	BY	REVISION	APPROVED BY	REFERENCES

JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard · Huntington Beach
California 92648 · (714) 848-0566

DESIGNED: R.H.	SCALE: 1" = 20'
DRAWN: R.H.	DATE: 5/13/2024
CHECKED D.R.	JOB NO. 23–2676

PREPARED UNDER THE DIRECTION OF:

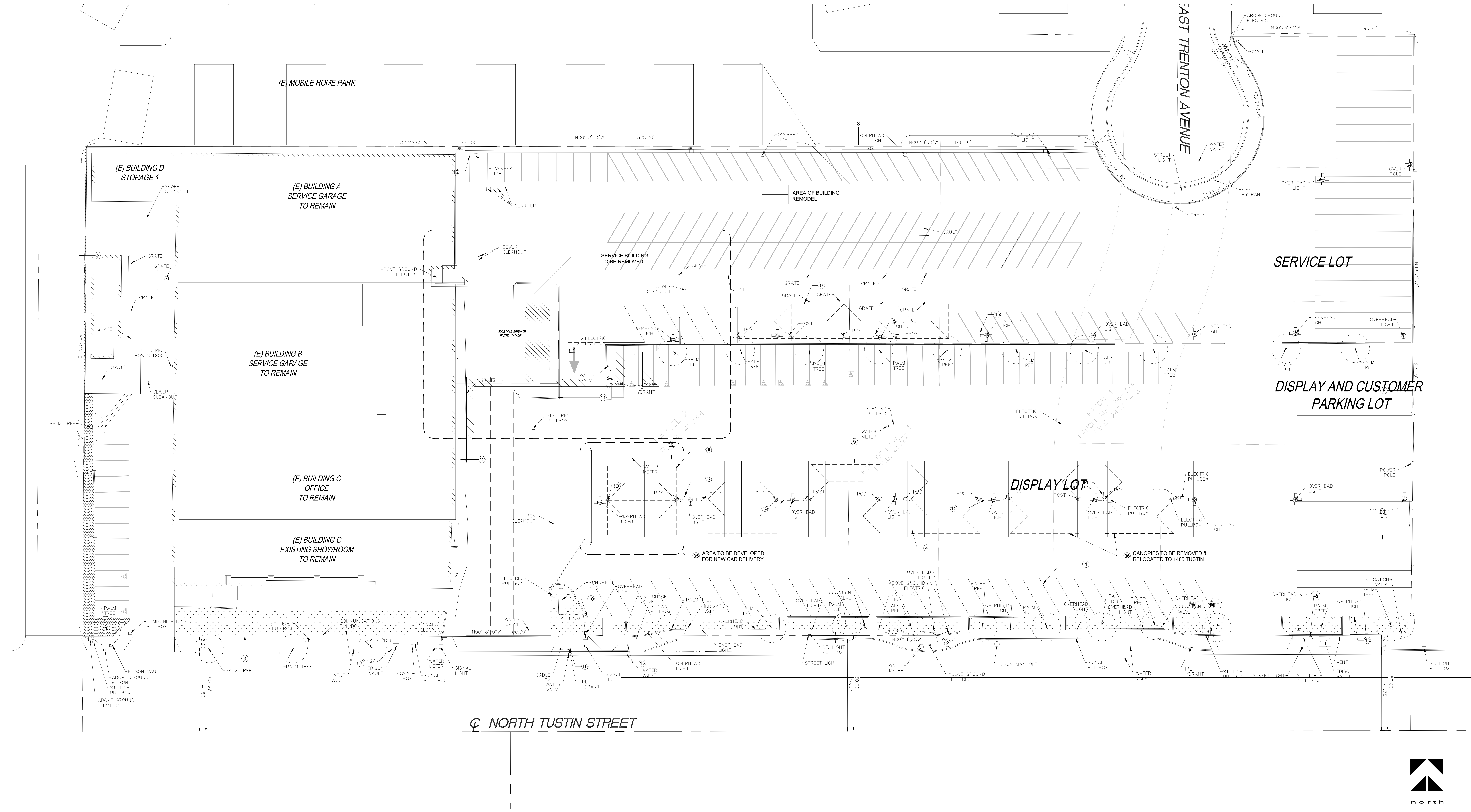
DANIEL RUBIO P.L.S. 8239 DATE

WILSON AUTOMOTIVE

PRELIMINARY GRADING PLAN 1400 NORTH TUSTIN STREET

ORANGE CALIFORNIA

DWG. NO.	SHEET NO.	REV.
23-2676-PGP	2 OF 2	0



EXISTING SITE PLAN

SCALE: 1" =20'-0" 1

KEYNOTES

- ⑳ EXISTING 6' HIGH BLOCK WALL - PAINTED
- ㉑ EXISTING ILLUMINATED SITE ADDRESS
- ㉒ NEW CUSTOMER SEATING OR VEHICLE DELIVERY AREA
- ㉓ SERVICE VEHICLE WAITING LANES
- ㉔ NEW WALKWAY CONCRETE PAVING
- ㉕ EXIST. PRIVATE FIRE HYDRANT
- ㉖ KNOX BOX LOCATION FOR ACCESS GATE
- ㉗ TRENCH DRAIN
- ㉘ PEDESTRIAN GUARDRAIL - STAINLESS STEEL
- ㉙ MILLWORK BY G.C.
- ㉚ 1-HR EXIT STAIR
- ㉛ HOLLOW CORE METAL DOOR
- ㉜ AUTOMATIC SLIDER DOOR
- ㉝ DIRECTIONAL LANE MARKERS
- ㉞ EXT. CEM. PLASTER FINISH 16-20 SAND FLOAT SMOOTH TEXTURE
- ㉟ ACCESSIBLE PATH OF TRAVEL
- ㊱ NEW LANDSCAPE PLANTER
- ㊲ EXISTING TRASH W/ NEW CANOPY COVER
- ㊳ NEW ACCESSIBLE COMPLIANT PEDESTRIAN TREE GRATE
- ㊴ NEW INTERLOCKING PAVERS
- ㊵ 2' HIGH CONCRETE PROTECTION WALL
- ㊶ PROPOSED AND FUTURE EV CHARGER STALLS
- ㊷ 300 S.F. MOTORCYCLE PARKING AREA

- ① NEW 6'-0" HIGH W.I-PAINTED FENCE
- ② EXISTING LANDSCAPE SETBACK
- ③ PROPERTY LINE
- ④ PARKING LOT 4" WIDE PAINTED STRIPING - WHITE
- ⑤ NEW A C PAVING
- ⑥ NEW PED. ACCESS GATE TO MATCH ROLLING TUBE STEEL GATE
- ⑦ NEW SERVICE WRITER/OFFICE EXPANSION
- ⑧ NEW ROLLING STEEL TUBE GATE
- ⑨ EXISTING FABRIC CANOPY COVERS
- ⑩ 6" CONCRETE CURB
- ⑪ NEW FABRIC CANOPY COVERS
- ⑫ EXISTING SIDEWALK
- ⑬ EXISTING CURB
- ⑭ NEW SECURITY GUARD KIOSK
- ⑮ EXISTING LIGHT FIXTURES ON EXISTING POLES
- ⑯ EXISTING CITY FIRE HYDRANT PER WATER DISTRICT MAP
- ⑰ NEW INSULATED GLAZING EXT. CLEAR ANODIZED STOREFRONT WITH CLEAR DUAL PANE
- ⑱ EXISTING STREET LIGHTS
- ⑲ STORM WATER FILTRATION BASIN - SEE CIVIL FOR INFO

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STUDIO
IV
INCORPORATED

2569I ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny · Architect · C 20111

LICENSED ARCHITECT
FRANZ J. NALEZNY
No. C-20111
REN: 10-31-23
STATE OF CALIFORNIA

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SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
Phone: 949.362-0756
Fax: 949.362.0599
Contractor's Lic. No. 736915

TOYOTA OF ORANGE
1400 NORTH TUSTIN AVE.
ORANGE, CA 92868

Project:	100840
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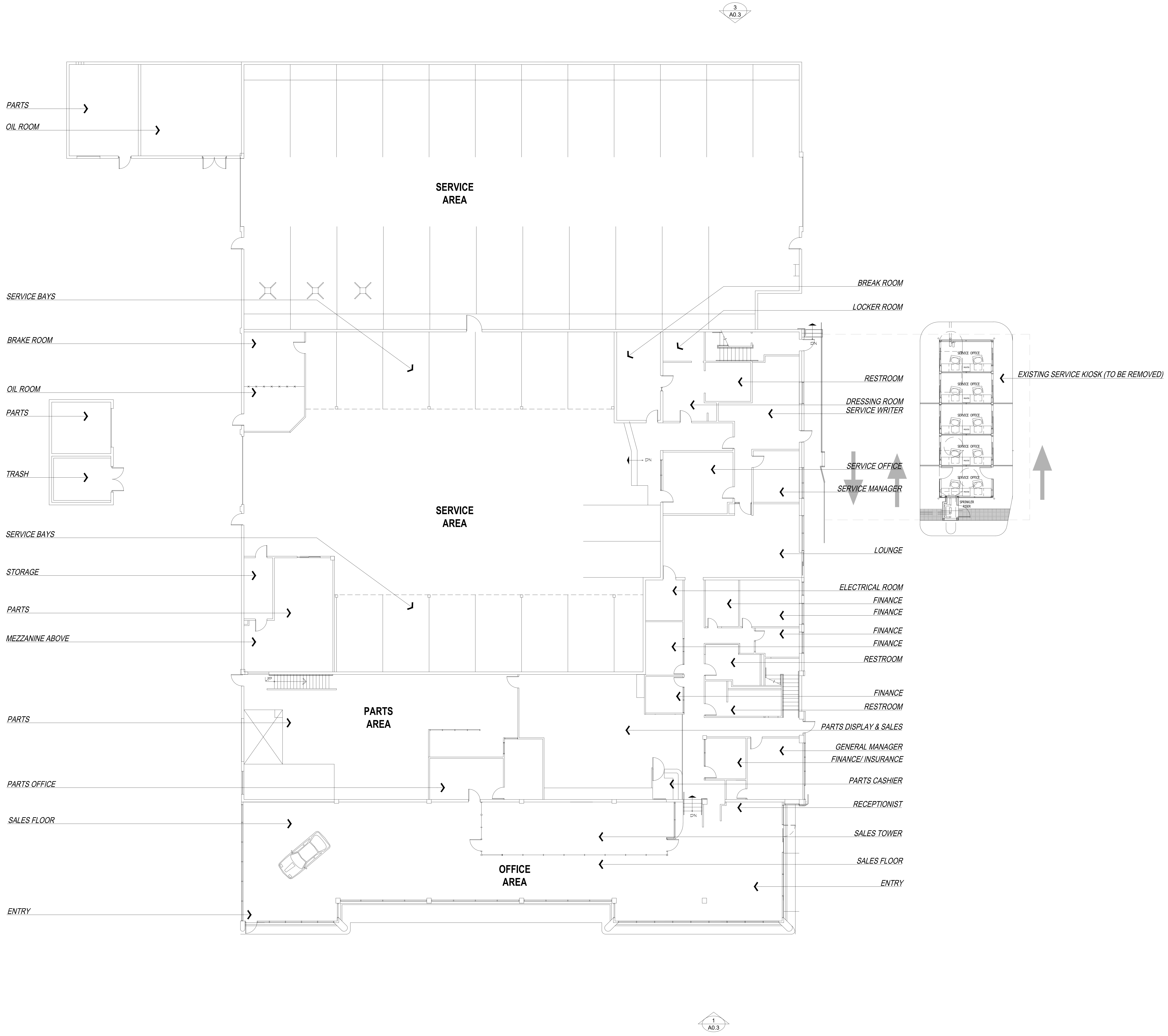

FIRST FLOOR PLAN - EXISTING

SCALE: 3/32" =1'-0" 1

① NEW 6'-0" HIGH W.I-PAINTED FENCE
② EXISTING LANDSCAPE SETBACK
③ PROPERTY LINE
④ PARKING LOT 4" WIDE PAINTED STRIPING - WHITE
⑤ NEW A C PAVING
⑥ NEW PED. ACCESS GATE TO MATCH ROLLING TUBE STEEL GATE
⑦ NEW SERVICE WRITER/OFFICE EXPANSION
⑧ NEW ROLLING STEEL TUBE GATE
⑨ EXISTING FABRIC CANOPY COVERS
⑩ 6" CONCRETE CURB
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㊴ NEW INTERLOCKING PAVERS
㊵ 2' HIGH CONCRETE PROTECTION WALL
㊶ PROPOSED AND FUTURE EV CHARGER STALLS
㊷ 300 S.F. MOTORCYCLE PARKING AREA
㊸ 15' WIDE WATER MAIN EASEMENT
㊹ NEW LOADING ZONE (10' x 60')
㊺ BIKE RACK
㊻ EXISTING WATER MAIN
㊼ DCDA W/ BFP.
㊽ IRRIGATION WATER METER
㊾ BLDG. WATER METER
㊿ WHEEL STOP
(51) ACCESSIBLE PARKING STALL STRIPPING
(52) METAL MESH INFILL
(53) NEW CORR. METAL TRASH GATES PER CITY STANDARDS
(54) RELOCATED CITY FIRE HYDRANT

KEYNOTES

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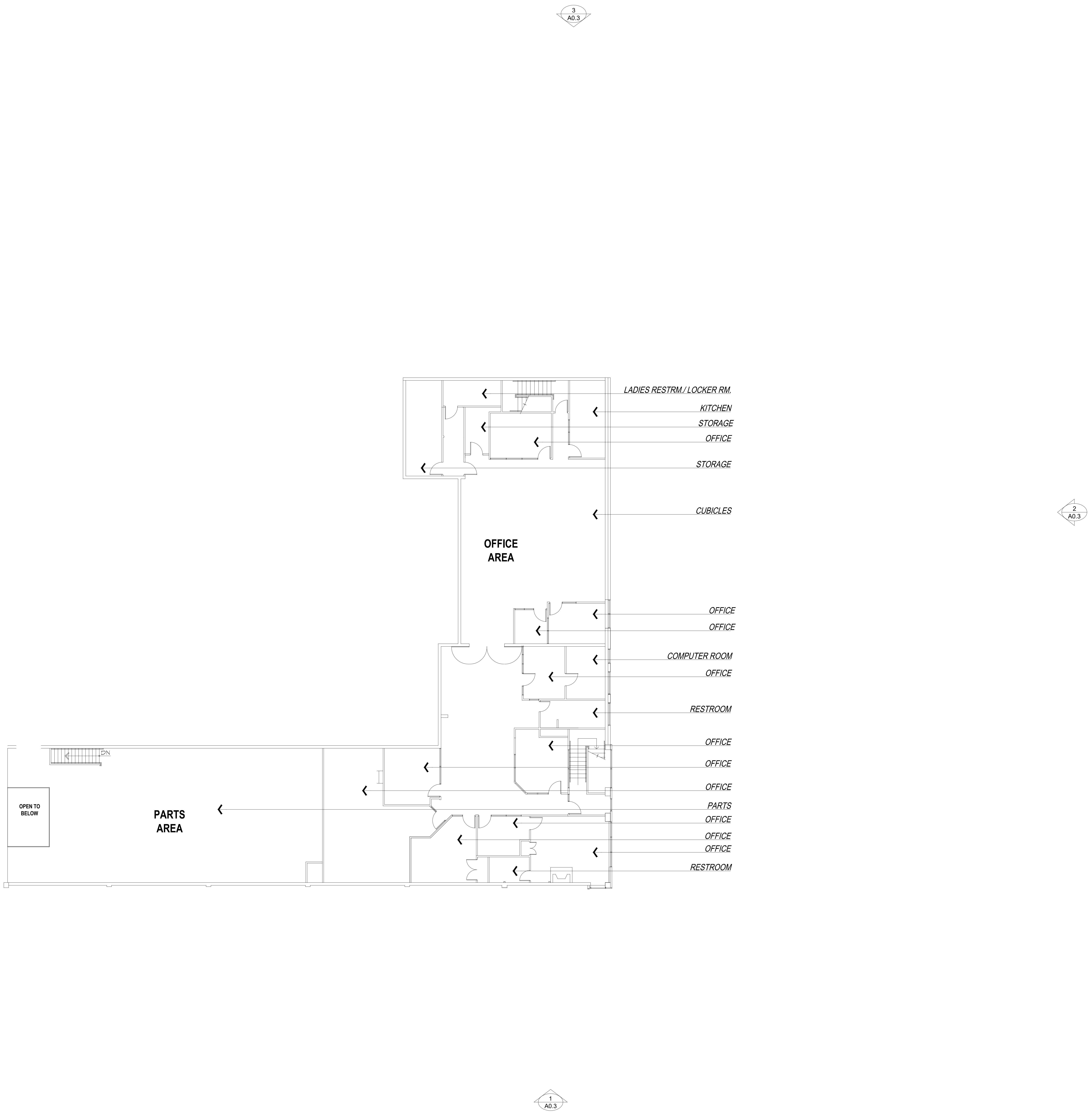

north

SECOND FLOOR PLAN - EXISTING

SCALE: 3/32" =1'-0" 1

① NEW 6'-0" HIGH W.I-PAINTED FENCE
② EXISTING LANDSCAPE SETBACK
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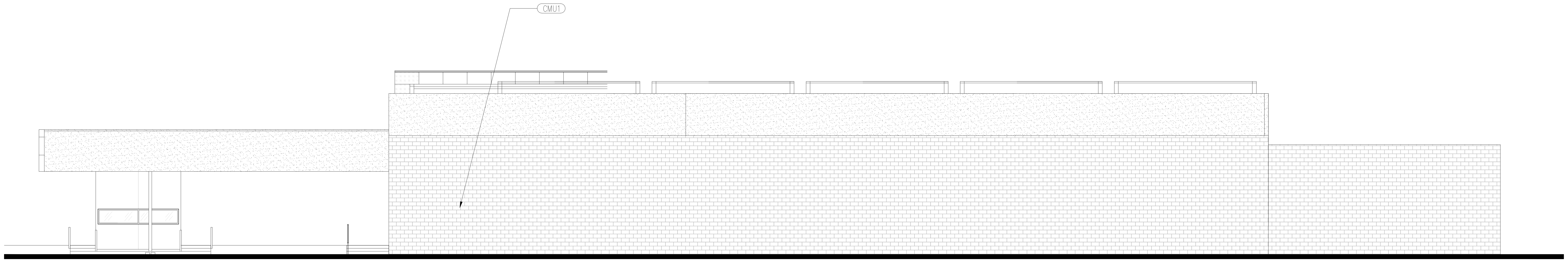
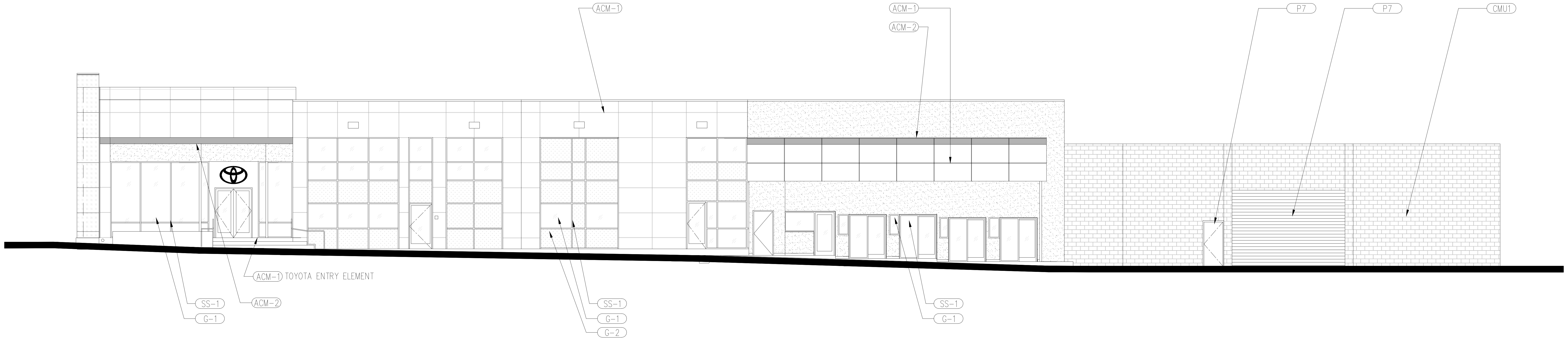
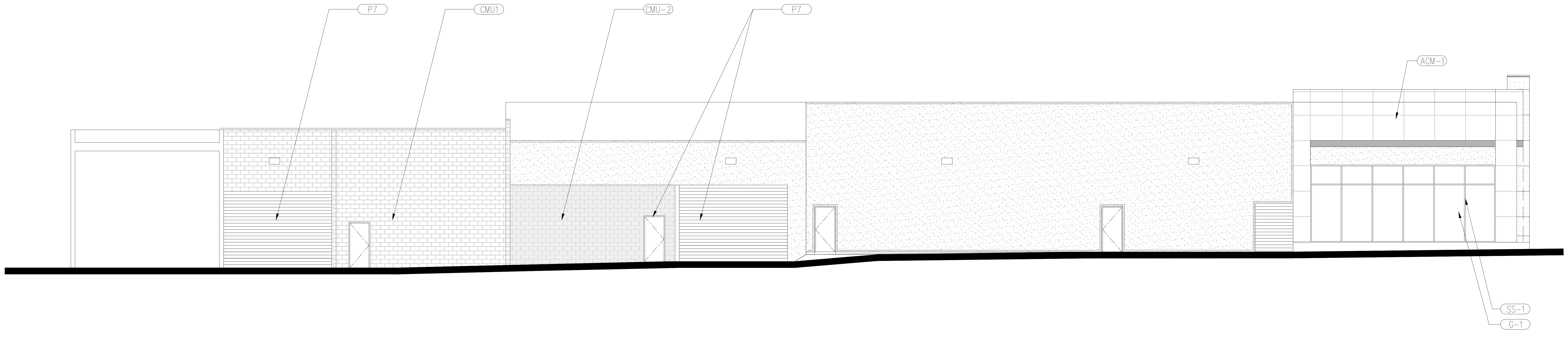


NORTH ELEVATION $1/8" = 1'-0"$ 3



EAST ELEVATION $1/8" = 1'-0"$ 2



TUSTIN AVE. ELEVATION $1/8" = 1'-0"$ 1

ACM-1	3/4" ROUT AND RETURN RAINSCREEN SYSTEM FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC 40G TOYOTA SILVER W/ UMC1080080 CLEAR
ACM-2	3/4" ROUT AND RETURN RAINSCREEN SYSTEM FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC 70G TOYOTA RED USA
ACM-4	ACM METAL PANEL FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC30G TOYOTA WHITE USA
GP-1	GLASS PORTAL: EXISTING
SS-1	ALUMINUM STOREFRONT SYSTEM: MANUFACTURER: ARCADIA, KAWNEER, US ALUMINUM 2 1/2"X6" PROFILE AND FRONT GLAZING COLOR: CLEAR ANODIZED
SS-2	ALUMINUM STOREFRONT SYSTEM: MANUFACTURER: ARCADIA, KAWNEER, US ALUMINUM 2"X4 1/2" PROFILE AND CENTER GLAZING COLOR: CLEAR ANODIZED
GL-1	CLEAR 1" - DOUBLE GLAZED LOW "E" GLASS COLOR: CLEAR SN-54 SuperNuetral GUARDIAN/SUN GUARD GLASS
EG-1	SIGNAGE: TOWER ICON SEE PATTISON SIGN GROUP
EG-2	SIGNAGE: DEALER NAME SEE PATTISON SIGN GROUP
EG-3	SIGNAGE: SERVICE SIGN 21" SERVICE SIGNAGE
CP-1	16/20 MEDIUM TEXT COAT FINISH EXTERIOR 7/8" CEMENT PLASTER O/ MET STUDS/PLYWD & BLDG LATH PAPER PAINT COLOR: SLATE GREY
CP-2	16/20 MEDIUM TEXT COAT FINISH EXTERIOR 7/8" CEMENT PLASTER O/ MET STUDS/PLYWD & BLDG LATH PAPER PAINT COLOR: MOONLIGHT WHITE
P-6	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: MOONLIGHT WHITE
P-7A	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR GLOSS COLOR: MANUFACTURER WHITE
P-7B	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR GLOSS COLOR: MOONLIGHT WHITE
CF-1	4 MM THICK BONDED METAL CAP FLASHING COLOR: MEGAFLON MC 40G TOYOTA SILVER W/ UMC1080080 CLEAR
CF-2	PAINT METAL CAP FLASHING STYLE: SEMI-GLOSS FINISH COLOR: MATCH MOONLIGHT WHITE
CMU-1	CONCRETE MASONRY UNITS FINISH: PAINT TO MATCH P-7 MANUFACTURER: SHERWIN WILLIAMS

NOTE: SACK AND PATCH SMOOTH ALL EXPOSED CONCRETE COLOR AND FINISH OF EXPOSED CONCRETE TO MATCH SURROUNDING AREA

MATERIAL/FINISH

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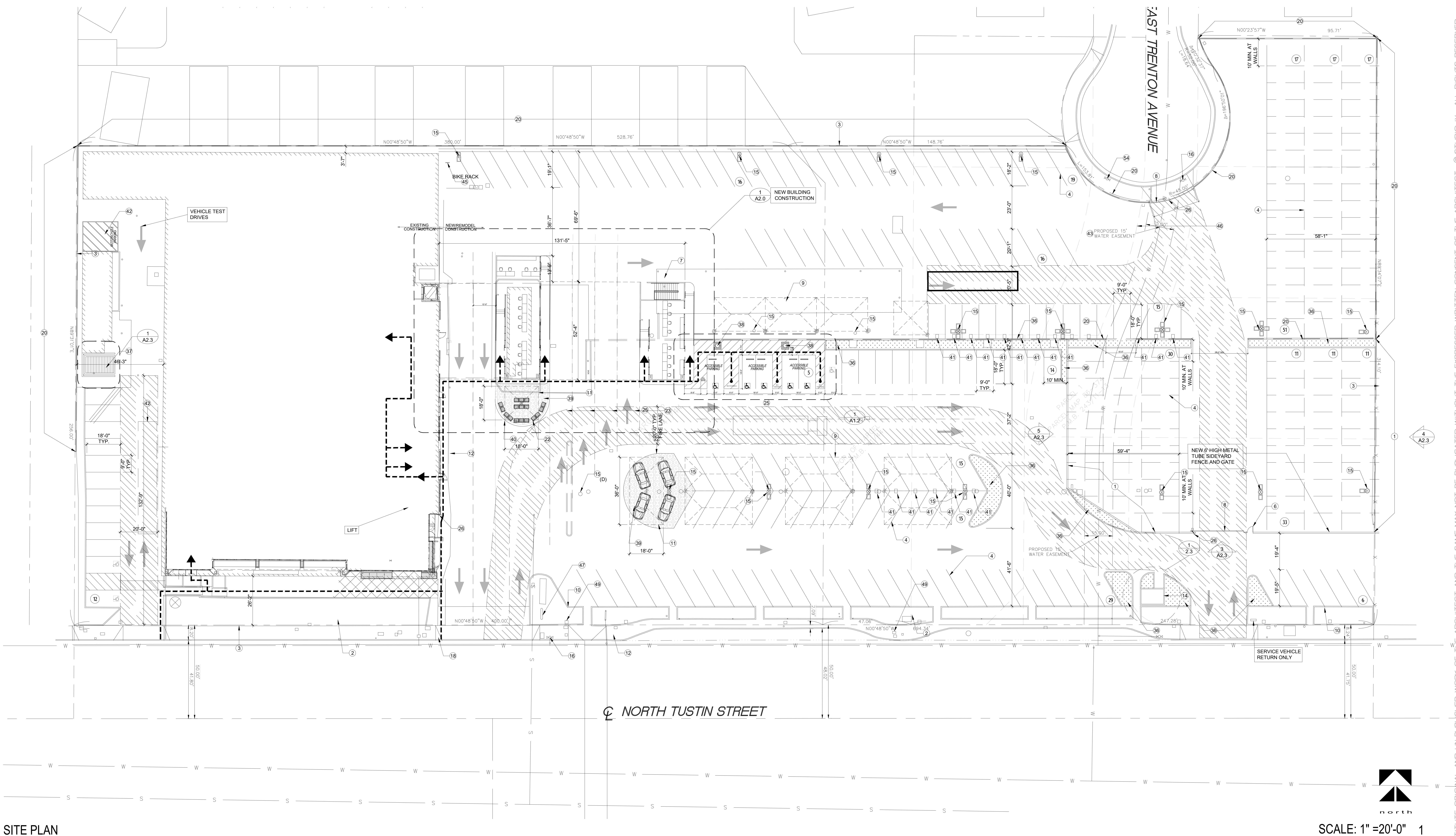

SITE PLAN

SCALE: 1" =20'-0"   1

OWNER
WILSON AUTOMOTIVE
1400 N TUSTIN STREET
ORANGE CA 92865

ARCHITECT
STUDIO IV, INC.
25691 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST CA 92630
PHONE (949) 598-9544   FAX (949) 598-0054
MR FRANZ NALEZNY
EMAIL FN.S4@SBCGLOBAL.NET

ZONING
C-TR

GENERAL PLAN LAND USE DESIGNATION:
GENERAL COMMERCIAL

A.P.N.
375-471-16

BUILDING ADDRESS
TOYOTA OF ORANGE
1400 TUSTIN STREET
ORANGE, CA 92865

ALL DESIGN AND PLANS BASED ON APPLICABLE CODES

C.B.C.	2022	C.P.C.	2022
C.F.C.	2022	C.M.C.	2022
A.D.A.	CURRENT YEAR	C.E.C.	2022

JURISDICTION
CITY OF ORANGE

OCCUPANCY
B / S1

MAXIMUM FAR:
1.0 FAR

PROPOSED FAR:
41,600/180,880=0.233 FAR

SITE SIZE: 180,880 SF = 4.15 ACRES-
84,255 SITE AREA - (FRONT OF SITE FOR LANDSCAPE)

EXISTING BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR	35,900 SF	
SECOND FLOOR	8,100 SF	
TOTAL AREA		44,000 SF

PROPOSED BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR:	B OCCUPANCY	- 12,500 SF
	S-1 OCCUPANCY	- 29,110 SF
		41,610 SF
SECOND FLOOR:	B OCCUPANCY	- 9,225 SF
	S-1 OCCUPANCY	- 5,055 SF
		14,580 SF
TOTAL AREA		56,190 SF

AREA JUSTIFICATION:
SINGLE 2-STORY BUILDING
TYPE III-B CONSTRUCTION 52,500 SF ALLOWABLE PER FLOOR, (MOST RESTRICTIVE)
75' HEIGHT MAX,4 STORY MAX
SPRINKLER AREA INCREASE: NOT USED
SIDE YARD INCREASE: NOT USED
NON- SEPARATE OCCUPANCIES ALLOWABLE BUILDING AREA CALCULATIONS
(SEC 506.2.2 & 508.3.2)

FIRST FLOOR	41,610 SF < 52,500 SF
SECOND FLOOR	14,580 SF < 52,500 SF
TOTAL BUILDING FOOTAGE	56,190 SF < 105,000 SF

LANDSCAPE AREA: 7,980 SF (2,030 ADDED AREA TO EXISTING)

LANDSCAPE AREA: 7,980 SF (2,030 ADDED AREA TO EXISTING)
7,980 S.F./84,225 S.F. = 9.5%

REQUIRED PARKING:
PARKING IS PROVIDED BASED ON THE REQUIRED PARKING RATIOS FOR THE CITY OF ORANGE.

SERVICE:	20,750 S.F. (@ 3.5/1000:)	80
PARTS STORAGE:	5,125 S.F. (@2.5/1000:)	13
PARTS SALES:	1,150 S.F. (@4/1000:)	11
DISPLAY PARKING:	1,380 S.F. (@.33/1000)	1
SHOWROOM/ADMINISTRATION:	29,165 S.F. (@2.5/1000:)	73
TOTAL PARKING REQUIRED:	56,190 S.F.	178

PROVIDED PARKING:

SERVICE:		100
EMPLOYEE:		60
CUSTOMER:		50
ACCESSIBLE (PART OF CUSTOMER AND EMPLOYEE COUNT:)	6	
EV AND EVCS (AS PART OF CUSTOMER AND EMPLOYEE COUNT:)	21	
TOTAL PARKING PROVIDED:		190
INVENTORY (REMAINDER OF AVAILABLE ON SITE):		84

ADDITIONAL INVENTORY @ 1485 N. TUSTIN: 179

PROJECT DATA

① NEW 6'-0" HIGH W.I-PAINTED FENCE
② EXISTING LANDSCAPE SETBACK
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㊳ NEW ACCESSIBLE COMPLIANT PEDESTRIAN TREE GRATE
㊴ NEW INTERLOCKING PAVERS
㊵ 2' HIGH CONCRETE PROTECTION WALL
㊶ PROPOSED AND FUTURE EV CHARGER STALLS
㊷ 300 S.F. MOTORCYCLE PARKING AREA
㊸ 15' WIDE WATER MAIN EASEMENT
㊹ NEW LOADING ZONE (10' x 60')
㊺ BIKE RACK
㊻ EXISTING WATER MAIN
㊼ DCDA W/ BFP.
㊽ IRRIGATION WATER METER
㊾ BLDG. WATER METER
㊿ WHEEL STOP
(51) ACCESSIBLE PARKING STALL STRIPPING
(52) METAL MESH INFILL
(53) NEW CORR. METAL TRASH GATES PER CITY STANDARDS
(54) RELOCATED CITY FIRE HYDRANT

KEYNOTES

STUDIO IV
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Franz J. Nalezny · Architect · C 20111

LICENSED ARCHITECT
FRANZ J. NALEZNY
No. C-20111
REN: 10-31-23
STATE OF CALIFORNIA

Revision:
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TOYOTA OF ORANGE
1400 NORTH TUSTIN AVE.
ORANGE, CA 92868

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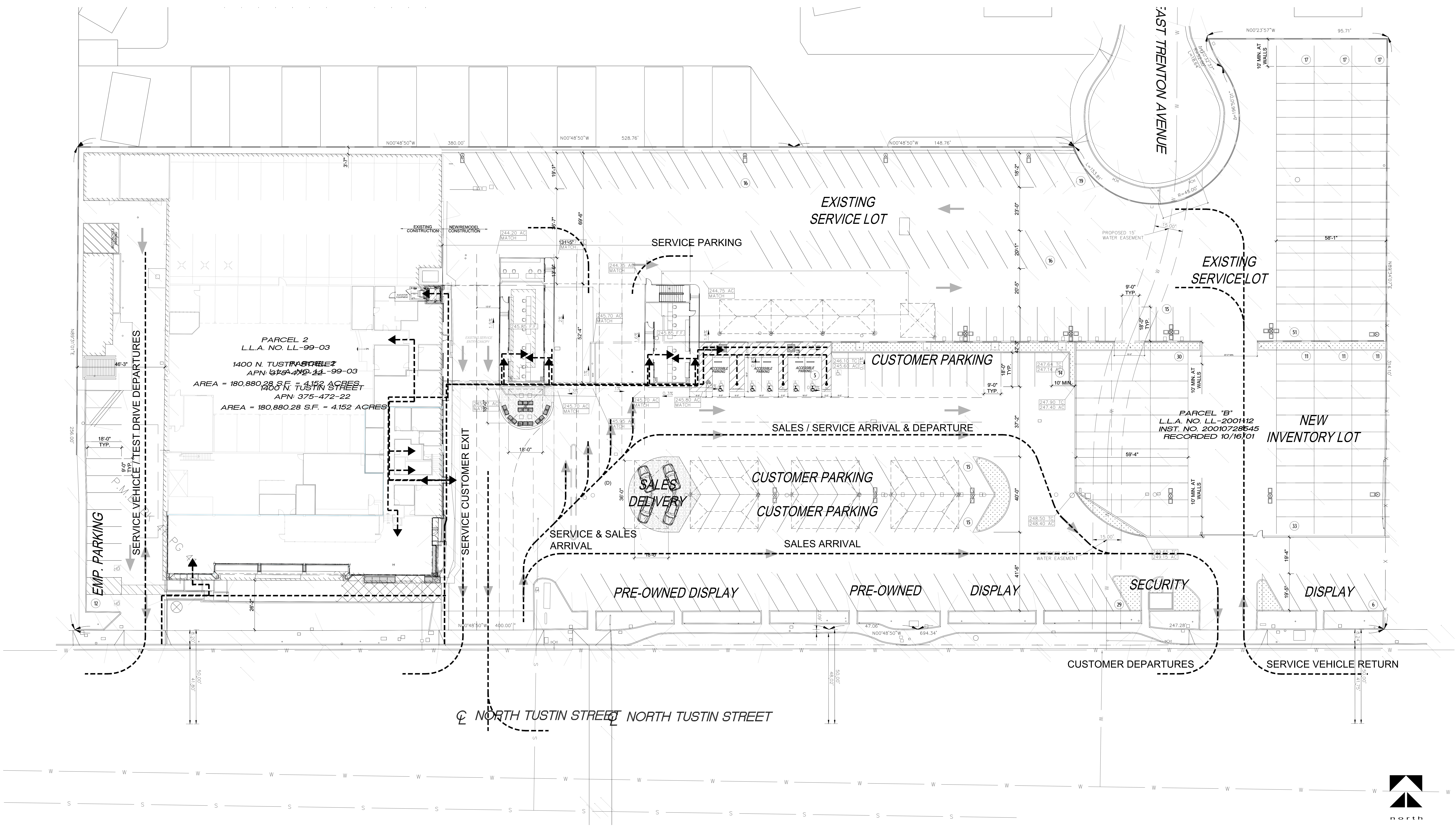

CIRCULATIONPLAN

SCALE: 1" =20'-0" 1

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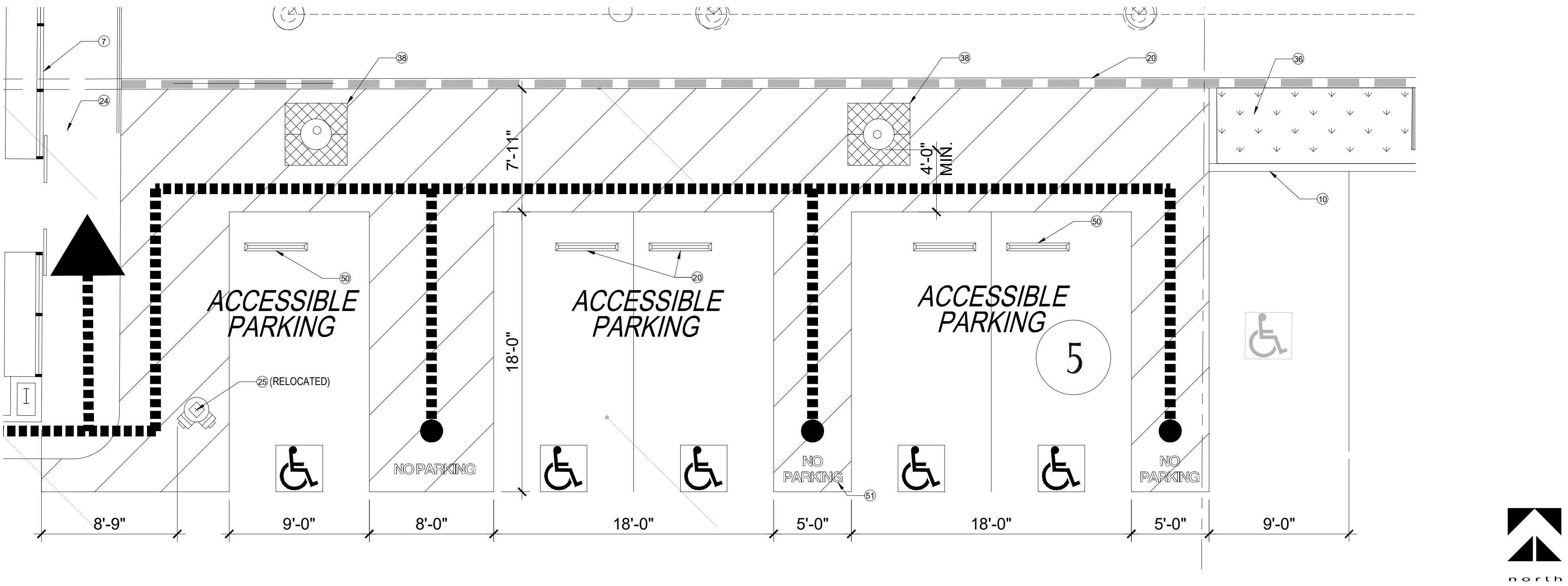
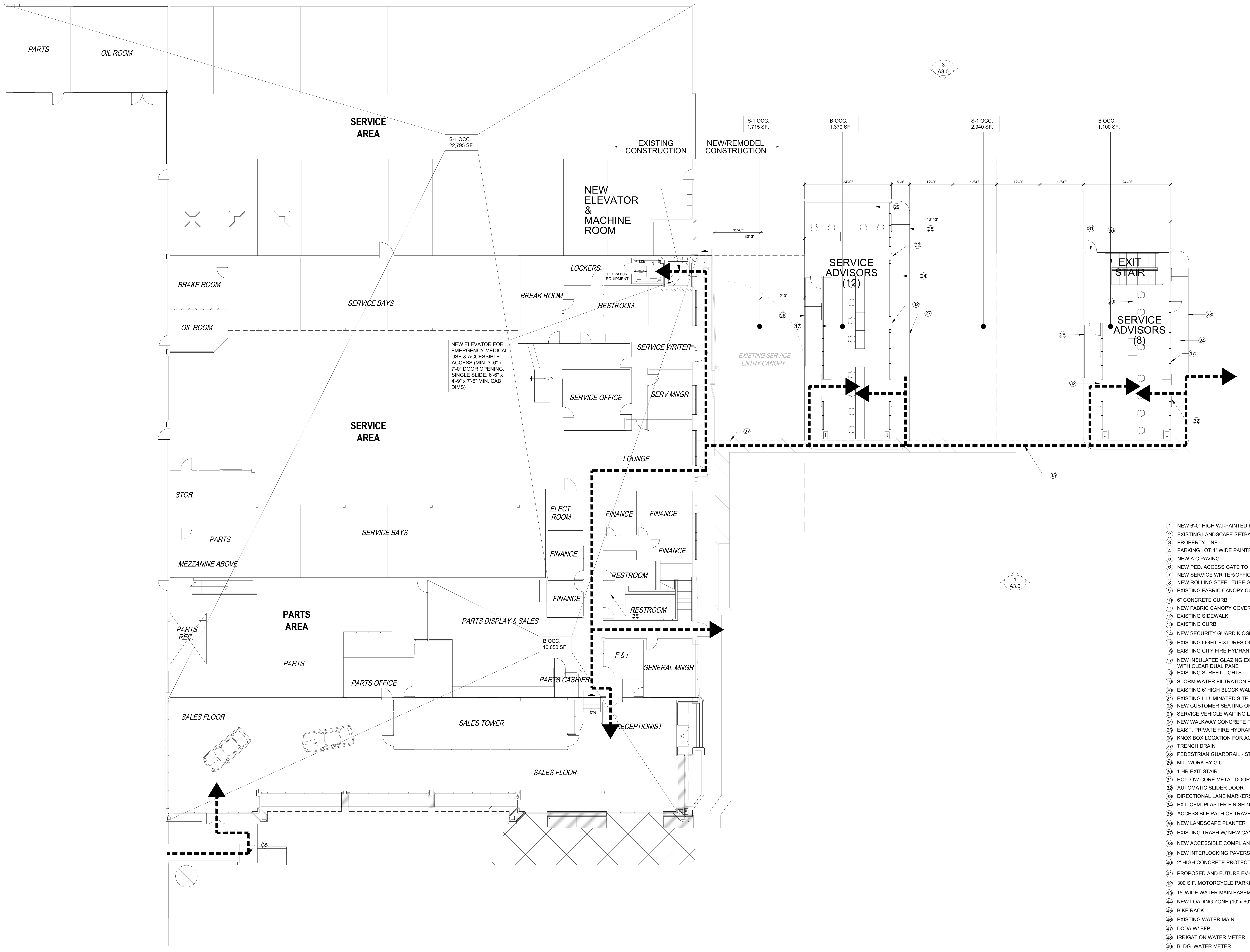


ENLARGED SITE PLAN

SCALE: 1/4" =1'-0" 1



FIRST FLOOR PLAN - PROPOSED

SCALE: 3/32" =1'-0" 1

north

KEYNOTES

① NEW 6'-0" HIGH W.I-PAINTED FENCE
② EXISTING LANDSCAPE SETBACK
③ PROPERTY LINE
④ PARKING LOT 4" WIDE PAINTED STRIPING - WHITE
⑤ NEW A C PAVING
⑥ NEW PED. ACCESS GATE TO MATCH ROLLING TUBE STEEL GATE
⑦ NEW SERVICE WRITER/OFFICE EXPANSION
⑧ NEW ROLLING STEEL TUBE GATE
⑨ EXISTING FABRIC CANOPY COVERS
⑩ 6" CONCRETE CURB
⑪ NEW FABRIC CANOPY COVERS
⑫ EXISTING SIDEWALK
⑬ EXISTING CURB
⑭ NEW SECURITY GUARD KIOSK
⑮ EXISTING LIGHT FIXTURES ON EXISTING POLES
⑯ EXISTING CITY FIRE HYDRANT PER WATER DISTRICT MAP
⑰ NEW INSULATED GLAZING EXT. CLEAR ANODIZED STOREFRONT WITH CLEAR DUAL PANE
⑱ EXISTING STREET LIGHTS
⑲ STORM WATER FILTRATION BASIN - SEE CIVIL FOR INFO
⑳ EXISTING 6' HIGH BLOCK WALL - PAINTED
㉑ EXISTING ILLUMINATED SITE ADDRESS
㉒ NEW CUSTOMER SEATING OR VEHICLE DELIVERY AREA
㉓ SERVICE VEHICLE WAITING LANES
㉔ NEW WALKWAY CONCRETE PAVING
㉕ EXIST. PRIVATE FIRE HYDRANT
㉖ KNOX BOX LOCATION FOR ACCESS GATE
㉗ TRENCH DRAIN
㉘ PEDESTRIAN GUARDRAIL - STAINLESS STEEL
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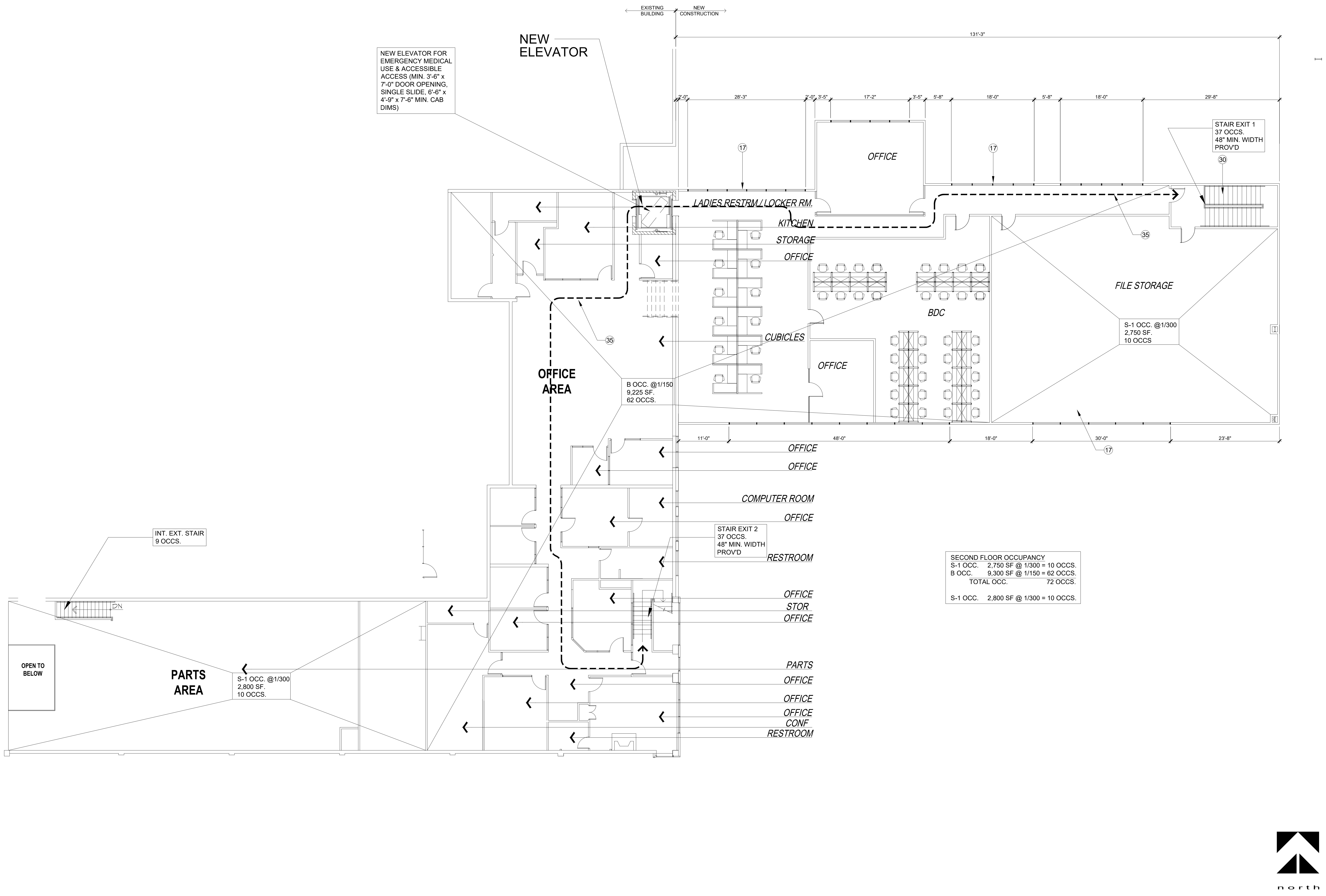

SECOND FLOOR OCCUPANCY
S-1 OCC. 2,750 SF @ 1/300 = 10 OCCS.
B OCC. 9,300 SF @ 1/150 = 62 OCCS.
TOTAL OCC. 72 OCCS.

S-1 OCC. 2,800 SF @ 1/300 = 10 OCCS.

SECOND FLOOR PLAN - PROPOSED

SCALE: 3/32" =1'-0" 1

KEYNOTES

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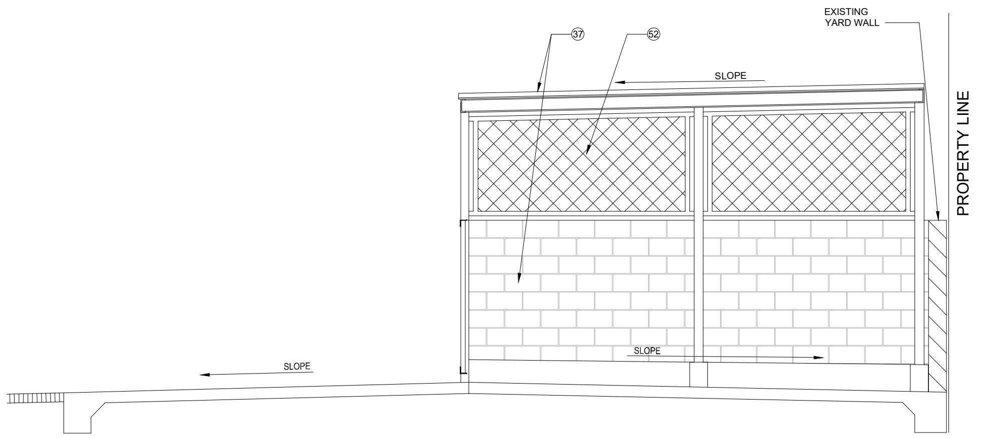
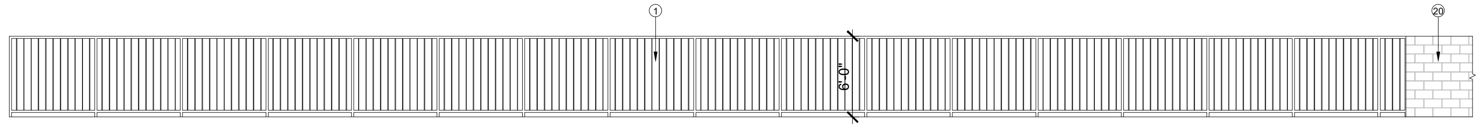


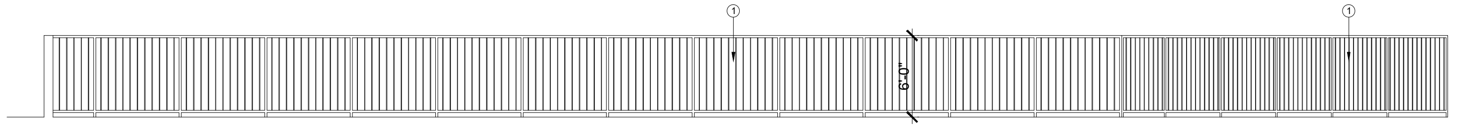
SECTION

SCALE: 3/8" =1'-0" 6



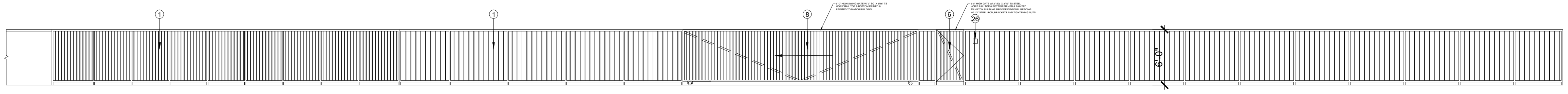
SIDE YARD ELEVATION

SCALE: 3/16" =1'-0" 4



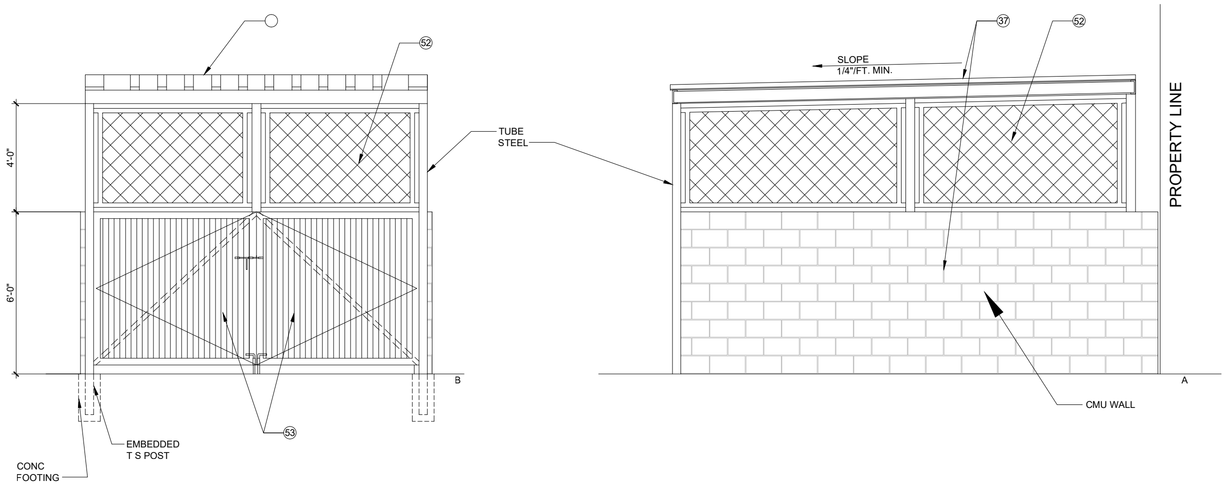
SIDE YARD ELEVATION

SCALE: 3/16" =1'-0" 5



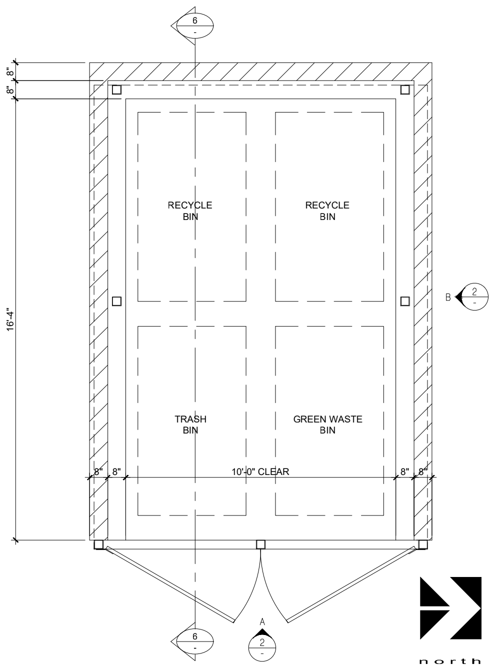
SIDE YARD ELEVATION

SCALE: 3/16" =1'-0" 3



ELEVATIONS

SCALE: 3/8" =1'-0" 2



FLOOR PLAN

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

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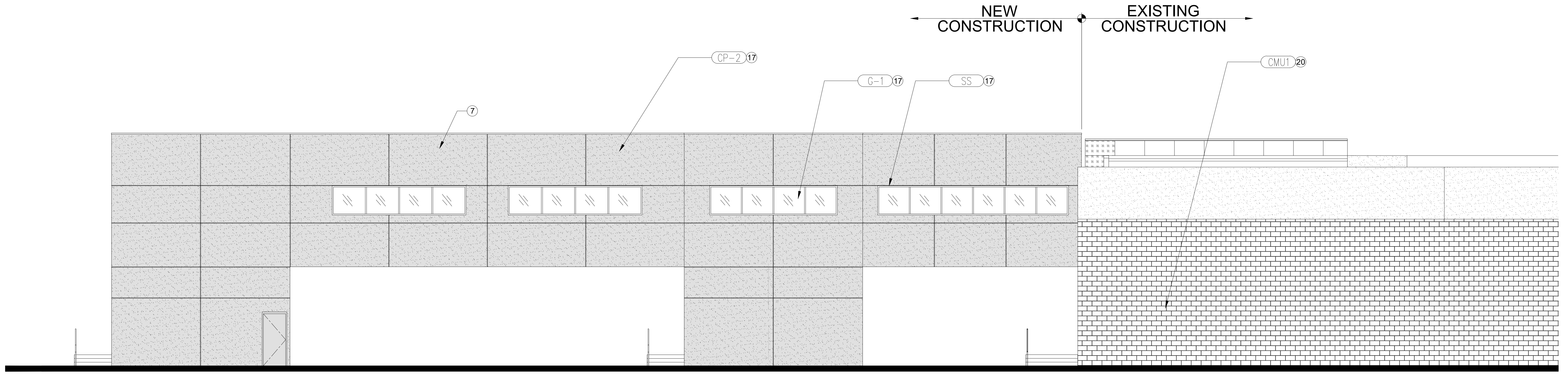
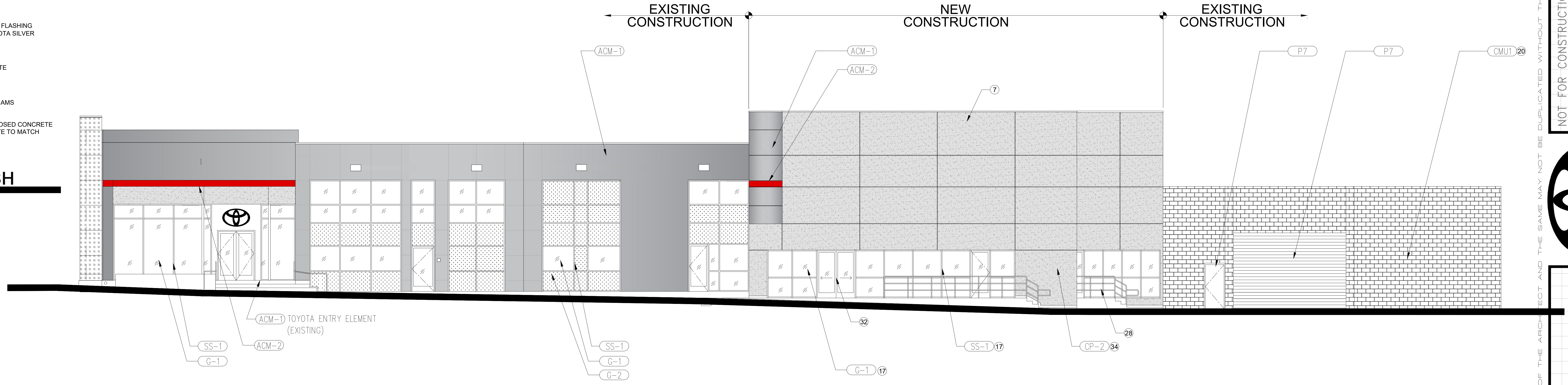
MATERIAL/FINISH

ACM-1	3/4" ROUT AND RETURN RAINSCREEN SYSTEM FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC 40G TOYOTA SILVER W/ UMC1080080 CLEAR
ACM-2	3/4" ROUT AND RETURN RAINSCREEN SYSTEM FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC 70G TOYOTA RED USA
ACM-4	ACM METAL PANEL FOR THE TOYOTA IMAGE USA II ACM PROGRAM - SEE SPECS FOR ADDITIONAL DESCRIPTION COLOR: MEGAFLON MC30G TOYOTA WHITE USA
GP-1	GLASS PORTAL: EXISTING
SS-1	ALUMINUM STOREFRONT SYSTEM: MANUFACTURER: ARCADIA, KAWNEER, US ALUMINUM 2 1/2"X6" PROFILE AND FRONT GLAZING COLOR: CLEAR ANODIZED
SS-2	ALUMINUM STOREFRONT SYSTEM: MANUFACTURER: ARCADIA, KAWNEER, US ALUMINUM 2"X4 1/2" PROFILE AND CENTER GLAZING COLOR: CLEAR ANODIZED
GL-1	CLEAR 1" - DOUBLE GLAZED LOW "E" GLASS COLOR: CLEAR SN-54 SuperNuetral GUARDIAN/SUN GUARD GLASS
EG-1	SIGNAGE: TOWER ICON SEE PATTISON SIGN GROUP
EG-2	SIGNAGE: DEALER NAME SEE PATTISON SIGN GROUP
EG-3	SIGNAGE: SERVICE SIGN 21" SERVICE SIGNAGE
CP-1	16/20 MEDIUM TEXT COAT FINISH EXTERIOR 7/8" CEMENT PLASTER O/ MET STUDS/PLYWD & BLDG LATH PAPER PAINT COLOR: SLATE GREY
CP-2	16/20 MEDIUM TEXT COAT FINISH EXTERIOR 7/8" CEMENT PLASTER O/ MET STUDS/PLYWD & BLDG LATH PAPER PAINT COLOR: MOONLIGHT WHITE
P-6	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR SATIN COLOR: MOONLIGHT WHITE
P-7A	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR GLOSS COLOR: MANUFACTURER WHITE
P-7B	PAINT MANUFACTURER: SHERWIN WILLIAMS STYLE: EXTERIOR GLOSS COLOR: MOONLIGHT WHITE
CF-1	4 MM THICK BONDED METAL CAP FLASHING COLOR: MEGAFLON MC 40G TOYOTA SILVER W/ UMC1080080 CLEAR
CF-2	PAINT METAL CAP FLASHING STYLE: SEMI-GLOSS FINISH COLOR: MATCH MOONLIGHT WHITE
CMU-1	CONCRETE MASONRY UNITS FINISH: PAINT TO MATCH P-7 MANUFACTURER: SHERWIN WILLIAMS

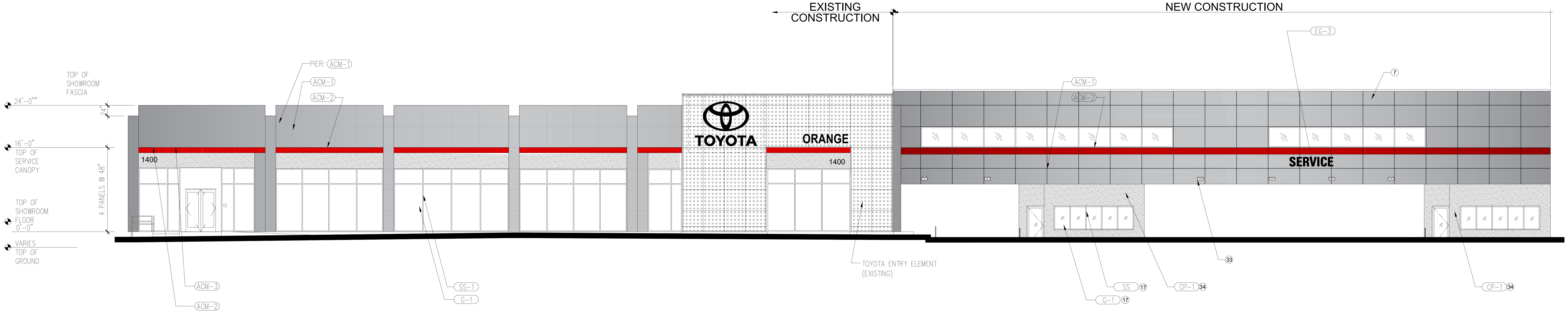
NOTE: SACK AND PATCH SMOOTH ALL EXPOSED CONCRETE COLOR AND FINISH OF EXPOSED CONCRETE TO MATCH SURROUNDING AREA



NORTH ELEVATION 1/8"=1'-0" 3



EAST ELEVATION 1/8"=1'-0" 2



TUSTIN AVE. ELEVATION 1/8"=1'-0" 1

Plot Date: 05-14-2024 09:21 File Name: C:\Users\fns4\AppData\Local\Temp\AcPublish_23028\TOO-A-3.0.dwg

STUDIO IV
INCORPORATED
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 20111

FRANZ J. NALEZNY
No. C-20111
REN: 10-31-23

Revision:
Planning Submittal
07-31-2023
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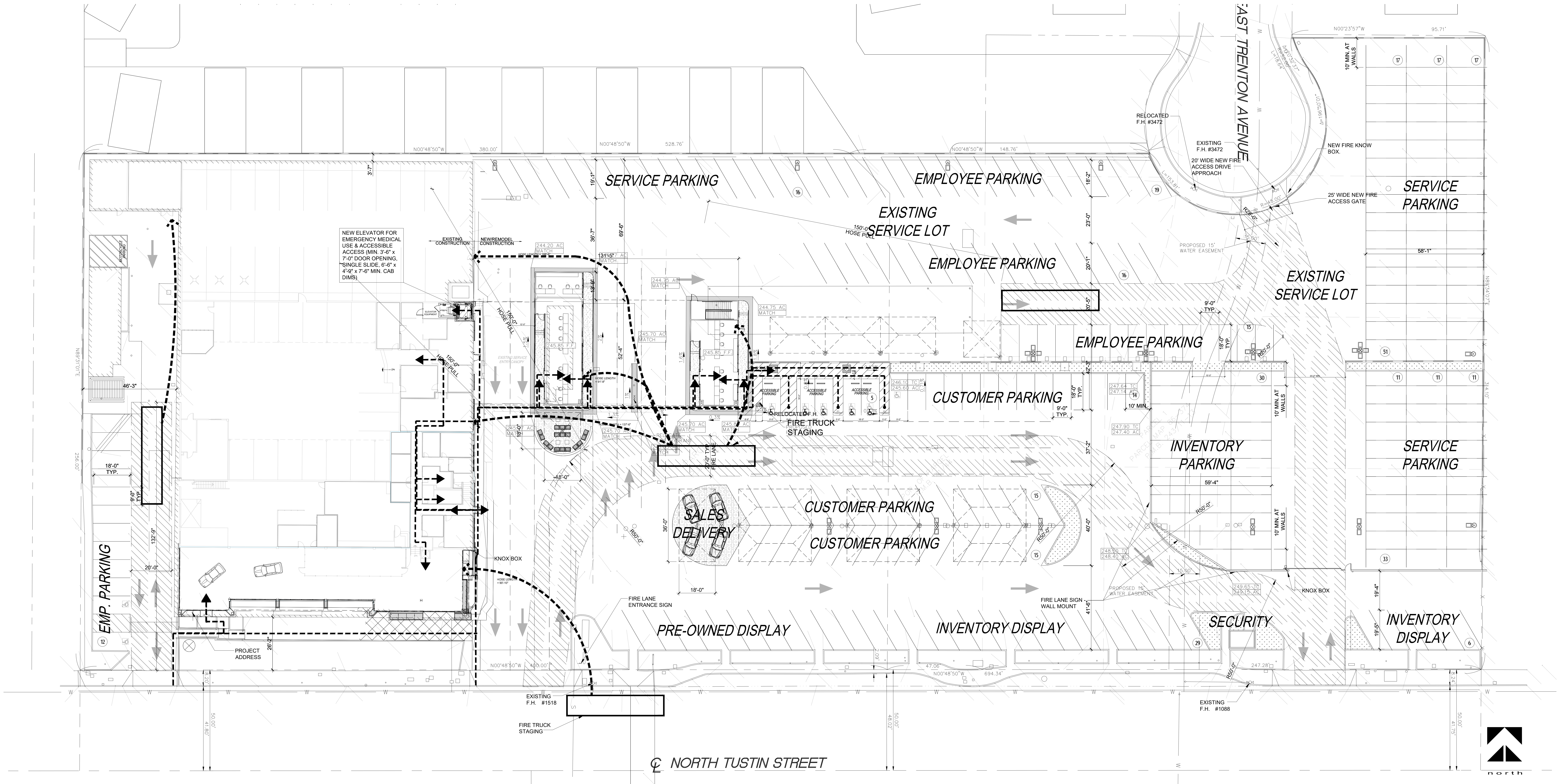
SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
Phone: 949.362-0756
Fax: 949.362.0599
Contractor's Lic. No. 736915

TOYOTA OF ORANGE
1400 NORTH TUSTIN AVE.
ORANGE, CA 92868

Project: 100840
Drawn:
Checked:
Approved:
File:
Date: 09-5-23
Scale:

Sheet No:
A3.0
of
Rev No:
Rev Date: 09-5-23



SCALE: 1" =20'-0" 1

FIRE PLAN - MASTER PLAN

OWNER
WILSON AUTOMOTIVE
1400 N TUSTIN STREET
ORANGE CA 92865

ARCHITECT
STUDIO IV, INC.
25691 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST CA 92630
PHONE (949) 598-9544 FAX (949) 598-0054
MR FRANZ NALEZNY
EMAIL FN.S4@SBCGLOBAL.NET

ZONING
C-TR

GENERAL PLAN LAND USE DESIGNATION:
GENERAL COMMERCIAL

A.P.N.
375-471-16

BUILDING ADDRESS
TOYOTA OF ORANGE
1400 TUSTIN STREET
ORANGE, CA 92865

ALL DESIGN AND PLANS BASED ON APPLICABLE CODES

C.B.C.	2022	C.P.C.	2022
C.F.C.	2022	C.M.C.	2022
A.D.A.	CURRENT YEAR	C.E.C.	2022

JURISDICTION
CITY OF ORANGE

OCCUPANCY
B / S1

MAXIMUM FAR:
1.0 FAR

PROPOSED FAR:
41,600/180,880=0.233 FAR

SITE SIZE: 180,880 SF = 4.15 ACRES-
84,255 SITE AREA - (FRONT OF SITE FOR LANDSCAPE)

EXISTING BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR	35,900 SF	
SECOND FLOOR	8,100 SF	
TOTAL AREA		44,000 SF

PROPOSED BUILDING
2 STORY, TYPE III-B, SPRINKLERED
AUTO SALES/SERVICE DEALERSHIP W/ 37 BAYS

FIRST FLOOR:	B OCCUPANCY	- 12,500 SF
	S-1 OCCUPANCY	- 29,110 SF
		41,610 SF
SECOND FLOOR:	B OCCUPANCY	- 9,225 SF
	S-1 OCCUPANCY	- 5,055 SF
		14,580 SF
TOTAL AREA		56,190 SF

AREA JUSTIFICATION:
SINGLE 2-STORY BUILDING
TYPE III-B CONSTRUCTION 52,500 SF ALLOWABLE PER FLOOR, (MOST RESTRICTIVE)
75' HEIGHT MAX,4 STORY MAX
SPRINKLER AREA INCREASE: NOT USED
SIDE YARD INCREASE: NOT USED
NON- SEPARATE OCCUPANCIES ALLOWABLE BUILDING AREA CALCULATIONS
(SEC 506.2.2 & 508.3.2)

FIRST FLOOR	41,610 SF < 52,500 SF
SECOND FLOOR	14,580 SF < 52,500 SF
TOTAL BUILDING FOOTAGE	56,190 SF < 105,000 SF

LANDSCAPE AREA: 7,980 SF (2,030 ADDED AREA TO EXISTING)
7,980 S.F./84,225 S.F. = 9.5%

PROJECT DATA

1. PLANS SUBMITTED FOR BUILDING PLAN REVIEW SHALL COMPLY WITH THE CALIFORNIA FIRE CODE AS AMENDED BY THE CITY AND AS FREQUENTLY AMENDED AND IN EFFECT AT THE TIME OF APPLICATION FOR BUILDING PERMIT. **ONSITE FIRE DEPARTMENT ACCESS WILL REQUIRE EASEMENT RECORDING PRIOR TO ISSUANCE OF BUILDING PERMIT AND SHALL BE REVIEWED BY FIRE PRIOR TO APPROVAL.**

2. DEFERRED PLAN SUBMITTALS, INCLUDING BUT NOT LIMITED TO, ANY OF THE FOLLOWING AS APPLICABLE
   A. FIRE SPRINKLERS
   B. UNDERGROUND FIRE LINE SERVICE
   C. FIRE SPRINKLER MONITORING / ALARM SYSTEM
   ~~D. EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM~~
   E. RACK STORAGE
   F. ABOVE GROUND STORAGE TANKS

3. THE FIRE ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF THE ORANGE FIRE DEPARTMENT APPARATUS WITH A TOTAL LOAD OF 68,000 POUNDS. THE FIRE APPARATUS IS DISTRIBUTED AS 46,000 POUNDS ON THE TANDEM REAR AXLES AND 22,000 POUNDS ON THE FRONT AXLE. THE FIRE ACCESS ROADWAY SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

FIRE DEPT. NOTES

The stamping of this set of plans SHALL NOT be held to permit or approve the violation of any law or structural stability of any building.
reviewed by: Rosie Flores
05/29/2024 8:32:53 AM
ORANGE CITY FIRE DEPARTMENT
family - pride - tradition

⊥	FIRE LANE SIGN - POST MOUNTED
⊥	FIRE LANE SIGN - WALL MOUNTED
+	FIRE LANE ENTRANCE SIGN
∘	SITE DIAGRAM
─	FIRE LANE
- - - - -	FIRE LANE CURB MARKING

FIRE LANE SIGNS

PROVIDE FIRE FLOW 3750 GPM FOR 3 HOURS AT 20 PSI RESIDUAL PRESSURE AS REQUIRED BY CFC APPENDIX B.

PROVIDE 4 HYDRANTS, 350' AVERAGE SPACING, 210' MAX DISTANCE FROM STREET OR ROAD FRONTAGE TO HYDRANT.

HYDRANT NO	OBSERVED FLOWS	FLOW @ 20 PSI
1088	1163	5023
1518	1163	5023
1647	1139	4378
3472	1199	5451
4847	1211	5594

HYDRANT INFORMATION

STUDIO IV
INCORPORATED
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 20111

LICENSED ARCHITECT
FRANZ J. NALEZNY
No. C-20111
REN: 10-31-23
STATE OF CALIFORNIA

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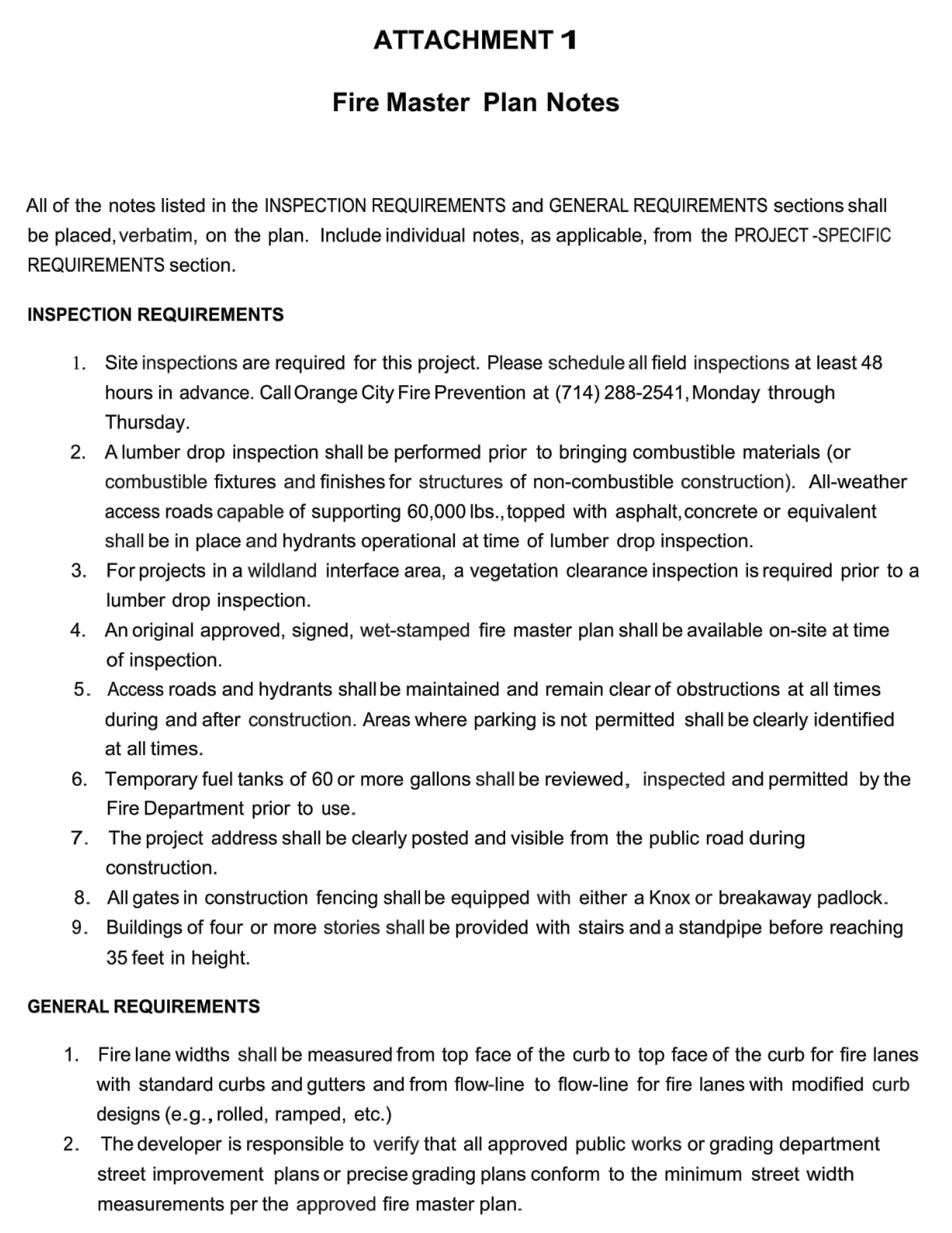


ATTACHMENT 1

Fire Master Plan Notes

All of the notes listed in the INSPECTION REQUIREMENTS and GENERAL REQUIREMENTS sections shall be placed, verbatim, on the plan. Include individual notes, as applicable, from the PROJECT-SPECIFIC REQUIREMENTS section.

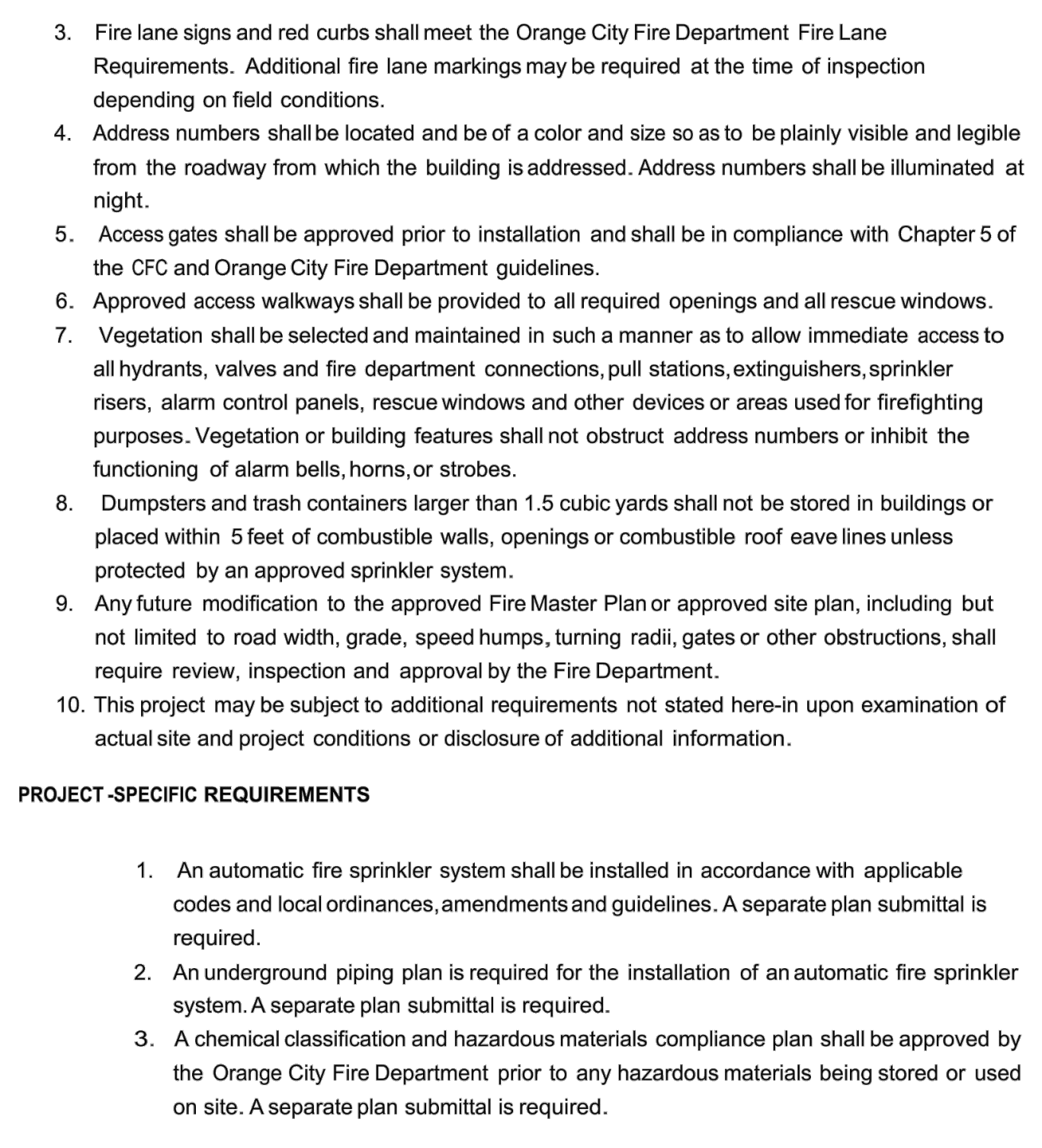
INSPECTION REQUIREMENTS

1. Site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Call Orange City Fire Prevention at (714) 288-2541, Monday through Thursday.
2. A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 60,000 lbs., topped with asphalt, concrete or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
3. For projects in a wildland interface area, a vegetation clearance inspection is required prior to a lumber drop inspection.
4. An original approved, signed, wet-stamped fire master plan shall be available on-site at time of inspection.
5. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times.
6. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected and permitted by the Fire Department prior to use.
7. The project address shall be clearly posted and visible from the public road during construction.
8. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
9. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 35 feet in height.

GENERAL REQUIREMENTS

1. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.)
2. The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved fire master plan.

FIRE MASTER PLAN 1

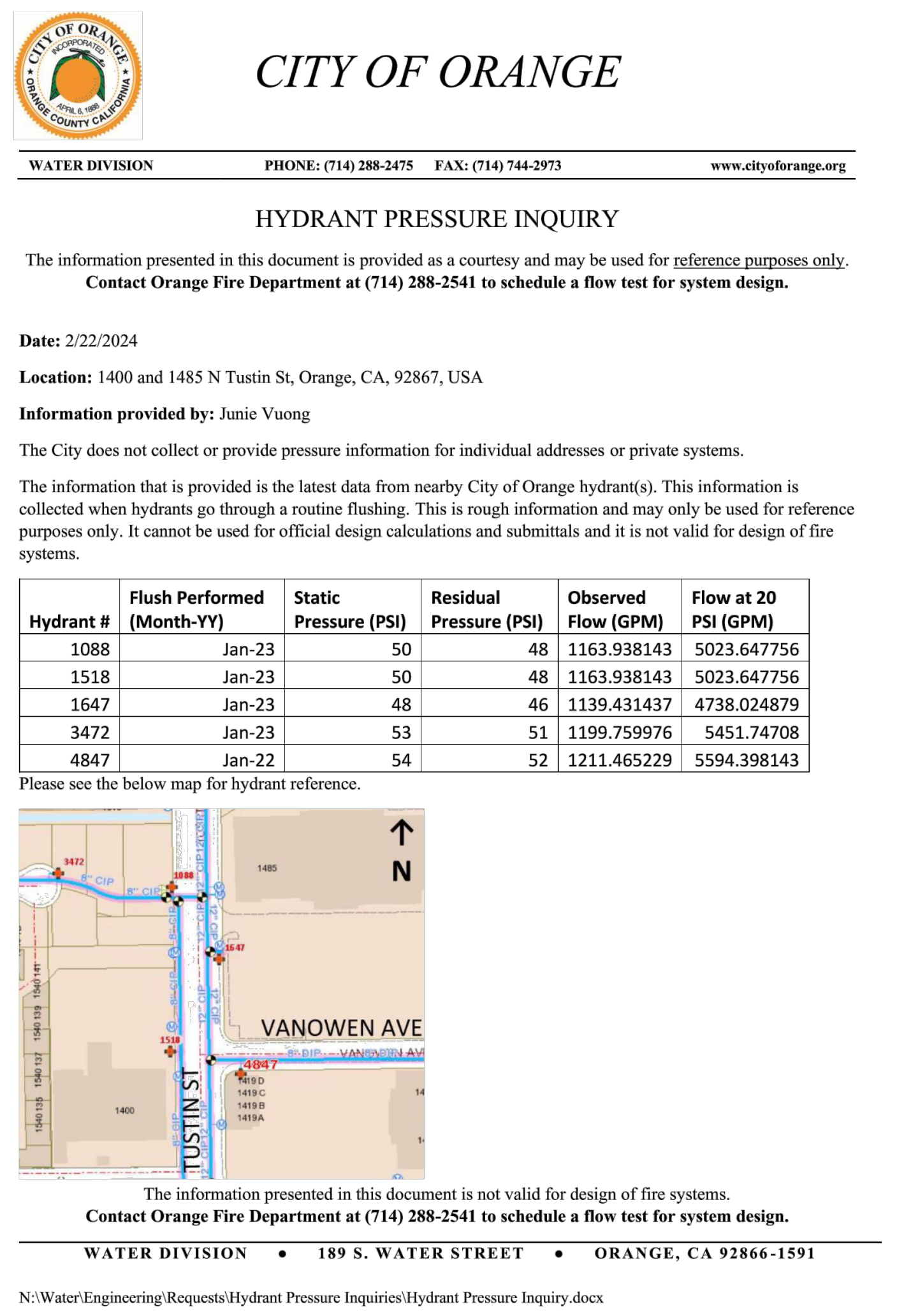


3. Fire lane signs and red curbs shall meet the Orange City Fire Department Fire Lane Requirements. Additional fire lane markings may be required at the time of inspection depending on field conditions.
4. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed. Address numbers shall be illuminated at night.
5. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and Orange City Fire Department guidelines.
6. Approved access walkways shall be provided to all required openings and all rescue windows.
7. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves and fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
8. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
9. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection and approval by the Fire Department.
10. This project may be subject to additional requirements not stated here-in upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS

1. An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments and guidelines. A separate plan submittal is required.
2. An underground piping plan is required for the installation of an automatic fire sprinkler system. A separate plan submittal is required.
3. A chemical classification and hazardous materials compliance plan shall be approved by the Orange City Fire Department prior to any hazardous materials being stored or used on site. A separate plan submittal is required.

FIRE MASTER PLAN 1



CITY OF ORANGE

WATER DIVISION **PHONE: (714) 288-2475** **FAX: (714) 744-2973** **www.cityoforange.org**

HYDRANT PRESSURE INQUIRY

The information presented in this document is provided as a courtesy and may be used for reference purposes only.
Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

Date: 2/22/2024

Location: 1400 and 1485 N Tustin St, Orange, CA, 92867, USA

Information provided by: Junie Vuong

The City does not collect or provide pressure information for individual addresses or private systems.

The information that is provided is the latest data from nearby City of Orange hydrant(s). This information is collected when hydrants go through a routine flushing. This is rough information and may only be used for reference purposes only. It cannot be used for official design calculations and submittals and it is not valid for design of fire systems.

Hydrant #	Flush Performed (Month-YY)	Static Pressure (PSI)	Residual Pressure (PSI)	Observed Flow (GPM)	Flow at 20 PSI (GPM)
1088	Jan-23	50	48	1163.938143	5023.647756
1518	Jan-23	50	48	1163.938143	5023.647756
1647	Jan-23	48	46	1139.431437	4738.024879
3472	Jan-23	53	51	1199.759976	5451.74708
4847	Jan-22	54	52	1211.465229	5594.398143

Please see the below map for hydrant reference.

The information presented in this document is not valid for design of fire systems.
Contact Orange Fire Department at (714) 288-2541 to schedule a flow test for system design.

WATER DIVISION • 189 S. WATER STREET • ORANGE, CA 92866-1591

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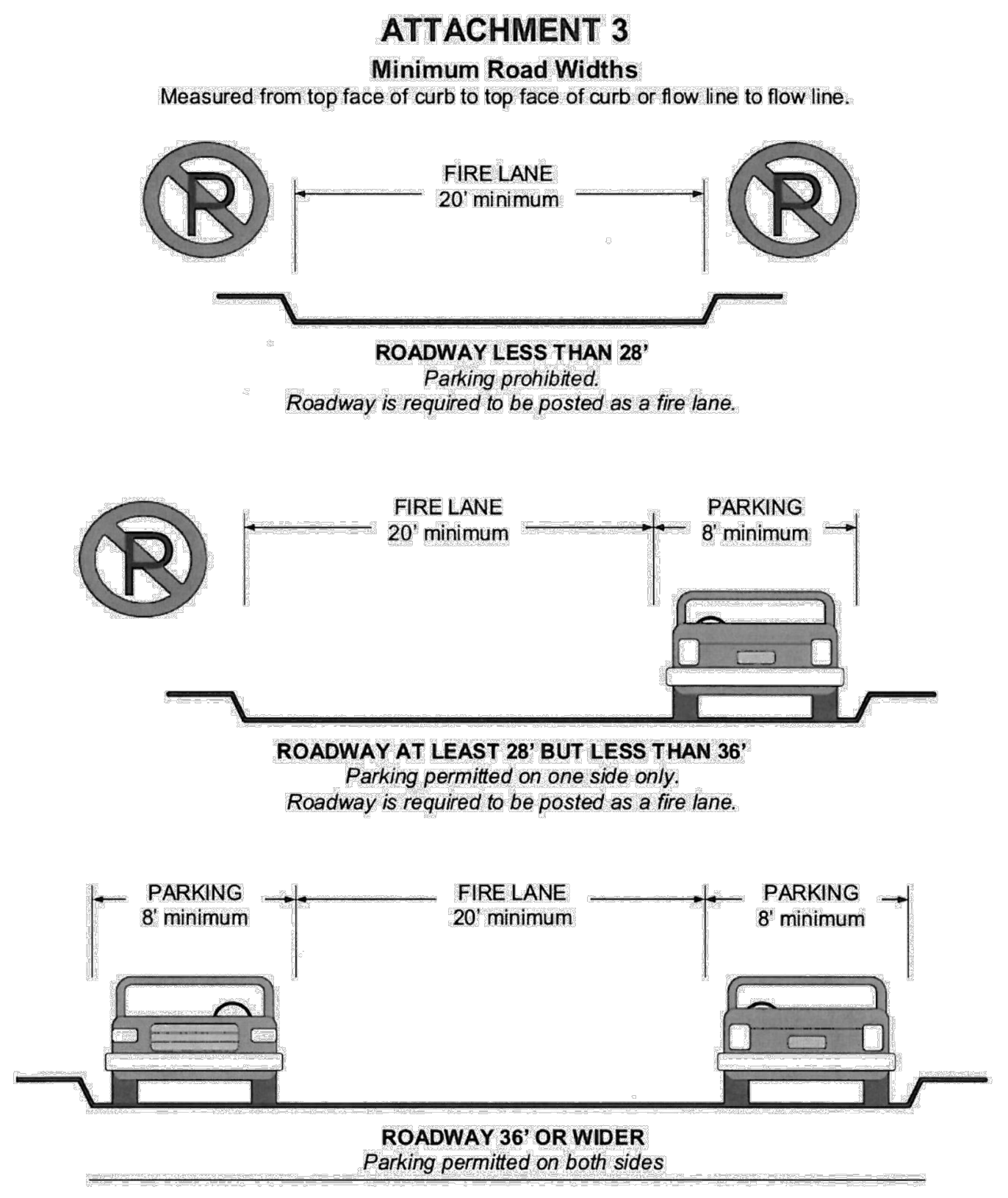
WATER SERVICE LETTER 2



ATTACHMENT 3

Minimum Road Widths

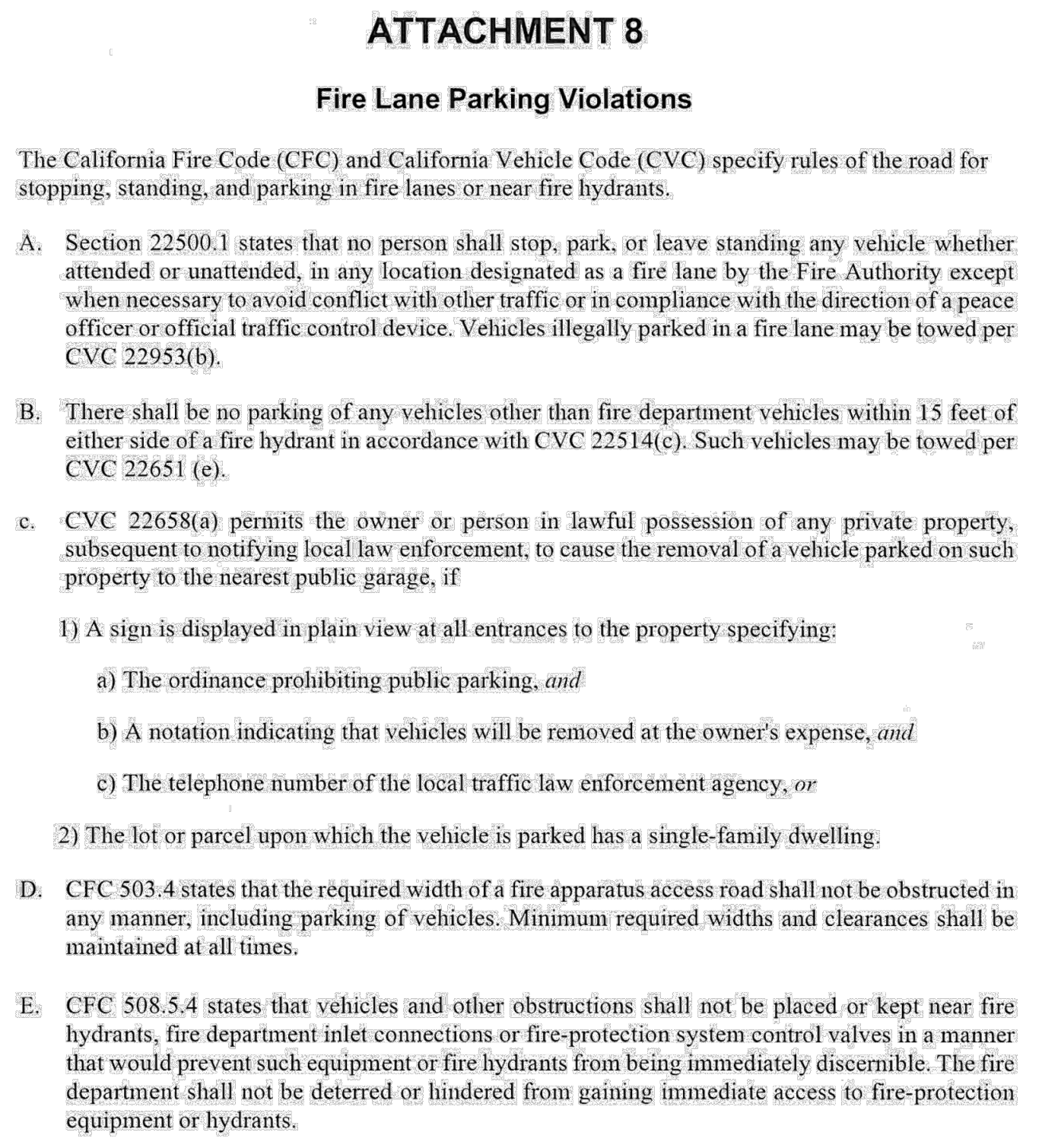
Measured from top face of curb to top face of curb or flow line to flow line.

ROADWAY LESS THAN 28'
Parking prohibited.
Roadway is required to be posted as a fire lane.

ROADWAY AT LEAST 28' BUT LESS THAN 36'
Parking permitted on one side only.
Roadway is required to be posted as a fire lane.

ROADWAY 36' OR WIDER
Parking permitted on both sides

ROAD WIDTHS 3



ATTACHMENT 8

Fire Lane Parking Violations

The California Fire Code (CFC) and California Vehicle Code (CVC) specify rules of the road for stopping, standing, and parking in fire lanes or near fire hydrants.

A. Section 22500.1 states that no person shall stop, park, or leave standing any vehicle whether attended or unattended, in any location designated as a fire lane by the Fire Authority except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or official traffic control device. Vehicles illegally parked in a fire lane may be towed per CVC 22953(b).

B. There shall be no parking of any vehicles other than fire department vehicles within 15 feet of either side of a fire hydrant in accordance with CVC 22514(c). Such vehicles may be towed per CVC 22651 (e).

c. CVC 22658(a) permits the owner or person in lawful possession of any private property, subsequent to notifying local law enforcement, to cause the removal of a vehicle parked on such property to the nearest public garage, if

1) A sign is displayed in plain view at all entrances to the property specifying:

a) The ordinance prohibiting public parking, *and*

b) A notation indicating that vehicles will be removed at the owner's expense, *and*

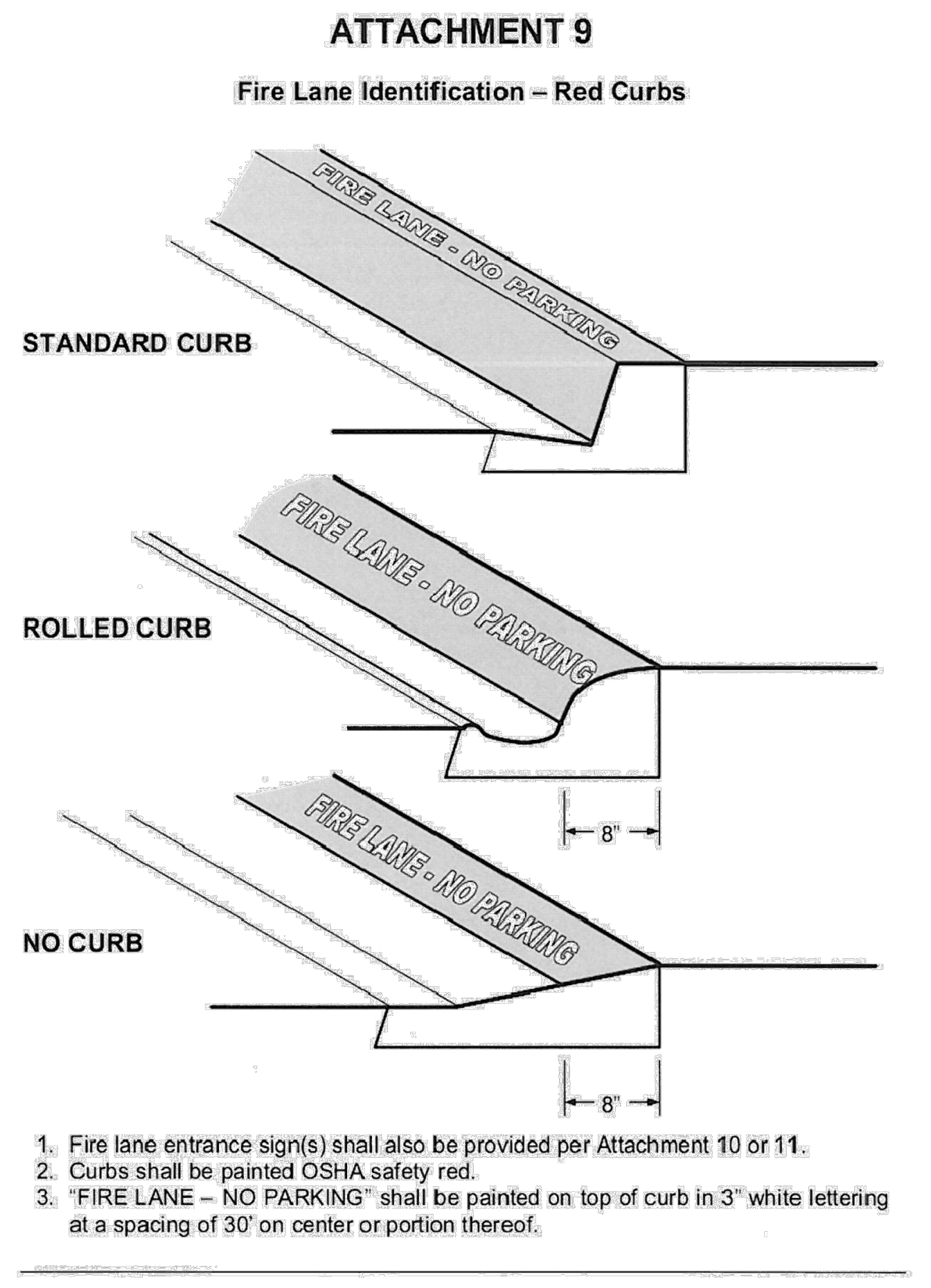
c) The telephone number of the local traffic law enforcement agency, *or*

2) The lot or parcel upon which the vehicle is parked has a single-family dwelling.

D. CFC 503.4 states that the required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances shall be maintained at all times.

E. CFC 508.5.4 states that vehicles and other obstructions shall not be placed or kept near fire hydrants, fire department inlet connections or fire-protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire-protection equipment or hydrants.

FIRE LANE 8



ATTACHMENT 9

Fire Lane Identification – Red Curbs

1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

FIRE LANE 9

ATTACHMENT 10

Specifications for
Fire Lane Entrance Signs
To be used only at *vehicle entry points*
to areas that contain "Fire Lane—No Parking" signs or red curbs

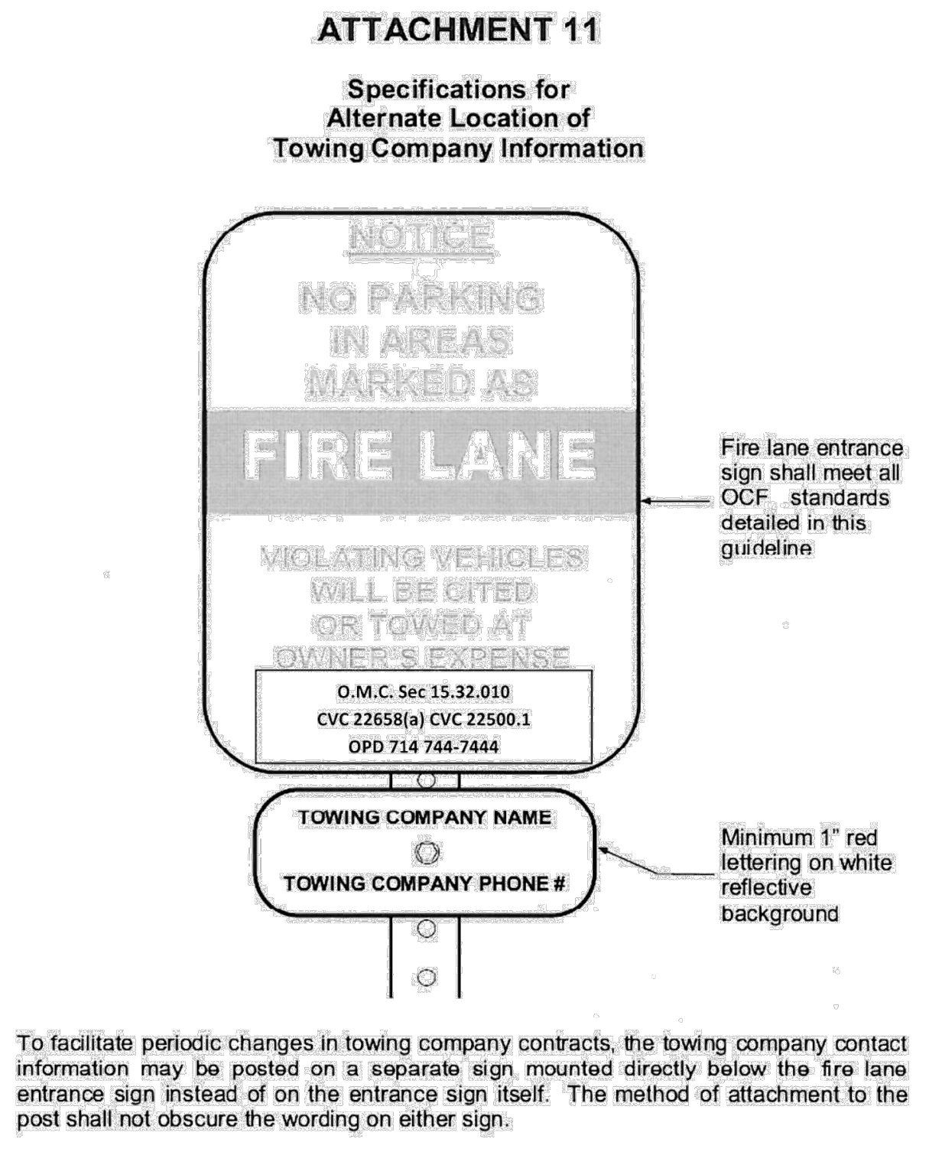
All sign and lettering dimensions shown are minimums.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 13.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

FIRE LANE 10

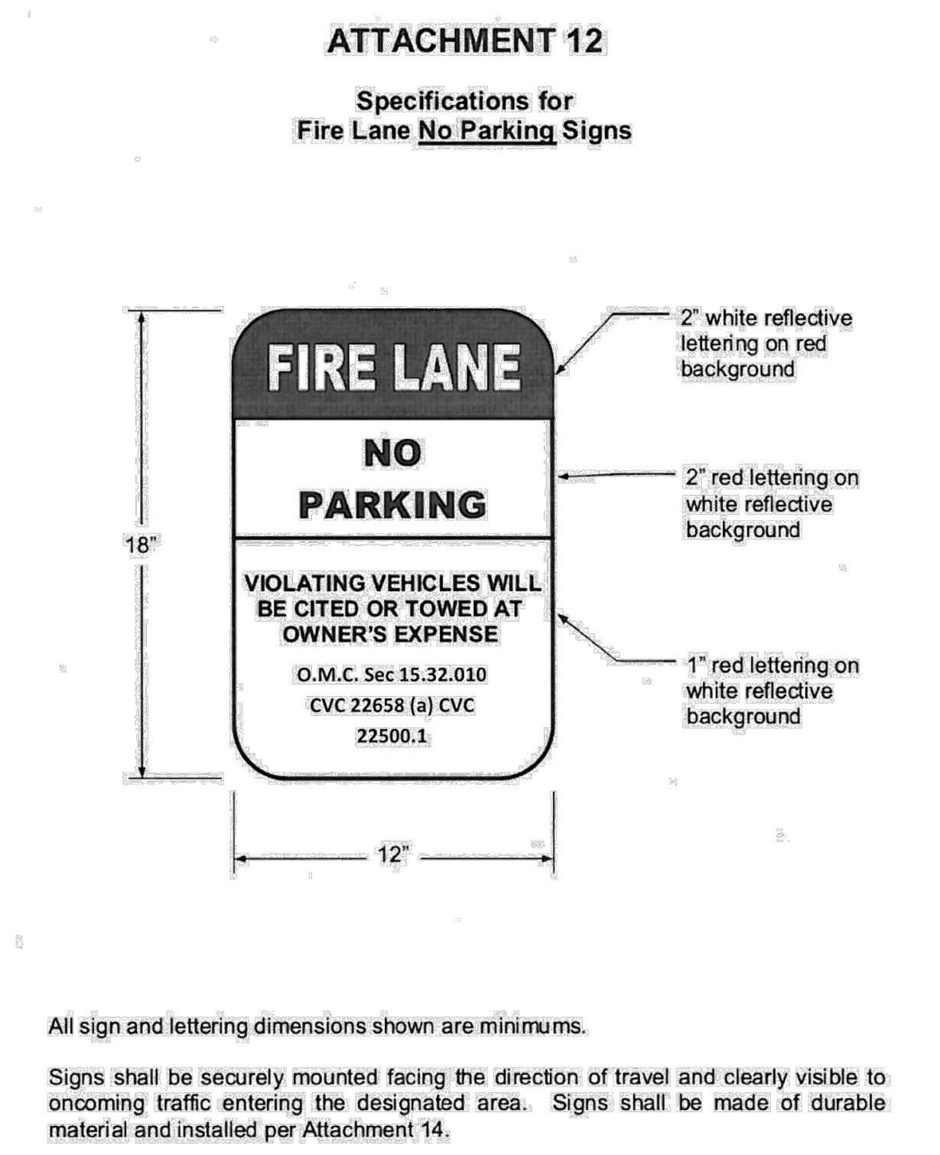


ATTACHMENT 11

Specifications for
Alternate Location of
Towing Company Information

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

FIRE LANE 11



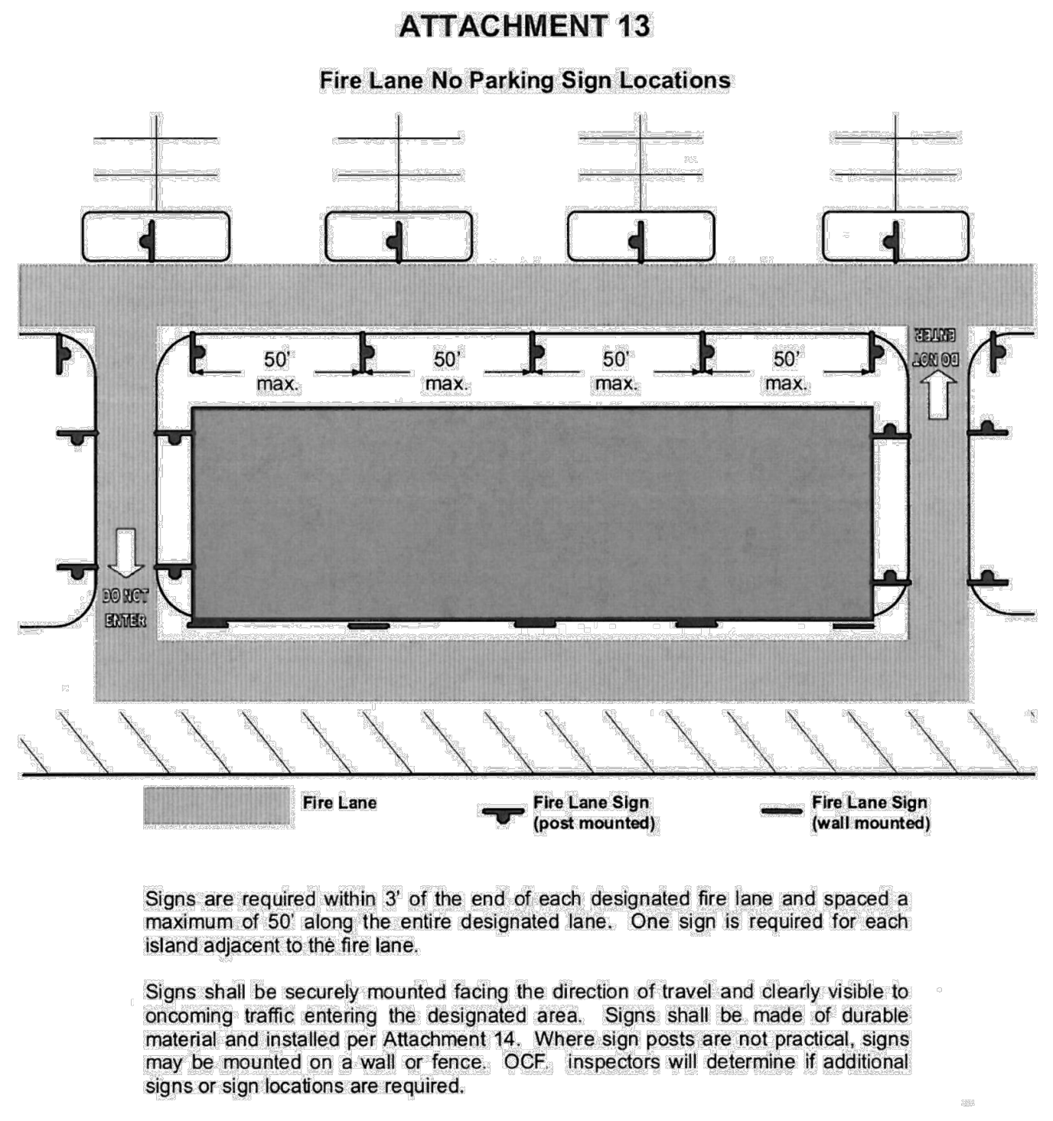
ATTACHMENT 12

Specifications for
Fire Lane No Parking Signs

All sign and lettering dimensions shown are minimums.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 14.

FIRE LANE 12



ATTACHMENT 13

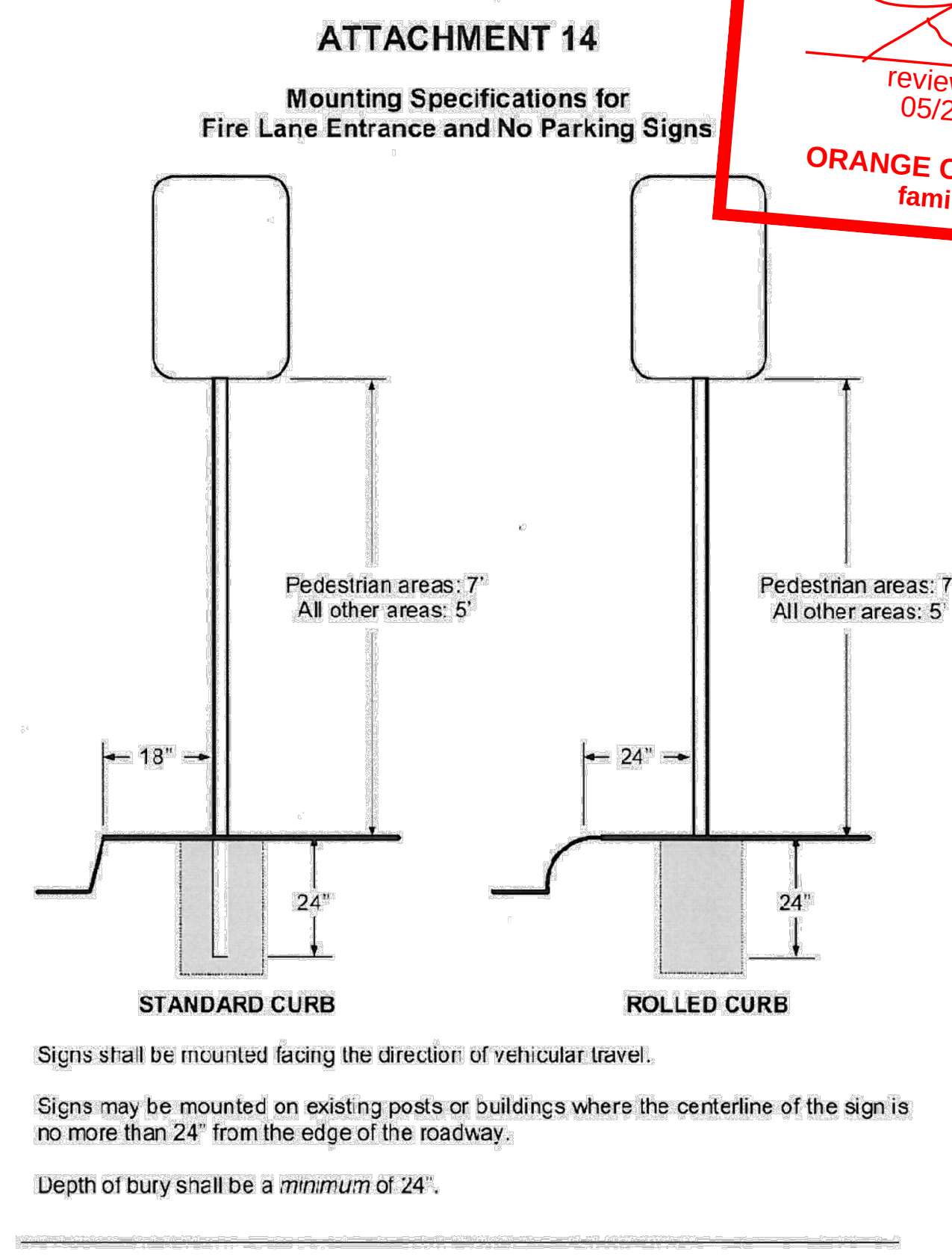
Fire Lane No Parking Sign Locations

Signs are required within 3' of the end of each designated fire lane and spaced a maximum of 50' along the entire designated lane. One sign is required for each island adjacent to the fire lane.

Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachment 14. Where sign posts are not practical, signs may be mounted on a wall or fence. OCF inspectors will determine if additional signs or sign locations are required.

FIRE LANE 13

The stamping of this set of plans SHALL NOT be held to permit or approve the violation of any law or structural stability of any building.
reviewed by: Rosie Flores
05/29/2024 8:32:54 AM
ORANGE CITY FIRE DEPARTMENT
family - pride - tradition



ATTACHMENT 14

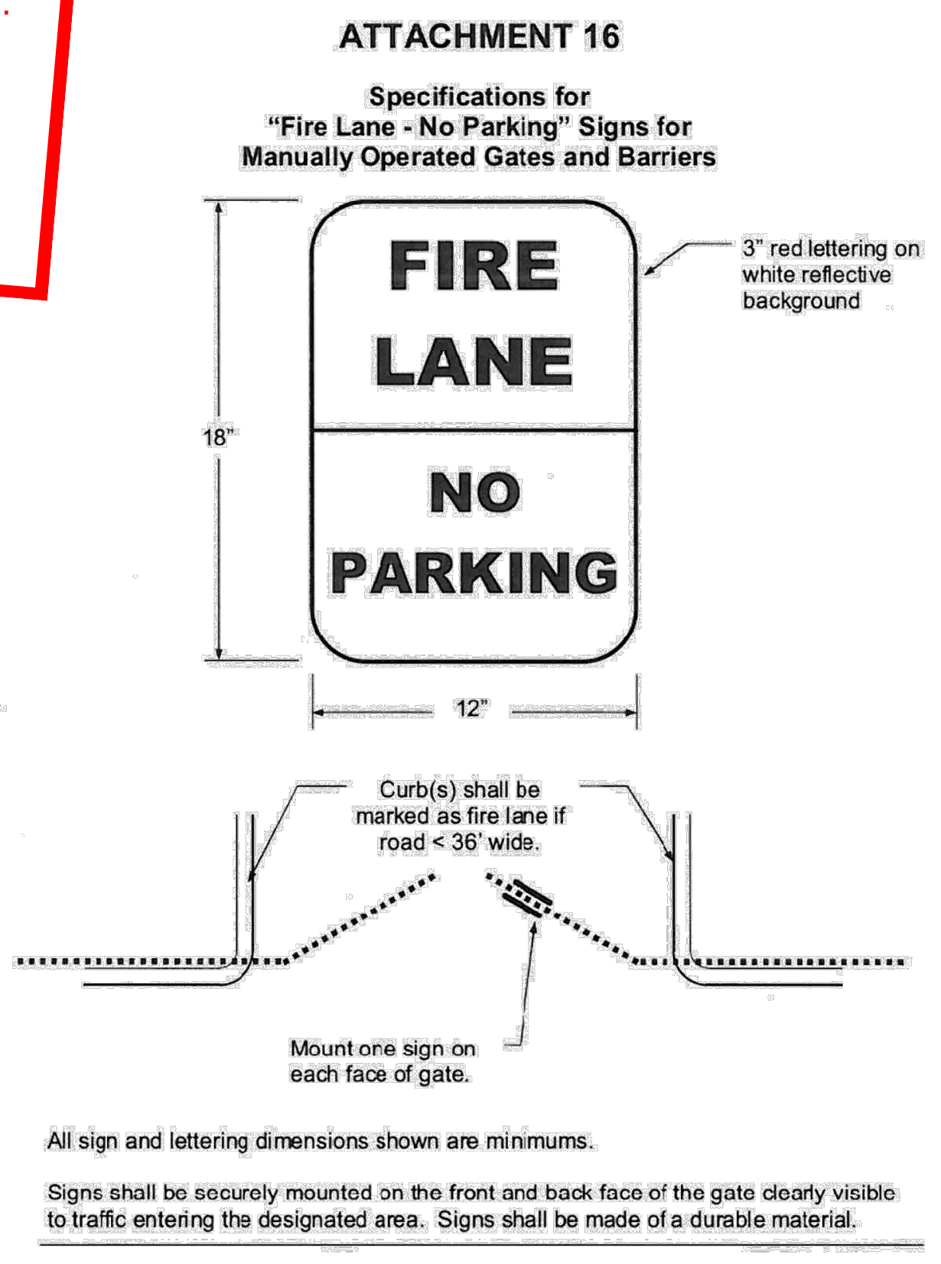
Mounting Specifications for
Fire Lane Entrance and No Parking Signs

Signs shall be mounted facing the direction of vehicular travel.

Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a *minimum* of 24".

FIRE LANE 14



ATTACHMENT 16

Specifications for
"Fire Lane - No Parking" Signs for
Manually Operated Gates and Barriers

All sign and lettering dimensions shown are minimums.

Signs shall be securely mounted on the front and back face of the gate clearly visible to traffic entering the designated area. Signs shall be made of a durable material.

FIRE LANE 15

STUDIO IV
INCORPORATED
2569I ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 20111

FRANZ J. NALEZNY
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1400 NORTH TUSTIN AVE.
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Date:	09-5-23
Scale:	1"=30'-0"

Sheet No:
F2.0
of
Rev No:
Rev Date: 09-5-23

PLANTING LEGEND

TREES		
SYMBOL	**TREE NAME**	**QTY.**
✲	EXISTING SYAGRUS ROMANZOFFIANA, QUEEN PALM TREES TO REMAIN. PROTECT IN PLACE. SKIN TRUNK AND TRIM FRONDS WHERE APPLICABLE.	23
✲	EXISTING WASHINGTONIA FILIFERA, CALIFORNIA FAN PALM TREES TO REMAIN. PROTECT IN PLACE. SKIN TRUNK AND TRIM FRONDS WHERE APPLICABLE.	2
◌	EXISTING PLATANUS RACEMOSA, CALIFORNIA SYCAMORE TREE TO REMAIN. PROTECT IN PLACE.	1
✲	EXISTING SYAGRUS ROMANZOFFIANA, QUEEN PALM TREES TO BE RE-LOCATED TO CENTER ISLAND.	2

⊘	EXISTING SMALL, MULTI-TRUNK CUPANIOPSIS ANACARDIOIDES, CARROTWOOD TREE	1

EXISTING TREES TO REMAIN = 29

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	NAME	QTY.	WUCOLS
⊕	RUSSELIA EQUISETIFORMIS, CORAL PLANT/FIRECRACKER PLANT 15 GAL. SIZE	29	L
∘	SENECIO MANDRALISCAE, BLUE CHALKSTICKS 1 GAL. SIZE	45	L
◎	LANTANA CAMARA 'YELLOW TRAILING', YELLOW SPREADING LANTANA 5 GAL. SIZE	15	L
⊗	CALANDRINIA SPECTABILIS 'SHINING PINK', SHINING PINK ROCK PURSLANE 5 GAL. SIZE	114	L
⊘	WESTRINGIA F. 'MUNDI', LOW COAST ROSEMARY 15 GAL. SIZE	12	VL

INORGANIC MULCH AND BOULDER SCHEDULE

SYMBOL	NAME
▨	SINGLE LAYER OF 3"-4" CRUSHED ROCK. FILL GAPS BETWEEN ROCKS WITH FILL SAND. INSTALL OVER WEED FILTER FABRIC.
░	2" MINIMUM DEPTH DECOMPOSED GRANITE. CALIFORNIA GOLD COLOR. INSTALL OVER WEED FILTER FABRIC.
◎	3' ANTIQUE BROWN BOULDERS BY TRI-STATE MATERIALS.

GENERAL NOTES:

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

DESIGN KEY NOTES:

① ROCK COBBLE AT NEW LANDSCAPE PLANTER.
② DECORATIVE ROCK COBBLE PER LEGEND.
③ FRONTAGE ACCENT PLANTING PER LEGEND.
④ ACCENT BOULDER PER LEGEND.
⑤ PEDESTRIAN TREE GRATE.

REFERENCE NOTES:

A. EXISTING SIDEWALK TO REMAIN.
B. EXISTING FENCE TO REMAIN.
C. EXISTING TREE TO REMAIN.

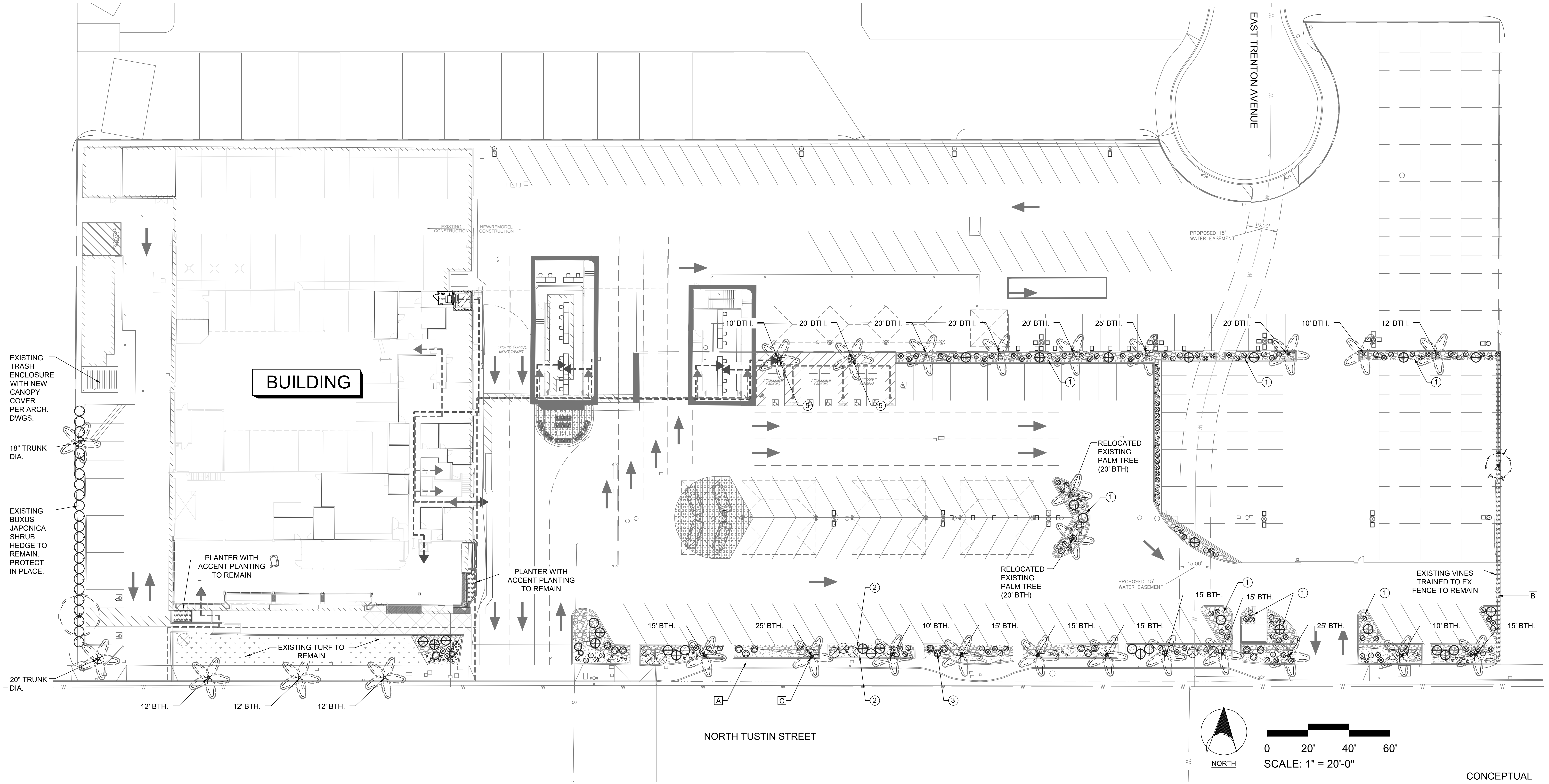
WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '3-SOUTH COSTAL'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

SITE SIZE: 180,880 SF = 4.15 ACRES-
84,255 SITE AREA - (FRONT OF SITE FOR LANDSCAPE)

LANDSCAPE AREA: 7,980 SF (2,030 ADDED AREA TO EXISTING)
7,980 S.F./84,225 S.F. = 9.5%



CONCEPTUAL LANDSCAPE PLAN

STUDIO IV INCORPORATED

RODARTE LANDSCAPE ARCHITECTURE, INC.

Revision:
Planning Submittal
07-31-2023

NOT FOR CONSTRUCTION

THESE PLANS ARE CURRENTLY UNDER AGENCY REVIEW FOR PLANCHECK, AND IN-HOUSE QUALITY CONTROL AND INTERFACE HAS NOT BEEN COMPLETED TO THESE CONSTRUCTION DOCUMENTS - THE ARCHITECT AND THE CONSULTANTS ASSUME NO RESPONSIBILITY FOR CONSTRUCTION PERFORMED FROM THESE DOCUMENTS

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Contractor's Lic. No. 736915

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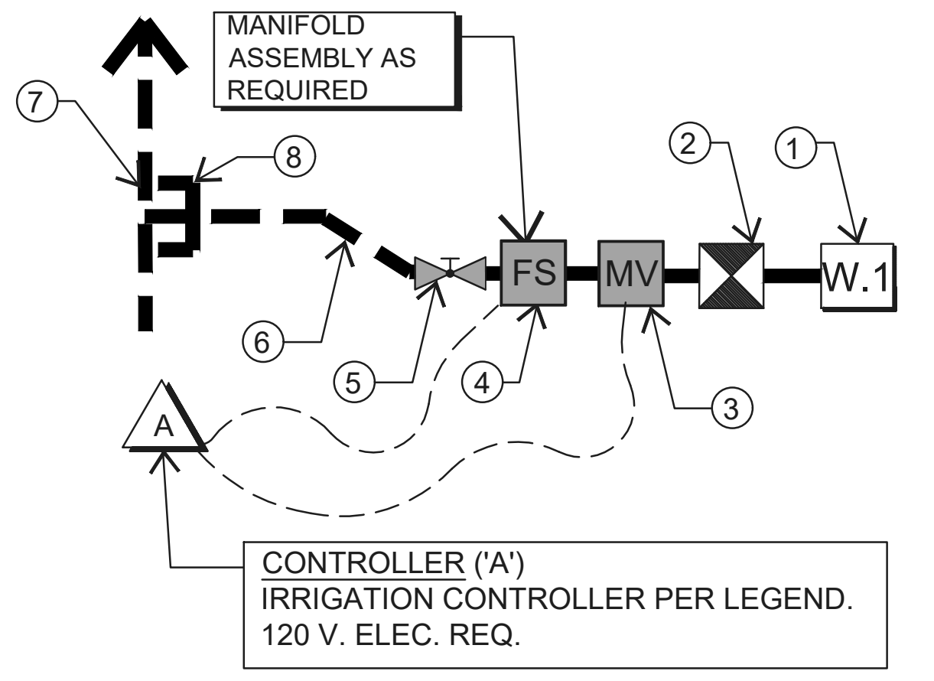


IRRIGATION POINT OF CONNECTION DIAGRAM

N.T.S.

KEY NOTES:

1. NEW 1" WATER METER PER LEGEND
2. NEW BACKFLOW UNIT PER LEGEND
3. NEW MASTER VALVE PER LEGEND
4. NEW RAINBIRD FLOW SENSOR PER LEGEND
5. GATE VALVE PER LEGEND
6. IRRIGATION MAIN LINE
7. APPROX. LOCATION OF EXISTING WATER MAINLINE. VERIFY EXACT LOCATION IN FIELD.
8. CONNECTION TO EXISTING IRRIGATION WATERLINE AS REQUIRED.

IRRIGATION LEGEND

🟪	REPRESENTS NEW SUB-SURFACE DRIP IRRIGATION ZONE BY RAINBIRD XFS-CV-09-18-500 DRIPLINE.
🟦	REPRESENTS NEW POLYETHYLENE BLANK TUBING RAINBIRD XT-700 WITH XB 10-PC EMITTERS (1 GPH) INSTALL PER MANUF. SPECIFICATIONS REFER. INSTALL (2) EMITTERS PER EACH 5 GAL. SHRUB AT D.G. AND CRUSHED ROCK AREAS.
🟩	EXISTING IRRIGATION TO REMAIN FOR LAWN AREA.
①	EXISTING DOMESTIC WATER METER. VERIFY EXACT LOCATION IN THE FIELD.
▬ ▬ ▬ ▬	EXISTING POTABLE WATER MAINLINE.

IRRIGATION HEADS

SYMBOL	MANUF.	TYPE	MODEL	GPM	RAD.	PSI	REMARKS
▲	RAINBIRD	PALM BUBBLER	1404 PRESSURE COMPENSATING BUBBLER	1.0		30	6" POP UP
			NOTE: INSTALL (2) BUBBLERS ALONG EACH SIDE OF PALM ROOT BALL WITHIN PERFORATED PVC PIPE.				

IRRIGATION RENOVATION NOTES:

A. CONTRACTOR TO VERIFY ALL EXISTING IRRIGATION CONDITIONS PRIOR TO STARTING ANY WORK. CONFIRM LOCATION OF EXISTING IRRIGATION METER. BACKFLOW UNIT, VALVES, CONTROLLERS, IRRIGATION MAINLINE, ETC.

B. CONTRACTOR SHALL MAKE ANY NECESSARY REPAIRS TO EXISTING SYSTEM WHICH ARE IMPACTED BY NEW CONSTRUCTION.

C. ALL NEW REMOTE CONTROL VALVES SHALL TIE INTO EXISTING IRRIGATION CONTROLLERS. CONTRACTOR SHALL DETERMINE LOCATION OF EXISTING IRRIGATION WIRES IN THE FIELD. CONTRACTOR SHALL UTILIZE EXISTING REMOTE CONTROL VALVE WIRES ORIGINALLY LOCATED WITHIN THESE AREAS.

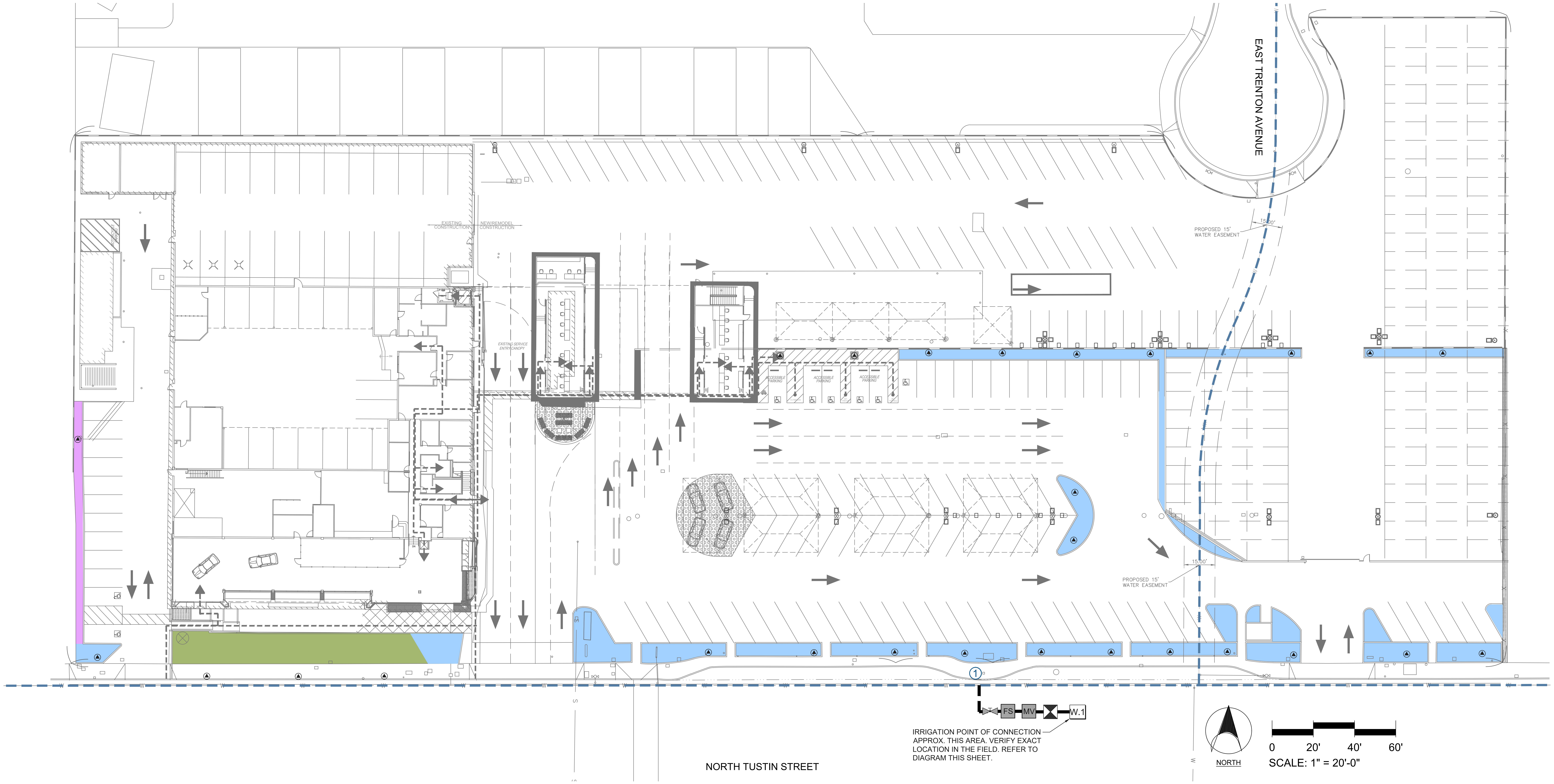
D. CONTRACTOR SHALL RE-ROUTE & RELOCATE EXISTING IRRIGATION MAIN LINE AS REQUIRED. TIE NEW REMOTE CONTROL VALVES INTO EXISTING IRRIGATION MAIN LINE IF POSSIBLE. VERIFY IN FIELD.

E. CUT & CAP EXISTING PVC LATERAL PIPE WITHIN AREAS TO BE REMOVED AS A RESULT OF NEW CONSTRUCTION. ALL EXISTING IRRIGATION HEADS WHICH ARE REMOVED SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE.

F. VERIFY EXISTING IRRIGATION SYSTEM AND REPAIR OR REPLACE ANY MISSING IRRIGATION COMPONENTS TO MATCH. ONLY AREAS WHICH ARE REMAIN.

G. EXISTING BACKLFOW SHALL REMAIN. PROTECT IN PLACE. VERIFY EXACT LOCATION IN THE FIELD.

H. ALL EXISTING IRRIGATION SYSTEMS SHALL BE FUNCTIONAL & IN PROPER WORKING ORDER AT THE END OF THIS PHASE OF CONSTRUCTION. (RENOVATIONS).



IRRIGATION POINT OF CONNECTION APPROX. THIS AREA. VERIFY EXACT LOCATION IN THE FIELD. REFER TO DIAGRAM THIS SHEET.

SCALE: 1" = 20'-0"

PRELIMINARY
IRRIGATION PLAN

STUDIO
IV
INCORPORATED

RLA
RODARTE LANDSCAPE ARCHITECTURE, INC.

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