



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending August 28, 2015

**ZONING ADMINISTRATOR ACTIONS
AUGUST 27, 2015**

- Item 1: Echo 56 Temporary Sales Office Limited Term Permit No. XP2015-007 (PA2015-142)
Site Address: 5515 River Avenue
Action: Approved by Resolution No. ZA2015-047 Council District 1
- Item 2: Go Greek Yogurt Minor Use Permit No. UP2015-032 (PA2015-121)
Site Address: 3500 E. Coast Highway
Action: Approved by Resolution No. ZA2015-048 Council District 6
- Item 3: Harbor View Mobil Service Station Comprehensive Sign Program No. CS2015-009 (PA2015-136)
Site Address: 2500 San Joaquin Hills Road
Action: Approved by Resolution No. ZA2015-049 Council District 7
- Item 4: 2908 Ocean LLC Lot Line Adjustment No. LA2015-004 (PA2015-127)
Site Address: 2908 and 2914 Ocean Boulevard
Action: Approved by Resolution No. ZA2015-050 Council District 6
- Item 5: Big Canyon Lot Line Adjustment No. LA2015-002 (PA2015-090)
Site Address: 1 Big Canyon Drive and 29 Rue Grand Vallee
Action: Approved by Resolution No. ZA2015-051 Council District 5

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: ParkStone Comprehensive Sign Program No. CS2015-008 (PA2015-135)
Site Address: 5180 Birch Street
Action: Approved Council District 3

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

RESOLUTION NO. ZA2015-047

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LIMITED TERM PERMIT NO. XP2015-007 LOCATED AT 5515 RIVER AVENUE FOR A TEMPORARY SALES OFFICE, AND PARKING (PA2015-142)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Taylor Morrison of California, LLC, with respect to property located at 5515 River Avenue, and legally described as Lot 104 of Tract 3813, requesting approval of a limited term permit (90 days or more).
2. The applicant proposes to operate a temporary sales office, with related parking and signage, associated with the previously approved 24-unit condominium development that is currently being constructed on the site.
3. The subject property is located within the Multi-Unit Residential (RM) Zoning District and the General Plan Land Use Element category is Multiple-Unit Residential (RM).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Multiple-Unit Residential (RM-D).
5. A public hearing was held on August 27, 2015 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. A Mitigated Negative Declaration (SCH No. 2008021075) and an addendum to the Mitigated Negative Declaration were prepared for the project in accordance with the implementing guidelines of the California Environmental Quality Act (CEQA). A subsequent mitigated negative declaration for the project is not required to be prepared pursuant to CEQA Guidelines Section 15162 because the proposed project involves a minor design change to accommodate a sales office within an approved garage space and to construct related parking spaces and signage for a limited duration of time. These changes do not constitute "substantial changes" to the project that would involve new significant environmental effects or result in additional mitigation measures.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.040(G) (Limited Term Permits – Findings and Decisions) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. *The operation of the requested limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use.*

Facts in Support of Finding:

1. The property is currently under construction with 24 new residential dwelling units. Three (3) of the units will be used as model homes and will be constructed within the first phase of development. A temporary sales office will be constructed within the garage of a model home unit with a temporary customer parking lot constructed in close proximity.
2. The sales office would operate with one (1) employee between the hours of 10:00 a.m. and 6:00 p.m., daily, to minimize disruption to the surrounding residential neighborhood and would cease operation upon the sale of the units.
3. The model homes and parking lot will be blocked off from the active construction area with construction fencing and gates.
4. The dedicated on-site parking lot will provide customers a safe area for parking with a designated path of travel to each of the units.
5. Temporary signage will be located entirely on-site and will consist of a 12-square-foot project identification monument sign, two (2) 1.5-square-foot directional signs, and three (3) one-square-foot wall-mounted model home identification signs. The temporary signage will not be illuminated.
6. The temporary monument sign will be located on-site near the project driveway accessible from River Avenue, and located outside the traffic safety visibility area.
7. The use of flags will be limited to a total of three (3) and permitted to be installed near the River Avenue driveway to identify customer access to the sales office location. No other flags, pennants, or other similar attention attracting devices are authorized.

Finding:

B. The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot.

Facts in Support of Finding:

1. The subject lot is approximately 1.49 acres in size. The development will be constructed in phases, with the model homes, temporary sales office, and parking lot constructed first. Once constructed, customers will benefit from safe access and parking to the model homes while the remaining units in the development are constructed on-site.
2. Given the size of the lot and phasing of development, the lot can accommodate sales office parking demands on-site with little disruption to surrounding residential uses and adjacent public parking lot.
3. The model homes, sales office, and parking lot are located on the west side of the lot, furthest away from the adjacent residential dwellings to the east on Neptune Avenue. The neighboring residential dwellings to the south are buffered by Seashore Drive and a public parking lot. The neighboring residential dwellings to the north are buffered by River Avenue.

Finding:

C. The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate.

Facts in Support of Finding:

1. The sales office will operate between 10:00 a.m. and 6:00 p.m., daily, and is expected to generate minimal traffic operational hours.
2. Customers accessing the site will utilize the new driveway off River Avenue. Construction traffic will continue to utilize the existing driveway access further east on River Avenue or on Seashore Drive, and will not impede or conflict with customer access to the sales office parking lot.

Finding:

D. Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator.

Facts in Support of Finding:

1. A temporary 6-space parking lot will be constructed and maintained on-site in conjunction with the operation of the sales office.
2. The parking lot will include parking reserved for disabled persons and accessible path of travel.

Finding:

E. The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.

Facts in Support of Finding:

1. The RM (Multiple-Unit Residential) designation of the Land Use Element of the General Plan is intended to provide primarily for multi-family residential development containing attached or detached dwellings. The proposed use is a temporary sales office operating within one (1) of twenty-four (24) new residential condominium units being constructed on-site. The proposed use is of a limited duration and will not impede the ultimate use of the site as a residential condominium development, consistent with the RM designation.
2. Section 20.18.020 of the Municipal Code allows temporary uses within the RM (Multi-Unit Residential) Zoning District subject to the approval of a Limited Term Permit. Limited Term Permits may authorize uses that might not meet the development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary or limited nature. In this case, the sales office and related parking and signage are limited duration uses that will cease operating prior to completion of the new residential condominium development.
3. The proposed use is conditioned such that it will comply with all other applicable provisions of the General Plan, Municipal Code, and other City regulations.
4. The site is not located within a specific plan area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Limited Term Permit No. XP2015-007, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
2. This action shall become final and effective fourteen (14) days following the date this Resolution was adopted unless within such time an appeal is filed with the Community

Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF AUGUST, 2015.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Anything not specifically approved by this limited term permit is prohibited and shall be addressed by a separate and subsequent review.
3. The Limited Term Permit shall expire twelve (12) months from the effective date of the license agreement to implement this permit, unless an extension of up to one (1) additional permit of twelve (12) months is granted by the Zoning Administrator.
4. The sales office hours of operation shall be limited to between 10:00 a.m. and 6:00 p.m., daily.
5. A maximum of three (3) flags may be installed to identify access to the sales office near the River Avenue driveway. No other flags, pennants, balloons, or similar attention attracting devices may be used.
6. Temporary signage shall be limited to one (1) project identification monument sign (not to exceed 20 square feet in sign area and 6.5 feet in height), two (2) directional signs (not to exceed 1.5 square feet in sign area and 50 inches in height), and three (3) wall-mounted model home identification signs (not to exceed one-square-foot in sign area). Signage shall not be illuminated.
7. The temporary project identification monument sign shall be located outside the traffic safety visibility area, subject to the review and approval of the City's Traffic Engineer.
8. The temporary sales office overhead structure shall be removed prior to the sale of the model unit, and the garage shall be reconfigured for the parking of vehicles.
9. An accessible restroom facility shall be provided and available to the public for the duration of the sales office use.
10. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
11. A fire hydrant shall be provided within 400 feet of all portions of the sales office as per California Fire Code Section 507.5.1. Plans will need to be submitted to the Fire Department for approval requiring an "F" permit.

12. Per California Fire Code Section 3312.1, an approved water supply (fire hydrant) for fire protection shall be made available as soon as combustible material arrives on the site.
13. Prior to occupancy of the sales office, an all-weather fire access road shall be provided consistent with Newport Beach Fire Department Guideline C.01 standards.
14. Prior to occupancy of the sales office, the emergency fire access road needs to be marked *No Parking* on both sides, consistent with Newport Beach Fire Department Guidelines C0.1.
15. Per Newport Beach Fire Department Guidelines C0.1, any locked gates shall have a lock approved by the Fire Department for emergency access.
16. Prior to the occupancy of the sales office, the automatic sprinkler system installation shall be tested and approved by the Fire Department.
17. A 2A 10BC fire extinguisher shall be installed on a wall in an accessible location within the sales office.
18. A copy of the Resolution, including conditions of approval, Exhibit "A," shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
19. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City's approval of the Echo 56 Temporary Sales Office including, but not limited to, Limited Term Permit No. XP2015-007 (PA2015-142). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, the City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages which the City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2015-048

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2015-032 FOR A TAKE-OUT SERVICE, LIMITED EATING AND DRINKING ESTABLISHMENT LOCATED AT 3500 EAST COAST HIGHWAY (PA2015-121)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Go Greek Yogurt, with respect to property located at 3500 East Coast Highway, and legally described as Lot 1, Block U, Tract 0323, requesting approval of a Minor Use Permit.
2. The applicant proposes a take-out service, limited eating and drinking establishment with six (6) seats. The applicant proposes to convert a vacant suite within a recently constructed commercial building into a fresh and frozen yogurt shop. The proposed hours of operation are 7:00 a.m. to 8:00 p.m., Monday-Thursday, 7:00 a.m. to 9:00 p.m., Fridays, and 10:00 a.m. to 9:00 p.m., Saturdays and Sundays. A maximum of three (3) employees would be on duty per shift.
3. The subject property is located within the Commercial Corridor (CC) Zoning District and the General Plan Land Use Element category is Corridor Commercial (CC).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 27, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15301, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 1 (Existing Facilities).
2. Class 1 exempts minor alterations to existing facilities involving negligible expansion of use beyond that existing at the time of the lead agency's determination. The subject application is for a new use with no expansion of the existing commercial use at the site.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020 (Conditional Use Permits and Minor Use Permits) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The use is consistent with the General Plan and any applicable specific plan.*

Facts in Support of Finding:

1. The General Plan designates the site as Corridor Commercial (CC) within the General Plan, which is intended to provide a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The proposed project is designed to serve residents and visitors in the area. The proposed take-out service, limited eating and drinking establishment would be complementary to the surrounding commercial and residential uses.
2. The subject property is not part of a specific plan area.

Finding:

- B. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*

Facts in Support of Finding:

1. The subject property is located in the Commercial Corridor (CC) Zoning District, which is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The proposed project is designed to serve residents and visitors in the area. The proposed take-out service, limited eating and drinking establishment would be complementary to the surrounding commercial and residential uses. Nearby uses include restaurants, banks, salons, and retail stores, with residential uses across the alley.
2. Pursuant to Zoning Code Section 20.20.020 (Commercial Zoning Districts Land Uses and Permit Requirements), a minor use permit is required for a take-out service, limited eating and drinking establishment if the subject property is located within 500 feet of any residential zoning district. The subject property is located within 500 feet of residential zoning districts, the closest of which is located across the 14-foot-wide alley to the northeast on Narcissus Avenue. The closest residence is approximately 75 feet away to the northeast.
3. The site was developed with a nonconforming building that exceeded the allowed floor area and provided no on-site parking. The building was recently demolished and the

site was developed with a multi-tenant commercial building with no parking pursuant to Section 20.38.040 (Nonconforming Structures) that allows existing nonconforming, nonresidential structures within Corona del Mar to be demolished and reconstructed to their preexisting height and floor area, provided there is no loss of existing parking.

4. Pursuant to Zoning Code Section 20.38.060 (Nonconforming Parking), a new use is allowed without providing additional parking, provided no intensification or enlargement (e.g., increase in floor area) occurs, and the new use requires a parking rate of no more than one (1) space per 250 square feet of gross building area. In this case, the parking requirement for a take-out service limited, eating and drinking establishment is one (1) space per 250 square feet of gross building area and no intensification or enlargement is proposed. Therefore, no additional parking is required and the proposed project is compliant.
5. The proposed project is subject to and would operate in compliance with Section 20.48.090 (Eating and Drinking Establishments). No outdoor activities, late hours, alcohol sales, or outdoor dining are proposed as part of this application, but future changes would be required to be consistent with the Municipal Code. As conditioned, the proposed establishment will comply with Zoning Code standards for eating and drinking establishments, including those specific to the take-out service limited use classification, including a maximum of six (6) seats.

Finding:

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*

Facts in Support of Finding:

1. Commercial and residential uses are allowed in the vicinity, including retail sales, personal service, restaurant, office, and residential uses. The subject property is located among other commercial uses along East Coast Highway with residential uses located behind the commercial uses.
2. The existing building is not changing other than the proposed interior remodel for the subject suite as a result of this project. The subject suite is 793 square feet in gross floor area with 295 square feet proposed as net public (customer serving) area. Adequate trash storage facilities for the commercial tenant are provided in an enclosed area, thereby preventing any odor or related issues for the nearby residential and commercial uses.
3. The operational characteristics of the proposed establishment would be that of a typical take-out service, limited eating and drinking establishment that would serve residents, visitors, and employees. Customers would order and pay at a counter and primarily take the food to go. The proposed use would not have late hours of operation, include alcohol sales, nor create any adverse noise impacts outside of the

establishment. Therefore, the operating characteristics would be compatible with the allowed commercial and residential uses in the vicinity.

4. As conditioned, the allowed hours of operation will be 7:00 a.m. to 11:00 p.m. daily, which will minimize any disturbance to residences near the property.

Finding:

- D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*

Facts in Support of Finding:

1. The lot is 5,708 square feet in area (approximately 50' X 142'), rectangular in shape, and located in a commercial area. The site has street access along East Coast Highway and Narcissus Avenue, has alley access at the rear of the lot, and has pedestrian access from the front along East Coast Highway. The street and alley site access allows for the provision of public and emergency vehicle access.
2. The site is developed with a recently constructed multi-tenant commercial building. The Public Works Department, Building Division, and Fire Department reviewed and approved the plans for the new building prior to construction. The anticipated tenants include offices on the second floor, and offices and retail on the first floor. The subject suite is 793 square feet in gross floor area with 295 square feet proposed as net public (customer serving) area. The suite is oriented away from the residences located to the rear of the subject property.
3. The Public Works Department, Building Division, and Fire Department have reviewed the application. The project is required to obtain all applicable permits from the City Building and Fire Departments and must comply with the most recent, City-adopted version of the California Building Code.

Finding:

- E. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The proposed use is similar to and compatible with other commercial uses in the vicinity, and will serve nearby residents, employees, and visitors.
2. The proposed use would involve the sale of food and beverages for primarily off-site consumption with up to six (6) seats provided.

3. The restrictions on seating will prevent adverse traffic impacts for the surrounding residential and commercial uses.
4. The proposed use would not increase the parking demand, have late hours of operation, nor include alcohol sales.
5. The proposed use would not create any adverse noise impacts outside the establishment, and would be subject to the noise standards within the Municipal Code.
6. Adequate trash storage facilities for the commercial tenant are provided in an enclosed area, thereby preventing any odor or related issues for nearby properties.
7. The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.
8. The applicant is required to obtain Health Department approval prior to opening for business, and to comply with the California Building Code to ensure the safety and welfare of customers and employees within the establishment.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Minor Use Permit No. UP2015-032, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF AUGUST, 2015.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan and floor plans stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Minor Use Permit.
5. This Minor Use Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or is materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
6. Any change in operational characteristics, expansion in area, or other modification to the approved plans, shall require an amendment to this Minor Use Permit or the processing of a new Use Permit.
7. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
8. A copy of the Resolution, including conditions of approval, Exhibit "A," shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
10. The hours of operation for the establishment shall be limited to 7:00 a.m. to 11:00 p.m., daily.

11. The sale, service, or consumption of alcohol shall not be permitted.
12. The maximum number of seats allowed shall be six (6). No outdoor seating is permitted.
13. No outside paging system shall be utilized in conjunction with this establishment.
14. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three (3) walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
15. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
16. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
17. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Community Development Director, and may require an amendment to this Minor Use Permit.
18. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter debris and graffiti from the premises and on all abutting sidewalks within 20 feet of the premises.
19. Storage outside of the building in the front or at the rear of the property shall be prohibited, with the exception of the required trash container enclosure.
20. A Special Event Permit is required for any event or promotional activity outside the normal operational characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permit.
21. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly

or indirectly) to City's approval of the Go Greek Yogurt Minor Use Permit including, but not limited to, UP2015-032. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2015-049

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS2015-009 TO AUTHORIZE SIGNAGE AT A SERVICE STATION LOCATED AT 2500 SAN JOAQUIN HILLS ROAD (PA2015-136)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Donco & Sons, Inc., with respect to property located at 2500 San Joaquin Hills Road, and legally described as Parcel 3 of Resubdivision 284 requesting approval a Comprehensive Sign Program.
2. On December 12, 2013, the Zoning Administrator approved Comprehensive Sign Program No. CS2013-013 and Modification Permit No. MD2013-018 (PA2013-201), which authorized signage for the Harbor View Shopping Center, including the Mobil Service Station.
3. The applicant proposes to amend the previously approved Comprehensive Sign Program that authorized signage for the Harbor View Hills Shopping Center to allow additional wall signs for the service station.
4. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Neighborhood Commercial (CN).
5. The subject property is not located within the coastal zone.
6. A public hearing was held on August 27, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15311, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).
2. Class 11 exempts minor structures accessory to existing commercial facilities, including signs.

SECTION 3. STANDARDS.

In accordance with Section 20.42.120 (Comprehensive Sign Program Standards) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

Standard:

- A. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines and the overall purpose and intent of this Section [Section 20.42.120].*

Facts in Support of Standard:

1. The proposed Comprehensive Sign Program complies with the purpose and intent of the Newport Beach Municipal Code Chapter 20.42 (Sign Standards) because it provides the service station with adequate identification while guarding against an excessive sign proliferation. The proposed project is in compliance with the service station sign guidelines (Section 20.42.080.K.3), with the exception of the number of signs approved through the Comprehensive Sign Program. The Comprehensive Sign Program preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs.
2. The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Chapter 20.42. A comprehensive sign program can authorize more than three (3) signs for a single-tenant development. This approval integrates all of the signs for the service station while meeting the purpose and intent of Chapter 20.42.
3. The proposed wall signs for tenant identification are located above the windows and doors on the tower element of the building where the architectural design of the building suggests placement of a sign. The proposed wall signs over the service bays will provide for identification of services offered on the south elevation.
4. The Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines because the proposed signs are designed to be compatible with the building design in terms of scale, size, and materials. The proposed signs are designed to effectively communicate a commercial message without creating sign clutter through the use of legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.

Standard:

- B. The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard:

1. The service station is located on a corner parcel within the Harbor View Shopping Center (Center). The Zoning Administrator previously approved a Comprehensive Sign Program and Modification Permit to regulate the signs for the Center on December 12, 2013. The number and location of the proposed additional wall signs will not contribute to an overabundance of signage that would have a detrimental effect on the neighborhood.
2. All proposed signage will integrate well with the character and architectural style of the recently remodeled building by maintaining complementary sign location, size, color, and materials. The building paint colors include beige and tan, and the proposed signs are blue with red accents.

Standard:

- C. The sign program shall address all signs, including permanent, temporary, and exempt signs.*

Facts in Support of Standard:

1. The proposed Comprehensive Sign Program addresses all project signage for the service station. The signs for the other tenants within the shopping center are authorized under the previously approved Comprehensive Sign Program and Modification Permit.
2. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Chapter 20.42 (Sign Standards) of the Zoning Code, and are included in the sign program.

Standard:

- D. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

Facts in Support of Standard:

1. The sign program has been designed to be effective for the service station by establishing allowed type, number, location, design, and size of signage, with flexibility to accommodate any existing and future tenants. Proposed signs for a change of

tenant or use from the service station could be approved pursuant to the sign provisions within Chapter 20.42.

2. It is not anticipated that future revisions of the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve signs that substantially conform to the sign program if the intent of the original approval is not affected and said signs conform to the Zoning Code.

Standard:

- E. The program shall comply with the standards of this Chapter, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter.*

Facts in Support of Standard:

1. The Comprehensive Sign Program allows for deviations with regard to the number and location of wall signs. The approval conforms to the intent of Chapter 20.42, and enhances the overall development by integrating all of the service station signs with the building design into a unified architectural statement. The requested deviation to the number allows for tenant identification on two (2) façades and the services offered listed over the three (3) service bays. The requested deviation to the location of wall signs will allow placement of the tenant identification signs on the tower element of the building where the architectural design of the building suggests placement of a sign instead of centered on the elevation. The number and location of signs provide consistent design to enhance the use and customer experience.

Standard:

- F. The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Facts in Support of Standard:

1. The program does not authorize the use of prohibited signs.

Standard:

- G. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.*

Facts in Support of Standard:

1. The content of the signs was not considered and the proposed Program does not contain any regulations regarding sign message content.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program No. CS2015-009, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF AUGUST, 2015.



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved sign matrix and plans stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Comprehensive Sign Program.
4. This Comprehensive Sign Program may be modified or revoked by the Zoning Administrator if determined that the proposed project or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
5. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner, or the leasing agent.
6. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
7. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Harbor View Mobil Service Station Comprehensive Sign Program including, but not limited to, the CS2015-009. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2015-050

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2015-004 TO ADJUST THE BOUNDARIES OF PARCELS LOCATED AT 2908 AND 2914 OCEAN BOULEVARD (PA2015-127)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Nanci Glass, on behalf of Nicholson Companies, with respect to property located at 2908 and 2914 Ocean Boulevard, and legally described as portions of Lots 4, 5, and 6 in Block 35, Resubdivision of Corona del Mar (Certificate of Compliance No. 2015-100), requesting approval of a lot line adjustment.
2. The applicant proposes to adjust the interior boundary between two (2) contiguous parcels located along Ocean Boulevard. Land will be taken from 2908 Ocean Boulevard and reallocated to 2914 Ocean Boulevard. There will be no change in the number of parcels.
3. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-B).
5. A public hearing was held on August 27, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and qualifies for a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).
2. The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed boundary adjustment affects the interior lot line between two (2) properties and there will be no change in land use or density.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of this title.*

Facts in Support of Finding:

1. The proposed boundary adjustment will not change the single-unit residential use of each property. The General Plan Land Use Designation, Single-Unit Residential Detached (RS-D), which is intended for detached single-family residential dwelling units will be maintained for each parcel.
2. The proposed boundary adjustment will not result in a development pattern which is inconsistent with the surrounding neighborhood. Each of the resulting parcels will continue to allow for single-unit development, which is consistent with the existing General Plan Land Use and zoning designations.
3. The proposed boundary adjustment is consistent with the purpose identified in Chapter 19.76 (Lot Line Adjustments) of the Newport Beach Municipal Code. The lot line adjustment constitutes a minor boundary adjustment involving two (2) adjacent lots where land taken from one (1) lot is added to an adjacent lot. The original number of lot will remain unchanged after the adjustment.
4. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood, because the adjustment affects an interior lot line between two (2) adjacent lots.

Finding:

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment will shift the interior boundary between two (2) adjacent lots. No additional lots will result from the adjustment and the number remains the same as before the lot line adjustment.

Finding:

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment will reallocate 1,305.06 square feet from 2908 Ocean Boulevard to 2914 Ocean Boulevard. The existing area of 2908 Ocean Boulevard is 0.23 acres (10,049.64 square feet). The proposed lot line adjustment will reduce the area to 0.201 acres (8,744.58 square feet). The existing area of 2914 Ocean Boulevard is 0.16 acres (7,032.22 square feet). The proposed lot line adjustment would increase the area to 0.191 acres (8,337.28 square feet).
2. Lots in Block 35 of the original resubdivision of Corona del Mar were 30 feet wide and extended the depth of the block. The proposed parcels measure 45.53 and 47.83 feet wide and are consistent with the original depths.
3. The proposed parcels comply with the 5,000-square-foot minimum site area requirement for interior lots in single-unit residential zoning districts and comply with all applicable zoning regulations. The proposed parcels are not more nonconforming in lot width than the parcels that existed prior to the lot line adjustment and those in the vicinity, and there will be no change in allowed land uses, density, or intensity on the properties.

Finding:

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment affects the interior lot line between two (2) adjacent lots. Legal access to the subject properties will be from Ocean Boulevard and Ocean Lane.

Finding:

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding:

1. Vehicular access to the parcels proposed will be taken from Ocean lane at the rear. The existing curb cut along Ocean Boulevard is required to be closed prior to

recordation of the lot line adjustment in order to provide additional on-street parking along Ocean Boulevard, consistent with policies in the General Plan.

Finding:

- F. *That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding:

1. The final configuration of the proposed parcels does not result in a requirement for revised setbacks since the parcels are not proposed to be reoriented. The required setbacks applicable to lots in the R-1 Zoning District shall continue to apply to the adjusted lots per the Zoning Code.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2015-004, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
2. This action shall become final and effective ten (10) days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF AUGUST, 2015.

By:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. This approval shall expire and become void unless exercised within twenty-four (24) months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. Prior to recordation of the lot line adjustment, curb cut access along Ocean Boulevard shall be closed.
4. Prior to recordation of the lot line adjustment, all existing structures are required to be demolished or relocated to comply with applicable setback requirements.
5. Prior to recordation of the lot line adjustment, the applicant shall submit the exhibits to the Public Works Department for final review.
6. Prior to building permit issuance for any demolition or alteration on site, photographs documenting the inventoried historic structure shall be provided in compliance with Coastal Land Use Plan Policy 4.5.2-1.
7. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 2908 Ocean LLC Lot Line Adjustment including, but not limited to, LA2015-004 (PA2015-127). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2015-051

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2015-002 TO ADJUST THE BOUNDARIES OF PARCELS LOCATED AT 1 BIG CANYON DRIVE AND 29 RUE GRAND VALLEE (PA2015-090)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Big Canyon Country Club, with respect to property located at One Big Canyon Drive and 29 Rue Grand Vallee, and legally described as a portion of Block 55, 56, 92 and 93 of Irvine's Subdivision and Lot 26 of Tract No. 7384, respectively, requesting approval of a lot line adjustment.
2. The applicant proposes to adjust the boundary between two (2) contiguous parcels located in Big Canyon. Land taken from 1 Big Canyon Drive will be reallocated to 29 Rue Grand Vallee. There will be no change in the number of parcels.
3. The property at 1 Big Canyon Drive is the golf course area of the Big Canyon Planned Community (PC 8) Zoning District and the General Plan Land Use Element category is Parks and Recreation (PR). The property at 29 Rue Grand Vallee is located within Low Medium Density Residential Area 13 of the PC 8 Zoning District and the General Plan Land Use Element category is Single-Unit Residential Attached (RS-A).
4. The subject properties are not located within the coastal zone.
5. A public hearing was held August 27, 2015, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and qualifies for a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).
2. The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed boundary adjustment affects the property line between two (2) parcels and is for the purpose of accommodating existing pool and wall improvements entirely on 29 Rue Grand Vallee. There will be no change in land use, density, or intensity, and the existing pool, wall, and topography will remain unchanged.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of this title.*

Facts in Support of Finding:

1. The proposed boundary adjustment will not change the existing use of either property affected. The General Plan Land Use Designation Single-Unit Residential Attached (RS-A), which is intended for attached single-unit residential dwelling units, will be maintained for the Rue Grand Valle parcel. The Parks and Recreation designation which applies to active public or private recreational uses including golf courses will be maintained for the Big Canyon Drive parcel.
2. The proposed boundary adjustment will not result in a development pattern that is inconsistent with the surrounding neighborhood. The Rue Grand Vallee parcel will continue to allow for single-unit development consistent with applicable General Plan Land Use and zoning designation. The proposed Big Canyon Drive parcel will remain a golf course and development will continue to be consistent with limits specified by the General Plan and zoning designation.
3. The proposed boundary adjustment is consistent with the purpose identified in Chapter 19.76 (Lot Line Adjustments) of the Newport Beach Municipal Code. The lot line adjustment constitutes a minor boundary adjustment involving two (2) adjacent lots where land taken from one lot is added to an adjacent lot. The original number of lots will remain unchanged after the adjustment.
4. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood, because the adjustment affects an interior property line between two (2) adjacent parcels.

Finding:

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment will shift the property line between two (2) adjacent parcels to the south. The number of parcels remain the same as before the lot line adjustment.

Finding:

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

1. The Rue Grand Vallee property is located within Low Medium Density Residential Area 13 of the Big Canyon Planned Community (PC 8) Zoning District, which is intended to provide for attached single-unit dwellings. The golf course is located in an area of the PC 8 Zoning District which is intended for a golf course. The proposed lot line adjustment will not change the existing use of the parcels affected.
2. The proposed boundary adjustment will shift the property line between parcels to the south, reallocating 427 square feet of land from 1 Big Canyon Drive to 29 Rue Grand Vallee. The resulting boundaries will allow existing pool and wall improvements to be located entirely on the Rue Grand Vallee property.
3. The proposed Rue Grand Vallee parcel will continue to exceed the minimum site area requirement of the Big Canyon Planned Community development regulations. Cluster or attached units in Area 13 are required to provide a minimum lot area of 2,400 square feet for each dwelling unit with an average area of 4,000 square feet provided for all developed areas excluding the golf course area. In this case, the proposed Rue Grand Vallee parcel is compliant in size with an area of 6,349 square feet.
4. The proposed parcels comply with all applicable lot size regulations of the Big Canyon Planned Community Development Plan and will not result in a change in allowed land uses, density, or intensity on the properties.

Finding:

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment affects the property line between two (2) adjacent parcels. Legal access to the subject properties from Big Canyon Drive, Jamboree Road, and Rue Grand Vallee are not affected by the lot line adjustment.

Finding:

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding:

1. Vehicular access to the existing properties is taken from Big Canyon Drive, Jamboree Road, and Rue Grand Vallee, and the final configuration will not change.

Finding:

- F. That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding:

1. The final configuration of the proposed parcels does not result in a requirement for revised setbacks since the parcels are not proposed to be reoriented. The required setbacks applicable to parcels in the PC 8 Zoning District shall continue to apply to the adjusted parcels per the Planned Community Development Plan.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2015-002, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective ten (10) days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF AUGUST, 2015.

By:



Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. Prior to recordation of the lot line adjustment, the applicant shall submit the exhibits to the Public Works Department for final review.
4. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Big Canyon Lot Line Adjustment including, but not limited to, LA2015-002 (PA2015-090). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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ZONING ADMINISTRATOR ACTION LETTER

Application No.	Comprehensive Sign Program No. CS2015-008 (PA2015-135)
Applicant	5 Jamboree Partners, LP
Site Address	5180 Birch Street ParkStone Comprehensive Sign Program
Legal Description	Parcel 3 of Resubdivision No. 557 as recorded in Book 108 Pages 27-28 of Miscellaneous Maps in the County of Orange, California

On **August 28, 2015**, the Zoning Administrator approved Comprehensive Sign Program No. CS2015-008. The sign program allows for the following signage and deviations

- Sign Type 1 (Monument Sign)-One ground sign in accordance with PC-15 (Koll Center Planned Community) development standards and as previously authorized under Modification Permit No. MD4921.
- Sign Type 2 (Menu Boards)-A deviation to allow two additional ground signs for two drive-through menu boards in their existing locations.
- Sign Type 3 (Wall Signs)-Two wall signs in accordance with PC-15 (Koll Center Planned Community) development standards.
- Sign Type 4 (Logo Wall Signs)-A deviation in the number and location of signs to allow two logo wall signs for added visibility along the Birch Street and parking area frontages as previously authorized under Modification Permit No. MD4921.

The applicant proposes a comprehensive sign program that includes a permanent monument sign, menu boards, wall signs, logo wall signs, temporary signs, and exempt signs at an existing restaurant location. The sign program is necessary because three or more permanent signs are proposed, the signs will exceed the number of signs allowed, and the location of the signs deviate from the Koll Center Planned Community sign standards. The applicant requests a total of one monument sign, two menu board signs, two wall signs, and two logo wall signs.

This action supersedes Modification Permit No. MD4921, which previously authorized building signage. The building at 5180 Birch Street is currently undergoing renovations to accommodate a new restaurant and improve the building facades. The configuration

of the site creates the need for a comprehensive sign program to allow greater flexibility for the sign type, number, and location.

The subject property is located within the Office Site G sub-area of the PC-15 (Koll Center Planned Community) Zoning District and the General Plan Land Use Element category is MU-H2 (Mixed-Use Horizontal).

This approval is based on the following findings and standards and subject to the following conditions.

I. FINDINGS

Pursuant to Section 20.42.120 (Comprehensive Sign Program) of the Zoning Code, approval of a Comprehensive Sign Program is required whenever a structure has more than three signs. In accordance with Section 20.42.120.E (Comprehensive Sign Program: Standards), the following standards and facts in support of such standards are set forth:

Standard:

- A. *The proposed sign program shall comply with the purpose and intent of this Chapter (Chapter 20.42: Sign Standards), any adopted sign design guidelines and the overall purpose and intent of this Section (Section 20.42.120: Comprehensive Sign Program).*

Facts in Support of Standard:

1. In compliance with the purpose and intent of the Sign Standards, the proposed Comprehensive Sign Program provides the site and the uses with adequate identification and way-finding without excessive proliferation of signage. Furthermore, it preserves community appearance by regulating the type, number, size, and design of signage in comprehensive and coordinated fashion.
2. The monument sign (Sign Type 1) is existing and conforms to the standards and intent set forth in the Koll Center Planned Community.
3. The sign program allows for additional ground signs in the form of menu boards (Sign Type 2) along the drive-through area of the project site. The menu board locations and size are appropriate and beneficial for the functionality of the drive-through area.
4. The wall (Sign Type 3) and logo wall signs (Sign Type 4) on the building are beneficial and can be viewed from a greater distance due to their location and placement on each building frontage. The logo wall signage on the northern frontage is intended to improve vehicle visibility from Birch Street while the logo sign along the south façade improves pedestrian visibility from the parking area.

The two walls signs (Sign Type 3) allow for adequate visibility for vehicles along Jamboree Road.

Standard:

- B. The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard:

1. The signs have been designed to be integral with the design and architectural character of the buildings and other site improvements.
2. The proposed signage will enhance the overall development of the site. It will provide adequate identification of the site and will also improve the pedestrian experience.

Standard:

- C. The sign program shall address all signs, including permanent, temporary, and exempt signs.*

Facts in Support of Standard:

1. The Sign Program includes all project signage. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 (Sign Standards).

Standard:

- D. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.*

Facts in Support of Standard:

1. The Comprehensive Sign Program is designed to be effective for future tenants of the building.
2. It is not anticipated that future revisions will be necessary to accommodate constant changes in tenants or uses. However, flexibility has been incorporated into the Sign Program Matrix to allow minor deviations from the proposed signs.
3. Consistent with Chapter 20.42 (Sign Standards), the Community Development Director [or his/her designee] may approve minor revisions to the Sign Program if the intent of the original approval is not affected.

Standard:

- E. The program shall comply with the standards of this Chapter, except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter.*

Facts in Support of Standard:

1. The Comprehensive Sign Program requests deviation in number and location of within the allowances prescribed by Section 20.42.120 (Comprehensive Sign Standards) of the Zoning Code. The signs are designed to be complimentary to the buildings and the uses to which they relate and are harmonious with their surroundings.
2. The monument ground sign (Sign Type 1) and two walls signs (Sign Type 3) are designed in a manner that is consistent with the standards of the PC-15 (Koll Center Planned Community).
3. The existing building provides a drive through configuration for the restaurant. Additional ground signs in the form of menu boards (Sign Type 2) are necessary to assist customers as their vehicles advance through the drive-through. The sign program provides the flexibility to provide menu boards in the drive-through area.
4. The logo wall signs (Sign Type 4) were previously authorized through Modification Permit No. MD4921. The first logo wall sign location at the south facade provides additional visibility for pedestrians as they approach the restaurant from the parking lot area. The second logo wall sign at the north facade is placed adjacent to the drive-through area so that signage is visible from the Birch Street frontage as vehicles approach. The standard wall sign location on the upper eyebrow of the northern frontage is blocked by several trees making it illogical to place wall signage at this location.

Standard:

- F. The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter.*

Facts in Support of Standard:

1. The program does not authorize the use of any prohibited sign types.

Standard:

- G. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.*

Facts in Support of Standard:

1. The program contains no regulations affecting sign message or content.

II. CONDITIONS

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. Comprehensive Sign Program No. CS2015-008 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
5. This Comprehensive Sign Program may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
6. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment ZA 2.
7. All signs must be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the Newport Beach Municipal Code.
8. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
9. The signs visual character and mounting heights shall comply with the California Building Code.
10. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of

the ParkStone Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2015-008 (PA2015-135). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

On behalf of Brenda Wisneski, Zoning Administrator

By:



Makana Nova
Associate Planner

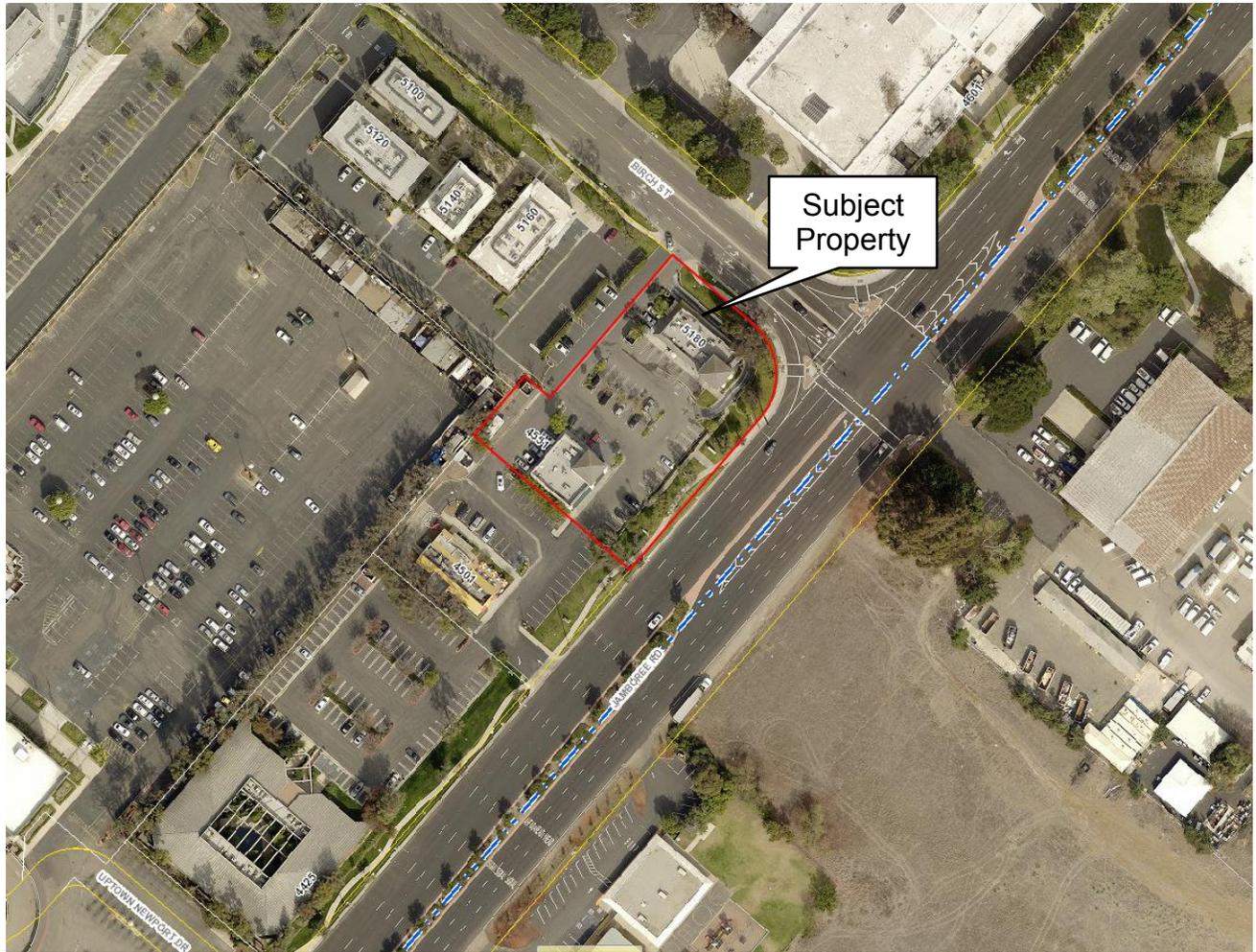
GR/mkn

Attachments: ZA 1 Vicinity Map
 ZA 2 Modification Permit No. MD4921
 ZA 3 Sign Program Matrix
 ZA 4 Project Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2015-008
PA2015-135

5180 Birch Street

Attachment No. ZA 2

Modification Permit No. MD4921



CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92658-8915
 PLANNING DEPARTMENT (949) 644-3200

MODIFICATION PERMIT

June 3, 1999

Breckenridge Food Systems
 P.O. Box 80340
 Rancho Santa Margarita, CA 92688

Application No: Modification Permit No. 4921
 Applicant: Breckenridge Food Systems
 Address of Property Involved: 5180 Birch Street/4551 Jamboree Road
 Legal Description: Parcel 3 of Parcel Map Book 198, Pages 27 and 28

To Breckenridge Food Systems:

Modification Requested: To permit additional walls signs beyond that which is permitted by the Sign Code. The specific request includes:

- An additional monument/ground sign that is 27 square feet in area and 3 feet 6 inches in height,
- (3) three directional signs that include logos, where the Code does not permit logos on directional signs, and
- (2) two additional logo wall signs that are 16 square feet each, where the Code limits the number of wall signs to three.

The Modifications Committee, on June 1, 1999, voted 3 ayes, and 0 noes to approve the application based on the following findings and subject to the following conditions.

FINDINGS:

The Modifications Committee determined in this case that the proposal would not be detrimental to persons, property or improvements in the neighborhood and that the modification as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code, and made the following findings:

1. The Land Use Element of the General Plan and the Local Coastal Program Land Use Plan designate the site for "Administrative, Professional & Financial Commercial" use and the

June 3, 1999

Page - 2

existing commercial structure is consistent with this designation. The sign structures are accessory to the primary use.

2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures).
3. The modification to the Zoning Code as proposed would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is a logical use of the property that would be precluded by strict application of the zoning requirements for this District for the following reasons:
 - An additional monument sign is necessary because the single ground/monument sign permitted by Code serves as a menu board.
 - Directional signs are permitted by Code and the logos included on the directional signs do not result in signs that exceed the area permitted by Code.
4. The modification to the Zoning Code, as proposed will not be detrimental to persons, property or improvements in the neighborhood or increase any detrimental effect of the existing use for the following reasons:
 - The proposed signs aid in identification of the business.
 - The wall signs can be viewed from a greater distance due to the higher placement of the signs on the walls of the building.
 - Site distance requirements are required to be met prior to the installation of the monument sign.
5. The proposed signs will not affect the flow of air or light to adjoining commercial properties.
6. The proposed signs will not obstruct views from adjoining commercial properties because:
 - There are no views from this location.

CONDITIONS:

1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted in the following conditions.

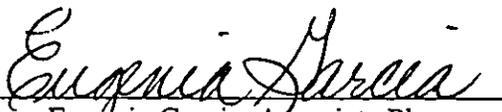
June 3, 1999

Page - 3

2. An encroachment permit/encroachment agreement shall be approved by the Public Works Department prior to the installation of the monument sign for placement within the public easement.
3. The location of the signs shall be approved by the City Traffic Engineer prior to the issuance of a building permit.
4. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.055 of the Newport Beach Municipal Code.

The decision of the Committee may be appealed to the Planning Commission within 14 days of the date of the decision. Any appeal filed shall be accompanied by a filing fee of \$691.00. No building permits may be issued until the appeal period has expired.

MODIFICATIONS COMMITTEE

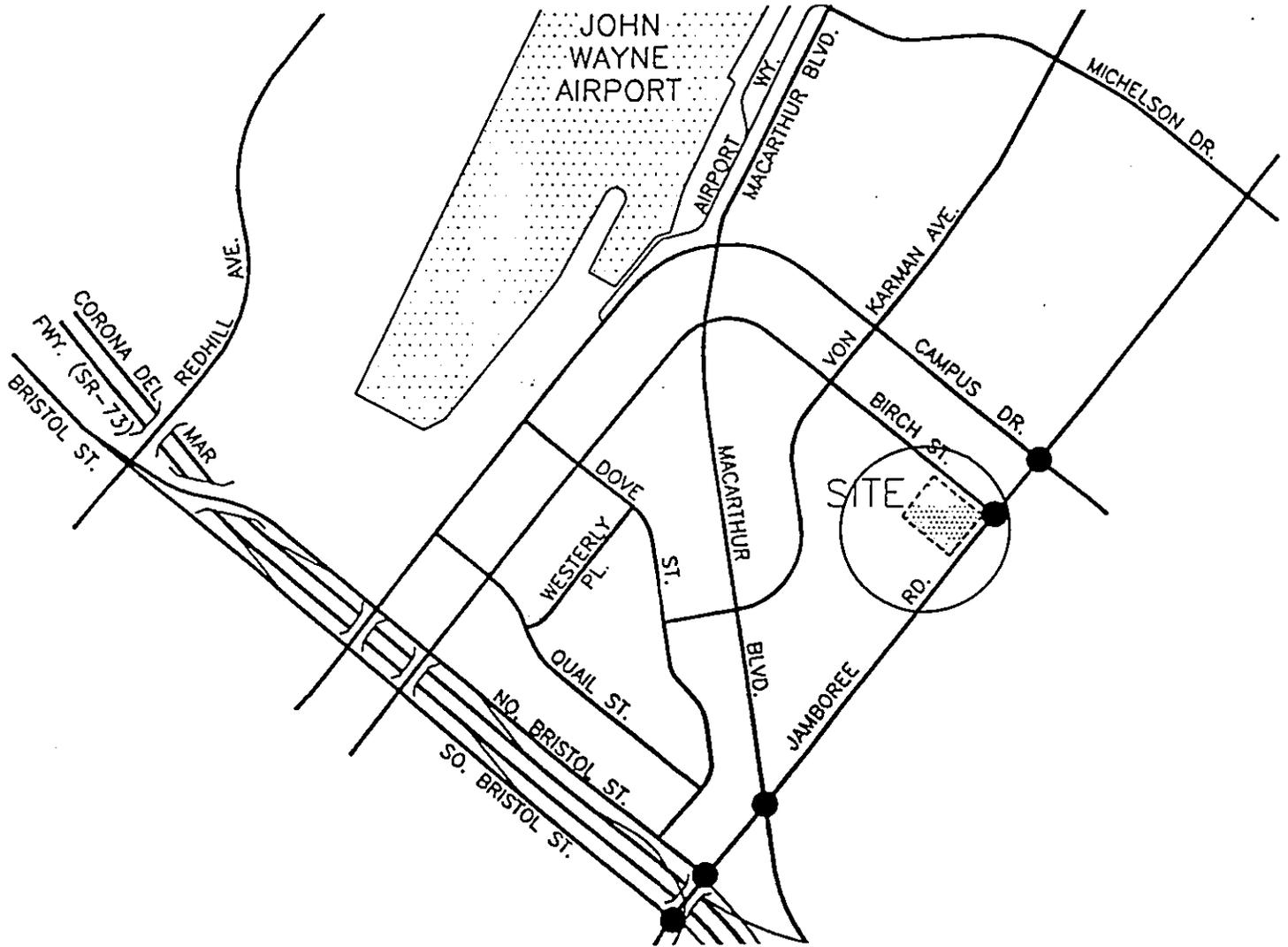
By 
Eugenia Garcia, Associate Planner
Chairperson

EG:jrj

cc:

Legacy Birch, L.L.C.
840 Newport Center Drive, Suite 420
Newport Beach, CA 92660

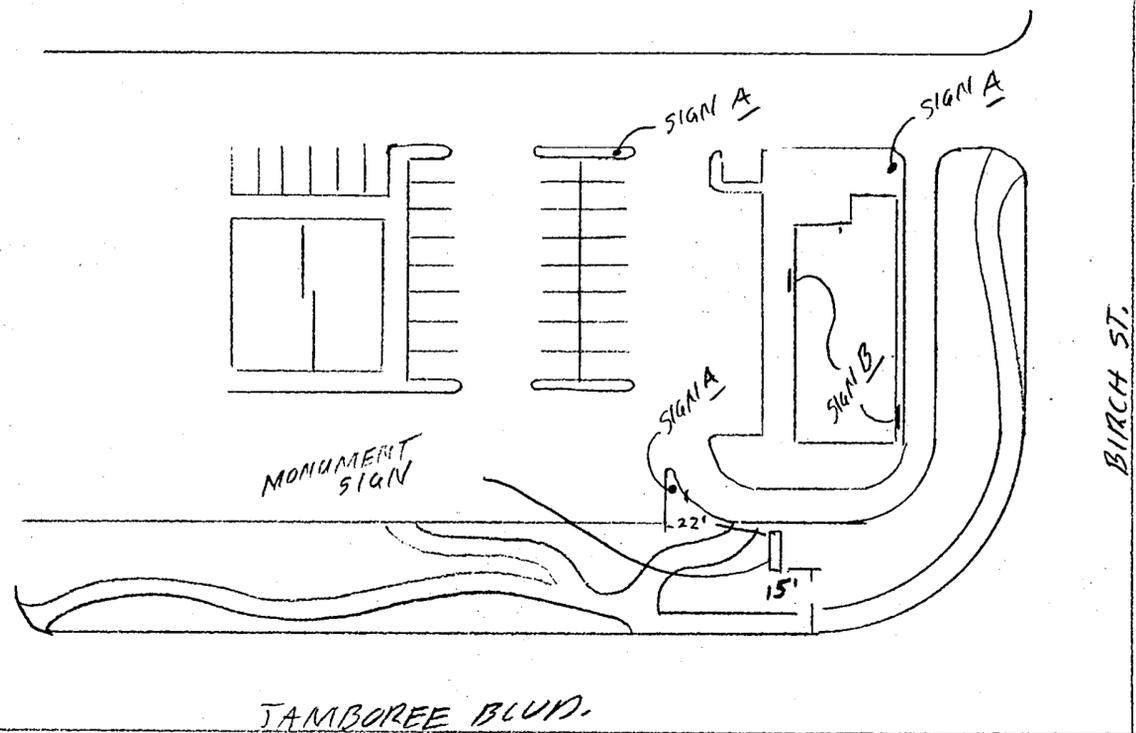
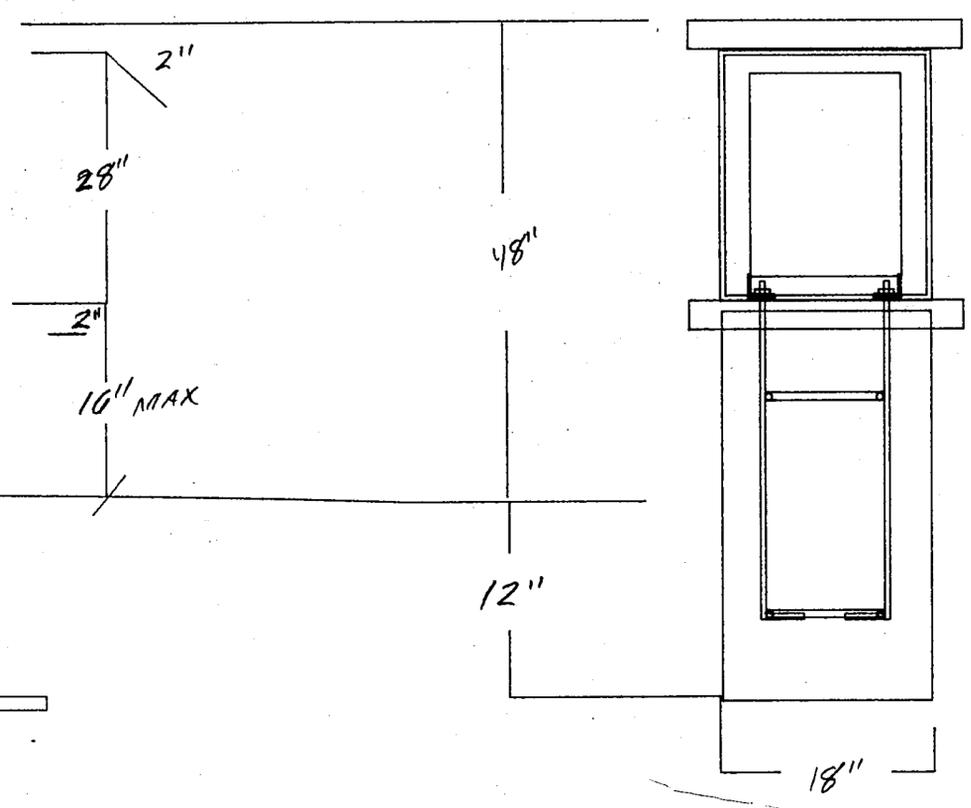
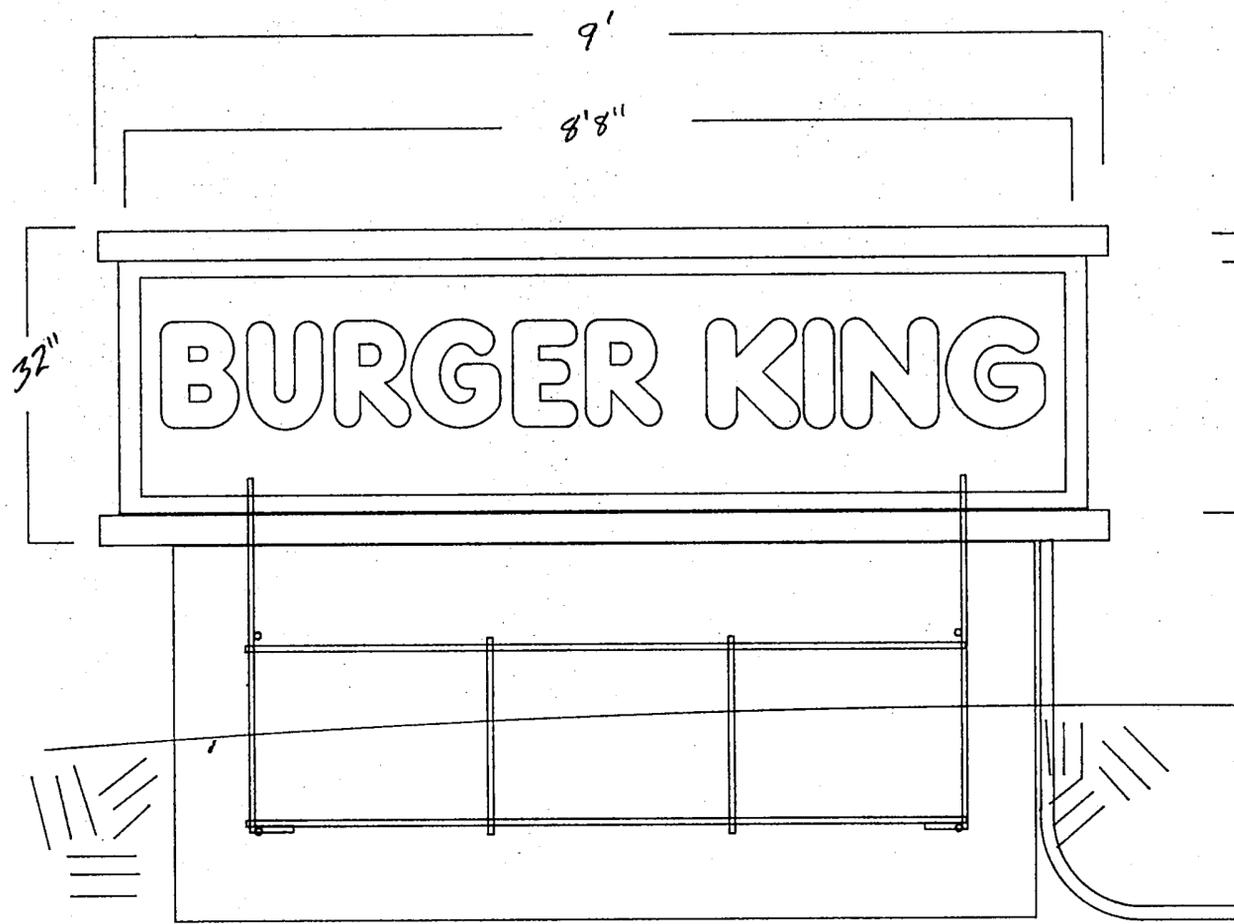
VICINITY MAP



Modification Permit No. 4921

FILE COPY
MEETING DATE 6/1/99
AGENDA ITEM
APPLICATION M4924

MONUMENT SIGN

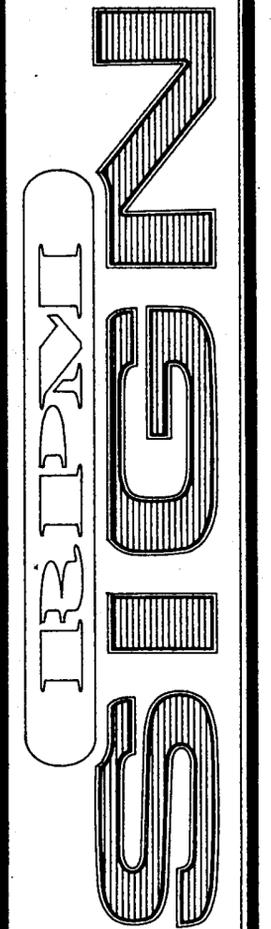


3'x9' 2 SIDED 1 FACE MONUMENT SIGN. ON CONCRETE BASE
 INTERNAL ILLUMINATION 800 MA. FLOURS. BRONZE 313 SIGN CAB
 AND FRAME. TEX. COAT TOP AND BOTTOM DETAILS. MOUNT
 TO CONCRETE BASE AND FOOTING WITH 1/2" ANCHOR BOLTS
 THRU INTERNAL 1/4" ANGLE IRON STRUCTURE. TEX COAT EXPOSED
 SURFACE OF CONCRETE TO MATCH BUILDING. 3/16 WHITE PLASTIC
 BACKGROUND FACING FOR PANEL. APPLIED VYNLE GRAPHICS AS
 NEEDED FOR PRODUCT RECOGNITION. 120 SUPPLIED BY OTHERS.
 TO BE FABRICATED + CABLED U.L.

REVISIONS	BY

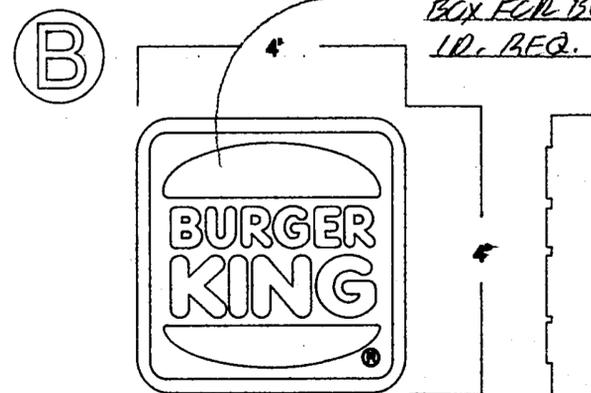
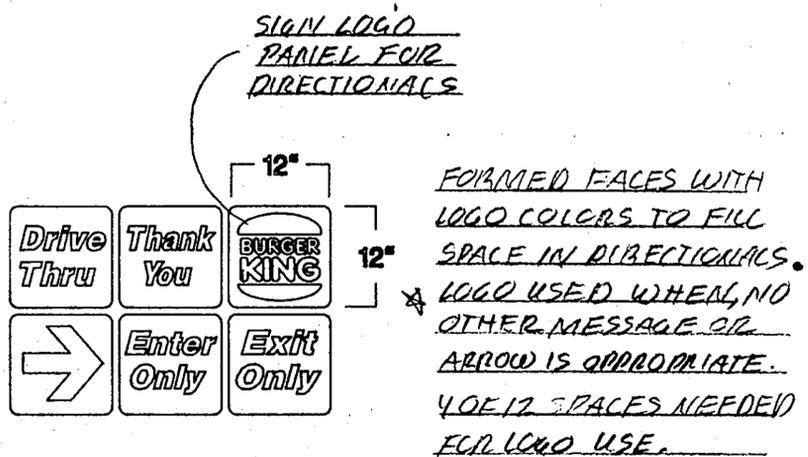
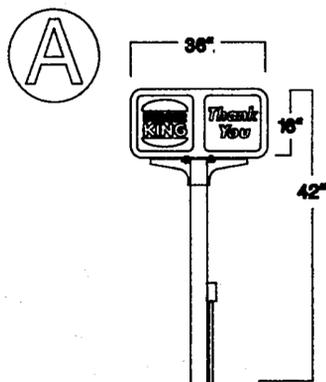
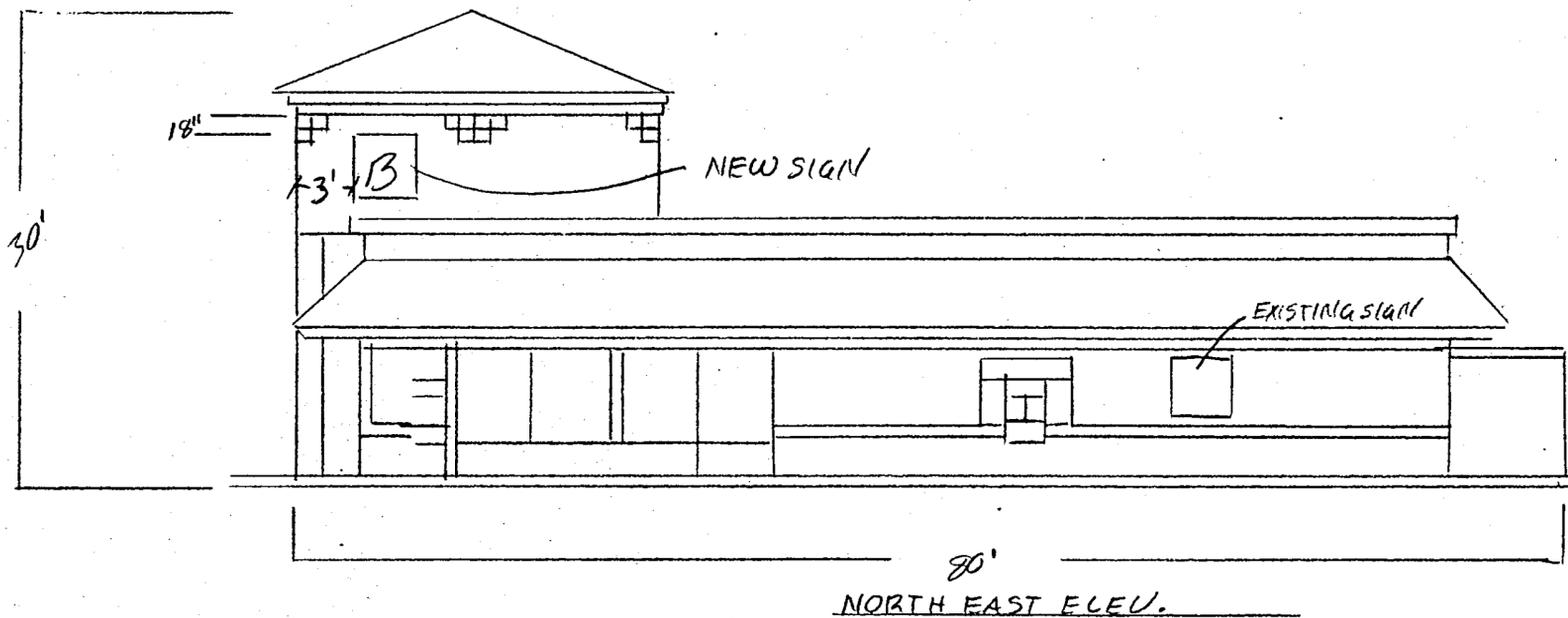
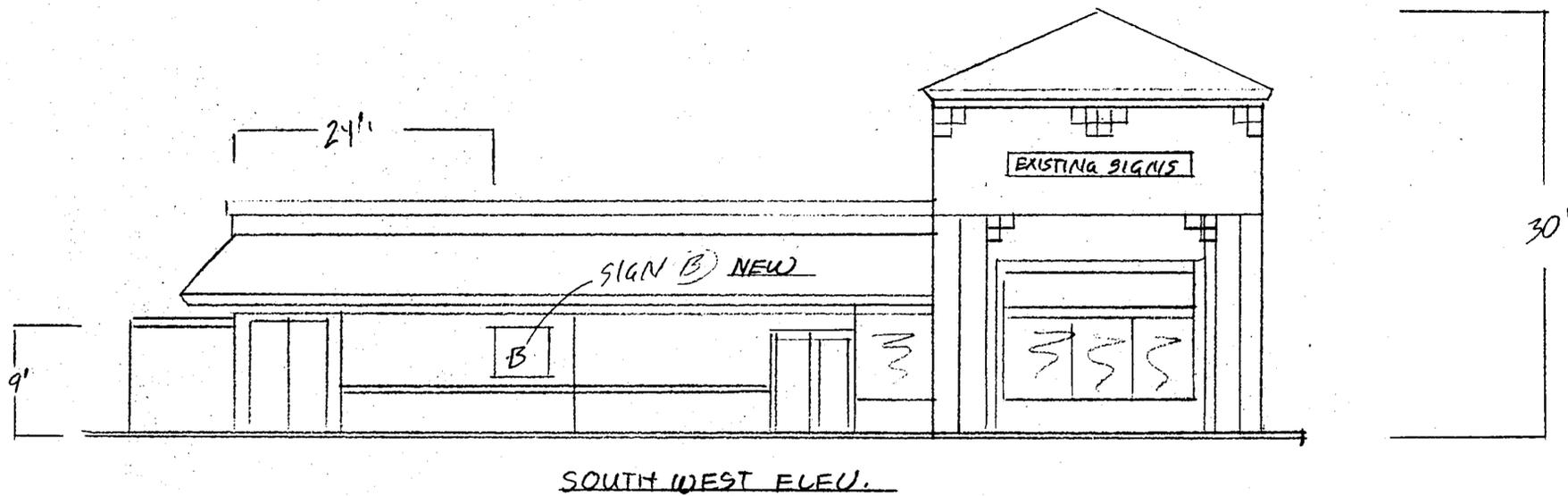
ST LCA #C45 524945

909-677-1014



BURGER KING
 5180 BIRCH ST.
 NEWPORT BEACH
 949-589-8550

DRAWN
CHECKED
DATE 1-99
SCALE
JOB NO.
SHEET 1
OF 2 SHEETS



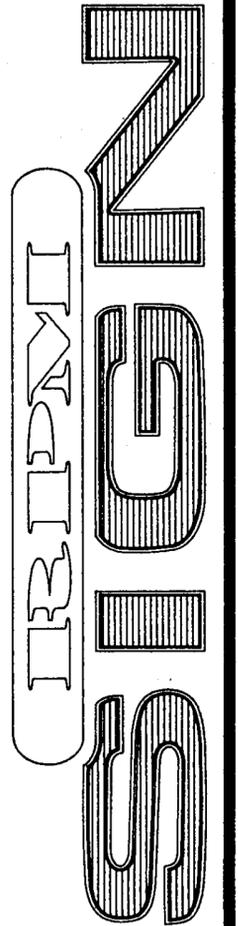
LOGO SIGN BOX FOR BLDG. 10' REQ.

4'x4' ILLUMINATED LOGO SIGN, WHITE PLEX FORMED BACKGRND. 4/ LOGO COLOR COPP. CAB. PAINT BRONZE. 800 W/ FLEET LAMPS INSIDE CAB. 120 BY 54.

REVISIONS	BY

ST LUCAS 524945

909-677-1014



BURGER KING
5180 BURCH ST
NEWPORT,
949-584-8550

DRAWN	
CHECKED	
DATE	4-94
SCALE	
JOB NO.	
SHEET	2
OF 2 SHEETS	

Attachment No. ZA 3

Sign Program Matrix

5180 Birch Street Comprehensive Sign Program Matrix

Comprehensive Sign Program CS2015-008 (PA2015-135)

Tuesday, August 18, 2015

Sign Type	Quantity	Sign Height	Sign Area	Letter/Logo Maximum Height	Notes
1. Monument Sign	1	3 feet	27 sq ft	36 inches	authorized under MD4921
2. Menu Board	2	7 feet 6 inches	58 sq ft	12 inches	location identified on site plan
3. Tenant Wall Sign	2	2 feet 8 inches	35 sq ft	36 inches	not to exceed 10 percent of building elevation
4. Logo Sign	1	4 feet	16 sq ft	36 inches	authorized under MD4921

Compliance Required:

- Note, the signs visual character and mounting heights shall comply with 2013 California Building Code Section 11B-703.
- Temporary Banner Signs shall comply with the Chapter 20.42 of the Zoning Code.
- All signs shall substantially conform to the stamped and dated approved set of plans.
- Pursuant to Section 20.42.120.F of the Zoning Code, the Planning Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected.
- All additional exempt signs shall comply with the standards prescribed in the Zoning Code.

Attachment No. CD 4

Project Plans

Sign Type 2

Indicates Existing Sign

Existing 4' x 4' Menu Boards to remain. Face Change Only

Sign Type 1

Existing 2' x 8'6" Monument Sign
New Face Change

Sign Type 4

New 2' x 6' Sign to Replace Existing Sign on Main Entrance Elevation

Sign Type 4

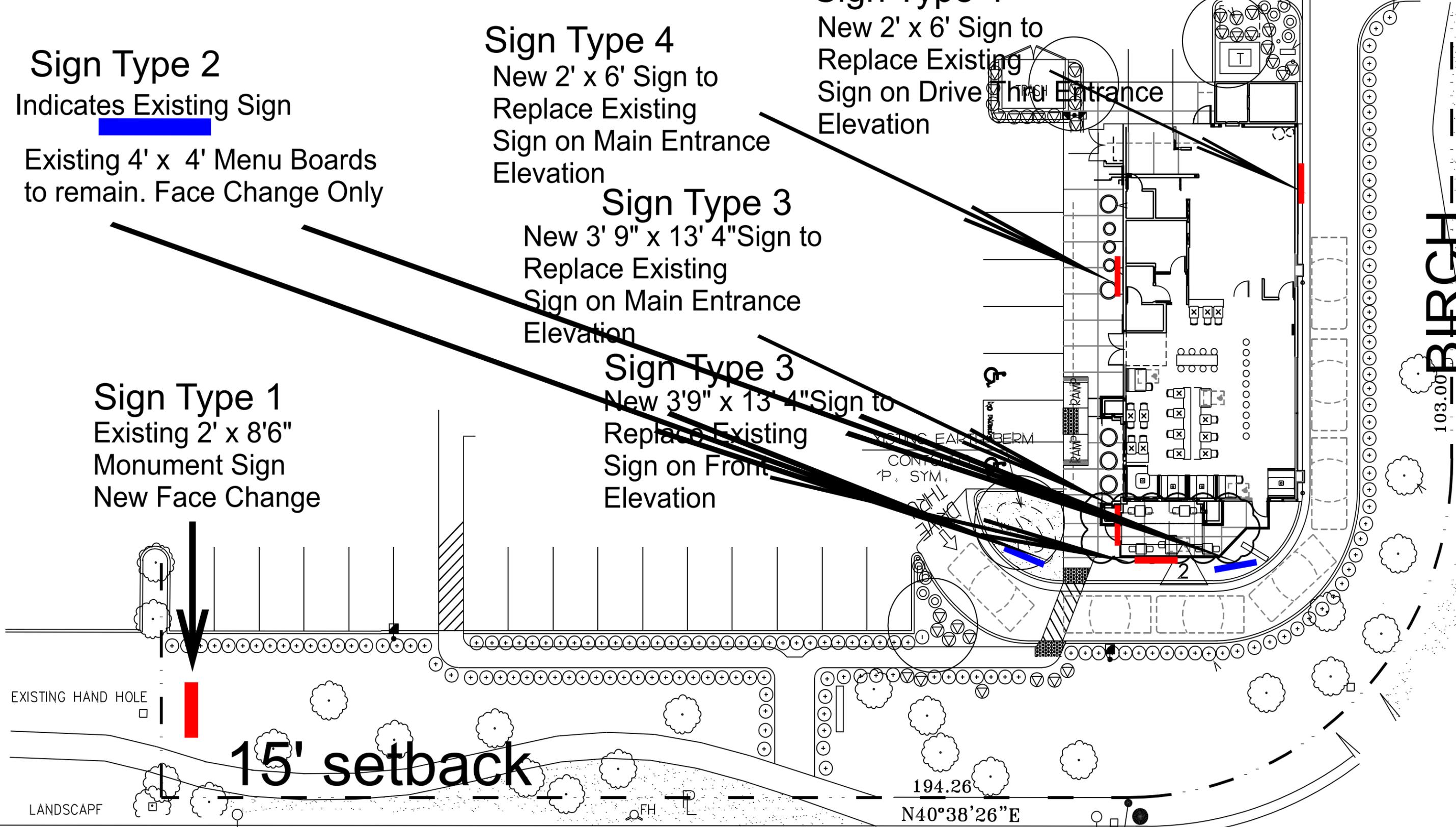
New 2' x 6' Sign to Replace Existing Sign on Drive Thru Entrance Elevation

Sign Type 3

New 3' 9" x 13' 4" Sign to Replace Existing Sign on Main Entrance Elevation

Sign Type 3

New 3' 9" x 13' 4" Sign to Replace Existing Sign on Front Elevation



15' setback

194.26
N40°38'26"E

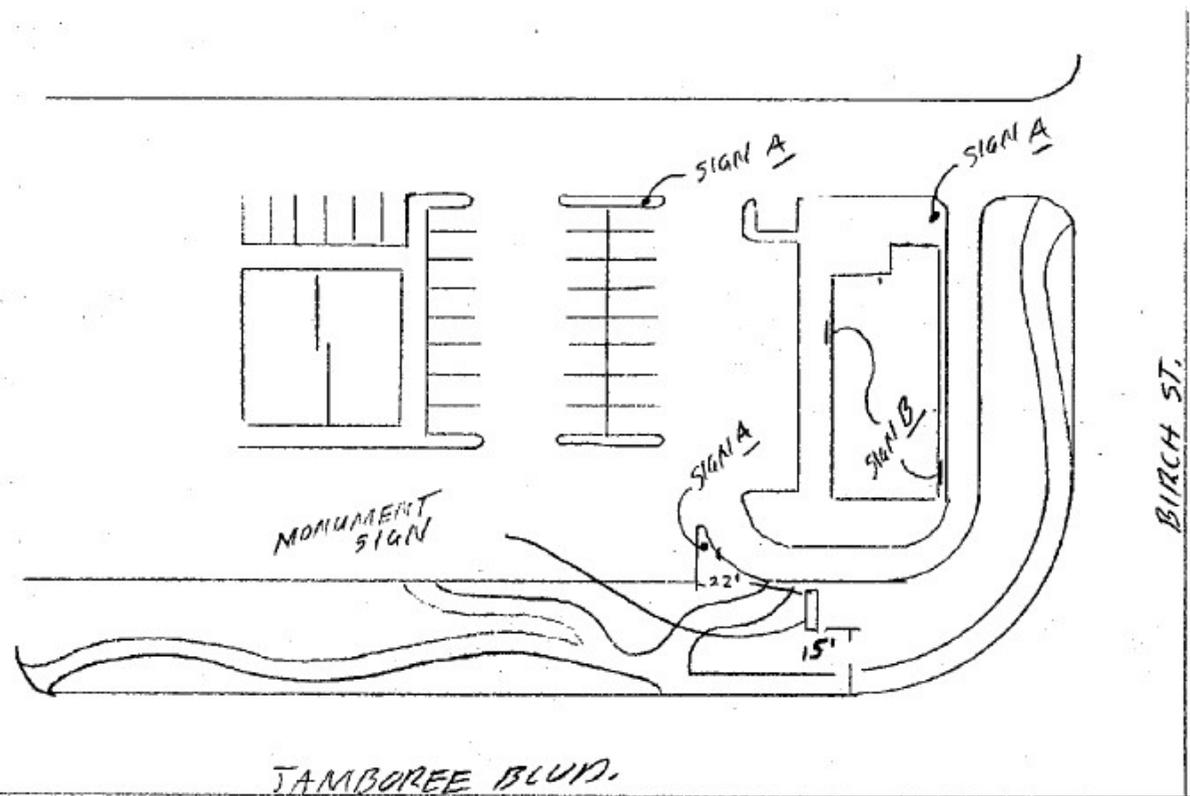
JAMBOREE

103.00
BIRCH

PA2015-135
MONUMENT SIGN

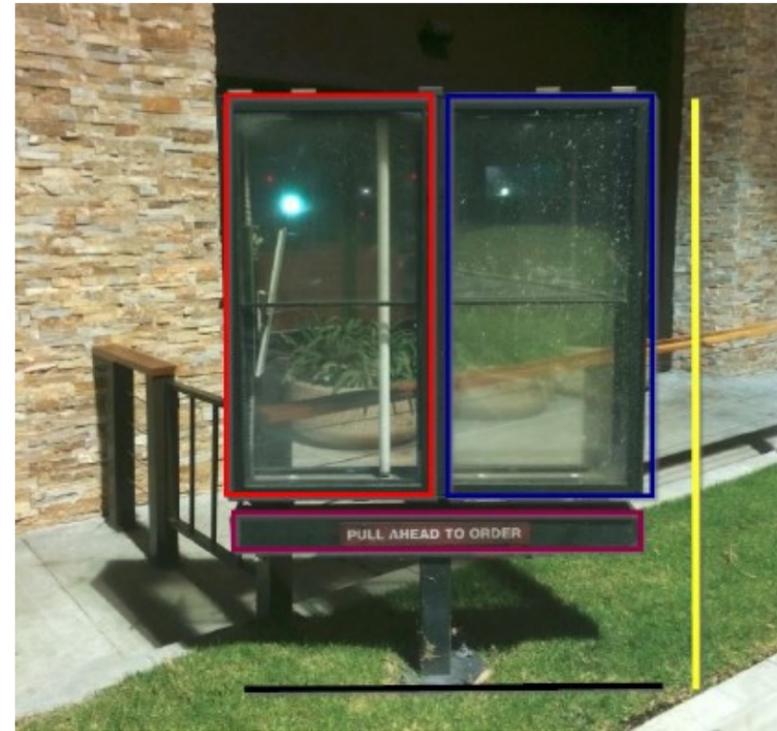
Sign Type 1 Monument Sign

Modification Permit number MD4921



Acrylic Faces With Vinyl
Overlays Black Background
White and red Letters
8" Address Black cutout Acrylic

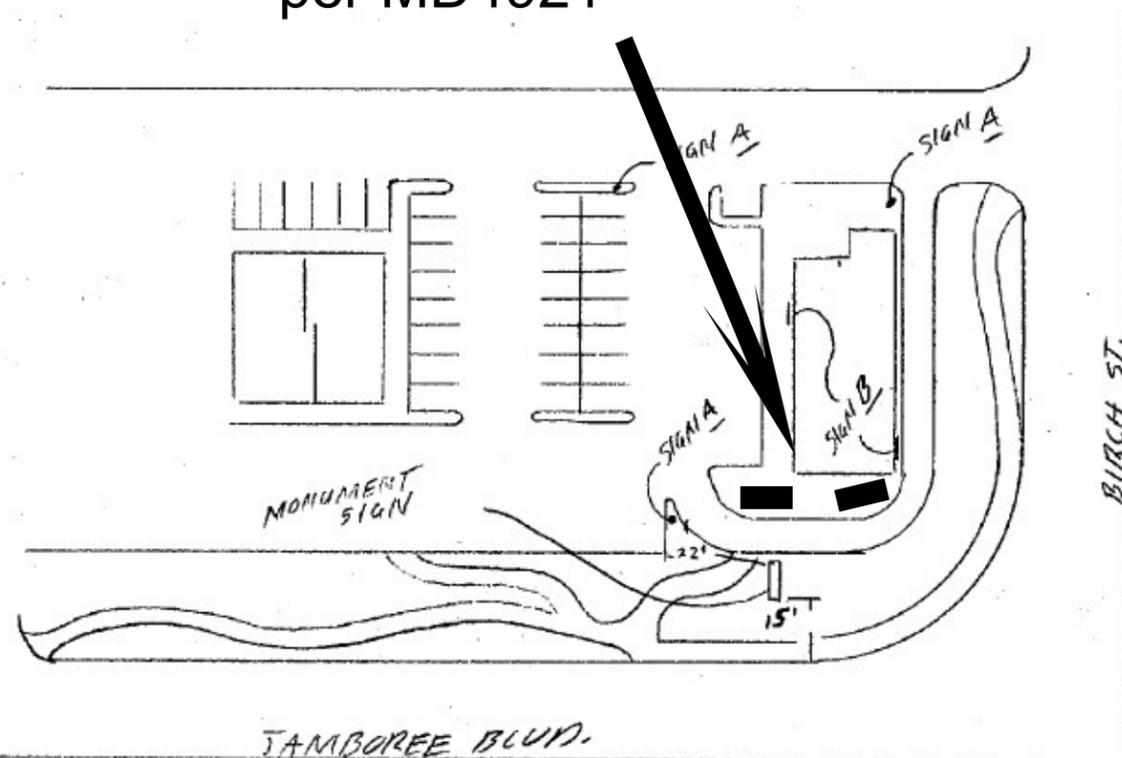
Sign type 2 Menu boards 58 sq ft



- First Menu Board
 - Red (left menu panel): 21.5" wide x 45" tall x 8" deep
 - Dark Blue (right menu panel): 21.5" wide x 45" tall x 8" deep
 - Purple (bottom bar): 50.5" wide x 4.75" tall
 - Yellow (total height from grass): 73.5" tall
 - Black (total width): 51" wide

- Second Menu Board
 - Green (top left menu panel): 51.5" wide x 11 1/4" tall
 - Red (left menu panel): 51" wide x 48 3/4" tall x 8.5" deep
 - Light Blue (top right menu light): 36" wide x 10" tall
 - Dark Blue (right menu panel): 37" wide x 49.5" tall x 2.75" deep
 - Purple (bottom bar): 92" wide x 5" tall
 - Yellow (total height from planter): 90"
 - Black (total width): 92"

Sign type 3 Menu boards 58 sq ft per MD4921



Acrylic Faces With Vinyl
Overlays Black Background
White and red Letters

Sign Type 3 Wall sign

2.8 x 12.5 = 35 sq ft sign area



DESCRIPTION OF WORK	
MANUFACTURE AND INSTALL (1) SINGLE FACED NON-ILLUMINATED WALL MOUNTED DISPLAY ON BUILDING WALL	

SQ. FT	50	QTY:	1
--------	----	------	---

BACKGROUND PANEL
2" ALUMINUM FRAME AND SUPPORTS WITH .090" THICK ALUMINUM FACE PAINT BLACK

PARKSTONE TEXT
INDIVIDUALLY CUT OUT 1/8" THICK ALUMINUM LAMINATE CHEM-METAL VERTICAL GRAIN BRUSHED ALUMINUM TO FACES INSTALL LETTERS FLUSH TO FACE

KITCHEN + TAPS TEXT
INDIVIDUALLY CUT OUT 1/8" THICK ALUMINUM PAINT PMS 484 C RUST RED INSTALL LETTERS FLUSH TO FACE

INSTALLATION
INSTALL DISPLAYS FLUSH ON BUILDING WALL AS ILLUSTRATED



sales@meyersignco.com
www.meyersignco.com
phone: 503 620 - 8200
fax: 503 620 - 7074

Ross Hilden

CUSTOMER APPROVAL: _____ DATE: _____	LANDLORD APPROVAL: _____ DATE: _____
---------------------------------------------------	---------------------------------------------------

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Sign Type 3 Wall sign

2.8 x 12.5 = 35 sq ft sign area



DESCRIPTION OF WORK	
MANUFACTURE AND INSTALL (2) SINGLE FACED NON-ILLUMINATED WALL MOUNTED DISPLAYS ON BUILDING WALLS	

SQ. FT	50 / 12	QTY:	2
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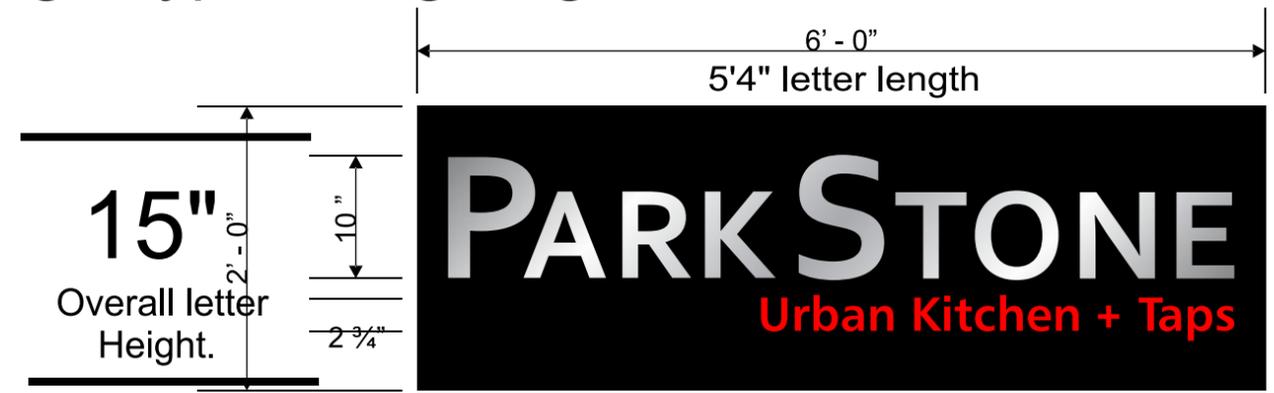
BACKGROUND PANELS
2" ALUMINUM FRAME AND SUPPORTS WITH .090" THICK ALUMINUM FACE PAINT BLACK

PARKSTONE TEXT
INDIVIDUALLY CUT OUT 1/8" THICK ALUMINUM LAMINATE CHEM-METAL VERTICAL GRAIN BRUSHED ALUMINUM TO FACES INSTALL LETTERS FLUSH TO FACE

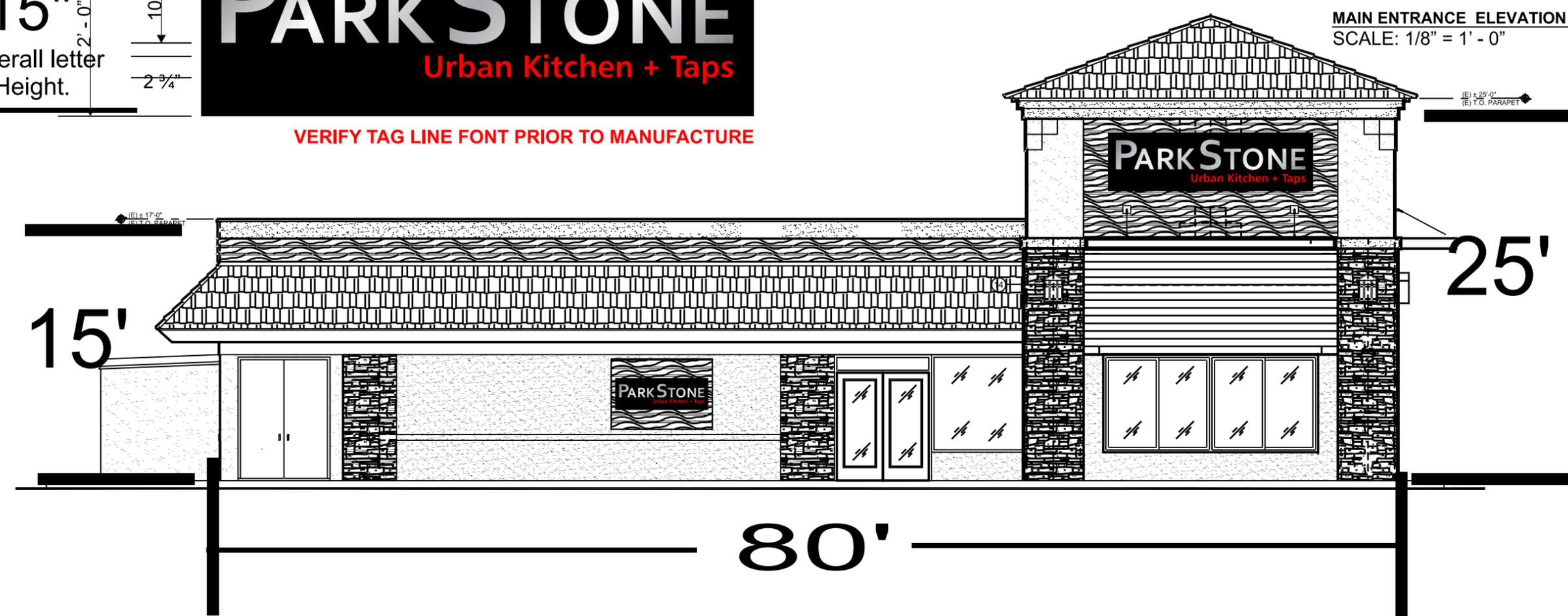
KITCHEN + TAPS TEXT
INDIVIDUALLY CUT OUT 1/8" THICK ALUMINUM PAINT PMS 484 C RUST RED INSTALL LETTERS FLUSH TO FACE

INSTALLATION
INSTALL DISPLAYS FLUSH ON BUILDING WALL AS ILLUSTRATED

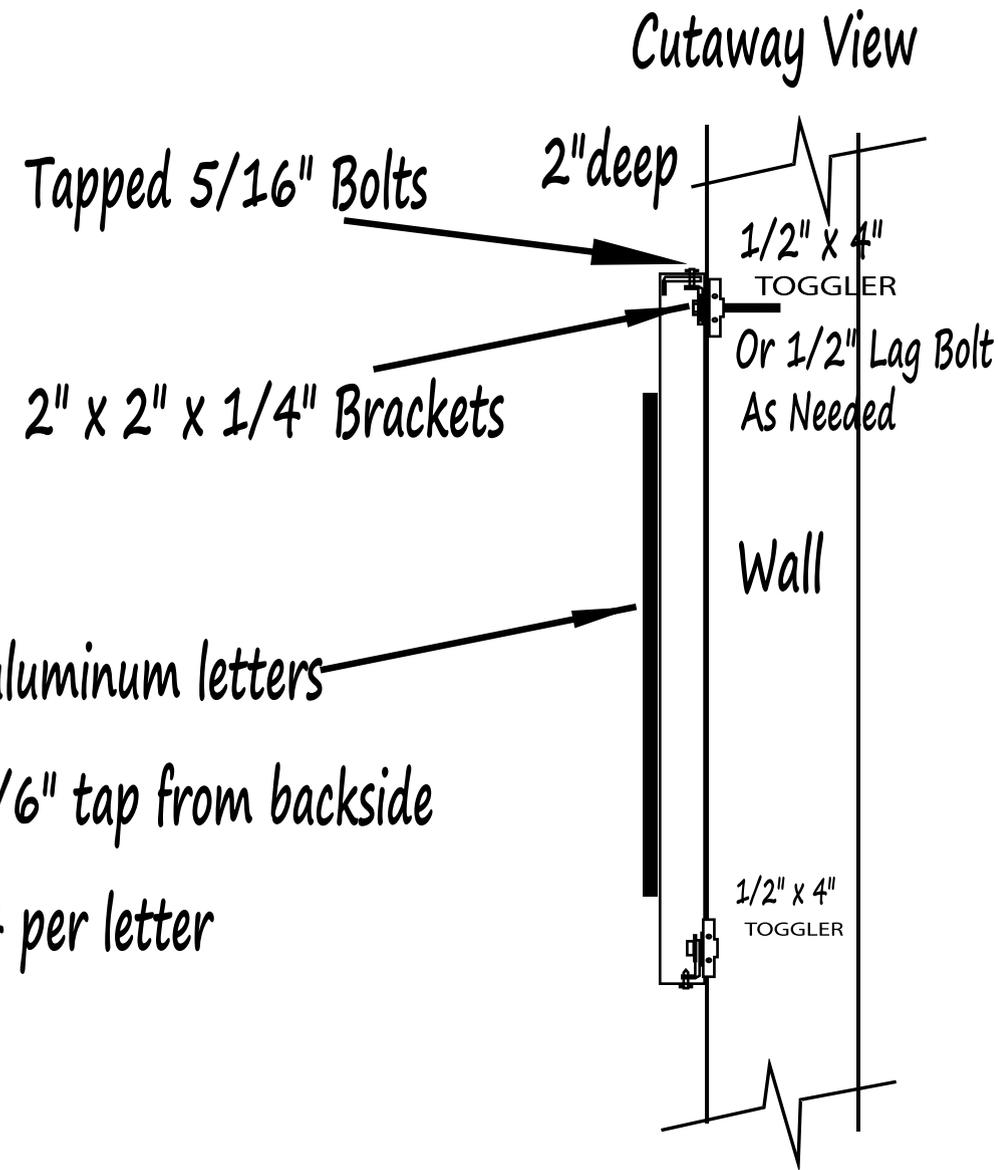
Sign Type 4 Logo sign Per MD4921



12 sq ft total sign area



Sign Type 4 per MD4921



BACKGROUND PANELS

2" ALUMINUM FRAME AND SUPPORTS WITH
.090" THICK ALUMINUM FACE
PAINT BLACK

1/8" thick aluminum letters
threaded 3/6" tap from backside
minumum 4 per letter

Sign Installation Notes

1. Aluminum Sign Panels 2' x 6' to have 4 Clips per sign
2. Aluminum Sign Panels 3'9" x 13' 4" to have 8 Clips per sign

DATED:
7/21/15

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State Lic. #490521

714.270.0322

18571 Tango Ave
Anaheim, Ca. 92807

rick@anaheimsigns.com

CUSTOMER:

LANDLORD APPROVAL: _____

APPROVAL DATE: _____