

**CITY OF NEWPORT BEACH
STAFF ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
Javier Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us

SUBJECT: Report of actions taken by the Planning Director, Zoning Administrator and/or Planning Department staff for the week ending September 5, 2008

Item 1: CDM Yogurt – Comprehensive Sign Program No. CS2008-007 (PA2008-143)
3333 East Coast Highway

The Zoning Administrator approved the Comprehensive Sign Program for a multi-tenant commercial/retail building. The sign program will address signs for three tenants (signs for two tenants are new) and establish criteria for nonconforming signs of existing tenant and planned future replacement requirements.

Approved – September 4, 2008

Council District 6

Item 2: Corona del Mar Florist – Comprehensive Sign Program No. CS2008-008
(PA2008-144)
3337 East Coast Highway

The Zoning Administrator approved the Comprehensive Sign Program for a multi-tenant commercial/retail building. The sign program will address signs for three tenants (signs for two tenants are new) and establish criteria for nonconforming signs of existing tenant and planned future replacement requirements.

Approved – September 4, 2008

Council District 6

Item 3: David Flynn on behalf of St. Andrews Presbyterian Church – Comprehensive Sign
Program No. CS2008-009 (PA2008-147)
600 St. Andrews Road

The Zoning Administrator approved the Comprehensive Sign Program for a church campus. The sign program will address wall signs for multiple buildings, a project identification sign, parking directional signs, pedestrian oriented signs, and establish criteria for future replacement requirements.

Approved – August 28, 2008

Council District 3

Prepared and submitted by:



Javier S. Garcia, Zoning Administrator

APPEAL:

The decision of the Zoning Administrator 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)*
Jim Campbell, Senior Planner *(e-mail)*
Sgt. Ron Vallercamp, Vice/Narcotics *(e-mail)*
Code Enforcement Division *(e-mail)*
Iris Lee, Public Works *(e-mail)*
Evelyn Tseng, Revenue *(e-mail)*



Comprehensive Sign Program No. CS2008-007
(PA2008-143)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200; FAX (949) 644-3229

Staff Planner: Jay Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us
(949) 644-3206
Appeal Period: 14 days after decision date

APPLICATION: **Comprehensive Sign Program CS2008-007 (PA2008-143)**

APPLICANT: **CDM Yogurt**

LOCATION: **3333 East Coast Highway**

Request and Authority:

Comprehensive sign program for a multi-tenant commercial/retail building. The sign program will address signs for three tenants (signs for two tenants are new) and establish criteria for nonconforming signs of existing tenant and planned future replacement requirements. The building currently consists of three individual tenant spaces. The Sign Code, Chapter 20.67 of the Newport Beach Municipal Code (NBMC), specifically Section 20.67.120, provides that the Zoning Administrator may review and approve plans, applications or other information for consistency in accordance with Chapter 20.67. The property is located in the RSC District.

ACTION: **APPROVED – SEPTEMBER 4, 2008** - The Zoning Administrator approved the Comprehensive Sign Program as modified in the attached Table/Matrix.

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Commercial Corridor" land use. The commercial office/multi-tenant commercial building is consistent with this designation. The signs are accessory to the primary commercial uses.
2. After reviewing this project, 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 proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.67 of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:
 - Chapter 20.67 of the Newport Beach Municipal Code requires comprehensive sign programs to provide a means for latitude in the design and display of signage for all projects.
 - The sign program as presented and approved is consistent with the purpose and intent of Chapter 20.67 of the Newport Beach Municipal Code.
 - The proposed sign program, as conditioned, will not interfere with sight distance from any street, alley or driveway.

- The approved Comprehensive Sign Program will integrate existing and proposed wall signs on the two sides of the building into a single sign design theme that will create a unified architectural statement and provide limited signage on the building wall facades and the reduction of the overall size and number of signs on the building.
- There is a reasonable need for the number and size of signs to provide adequate identification of the tenants that face two different sides of the property.
- The elimination of awning backlighting is consistent with the Sign Code requirement.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan and sign details, except as noted in the following conditions.
2. The area of the primary and secondary identification wall signs shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
3. Wall signs, canopy signs and projecting signs, are limited to the designated building facades/monument sign locations and shall comply with the limitations specified in the Sign Table/Matrix included in this approval and the provisions of Chapter 20.67 of the Newport Beach Municipal Code (including Sections 20.67.060, 20.67.070, and 20.67.080).
4. The awning backlight shall be removed or otherwise redirected, subject to nighttime inspection by the Code Enforcement Division.
5. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Director if the intent of the original approval is not affected. Revisions that substantially deviate from the original approval must be addressed in a separate and subsequent amendment to this Comprehensive Sign Program.
6. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Department, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of noncompliant wall signs shall be exercised as necessary, unless otherwise approved by an amendment to this approval or the approval of a modification permit.
7. 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.

STANDARD CITY REQUIREMENTS

1. A building permit shall be obtained prior to commencement of installation of the signs.
2. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement if required.
3. The Planning Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
4. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code.

APPEAL PERIOD

The decision of the Zoning Administrator may be appealed to the Planning Commission within 14 days of the date of the decision, in accordance with the provision of Section 20.95.050 of the Newport Beach Municipal Code. A filing fee of \$600.00 shall accompany any appeal filed. No building permits may be issued for signs that do not comply with regulations of Section 20.67.060, 20.67.070 and 20.67.080 of the Newport Beach Municipal Code until the appeal period has expired.

By  _____
Zoning Administrator Javier S. Garcia, AICP

JSG:maw/rm

Attachments: Appendix
Sign Matrix/Table
Vicinity Map
Site/Illustrative Plans

APPENDIX

Discussion

The applicant requests the approval of a Comprehensive Sign Program for the commercial office/multi-tenant commercial building located at 3333 East Coast Highway (includes individual suites). The program includes: primary wall signage and the provision or allowance for secondary wall signs, canopy signs or projecting signs on a limited basis or location as well as sign parameters for the existing signs for tenant identification.

The Zoning Administrator has determined that the project sign program is consistent with the purpose and intent of the Sign Code Chapter 20.67 of the Newport Beach Municipal Code for the following reasons:

- The number, type, size and area (as measured by two perpendicular sets of parallel lines that surround the proposed signs) of the signs comply with the regulations of Chapter 20.67 of the NBMC.
- The number and location of tenant signs and the limitations on the type, number, location and area of secondary frontage signs is consistent with the provisions of the Sign Code.
- The elimination of awning backlighting is consistent with the Sign Code requirement.

TABLE MATRIX (PA2008-143 & PA2008-144)

3331-3337 E Coast Highway

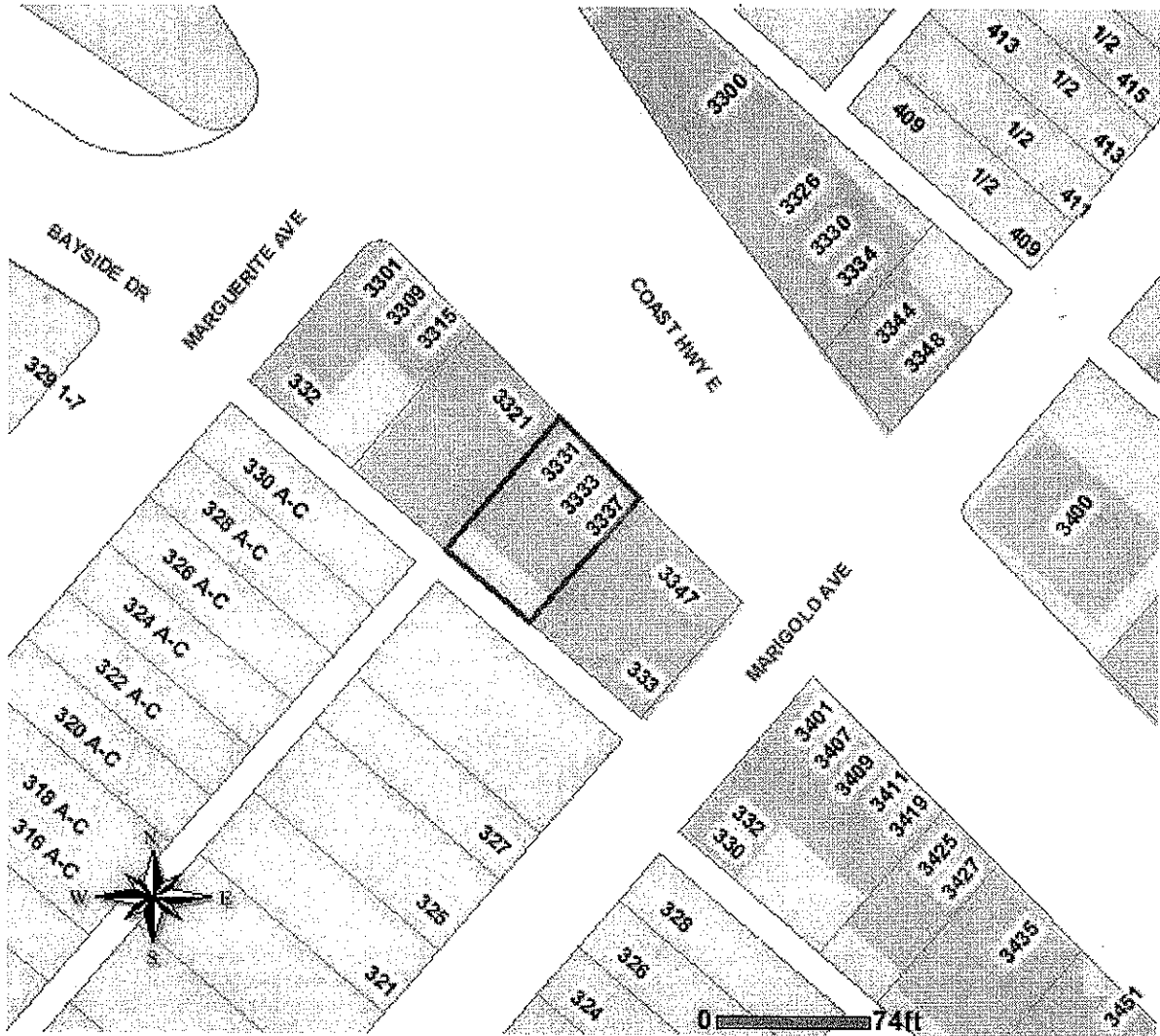
Frontages: A East Coast Highway
 B Alley Side of Property

Building Address	Primary Frontage Size Type and Limitations where applicable	Secondary Frontage Size Type and Limitations, where applicable
3331 E Coast Hwy Existing signs no change proposed	East Coast Hwy- Tenant Frontage: 25 LF Wall Sign Allowance: 1.5 square feet/linear foot of store frontage or max area of 37.5 sq ft. Maximum Vertical Dimension, sign or logos, 36-inches. Maximum Horizontal Width is 7 feet centered on Tenant Frontage. Minimum distance shall be 10 linear feet from the neighboring tenant wall sign. Projecting Sign: Existing Projecting Sign is nonconforming and may remain as is.	Alley Side of Property Wall Sign Allowance: Max 18.5 sq ft Max vertical dimension, sign or logos, 24 inches Maximum Horizontal Dimension 6 feet Centered on Building/Tenant Frontage There are currently three small wall signs at the rear (all read Toy Boat) that are permitted to remain as is.
3333 E Coast Hwy	East Coast Hwy Tenant Frontage 15' 6" LF Wall Sign, or Awning Mounted Sign/Text. 1.5 square feet/linear foot of store frontage or max area of 23 sq ft (total of three sides of awning sign). Maximum Vertical Dimension, sign or logos, 36-inches. Maximum Horizontal Width is 7 feet centered on Tenant Frontage/awning Minimum Vertical Clearance is 8 feet Minimum distance shall be 6 linear feet from neighboring tenant wall sign. Awning backlighting is PROHIBITED by Code. Sign area on awning sides limited to the lower half.	Alley Side of Property Wall Sign Allowance: Max Area 12.5 sq ft Max vertical dimension, sign or logos, 36 in. Max Horizontal Dimension 6 feet Centered on Tenant Frontage.
3337 E Coast Hwy	East Coast Hwy Tenant Frontage 15'6" LF Wall Sign mounted on building wall or; Freestanding/Individual letters mounted on or above architectural feature maximum letter height is 36 inches 1.5 square feet/linear foot of store frontage or max area of 24.75 sq ft Maximum Vertical Dimension, sign or logos, 36-inches. Maximum Horizontal Width is 9 feet centered on Tenant Frontage. Minimum Vertical Clearance is 8 feet. Minimum distance shall be 6 linear feet from the neighboring tenant wall sign. Projecting Blade Sign: Maximum Horizontal Projection 3 feet Minimum Vertical Clearance is 8 feet above sidewalk Minimum distance shall be 3 linear feet from the wall sign.	Alley Side of Property Wall Sign Allowance: Max 12 sq ft Max vertical dimension, sign or logos, 36 in. Max Horizontal Dimension 6 feet Centered on Tenant Frontage Existing signs as-built on valence and sides of fabric canopy/awning located at rear of property may remain as is.
Address	East Coast Hwy Applies to all Tenants: Minimum vertical dimension 4 inch tall letters.	

Refer to Illustrative Plans in the File. The Planning Director or Zoning Administrator may approve minor changes to this approval, if determined consistent with the intent of the requirements.

NOTE: Future change of tenant shall require that the tenant signage comply with Chapter 20.67 requirements or Sign Code requirements of the NBMC.

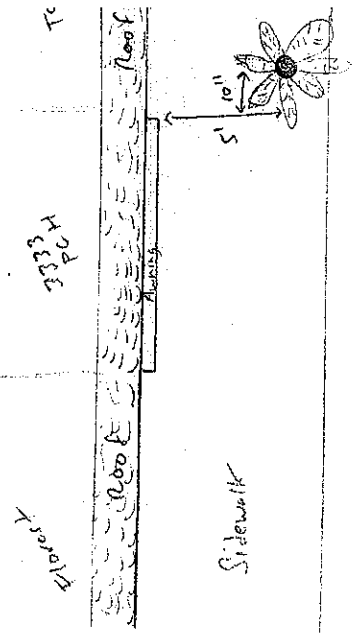
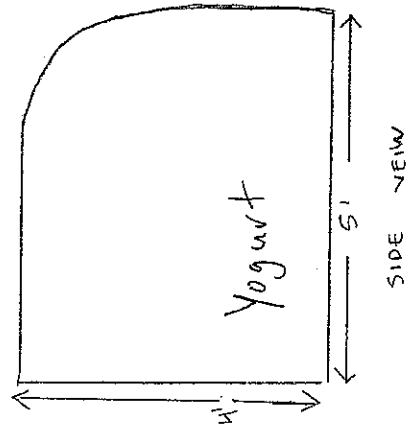
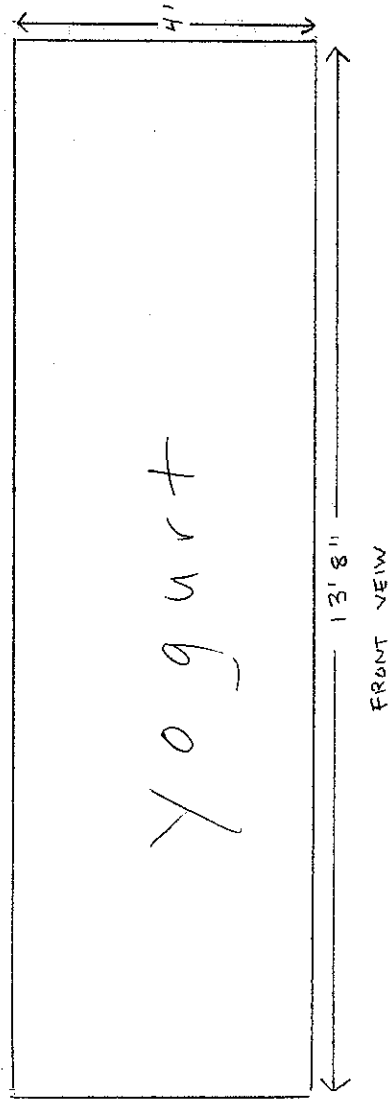
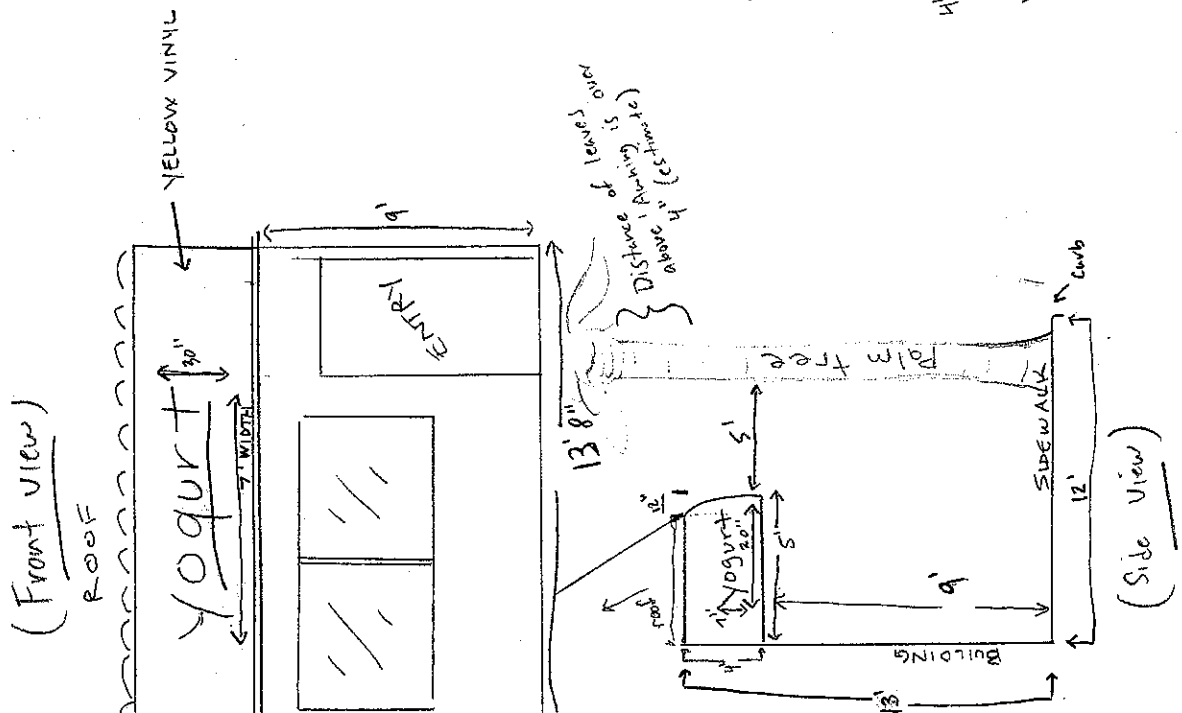
VICINITY MAP



Comprehensive Sign Program CS2008-007
PA2008-143

LOCATION: 3333 EAST COAST HIGHWAY

PA2008-143 for CS2008-007
 3333 EAST COAST HIGHWAY
 CDM Yogurt



Front Awning Sign

EAST COAST HWY.

Tox Boat Sign

SIDEWALK

PARCEL I
LOTS

CDM YOGURT

PARCEL II
LOT 4

E MAPLEWOOD

DUMPSTER

ALLEY

ALLEY

ALLEY

Rear Sign

(Under over hang
attached to wall)

PARKING

SITE PLAN

1" = 30'-0"



PA2008-143 for CS2008-007
3333 EAST COAST HIGHWAY
CDM Yogurt



Comprehensive Sign Program No. CS2008-008
(PA2008-144)

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NEWPORT BEACH, CA 92663
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Staff Planner: Jay Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us
(949) 644-3206

Appeal Period: 14 days after decision date

APPLICATION: **Comprehensive Sign Program CS2008-008 (PA2008-144)**

APPLICANT: **Corona del Mar Florist**

LOCATION: **3337 East Coast Highway**

Request and Authority:

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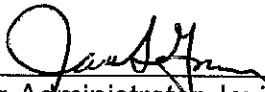
Standard City Requirements

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By  _____
Zoning Administrator Javier S. Garcia, AICP

JSG:msw/rm

Attachments: Appendix
Sign Matrix/Table
Vicinity Map
Site/Illustrative Plans

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The applicant requests the approval of a Comprehensive Sign Program for the commercial office/multi-tenant commercial building located at 3337 East Coast Highway (includes individual suites). The program includes: primary wall signage and the provision or allowance for secondary wall signs, canopy signs or projecting signs on a limited basis or location as well as sign parameters for the existing signs for tenant identification.

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TABLE MATRIX (PA2008-143 & PA2008-144)

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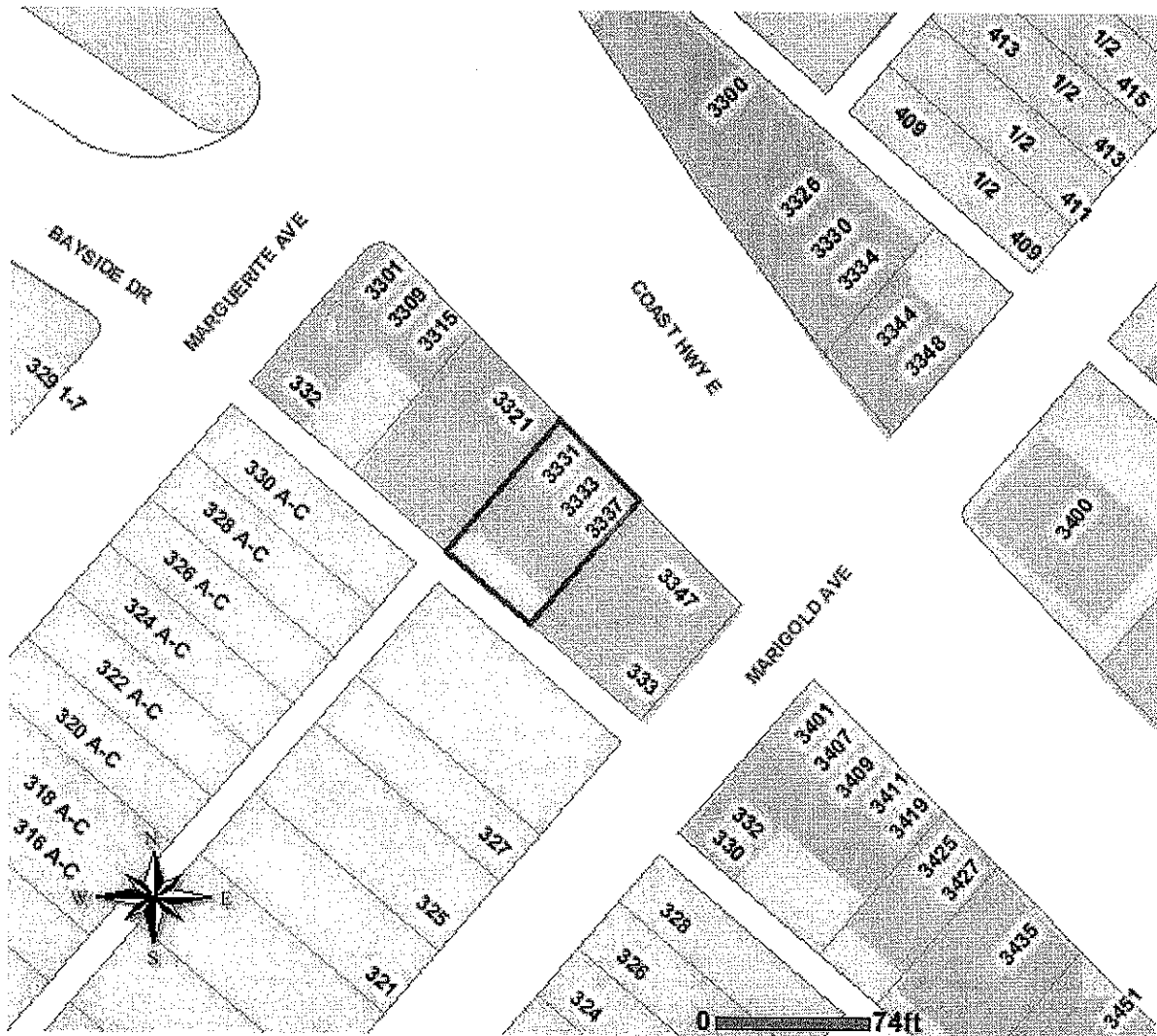
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Address	<p>East Coast Hwy Applies to all Tenants: Minimum vertical dimension 4 inch tall letters.</p>	

Refer to Illustrative Plans in the File. The Planning Director or Zoning Administrator may approve minor changes to this approval, if determined consistent with the intent of the requirements.

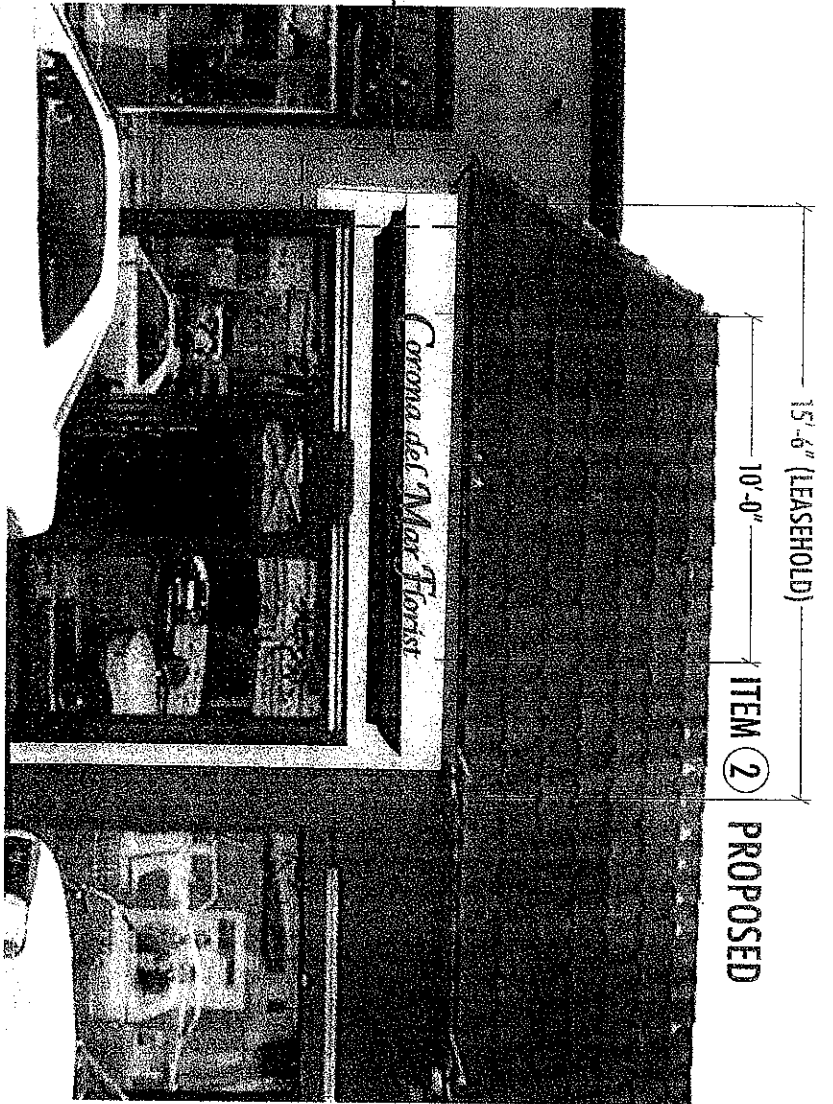
NOTE: Future change of tenant shall require that the tenant signage comply with Chapter 20.67 requirements or Sign Code requirements of the NBMC.

VICINITY MAP

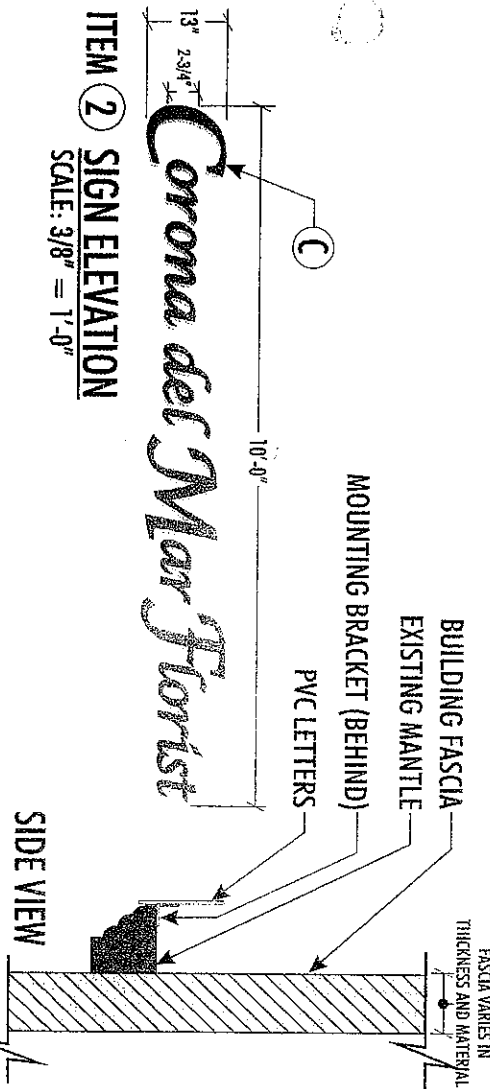


Comprehensive Sign Program CS2008-008
PA2008-144

LOCATION: 3337 EAST COAST HIGHWAY



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



ITEM 2 SIGN ELEVATION
SCALE: 3/8" = 1'-0"

C NON-ILLUMINATED PVC FABRICATED 1/2" DEEP FCO COPY MOUNTED WITH SCREWS AND VHB TAPE AND SILICONE. FCO COPY TO BE PAINTED "RUSTY RED" WITH SATIN FINISH. LETTERS TO BE MOUNTED (AS SHOWN) AGAINST AND OFF-SET (OUTWARD FROM MANTLE) AND FLUSH AGAINST EDGE OF MANTLE. SEE SIDE DETAIL.

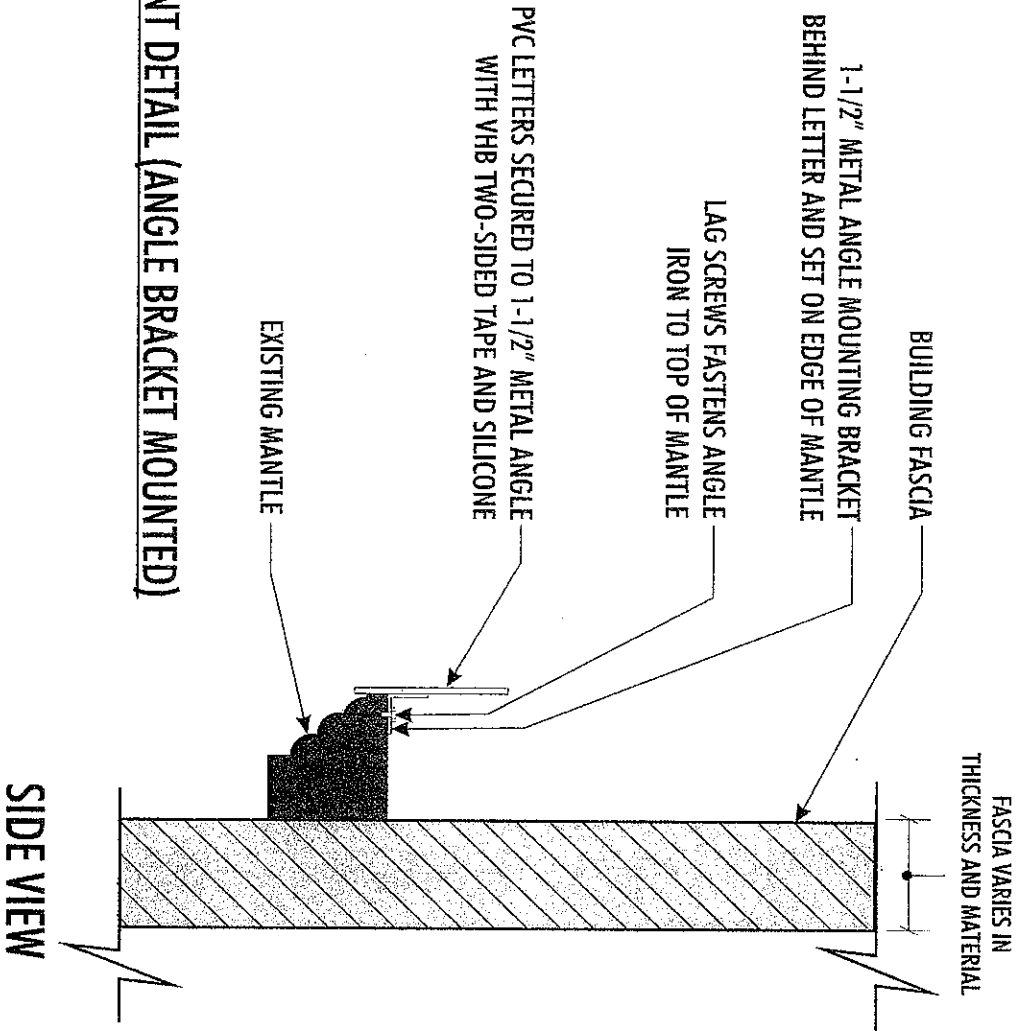
SIGN SPECIFICATIONS: QUANTITY: ONE (1) MOUNTED WITH SCREWS AND VHB TAPE AND SILICONE

MOUNTING UNITS TO BE DETERMINED.

CAMMCO
Signs // Lighting // Letters
P.O. Box 714-600-83356
CammerSigns@hotmail.com
Orange County, California
Signs // Lighting // Letters

DATE:	05/21/08	CUSTOMER/PROJECT/ADDRESS:	CORONA DEL MAR FLORIST	CUSTOMER APPROVAL:	
DRAWING #:	08-002	3337 E. PACIFIC COAST HIGHWAY CORONA DEL MAR, CA 92625		LANDING APPROVAL:	
DESIGNER:	MB			REVISIONS:	1 05/29/08 MB 2 05/05/08 MB 3 05/07/08 MB 4 06/09/08 MB
SCALE:	NOTED			SUPERSESSOR:	SC 5 07/09/08 MB
NOTES / REVISIONS:	email@cammer.com Ph: 949-473-9270 / Fax: 949-473-9286				

PROPERTY OF: CAMMCO
Cammer Signs, Lighting
All rights reserved. The sign must be used for the purpose intended and not be reproduced or altered in any way without the written consent of Cammer Signs, Lighting. All rights reserved. The sign must be used for the purpose intended and not be reproduced or altered in any way without the written consent of Cammer Signs, Lighting.



ITEM ②
ATTACHMENT DETAIL (ANGLE BRACKET MOUNTED)
 NOT TO SCALE

DATE:	05/21/08	CUSTOMER/PROJECT/ADDRESS:	CORONA DEL MAR ELDORADO	CUSTOMER APPROVAL:		DATE:	
DRAWING #:	08-002		3337 E. PACIFIC COAST HIGHWAY CORONA DEL MAR, CA 92665	LANDLORD APPROVAL:		DATE:	
DRAWN BY:	MB			REVISIONS:	1	05/29/08	MB
SCALE:	NOTED				2	06/06/08	MB
NOTES / REMARKS:	notes: onwallinfranchise Ph: 949-673-8270 / Fax: 949-673-8295				3	06/07/08	MB
					4	06/09/08	MB

CAMMCO
 Sign / Lighting / Uphol
 Plc 714-600-3356
 CammcoSignsAndLight.com
 Orange County, California
 Sign / Lighting / Uphol

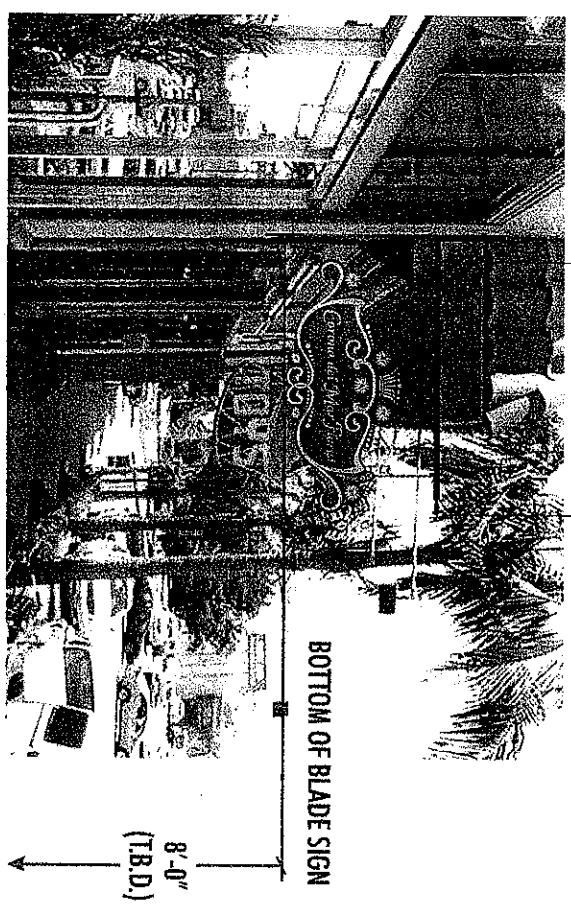
PROPERTY OF:
 CONCEPTUAL DRAWING ONLY:
 This drawing is for conceptual purposes only and is not to be used for construction. All dimensions are approximate and subject to change without notice. The client shall be responsible for providing all necessary information and approvals for the project. This drawing shall remain the property of CAMMCO and may not be reproduced or used in any way without prior consent.

15'-6" (LEASEHOLD)

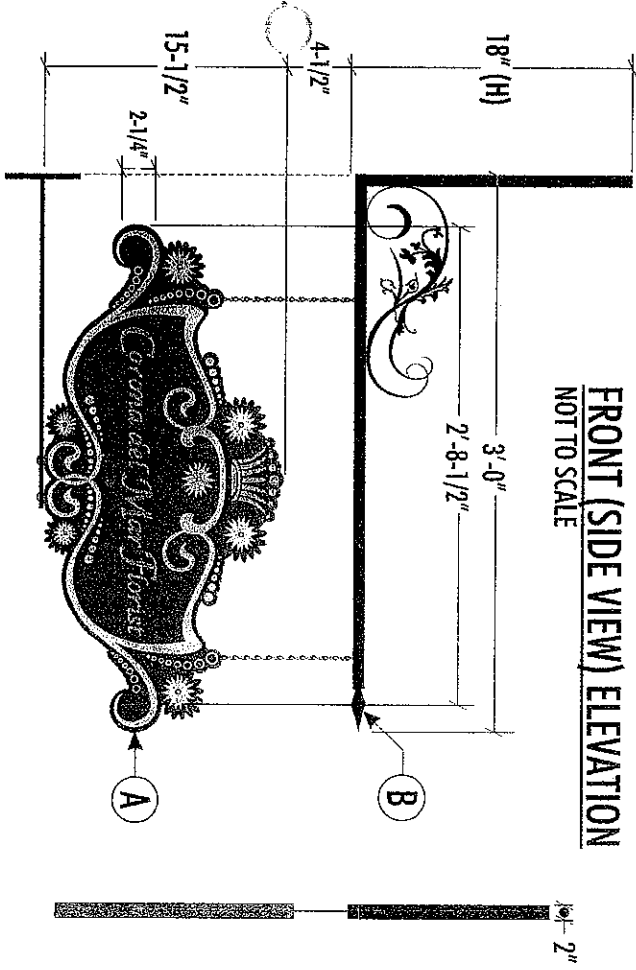


ITEM 1

PROPOSED



FRONT (SIDE VIEW) ELEVATION
NOT TO SCALE



FRONT (SIDE VIEW) ELEVATION
SCALE: 1/2" = 1'-0"

ITEM 1 SIGN ELEVATION
SCALE: 1" = 1'-0"

BLADE SIGN SPECIFICATIONS: QUANTITY: ONE (1) BLADE SIGN

- A** NON-ILLUMINATED "CEDAR WOOD" CONSTRUCTION 2" DEEP BLADE SIGN PAINTED "DARK GREY" FACE. SIGN TO BE SANDBLASTED FOR COPY AND ALL OTHER LOGOS AND IMAGES. COPY, LOGOS AND IMAGES TO BE PAINTED "LIME-MINT GREEN".
- B** 2" (THICK) X 18" (H) FLAT IRON STOCK AND MOUNTING WITH TOP SUPPORT BRACKET TO BE PAINTED BLACK HIGH GLOSS FINISH WITH GLASS FINISH APPEARANCE. ACHIEVED BY SPECIAL PAINT MIXING. DECORATIVE "TOP PIECE" IRONWORK CUSTOM-MADE. DECORATIVE CHAIN STYLE TO BE DETERMINED. FOUR (4) TOGGLE BOLTS TO SECURE SIGN BRACKET TO WALL.
- 1" SQUARE IRON STOCK FOR BOTTOM SUPPORT WITH SCREWS TO HOLD SIGN IN PLACE.

CAMMCO
Signs / Lighting / Uplighting
P.O. Box 714-600-3355
CammcoSigns@hotmail.com
Orange County, California
Signs / Lighting / Uplighting

DATE:	05/21/08	CUSTOMER/PROJECT/ADDRESS:	CORONA DEL MAR FIDELIST	CUSTOMER APPROVAL		DATE	
DRAWING #:	08-002	3337 E. PACIFIC COAST HIGHWAY CORONA DEL MAR, CA 92625		LANDING APPROVAL		DATE	
DRAWN BY:	AB			REVISIONS	1	05/29/08	AB
NOTED:					2	06/06/08	AB
					3	06/07/08	AB
					4	06/09/08	AB
SCALE:				SALES PERSON:	SC		
					5	07/09/08	AB

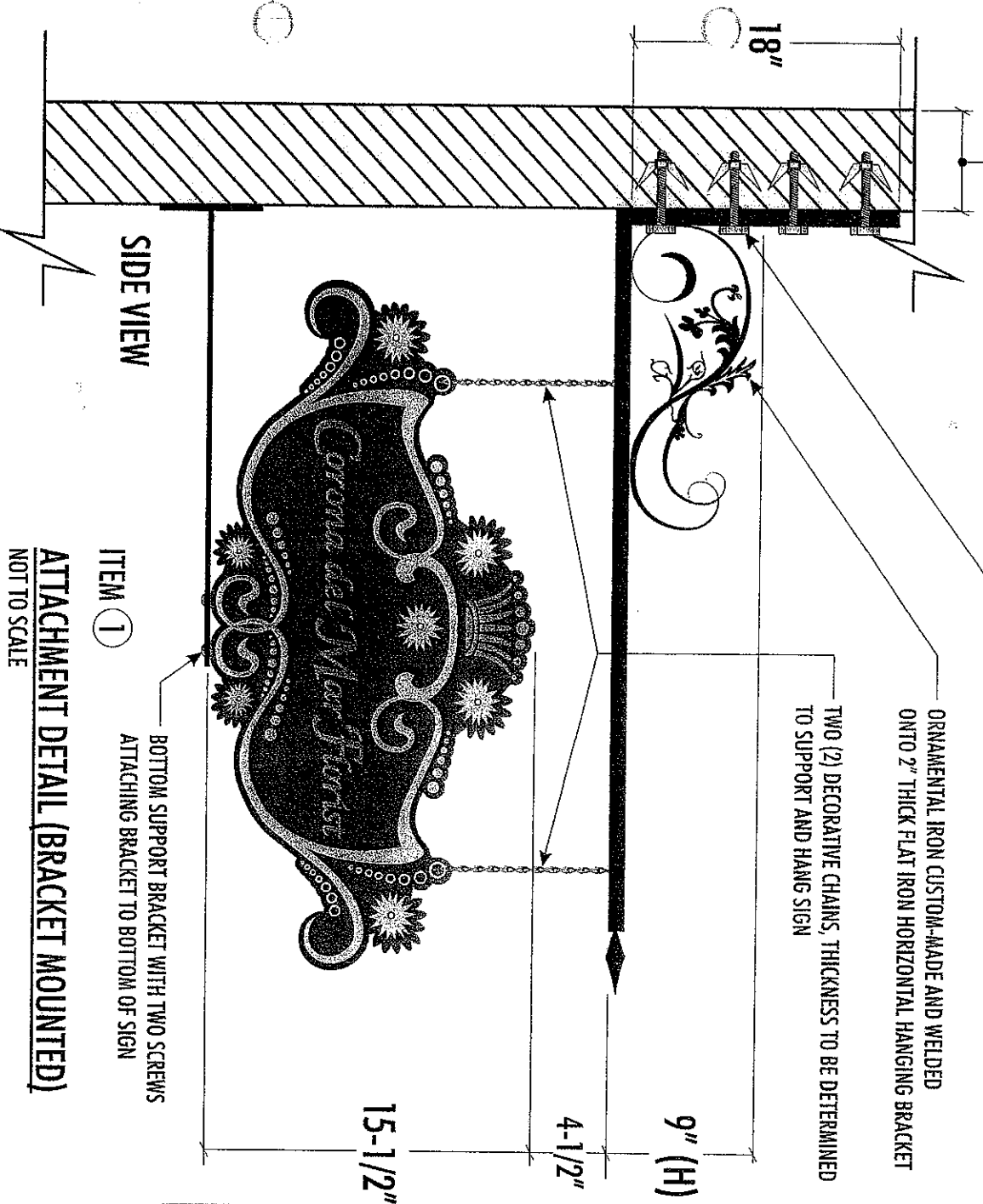
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FASCIA VARIES IN THICKNESS AND MATERIAL

FOUR (4) 3/8" X 4" LONG TOGGLE BOLTS TO SECURE FLAT IRON SIGN BRACKET TO THE INSIDE OF WALL

ORNAMENTAL IRON CUSTOM-MADE AND WELDED ONTO 2" THICK FLAT IRON HORIZONTAL HANGING BRACKET

TWO (2) DECORATIVE CHAINS, THICKNESS TO BE DETERMINED TO SUPPORT AND HANG SIGN

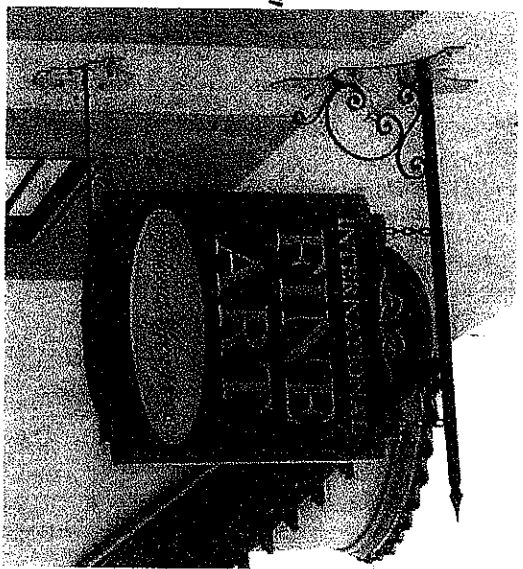


SIDE VIEW

ITEM ①

BOTTOM SUPPORT BRACKET WITH TWO SCREWS ATTACHING BRACKET TO BOTTOM OF SIGN

ATTACHMENT DETAIL (BRACKET MOUNTED)
NOT TO SCALE



ACTUAL BAR TO BE FABRICATED

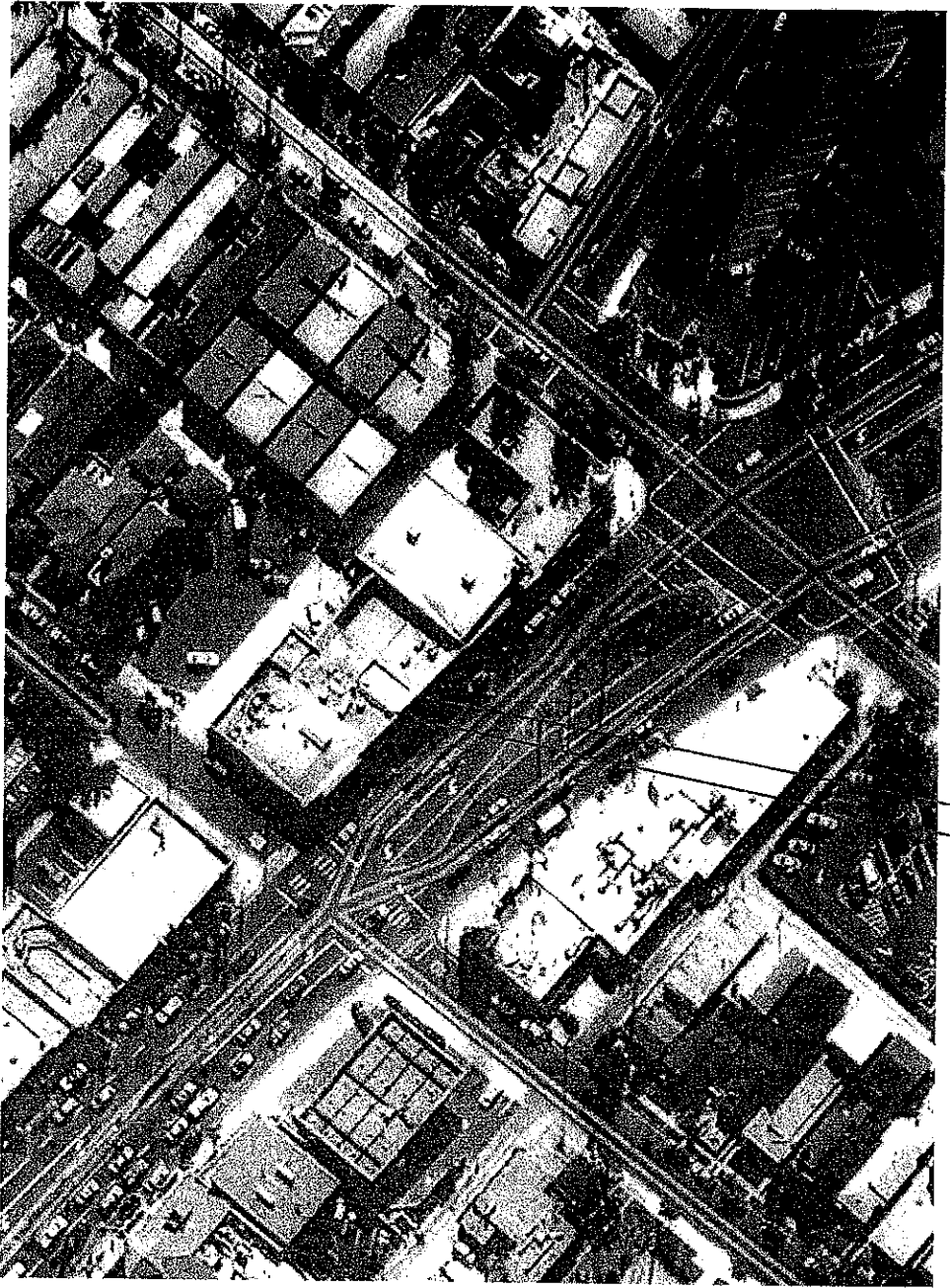
ACTUAL BAR TO BE FABRICATED

CAMCO
 19011 Lybbyg // Lybbyg
 P.O. Box 714-600-3386
 CamcoSigns@aol.com
 Orange County, California
 19011 Lybbyg // Lybbyg

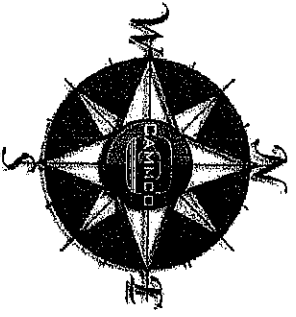
DATE:	05/21/08	CUSTOMER/PROJECT/ADDRESS:	CORONA DEL MAR FLOREST	CUSTOMER/PERSONAL:		DATE:	
DRAWING #:	08-002	3337 E. PACIFIC COAST HIGHWAY CORONA DEL MAR, CA 92625		HANDLOADED/PROVAL:		DATE:	
DRAWN BY:	MB			REVISIONS:	1 05/29/08 MB	2 06/06/08 MB	3 06/07/08 MB
SCALE:	NOTED			SUPERSESION:	SC 5 07/09/08 MB	4 06/09/08 MB	
NOTES / REMARKS:	consult@camco.com Ph: 949-473-9270 / Fx: 949-473-8296						

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- ITEM 2 WALL SIGN
- ITEM 1 BLADE SIGN



AERIAL SITE PLAN
NOT TO SCALE

CAMMCO
 19911 Lybrand / Living
 Camarillo Office / 19911 Lybrand / Living
 Orange County, California
 Ph: 714-800-3356
 Camarillo@camco.com

DATE:	05/21/08	CUSTOMER/PROJECT/ADDRESS:	CORONA DEL MAR EQUEST
DRAWING #:	08-002	LANDING APPROVAL:	
DRAWN BY:	MB	REVISIONS:	
SCALE:	NOTED	SALES PERSON:	SC
NOTES / REMARKS:	coronadelmar@aol.com Ph: 949-672-8070 / Fr: 949-473-8296		
DATE:		DATE:	
DATE:		DATE:	
DATE:		DATE:	
DATE:		DATE:	

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Comprehensive Sign Program No. CS2008-009
(PA2008-147)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200; FAX (949) 644-3229

Staff Planner: Jay Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us
(949) 644-3206
Appeal Period: 14 days after decision date

APPLICATION: **Comprehensive Sign Program CS2008-009 (PA2008-147)**

APPLICANT: **David Flynn on behalf of St. Andrews Presbyterian Church**

LOCATION: **600 ST. ANDREWS ROAD**

Request and Authority:

Comprehensive sign program for a church campus. The sign program will address wall signs for multiple buildings, a project identification sign, parking directional signs, pedestrian oriented signs, and establish criteria for future replacement requirements. The site is a triangular shaped corner lot that currently consists of multiple buildings, open space and a parking lot. The Sign Code, Chapter 20.67 of the City of Newport Beach Municipal Code, specifically Section 20.67.120, provides that the Zoning Administrator may review and approve plans, applications or other information for consistency in accordance with Chapter 20.67. The property is located in the GEIF District.

ACTION: **APPROVED August 28, 2008** - The Zoning Administrator approved the Comprehensive Sign Program as modified in the attached Table/Matrix.

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Private Institutions" land use which is intended to provide for privately owned facilities that serve the public, including places for religious assembly. The church campus is consistent with this designation. The signs are accessory to the primary religious assembly use.
2. After reviewing this project, 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 proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.67 of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:
 - Chapter 20.67 of the Newport Beach Municipal Code requires comprehensive sign programs to provide a means for latitude in the design and display of signage for all projects.
 - The sign program as presented and approved is consistent with the purpose and intent of Chapter 20.67 of the Newport Beach Municipal Code.
 - The proposed sign program, as conditioned, will not interfere with sight distance from any street, alley or driveway.

- The approved Comprehensive Sign Program will integrate existing and proposed wall signs and directional signs throughout the church campus into a single sign design theme that will create a unified architectural statement and provide limited signage on the building wall facades and the reduction of the overall size and number of signs on the building.
- There is a reasonable need for the number and size of signs to provide adequate identification of the buildings and to direct people to the correct locations within the campus.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan and sign details, except as noted in the following conditions.
2. The area of the identification wall signs shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
3. Wall signs, canopy signs, projecting signs, and freestanding signs, are limited to the designated building facades/monument sign locations and shall comply with the limitations specified in the Sign Table/Matrix included in this approval and the provisions of Chapter 20.67 of the Newport Beach Municipal Code (including Sections 20.67.060, 20.67.070, and 20.67.080).
4. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Director if the intent of the original approval is not affected. Revisions that substantially deviate from the original approval must be addressed in a separate and subsequent amendment to this Comprehensive Sign Program.
5. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Department, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of noncompliant wall signs shall be exercised as necessary, unless otherwise approved by an amendment to this approval or the approval of a modification permit.
6. 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.

STANDARD CITY REQUIREMENTS

1. A building permit shall be obtained prior to commencement of installation of the signs.
2. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement if required.

3. The Planning Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
4. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code.

APPEAL PERIOD

The decision of the Zoning Administrator may be appealed to the Planning Commission within 14 days of the date of the decision, in accordance with the provision of Section 20.95.050 of the Newport Beach Municipal Code. A filing fee of \$600.00 shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By  _____
Zoning Administrator Javier S. Garcia, AICP

JSG:fn/rm

Attachments: Appendix
Sign Matrix/Table
Vicinity Map
Site/Illustrative Plans

APPENDIX

Discussion

The applicant requests the approval of a Comprehensive Sign Program for the church buildings located at 600 St Andrews Road. The program includes: wall signage on the interior of the campus, parking directional signs, and pedestrian oriented directional signs.

The Zoning Administrator has determined that the project sign program is consistent with the purpose and intent of the Sign Code Chapter 20.67 of the Newport Beach Municipal Code for the following reasons:

- The number, type, size and area (as measured by two perpendicular sets of parallel lines that surround the proposed signs) of the signs comply with the regulations of Chapter 20.67 of the City of Newport Beach Municipal Code.
- The number and location of building identification and directional signs is consistent with the provisions of the Sign Code.

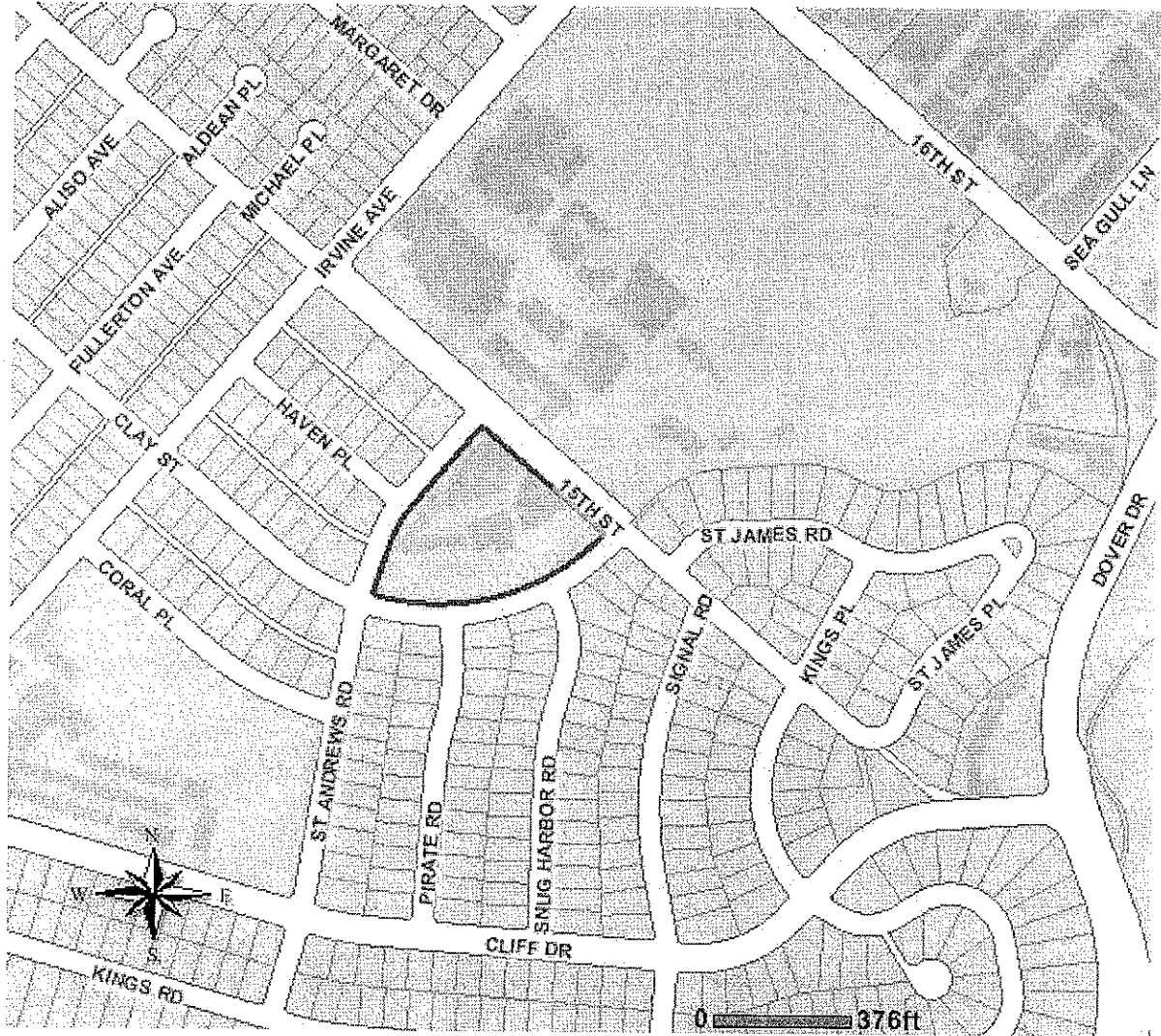
TABLE MATRIX
(PA2008-147 for CS2008-009)

Comprehensive Sign Program
 St. Andrew Presbyterian Church
 600 St. Andrews Road

Sign type	Number and Location	Size
<u>Ground Sign</u> – project identification See attached photograph	One (1) existing sign located at the intersection of St. Andrews Road and 15 th Street	Existing: Height: 36" Width: 12' Area: 36 sq. ft. If replaced: Max height: 6' Max width: 1.5' X average height Max area: 75 sq. ft.
<u>Type A</u> Ground Sign – entry parking directional and pedestrian directional See Sheets 3, 3a, 3b, 3c & 3d of the sign plans	Five (5) signs total See attached site plan for locations: A1, A2, A3, A4 & A5	Max Height: 6' Max Area: 10.4 sq. ft.
<u>Type B</u> Ground Sign – pedestrian entry directory See Sheet 01 of the sign plans	Four (4) signs total See attached site plan for locations: B1, B2, B3, & B4	Max Height: 6' Max Area: 8 sq. ft.
<u>Type C</u> Building Signs wall signs or signs affixed to other architectural features See Sheets 13c thru 13g of the sign plans	Ten (10) signs total See attached site plan for locations: C1, C2, C3, C4, C5, C6, C7, C8, C11 & C12	Max Height: 1' Max Area: 10 sq. ft.


NOTE: Minor changes in sign type, location and sizes specified in this matrix may be approved by the Planning Director.

VICINITY MAP



Comprehensive Sign Program CS2008-009
PA2008-147

LOCATION: 600 ST. ANDREWS ROAD

Newport Beach, Ca. 92
 CONTACT:
 SALES REP: DAVID FLYNN
 DESIGNER: 
 DATE: 06/19/0
 REVISIONS (DATE): 06/24/08

SCALE: NONE
 SHOP DWG.: 08-27
 CLIENT APPROVAL: (PLEASE CHECK BOX)
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DATE: 08-27
 CLIENT SIGNATURE: _____
 DATE: _____

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INTERCHANGEABLE HOUSING
 ALUMINUM BOX:
 -Face Routed-Out (copy) and Plex backed.
 -Bottom Opened to emit Light Wash on front.
 -Painted to Match (BM2173-10)
 -Illumination: White LED
 ALUMINUM MONUMENT:
 -Painted to Match (BM2163-40)
 LOGO:
 -Painted to Match (BM2163-50)

BM2173-10
 COLOR: BURLAP
 BM2163-40

BM2163-50

18"

7/25"

58"

FRONT VIEW

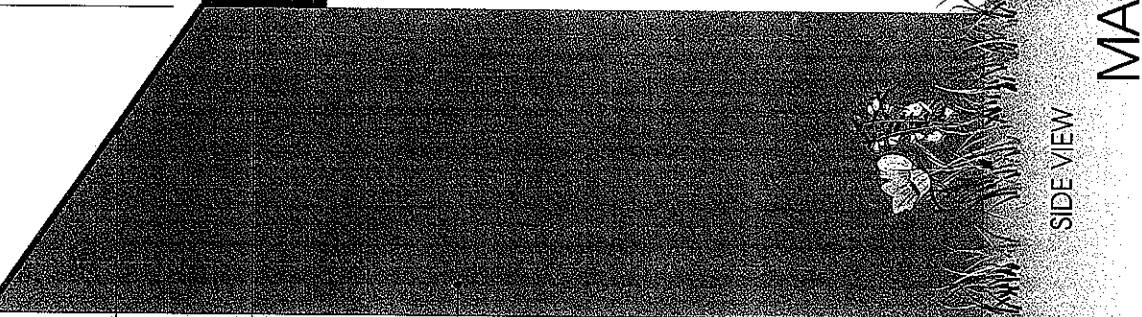
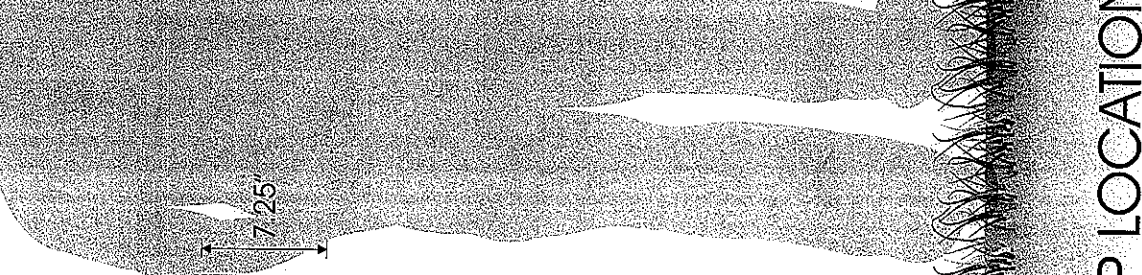
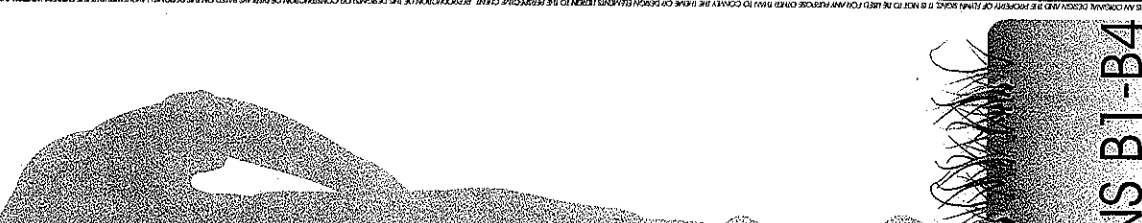
SIDE VIEW

MAP LOCATIONS B1-B4

PA2008-147 for CS2008-009
 600 ST. ANDREWS ROAD
 Flynn Signs & Graphics

PAGE 01

ST ANDREW'S
 PRESBYTERIAN CHURCH



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18"

7/25"

58"

FRONT VIEW

SIDE VIEW

MAP LOCATIONS B1-B4

PA2008-147 for CS2008-009
 600 ST. ANDREWS ROAD
 Flynn Signs & Graphics

PAGE 01

600 St. Andrews Road
Newport Beach, Ca. 92623

CONTACT:
SALES REP: DAVID FLYNN
DESIGNER:

DATE: **06/30/08**
REVISIONS (DATE)

07/21/08

SCALE: NONE
SHOP DWG.:

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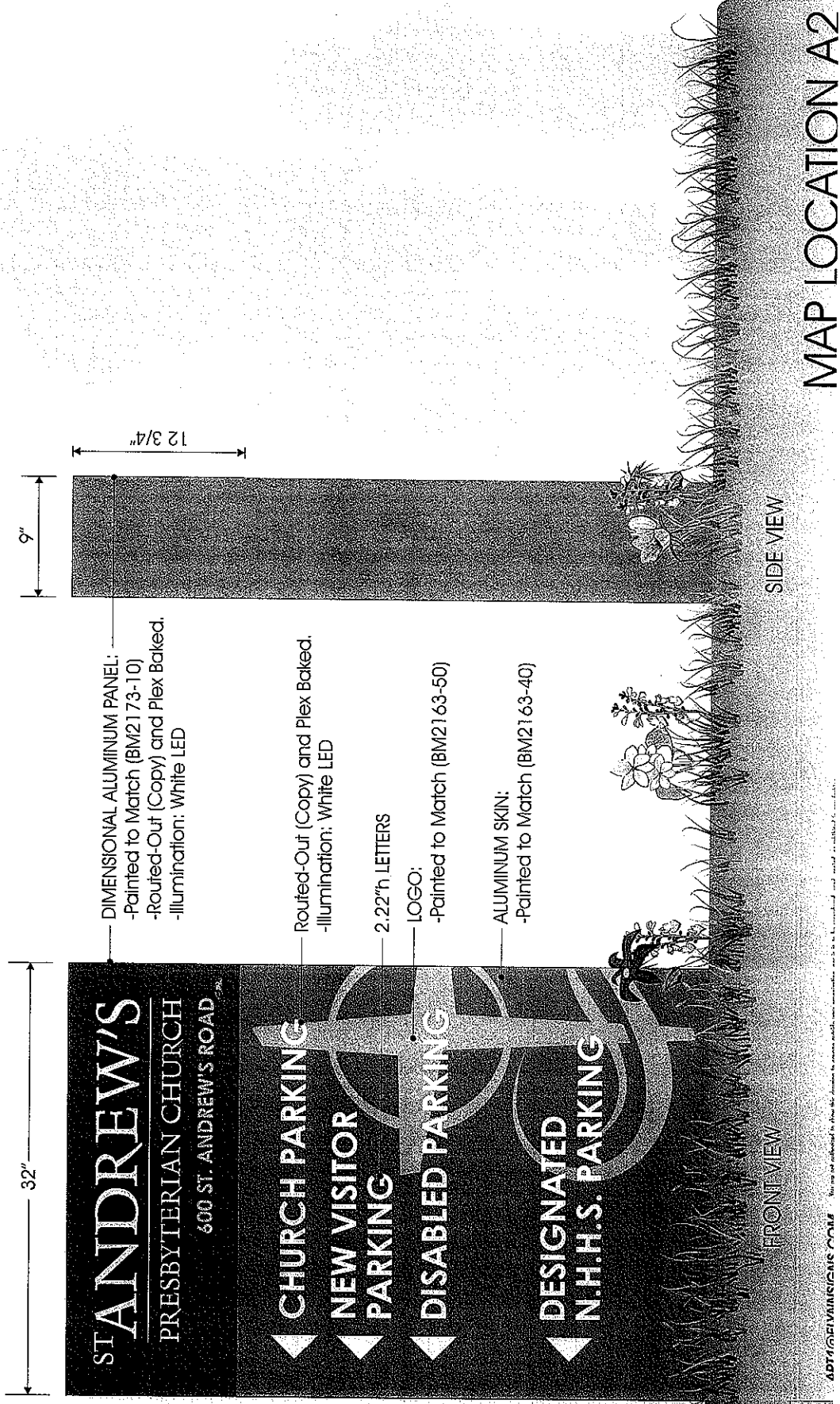
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ALUMINUM PANEL	BM2163-40
COLOR BURLAP	BM2163-50
2.22" H. LETTERS	
LOGO	




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-Routed-Out (Copy) and Plex Baked.
-Illumination: White LED

Routed-Out (Copy) and Plex Baked.
-Illumination: White LED

2.22" H. LETTERS
LOGO:
-Painted to Match (BM2163-50)

ALUMINUM SKIN:
-Painted to Match (BM2163-40)

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 DESIGNER: 
 DATE: 06/30/08
 REVISIONS (DATE):
 07/21/08

COLOR MATCH PANEL:
 BM2163-40
 #3
 COLOR BURLAP:
 BM2163-50

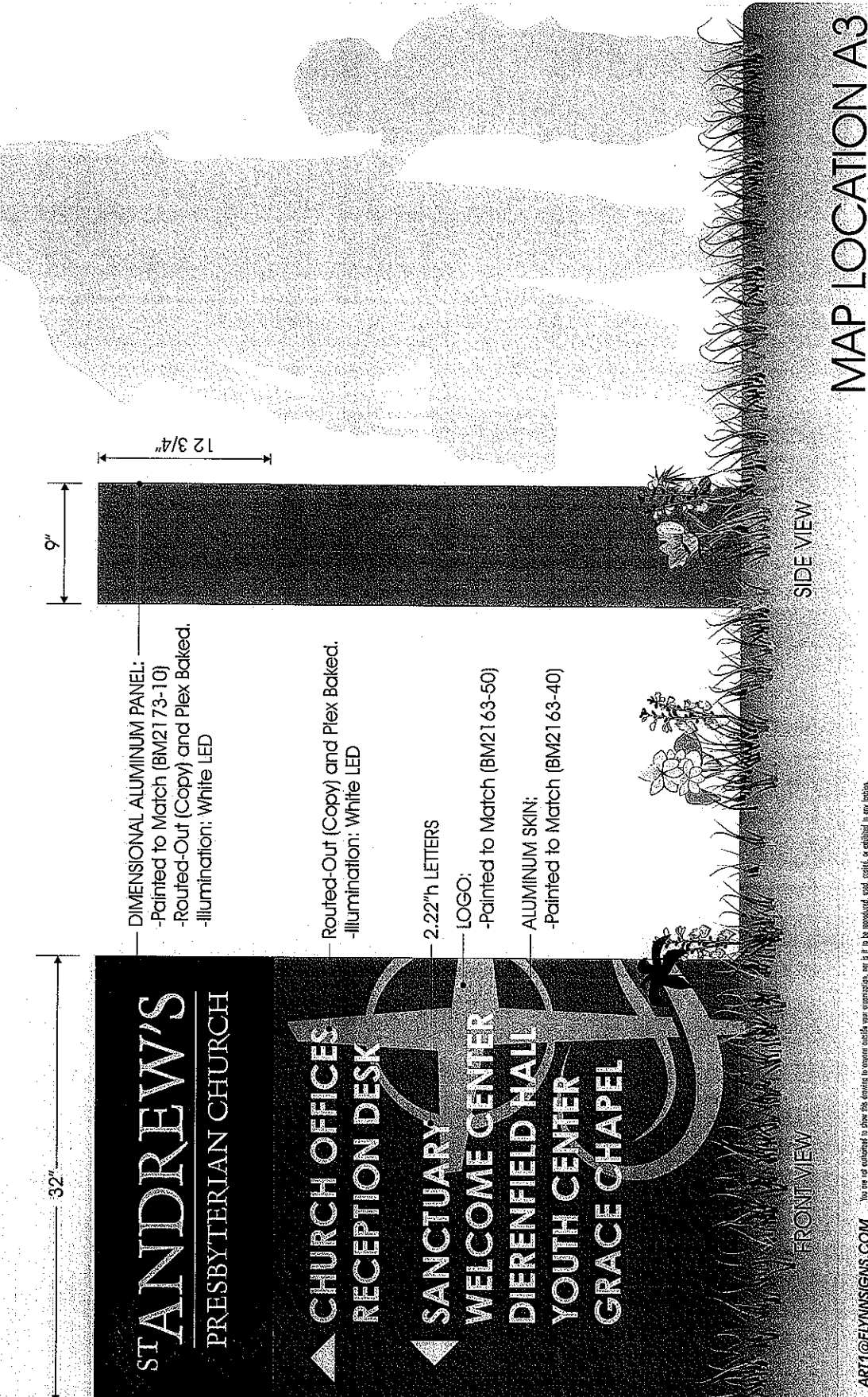
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 -Illumination: White LED

Routed-Out (Copy) and Plex Baked.
 -Illumination: White LED

2.22" h LETTERS
 LOGO:
 -Painted to Match (BM2163-50)

ALUMINUM SKIN:
 -Painted to Match (BM2163-40)

ST ANDREW'S
 PRESBYTERIAN CHURCH

CHURCH OFFICES
 RECEPTION DESK

SANCTUARY
 WELCOME CENTER

DIERENFIELD HALL
 YOUTH CENTER
 GRACE CHAPEL

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 DESIGNER:
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 REVISIONS (DATE)
07/21/08

SCALE: NONE
 SHOP DWG.:
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ST ANDREW'S
 PRESBYTERIAN CHURCH

CHURCH OFFICES
 RECEPTION DESK

SANCTUARY
 WELCOME CENTER
 DIERENFIELD HALL
 YOUTH CENTER
 GRACE CHAPEL

32"
 9"
 12 3/4"

DIMENSIONAL ALUMINUM PANEL:
 -Painted to Match (BM2173-10)
 -Routed-Out (Copy) and Plex Baked.
 -Illumination: White LED

Routed-Out (Copy) and Plex Baked.
 -Illumination: White LED


2.22" h LETTERS
 LOGO:
 -Painted to Match (BM2163-50)
 ALUMINUM SKIN:
 -Painted to Match (BM2163-40)

FRONT VIEW

SIDE VIEW

MAP LOCATION A4

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 DESIGNER: 

DATE: 06/30/08
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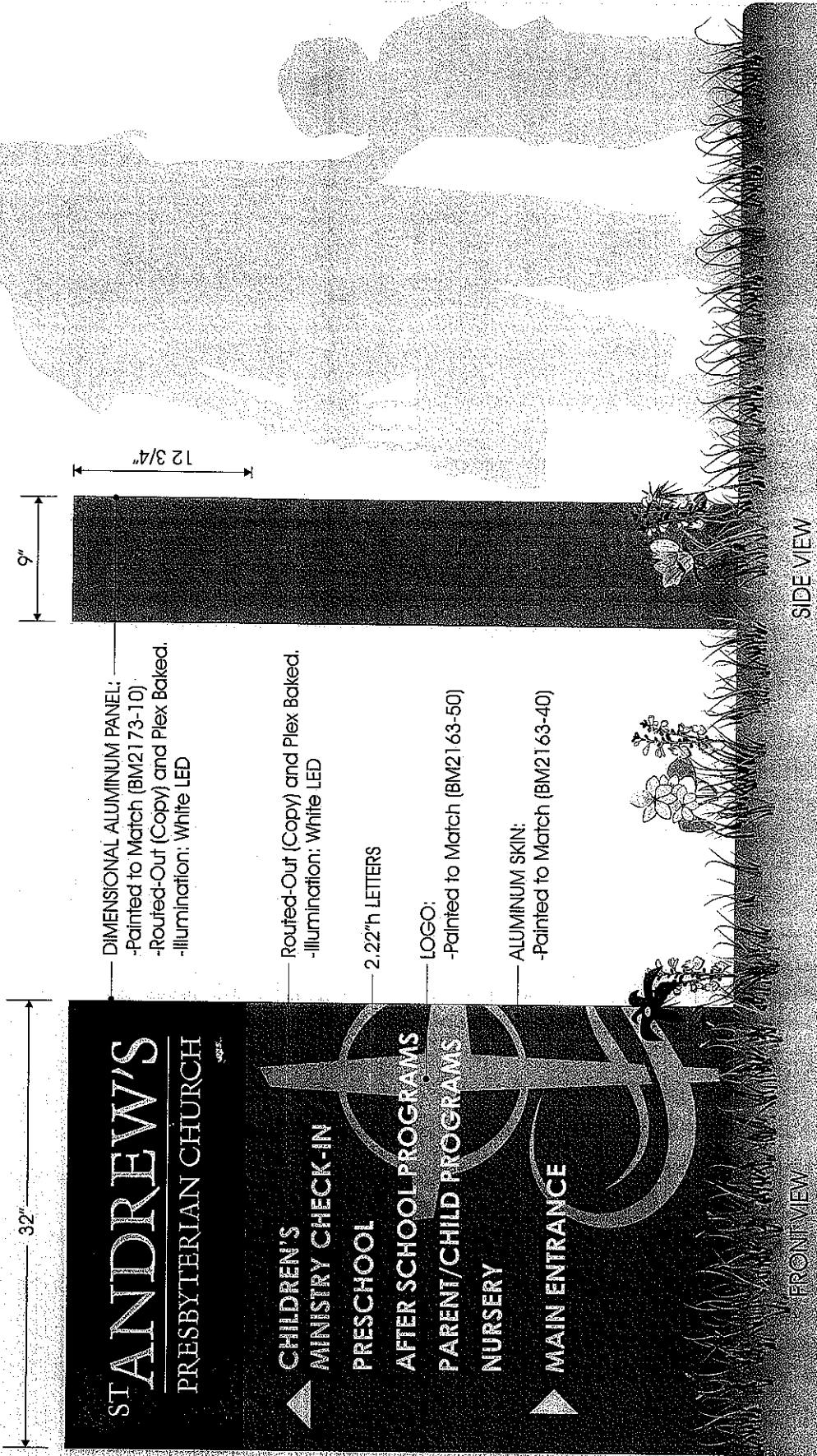
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ALUMINUM PANEL	BM2163-40
COLOR: BURLAP	BM2163-50
LOGO: BURLAP	BM2163-50
TEXT: BURLAP	BM2163-50



MAP LOCATION A5

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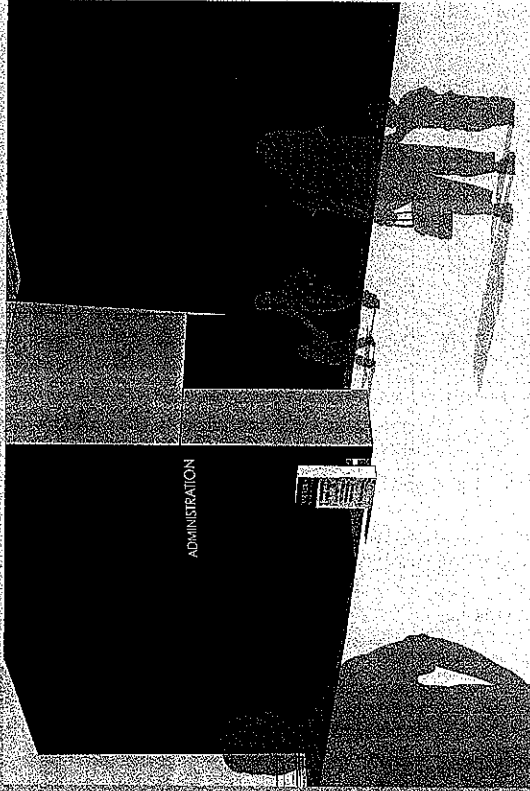
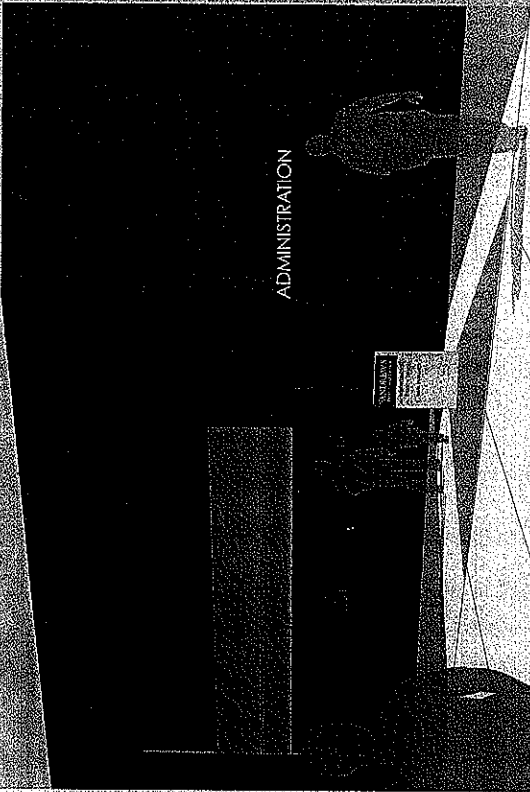
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ADMINISTRATION

9" h CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

PAGE

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DE6211	

COMPANY:
 St Andrews Church
 600 St. Andrews Road
 Newport Beach, Ca. 9

CONTACT:

SALES REP:
 DAVID FLYNN

DESIGNER:

DATE: **06/30/10**
 REVISIONS (DATE)

SCALE: **NONE**
 SHOP DWG.:

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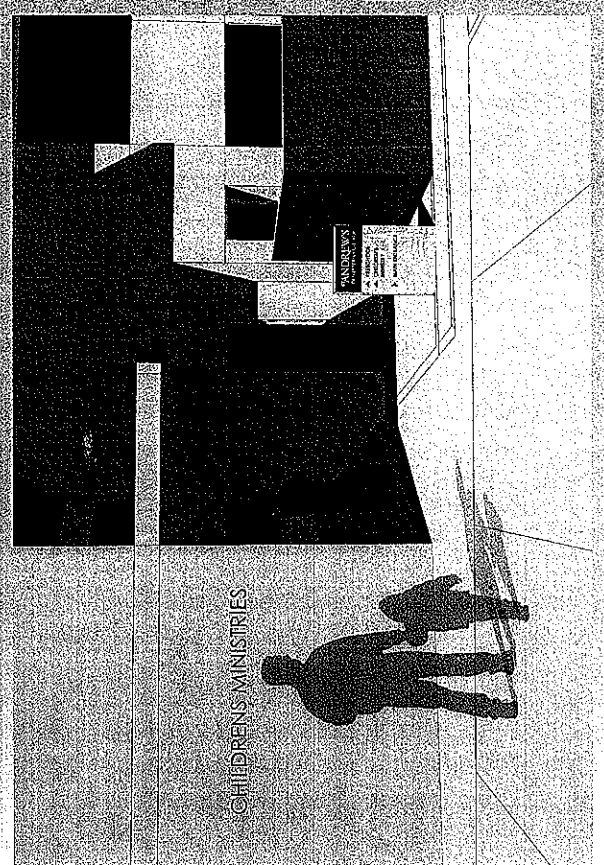


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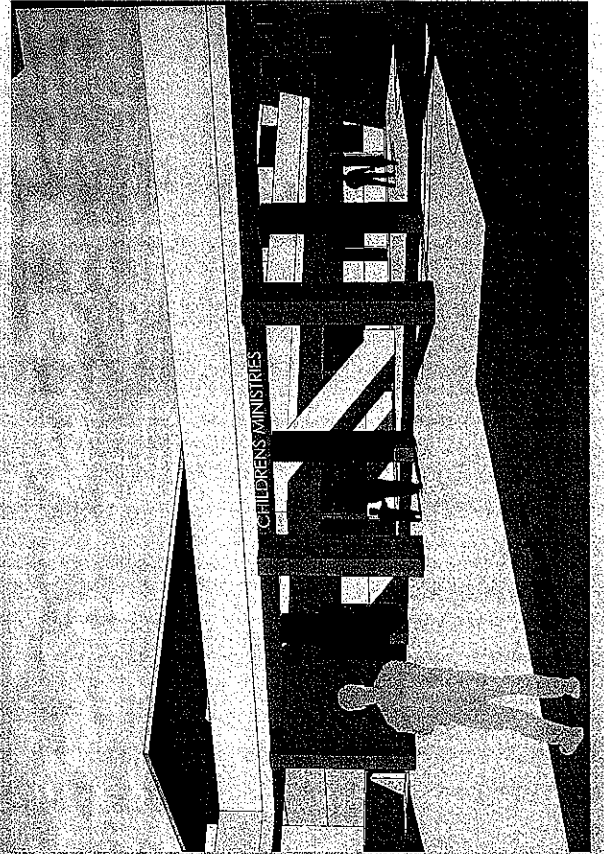
CHILDRENS MINISTRIES

9" h CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)

#1
COLOR: LT. BEIGE
DE6211



LOCATION: C11



3D RENDERING OF THE LOCATION

LOCATION: C8

COMPANY:
St Andrews Church
600 St. Andrews Road
Newport Beach, Ca. 926
CONTACT:

SALES REP:
DAVID FLYNN
DESIGNER:
DATE: **06/30/01**
REVISIONS (DATE)

SCALE: **NONE**
SHOP DWG.:
08-278

CLIENT APPROVAL:
(PLEASE CHECK BOX)
 Approved for Production
 Approved as noted
 Not approved
Resubmit with changes
Product subject to reschedule

CLIENT SIGNATURE

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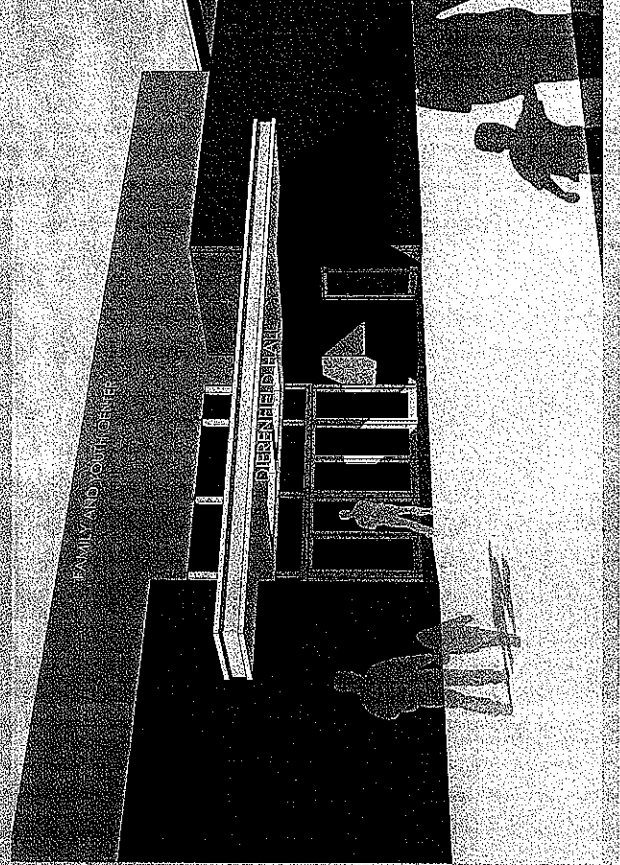
9"H X 105"W & 9"H X 157 1/2"W SETS OF 1/2" THICK CAST ALUMINUM LETTERS PAINTED DE6211 (LIGHT BEIGE)

#1
 COLOR: LT. BEIGE
 DE6211

DIERENFIELD HALL

FAMILY AND YOUTH CENTER

9" H CAST ALUMINUM LETTERS
 (CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

FAMILY AND YOUTH: MAP LOCATION C1
 DIER HALL : MAP LOCATION C2

St Andrews Church
 600 St. Andrews Road
 Newport Beach, Ca. 926

CONTACT: _____
 SALES REP: DAVID FLYNN
 DESIGNER:

DATE: **06/30/01**
 REVISIONS (DATE) _____

SCALE: NONE
 SHOP DWG.: **08-278**

CLIENT APPROVAL:
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 Approved for Production
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 Product subject to reschedule

DATE _____
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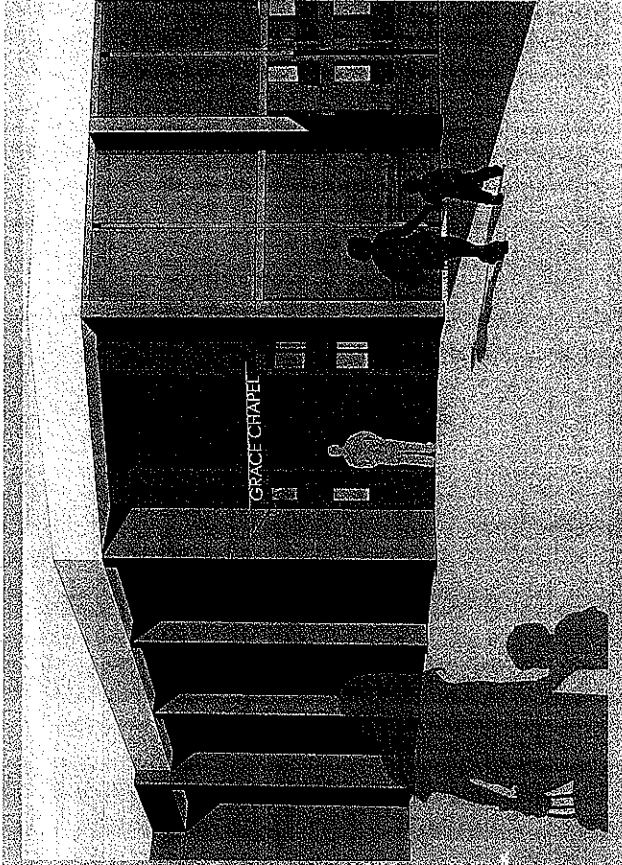


9"H X 90"W SET OF 1/2" THICK CAST ALUMINUM LETTERS PAINTED D66211 (LIGHT BEIGE)

#1
BEFORE LET BEIGE
D66211

GRACE CHAPEL

9"H CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

PAGE

130

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MAP LOCATION C4

St Andrews Church
600 St. Andrews Road
Newport Beach, Ca. 926

CONTACT:

SALES REP: DAVID FLYNN

DESIGNER: 

DATE: 06/30/01

REVISIONS (DATE)

SCALE: NONE

SHOP DWG.: 08-278

CLIENT APPROVAL:
(PLEASE CHECK BOX)

- Approved for Production
- Approved as noted
- Not approved Resubmit with changes Product subject to reschedule

CLIENT SIGNATURE

DATE

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SINCE 1979

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Long Beach CA 90801
(562) 498-6665 FAX (562) 985-1

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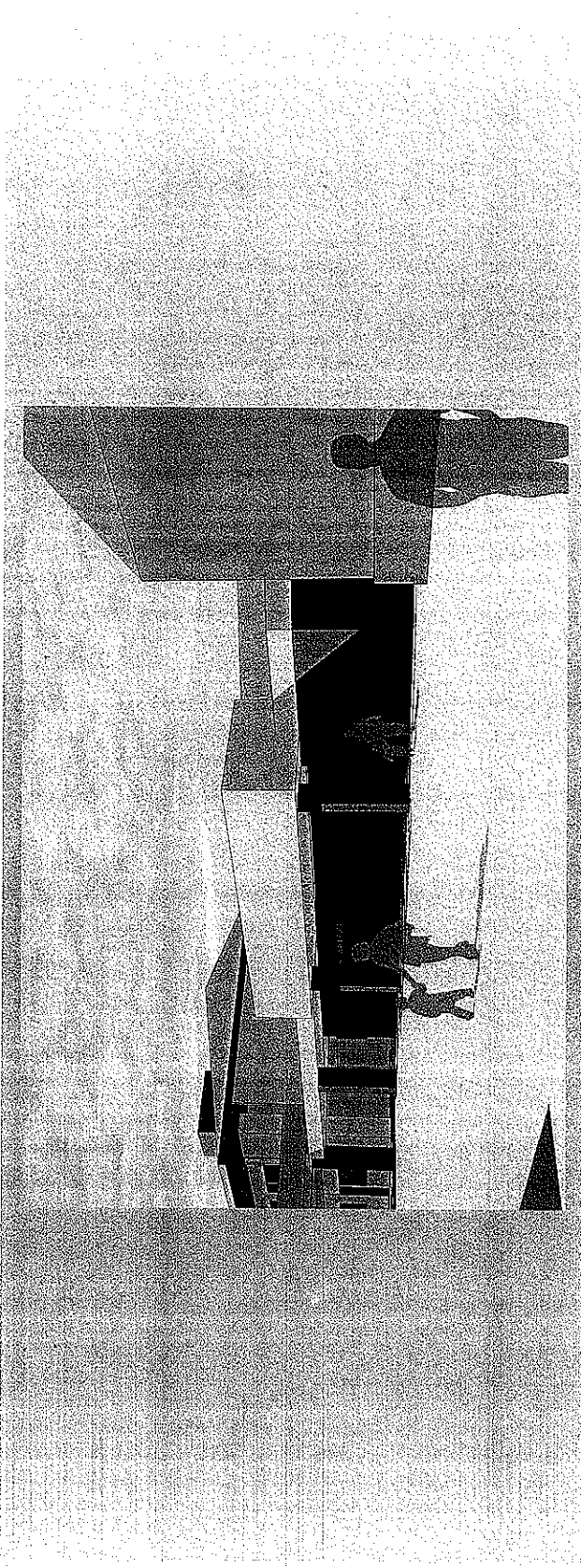
U.L. listed, CSA certified and CE compl



9" H X 98 1/4" W SET OF 1/2" THICK CAST ALUMINUM LETTERS PAINTED DE6211 (LIGHT BEIGE)

SANCTUARY

9" H CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

MAP LOCATION C7

St Andrews Church
600 St. Andrews Road
Newport Beach, Ca. 926

#1
QUALITY GRADE
DE6211

SALES REP:
DAVID FLYNN
DESIGNER:
DATE: 06/30/08
REVISIONS (DATE)

SCALE: NONE
SHOP DWG.: 08-278

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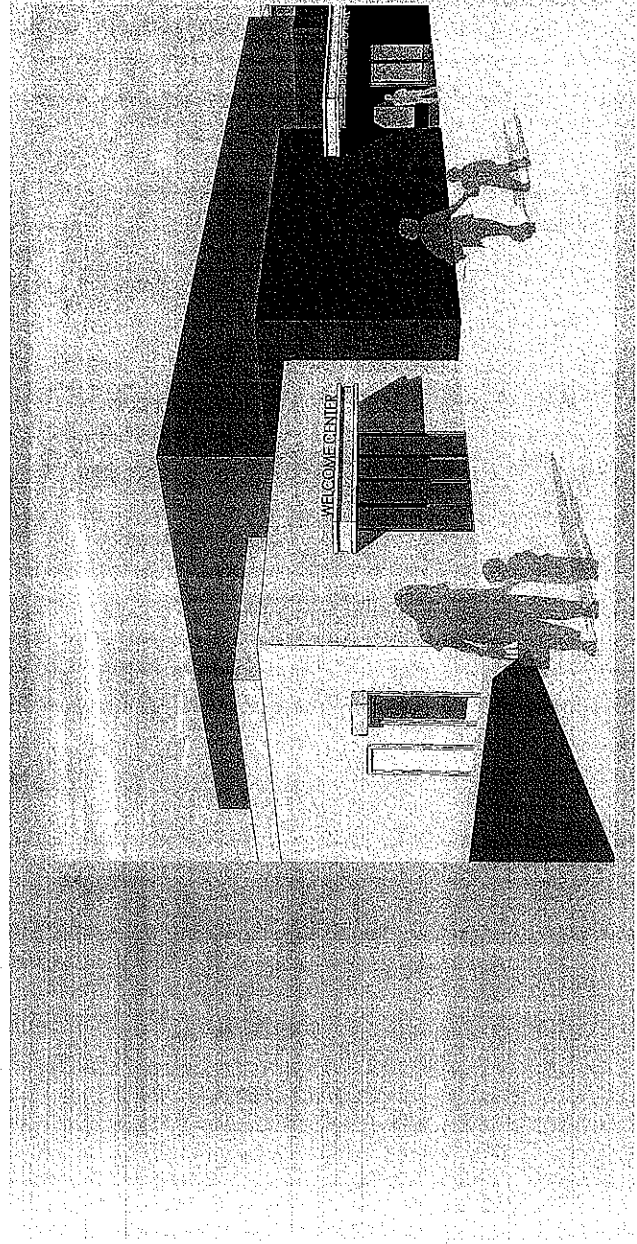


9 1/2"H X 11 1/2"W SET OF 1/2" THICK CAST ALUMINUM LETTERS PAINTED DE6211 (LIGHT BEIGE)

#1
COLOR OF BEIGE
DE6211

WELCOME CENTER

9"h CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

MAP LOCATION C6

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St Andrews Church
600 St. Andrews Road
Newport Beach, Ca. 92623
CONTACT:

SALES REP: DAVID FLYNN
DESIGNER: 

DATE: **06/30/08**
REVISIONS (DATE)

SCALE: NONE
SHOP DWG.: **08-278**

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CLIENT SIGNATURE

DATE
Flynn
SINCE 1937
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Long Beach CA 90804
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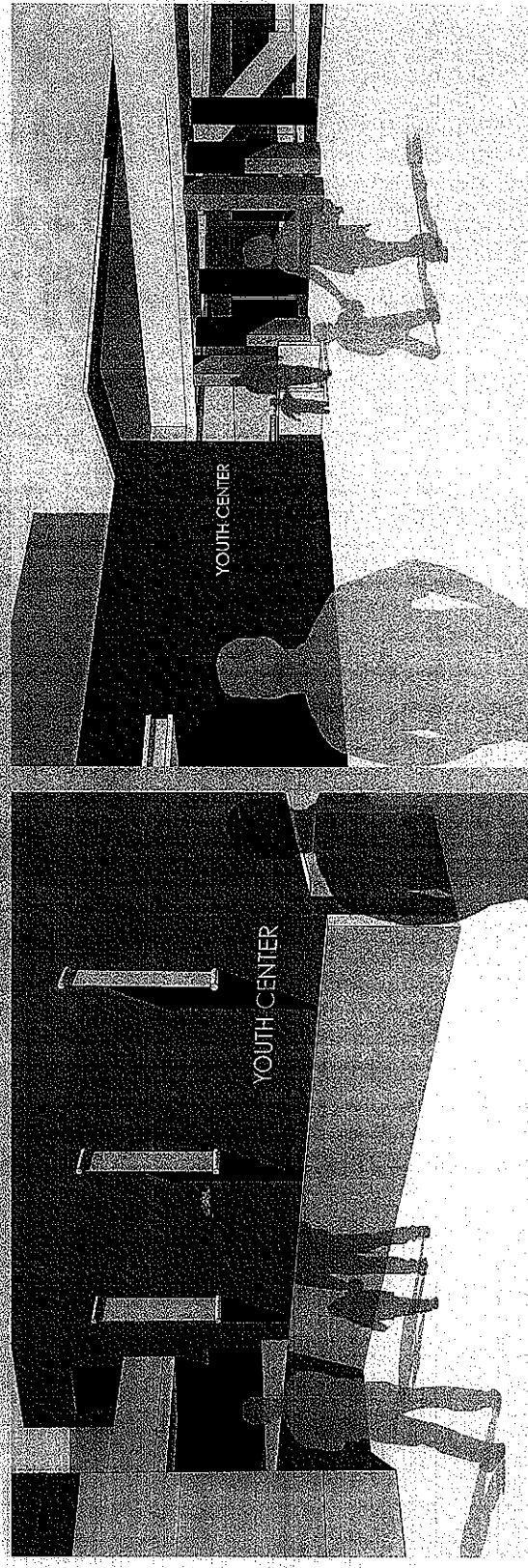




9"H X 105"W SET OF 1/2" THICK CAST ALUMINUM LETTERS PAINTED DE6211 (LIGHT BEIGE)

YOUTH CENTER

9"H CAST ALUMINUM LETTERS
(CENTURY GOTHIC REGULAR TYPE FONT)



3D RENDERING OF THE LOCATION

MAP LOCATIONS C3 & C12

St Andrews Church
690 St. Andrews Road
Newport Beach, Ca. 926
CONTACT:

SALES REP: DAVID FLYNN
DESIGNER: [Logo]
DATE: 06/30/08
REVISIONS (DATE)

SCALE: NONE
SHOP DWG #: 08-278

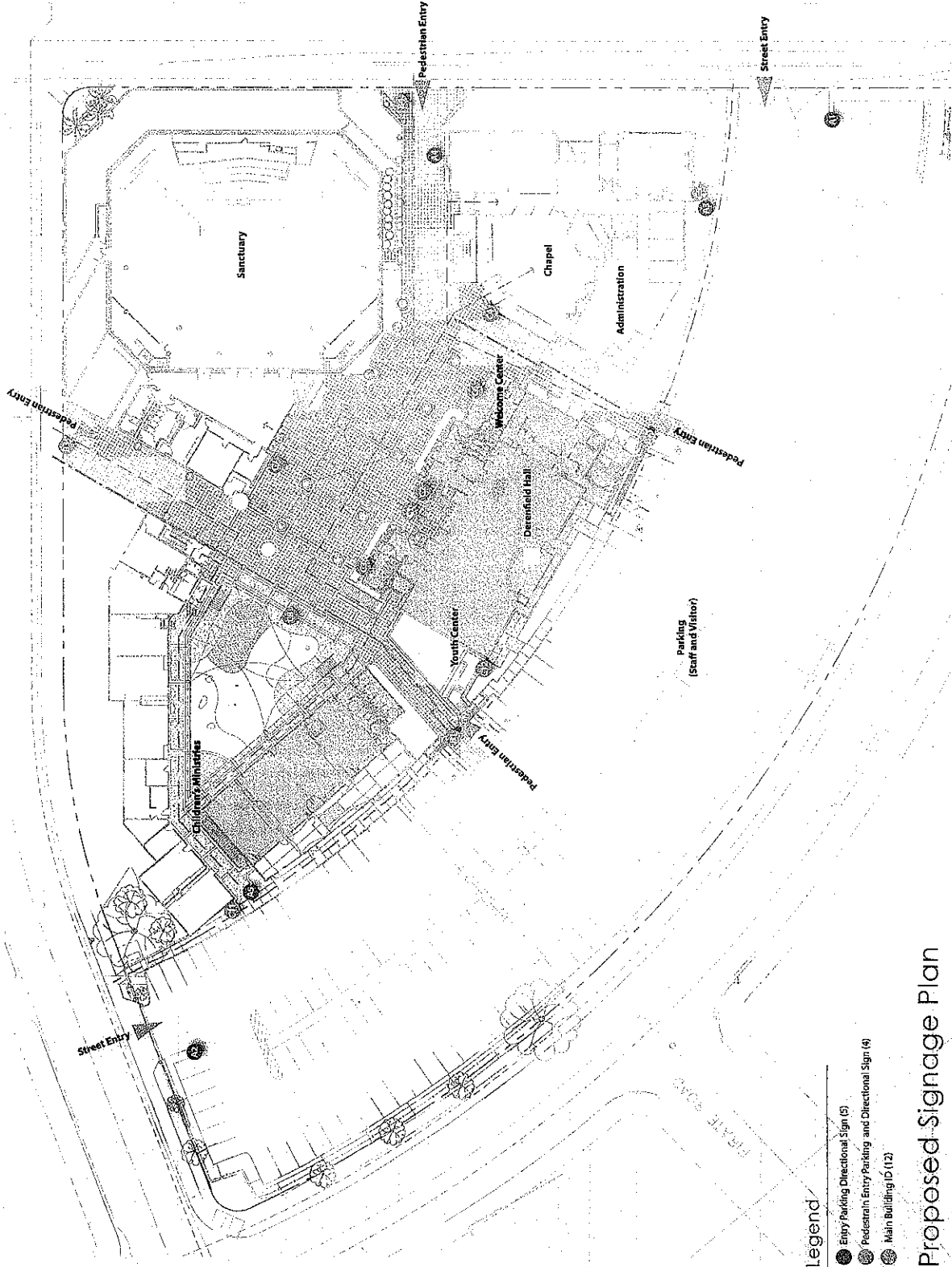
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DATE _____
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ETAILS:

PROPOSED SITE PLAN



Legend

- Entry Parking Directional Sign (5)
- Pedestrian Entry Parking and Directional Sign (4)
- Main Building ID (12)

Proposed Signage Plan

COMPANY:
 St Andrews Church
 600 St. Andrews Road
 Newport Beach, Ca. 92663

SALES REP:
 DAVID FLYNN

DESIGNER:

DATE: 06/25/08

REVISIONS (DATE)

SCALE: NONE

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St Andrews Church
 600 St. Andrews Road
 Newport Beach, Ca. 92623

CONTACT:

SALES REP: DAVID FLYNN
 DESIGNER:



DATE: **06/19/08**
 REVISIONS (DATE)

SCALE: NONE

SHOP DWG.:

08-278

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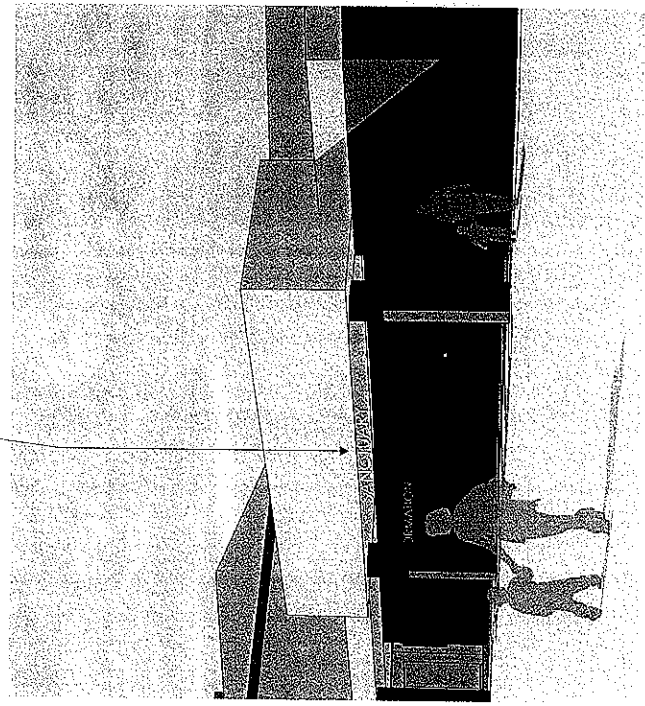
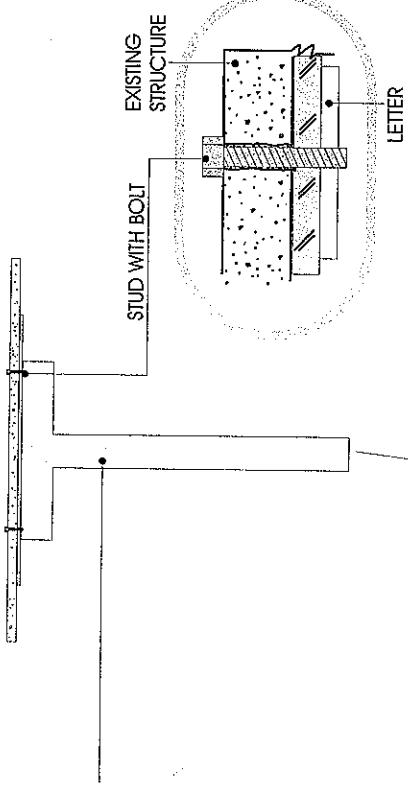
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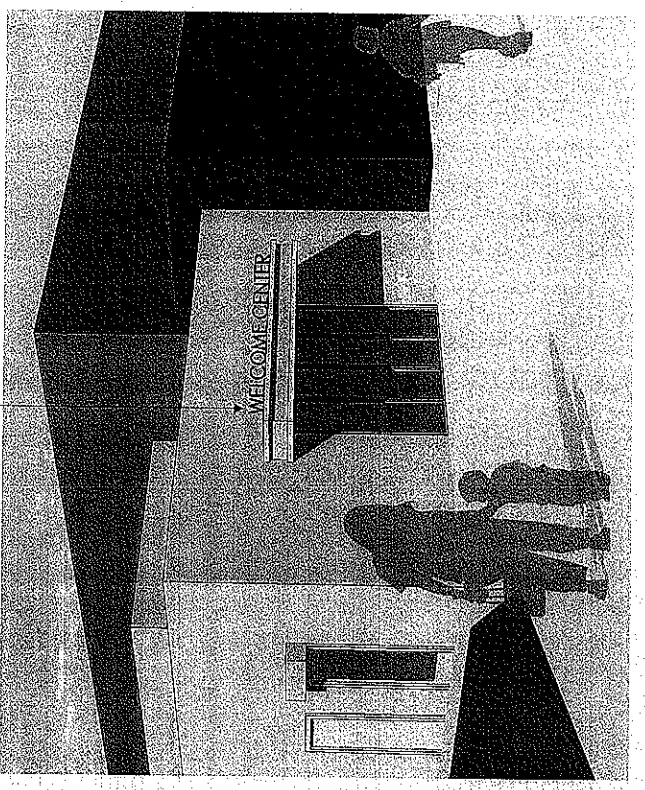
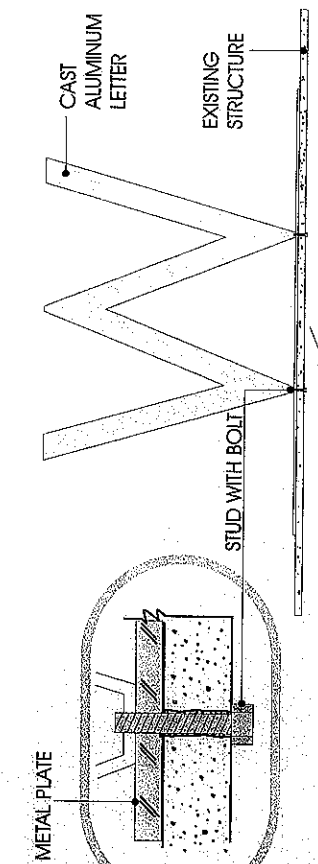
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HANGING MOUNTING (BLIND STUD MOUNTING)



HANGING MOUNT



FREE STANDING MOUNT

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