



February 5, 2026

Mr. Juan G. Guevara  
Huitt-Zollars, Inc.  
555 W. 5th Street, Suite 2950  
Los Angeles, CA 90013

**Sent Via Email:**  
[jguevara@huitt-zollars.com](mailto:jguevara@huitt-zollars.com)

**Subject: Approval of Minor Modification 00961684-PCPM to Conditional Use Permit 00352083-PCPU to Modify a Loading Dock at the Kaiser Permanente Medical Center located at 6640 Alton Parkway in Planning Area 13 (Irvine Spectrum 4)**

Dear Mr. Guevara:

Community Development Department staff reviewed Modification 00961684-PCPM to Conditional Use Permit 9114-CPU reconfigure the loading dock at Kaiser Permanente Medical Center. The project site is located at 6640 Alton Parkway within Planning Area 13 (Irvine Spectrum 4), is designated Research/Industrial in the Land Use Element of the General Plan, and is zoned 5.5 Medical and Science per the Irvine Zoning Ordinance.

This modification would reconfigure the existing loading dock area of the main hospital building by replacing the existing trash compactor and roll-off container with larger facilities. To accommodate the larger trash compactor and the associated equipment, the site will remove one existing truck delivery stall. No modifications are proposed to existing site circulation or landscaping.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified a "major modification." A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a "minor modification" and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons:

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based upon staff's analysis prepared in accordance with City policy.

The project does not involve an expansion of the existing uses or the introduction of a new use. The Kaiser Permanente Medical Center will continue to operate as approved. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities as it is a minor alteration to an existing facility involving negligible or no expansion of use. Therefore, the scope of this modification will not result in significant or potentially significant environmental impacts.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The scope of this project is minor in nature and is substantially similar to the approved project. The modification to the loading dock area to accommodate the larger trash compactor does not affect the existing site circulation, and there will be no changes to the development intensity of the project site as a result of this modification. Therefore, the project will not cause significant or potentially significant on-site or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The modification is consistent with the intent and conditions of the approved conditional use permit. The replacement and relocation of the trash compactor do not change the function and operation of the existing loading dock. Condition 6.19 is included for this approval to ensure the site continues to comply with all applicable conditions from previous entitlements. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The modification does not alter the existing use of the site or introduce any new uses to the project site. The project site was originally approved as a medical center and will continue to be used as a medical center. Since no new land uses or activities are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The modification is limited to the relocation and replacement of a trash compactor at the hospital building loading dock. The modification does not alter landscaping in any way. The modification does result in the loss of one truck delivery stall at the loading dock. However, the truck loading stalls do not count toward the existing 1,924 parking spaces provided onsite so there will be no change to the provided parking total. The project will maintain a surplus of two parking spaces. Therefore, the modifications will result in no adverse changes to landscaping or parking at the project site.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00961684-PCPM.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification does not result in a change of use or other significant change that would substantially alter the intent and purpose of the original approval. The modification does not change the use or development intensity for the project site. In addition, the project will comply with all previous conditions of approval of 9114-CPU and all subsequent modifications. As such, the project remains consistent with the intent of the findings and conditions of approval associated with original approval and subsequent modifications. All applicable conditions of approval shall remain in full force and effect.

This approval is subject to the following conditions of approval:

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

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this

discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with CUP 9114-CPU, to the extent applicable, and all applicable conditions of approval associated with 00352083-PCPU – including subsequent modifications (File Nos. 00538389-PCPM, 00522562-PCPU, and 00423378-PCPM) – shall remain in full force and effect for the project site.

Unless an appeal is filed prior to the expiration of the 5-business-day appeal period ending at 5 p.m. on Thursday, February 12, 2026, the approval granted by this letter shall become effective on Friday, February 13, 2026.

The stamped-approved plans for Minor Modification 00961684-PCPM are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning counter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Associate Planner Michael O'Toole at 949-724-6102 or by email at [motoole@cityofirvine.org](mailto:motoole@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Exemption Notice



Mr. Juan Guevara  
February 5, 2026  
Page 5 of 5

ec: Juan G. Guevara, Huitt-Zollars, Inc. ([jguevara@huitt-zollars.com](mailto:jguevara@huitt-zollars.com))  
Craig Metcalf, Kaiser Permanente ([craig.p.metcalf@kp.org](mailto:craig.p.metcalf@kp.org))  
Ann Wu, Acting Planning Manager  
Nick Melloni, Principal Planner  
Files: 00961684-PCPM; 00538389-PCPM; 00522562-PCPU; 00423378-PCPM;  
00352083-PCPU; 00328910-PCPU; 9114-CPU







IF THE SHEET IS NOT  
30"x42" U.S.A. REDUCED  
PRINT SCALE  
ACCORDINGLY

1" = 1'-0"

3" = 1'-0"

1" = 1'-0"

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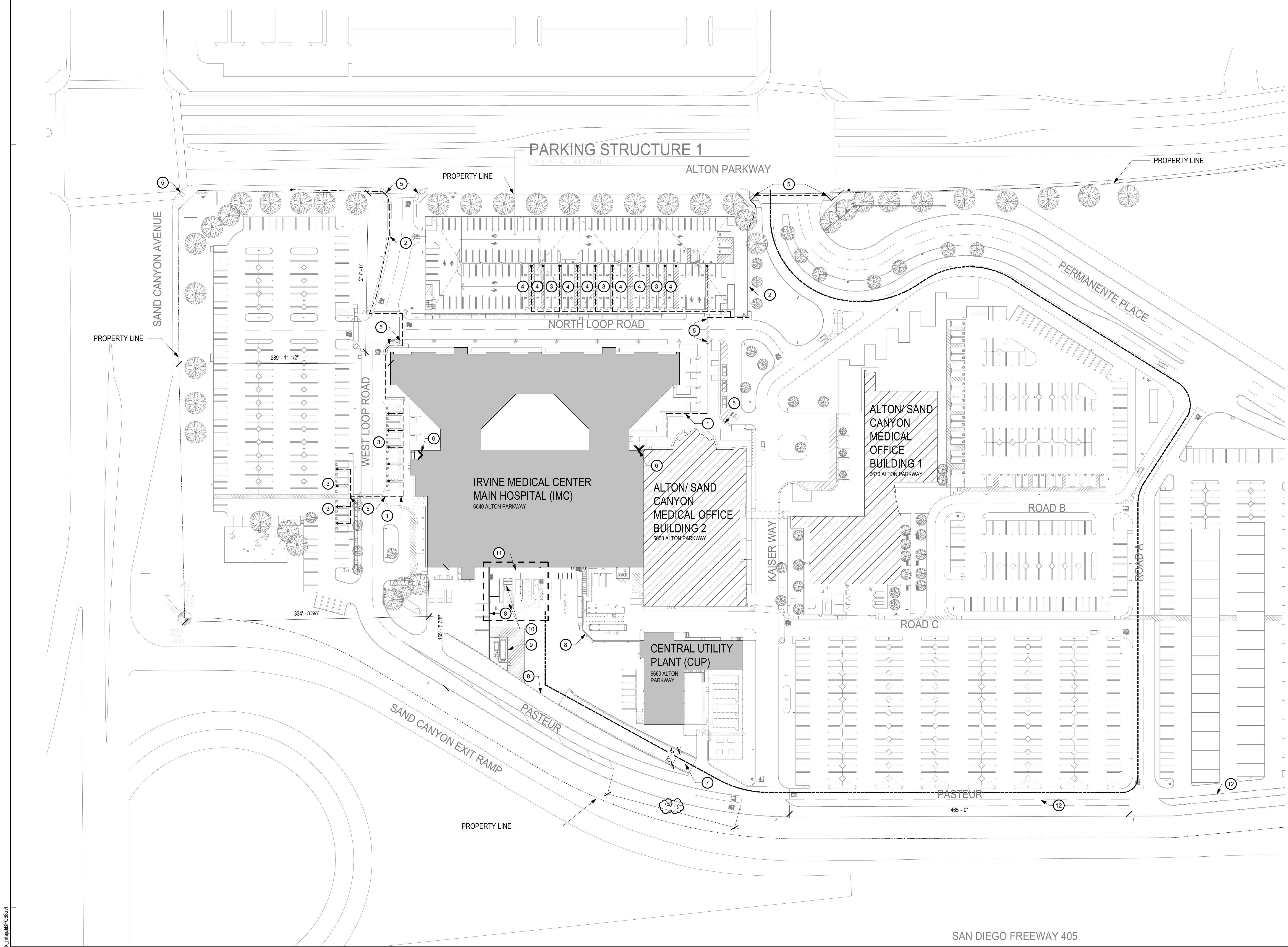
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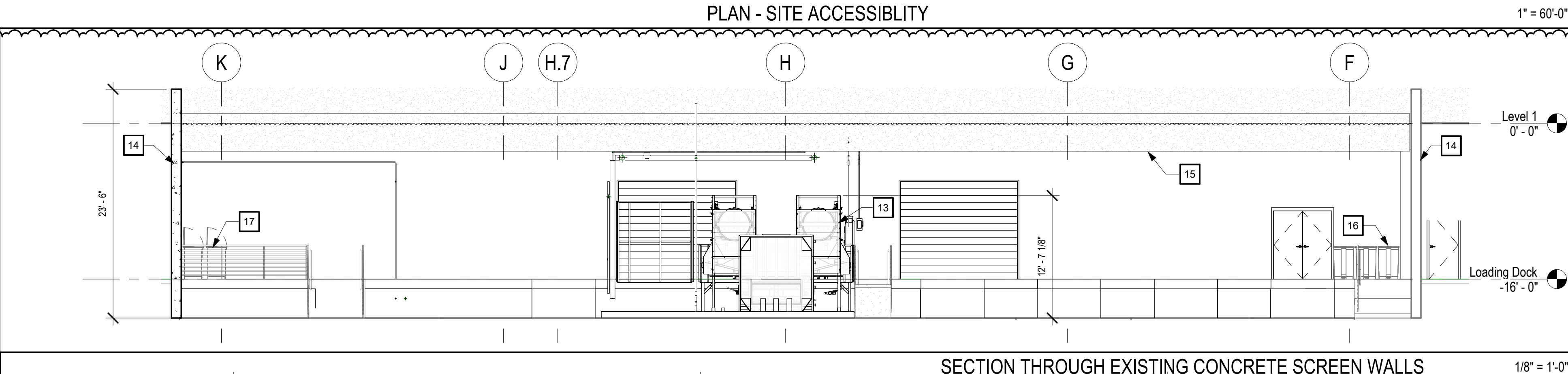
1" = 1'-0"



Supply Chain Partner	Day/Approx. Time	Day/Approx. Time	Day/Approx. Time	Day/Approx. Time	Day/Approx. Time	Day/Approx. Time	Day/Approx. Time
Cardinal	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Fedex am	0500	0500	0500	0500	0500	0500	0500 (Tentative)
Fedex pm	1000	1000	1000	1000	1000	1000	
UPS am	1400	1400	1400	1400	1400	1400	
UPS pm	1800	1800	1800	1800	1800	1800	
Stericycle	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	
Iron Mountain	1000	1000	1000	1000	1000	1000	
Amazon	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	
Clean Harbors	900	900	900	900	900	900	
Waste Management	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	
Sparklets	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	
Materials Management	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	Time/Day Varies	
Drivers (Tentative) (3 Routes)	5AM-1:30PM	5AM-1:30PM	5AM-1:30PM	5AM-1:30PM	5AM-1:30PM	5AM-1:30PM	

Typically in and out during the day between 6AM and 3PM. May be multiple times per day depending on needs.

Time Varies:



GENERAL NOTES

1. EXISTING FACILITIES FROM PARKING AREA ALONG THE PATH OF TRAVEL TO THE PROJECT AREA COMPLY WITH CBC SECTION IIB-202.4

City of Irvine  
**APPROVED**

BY Director of Community Development

CASE # 00961684-PCPM

DATE February 5, 2026

SHEET KEYNOTES

1 (E) ACCESSIBLE ROUTE TO ACCESSIBLE PARKING.

2 (E) ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE BUILDING ENTRANCE.

3 (E) ACCESSIBLE PARKING (COMPLIES WITH CBC 11B-502).

4 (E) VAN ACCESSIBLE PARKING IN THIS AREA (COMPLIES WITH CBC 11B-502).

5 (E) DETECTABLE WARNING SURFACE (COMPLIES WITH CBC 11B-705).

6 (E) ACCESSIBLE PUBLIC ENTRANCE (COMPLIES WITH CBC 11B-404).

7 (E) SERVICE ROAD DOWN TO (E) SERVICE AREAS & LOADING DOCK AT BASEMENT LEVEL.

8 (E) CONCRETE SCREEN WALL.

9 (E) OXYGEN TANK ENCLOSURE.

10 (E) TRASH COMPACTOR & ROLL-OFF CONTAINER.

11 (E) LOADING DOCK.

12 (E) TRASH COMPACTOR.

13 (E) SANITARY EQUIPMENT.

14 (E) CONCRETE SCREEN WALL TO REMAIN. PROTECT IN PLACE.

15 (E) LOADING DOCK CANOPY TO REMAIN. PROTECT IN PLACE.

16 (E) 35 GALLON BINS FOR ORGANIC WASTE.

17 (E) 35 GALLON BINS FOR RECYCLABLE MATERIALS.

LEGEND

HCAL HOSPITAL BUILDING - LOCATION OF PROJECT

NON-HCAL MEDICAL OFFICE BUILDING

ACCESSIBLE PATH OF TRAVEL

(E) INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVED SURFACE OF EACH ACCESSIBLE PARKING STALL

AREA OF WORK

PROPERTY LINE

WASTE HAULER PATH OF TRAVEL

LAND USE AND PARKING SUMMARY

USES: ACUTE CARE HOSPITAL, ADMINISTRATION, AND MEDICAL OFFICE BUILDINGS.

EXISTING PARKING SUMMARY

SURFACE PARKING SUMMARY	
CARPOOL PARKING	192
LONG TERM PARKING	357
ACCESSIBLE PARKING	50
STANDARD PARKING	894
MOTORCYCLE PARKING	20
BICYCLE PARKING	4
SUB-TOTAL SURFACE PARKING	1,517

STRUCTURE PARKING SUMMARY

LONG TERM PARKING	119
ACCESSIBLE PARKING	48
STANDARD PARKING	240
SUB-TOTAL STRUCTURE PARKING	407
TOTAL PARKING	1,924

NOTE: REFER TO 00522562-PCPU

REQUIREMENTS

PHASE ONE	OFFICE @ 5.5 PER 1,000 SQ. FT.	593 SPACES
PHASE TWO	HOSPITAL @ 2.5 PER EACH BEDS	685 SPACES
	OFFICE @ 5.5 PER 1,000 SQ. FT.	644 SPACES
TOTAL		1,922 SPACES

REQUIRED PARKING PER 00522562-PCPU: 1,922 SPACES

PROPOSED DELIVERY TRUCK PARKING MODIFICATION

EXISTING DELIVERY TRUCK STALLS: 7

PROPOSED MODIFICATION TO DELIVERY TRUCK STALLS: REMOVED TO MAKE ROOM FOR A NEW DOUBLE CHAMBER SAN-I-PAK SYSTEM.

DELIVERY TRUCK STALLS: 1

NOTE: PROPOSED STALLS TO BE REMOVED ARE CURRENTLY BEING USED FOR DELIVERY TRUCKS ONLY, AND DO NOT AFFECT THE TOTAL NUMBER OF STALLS REQUIRED BY 00522562-PCPU.

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KAISER FOUNDATION HOSPITALS  
NATIONAL FACILITIES SERVICES  
1800 HARRISON STREET OAKLAND,  
CALIFORNIA 94612

ISSUE / REVISION LOG

NO.	ISSUED	DATE
1	CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #1	07/22/2025
2	CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #2	11/19/2025

ARCHITECT

HUITT  
HZ ZOLLARS

555 W. Fifth Street Suite 2950 | Los Angeles, CA 90013 USA  
Phone 310.820.4600 | Fax 310.207.4215  
www.huittzollars.com

CONSULTANT

ARCHITECT SEAL

SEAL OF THE ARCHITECT  
STATE OF CALIFORNIA  
08/11/27  
RENEWAL DATE

CONSULTANT SEAL

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AGENCY APPLICATION NUMBER  
00961684-PCPM

AGENCY APPROVAL STAMP

FACILITY  
IRVINE MEDICAL CENTER (IMC)  
6640 Alton Parkway, Irvine, CA

PROJECT  
PLNG  
IRVINE MEDICAL CENTER  
SAN-I-PAK REPLACEMENT

SHEET TITLE  
PLAN - SITE ACCESSIBILITY

FAC NO.

BLDG NO.

FLOOR LVL.

SECTION

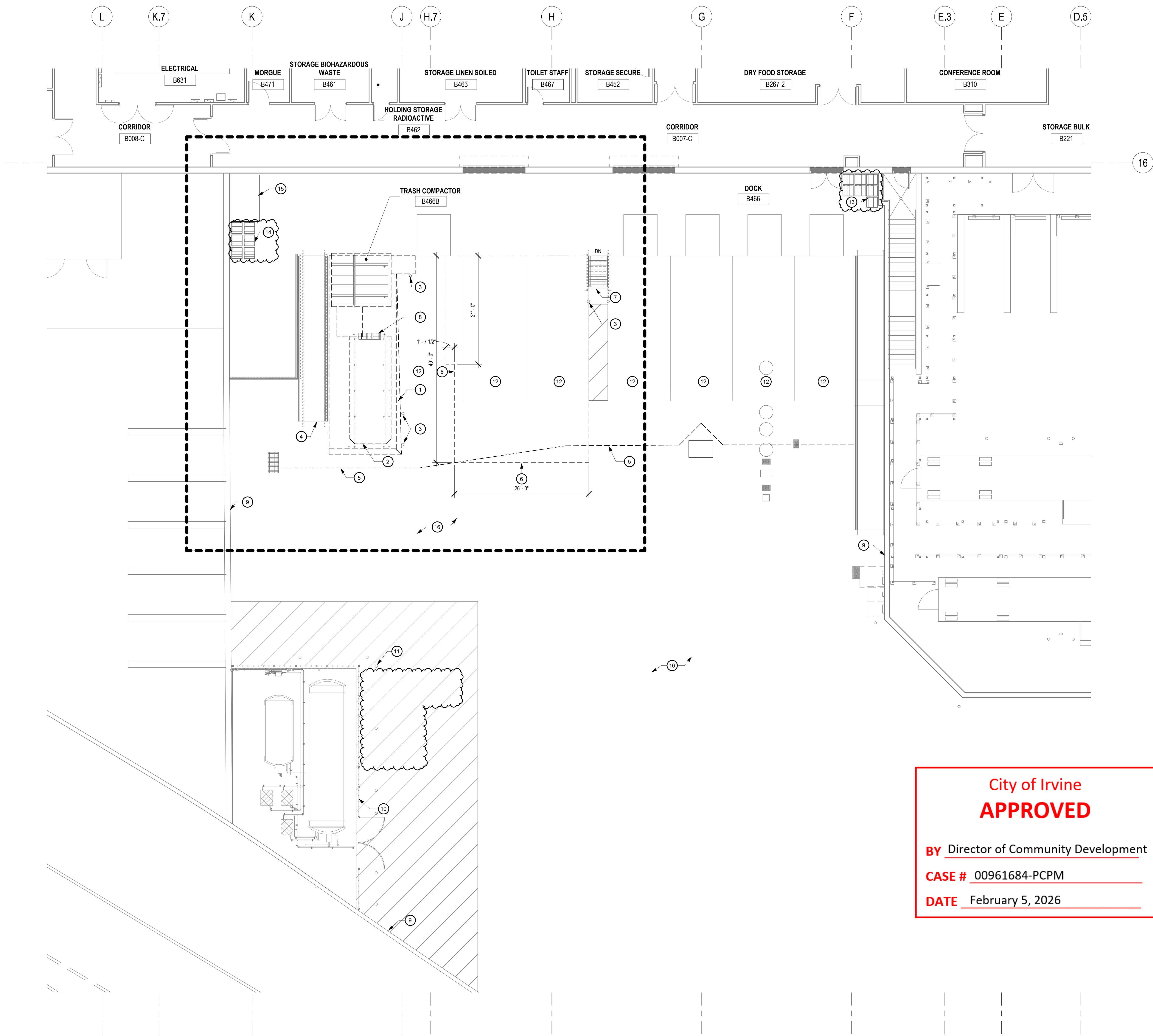
HZ PROJ. NO. R314412.94

KP PROJ. NO. CAP030079

MATTERPORT LINK:

G1-00A





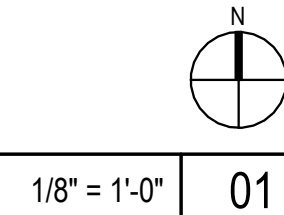
City of Irvine  
**APPROVED**

**BY** Director of Community Development

**CASE #** 00961684-PCPM

**DATE** February 5, 2026

PLAN - DEMO BASEMENT



## GENERAL NOTES

NOT APPLICABLE

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ISSUE / REVISION LOG

NO.	ISSUED	DATE
	CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #1	07/22/2020 10/02/2020
	CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #2	11/18/2020

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Phone 310.820.4600 | Fax 310.207.4215  
[www.built.zoilers.com](http://www.built.zoilers.com)

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ARCHITECT 3



CONSULTANT SEA

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### LEGEND

AREA OF WORK

## KEYPLAN

FACILITY  
IRVINE MEDICAL CENTER (IMC)  
6640 Alton Parkway, Irvine, CA

PROJECT

PLNG  
IRVINE MEDICAL CENTER  
SAN-I-PAK REPLACEMENT

SHEET TITLE

PLAN - DEMO ENLARGED  
BASEMENT

FAC NO:	BLDG NO:	FLOOR LEV:	SECTION:
HZ PROJ. NO.	R314412.94	KP PROJ. NO.	CAP03007

**MATTERPORT LINK:**

A0-13A

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NATIONAL FACILITIES SERVICES  
1800 HARRISON STREET OAKLAND,  
CALIFORNIA 94612

#### ISSUE / REVISION LOG

ISSUED	DATE
CONDITIONAL USE PERMIT MODIFICATION	07/22/2025
CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #1	10/02/2025
CONDITIONAL USE PERMIT MODIFICATION BACKCHECK #2	11/18/2025

## GENERAL NOTES

NOT APPLICABLE

☐ SHEET KEYNOTES

- 1 (N) EQUIPMENT PAD.
- 2 (N) SAN+PAK EQUIPMENT.
- 3 (N) CONCRETE PATCH.
- 4 (N) HOSE EBB.
- 5 (N) 2" DRAIN PIPES BURIED IN (N) CONCRETE PAD.
- 6 PATCH & REPAIR EDGE OF LOADING DOCK AS NEEDED.
- 7 (N) 8" ROUND X 5' TALL BOLLARD.
- 8 NEW INDIENT TRIENT DRAIN.
- 9 (N) STEAM CONDENSATE BLOW DOWN TANK AND COOLER.
- 10 (N) 2" VENT UP 12' ABOVE LOADING DOCK CANOPY.
- 11 (N) FLOOR CLEAN OUT.
- 12 NEW INDIENT FLOOR DRAIN (FD-1) SERVING WASH CART AND BLOW DOWN TANK.
- 13 (N) DISCONNECT SWITCHES.
- 14 DELIVERY TRUCK PARKING STALL.

### LEGEND

AREA OF WORK

## KEYPLAN

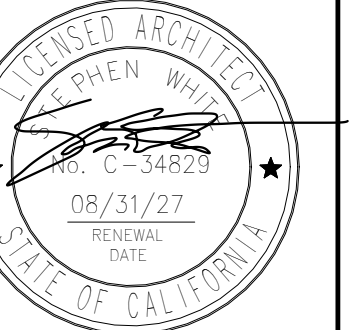
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AGENCY APPLICATION NUMBER  
00961684-PCPM

AGENCY APPROVAL STAMP

IRVINE MEDICAL CENTER (IMC)  
6640 Alton Parkway, Irvine, CA

PLNG  
IRVINE MEDICAL CENTER  
SAN-I-PAK REPLACEMENT

SHEET TITLE

PLAN - REMODEL ENLARGED  
BASEMENT

NO:	BLDG NO:	FLOOR LVL:	SECTION:
PROJ. NO.	R314412.94	KP PROJ. NO.	CAP030079

ATTERPORT LINK:

A1-13A



# NOTICE OF EXEMPTION



TO: ☐ State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA 95812-3044

☒ County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

**FROM:**

City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575  
**Attn: Michael O'Toole**  
**Associate Planner**  
**949-724-6102**

**SUBJECT:** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title; File No:** Conditional Use Permit Modification for Kaiser Permanente Medical Center (File No. 00961684-PCPM)

**Project Location:** 6640 Alton Parkway in Planning Area 13 (Irvine Spectrum 4), in the City of Irvine, County of Orange, CA  
(include County)

**Project Description:** Master Plan Modification to reconfigure the loading dock area of the existing hospital building to accommodate the removal and replacement of a trash compactor and associated equipment. No changes are proposed to the site. The facility will continue to function as originally approved.

**Approving Public Agency:** City of Irvine  
Director of Community Development  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** February 5, 2026  
**Resolution No.** N/A

**Project Applicant:** Huitt-Zollars, Inc.  
555 W. 5th Street, Suite 2950  
Los Angeles, CA 90013  
Attn: Juan G. Guevarra  
323-528-0310  
[jguevara@huitt-zollars.com](mailto:jguevara@huitt-zollars.com)

**Exempt Status:**  
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)  
☐ Declared Emergency (Section 21080(b)(3); 15269(a))  
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))  
☐ Statutory Exemption:  
☒ Categorical Exemption: Section 15301, Class 1 Existing Facilities  
☐ General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:**

Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project involves the replacement and relocation of a trash compactor and associated equipment. The facility will continue to function as originally approved.

Michael O'Toole,  
Associate Planner  
\_\_\_\_\_  
**Name and Title**

*Michael O'Toole*  
\_\_\_\_\_  
**Signature**

February 5, 2026  
\_\_\_\_\_  
**Date**