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Wednesday, June 06, 2007

Mr. Jay Garcia, AICP
Zoning Administrator
City of Newport Beach Planning Department
3300 Newport Blvd
Newport Beach, CA 92658-8915

Re: **Use Permit Determination**
20342 Acacia Street
Newport Beach, CA 92660

Dear Mr. Garcia,

The purpose of this letter is to describe a potential use being considered for an office building, located at 20342 Acacia Street. We are requesting a Planning Director Determination/Decision for this use. The shell building for this use was completed a couple of years ago, was permitted and approved under The City of Newport Beach, and is presently empty.

The projected use is a mail-order pharmaceutical service center. The facility will feature automated machines that fill prescription orders for the client's pharmaceutical company – Newport Rx, Inc. The machines take orders, fill bottles with the proper prescription, label, package and organize each individual order for shipment. There is no manufacturing, no pollution, and no hazardous chemicals – just robotic machines that dispense pills into bottles. There will also be several offices for managers as well as phone attendants in cubicles responsible for taking orders, located on the ground floor. The second floor will have the machines and operators. There will be approximately 25 staff on the ground floor and 15 staff on the second level, well below the 48 parking stalls allowed for this building .

There will be no retail customers at this site, - everything is done through mail order. This project will therefore have less trips than a standard professional office building. There will be some deliveries of bulk pharmaceuticals and single daily pickups from UPS and FedEx, but no visitor or retail traffic.

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We believe that under Section 20.44.050 of the Newport Beach Zoning Ordinance (Specific Plan District #7, included herein), the best definition of this use is 'K. Service businesses.' The Owner is servicing clients with this business. It is not a medical office use, but could be construed to be a retail business, although walk-in customers are not allowed. We do not believe it is an "assembly of components or finished products" – that designation relates more to a manufacturing process. Regardless, we believe this use will have minimal impact on surrounding traffic, is a clean and professional use, and will be a benefit to the surrounding community.

We appreciate your consideration in this matter. If you have any questions or comments, please feel free to call me at (949) 222-0558.

Sincerely,



WATKINS / BAILE & ASSOCIATES
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By: John C. Baile, AIA
Vice President