

**CITY OF NEWPORT BEACH  
STAFF ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department  
Javier Garcia, Zoning Administrator  
[igarcia@city.newport-beach.ca.us](mailto:igarcia@city.newport-beach.ca.us)

SUBJECT: Report of actions taken by Planning Department Staff for the week ending March 7, 2008

---

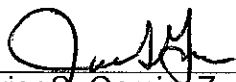
Item 1: Baab & Associates on behalf of property owner The Irvine Company LLC – Staff Approval No. SA2007-013 (PA2007-127)  
1200, 1400, & 1600 Newport Center Drive

The Planning Director approved the applicants request for a minor change to an existing modification permit approval to allow three permanent freestanding leasing signs for a three building office complex, where the previous approval only included two signs at the 1200 and 1400 Newport Center Drive. The project has changed in that a new building is under construction at 1600 Newport Center Drive. The complex fronts on two streets, East Coast Highway and Newport Center Drive. The property is located in the PC-40 (Corporate Plaza West Planned Community) District and various Newport Center and Fashion Island locations.

Approved – March 7, 2008

Council District 5

Prepared and submitted by: -



---

Javier S. Garcia, Zoning Administrator

**APPEAL:**

The decision of the Planning Director may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

c: David Lepo, Planning Director (e-mail)  
Sharon Wood, Assistant City Manager (e-mail)  
David Keely, Public Works Senior Civil Engineer (e-mail)  
Kay Sims, Assistant Planner (e-mail)  
Sgt. Ron Vallercamp, Vice/Narcotics (e-mail)  
Code Enforcement Division (e-mail)  
Erin Steffen, Office Assistant (e-mail)  
Iris Lee, Public Works (e-mail)  
Evelyn Tseng, Revenue (e-mail)



CITY OF NEWPORT BEACH **STAFF APPROVAL NO. SA2007-013**  
(PA2007-127)

PLANNING DEPARTMENT  
3300 NEWPORT BOULEVARD  
NEWPORT BEACH, CA 92658  
(949) 644-3200; FAX (949) 644-3229

Staff Person: Javier S. Garcia, 644-3206  
Appeal Period: 14 days after approval date

**Application:** Staff Approval No. SA2007-013 (PA2007-127)

**Applicant:** Baab & Associates on behalf of property owner The Irvine Company LLC

**Site Address:** 1200, 1400, & 1600 Newport Center Drive

**Legal Description:** Various Newport Center and Fashion Island Locations (refer to the sign plot plan)

---

**Authority:**

Section 20.93.060 A of the Newport Beach Municipal Code provides that the Planning Director may waive the requirement for a new Modification Permit application if the changes are minor, do not involve substantial alteration or addition to the plan or the conditions of approval, and are consistent with the intent of the original approval.

**ACTION:** **APPROVED - MARCH 07, 2008** - The Planning Director approves the waiver of the requirement to file a new application and a determination of substantial conformance with the previously approved Modification Permit No. MD2006-036 (PA2006-074). The request was approved for a minor change to an existing modification permit approval to allow three permanent freestanding leasing signs for a three building office complex, where the previous approval only included two signs at the 1200 and 1400 Newport Center Drive. The project has changed in that a new building is under construction at 1600 Newport Center Drive. The complex fronts on two streets, East Coast Highway and Newport Center Drive. The property is located in the PC-40 (Corporate Plaza West Planned Community) District and various Newport Center and Fashion Island locations (refer to the sign plot plan).

**FINDINGS**

1. The Land Use Element of the General Plan designates the sites for "Administrative, Professional, and Financial Commercial" and "Retail and Service Commercial" land uses and the existing developments are consistent with this designation. The sign structures are accessory to the primary uses.

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 more specifically, the provisions of Chapter 20.67 of the NBMC and the development regulations of the Planned Community Districts in which the project sites are located. The proposal is a logical use of the project sites that would be precluded by strict application of the zoning requirements for this District for the following reasons:
  - The freestanding monument signs, which are for general leasing information purposes only, are commonly used on commercial properties.
  - The Planned Community Districts in which the project sites are located do not specifically include provisions for permanent general leasing information signage. Chapter 20.67 of the Zoning Code allows freestanding monument signs that are an average height of 6 feet above finish grade. The existing general leasing information signs do not exceed an overall height of 5 feet 6 inches.
4. In accordance with the provisions of Chapter 20.93, the granting of this application is necessary due to practical difficulties associated with the property. The strict application of the Zoning Code results in physical hardships that is inconsistent with the purpose and intent of the Zoning Code for the following reasons:
  - The Newport Center and Fashion Island commercial development covers a large geographic area. The existing general leasing information signs provide legible signage for vehicular traffic and pedestrians traveling within the various project sites.
  - The existing general leasing information signs meet the intent of Chapter 20.67 of the Zoning Code by providing well-designed signage that attracts rather than distracts the public's attention.

### **CONDITIONS**

1. The development shall be in substantial conformance with the revised plot plan, (the change of the approval to add a third leasing sign on the subject property at 1600 Newport Center Drive) and sign details, except as noted in the following conditions.
2. The exhibit included with the previous Modification Permit No. MD2006-036 (PA2006-074) approval is superseded by the exhibit included in this approval, which adds one additional sign location.

3. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
4. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
5. Prior to issuance of building permits, the applicant shall submit to the Planning Department a copy of an updated site plan indicating the location of all general leasing information signs on private property permitted by this Modification Permit for inclusion in the case file.
6. In no case shall the large signs (Sign Type A, as depicted on the plans submitted with the application) exceed a maximum overall height of 5 feet 6 inches by 5 feet in width, and the sign copy shall not exceed 22.5 square feet in area. The small signs (Sign Type B) shall not exceed 5 feet 6 inches in height by 3 feet 6 inches in width, and the sign copy area shall not exceed 13.5 square feet in area.
7. A building permit shall be obtained for the as-built construction within 30 days from the date of this letter. All new signs shall obtain building permits prior to installation.
8. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
9. Any signage proposed to be located within the public right-of-way shall be prohibited, unless reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
10. The final location of the signs shall be reviewed by the City Traffic Engineer and shall conform to City Standard 110-L to ensure that adequate sight distance is provided.
11. The Planning Director approves the waiver of the requirement to file a new modification permit application and determines that the proposed change is in substantial conformance with the previously approved Modification Permit No. MD2006-036 (PA2006-074). Future changes to add or increase sizes of signs approved by this application may be subject to approval of an amended modification permit, unless otherwise approved by the Planning Director.
12. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.055 of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.055 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

**APPEAL PERIOD**

The decision of the Planning Director may be appealed by the applicant or any interested party to the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a filing fee of \$600.00.

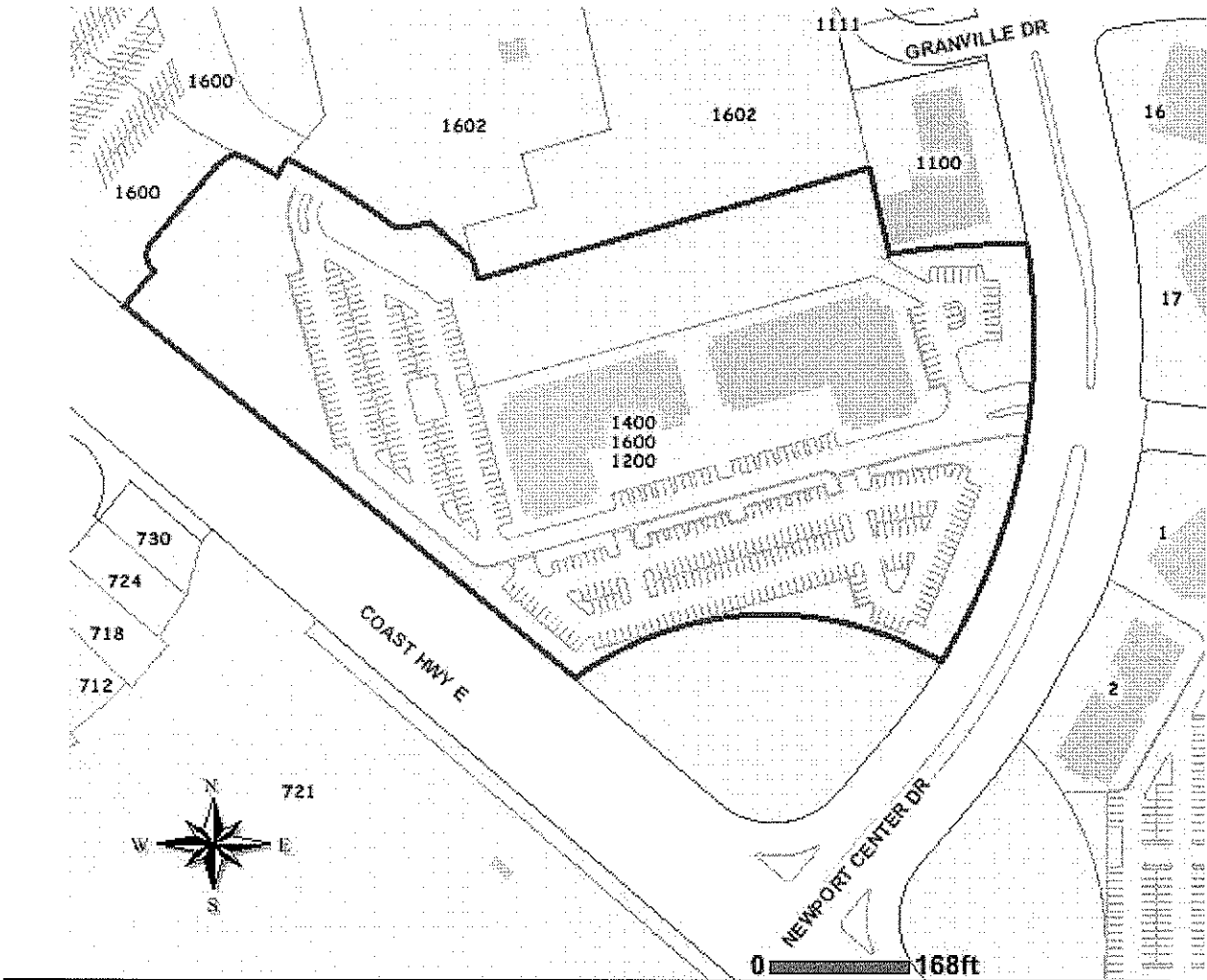
On behalf of David Lepo, Planning Director

By   
Zoning Administrator Javier S. Garcia, AICP

JSG/rm

Attachments: Vicinity Map  
Site Plan and Sign Details

# VICINITY MAP



Staff Approval No. SA2007-013  
(PA2007-127)

1200, 1400, & 1600 NEWPORT CENTER DRIVE

PROPERTY OWNER:  
THE IRVINE COMPANY  
CONTACT: SCOTT McROBIE (949) 720-2458

PROGRAM DESIGNER:  
BAAB & ASSOCIATES  
CONTACT: DAVID J. BAAB (949) 729-9210

**COMPREHENSIVE SIGN PROGRAM  
FOR  
IRVINE COMPANY OFFICE PROPERTIES**

**LEASING  
SIGNS**

**IN  
NEWPORT CENTER  
NEWPORT BEACH, CALIFORNIA**

**FILE COPY**



**APPROVED BY:**

*Janet [Signature]*

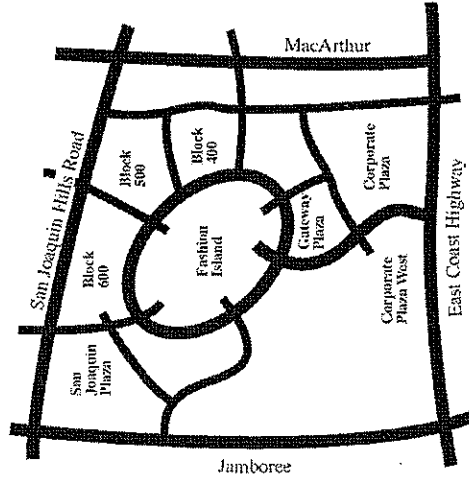
- Planning Director
- Planning Commission
- As Submitted
- Zoning Administrator
- City Council
- As Modified

Refer to:  Resolution  Approval Letter

# of Pgs Approved: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

September 19, 2007

PA2007-127 for SA2007-013  
1200, 1400, & 1600 NEWPORT CENTER DRIVE  
DATE OF MEETING -



**PROGRAM TITLE**

**PAGE 1**

COMPREHENSIVE SIGN PROGRAM FOR  
IRVINE COMPANY OFFICE PROPERTIES LEASING SIGNS  
IN NEWPORT CENTER

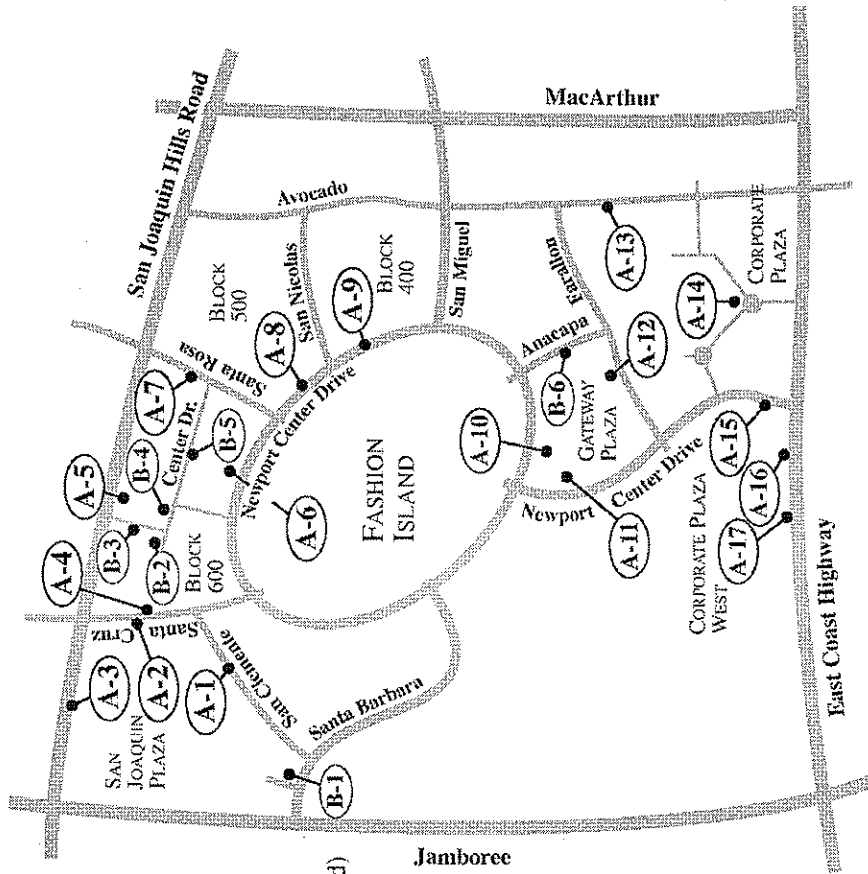
SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION PER ZONING ORDINANCE	SIGN LOCATION	MAX. QUANTITY	MAX. SIGN AREA	MAX. HEIGHT OF SIGN ABOVE GROUND	LOGOS ALLOWED?	ILLUMINATION PERMITTED?	BUSINESS IDENTIFICATION PERMITTED?
A	LARGE LEASING SIGN	FREESTANDING SIGN	GROUND	17	22.5 SF	4.5 FT.	No	No	No
B	SMALL LEASING SIGN	FREESTANDING SIGN	GROUND	6	13.5 SF	4.5 FT.	No	No	No





# Legend

- A1 1 San Joaquin Plaza (on San Clemente)
- A2 2 San Joaquin Plaza (on Santa Cruz)
- A3 4 San Joaquin Plaza (on San Joaquin Hills Road)
- A4 680 Newport Center Drive (on Santa Cruz)
- A5 620 Newport Center Drive (on San Joaquin Hills Road)
- A6 610 Newport Center Drive
- A7 610 Newport Center Drive
- A8 500 Newport Center Drive
- A9 450 Newport Center Drive
- A10 120 Newport Center Drive
- A11 110 Newport Center Drive
- A12 170 Newport Center Drive
- A13 26 Corporate Plaza
- A14 22 Corporate Plaza
- A15 1200 Newport Center Drive
- A16 1400 Newport Center Drive
- A17 1600 Newport Center Drive
  
- B1 888 San Clemente (on Santa Barbara)
- B2 660 Newport Center Drive (on Center Drive)
- B3 660 Newport Center Drive (on San Simeon)
- B4 620 Newport Center Drive (on Center Drive)
- B5 610 Newport Center Drive (on Center Drive)
- B6 160 Newport Center Drive (on Anacapa)



SITE PLAN

PAGE 3 OF 5

PAGE 3

September 19, 2007

COMPREHENSIVE SIGN PROGRAM FOR  
IRVINE COMPANY OFFICE PROPERTIES LEASING SIGNS  
IN NEWPORT CENTER

# SIGN TYPE A

Purpose: To provide leasing information

Maximum Number: 17

Location: Along frontage of site, outside of sight distance triangles and public rights-of-way

Sign Copy: Leasing and telephone number

Maximum Sign Size: 4.5 feet high  
5 feet wide

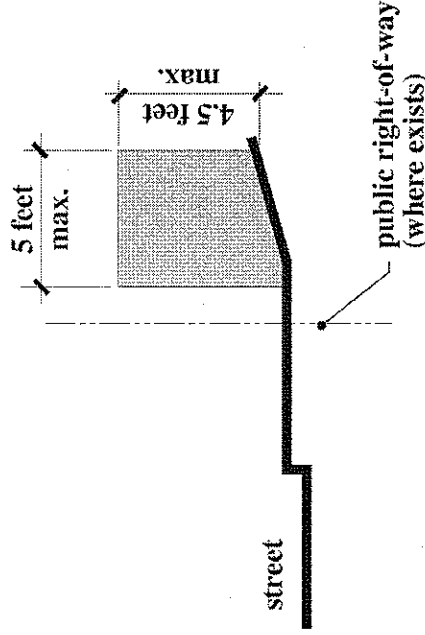
Maximum Sign Copy Area: 22.5 square feet

Maximum character size: 7 inches high

Sign material: Metal

Sign illumination: None

# LARGE LEASING SIGN



SIGN TYPE A  
ELEVATION / SPECIFICATIONS

PAGE 4 OF 5

PAGE 4A

September 19, 2007

COMPREHENSIVE SIGN PROGRAM FOR  
IRVINE COMPANY OFFICE PROPERTIES LEASING SIGNS  
IN NEWPORT CENTER

# SIGN TYPE B

Purpose: To provide leasing information

Maximum Number: 6

Location: Along frontage of site, outside of sight distance triangles and public rights-of-way

Sign Copy: Leasing and telephone number

Maximum Sign Size: 4.5 feet high  
3.5 feet wide

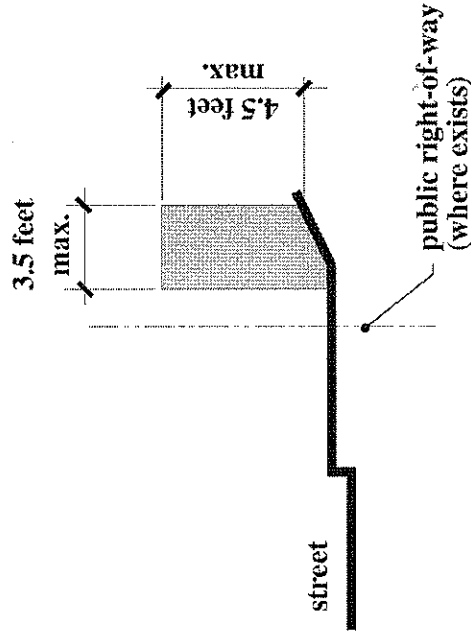
Maximum Sign Copy Area: 13.5 square feet

Maximum character size: 7 inches high

Sign material: Metal

Sign illumination: None

# SMALL LEASING SIGN



SIGN TYPE B  
ELEVATION / SPECIFICATIONS

