

PLANNING COMMISSION RESOLUTION NO. 19-3763

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IRVINE, CALIFORNIA, APPROVING A MASTER CONDITIONAL USE PERMIT (00719906-PMP) WITH ALTERNATIVE SETBACKS AND ESTABLISHING COMMUNITY DESIGN AND SUSTAINABLE DESIGN FEATURES FOR THE DEVELOPMENT OF A MIXED-COMMERCIAL PROJECT THAT INCLUDES A VARIETY OF HOTEL, EXTENDED STAY HOTEL, OFFICE, RESEARCH AND DEVELOPMENT, WAREHOUSE, RETAIL, FOOD, AND BEVERAGE-RELATED USES; LOCATED IN DEVELOPMENT DISTRICT 1-SOUTH OF GREAT PARK NEIGHBORHOODS IN PLANNING AREA 51; FILED BY FIVE POINT COMMUNITIES MANAGEMENT INC., ON BEHALF OF HERITAGE FIELDS EL TORO LLC

WHEREAS, Master Plan Conditional Use Permit 00719906-PMP has been filed by Five Point Communities Management, on behalf Heritage Fields El Toro LLC, for the development of a community commercial center, containing a mix of commercial uses, including a 161-room hotel and a 180-room extended stay hotel with alternative setback standards, and supporting community and sustainable design features within Development District 1-South – Second Amended Vesting Tentative Tract Map (AVTTM) 17368 (File No. 00731336-PTT); and

WHEREAS, the Master Conditional Use Permit application includes a request for alternative setback standards for setbacks internal to the planning area; and

WHEREAS, on October 17, 2019, the Planning Commission considered information presented by the applicant, the Community Development Department, and other interested parties at a duly noticed public meeting regarding the Second AVTTM 17368 to subdivide approximately 58 gross acres into 18 numbered lots and five lettered lots for non-residential purposes in Development District 1-South; and

WHEREAS, the Master Conditional Use Permit is located on property that is designated as Orange County Great Park on the General Plan land use map, which supports a range of uses including, but not limited to, residential, commercial, and industrial uses to ensure the development of a Great Park and other cultural and institutional uses; and

WHEREAS, the Master Conditional Use Permit is located on property that is classified as 8.1 Trails and Transit Oriented District on the Zoning map, which supports a range of uses including, but not limited to, residential, commercial, and recreation that support a multi-use environment; and

WHEREAS, the project proposes to establish site-level building layouts and architectural elevations for a 428,139 square foot community commercial center, containing a mix of commercial uses, including a 161-room hotel and a 180-room extended stay hotel, which is within the intensity standards established for the 8.1 Trails and Transit Oriented Development Zoning District; and

WHEREAS, with the exception of Alternative Setback Standard requests, the subject Master Conditional Use Permit conforms with the City of Irvine General Plan and Zoning Ordinance; and

WHEREAS, the proposed Master Conditional Use Permit, is considered a “project” as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, public hearing notices were mailed to all property owners and residents and Home Owners Associations within 500-feet of the project site, posted at City-designated locations, and on the project site on October 2, 2019. Additionally, notice of the proposed project was published in the Orange County Register on October 2, 2019, in the manner required by law; and

WHEREAS, the Planning Commission of the City of Irvine considered information presented by the applicant, the Community Development Department, and other interested parties at a public hearing held on October 17, 2019.

NOW, THEREFORE, the Planning Commission of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Pursuant to Section 15168 of the State CEQA Guidelines, this project is within the scope of the project covered by the 2012 Second Supplemental Program Environmental Impact Report (SSEIR) for the Planning Area (PA) 51 General Plan Amendment and Zone Change (State Clearinghouse Number 2002101020), which was certified by the City Council in November 2013. Therefore, the potential environmental impacts of the proposed project were analyzed in the SSEIR, and all feasible mitigation measures and alternatives developed and identified in the SSEIR have been incorporated into the resolutions approving the project. The SSEIR is, therefore, determined to be adequate to serve as the project Environmental Impact Report (EIR) and satisfies all requirements of CEQA.

SECTION 3. All applicable mitigation measures identified in the certified SSEIR have been incorporated into this resolution or included as a feature of this project. These measures propose to mitigate any potential significant environmental effects thereof, when feasible.

SECTION 4. Pursuant to Fish and Game Code Section 7.11.4 (c)(2)(A) and the conclusions of the certified SSEIR, the City made a finding that the project involves no potential adverse effects, either individually or cumulatively, on wildlife resources.

SECTION 5. The findings required by state law regarding justification of Citywide, village-wide and project specific development fees for public facilities as a result of this project approval have been met as follows:

1. Citywide fees for public facilities are collected in conjunction with the issuance of building permits for development projects and consist of the following:
 - A. Foothill Transportation Corridor Area of Benefit Charges.
 - B. Development surcharge fees to recover wear and tear costs from construction site traffic.
 - C. A systems development charge.
2. Resolutions have been adopted by the Irvine City Council, which establish the connection between this and other identified development projects and the above identified public improvements based on the following nexus:
 - A. The area of benefit charges for the Foothill Transportation Corridor are based on the assumption that future state and federal revenues are projected to be inadequate to construct said transportation corridors in a timely manner and that future developments should pay a share of the cost of implementing new transportation corridors to ensure that the transportation system will be adequate to serve said development and that this share of the corridor costs should be proportional to the traffic generated by the development.
 - B. The impact of construction vehicles using City streets causes wear and tear which significantly reduces the life of the surface of City streets beyond normally expected use, and the cost of impacted wear and tear on City streets should be borne by the development projects which create the impact. The wearing surface on City streets is reduced by fifty percent by commercial/industrial construction traffic, which causes significant increases on City maintenance costs.
 - C. The implementation of a systems development charge provides a predictable and equitable funding source for capital improvements by requiring development projects to "buy into" the pre-existing City infrastructure so that the impact of new growth on existing improvements will be borne equitably by new development.

3. All of the City-wide fees identified in this section are based on this project's proportional share of the cost of the improvement as identified in the appropriate City Council resolution.
4. The following nexus between the project specific facilities and the development project has been identified.
 - A. The purpose of the fees has been identified.
 - B. The public and private facilities to be implemented as a result of this project have been identified in the conditions of approval.
 - C. There is a reasonable relationship between the amount of the fees and the costs of the public facilities attributable to the development on which the fee is based.

SECTION 6. The criteria to be considered by the Planning Commission for approval of alternative setbacks standards as set forth in Section 9-51-6.R of the City of Irvine Zoning Ordinance have been made as follows:

1. General character. Relationship in scale, bulk, coverage, and density with surrounding land uses.

The alternative setbacks apply to all proposed buildings located on Great Park Boulevard (a secondary highway), some buildings along Bosque, Hornet, and Ridge Valley (commuter highways and local streets). Alternative setbacks requested along Great Park Boulevard (a secondary highway) range from 17 to 31 feet. Along the secondary highway, the reduced setbacks are mostly at select points of the proposed buildings. The majority of these buildings meet the minimum setback requirement of 35 feet. The buildings adjacent to Great Park Boulevard are single story structures with taller buildings set further away from the secondary highway. The setbacks along commuter highways and local streets, similar to the secondary highway setbacks, are staggered and vary from 11 to 21 feet. Two of the buildings requesting an alternative setback are located parallel to Bosque (a local street) and the third building has a condition in which a majority of the building meets the required setback distance of 15 feet. Overall, the project proposes an urban environment that accommodates a variety of uses. Furthermore, the proposed alternative setbacks are staggered and will not result in entire lengths of the building with reduced setback requirements. The reduced setback is consistent with the strong massing proposed as part of the overall development.

2. Quality of Life. Whether the proposed alternative standard will result in an adverse impact on existing neighborhoods.

The proposed alternative setback standards are not located within areas that will

result in any type of adverse impact on existing neighborhoods. The project site is located within an undeveloped area and thus, there are no impacts on existing neighborhoods. Additionally, the proposed alternative setback standards are strategically placed in areas that are not anticipated to be affected by the setback distances proposed.

3. Suitability. The physical suitability of the site for the proposed project.

The land uses proposed as part of the project reflect, and are consistent with, the underlying General Plan land use designations contained in the Irvine General Plan, as well as the underlying zoning and allowable uses as shown in Section 3-37-39 of the Zoning Ordinance. The project site is suitable for the uses proposed and meets the intent of the Zoning Ordinance to allow for a mix of land uses to support a multi-use environment, and which are complementary to the Irvine Station and the Orange County Great Park. Additionally, the requested setbacks would create a commercial development that will be spatially organized into an informal network of walkways, plazas courtyards, and streets that promote social gatherings in Development District 1-South. Therefore, the alternative setbacks proposed pose no adverse impact to surrounding development and will not result in traffic impacts.

4. Limitations. Such setbacks shall not be used to deviate from setbacks established for village edges.

The proposed alternative setback standards are not located along village edges and are only located interior to PA 51.

SECTION 7. The findings required to be made by the Planning Commission for the approval of a Master Plan, as set forth by Section 2-17-7 of the Zoning Ordinance, have been made as follows:

- A. That the proposed Master Plan is consistent with the City's General Plan.

The subject property is designated Orange County Great Park by the Land Use Element of the City's General Plan. This designation supports a range of uses including, but not limited to, residential, commercial, education, and recreation. Additionally, through Table A-1, the Land Use Element establishes maximum intensities to regulate the amount of development in each of the City's planning areas.

The proposed project is consistent with the General Plan designation as the proposed project includes a combination of land uses, all of which are within the development intensities allowed by Table A-1. The project proposes to accommodate future development of a 428,139 square foot community commercial center which includes community commercial, office, research and development, and warehouse uses, as well as a 161-room hotel and a 180-room

extended stay hotel. For example, no more than 6,135,200 square feet of non-residential intensity is allowed within Planning Area 51. To date, a total of 1,039,021 square feet of non-residential intensity is existing in Planning Area 51, which is well within the intensity cap of 6,135,200 square feet.

B. The proposed Master Plan is consistent with the City's Zoning Ordinance.

The subject site has a zoning designation of 8.1 Trails and Transit Oriented Development. The proposed Master Plan is consistent with the City's Zoning Ordinance in that the project meets all development standards for the zoning district with the exception of alternative setback standards, which has been requested as part of this application. The proposed project meets all development standards for site size, site coverage, building height, parking, and minimum site landscaping standards. Therefore, the Master Plan and Conditional Use Permit is consistent with the City's Zoning Ordinance.

C. The proposed Master Plan is in the best interests of the public health, safety, and welfare of the community.

The Master Plan is in the best interests of the public health, safety, and welfare of the community in that the project will not exceed the building intensities established within the Zoning Ordinance or exceed the total maximum average daily trips and there are no significant physical characteristics that would prohibit development. Structures will be constructed per the California Building Code, Fire Code, Irvine Ranch Water District, the City of Irvine Standards and inspection.

D. The proposed Master Plan complies with all applicable requirements set forth within Section 8-1-1 pertaining to dedication of permanent open space through a phased dedication implementation program for affected planning areas and zoning districts.

The proposed Master Plan is not subject to the phased permanent open space dedication implementation program set forth in Division 8.1; therefore, this finding is not applicable.

E. If the proposed Master Plan affects land located within the coastal zone, the proposed Master Plan will comply with the provisions of the land use plan of the Certified Local Coastal Program.

The proposed Master Plan is not located within the coastal zone and therefore this finding is not applicable.

F. In Planning Area 30, the proposed Master Plan provides for compatibility between existing and future uses within the City of Irvine, to the extent those uses are known.

Planning Area 30 was incorporated into Planning Area 51 in 2013 with the approval of General Plan Amendment 00537028-PGA and Zone Change 00537029-PZC. Planning Area 30 was previously bounded by Planning Area 32 on the northwest, Planning Area 35 on the northeast, Planning Area 34 on the southwest, and Planning Area 51 on the north. The former Planning Area 30 was located in the southern portion of the new Planning Area 51, while the proposed Master Plan is located in the northern portion of Planning Area 51. The intent of this finding was to ensure that uses in the southern portion Planning Area 51 (formerly Planning Area 30) provide for compatibility between existing and future uses within the City of Irvine. The proposed Master Plan is not proposed in this area; therefore, this finding is not applicable.

SECTION 8. The findings required to be made by the Planning Commission for the approval of a Conditional Use Permit, as set forth by Section 2-9-7 of the Zoning Ordinance, have been made as follows:

- A. The proposed location of the conditional use is in accord with the objectives of Chapter 1-1 of the zoning ordinance and the purpose of the zoning district in which the site is located.

The uses proposed at the subject site satisfies the intent of Chapter 1-1 of the Zoning Ordinance, which provides general rules associated with new development in the City of Irvine. The project site is zoned 8.1 Trails and Transit Oriented Development which allows for a variety of uses on the same site which includes a mix of residential, commercial, recreational and education uses that both support a multi-use environment as well as complement the Irvine Station and the Orange County Great Park. The area is intended to include various pedestrian paths and trails to promote connectivity to the Orange County Great Park, the Irvine Station, public open space outside the Orange County Great Park, and to other nearby areas. The project includes a hotel, an extended stay hotel, and is anticipated to include other uses common in retail centers like retail, food, and beverage establishments. Other uses like office, research and development, and a warehouse are also contemplated within the development. Additionally, the proposed project meets all development standards with the exception of proposed alternative setbacks request. The uses proposed introduce conditionally permitted uses in the subject zoning district that include arcades, community facilities, conference/convention facilities, convenience stores, fraternal/service clubs, hotels, extended stay hotels, service industries, light manufacturing businesses, commercial schools, private schools, utility buildings and facilities, domestic veterinary services, warehouse and sales outlets, movie theaters, brewery/tasting rooms, cultural facilities, and small and large collection facilities. The majority of these uses are compatible with the overall site as well as with the surrounding area. However, five of these land uses (i.e. arcade, commercial school, convenience store, movie theater, and tasting room/brewery) will require a separate compatibility analysis in order to finalize these uses within the project site. Applicable conditions of approval address this matter. Therefore, it has been

determined that the proposed use satisfies the intent of the Irvine Zoning Ordinance.

- B. The proposed conditional use will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.

Zoning Ordinance Section 3-37-39.D. states that “hotels” and “extended stay hotels” require a conditional use permit. The applicant is requesting that the project plans include the conditional use permits for the proposed hotel projects in Development District 1-South. The location of the hotels are cited on the project plans and provided sufficient project details.

Each zoning district allows a number of land uses to operate as either a “permitted use” or as a “conditional use.” A conditional use permit requires a subsequent and separate discretionary application review by the appropriate approval body. As part of the project proposal, the applicant is requesting certain conditional uses be approved as a part of the project plans. The uses proposed introduce conditionally permitted uses in the subject zoning district that include arcades, community facilities, conference/convention facilities, convenience stores, fraternal/service clubs, hotels, extended stay hotels, service industries, light manufacturing businesses, commercial schools, private schools, utility buildings and facilities, domestic veterinary services, warehouse and sales outlets, movie theaters, brewery/tasting rooms, cultural facilities, and small and large collection facilities. The majority of these uses are compatible with the overall site as well as with the surrounding area. However, five of these land uses (i.e. arcade, commercial school, convenience store, movie theater, and tasting room/brewery) will require a separate compatibility analysis in order to finalize these uses within the project site. Applicable conditions of approval address this matter.

The proposed project will comply with all development standards, with the exception of the alternative setbacks requested as part of the application. All new structures will be constructed in accordance with local and state building standards. Additionally, City Transportation Department has reviewed a traffic evaluation based on the project operation and has determined that there are no negative impacts. Therefore, it has been determined that the use will not be detrimental to the public health, safety or welfare or be materially injurious to properties or improvements in the vicinity.

- C. The proposed conditional use is compatible with existing uses and future uses to the extent those uses are known, and will comply with each of the applicable provisions of the zoning ordinance, except for approved variances and/or administrative relief per Chapters 2-2 and 2-37.

Zoning Ordinance Section 3-37-39.D. states that “hotels” and “extended stay hotels” require a conditional use permit. The applicant is requesting that the project plans include the conditional use permits for the proposed hotel projects

in Development District 1-South. The location of the hotels are cited on the project plans and provided sufficient project details.

The Conditional Use Permit is intended to address a variety of land uses in two categories. The first category are conditional land uses that the applicant shall require the review and approval of a separate Conditional Use Permit by the appropriate City of Irvine approval body. These conditional land uses include but are not limited to: child care center, senior housing, places of worship, massage, health club, and Restaurant, Type 47 ABC License operating after 12:00 am. The second category are conditional land uses that the applicant request to be a part of the District 1-South project plans, and therefore, is seeking approval of these land uses. These conditional land uses include the development and operation of a 161-room hotel and a 180-room extended stay hotel. Project specific details on the hotel projects are shown on the project plan. However, project plans do not provide specific details (location, size, and operations) on some land uses within this category. The majority of these conditional land uses are compatible with the overall site as well as with the surrounding area. However, five of these land uses (i.e. arcade, commercial school, convenience store, movie theater, and tasting room/brewery) will require a separate compatibility analysis in order to finalize these uses within the project site. A condition of approval addresses this matter.

The 8.1 Trails and Transit Oriented Development zone is envisioned as a multi-use environment that can accommodate a mix of uses. The conditional uses proposed as part of this application has been determined to complement both existing and future uses in the surrounding area. Furthermore, the subject site covers a large area which allows for the strategic placement of complementary uses. The placement of the conditional uses has been designed in such a way to ensure that any surrounding sensitive uses are adequately separated. Additionally, the uses proposed will provide for essential services for both residents as well as surrounding residents. Furthermore, the project does not propose a variance or administrative relief.

- D. If the proposed conditional use permit affects land located within the coastal zone, the proposed conditional use will comply with the provisions of the land use plan of the certified local coastal program.

The project site is not located in the coastal zone; therefore, this finding does not apply.

- E. Based upon information available at the time of approval, adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided to serve the proposed use.

The Second Supplemental EIR (SCH No.2002101020) evaluated the impact of the proposed development and addressed the adequacy of utilities, roads, drainage and other necessary facilities. The appropriate mitigation measures

have been identified with this process and will be implemented in a way that is consistent with its findings. Additionally, Great Park Neighborhoods continues to be a developing area and utilities appropriately sized to meet the needs of the proposed development will be constructed simultaneously

SECTION 9. That the Secretary to the Planning Commission of the City of Irvine, California, shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

NOW, THEREFORE, based on the above findings, the Planning Commission DOES HEREBY APPROVE Master Conditional Use Permit 00719906-PMP with Alternative Setback Standards, subject to the following conditions:

PRIOR TO ISSUANCE OF GRADING PERMITS

Condition 2.26

Prior to issuance of a preliminary or a precise grading permit, the applicant shall address outstanding comments related to Master Conditional Use Permit (00719906-PMP) indicated in Exhibit 1 of this resolution.

PRIOR TO ISSUANCE OF BUILDING PERMITS

Standard Condition 3.6

SITE LIGHTING REQUIREMENTS

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- a. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, and point-by-point photometric lighting analysis overlaid on the landscape plan with a tree legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- b. Corresponding fixture cut-sheets (specifications) of those lights used to meet the Irvine Uniform Security Code.
- c. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels.
- d. Site plans that are full-scale and legible.

Standard Condition 3.15

CONVENIENCE STORE SECURITY

Prior to the issuance of building permits for a convenience store, the applicant shall submit to the Police Chief a Convenience Store Supplemental Security Plan (C-Store Security Plan) prepared to the Chief's satisfaction outlining implementation of the following measures, which shall be monitored by the Police Department. Said plan shall

be incorporated into the plan set approved for building permits. At a minimum the security plan shall provide the following:

- a. A Closed Circuit Television System capable of viewing and recording events inside the premises as follows:
 - i. A minimum of one color camera at each cash register that views the front of a customer, from the waist to the top of the head.
 - ii. A minimum of one color camera that views the full-length side of a customer at the cash register area.
 - iii. A color camera recorder capable of recording events on all cameras simultaneously.
 - iv. A tape or disc storage library of recorded cameras kept for a minimum of 60 days.
 - v. If video tape is used, tapes cannot be taped over more than six times.
 - vi. The recorder must be kept locked in a cabinet within the office and not on the sales floor. The key to the cabinet must be accessible to employees on duty, but kept secured inside the office and not left in plain view.
- b. A money drop safe capable of easily providing the cashier the ability to quickly deposit money into it.
- c. Windows clear of any signs or other materials at all times, between three and six feet in height from ground level, consistent with the City's sign code (Division 4 of the Irvine Zoning Ordinance).
- d. Clearly distinguishable height markers on the interior side of the door jamb, or on the interior edge of a pair of doors, of all doors used by the public to access the store. Horizontal marks, one-inch wide by three inches long, in different colors, and in a contrasting color to the background, shall be placed every 6 inches beginning at 5 feet and ending at 6 feet, 6 inches. A standard marking system used by the applicant may be substituted subject to review and approval by the Police Chief.
- e. A written policy of limiting cash in the cash register and a procedure for placing excessive amounts of cash into the safe.
- f. "No Loitering" signs placed on the building exterior conforming to California Penal Code Section 602.

Standard Condition 3.16

DRIVE THRU SECURITY

Prior to the issuance of building permits for occupancies having a drive-thru (i.e., a store, bank, restaurant, etc.), the applicant shall submit to the Police Chief a Drive-Thru Supplemental Security Plan outlining implementation of the measures set forth below. Said plan shall be incorporated into the plan set approved for building permits.

- a. Provide employee surveillance opportunities of the drive-thru order board area

- by using windows or a closed circuit television system.
- b. Install on the rear entrance door, not used by the public, a lockset which is always locked from the outside and unlocked from the inside.
 - c. Install on the rear entrance door, not used by the public, a door viewer with a minimum 180-degree viewing angle.

Standard Condition 3.17

EMERGENCY ACCESS PLAN

Prior to the issuance of the first building permit, the applicant shall submit and have approved by the Chief of Police an Emergency Access Plan, which identifies and locates all Knox Boxes, Knox key switches, and Click2Enter radio access control receivers. Said plan shall be incorporated into the plan set approved for building permits.

Standard Condition 3.18

WAYFINDING (DIRECTIONAL) PLAN

Prior to the issuance of the first building permit, a Wayfinding (Directional) Plan including exterior building numbers, unit numbers, directional unit signs, and entrance directory shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits

Standard Condition 3.19

ATM SECURITY

Prior to the issuance of building permits, the applicant shall submit a plan depicting landscaping, architectural features, and lighting levels meeting the requirements of the California Financial Code, Sections 13000-13070 regarding Automated Teller Machine (ATM) Security, to be approved by the Chief of Police.

Standard Condition 3.20

CONSTRUCTION SITE SECURITY PLAN

Prior to the issuance of the first building permit, a Construction Site Security Plan, per the Irvine Uniform Security Code, Section 5-9-521, shall be approved by the Chief of Police. Said plan shall be incorporated into the plan set approved for building permits.

Condition 3.27

COMPATIBILITY ANALYSIS

Prior to the issuance of any building permit for the following five uses: Arcade, Brewery/Tasting Room, Commercial School, Convenience Store, and Movie Theater; the applicant shall have submitted and shall have received approval by the Director of Community Development, a "Compatibility Review". A Compatibility Review shall be submitted and processed as a Minor Conditional Use Permit Modification in accordance with Section 2-19 of the City of Irvine Zoning Ordinance.

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.9

EMERGENCY ACCESS INSPECTION

Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department and the Orange County Fire Authority, to ensure compliance with the Emergency Access Plan requirements. The inspector shall verify test acceptance and locations of all Knox boxes and key switches as depicted on the approved plan.

Standard Condition 4.10

CONVENIENCE STORE SECURITY

Prior to authorization to use, occupy, and/or operate, the applicant shall pass a final inspection that includes verification of the following Convenience Store Supplemental Security Plan features:

- a. A money drop safe placed to allow the cashier to quickly deposit money.
- b. Clearly distinguishable height markers installed on the interior side of the door jamb, or on the interior edge of a pair of doors, for all doors used by the public to access the store. Horizontal marks, one-inch wide by three inch long, in different colors, and in a contrasting color to the background, shall be placed every 6 inches beginning at 5 feet and ending at 6 feet, 6 inches.
- c. No Loitering signs conforming to California Penal Code 602 placed on the building exterior.
- d. Cameras are in place and operating.

Standard Condition 4.11

DRIVE THRU SECURITY

Prior to authorization to use, occupy, and/or operate, the applicant shall pass a final inspection that includes verification of the following Drive-Thru Supplemental Security Plan features:

- a. Surveillance opportunity of the drive-thru order board area which is provided by windows or a closed circuit television system as depicted in the Drive-Thru Supplemental Security Plan.
- b. Lockset at rear non-public entrance door which is always locked from the outside and unlocked from the inside.
- c. A door viewer with a minimum 180-degree viewing angle installed on the rear non-public entrance door.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all

charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2 (Modified)

LEGAL ACTION – HOLD HARMLESS

In the event of any third party legal challenge to this map or its associated environmental approvals (“Third Party Legal Challenge”), City shall have the right but not the obligation to defend such Third Party Legal Challenge and Heritage Fields shall be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third Party Legal Challenge. If Heritage Fields defends any such Third Party Legal Challenge, so long as Heritage Fields is not in default under the ARDA, City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field’s prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action. Nothing herein shall obligate the City or Heritage Fields to settle such Third Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party’s property.

In the event City elects to defend the Third Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses, or liabilities, including any award of attorneys’ fees against the City, assessed or awarded against City by way of judgment, settlement, or stipulation. If Heritage Fields defends any such Third Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses, or liabilities assessed or awarded, including any award of attorneys’ fees, against City by way of judgment, settlement, or stipulation.

Condition 6.19

CONFORMANCE TO SECOND AVTTM 17368

Development of this project shall also comply with all applicable conditions of approval for the Second Amended Vesting Tentative Tract Map (VTTM) 17368 (00731336-PTT) for District 1-South in Planning Area 51 (Great Park Neighborhoods) as set forth in Planning Commission Resolution No. 19-3762.

Condition 6.20

APPLICABILITY OF EIR

This approval is subject to all applicable PPP, PDF, and MM identified in the SSEIR prepared for the Planning Area 51 General Plan Amendment and Zone Change (SCH No. 2002101020).

Condition 6.21

ARCADE, GAME

Arcade land uses proposed within the project boundaries of Master Conditional Use Permit 00719906-PMP shall adhere to the following requirements:

1. Booths, stalls, or partitioned portions of a room shall have at least one side open to an adjacent public area or aisle so that the area inside the booth, stall, or partitioned portion of a room is visible to persons in the adjacent public area or aisle. The side open to the public area or aisle shall not have a door, curtain or other device capable of blocking visibility into the interior of the booth, stall, or partitioned portion of a room. If private rooms are available for public use, the door must have a clear window measuring no less than three square feet placed in a manner to allow a clear and unobstructed view of the interior of the room.
2. Lighting to illuminate interior areas used by patrons shall be designed, located and arranged so as to provide no less than 25 foot-candles surface illumination on a horizontal plane 36 inches from the floor.
3. "No loitering" signs, citing the appropriate Penal Code, shall be posted at the front and rear of the business. No outside waiting or seating area is permitted.
4. The establishment shall maintain and operate a color camera surveillance system with recording capability during all business hours. The system shall cover the entire interior of the premises and all entrances to and exits from the establishment. The color camera surveillance system shall be capable of delineating, on playback of the system, the activity and physical features of persons or areas within the premises. Activity shall be recorded on a Digital Video Recorder and kept a minimum of 30 days.
5. The business operator may be required to provide a California licensed uniform security guard on the premises if there are significant calls for police services.
6. No gaming tournaments for cash prizes shall be permitted.
7. No person shall be permitted to consume alcohol on the premises.
8. No intoxicated person shall be allowed to enter or remain inside the establishment.
9. The back door of the establishment shall remain closed, be equipped with a panic alarm, and used for emergency access only.

Condition 6.22

MOVIE THEATER- SERVING ALCOHOLIC BEVERAGES

Movie theater land uses serving alcoholic beverages proposed within the project boundaries of Master Conditional Use Permit 00719906-PMP shall adhere to the following requirements:

1. No person under the age of 18 shall sell or serve alcoholic beverages.

2. Sales of alcoholic beverages for consumption off the premises are prohibited.
3. All managers and employees involved in the sale, or service of alcoholic beverages shall enroll in and complete a Responsible Beverage Service training program (ABC L.E.A.D. program) within 60 days of hire.
4. All sales and service of alcoholic beverages for consumption in the general spectator seating areas shall be made only from concession stands, portable stands or bars, or fixed bars, and shall not be sold, served, or delivered to customers by individual ambulatory vendors, commonly known as "hawkers".
5. Notwithstanding condition No. 4, above, alcoholic beverages may be sold or served by waiters or waitresses in the general spectator seating areas under the following conditions:
 - Orders from patrons seated in these theaters must be made to the waiter or waitress serving that area, and the alcoholic beverages must be personally delivered to the patron by the waiter or waitress who took the order.
 - The waiter or waitress serving in the theaters shall not carry a supply of unordered alcoholic beverages.
6. No more than two (2) alcoholic beverages shall be served to any one patron during the course of a single movie. The number of drinks served to patrons shall be noted on the wristband issued to the guest.
7. Alcoholic beverages shall be served in non-glass containers which significantly differ in appearance from those containers utilized for non-alcoholic beverages.
8. At all times when the premises is exercising the privileges of their license, an employee of the premises shall enter and monitor the activity within the theaters on a regular basis, but no less than once every 30 minutes.
9. Lighting shall remain at a level sufficient to allow a Theater Staff to observe patrons who may be consuming alcoholic beverages.
10. Only guests who purchase a movie ticket shall be served alcoholic beverages.
11. Signage shall be posted at all exits that read, "No Alcoholic Beverages Beyond This Point".

Condition 6.23

ALCOHOL RELATED BUSINESSES

Any business which sells distilled spirits for on-site consumption after midnight, shall adhered to the following conditions as part of the Master Conditional Use Permit:

General Operations:

1. Sales or consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. and 1:45 a.m. each day of the week.
2. The following type of live entertainment is prohibited including: topless entertainment, adult oriented fashion shows, and other entertainment as regulated by the Municipal Code.
3. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
4. Licensee(s) shall not require an admission charge or a cover charge for general admittance. There shall be no requirement to purchase a minimum number of drinks.
5. Controls shall be established to maintain occupancy levels allowed by the Orange County Fire Authority and are not to be exceeded. Methods of controlling occupancy can include, but are not limited to the following: Counters used to count the number of occupants entering and exiting the location which are available for inspection by OCFA or the police department.
6. Persons who appear obviously intoxicated shall not be admitted into the licensed premises.
7. Aisles and hallways shall be kept clear in order to allow patrons to move freely about the licensed premises.
8. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to Alcohol Beverage Control on demand.
9. No hip hop or rap music events shall be held at the premises.
10. No booth or group seating shall be installed which completely prohibits observation of the occupants.
11. The restaurant operator shall retain full control of all events with the subject premises. No premises may be sublet to an independent promoter for any purpose.
12. Live entertainment shall not be permitted except music played through a sound

system or playing of televised or recorded programming. The premises shall not have a dance floor, nor shall furniture be moved to create a dance space at any time. Karaoke shall be limited to no more than 10% of the bar area and shall not have outside speakers.

Alcohol Service:

1. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification
 - e. U.S. Government immigrant identification card

All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department.

2. If persons under 21 years of age are allowed on the premises after midnight, the licensee(s) must utilize separate types of glassware to distinguish alcoholic drinks from non-alcoholic drinks. Additionally, persons under 21 years of age shall have a unique mark or symbol applied to the backside their hand that readily identifies them as a person who cannot be served an alcoholic drink.
3. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
4. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language.
5. The licensee(s) or an employee of the licensee(s) will be present in any patio at all times when alcoholic beverages are being served or consumed. An alternative is to have at least two (2) cameras monitoring the patio and should be capable of distinguishing unauthorized persons in the patio including underage persons consuming alcohol or alcohol being removed from the premises via the patio. Monitoring of the cameras shall be in an active area where employees are

always present and can easily view these cameras. Cameras must be approved by the Police Department.

6. There shall be no “stacking” of drinks, i.e., more than one drink at a time, to a single patron.
7. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises.
8. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
9. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
10. Employees and contract security personnel shall not consume any alcoholic beverages during their work shift.
11. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person’s certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department of the City of Irvine. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training.
12. Every on-premise owner, manager, supervisor, and lead shall attend and successfully complete a management-level Responsible Beverage Service training program within 30 days of hire. The course shall meet the standards of the ABC RBS Advisory Board: Level Three – Supervisors/Managers of Servers.
13. There shall be a Designated Driver Program, that provides an incentive to the person not drinking alcoholic beverages, who is in a group of three or more, to be the designated driver for that group of patrons.
14. There shall be a taxi or ride sharing ride program where the establishment will offer to call a ride for patrons when it seems appropriate. Phone numbers of local taxi companies shall be posted for viewing by patrons.

Security Issues:

1. Except in case of emergency, the licensee shall not permit its patrons to enter or exit the licensed premises through any entrance/exit other than the primary entrance/exit, excluding entrances/exits to/from patio areas. Steps shall be taken by the licensee to discourage unauthorized exiting such as special locking devices or staff at the doors.
2. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the premises.
3. If the establishment is open after midnight, the parking lot shall be cleared of patrons in a timely manner at closing time.
4. An incident log shall be maintained at the licensed premises on a continual basis with at least one year of entries and be readily available for inspection by a police officer. The log is for recording any physical altercations, injuries, and objectionable conditions that constitute a nuisance occurring in, on, or at the licensed premises, including the immediately adjacent area that is owned, leased, or rented by the licensee. The log will indicate date, time, description of incident, and action taken. "Objectionable conditions that constitute a nuisance" means disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise.
5. The police department may require State of California licensed security guards to perform crowd control inside and outside of the establishment, based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses.
6. Security personnel required by the conditional use permit issued for the licensed premises shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance.
7. The owner or manager of the licensed premises shall maintain on the premises a written security policy and procedures manual addressing at a minimum the following items: Handling obviously intoxicated persons; establishing a reasonable ratio of employees to patrons, based upon activity level, in order to monitor beverage sales and patron behavior; handling patrons involved in fighting or arguing; handling loitering about the building and in the immediate

adjacent area that is owned, leased, rented or used under agreement by the Licensee(s); verifying age/checking identification of patrons; warning patrons of reaching their drinking limit/potential intoxication and refusing to serve; calling the police regarding observed or reported criminal activity.

8. Contract security services, proprietary security personnel, or personnel assuming the functions typically associated with security shall be familiar with the establishment's written security policy and procedures by reviewing them and signing they have read and understood them. The signed acknowledgement shall be kept in a file relating to the security manual.
9. Prior to utilizing a contract security guard company, the establishment shall verify the security company has a current City of Irvine business license.
10. Install a closed circuit television system capable of identifying facial features and stature of all patrons entering the establishment. Cameras are to be color and record, including keeping a minimum 30 day library of events, which shall be available for downloading by Irvine Police Department for an investigation.
11. The owner or manager of the licensed premises shall notify the Chief of Police at least three (3) days in advance of a special promotion or special event scheduled at the licensed premises.
12. If an outside promoter is utilized for providing entertainment after midnight, the Chief of Police shall be notified at least three (3) days in advance of the promoters name and proposed entertainment.
13. Lines to enter the establishment shall not encroach into any parking or driveway areas and are to be maintained in an orderly fashion. Persons are to not to loiter about the exterior of the facility.

Condition 6.24

REAL LIFE ESCAPE ROOMS

Real Life Escape Room uses proposed within the project boundaries of Master Conditional Use Permit 00719906-PMP shall adhere to the following requirements:

1. No alcoholic beverages on the premises.
2. Operations will cease no later than 1:00 a.m.
3. All participants shall be verified to be at least 18 years of age or:
 - (1) Persons under 18 years of age must have a signed waiver by a parent or legal guardian.
 - (2) Persons under 14 must be accompanied by a parent or legal guardian.

4. Each game room shall be equipped with an emergency release button or key to unlock the door at any time.
5. The door used to enter the game room shall remain unlocked from the exterior at all times.
6. Cameras with audio capability, or an intercom system, shall be installed in game rooms and actively monitored/listened to by the staff. Cameras shall digitally record and keep a recorded library for at least 30 days.
7. Parking used by the business shall meet the Irvine Uniform Security Code requirement for lighting for such parking areas (minimum maintained one foot-candle of light on the parking surface during nighttime business hours and one hour thereafter).

Condition 6.25

CONVENIENCE STORES

Convenience Store uses proposed within the project boundaries of Master Conditional Use Permit 00719906-PMP shall adhere to the following requirements:

1. Beer, malt liquor, wine coolers, and other similar non-wine alcoholic beverages for which the premises is properly licensed by the California Department of Alcoholic Beverage Control to sell shall only be sold and purchased in minimum pre-packaged quantities of 4 or more. These beverages shall not be displayed, offered for sale, or sold in any number less than the pre-packaged quantity of 4 or more regardless of size.
2. Wine and other non-beer, -malt liquor, -wine cooler alcoholic beverages for which the premises is properly licensed by the California Department of Alcoholic Beverage Control to sell shall not be sold in containers less than 750 milliliter size.
3. There shall be no outside seating, tables, displays, games or pay phones which would encourage loitering.
4. The applicant shall be responsible for maintaining the premises free of graffiti. All graffiti shall be removed within 24 hours of occurrence.
5. There shall be no coin-operated games maintained on the premises at any time.
6. The company shall have a policy on conduct during a robbery and reporting robberies. There shall be evidence of all employees being trained on this policy and procedure.
7. All displays of alcoholic beverages shall be locked to prevent access to these

beverages by the general public between the hours of 2:00 a. m. and 6:00 a. m.

8. A company person, who can operate the camera recorder and obtain video footage/pictures from the recorder, must be able to respond to the store within 30 minutes of an event where the Police Department needs access to the recorded cameras for investigative purposes.

Condition 6.26

HOTEL VEHICLE ACCESS LOCATIONS

Vehicle entrance driveways, after an evaluation by Public Safety, may require one or more driveways restricted to only emergency vehicles from 10:00 p.m. to 6:00 a.m. daily. Gates or drop arm restrictions must have a Knox Box keyed to both Police and Fire Departments. Public Safety to approve the method of restriction.

Condition 6.27

CAMERA SURVEILLANCE – ROOFTOP COMMERCIAL

1. Prior to issuance of a building permit for that portion of a building or structure containing roof top recreation, the plans shall include a Recreation Surveillance Camera Plan showing the presence of color cameras fully covering the roof top recreation space and that are capable of being monitored by the management office. Camera images are to be stored on a digital DVR for a minimum of 30 days.
2. Prior to issuance of a building permit for that portion of a building or structure containing roof top recreation, the plans shall include a Recreation Surveillance Camera Plan showing the presence of color cameras fully covering the roof top recreation space. Camera images are to be stored on a digital DVR for a minimum of 30 days.
3. Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passes an inspection, to be performed by the Police Department, to ensure compliance with the Recreational Surveillance Camera Plan. The inspector shall verify the cameras capture and store the images of the entire roof top recreation space.

Condition 6.28

CAMERA SURVEILLANCE – ROOFTOP COMMERCIAL

1. Prior to the issuance of building permits, provide to Police Department, a Parking Surveillance Camera Plan showing color cameras capable of monitoring the parking structure entrance, capturing a picture of vehicles entering/exiting including views of license plates. Camera images are to be stored on a digital DVR for a minimum of 30 days.
2. Prior to authorization to use, occupy, and/or operate, the applicant shall arrange for and have passed an inspection, to be performed by the Police Department, to ensure compliance with the Parking Surveillance Camera Plan. The inspector

shall verify the cameras capture and store the images of vehicles and their license plates when enter/exiting the parking facility.

PASSED AND ADOPTED by the Planning Commission of the City of Irvine, California at a regular meeting held on the 17th day of October 2019 by the following roll call vote:

AYES 0 COMMISSIONERS:

NOES 0 COMMISSIONERS:

ABSENT 0 COMMISSIONERS:

ABSTAIN 0 COMMISSIONERS:

Unless an appeal is filed prior to the expiration of the 15-day appeal period at 5 p.m. on Friday, November 1, 2019, this approval shall become effective on Saturday, November 2, 2019.

CHAIR OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

SECRETARY OF THE PLANNING
COMMISSION FOR THE CITY OF IRVINE

Exhibit 1

Master Conditional Use Permit

(00719906-PMP)

Sheet 1

1. All street cross sections, access points, intersection lane configurations, and lane widths are subject and conditioned on the result of the traffic analysis and recommendations. Therefore, this master plan is contingent upon findings in the traffic analysis. Consistent with 2nd AVTTM show crosswalks and roundabouts and midblock crosswalks proposed.

Sheet 2

2. Revise Sheet 2 of the Master Conditional Use Permit plans to reflect the following:
 - 1) Development District 1-South Master Plan/CUP – Deleted conditionally permitted land uses (not a part of submittal)*
 1. Ambulance Service
 2. Car Wash
 3. Cemetery/mausoleum/crematory
 4. Child care center
 5. Church
 6. Composting Facility
 7. Concrete Recycling Facility
 8. Congregate Care Facility
 9. Convalescent Home
 10. Drive-Thru
 11. Financial Institution (drive-thru)
 12. Equipment Rental
 13. Funeral home/mortuary
 14. Gas station/fuel dispenser
 15. Golf course/driving range
 16. Government facility
 17. Heliport
 18. Hospital
 19. Large Family Child Care Permit
 20. Manufactured Structure (over two years)
 21. Materials Recovery Facility
 22. Miniwarehouse
 23. Outdoor Sales
 24. Outdoor storage
 25. Recreational vehicle storage, private
 26. Recreational vehicle storage, public
 27. Residential care facility

28. Restaurant, fast food (drive-thru)
29. Retail business, home improvement related
30. Senior Housing
31. Sober Living Facilities
32. Stable, Public
33. Vehicle Assembly
34. Vehicle body repair, paint or restoration
35. Vehicle leasing and rental
36. Vehicle repair
37. Vehicle sales
38. Commercial recreation (over 1,500 square feet)
39. Bar, Tavern, Lounge
40. Health Club
41. Massage Establishment
42. Restaurant, Type 47 ABC License operating after 12:00 am

*Conditionally Permitted land uses subject to the review and approval of Conditional Use Permit by applicable City of Irvine approval body.

2) Development District 1-South Master Plan/CUP – Conditionally permitted land uses part of Project No. 00719906-PMP*

1. Arcade, game*
2. Community Facility
3. Conference/convention facility
4. Convenience store*
5. Fraternal/Service Club
6. Hotel, Extended Stay
7. Hotel
8. Industry, service
9. Manufacturing, Light
10. School, Commercial*
11. School, Private
12. Utility Building and Facility
13. Veterinary Service, domestic
14. Warehouse and Sales Outlet
15. Unique land use - Movie theater*
16. Unique land use - Brewery/Tasting Room*
17. Unique land use - Cultural Facilities (theaters, libraries, art galleries, music balls, observatories)
18. Unique land use – Large and small collection facility

*Conditionally Permitted land uses that shall require a Compatibility Analysis to finalize land use in Development District 1-South (Project No. 00719906-PMP).

Sheet 3

3. Section CC was revised; however, the proposed drainage from Orange County Great Park is now sheet flowing onto private property. Will need a drainage acceptance agreement between the two properties.
4. In Section A-A show existing asphalt trail on east side of Bosque south of roundabout. Identify if this is to remain or be replaced.
5. RTC states trail is outside limits of map, however since the section shows what is outside the limits of the map it should include the trail. Identify as existing.
6. Show proposed crosswalk crossing Bosque on south leg of roundabout at Great Park Blvd RTC states sidewalk was added however no sidewalk/crosswalk is shown. Provide crosswalks.
7. Consistent with approved MLTP, show the 8 foot sidewalk continuing on the east side of Beacon. This 8 foot sidewalk is constructed in D1N and should continue as previously proposed, to connect to Great Park.
8. Project shall be conditioned to modify MLTP.
9. 2nd AVTTM shows this as an easement for emergency vehicles Note B. Clarify this in the title here.
10. Per traffic evaluation, show two way left turn lane instead of striped median in Section 3.

Sheet 4

11. Show and dimension 5 foot public sidewalk on south side of Great Park Blvd. Condition project to provide access ramps for this 5 foot sidewalk crossing the new slip ramp, remove existing curb and gutter.

Sheet 6

12. Turning template is incomplete. Show the proposed driveway on the layout to verify the sweeping path of the vehicle.
13. Provide copy of the ARDA section allowing maintenance access. If access to private property is being proposed on City property, a separate easement or agreement for maintenance access shall be required. City storm drain easement is not the same as maintenance access easement to access private property.
14. This is incorrect part of the proposed IRWD and City easements are recorded per PM 2016-152. Revise the plans accordingly.

15. Similar to other parking lots, provide pedestrian connection to street.

Sheet 7

16. Why not show sidewalk line work solid instead of dashed? Note should call out proposed sidewalk not an easement.

17. Show and provide a note identifying crosswalk on Bosque (south leg) similar to east leg of intersection.

19. Provide call out for proposed sidewalk shown on southwest corner of Bosque/GPB roundabout.

20. Provide pedestrian connection from proposed parking to public sidewalks.

21. What is this parallel line outside parking? Dimension and provide a callout.

22. Provide a call-out for the sidewalk on Beacon. Identify the line-work parallel to the curb line on both east and west side.

23. Why do the planter areas appear to block the pedestrian path on the east side of drive aisle or doors swing out into minimum width pedestrian path?

Sheet C2-A1.202

24. Revise parking layout to remove dead-end trap condition unless these are identified as employee or valet spaces Response to Comments states no change made. Therefore, project shall be conditioned to use dead-end parking spots as valet or employee parking.

Sheet H-A1.209B

25. Revise parking layout to remove dead-end trap condition for 4 or 5 parking spaces unless these are identified as employee or valet. Project shall be conditioned to use these spaces for valet or employees.

Sheet H-A1.210A

26. Revise parking circulation. This is a dead end drive aisle as shown. Project shall be conditioned to utilize these spaces for employees or valet.

Sheet Q-A1.201

26. Revise parking circulation to remove dead-end trap condition. Project shall be conditioned to use these spaces for employees or valet.