



April 14, 2026

Ms. Kayla Catacutan
NN-Architects
8311 Westminster Boulevard
Westminster, CA 92683

Sent Via Email:
kayla@nn-arch.com

Subject: Approval of Modification 00981410-PMPC to Master Plan 00358053-PMPC for the conversion of a 1,307-square-foot office to a restaurant at 2710 Alton Parkway; and approval of Interim Use Permit 00981411-PIUP to allow a temporary employee parking lot at 2550 Alton Parkway located at Diamond Jamboree Retail Center in Planning Area 36 (Irvine Business Complex)

Dear Ms. Catacutan:

Community Development Department staff reviewed Modification 00981410-PMPC to allow the conversion of an existing office to a restaurant at 2710 Alton Parkway, Suite 211, and Interim Use Permit 00981411-PIUP to allow employee parking at 2550 Alton Parkway. The existing Diamond Jamboree retail center is within the 5.1 Irvine Business Complex (IBC) Multi-Use zoning district of Planning Area 36 (IBC) and is designated Urban/Industrial in the Land Use Element of the General Plan.

In February 2005, Planning Commission approved Master Plan 00358053-PMPC for the development of the Diamond Jamboree Retail Center. Subsequently, in May 2018, the Planning Commission approved Major Modification 00685793-PMPC and Conditional Use Permit 00685580-PCPU to construct a six-story parking structure with 23,000 square feet of retail and restaurant spaces as part of an expansion to the retail center at 2550 Alton Parkway. Then in May 2021, the Director of Community Development granted a three-year extension for these approvals. Most recently, in August 2024, the Planning Commission approved Modification 00935137-PMPC, renewing the prior approval; this is set to expire in August 2027 if construction has not commenced.

The proposed modification would allow an existing 1,307-square-foot office space to be converted into a restaurant, and the interim use permit would allow 151 parking spaces within an existing unpaved parking lot for employee parking. The interim use permit will expire when construction of the parking structure begins or the 00935137-PMPC approval expires, whichever comes first. If the modification approval expires, the project is conditioned to require the parking lot to be improved to meet all Irvine Zoning Ordinance requirements.

Section 2-15-6 of the Irvine Zoning Ordinance contains criteria to determine whether an

interim use should be approved, conditionally approved, or denied. Interim use permits are reviewed by the Director of Community Development. Based on the submittal, the Director of Community Development determines that the required findings to approve an interim use permit can be made as follows:

- A. The interim use will comply with all applicable development standards of the Irvine Zoning Ordinance and the purpose of the zoning district in which the site is located.

The temporary employee parking lot is proposed to occupy the unpaved lot adjacent to the existing commercial center. The interim use permit is limited to providing temporary employee parking to support the commercial center. The parking spaces are designed to be consistent with the standards outlined in Section 4-4-1 of the Irvine Zoning Ordinance.

Due to the temporary nature of the project, the employee parking lot will not include landscape trees. However, the existing landscape buffer along Alton Parkway will be maintained. The project is conditioned to require landscape improvements at the expiration of this approval should the project to construct the parking structure not progress. Therefore, the interim use will be consistent with the Irvine Zoning Ordinance and the purpose of the zoning district.

- B. Adequate traffic circulation, off-street parking, and pedestrian safety will be maintained during the operation of the interim use.

The temporary parking lot is designed to be consistent with City of Irvine Standard Plans to ensure adequate traffic circulation, off-street parking, and pedestrian safety. Additionally, the parking lot will be used for employee parking only to limit pedestrian traffic. The project is also conditioned to require on-site improvements if the approval to expand the retail center were to expire. Improvements include an additional pedestrian crosswalk along Millikan Avenue and upgrades to pedestrian walkways to enhance pedestrian connections throughout the retail center. Therefore, the parking lot will provide adequate traffic circulation, off-street parking, and pedestrian safety.

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

The temporary parking lot will be used to provide additional employee parking for the existing retail center. Additionally, the project has been reviewed by the Orange County Fire Authority and the Irvine Public Safety Department, both of which had no issues with the proposal. Based on the provided information, the interim use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as 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 on staff’s analysis prepared in accordance with City policy.

The site is zoned 5.1 IBC Multi-Use, which allows for a variety of residential, office, retail, and services in a mixed-use environment. The modification will convert the existing building square footage from office to restaurant, resulting in no additional building square footage. This conversion is consistent with the original approvals for the existing center, which allows for a variety of retail and restaurant uses.

Therefore, the site will continue to operate in a manner consistent with the original approval and the proposed restaurant is consistent with the 5.1 IBC Multi-Use zoning district.

The proposed restaurant within an existing building is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15303, Conversion of Small Structures, which applies to conversion of existing small structures from one use to another. Therefore, there would be no potentially significant impacts resulting from the project.

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 modification is limited to converting existing building square footage from an office to a restaurant. The project does not include additional square footage, and the proposed use is consistent with the original approval for the commercial center. Therefore, the modification 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 findings and conditions of approval for Master Plan 00358053-PMPC, Modification 00685793-PMPC, and Modification 00935137-PMPC remain unaffected, as the proposed modification does not reduce parking, result in a net loss of landscaping, or otherwise alter the intent of the prior approvals. The required

parking spaces for the site will increase from 872 spaces to 884 spaces due to the change of use. However, the additional 151 parking spaces within the temporary parking lot will provide a total of 898 parking spaces on-site to ensure sufficient parking is provided. The project will continue to comply with all conditions of approval from the original master plan and subsequent modification and is, therefore, consistent with their findings and intent.

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.

This modification will not impact or introduce sensitive uses that were not previously considered in the original approval. The modification is limited to converting existing building square footage from office to restaurant and does not involve additional building square footage. Therefore, the project will not result in an impact to existing, or introduction new, sensitive uses not previously considered.

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

The modification is limited to converting existing building square footage from office to restaurant use and does not alter landscaping in any way. Additionally, the temporary employee parking will provide 151 additional parking spaces and will result in a surplus of nine spaces on-site. The project is conditioned to provide on-site improvements if the approval to expand the commercial center expires, or the property owner will need to provide an alternative parking plan while the expansion is under construction (Conditions 6.19 and 6.20). Therefore, the modification will not result in a significant reduction of landscaping or parking.

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 00981410-PMPC.

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

The findings or conditions of approval for the original master plan will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that could alter the intent/purpose of the original approval. This project is conditioned to comply with all conditions from the original Master Plan 00358053-PMPC, as modified. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

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

REQUIRED PARKING LOT IMPROVEMENTS

In the event the interim use permit expires due to the expiration of the approval of Master Plan Modification 00935137-PMPC, the temporary parking lot shall be made permanent through submittal and approval of a modification to the master plan. The permanent parking lot shall comply with the requirements of the Irvine Zoning Ordinance, including landscape standards.

Condition 6.20

REQUIRED ON-SITE IMPROVEMENTS

In the event the interim use permit expires due to the expiration of the approval for master plan modification 00935137-PMPC begins, pedestrian walkways shall be updated to be consistent with the improvements required through 00935137-PMPC. Improvement includes providing an additional pedestrian crosswalk across Millikan Avenue and widening the walkway along the building located at 2600 Alton Parkway.

Ms. Kayla Catacutan

April 14, 2026

Page 6 of 7

Conditional 6.21

PARKING MANAGEMENT PLAN

In the event the interim use permit expires due to the construction for Master Plan Modification 00935137-PCPM, the property owner shall submit a plan to the Director of Community Development that identifies parking management strategies to provide sufficient parking for the commercial center. The plan shall be submitted within 30 days prior to construction starting and shall be reviewed and approved by the Director of Community Development.

Condition 6.22

COMPLIANCE WITH PRIOR CONDITIONS

Development of this project shall comply with all applicable conditions of approval for Diamond Jamboree including Master Plan 00358053-PMPC, and applicable modifications (including File Nos. 00685793-PMPC, and 00935137-PMPC).

Condition 6.23

EXPIRATION

The interim use permit approval shall be valid until construction on the expanded retail center begins, or the 00935137-PMPC approval expires on August 15, 2027, whichever comes first.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Tuesday, April 21, 2026, the approval granted by this letter shall become effective Wednesday, April 22, 2026.

The stamped-approved plans for Minor Modification 00981410-PMPC 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 Tianna de la Paz at 949-724-5457 or via email at tdelapaz@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Exemption Notice

Ms. Kayla Catacutan

April 14, 2026

Page 7 of 7

ec: Alyssa Matheus, Planning Manager

Ann Wu, Principal Planner

Files: 00981410-PMPC, 00981411-PIUP, 00358053-PMPC, 00685793-PMPC,
and 00935137-PMPC

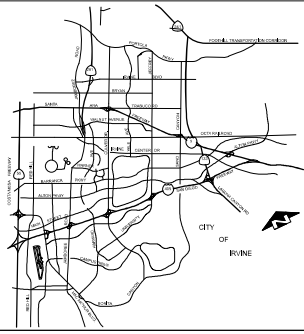
THE CITY OF IRVINE



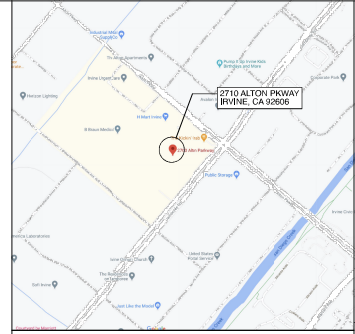
BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.2 EFFECTIVE JUNE 2025)



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION

PROJECT LOCATION: 2710 ALTON PARKWAY, STE. 111 IRVINE, CA 92606 JAMBOREE RD AND ALTON PARKWAY INTERSECTION

PROJECT DESCRIPTION: CHANGE OF USE FOR UNIT 4011 (11,377 SQ. FT.) FROM OFFICE TO RESTAURANT TO ACCOMMODATE FUTURE RESTAURANT OCCUPANCY UNDER 50 PEOPLE, INCLUDING AN INTERIOR USE PRINT AND MODIFICATION TO THE MASTER PLAN TO INCORPORATE THE CHANGING OF USE INTO AN EMPLOYEE PARKING LOT.

NOTE: THIS NEW RESTAURANT IS NOT INCLUDED IN THIS SCOPE OF WORK, THERE ARE NO EXTERIOR OR INTERIOR CHANGES TO THE BUILDING. THIS PROJECT IS FOR A CHANGE OF USE ONLY.

SPECIAL CONDITIONS OF LAND USE APPROVAL: SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN N/A

SEE SHEET NA UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL.

USE OCCUPANCY/LOADING AREA: CONVERT (E) GROUP B OCCUPANCY TO GROUP B (UNDER 50 OCCUPANTS), UNIT 1,307 SF

NUMBER OF STORES: RESTAURANT BUILDING

MEZANINES: N/A

TYPE OF CONSTRUCTION: TYPE BA

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

EXTERIOR WALLS: NO

FIRE WALLS: NO

FIRE BARRIERS: NO

FIRE PARTITIONS: NO

HORIZONTAL ASSEMBLIES: NO

SEE SHEET NA FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPENRATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: YES, N/A (A) SPRINKLERS ARE EXISTING, NO PROPOSED CHANGES

AN - SELECT APPROPRIATE TYPE (TYPE 1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (842) (843) (844) (845) (846) (847) (848) (849) (850) (851) (852) (853) (854) (855) (856) (857) (858) (859) (860) (861) (862) (863) (864) (865) (866) (867) (868) (869) (870) (871) (872) (873) (874) (875) (876) (877) (878) (879) (880) (881) (882) (883) (884) (885) (886) (887) (888) (889) (890) (891) (892) (893) (894) (895) (896) (897) (898) (899) (900) (901) (902) (903) (904) (905) (906) (907) (908) (909) (910) (911) (912) (913) (914) (915) (916) (917) (918) (919) (920) (921) (922) (923) (924) (925) (926) (927) (928) (929) (930) (931) (932) (933) (934) (935) (936) (937) (938) (939) (940) (941) (942) (943) (944) (945) (946) (947) (948) (949) (950) (951) (952) (953) (954) (955) (956) (957) (958) (959) (960) (961) (962) (963) (964) (965) (966) (967) (968) (969) (970) (971) (972) (973) (974) (975) (976) (977) (978) (979) (980) (981) (982) (983) (984) (985) (986) (987) (988) (989) (990) (991) (992) (993) (994) (995) (996) (997) (998) (999) (1000)

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 9-4-001 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 9-4-001 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND AS SUBSTITUTION FOR RATED CONSTRUCTION.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 9-4-001 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET, AND TO JUSTIFY AN INCREASE IN HEIGHT OR AREA (AS APPLICABLE BELOW).

PROVIDE ALTERNATE EXPLANATIONS INCLUDING ALL RELEVANT CODE REFERENCES

ADDITIONAL HAZARD AREA ANALYSIS (CIRC CHAPTER 6)

NO EXTERIOR MODIFICATION IN SCOPE OF WORK. EXTERIOR BUILDING TO REMAIN EXISTING, NO WORK PROPOSED, ALL TENANT IMPROVEMENTS ARE FUTURE, UNDER SEPARATE PERMITS.

PARKING SUMMARY

REQUIRED PARKING: SEE PARKING ANALYSIS SHEET A-2

TOTAL PARKING PROVIDED: SEE PARKING ANALYSIS SHEET A-2

UNACCESSIBLE PARKING PROVIDED: SEE PARKING ANALYSIS SHEET A-2

STANDARD ACCESSIBLE PARKING PROVIDED: SEE PARKING ANALYSIS SHEET A-2

APPLICABLE STATE CODES WITH CITY OF IRVINE AMENDMENTS:

CALIFORNIA BUILDING CODE 2022

CALIFORNIA ELECTRIC CODE 2022

CALIFORNIA MECHANICAL CODE 2022

CALIFORNIA PLUMBING CODE 2022

CALIFORNIA ENERGY EFFICIENCY CODE 2022

CALIFORNIA GREEN BUILDING STANDARDS CODE 2022

WATER CONSERVING PLUMBING FIXTURE VERIFICATION/RETROFIT

PERMITS FOR WHICH AN INITIAL PLAN INSPECTION WAS RECEIVED OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321, WAS THE INITIAL PLAN INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994. NO.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (THREE STORES AND FEWER INCLUDING HOTELS) AND MOSTS AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VARIATIONS EQUAL OR GREATER THAN 20,000 SQ. FT. AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

SEE SHEET NA FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET NA FOR COMPLETE DOCUMENTATION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS SET FORTH BY THE CITY OF IRVINE INFORMATION BULLETIN # 321.

SEE SHEET NA FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET NA FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

NOTE: COMPLETE IBC TEXT IS AVAILABLE ON THE INTERNET AT WWW.IBC.CODECOMPLY.COM

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS (IBC SECT. 104-02)

MON-FRI 7AM TO 7PM

SAT. 9AM TO 2PM

NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS (IBC SECT. 104.07 AND 104.08)

SEE SHEET NA FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

HOODING (IBC 9-04-01.1, 9-04-02.1)

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A

AT/BC AND UNDERLOOR VENT COVERS (IBC 9-04-01.6, 9-04-02.1)

ROOF AND UNDERLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/8" NOMINAL TO 1/8" NOMINAL, (IBC 9-04-01.6) SEE DETAIL.

OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL MEMBERS INCLUDING STEEL STEMS AND PRE-CAST CONCRETE SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION (REQUIRED) RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INCLUDING ASSEMBLY TO HIGH-RISE/STAIR STRUCTURES AND TANKING LOT MODIFICATIONS SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD, THESE MEETINGS, WHILE NOT REQUIRED BY ANY CITY CODE FOR TENANT IMPROVEMENTS NOT ADDING AREA, ARE BENEFICIAL FOR MAJOR TENANT IMPROVEMENTS OR ANY RESTAURANT INSTALLATIONS, TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT COMMERCIAL BUILDING INSPECTOR SUPERVISOR AT (949) 774-6333 FOR BUILDING INSPECTIONS AND GRADING INSPECTOR SUPERVISOR AT (949) 774-6333 FOR PARKING LOT MODIFICATIONS INSPECTIONS.

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE CANCELED FOR EACH DEFERRED ITEM UNTIL BEFORE THE COMMENCEMENT OF ANY WORK WHEN THE SCOPE OF SUCH DEFERRED DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

(IF SPRINKLERS (WITH FUTURE T))

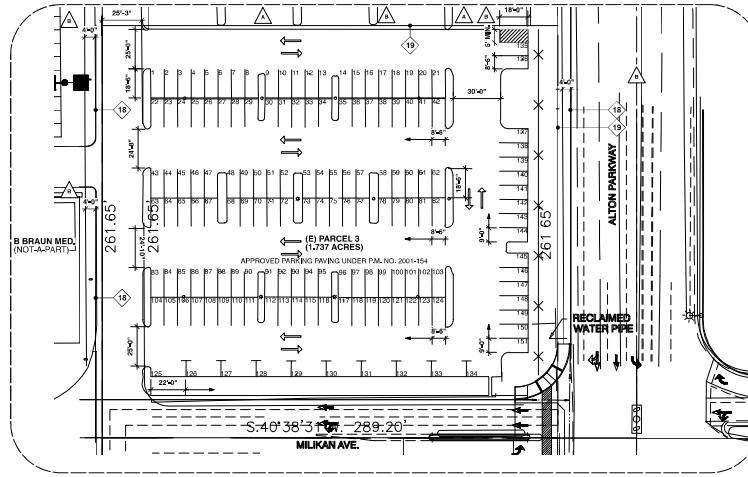
FIRE ALARM (WITH FUTURE T))

SMOKE EXHAUST SYSTEM (WITH FUTURE T))

AN - SELECT APPROPRIATE TYPE (TYPE 1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (58

◇ KEY NOTES

1. IRVINE RANCH WATER DISTRICT WATER PIPELINE EASEMENT.
2. SOUTHERN CALIFORNIA Edison PUBLIC UTILITY EASEMENT.
3. CITY OF IRVINE TRAFFIC SIGNAL EASEMENT.
4. CITY OF IRVINE FIRE ACCESS EASEMENT.
5. CITY OF IRVINE FIRE IRRIGATION EASEMENT.
6. IRVINE RANCH WATER DISTRICT SEWER PIPELINE & ACCESS EASEMENT.
7. CITY OF IRVINE PUBLIC STREET & UTILITY EASEMENT.
8. (E) TRASH ENCLOSURE.
9. (E) PROHIBITORY LINE.
10. (E) DRIVEWAY.
11. (E) PATH OF TRAVEL FROM A PUBLIC WAY NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOULD BE SHOWN. THE SLOPE AND CURBSIDE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT BE EXCEED 5% AND 2% RESPECTIVELY.
12. (E) ULTIMATE RIGHT OF WAY NO CHANGE.
13. (E) TURNING RADII FOR TRASH TRUCK.
14. (E) LINE OF SIGHT PER CITY STANDARD PLAN 403.
15. (E) CURB RETURN.
16. (E) CURB APRON.
17. (E) ELEVATOR.
18. (E) SIDEWALK.
19. (E) LANDSCAPE.
20. (E) TENANT TO TENANT SEPARATIONS ARE 1-HR. FIRE BARRIERS, TYP.

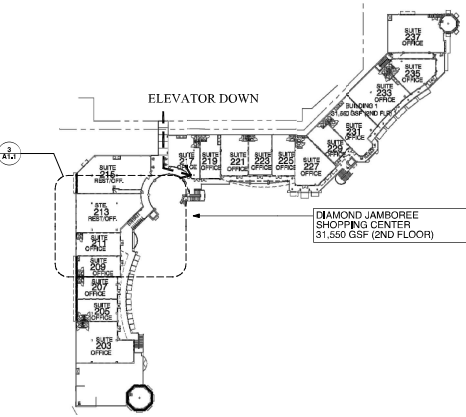


City of Irvine
APPROVED

BY **Director of Community Development**

CASE # 00984740-PMPC & 00981411-PIUP

DATE April 14, 2026





City of Irvine
APPROVED

BY Director of Community Development

CASE # 00984740-PMPC & 00981411-PIUP

DATE April 14, 2026



P R O J E C T

**DIAMOND JAMBOREE
 SHOPPING CENTER:
 UNIT 211**

2710 ALTON PKWAY, STE.
 211 IRVINE, CA 92606



NO.	DATE	REVISION NOTES
3	2/26/25	REVISION B
2	1/14/25	REVISION A
1	7/10/25	CMP SUBMITTAL

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO NR ARCHITECTS, INC. AND IS CONFIDENTIAL. NO PORTION OF THE INFORMATION CONTAINED HEREIN IS TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF NR ARCHITECTS, INC.

REVIEWED BY: SN
 DRAWN BY: KC
 PROJECT NO: 230405

**CODE & PARKING
 ANALYSIS**

00960764-PCPM



A0.2

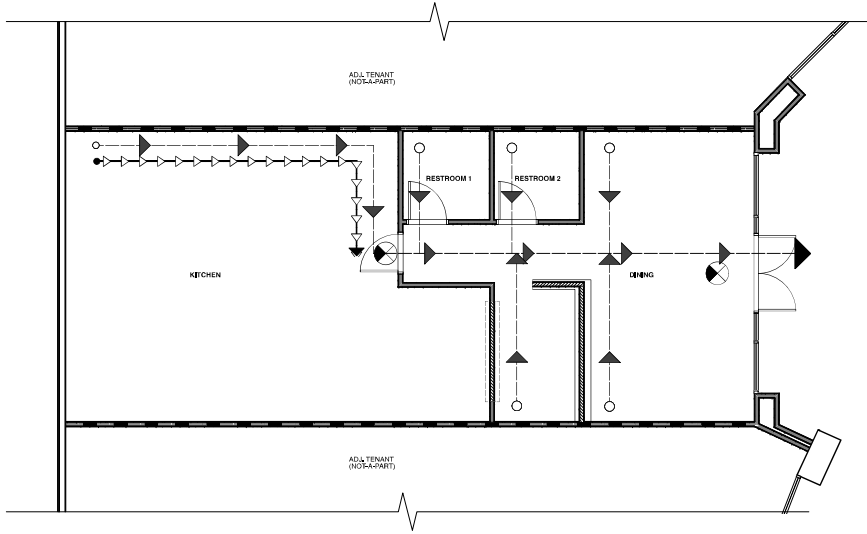


P R O J E C T

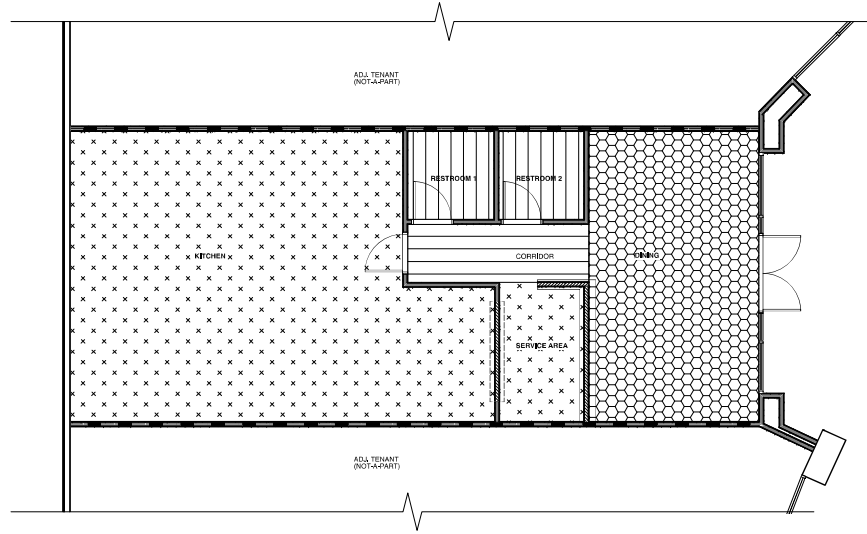
DIAMOND JAMBOREE SHOPPING CENTER: UNIT 211

2710 ALTON PKWAY, STE. 211 IRVINE, CA 92606

EXIT PLAN



OCCUPANT LOAD ANALYSIS



SAMPLE EXIT REQUIREMENT

DESCRIPTION	AREA	RATIO	TOTAL OCCUPANCY	EXIT REQUIRED	EXIT PROVIDED	SEPERATION REQUIRED	SEPERATION PROVIDED
DINING INDOOR	312	1/15	21	1	1	-	-
KITCHEN	764	1/200	4	1	1	-	-

LEGEND

- COMMON PATH OF TRAVEL
 - TRAVEL DISTANCE
 - EXIT
 - REFER TO KEYNOTES
- *EXIT* SIGN AND ALL EXIT SIGNS WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

EGRESS PATH SUMMARY

DESCRIPTION	TRAVEL DISTANCE CBC 1017.2		COMMON PATH OF EGRESS TRAVEL PER CBC 1009.0		SPACES W/ ONE EXIT (ONE EXIT) CBC 1006.2.1	
	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED	PROVIDED	MAX. ALLOWED
DINING	-	-	-	-	28'-0"	75'0"
KITCHEN	-	-	28'-0"	75'0"	68'-0"	75'0"

OCCUPANT LOAD

DESCRIPTION	AREA	RATIO	TOTAL
DINING INDOOR	312 S.F.	1/15	21
KITCHEN	764 S.F.	1/200	4
RESTROOM	96 S.F.	N/A	N/A
CORRIDOR	68 S.F.	N/A	N/A
TOTAL OCCUPANCY	-	-	25

PARKING SUMMARY

OCCUPANCY	AREA	RATIO	PARKING SPACES REQD.	REMARKS
RETAIL	52,505 SF	1/250 SF	211	Note 1 Note 2
RESTAURANT	43,380 SF	1/75 SF	578	
FAST FOOD	1,501 SF	1/100 SF	16	
MEDICAL OFFICE	6,896 SF	1/180 SF	39	
OFFICE	2,848 SF	1/250 SF	12	
COMMERCIAL RECREATION	5,913 SF	1/250 SF	24	
OUTDOOR DINING	1,065 SF	1/150 SF	8	*NOT INCLUDED IN THE TOTAL BUILDING SF
TOTAL BUILDING SF:	113,043 SF	TOTAL REQD.:	889	
			TOTAL EXISTING:	747
			NEW LOT 3 PARKING:	151
			NEW TOTAL PROPOSED PARKING:	898
				*9 SPACE SURPLUS

NOTE 1: COMMERCIAL/RETAIL SF AGE INCLUDES THE TENANT SPACE LOCATED AT 2710 ALTON PKWY SUITE 111 TO BE CONSISTENT WITH EXISTING CONDITIONS
 NOTE 2: COMMERCIAL/RETAIL SF AGE INCLUDES THE COMMON AREA SF AGE

City of Irvine
APPROVED
 BY _____ Director of Community Development
 CASE # 00984740-PMPC & 00981411-PIUP
 DATE April 14, 2026

NO.	DATE	REVISION NOTES
4	3/17/26	REVISION C
3	2/26/26	REVISION B
2	1/14/26	REVISION A
1	7/10/25	CLP SUBMITTAL

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO NN ARCHITECTS, INC. AND IS CONFIDENTIAL. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF NN ARCHITECTS, INC.

REVISIONS BY: KC
 DRAWING NO: 230405
 PROJECT NO:

OCCUPANCY & CODE ANALYSIS

Public Works & Sustainability Waste Recycling Comments 00960764-PCPM PE

- Will the solid waste collection services for this site be affected by the project?
YES, THE CHANGE FROM RETAIL TO RESTAURANT CHANGES THE AMOUNT OF TRASH. FUTURE TENANT WILL SHOW COMPLIANCE UNDER THEIR TI PERMIT. THE EXISTING SHOPPING CENTER HAS A TOTAL OF 6 TRASH ENCLOSURES AND IS OPERATING UNDER THE CURRENT RECYCLING LAWS.
- Is there an existing solid waste enclosure? If so, are there separate bins for trash, recycling, and organic waste? Plans must show accommodation of mandatory State of California recycling mandates SB1383 mandatory food waste recycling.
YES, SEPARATE BINS ARE ALREADY AVAILABLE ON SITE FOR RECYCLING AND ORGANIC WASTE
- Bins or containers placed therein must provide protection against adverse environmental conditions, such as rain i.e. roof.
YES, SEPARATE BINS ARE ALREADY AVAILABLE ON SITE FOR RECYCLING AND ORGANIC WASTE. ALL ENCLOSURES ARE PROTECTED FROM ENVIRONMENTAL CONDITIONS
- SB 1383 requires that businesses that generate 2 cubic yards (cy) or more per week of ANY TYPE of solid waste (trash) must separate collected organics (i.e., food waste and arrange for recycling services for that organic waste.
FUTURE TENANT WILL COMPLY
- Please reference additional comments that include state and local statutes.
NOTE ADDED TO COVER SHEET UNDER RECYCLING.
- Acknowledge will be in compliance with state local statutes.
NOTE ADDED TO COVER SHEET UNDER RECYCLING.

GENERAL COMMENTS

Irvine Zoning Code

- Section 3-23-2. Section E - Existing development which adds 30 percent or more to the existing floor area of a development project shall provide areas for collecting and loading solid waste materials
W/A NO NEW FLOOR AREA PROPOSED.
Sec. 3-23-4. - Design requirements.
 - A. Solid waste collection areas shall be contained within an enclosed area.
THERE ARE 6 EXISTING TRASH ENCLOSURES LOCATED AROUND THE PROPERTY
 - B. Dimensions of the solid waste collection area shall accommodate containers consistent with collection methods prescribed for the types of materials generated for collection.
ALL EXISTING TRASH ENCLOSURE LOCATED AROUND THE PROPERTY ARE SIZED PROPERLY TO ACCOMMODATE APPROPRIATE CONTAINERS
 - C. A concrete loading pad area shall be provided in front of the solid waste collection area(s) to ensure that collection vehicles do not damage pavement surface. The concrete pad area shall be designed and constructed consistent with City of Irvine standards and design manual.
ALL EXISTING TRASH ENCLOSURES HAVE CONCRETE PADS DESIGNED AND CONSTRUCTED CONSISTENT WITH THE COFS STANDARDS AT THE TIME OF ORIGINAL CONSTRUCTION
 - D. Solid waste enclosures shall comply with the wall and fence standards set forth in chapter 3-35 and all applicable building codes, and be consistent with the City of Irvine standards and design manual.
ALL EXISTING TRASH ENCLOSURES HAVE CONCRETE PADS DESIGNED AND CONSTRUCTED CONSISTENT WITH THE COFS STANDARDS AT THE TIME OF ORIGINAL CONSTRUCTION
 - E. Landscaped materials used to screen solid waste collection areas shall comply with the landscape standards set forth in chapter 3-15
ALL EXISTING TRASH ENCLOSURES HAVE CONCRETE PADS DESIGNED AND CONSTRUCTED CONSISTENT WITH THE COFS STANDARDS AT THE TIME OF ORIGINAL CONSTRUCTION

Comments 00960764-PCPM PE

Page 1 of 4

Public Works & Sustainability Waste Recycling Comments 00960764-PCPM PE

- F. Recycling areas shall be secured to prevent the theft of recyclable materials by unauthorized persons, while allowing authorized person's access for disposal and pickup of materials. ALL EXISTING TRASH ENCLOSURES ARE SECURED.
 - G. Recycling areas or the bins or containers placed therein shall provide protection against adverse environmental conditions, such as rain, which might render the collected materials unmarketable. ALL EXISTING TRASH ENCLOSURES ARE SECURED WITH ROOFS.
 - H. A sign clearly identifying all recycling and refuse collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas. ALL EXISTING TRASH ENCLOSURES ARE DESIGNED AND CONSTRUCTED CONSISTENT WITH COFS STANDARDS AT THE TIME OF ORIGINAL CONSTRUCTION.
- (Code 1976, § V.E-316.4; Ord. No. 92-3, 4-14-92; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 97-05, 5-13-97; Ord. No. 00-13, § 3, 10-24-00)

ADDITIONAL COMMENTS: Acknowledge will be in compliance with state local statutes.

- All paved surfaces, including any enhanced pavement areas that may be planned, must be designed to accommodate the weight, turning radius and other operational considerations related to heavy trash trucks. Pavement area where trash trucks stop to load bins shall be designed to withstand the increased loading from the truck wheels and meet the approval of the City engineer. Please convey to applicant the attached City standards (Bin Enclosure Loading Pad Construction Specs).
NO CHANGES PROPOSED TO ANY PAVED SURFACES.
- Please convey to applicant, Per the City's Zoning Code, owners of properties are responsible for ensuring that sufficient bin quantities and frequency of collection service is provided to avoid waste overflows from bins. If frequent or constant overflow problems arise, the City may direct an increase in the frequency of waste collection at a property as necessary to eliminate the overflow problem. Also, a waste hauler may charge additional fees if a waste truck cannot conveniently access a trash collection area and must manually move a bin an extraordinary distance from an enclosure to empty it.
THESE NOTES WILL BE ADDED TO PLANS FOR REFERENCE.

Compliance with City Organics Recycling Ordinance

Ordinance 21-19 requires accommodation of mandatory State of California recycling mandate SB 1383.

Compliance with City's Construction & Demolition (C&D) Recycling Ordinance:

All construction demolition projects require Waste Management Plan (WMP). Anything that generates waste requires submittal of a Waste Management Plan (WMP) and a refundable waste diversion fee deposit bond under the City's C&D Recycling Ordinance. A WMP deposit of \$1.00 per square-foot (\$50,000 maximum) is required for construction. Submittal by the applicant of the WMP will be required during the building permit process. Can find application at link below.

<https://irvineca.seamlessdocs.com/w/wastemanagementplan>

Please convey to applicant that only City-franchise waste haulers are allowed to provide waste bins, and to empty and transport on city streets such bins containing non-
THESE NOTES WILL BE ADDED TO PLANS FOR REFERENCE.

Comments 00960764-PCPM PE

Page 2 of 4



P R O J E C T

DIAMOND JAMBOREE SHOPPING CENTER: UNIT 211

2710 ALTON PKWAY, STE. 211 IRVINE, CA 92606

NO.	DATE	REVISION NOTES
3	2/28/25	REVISION B
2	11/14/24	REVISION A
1	7/10/25	CMP SUBMITTAL

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO NN ARCHITECTS. BE AWARE THAT ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED FOR THE PURPOSES OF THE FEDERAL INFORMATION FREEDOM ACT. ANY DISCLOSURE OF THIS INFORMATION TO ANY OTHER PERSON OR ENTITY, WITHOUT THE WRITTEN CONSENT OF NN ARCHITECTS, IS STRICTLY PROHIBITED.

REVISED BY: SN
DRAWN BY: KC
PROJECT NO: 00405

PUBLIC WORKS RECYCLING

Public Works & Sustainability Waste Recycling Comments 00960764-PCPM PE

hazardous construction and demolition waste. A listing of the franchise waste bin haulers is available on the City's web page at

<https://www.cityofirvine.org/environmental-programs/find-waste-hauler>

Others are authorized to haul such waste by the Irvine Municipal Code provided they do not supply and place bins at a property to collect waste, and only if they hold a contractor's license issued by the State of California, are engaged in the collection of construction waste incident to a legitimate construction business, and conduct solid waste collection only with equipment or vehicles which they own.

After construction is completed, the business should contact the City regarding City-authorized waste/recycling hauler that can provide waste collection service to this property.

Waste Reduction and Recycling California State Statutes and Regulatory Requirements:

The California Integrated Waste Management Act (AB939)

All Cities and Counties in California are required by State law (i.e., the "California Integrated Waste Management Act," AB939) to limit the amount of waste flowing to landfills by 50% compared to base-year levels or face the threat of significant financial penalties. For the City to comply with this state requirement and avoid potential fines, effective waste management programs and recycling are important both during and after construction of new development projects, as well as modifications to existing developments.

Mandatory Commercial Recycling (AB341)

State law now requires that all commercial businesses/properties that generate more than 2 cubic yards of solid waste per week must have a recycling program. Businesses may contact the City of Irvine's Environmental Program at 949-724-7669, or visit <http://www.cityofirvine.us/programs/recycling/ab-341-state-requirement-to-recycle/>, to get free assistance in setting up or improving their recycling program.

Mandatory Organics Recycling (SB 1383 & AB1826)

Businesses that generate 2 cubic yards (cy) or more per week of **any type of solidwaste (trash)** must separate collected organics (i.e., food waste and landscape trimmings respectively) and arrange for recycling services for that organic waste.

The applicant/business manager/operator should contact the City for free assistance in implementing the required services by calling Public Works Environmental Programs at 949-724-7669.

<https://codes.iccsafe.org/content/CAGBC2019JUL21S/chapter-4-residential-mandatory-measures>

THESE NOTES WILL BE ADDED TO PLANS FOR REFERENCE.

Comments 00960764-PCPM PE

Page 3 of 4

Public Works & Sustainability Waste Recycling Comments 00960764-PCPM PE

Chapter 4 Residential Mandatory Measures CalGreen Code

4.410.2 Recycling by Occupants

Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. <https://codes.iccsafe.org/content/CAGBC2019JUL21S/chapter-4-residential-mandatory-measures>

NOT APPLICABLE

California Green Building Code Standards Chapter 5.41

Chapter 5 of the Non-Residential Mandatory Measures

Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet lawfully enacted local recycling ordinance if more restrictive.

<https://codes.iccsafe.org/content/CAGBC2019/chapter-5-nonresidential-mandatory-measures>

READILY ACCESSIBLE TRASH/RECYCLE ENCLOSURES ARE SPREAD OUT AROUND THE ENTIRE RETAIL SHOPPING CENTER

Comments 00960764-PCPM PE

Page 4 of 4



P R O J E C T

DIAMOND JAMBOREE SHOPPING CENTER: UNIT 111

2710 ALTON PKWAY, STE. 211 IRVINE, CA 92606

NO.	DATE	REVISION NOTES
3	2/26/26	REVISION B
2	1/14/26	REVISION A
1	7/1/25	CMP SUBMITTAL

THE DOCUMENT CONTAINS INFORMATION PROPRIETARY TO THE CITY OF IRVINE AND IS CONFIDENTIAL. ANY DISCLOSURE OF THIS INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CITY OF IRVINE IS STRICTLY PROHIBITED.

REVISIONED BY: SN
DRAWN BY: KC
PROJECT NO: 230405

PUBLIC WORKS RECYCLING

00960764-PCPM

A0.6



NOTICE OF EXEMPTION

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

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575

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

Attn: **Tianna de la Paz**
Associate Planner
949-724-6027

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

Project Title and File No.: Minor Modification 00981410-PMPC to Master Plan 00358053-PMPC for the conversion of a office to a restaurant and Interim Use Permit 00981411-PIUP to allow a temporary parking lot

Project Location: 2550 Alton Parkway & 2710 Alton Parkway in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Request to convert an existing 1,307 square-foot office to a restaurant and allow the use of a temporary parking lot to provide employee parking.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575
Approval Date: April 14, 2026

Project Applicant: NN-Architects
8311 Westminster Boulevard
Westminster, CA 92683
Attn: Kayla Catacutan
562-353-9742
kayla@nn-arch.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: **Sections 15301, Existing Structures, and 15303, Conversion of Small Structures**
- General Rule Exemption (Section 15061(b)(3))

Reason(s) Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Sections 15301, Existing Structures, and 15303, Conversion of Small Structures. The first exemption allows the use of the existing temporary parking lot to provide employee parking. The second exemption permits the conversion of an existing tenant space from one use to another use where only minor modifications to the structure would occur.

Tianna de la Paz, Associate Planner
Name and Title

Tianna de la Paz
Signature

April 14, 2026
Date