

**CITY OF NEWPORT BEACH
PLANNING DEPARTMENT ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: David Lepo, Planning Director

SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending October 9, 2009.

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 1: Russell W. Toepfer, Architect on behalf of property owner Walter Adams – Development Plan Review No. DP2009-001 (PA2009-079)
605 East Balboa Boulevard

A Development Plan Review (DPR) evaluating consistency with the Municipal Code Chapter 20.45, "Central Balboa Specific Plan District (CBSPD)," and the Balboa Village Design Guidelines (BVDG). The DPR application includes a mixed-use building with an art studio on the ground floor, one residential dwelling unit above the ground floor, and the required parking for both uses.

Approved – October 6, 2009

Council District 1

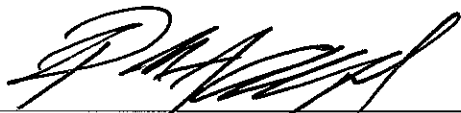
Item 2: Core Communications – Telecommunications Permit No. TP2009-010 (PA2009-128)
1401 Dove Street

A telecom permit request to install a wireless telecommunications facility on an existing commercial building.

Approved – October 7, 2009

Council District 4

On behalf of David Lepo, Planning Director: -



Patrick J. Alford, Planning Manager

APPEAL:

The applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

APPEAL (Applies to Telecom Permit Application):

The applicant or any interested party may appeal the decision of the Planning Director to the City Council by a written request to the City Council within 14 days of the action date. A \$1,550.00 filing fee shall accompany any appeal filed. The City Council's action on appeals shall be final.

c: David Lepo, Planning Director (*e-mail*)
Sharon Wood, Assistant City Manager (*e-mail*)
David Keely, Public Works Senior Civil Engineer (*e-mail*)
Code Enforcement Division (*e-mail*)
Lt. Bill Hartford, NBPD (*e-mail*)



Development Plan Review Action Letter

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

Application No. **Development Plan Review No. DP2009-001 (PA2009-079)**

Applicant **Walter Adams**

Site Address **605 East Balboa Boulevard**

ACTION

On **October 6, 2009**, the Planning Director approved the application for a Development Plan Review (DPR) evaluating consistency with the Municipal Code Chapter 20.45, "Central Balboa Specific Plan District (CBSPD)," and the Balboa Village Design Guidelines (BVDG). The BVDG were implemented by City Ordinance 2002-27.

The DPR application includes a mixed-use building with an art studio on the ground floor, one residential dwelling unit above the ground floor, and the required parking for both uses.

DISCUSSION

Analysis

In accordance with Chapter 20.45 of the City of Newport Beach Municipal Code, a development plan review is required in order to implement the goals and objectives of the BVDG and CBSPD and to preserve and promote the health, safety, and general welfare of the community by achieving the following purposes:

Purpose

1. To assure that development of properties in the specific plan area will not preclude attainment of the General Plan and Specific Plan objectives and policies.

Facts in support of the purpose

The Land Use Element of the General Plan designates the site as Mixed-Use Vertical (MU-V2), which allows sites to be developed with retail use on the ground floor and residential above the ground floor. The project is consistent with this designation as an art studio would be located on the ground floor with one residential dwelling unit above the ground floor.

The Zoning Code designates this site as CBSPD with a specific plan land use of Retail Service Commercial (RSC), which permits residential use above the ground floor of a retail use. The project is consistent with this designation as an art studio would be located on the ground floor with one residential dwelling unit above the ground floor.

Purpose

2. To protect and preserve the value of properties and encourage high quality development thereof in Balboa Village where adverse effects could result from inadequate and poorly planned buildings and landscaping and from the failure to preserve, where feasible, open spaces, and the like, and will result in the impairment of the benefits of occupancy and use of existing properties in such area.

Facts in support of the purpose

The mixed-use building is determined to be consistent with the BVDG as demonstrated in the attached BVDG checklist (Attachment ZA2); therefore, the mixed-use building will protect and preserve the value of properties in Balboa Village.

Purpose

3. To ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities within the specific plan area shall be protected by the exercise of reasonable controls over the layout and site location and design characteristics of private buildings, structures and open spaces.

Facts in support of the purpose

The mixed-use building is consistent with the design characteristics in the BVDG, which would improve the aesthetics in Balboa Village. The mixed-use building does not encroach into the public right-of-way, so expenditures from public funds for improvements are not included in the scope of work.

Purpose

4. To maintain a pedestrian environment and compatibility with prominent landmarks and existing developments.

Facts in support of the purpose

The mixed-use building includes a one-story, pedestrian-scale storefront with display windows and a centered entry door, which is compatible with the existing development pattern in Balboa Village and complies with the BVDG.

Purpose

5. To promote the maintenance of superior site location characteristics adjoining Balboa Boulevard, a thoroughfare of city wide importance; to ensure that the community benefits from the commercial use; the natural assets such as the harbor and ocean; and to preserve and protect the property values in said areas.

Facts in support of the purpose

The mixed-use building includes an art studio with display windows, which ensures a commercial storefront as part of the thoroughfare along the East Balboa Boulevard.

Conditions

1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations stamped October 6, 2009.
2. The garage door on the alley shall be clear or transparent in order for a driver to see that parking is available if the garage door is not open during business hours.
3. Conditions for the garage door pursuant to Section 20.66.050.B.3 of the Zoning Code are as follows:
 - That doors must be open during business hours
 - That a sign be posted on the business frontage which advises patrons of the availability and location of parking spaces.
 - That a sign be posted on the rear of the site which contains the following information:
 - Doors are to remain open during business hours.
 - A number to call for Code Enforcement
 - Municipal Code Section.
 - That the location, size and color of the signs required by 2 and 3 above shall be approved by the Planning Director or his/her designee.
4. The ground floor of retail use must remain an art studio as the retail parking on site can only support a use that has a parking demand of one space per 1,000 square feet. In this case, an art studio is the only retail use permitted in the specific plan with a one per 1,000 square feet parking demand.

5. 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 City wide, constitute a precedent for future approvals or decisions.
6. A building permit shall be obtained prior to commencement of the construction.
7. 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.

Environmental

The project will not have a significant environmental impact and is categorically exempt from CEQA review under a Class 3 exemption (New Construction or the Conversion of Small Structures).

Appeal Period

The Planning Director's decision may be appealed to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By: 

Russell Bunim, Assistant Planner

Attachments: PD1: Vicinity Map
PD2: Balboa Village Design Guidelines Checklist
PD3: Plans

VICINITY MAP

Development Plan Review No. DP2009-001
PA2009-079



605 East Balboa Boulevard

NEW MULTI-USE BUILDING for WALTER ADAMS 605 East Balboa Boulevard, Newport Beach, CA

RUSSELL W. TOEPFER
ARCHITECT
438 Lakeside Avenue
Orange, CA 92665
Phone: 949.400.0182

**NEW MULTI-USE
BUILDING
for WALTER ADAMS**
605 East Balboa Blvd.
Newport Beach, CA 92661

PROJECT DIRECTORY

PROJECT INFORMATION
PROJECT LOCATION
605 EAST BALBOA BOULEVARD
NEWPORT BEACH, CA 92663

SCOPE OF PROJECT
NEW MULTI-USE BUILDING WITH
NEW SINGLE-FAMILY RESIDENCE
AND NEW ARTIST'S STUDIO

JURISDICTION
CITY OF NEWPORT BEACH, CA
ZONE: SP-B / RESC

CODES
THESE PLANS SHALL COMPLY WITH:
2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA FIRE CODE
AND ALL APPLICABLE LOCAL CODES
AND ORDINANCES

RESIDENTIAL OCCUPANCY: LIVING - R-3
GARAGE - U

RETAIL OCCUPANCY: M

CONSTRUCTION TYPE: V-A

OWNER
WALTER ADAMS
605 EAST BALBOA BOULEVARD
NEWPORT BEACH, CA 92663
PH: _____
CONTACT: WALTER ADAMS

ARCHITECT
RUSSELL W. TOEPFER, ARCHITECT
438 LAKESIDE AVENUE
CORONA DEL MAR, CA 92625
PH: 949.400.0182
CONTACT: RUSSELL TOEPFER

BUILDER
HARGROVE INCISE / CRESC CORP
3085F ALASKA AVENUE, SUITE 100
COSTA MESA, CA 92626
PH: 714.432.0771
CONTACT: MICHAEL HARGROVE

PROJECT DIRECTORY

ARCHITECTURAL
COVER SHEET
A1 ARCHITECTURAL SITE PLAN
A2 GROUND FLOOR PLAN
A3 FIRST FLOOR PLAN
A4 SECOND FLOOR PLAN
A5 ROOF PLAN
A6 EXTERIOR ELEVATIONS, SECTIONS A & B
AT SECTIONS C & D



APPROVED BY:
 Planning Director
 Planning Commission
 As Submitted
 Zoning Administrator
 City Council
 As Modified
 Approval Letter

Refer to: Resolution Approval Letter
of Pgs Approved: 5 Date: 10/06/09

RECEIVED BY
PLANNING DEPARTMENT
OCT 06 2009

CITY OF NEWPORT BEACH

COVER SHEET PROJECT INFORMATION

job number 9004
scale 1/4" = 1'-0"
date October 1 2009

sheet number

CS

**RUSSELL W. TOEPFER
ARCHITECT**
628 Lehigh Avenue
Columbus, PA 17102
PHONE: 717-663-1232

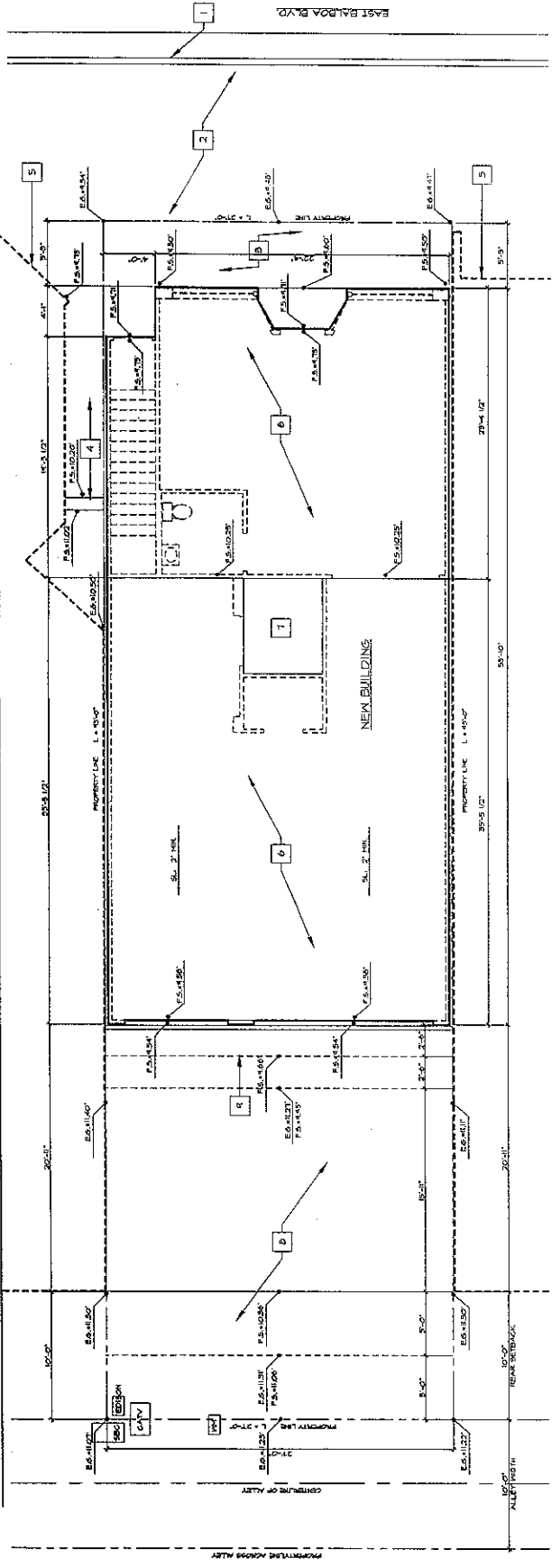
**NEW MULTI-USE
BUILDING
FOR WALT ADAMS**
505 East Baltimore Blvd.
Hempstead Branch, PA 17328

**EXISTING SITE PLAN
NEW ARCHITECTURAL
SITE PLAN**

job number: 800A
scale: 1/4" = 1'-0"
date: October 1, 2018

sheet number:

AI



NEW ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



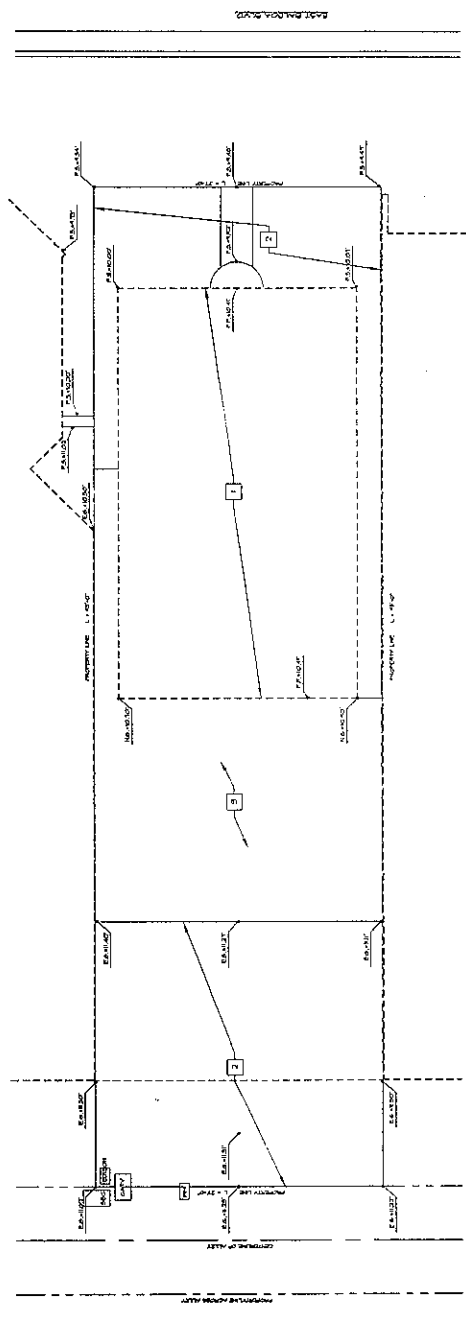
NEW ARCHITECTURAL SITE PLAN NOTES

1. EXISTING GRID AND SETBACKS
2. EXISTING CONCRETE SIDEWALK
3. NEW CONCRETE SIDEWALK
4. EXISTING CONCRETE DRIVEWAY
5. EXISTING DRIVEWAY PAVEMENT ON ADJACENT PROPERTY
6. EXISTING DRIVEWAY PAVEMENT ON ADJACENT PROPERTY
7. NEW CONCRETE WALK
8. NEW CONCRETE PAD
9. NEW ELEVATOR PIT - REFER TO ELEVATOR FITS INFORMATION
10. NEW CONCRETE DRIVEWAY
11. NEW TRENCH DRAIN

NOTE: CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION

EXISTING SITE PLAN NOTES

1. EXISTING BUILDING TO BE DEMOLISHED
2. EXISTING CONCRETE PAVEMENT TO BE DEMOLISHED
3. EXISTING DRIVE



EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"



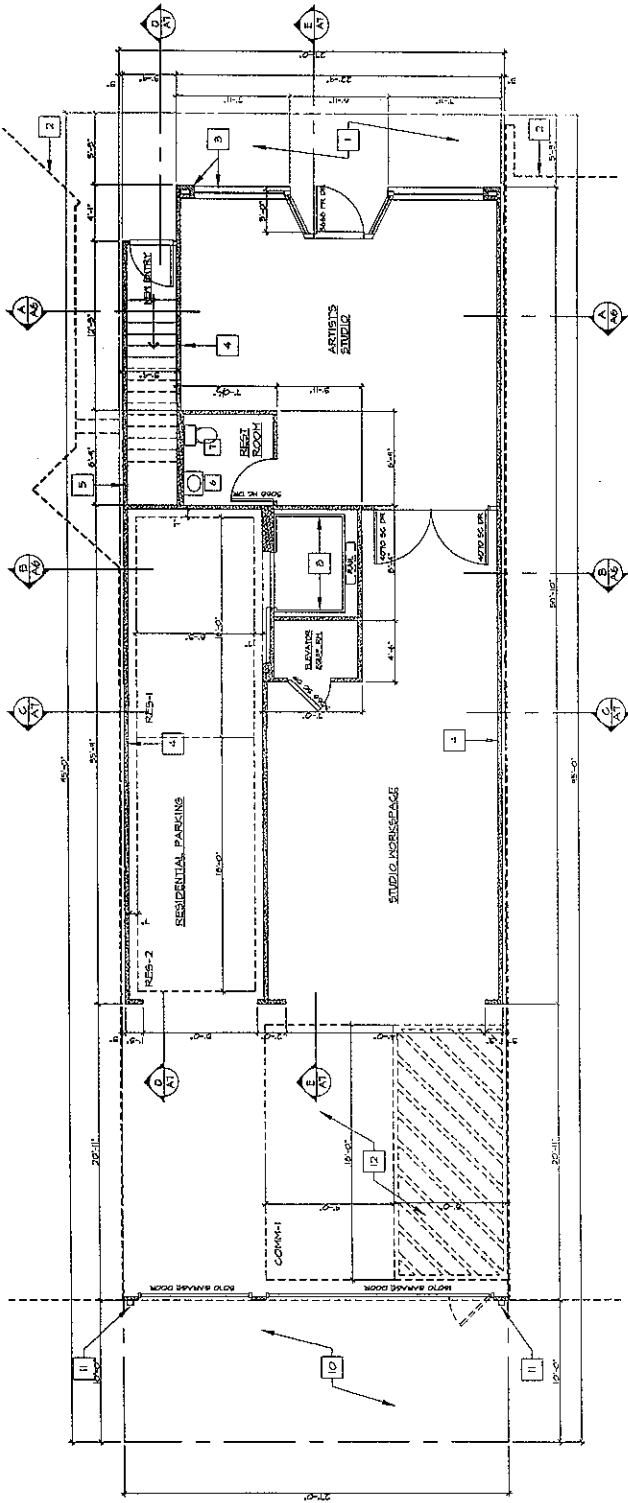
**RUSSELL W. TOEPPER
ARCHITECT**
428 Webster Avenue
Berkeley, CA 94702
PHONE: 510.840.0822

**NEW MULTI-USE
BUILDING
FOR WALT ADAMS**
805 East 18th Street
Newport Beach, CA 92661

FIRST FLOOR PLAN

job number: 98084
scale: 1/4" = 1'-0"
date: October 1, 2000

sheet number: A2



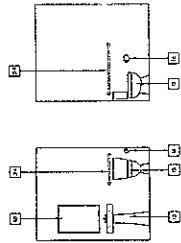
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN NOTES

1. BRASS CONCRETE FINISH - PROVIDE NEW ORGANIC PAINTING
2. BRASS COLUMN AND HANDSCOT UNDER WINDOW
3. 2X4 WOOD FRAMED WALL
4. 2X4 WOOD FRAMED WALL
5. 2X4 WOOD FRAMED WALL
6. WALL-MOUNTED LAVATORY
7. WATER CLOSET
8. ELEVATOR
9. ELEVATOR
10. METAL DOWNPOUT FROM ABOVE
11. ACCESSIBLE FINISHING SPACE FOR STUDIO - VAN ACCESSIBLE PROVIDE SIGNAGE FOR BOLLARD FINISHING SPACE AS REQUIRED BY SECTION 207.2.5.2 OF THE 2007 CODE OF REGULATORY BEHAVIOR, CA.

THIRD FLOOR PLAN NOTES

1. BRASS CABINET - 84" HIGH, 24" DEEP
2. FULL-HEIGHT CLOSET - 84" DEEP
3. FULL-HEIGHT STORAGE CABINET - 84" DEEP
4. LAVATORY SINK WITH CABINET ENCLOSURE
5. DOUBLE KITCHEN SINK WITH CUPBOARD ENCLOSURE
6. DISHWASHER
7. REFRIGERATION SPACE
8. SLIDE-IN RANGE
9. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
10. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
11. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
12. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
13. WATER CLOSET
14. BUILT-IN REFRIGERATOR - 57 1/2" - WITH CERAMIC TILE SURROUND TO 84" AFF. FIN. & TEMPERED GLASS ENCLOSURE
15. TONNE BASKET - 24" LONG
16. TISSUE HOLDER
17. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
18. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
19. AUTOMATIC BATH TUB - 60" CENTER
20. CERAMIC TILE HANDSCOT - TO 42" AFF.
21. 3/4" IN. SINKER WITH CERAMIC TILE SURROUND TO 84" AFF.
22. TEMPERED GLASS ENCLOSURE
23. HOD/MAKE UP WITH EXHAUST FAN AND LIGHT
24. BRASS SINK - PROVIDE 64" COUNTER 10



STUDIO RESTROOM
SCALE: 1/4" = 1'-0"

RUSSELL W. TOEPPER
ARCHITECT
 423 Lakeside Avenue
 Corona del Mar, CA 92625
 PHONE: 949/4010127

**NEW MULTI-USE
 BUILDING
 for WALT ADAMS**
 805 East Biliby Blvd.
 Newport Beach, CA 92660

SECOND FLOOR PLAN

Job Number: 9804
 Scale: 1/8" = 1'-0"
 Date: October 1, 2009

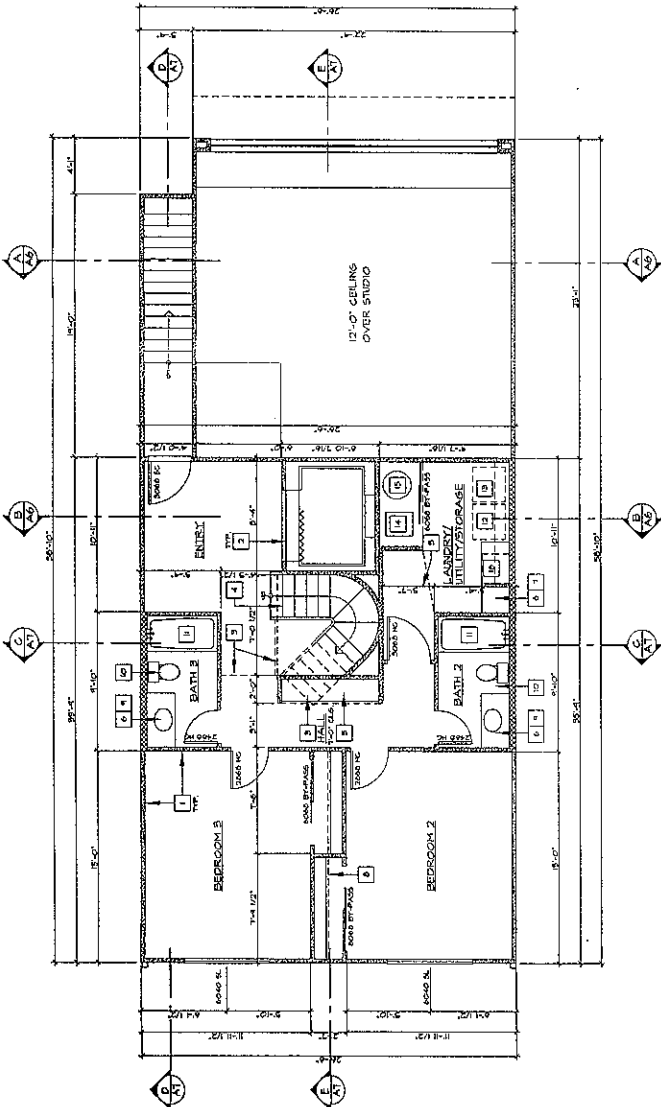
A3

SECOND FLOOR PLAN NOTES

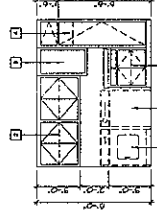
1. 2x4 FLOOR FRAMING
2. 2x6 FLOOR FRAMING
3. SLOTTED - GYPSUM BOARD FINISH
4. METAL STAIR 2 BAYED / HANDRAIL
5. BUILT-IN LINEN CABINET - 14" DEEP
6. 30" HIGH BASE CABINET
7. 12" DEEP HALL CABINET
8. 30" HALL CLOSET
9. 30" HALL CLOSET - AT 3'-0" HIGH
10. WATER CLOSET
11. 27"X60" TUB / SHOWER PREINSTALLED BY "LASSCO"
12. WALKER SPACE - PROVIDE GAS SUPPLY
13. WALKER SPACE - PROVIDE GAS SUPPLY
14. PAU - PROVIDE GAS SUPPLY
15. WATER HEATER - PROVIDE GAS SUPPLY
16. WALKER SPACE ABOVE - PROVIDE PRE-CAST ENCLOSURE AT SHIRT

THIRD FLOOR PLAN NOTES

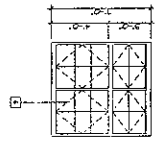
1. BASE CABINET - 30" HIGH 24" DEEP
2. WALL-MOUNTED CABINET - 12" DEEP
3. WALL-MOUNTED CABINET - 12" DEEP
4. WALL-MOUNTED CABINET - 12" DEEP
5. LAUNDRY CUPBET WITH CABINET ENCLOSURE
6. DOUBLE KITCHEN SINK, 14" WIDE, 3-PHASE DISPOSER
7. DISHWASHER
8. REFRIGERATOR SPACE
9. SLIDE-IN RANGE
10. HOOD/WINE OVER WITH EXHAUST FAN AND LIGHT
11. LAUNDRY IN CABINET
12. LAUNDRY IN CABINET
13. WALKER CLOSET
14. BUILT-IN TUB/WALKER - 60"X60" - WITH CERAMIC TILE SURROUND TO 84" AFF, 30" H, 1" TYPED GLASS ENCLOSURE
15. TONEL PAN - 24" LENS
16. TISSUE HOLDER
17. RECESSED WALKER CABINET
18. RECESSED WALKER CABINET
19. RECESSED WALKER CABINET
20. CERAMIC TILE WALKER - TO 42" AFF
21. BUILT-IN SHOWER WITH CERAMIC TILE SURROUND TO 84" AFF
22. WALKER SPACE - PROVIDE NOT 1 COLD WATER
23. WALKER SPACE - PROVIDE NOT 1 COLD WATER
24. WALKER SPACE - PROVIDE NOT 1 COLD WATER



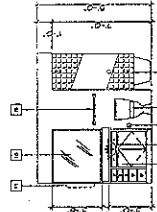
SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"



LINEN ROOM
 SCALE: 1/4"=1'-0"



BATH 2 (BATH 3 - REV.)
 SCALE: 1/4"=1'-0"



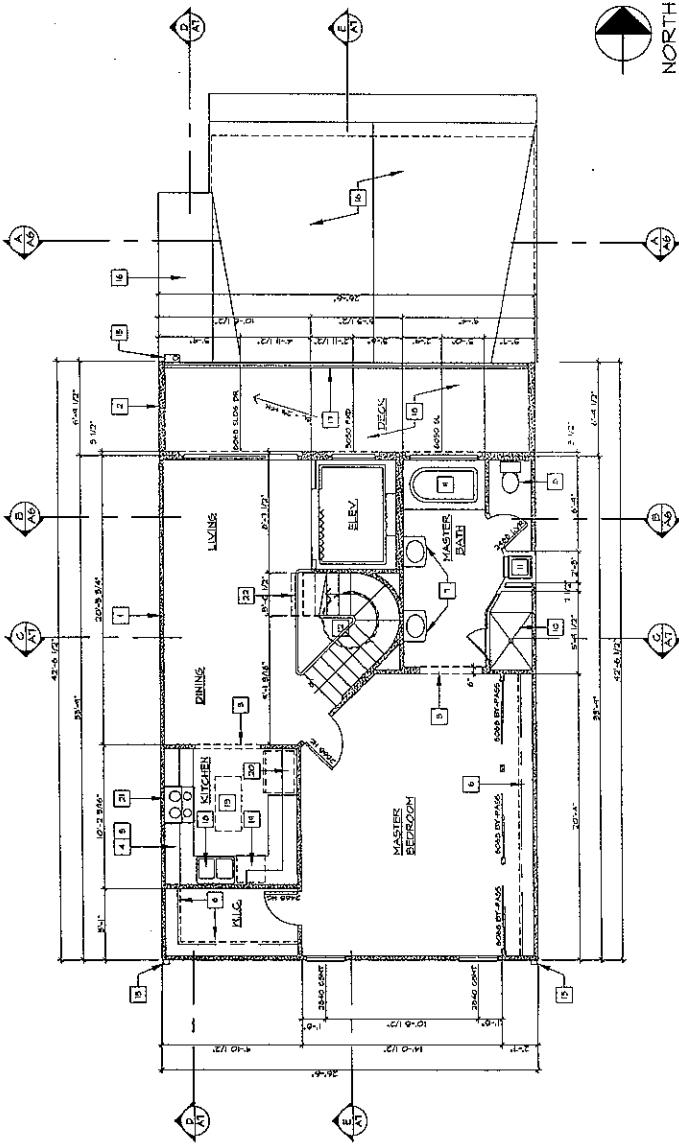
LAUNDRY ROOM
 SCALE: 1/4"=1'-0"

THIRD FLOOR PLAN NOTES

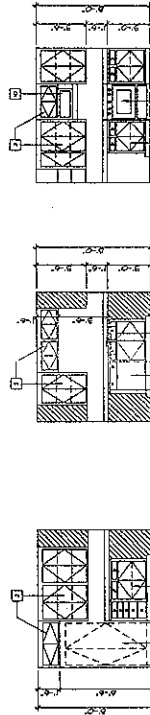
1. 2x4 WOOD FRAMING
2. 2x6 WOOD FRAMING
3. CASIO OPENING - EPSIUM BOARD FINISH
4. 36" HIGH BOSS CABINET
5. 12" DEEP HULL CABINET
6. 12" DEEP HULL CABINET
7. LAUNDRY
8. WATER CLOSET
9. ANTICISE DASH-TOP BY ONYX - ON 4" HIGH PLATFORM WITH CERAMIC TILE FINISH
10. LAUNDRY CLOSET - PROVIDE 1/2" DIA. WOOD PORT TO MATCH 4x4" ABOVE FINISH FLOOR FINISH
11. LAUNDRY GATE - PROVIDE PNEUMATIC SWIFT DOOR RETURN - NR 12550
12. 48" DIAMETER SIGHTLIGHT - BY BRITROLITE
13. 32WAP SIGHTLIGHT - BY BRITROLITE
14. 24" DEEP HULL CABINET
15. SCAFFOLD AND/OR CONCRETE TO FINISH GRADE
16. CONCRETE SINGLE ROOMS
17. SUBFLOOR - 2x6 WOOD FRAMING WITH STUCCO FINISH TO 10" HIGH AND METAL INDOOR TO 42"
18. 24" DEEP HULL CABINET
19. DISHWASHER
20. REFRIGERATOR SPACE - INCLUDE COLD WATER FOR DISHWASHER
21. 30" DEEP RANGE/OVEN WITH EXHAUST FAN ABOVE
22. PROVIDE LIGHT AND ELECTRICAL OUTLET

THIRD FLOOR PLAN NOTES

1. BASE CABINET - 36" HIGH 24" DEEP
2. FULL-HIGH CABINET - 12" DEEP
3. FULL-HIGH UPPER CABINET - 18" DEEP
4. FULL-HIGH LOWER CABINET - 18" DEEP
5. LAUNDRY GATE WITH GARNICE ENCLOSURE
6. DOUBLE BUCKETS SINK WITH GARBAGE DISPOSER
7. DISHWASHER
8. REFRIGERATOR SPACE
9. SLIDE-IN RANGE
10. PROGRAMME OVEN WITH EXHAUST FAN AND LIGHT
11. LAUNDRY CABINET
12. WATER CLOSET
13. WATER CLOSET
14. 3/4" DIA. WOOD PORT - 24" DIA. - WITH CERAMIC TILE SURROUND TO 84" AFF. MIN. 4" TEMPERED GLASS ENCLOSURE
15. TONEL BASK - 24" LONG
16. TONEL BASK
17. RECESSED-REFLECTOR CABINET
18. RECESSED-REFLECTOR CABINET
19. ANTICISE DASH-TOP BY ONYX
20. CERAMIC TILE SURROUND - TO 42" AFF.
21. 3/4" DIA. WOOD PORT WITH CERAMIC TILE SURROUND TO 84" AFF.
22. 4" TEMPERED GLASS ENCLOSURE
23. WOODER SPACE - PROVIDE HOT & COLD WATER
24. 24" DEEP HULL CABINET - 30" DIA. - 24" DIA. - 24" DIA.

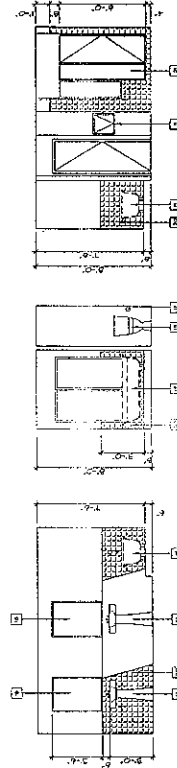


THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0"



KITCHEN

SCALE: 1/4"=1'-0"



MASTER BATHROOM

SCALE: 1/4"=1'-0"

RUSSELL W. TOEPPER
ARCHITECT
 4291 Lyndon Avenue
 Concord, CA 94525
 phone: 565.960.0102

**NEW MULTI-USE
 BUILDING
 for WALT ADAMS**
 816 First Eureka Blvd.
 Newport Beach, CA 92661

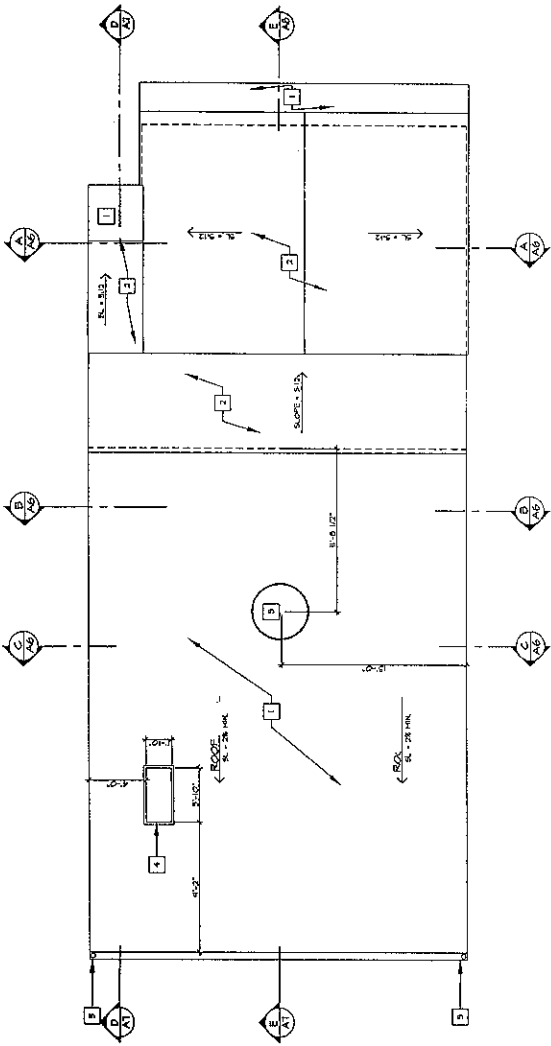
ROOF PLAN

job number: 8004
 scale: 1/4" = 1'-0"
 date: October 1, 2009

sheet number: **A5**

ROOF PLAN NOTES

1. COMPOSITE MULTIPURPOSE ROOFING - CLASS IV
2. COMPOSITE INSULATED ROOFING - CLASS IX
3. 48" DIAMETER EXHAUST - BY DISRUPTIVE
4. 227MM INCHLIGHT - BY DISRUPTIVE
5. SCUPPER DRAIN - TO FINISH GRADE BELOW



ROOF PLAN
 SCALE: 1/4"=1'-0"

RUSSELL W. TOEFFER
ARCHITECT
 438 Lafayette Avenue
 Corona del Mar, CA 92626
 Phone: 949.640.0627

**NEW MULTI-USE
 BUILDING
 for WALT ADAMS**
 815 East 6th Street Blvd.
 Newport Beach, CA 92661

**EXTERIOR ELEVATIONS
 SECTIONS**

job number 9004
 scale 1/4" = 1'-0"
 date October 1, 2003

sheet number

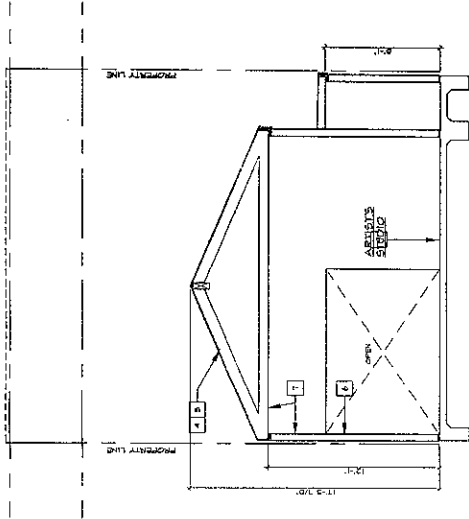
AB

SECTION NOTES

1. METAL GAVANERAL - 42" MINIMUM HEIGHT
2. 3-COAT STUCCO FINISH OVER METAL LATH & BUILDING PAPER
3. 2X4 FLOOR JOISTS - SEE STRUCTURAL
4. 2X4 FLOOR DECKING - SEE STRUCTURAL
5. 2X4 FLOOR/CEILING DECKING - SEE STRUCTURAL
6. 2X4 WALL FRAMING - SEE FLOOR PLANS
7. 6" PERIMETER HOLLOW CORE INSULATION
8. PRECASTER STYRENE POLYSTYRENE FINISH
9. 2X4 ROOF TRUSS SYSTEM
10. 2X4 ROOF BRACING
11. 2X4 ROOF SHEATHING
12. 1/2" GYP BOARD - 1/2" GYP BOARD
13. 1/2" GYP BOARD ROOF INSULATION
14. 1/2" GYP BOARD ROOF INSULATION
15. 1/2" GYP BOARD ROOF INSULATION
16. 1/2" GYP BOARD ROOF INSULATION
17. 1/2" GYP BOARD ROOF INSULATION
18. 1/2" GYP BOARD ROOF INSULATION

EXTERIOR ELEVATION NOTES

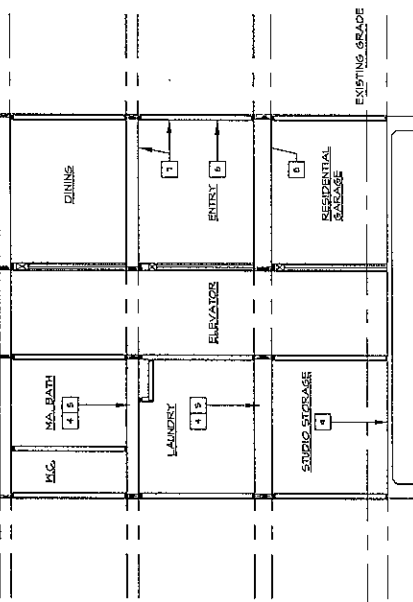
1. METAL GAVANERAL - 42" MINIMUM HEIGHT
2. 3-COAT STUCCO FINISH OVER METAL LATH & BUILDING PAPER
3. 2X4 FLOOR JOISTS - SEE STRUCTURAL
4. 2X4 FLOOR DECKING - SEE STRUCTURAL
5. 2X4 FLOOR/CEILING DECKING - SEE STRUCTURAL
6. 2X4 WALL FRAMING - SEE FLOOR PLANS
7. 6" PERIMETER HOLLOW CORE INSULATION
8. PRECASTER STYRENE POLYSTYRENE FINISH
9. 2X4 ROOF TRUSS SYSTEM
10. 2X4 ROOF BRACING
11. 2X4 ROOF SHEATHING
12. 1/2" GYP BOARD - 1/2" GYP BOARD
13. 1/2" GYP BOARD ROOF INSULATION
14. 1/2" GYP BOARD ROOF INSULATION
15. 1/2" GYP BOARD ROOF INSULATION
16. 1/2" GYP BOARD ROOF INSULATION
17. 1/2" GYP BOARD ROOF INSULATION
18. 1/2" GYP BOARD ROOF INSULATION



SECTION A-A
 SCALE: 1/4"=1'-0"

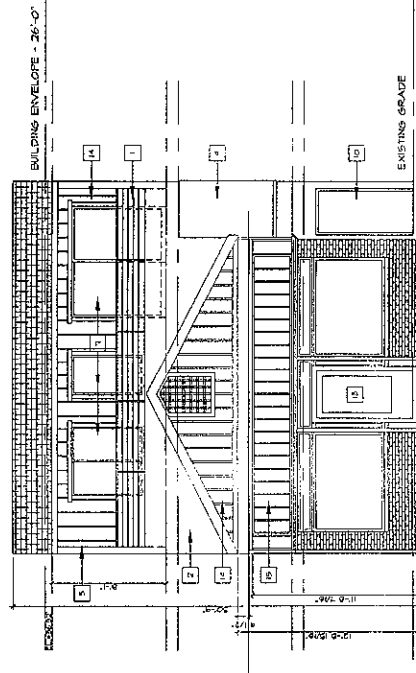
MAXIMUM HEIGHT - 31'-0"

MAXIMUM RIDGE HEIGHT - 31'-0"
 MAXIMUM BUILDING HEIGHT - 26'-0"

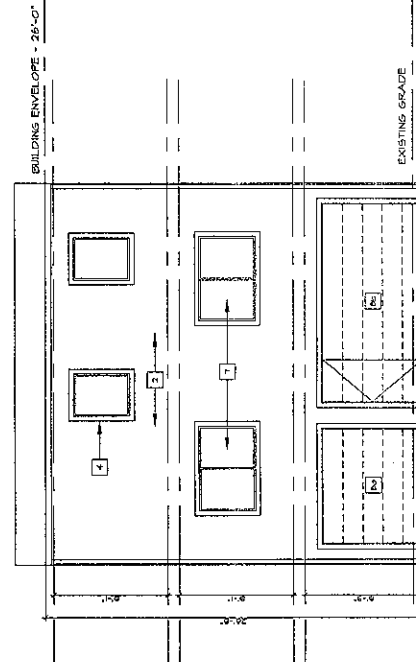


SECTION B-B
 SCALE: 1/4"=1'-0"

MAXIMUM HEIGHT - 31'-0"



NORTH ELEVATION
 SCALE: 1/4"=1'-0"



SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



TELECOMMUNICATIONS PERMIT ACTION LETTER

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

Application No. **Telecommunications Permit No. TP2009-010 (PA2009-128)**
Applicant **Core Communications**
Site Address **1401 Dove Street**
Legal Description **Parcel 1 in the City of Newport Beach, County of Orange, State of California, as shown on a parcel map filed in Book 40 Page 32 of Parcel Maps, in the Office of the County Recorder of said County.**

On **October 7, 2009**, the Planning Director approved the following: a telecom permit request to install a wireless telecommunications facility on an existing commercial building. The project involves the installation of 6 panel antennas and a microwave dish on the roof of the building, which will be screened from view behind an existing parapet wall. A total of three support equipment cabinets will ground-mounted and hidden from view in a secure equipment enclosure at the rear of the building. The property is located in the Newport Place Planned Community (PC-11). The approval is based on the following findings and subject to the following conditions.

FINDINGS

1. This project qualifies for an exemption from environmental review pursuant to Section 15303 (Class 3 New Construction or Conversion of Small Structures) of the Implementing Guidelines of the California Environmental Quality Act (CEQA). Class 3 exempts the installation of small new equipment and facilities in small structures. The proposed equipment will be small structures that are mounted on existing structures.
2. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Newport Beach Municipal Code (NBMC), while ensuring public safety, reducing the visual effects of telecom equipment on public streetscapes, protecting scenic ocean and coastal views, and otherwise mitigating the impacts of such facilities based on the following:
 - The proposed telecom facility will not be detrimental to public health or safety because it is required to comply with the applicable rules, regulations and standards of the Federal Communications Commission and the California Public Utilities Commission.

- The telecom facility is located on the roof of an existing building, and any future proposed facility to be located within 1,000 feet of the existing facility shall be required to co-locate on the same site to limit the adverse visual effects of proliferation of facilities in the City.
 - Due to the location or design of the facility, there is no impact to public views.
3. The telecommunications facility as proposed conforms to the technology, height, location and design standards based on the following:
- The telecom facility approved under this permit utilizes the most efficient available technology in order to minimize the number of facility components and reduce the visual impact.
 - The telecom facility approved by the permit does not exceed the maximum building height limit of High-rise 375 feet, as specified in the Zoning Code.
 - The antennas and cabinets for the telecom facility approved by this permit will be roof-mounted and will be screened from public view in a manner consistent with the architectural style, color and materials of the building to avoid adverse impacts to views from land or buildings at higher elevations.
 - The support equipment for the telecom facility will be roof-mounted and will be screened from public view in a manner consistent with the architectural style, color and materials of the building. The roof-mounted equipment will comply with the height limit applicable to the building in PC-11 Zoning District.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. A total of six panel antennas and one GPS antenna may be roof-mounted.
3. The antennas shall be screened from public view. All screen walls shall be painted and textured to match the existing building. In the event that the replacement screen walls are taller than the existing screen walls, vertical and lateral loads shall be investigated and mitigated.
4. Disabled access path of travel to the building entrance shall comply with the 2007 California Building Code.
5. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.

6. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
7. Any future facilities proposed by other carriers to be located within 1,000 feet from the subject property shall be approved to co-locate at the same site by the property owner or authorized agent, unless otherwise approved by the Planning Director.
8. The telecom facility shall comply with all regulations and requirements of the Uniform Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
9. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
10. Appropriate information warning signs or plates shall be posted at the access locations and each transmitting antenna. In addition, contact information (e.g. a telephone number) shall be provided on the warning signs or plates to arrange for access to the roof top area. The location of the information warning signs or plates shall be depicted on the plans submitted for construction permits.
11. No advertising signage or identifying logos shall be displayed on the telecom facility except for small identification, address, warning and similar information plates. A detail of the information plates depicting the language on the plate shall be included in the plans submitted for issuance of building permits.
12. The facility shall transmit at a frequency range of 1970 to 1979.6 MHz, and shall receive at a frequency range of 2145 to 2155 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Director.
13. Prior to the issuance of any permits to install the facility, the applicant shall meet in good faith to coordinate the use of frequencies and equipment with the Communications Division of the Orange County Sheriff-Coroner Department to minimize, to the greatest extent possible, any interference with the public Safety 800 MHz Countywide Coordinated Communications System (CCCS). Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property. The applicant shall provide the Planning Department with documentation from the OCSCD that the meeting has taken place.

The applicant recognizes that the frequencies used by the cellular facility located at the subject property are extremely close to the frequencies used by the City of Newport Beach for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-safety Communications Officials-International, Inc. (APCO), and as endorsed by the Federal Communications Commission (FCC).

14. The applicant shall not prevent the City of Newport Beach from having adequate spectrum capacity on the City's 800 MHz radio frequencies at any time.
15. Prior to activation of the facility, the applicant shall submit to a post-installation test to confirm that "advanced planning and frequency coordination" of the facility was successful in not interfering with the City's Public Safety radio equipment. This test will be conducted by the Communications Division of the Orange County Sheriff-Coroner Department or a Division-approved contractor at the expense of the applicant. This post-installation testing process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.
16. Prior to activation of the facility, the applicant shall submit a letter to the Planning Director prepared by the Orange County Sheriff-Coroner Department indicating that the OCSD has reviewed the results of the post-installation test and that the facility will not cause interference with the City's Public Safety radio equipment.
17. Within 30 days after installation of the telecom facility, a radio frequency (RF) compliance and radiation report prepared by a qualified RF engineer acceptable to the City shall be submitted in order to demonstrate that the facility is operating at the approved frequency and complies with FCC standards for radiation. If the report shows that the facility does not so comply, the use of the facility shall be suspended until the facility is modified to comply and a new report has been submitted confirming such compliance.
18. Prior to issuance of building permits, a deposit of \$1,000 shall be paid to the City of Newport Beach. This deposit is required by the Planning Department to ensure preparation and submittal of the RF Compliance and Radiation Report, referenced in the above Condition. The deposit will be used to defray any and all fees associated with review of the report by an independent technical consultant, pursuant to Section 15.70.070 B-10 of the Telecom Ordinance. Any unused deposit fees will be refunded to the applicant upon determination of compliance with the approved frequency and FCC standards.
19. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is monitored 24 hours per day to insure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of that person

shall be provided to the Planning Department and Newport Beach Police Department's Support Services Commander prior to activation of the facility.

20. Should interference with the City's Public Safety radio equipment occur, use of the facility shall be suspended until the radio frequency is corrected and verification of the compliance is reported.
21. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
22. 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 the applicant, current property owner or leasing agent.
23. The telecom facility approved by the permit shall comply with any easements, covenants, conditions or restrictions on the underlying real property upon which the facility is located.
24. The telecom facility shall not be lighted except as deemed necessary by the Newport Beach Police Department for security lighting. The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
25. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
26. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Department of any proposal to change the height or size of the facility; increase the size, shape or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
27. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
28. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Director by certified mail no less than 30 days prior to

such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.

29. If any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements shall be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
30. Royal Street Communication shall protect all City landscape, tree, and irrigation in place. If any damage should occur, the contractor will be required to repair as directed by the General Services Department and guarantee work for a minimum of one (1) year.
31. The storage of all project related equipment during construction shall be on-site.
32. A Temporary Street Closure Permit and/or Encroachment Permit shall be required for all work activities within the public right-of-way.

APPEAL PERIOD The applicant or any interested party may appeal the decision of the Planning Director to the City Council within 14 days of the action date. The City Council's action on appeals shall be final. A \$1,550.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of David Lepo, Planning Director

By: 

Russell Burim, Assistant Planner

PJA/rwb

Attachments: PD 1 Vicinity Map
PD 2 Site Plan
PD 3 Photos

VICINITY MAP



Telecommunications Permit No. TP2009-010
PA2009-128

1401 (CS) Dove Street

ROYAL STREET COMMUNICATIONS CA, LLC

DOVE

LA2511B

1401 DOVE STREET

NEWPORT BEACH, CA 92660

Royal Street
Communications CA, LLC
350 COMMERCIAL STE. 200
IRVINE, CA 92602

PROJECT INFORMATION:
DOVE
LA2511B
1401 DOVE STREET
NEWPORT BEACH, CA 92660

CURRENT ISSUE DATE:
08/05/09

ISSUED FOR:
ZONING

REV. NO.	DATE	DESCRIPTION
1	08/05/09	100% ZONING
2	07/02/09	100% ZONING
3	06/09/09	90% ZONING

PLANS PREPARED BY:
DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS
1401 DOVE STREET
NEWPORT BEACH, CA 92660
TEL: (949) 428-2802
FAX: (949) 428-0333

CONSULTANT:
DRAWN BY: CHK: APY:
TT TO WD
REVISIONS:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	CONV. CABLE LENGTH	CABLE SIZE
SECTOR 1	20°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	75'	7/8"
SECTOR 4	90°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	55'	7/8"
SECTOR 2	150°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	55'	7/8"
SECTOR 5	220°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	120'	1 5/8"
SECTOR 3	270°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	120'	1 5/8"
SECTOR 6	330°	ANREV/ HBS-31195-17M DUAL POLE-(2) COAX EA	120'	1 5/8"
GPS	N/A	N/A	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES. CHECK SRF.

SHEET INDEX

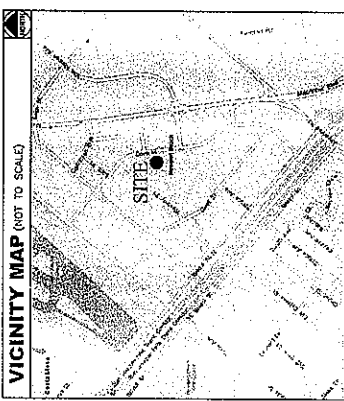
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T1 TITLE SHEET	2
L1 TOPOGRAPHIC SURVEY	1
A1 OVERALL SITE PLAN	2
A2 ROOF PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT	2
A3 NORTH & SOUTH ELEVATIONS	2
A3.1 NORTH & SOUTH PENTHOUSE ELEVATIONS	2
A4 WEST & EAST ELEVATIONS	2
A4.1 WEST & EAST PENTHOUSE ELEVATIONS	2

APPROVALS

LANDLORD	DATE	SIGNATURE
CONSTRUCTION MGR.		
RF ENGINEER		
SITE ACQUISITION AGENT		
ZONING MANAGER		
UTILITY COORDINATOR		
REGIONAL PROGRAM MGR.		
NETWORK OPERATIONS		

DRIVING DIRECTIONS

FROM ROYAL STREET COMMUNICATIONS TO THE SITE:
DEPART 350 COMMERCIAL, IRVINE, CA 92602 ON COMMERCIAL (NE)
TURN LEFT (NORTH-WEST) ONTO EL CAMINO REAL
TURN LEFT (SOUTH-WEST) ONTO JAMBORRE RD
BEAR RIGHT (WEST) ONTO LOCAL ROADS
BEAR RIGHT (NORTH) ONTO MACARTHUR BLVD
TURN LEFT (WEST) ONTO PLACE DR
TURN RIGHT (NORTH) ONTO DOVE ST
ARRIVE 1401 DOVE ST, NEWPORT BEACH, CA 92660



GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR ROYAL STREET COMMUNICATIONS LLC. TO INCLUDE THE INSTALLATION OF (4) CABINETS, (6) PANEL ANTENNAS, (1) MIDWAVE ANTENNA AND RUNS FOR ELECTRIC/TELECO SERVICES.

PROJECT INFORMATION

APPLICANT/LESSEE
ROYAL STREET COMMUNICATIONS, LLC
350 COMMERCIAL, STE. 200
IRVINE, CA 92602
MARK CAMERON
(949) 433-1241
NETWORK SERVICE CENTER FOR METROPOLIS TEL: 866-428-2864

24HR EMERGENCY CONTACT:
ALEXANDER LEV
CORE COMMUNICATIONS
1401 DOVE STREET
NEWPORT BEACH, CA 92660
PHONE: (714) 275-8404
MOBILE: (714) 401-8241

PROPERTY OWNER:
PAM GLASSY
PHONE: (949) 224-1970

LOCATION:
33° 39' 47.63" N (NAD 83)
117° 51' 59.59" W (NAD 83)
46.8 FT. A.M.S.L.

JURISDICTION:
CITY OF NEWPORT BEACH

AREA OF CONSTRUCTION:
216 S.F.

OCCUPANCY TYPE:
B

CONSTRUCTION TYPE:
V-8

CURRENT ZONING:
N/A

A.P.N.:
427-221-04

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 11036.1, EXCEPTION 2.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT TEAM

DELTA GROUPS ENGINEERING
WILLIAM DESIMOND
2367 MCOWAY AVE
IRVINE, CA 92614
PHONE: (949) 622-0333
FAX: (949) 622-0331

ARCHITECT:
FRANCIS ONG
PHONE: (949) 622-0333
EXT: 214

ELECTRICAL ENGINEER:
CHAU TANG
PHONE: (949) 622-0333

CIVIL ENGINEER:
ALBERT TENG
PHONE: (949) 622-0333
EXT: 272

LAND USE PLANNER:
ALEXANDER LEV
CORE COMMUNICATIONS
1401 DOVE STREET
NEWPORT BEACH, CA 92660
PHONE: (714) 275-8404
MOBILE: (714) 401-8241

RF ENGINEER:
GERALDINE B. ARGAMOSA
NEWPORT COMMUNICATIONS
350 COMMERCIAL, STE. 200
IRVINE, CA 92602
PHONE: (714) 275-8404

CONSTRUCTION:
JAY WOLKNER
INTERESTING SOLUTIONS CORP.
411 JENKS CIRCLE, SUITE 205
CORONA, CA 92780
TEL: (909) 286-8960
FAX: (909) 286-1746

POWER:
SOUTHERN CALIFORNIA EDISON

TELECO:
AICET

ROYAL STREET COMMUNICATIONS CA, LLC
350 COMMERCIAL, STE. 200
IRVINE, CA 92602
PHONE: (949) 428-2802
FAX: (949) 428-0333

Royal Street Communications CA, LLC
 350 COMMERCE, STE. 200
 IRVINE, CA 92602

PROJECT INFORMATION:
DOVE LA2511B
 1401 DOVE STREET
 NEWPORT BEACH, CA 92660

CURRENT ISSUE DATE:
08/05/09

ISSUED FOR:
ZONING

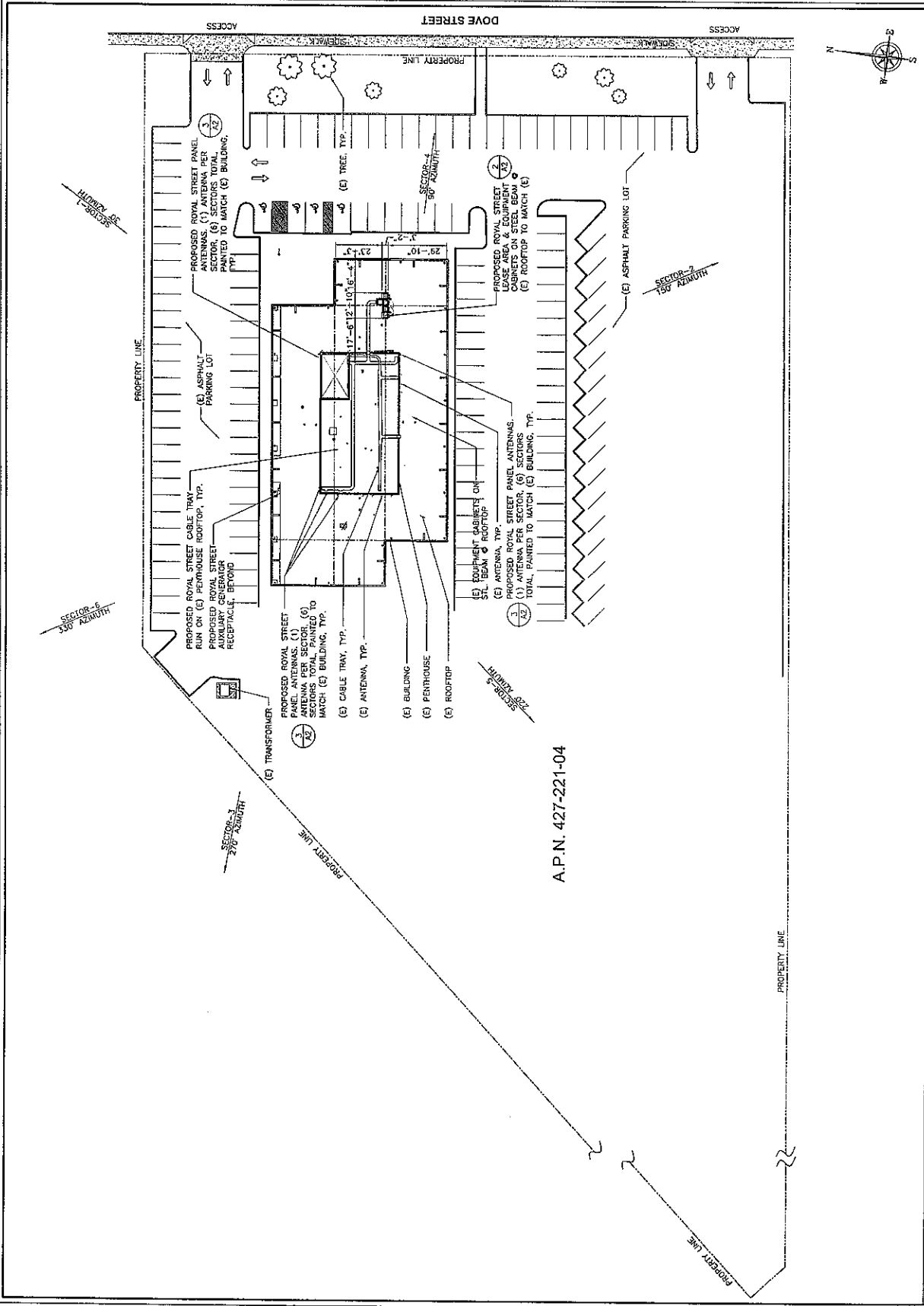
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1	07/02/09	100% ZONING IT
0	06/09/08	90% ZONING IT

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2550 S. GARDEN AVENUE
 SUITE 100, SANTA ANA, CA 92705
 PHONE: (949) 427-2211
 FAX: (949) 427-2211

CONSULTANT:
 DRAWN BY: **APV**
 CHECKED BY: **WD**
 LICENSED BY: **WD**

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A1



A.P.N. 427-221-04

OVERALL SITE PLAN

Royal Street Communications CA, LLC
 350 COMMERCE, STE. 200
 IRVINE, CA 92602

PROJECT INFORMATION:
DOVE LA2511B
 1401 DOVE STREET
 NEWPORT BEACH, CA 92660
 CURRENT ISSUE DATE:
08/05/09

ISSUED FOR:
ZONING

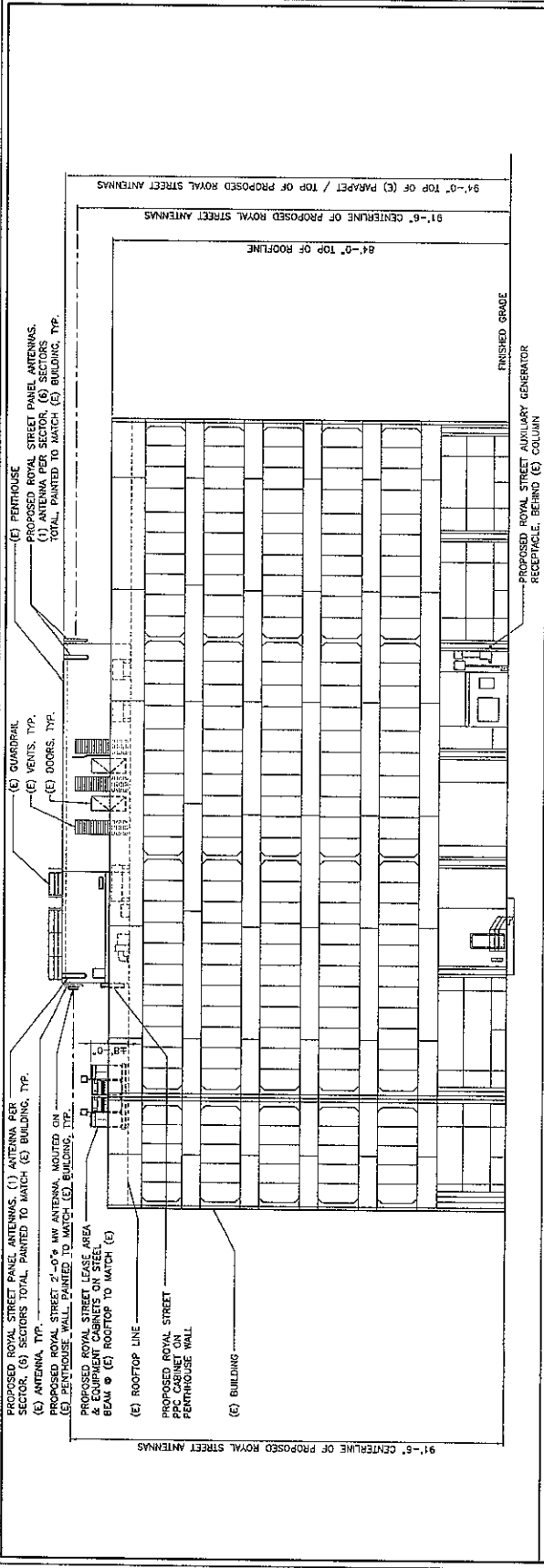
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PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 10000 BAYVIEW AVENUE
 SUITE 200
 IRVINE, CA 92618
 TEL: (949) 453-3333
 FAX: (949) 452-0311

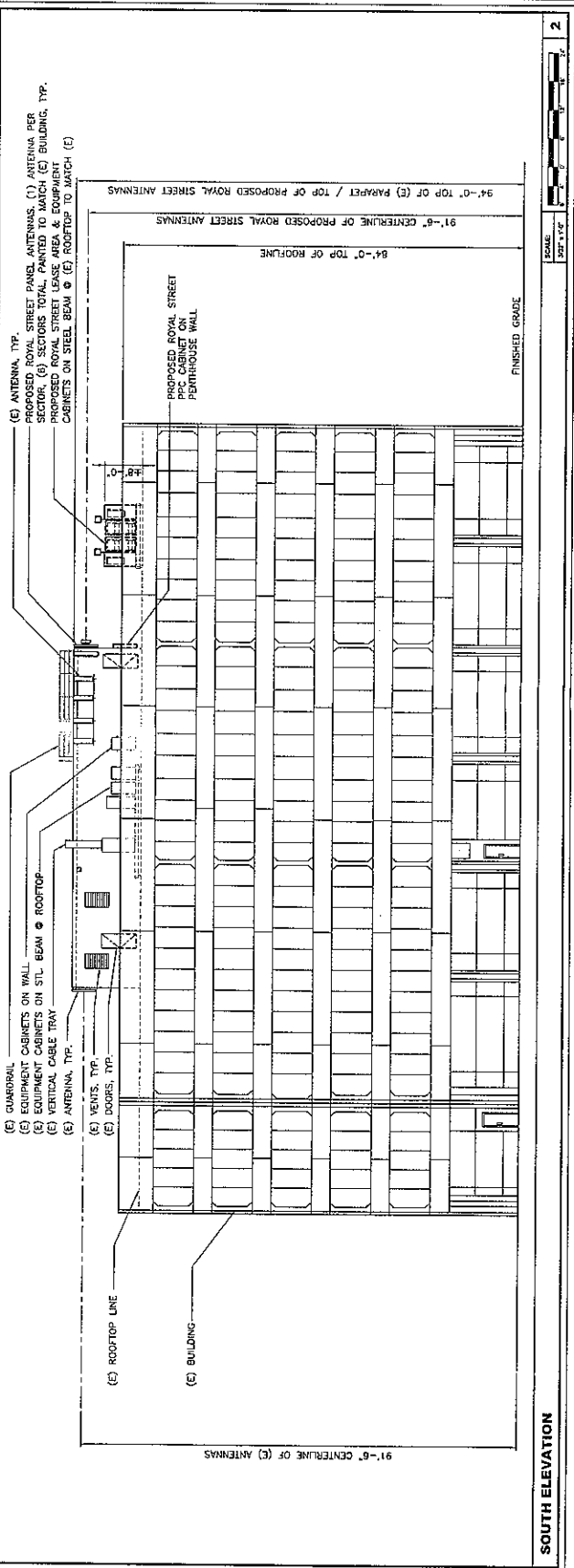
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 DRAWN BY: CHK: APP: VLD: DENSER:

SHEET TITLE:
NORTH & SOUTH ELEVATIONS

SHEET NUMBER:
A3



NORTH ELEVATION



SOUTH ELEVATION

Royal Street Communications Ca, LLC
 359 COMMERCIAL, STE. 200
 IRVINE, CA 92602

PROJECT INFORMATION:
DOVE LA2511B
 1401 DOVE STREET
 NEWPORT BEACH, CA 92660

CURRENT ISSUE DATE:
08/05/09

ISSUED FOR:
ZONING

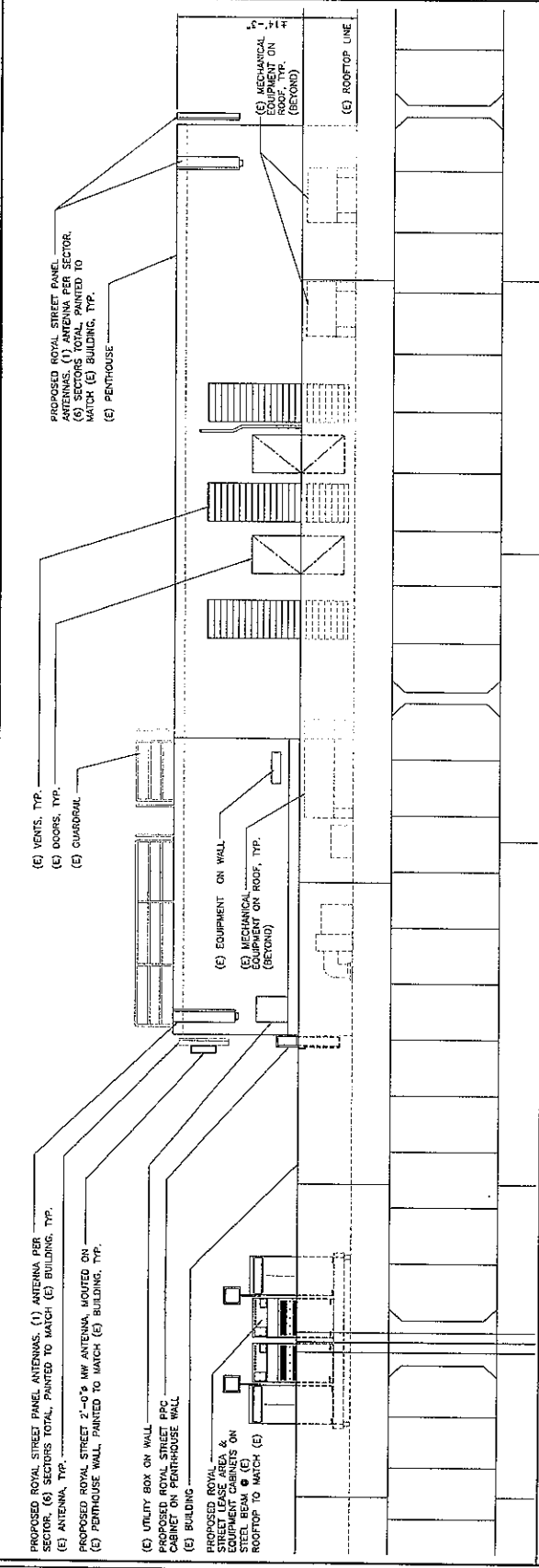
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PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2000 10TH STREET, SUITE 200
 IRVINE, CA 92614
 TEL: (949) 272-0333 FAX: (949) 432-0331
 WWW.DELTAEI.COM
 CONSULTANT'S:

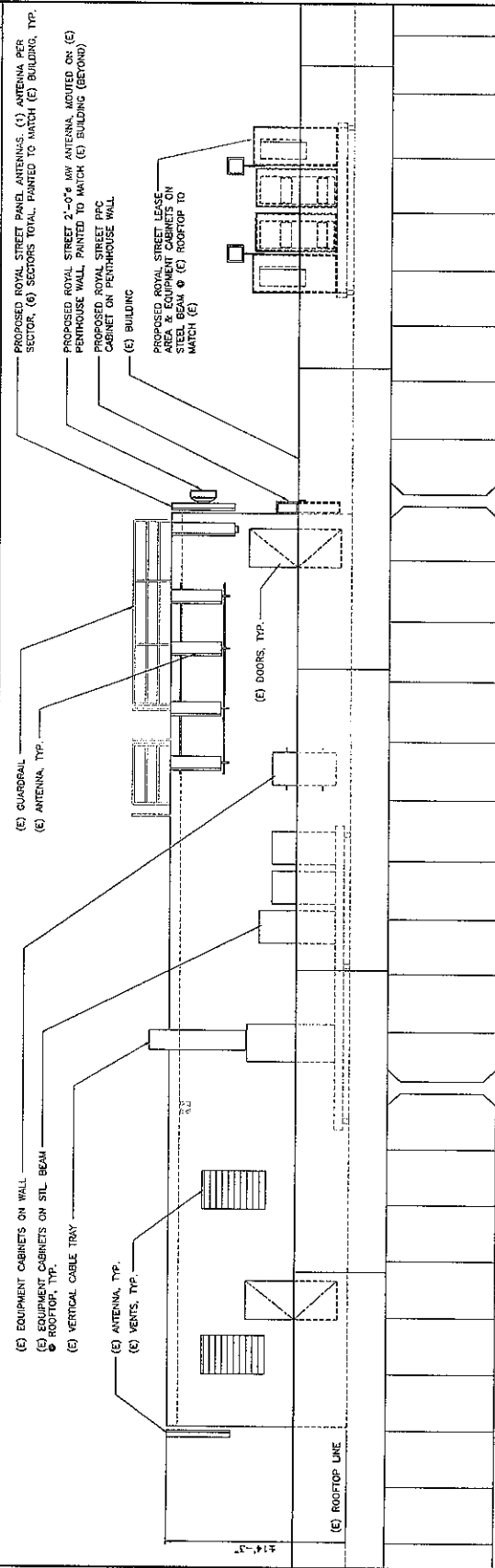
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 IT: _____ PD: _____
 LICENSE: _____

SHEET TITLE:
NORTH & SOUTH PENTHOUSE ELEVATIONS

SHEET NUMBER:
A3.1



NORTH PENTHOUSE ELEVATION



SOUTH PENTHOUSE ELEVATION

Royal Street Communications CA, LLC
 350 COMMERCE, STE. 200
 IRVINE, CA 92602

PROJECT INFORMATION:
ROYE LACSHIB
 1401 1/2 STREET
 NEWPORT BEACH, CA 92660

CURRENT ISSUE DATE:
08/05/09

ISSUED FOR:
ZONING

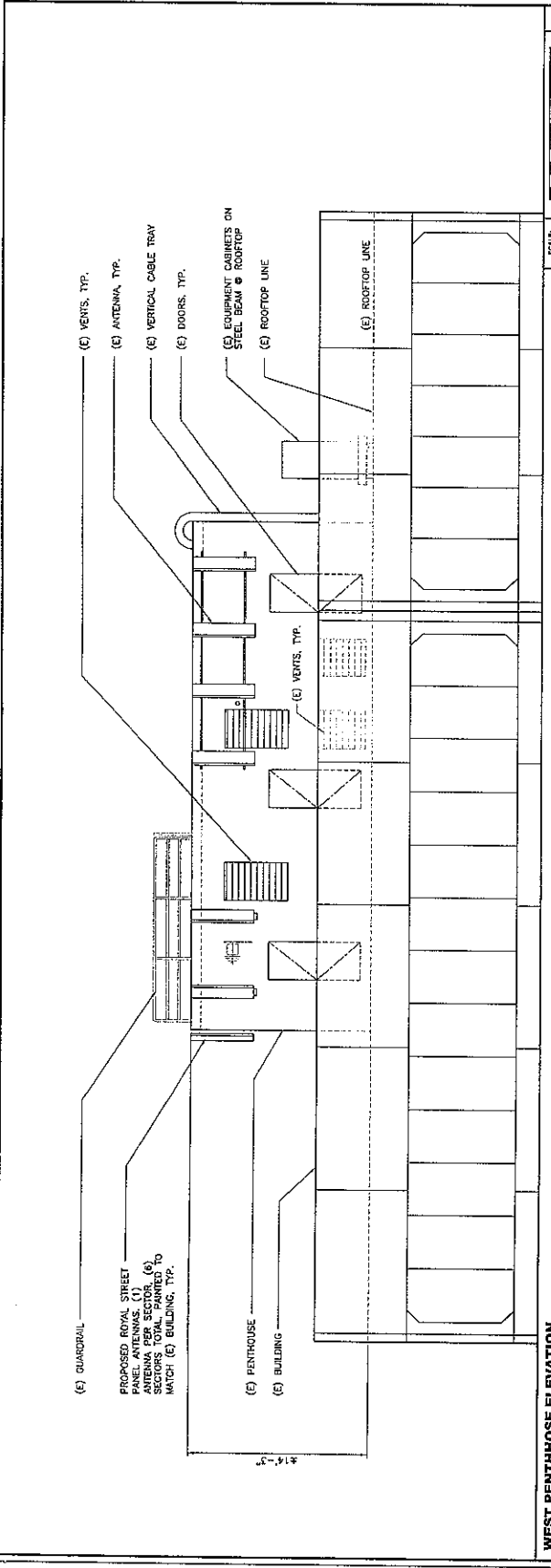
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1	07/02/09	100% ZONING TT
0	06/09/09	90% ZONING TT

PLANS PREPARED BY:
DELTA GROUPS ENGINEERING, INC.
 CONSULTING ENGINEERS
 2302 WILSON AVE
 SUITE 100
 COSTA MESA, CA 92626
 TEL: (714) 837-9000
 FAX: (714) 837-0311

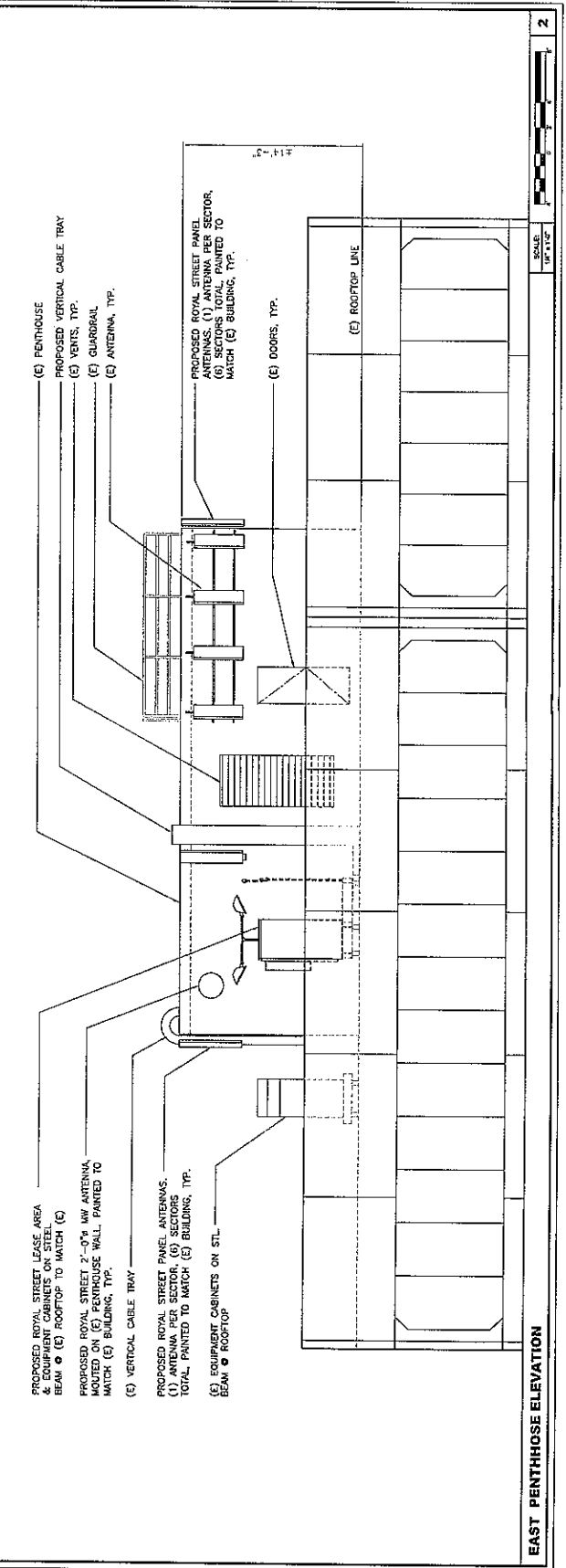
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SHEET TITLE:
WEST & EAST PENTHOUSE ELEVATIONS

SHEET NUMBER:
A4.1



WEST PENTHOUSE ELEVATION



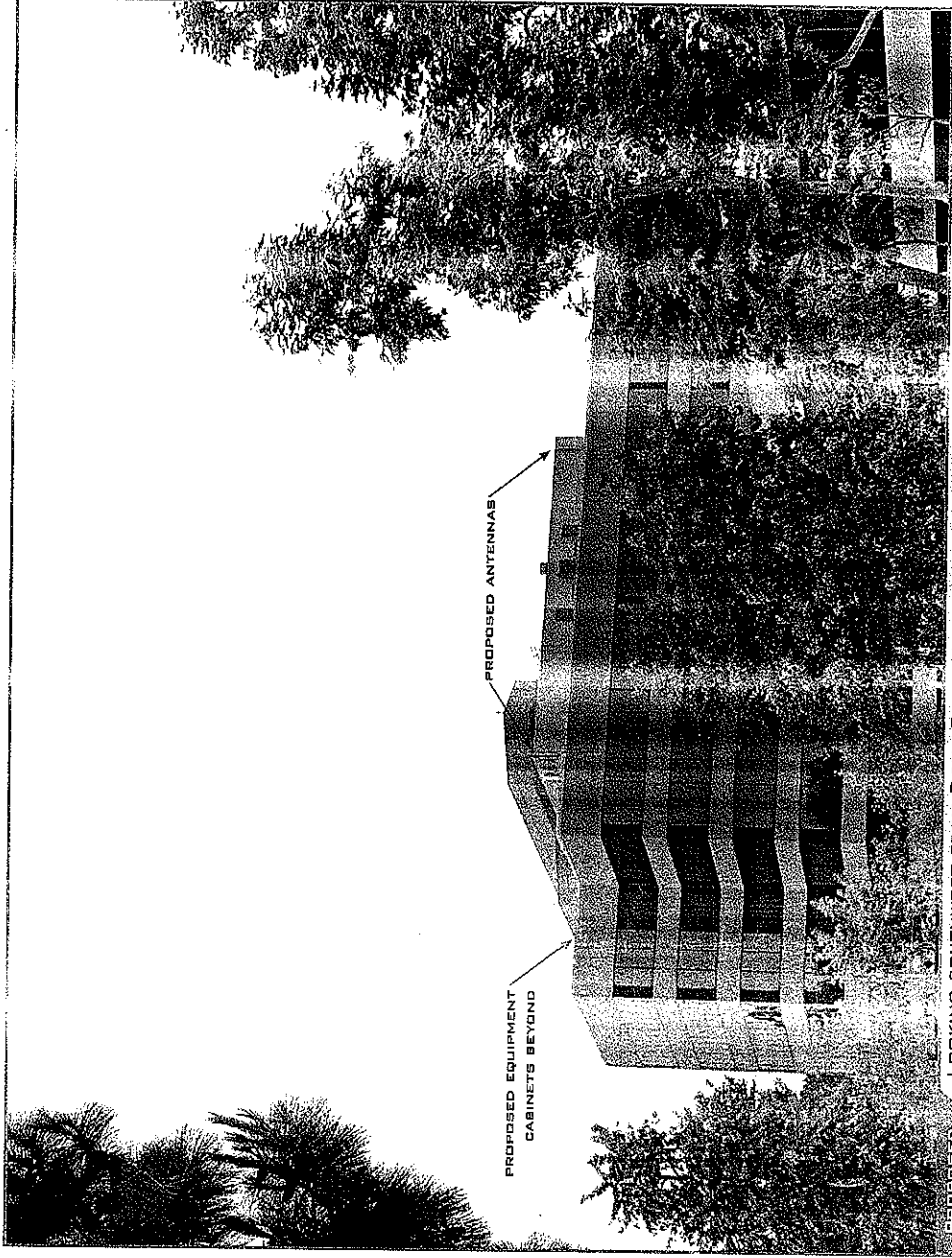
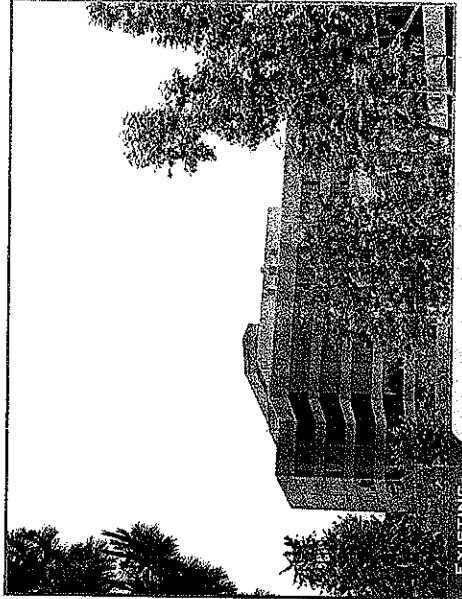
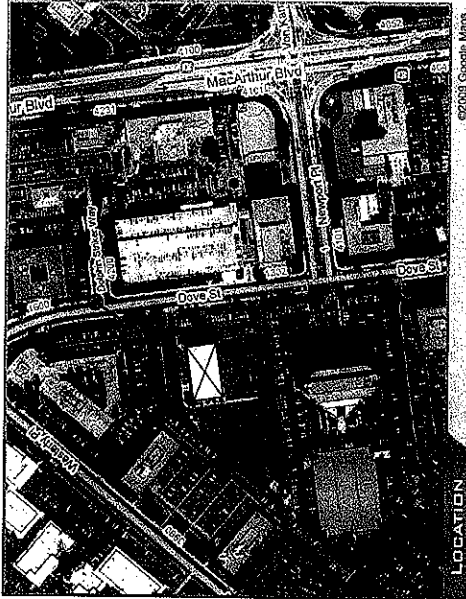
EAST PENTHOUSE ELEVATION

Royal Street
Communications
California, L.L.C.

LA 2511 B
DOVE

1401 DOVE STREET NEWPORT BEACH CA 92660

ARTISTIC
Engineering
AESims.com
877.9AE.SIMS



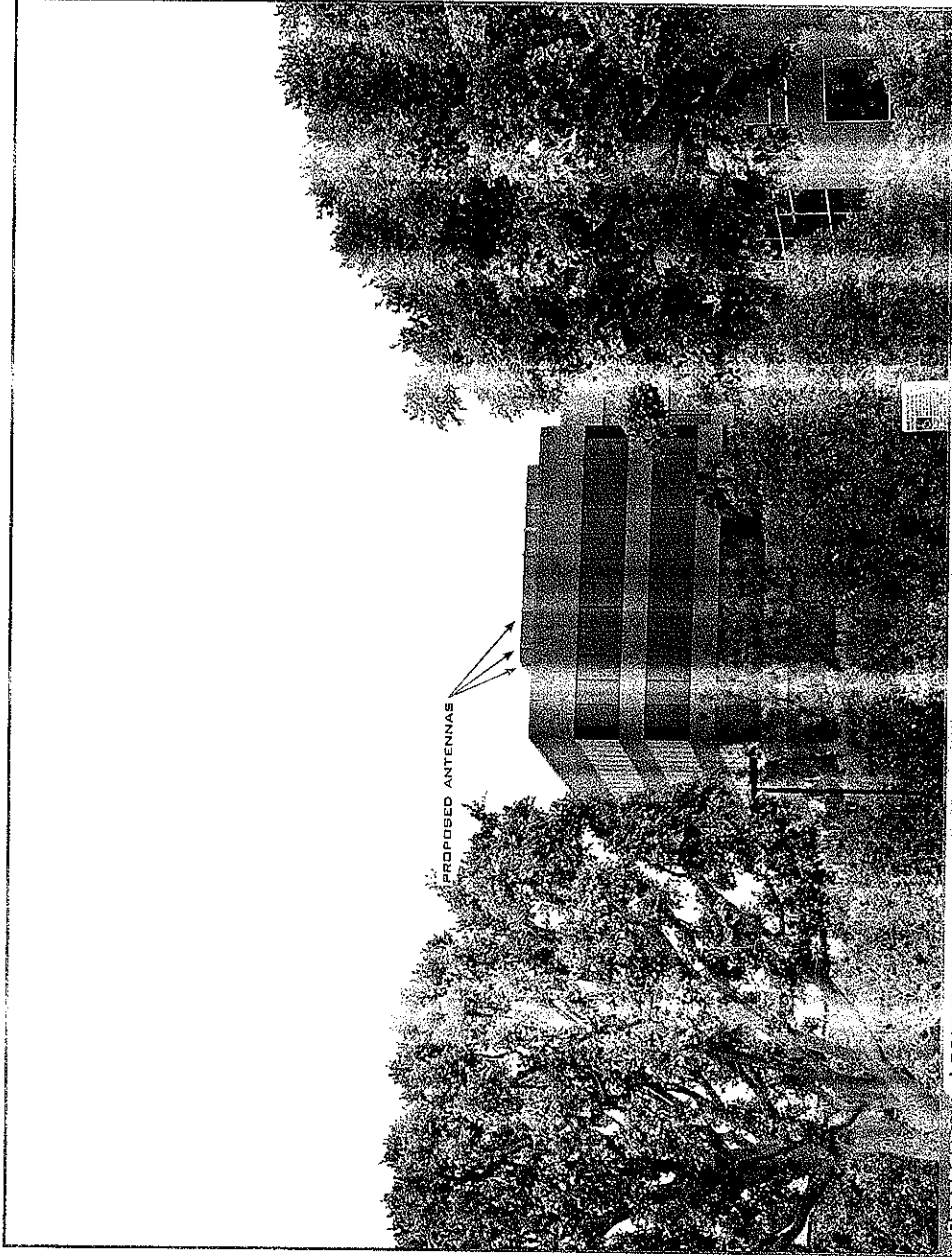
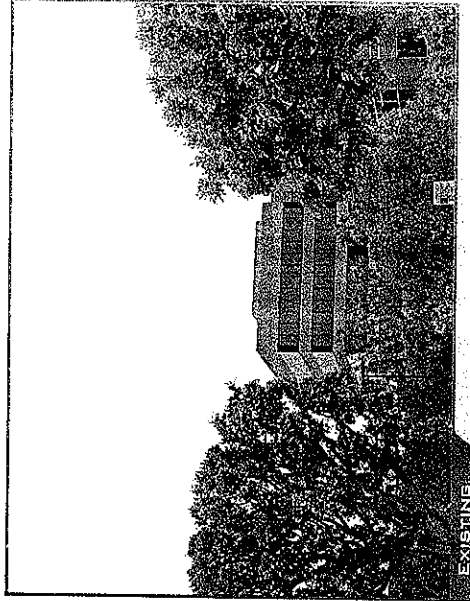
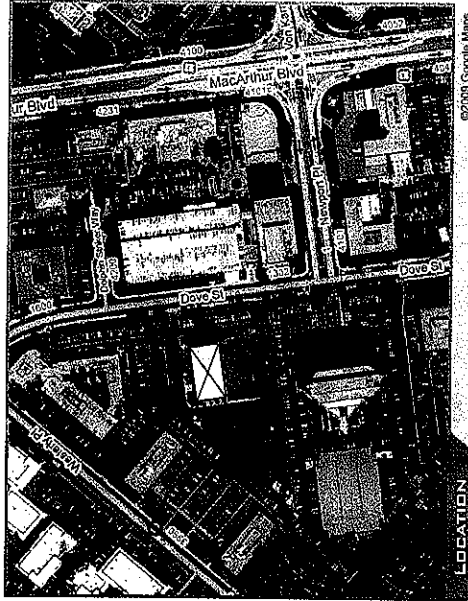
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

PA2009-128 for TP2009-010
1401 (CS) Dove Street
Core Communications

Royal Street
Communications
California, L.L.C.

LA2511B
DOVE

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LOOKING SOUTHEAST FROM WESTERLY PLACE

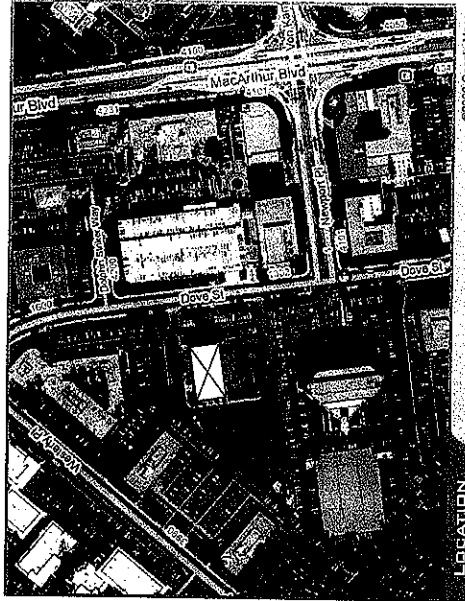
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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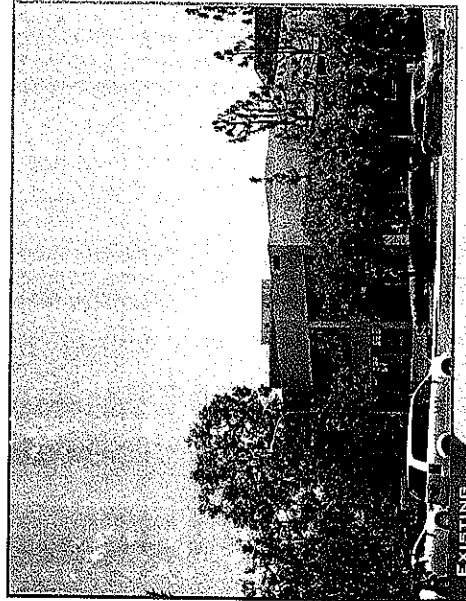
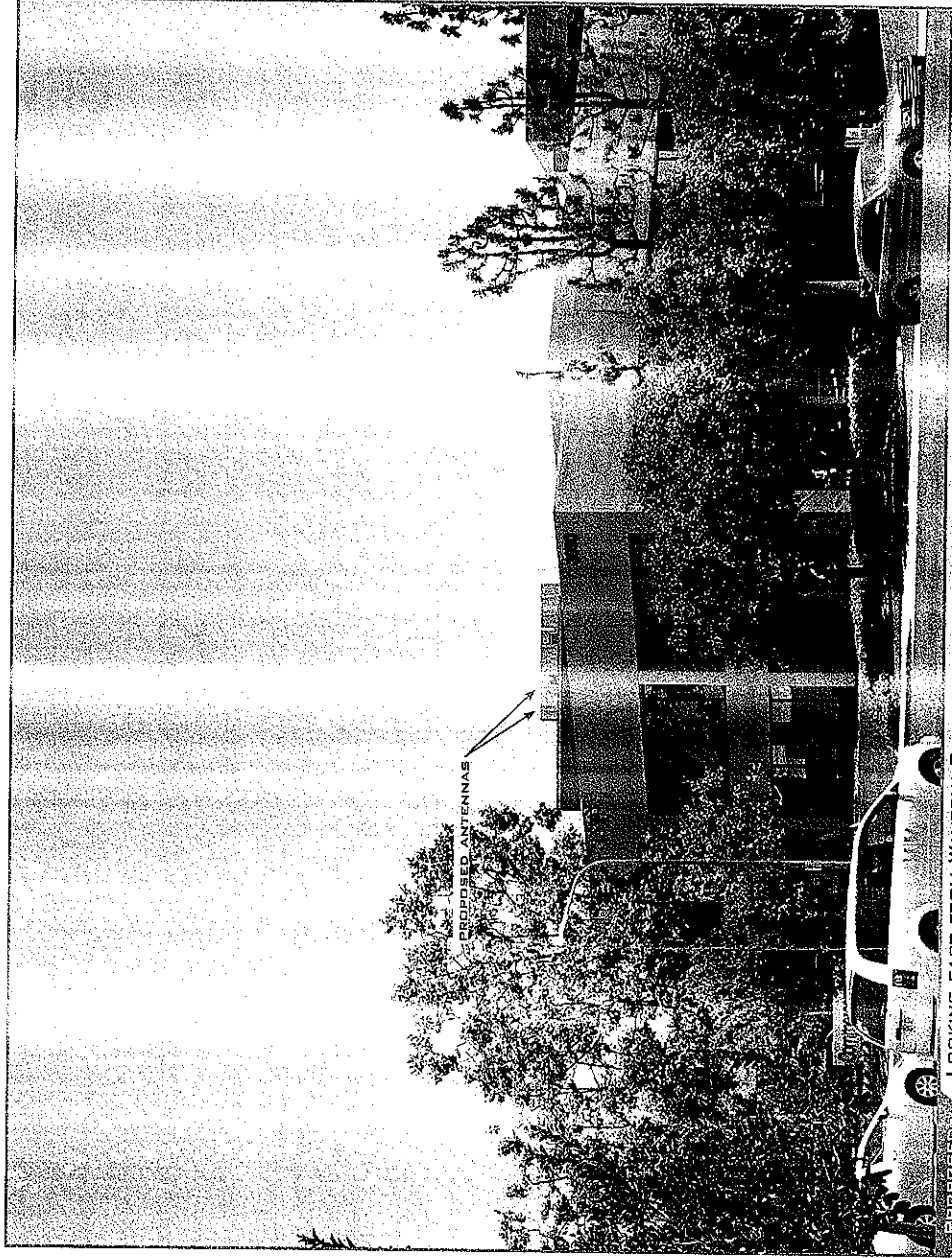
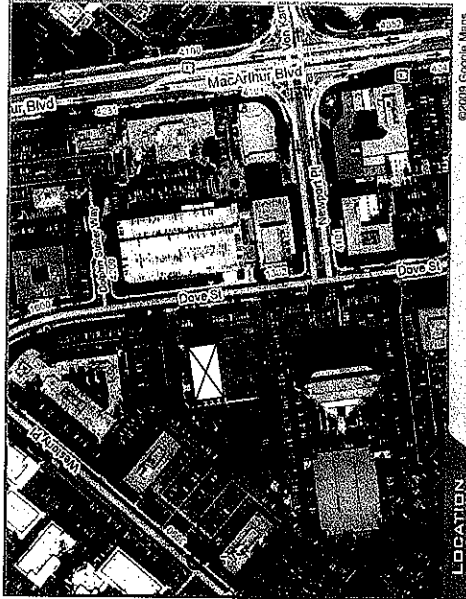
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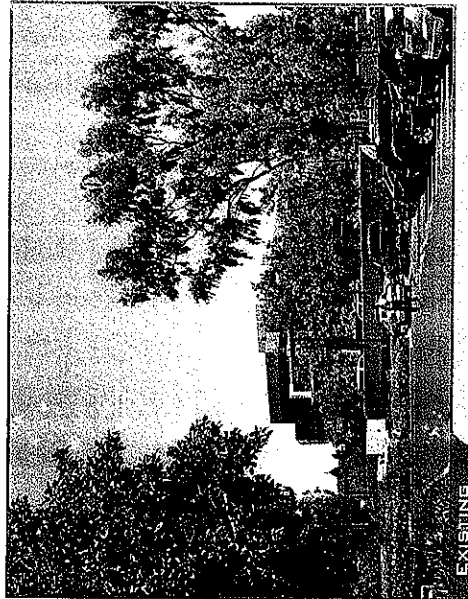
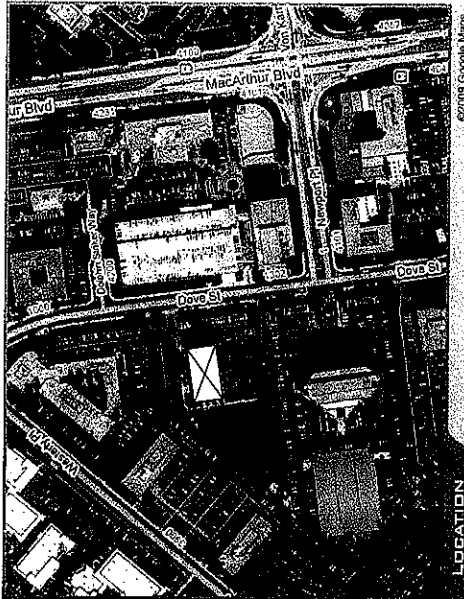


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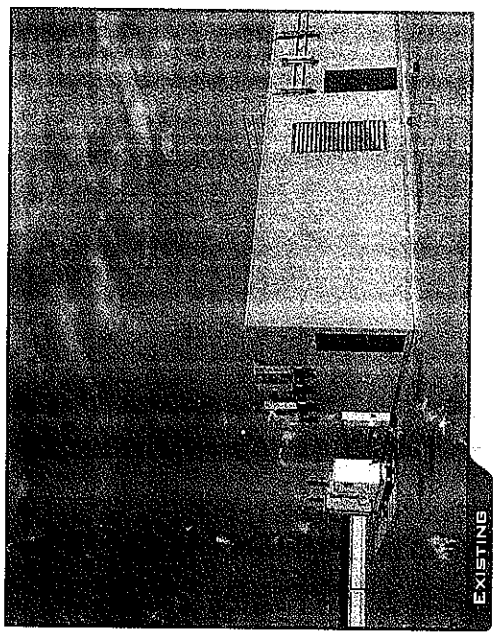
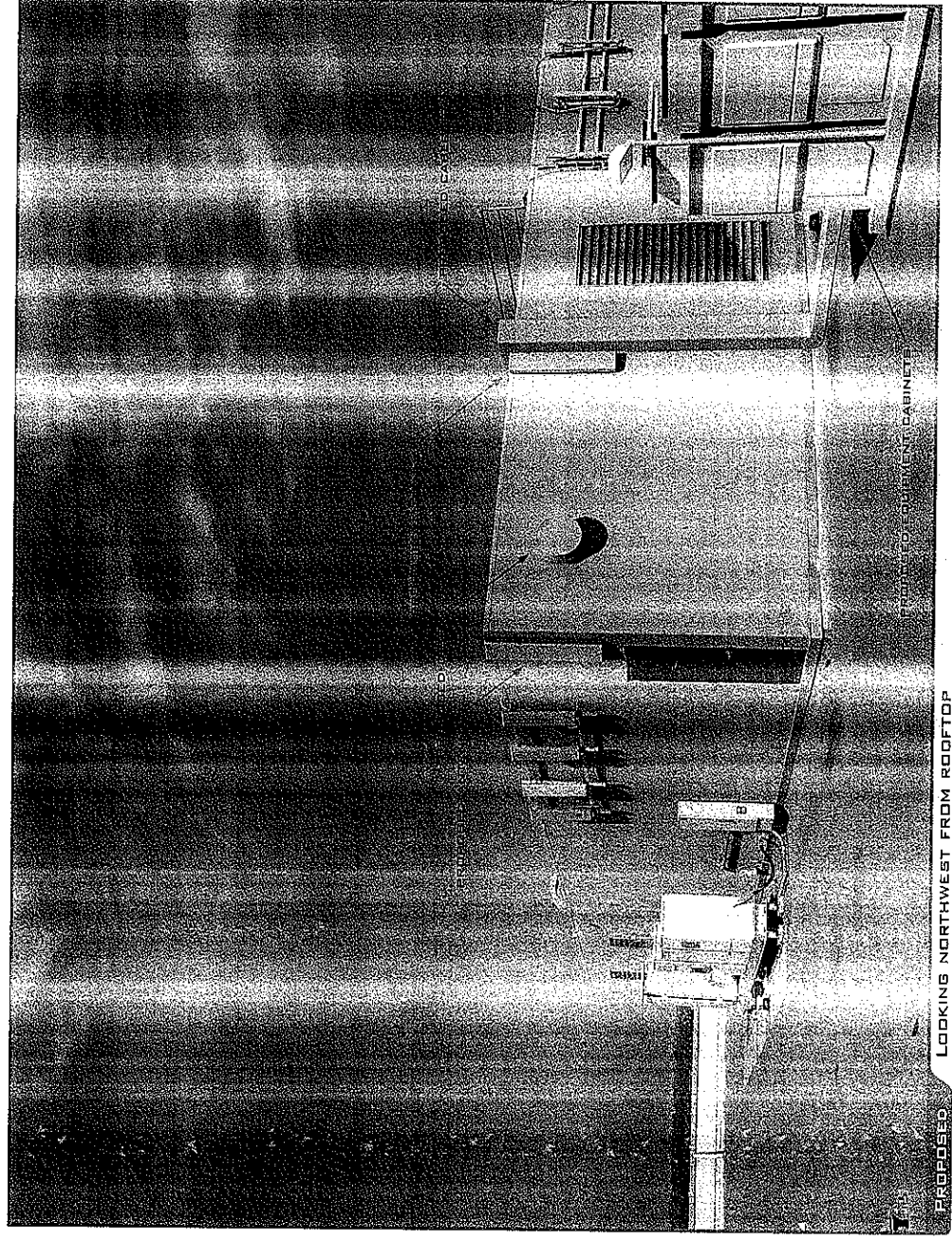
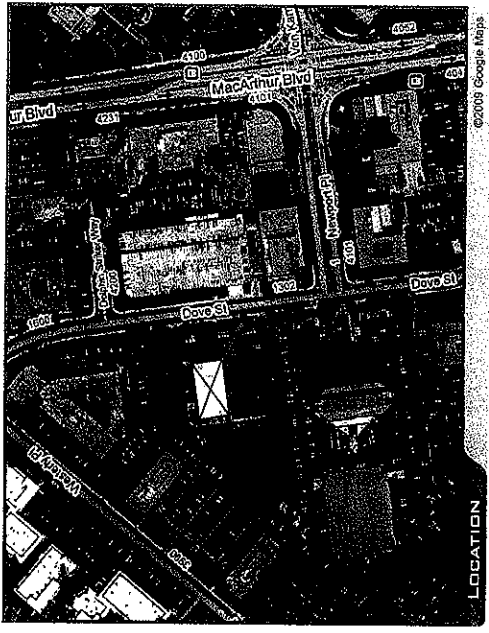
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VIEW 6



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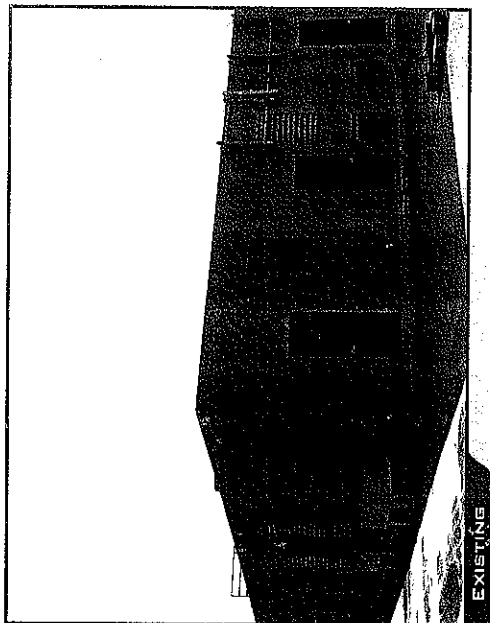
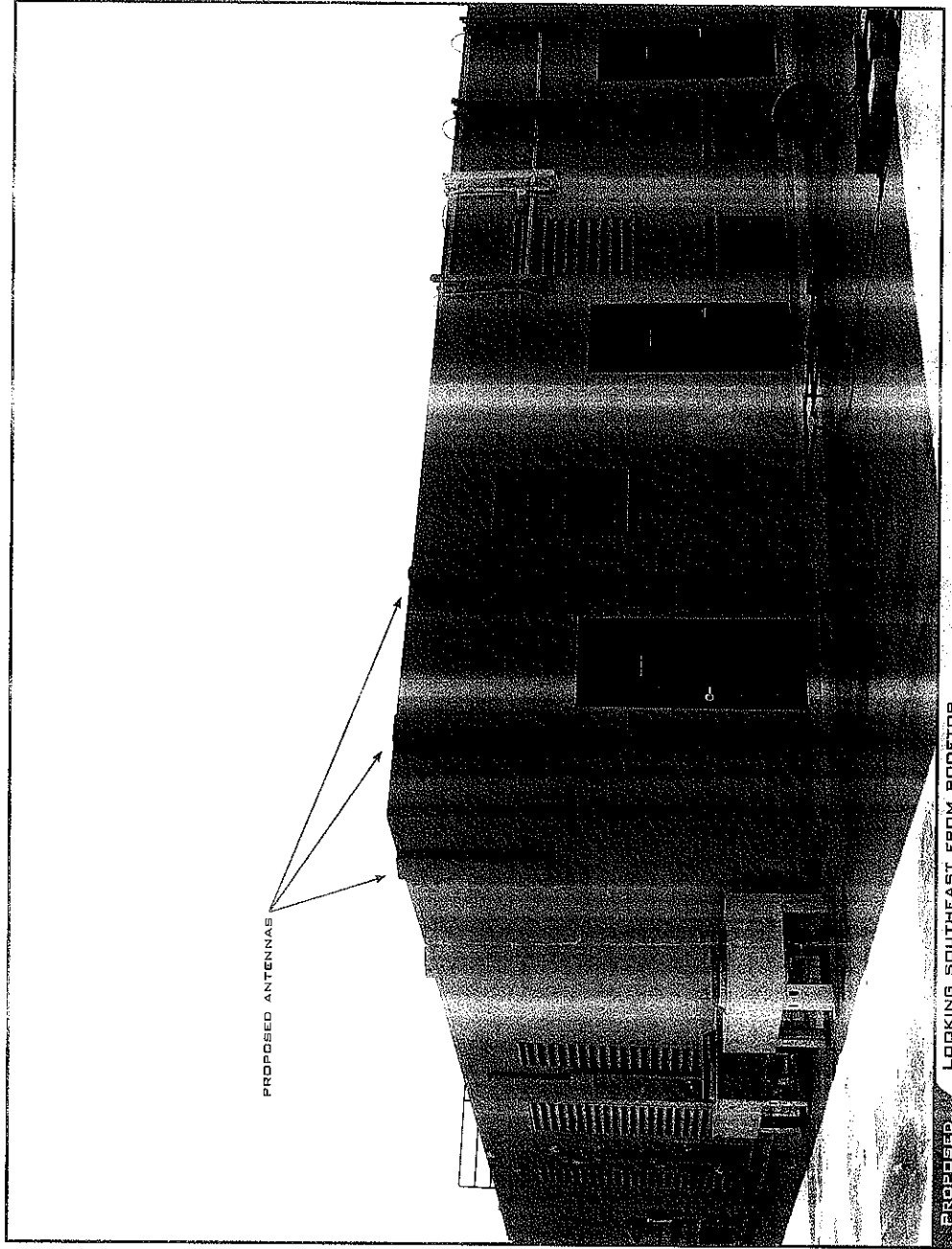
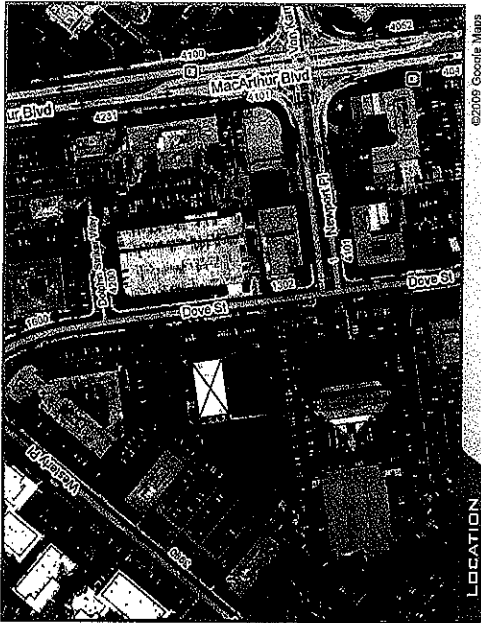
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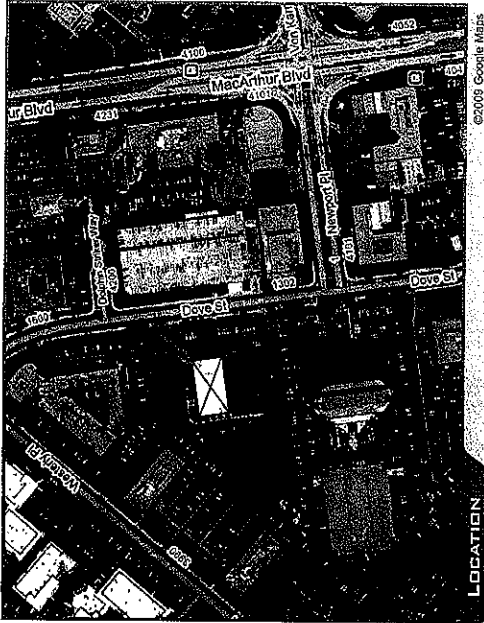
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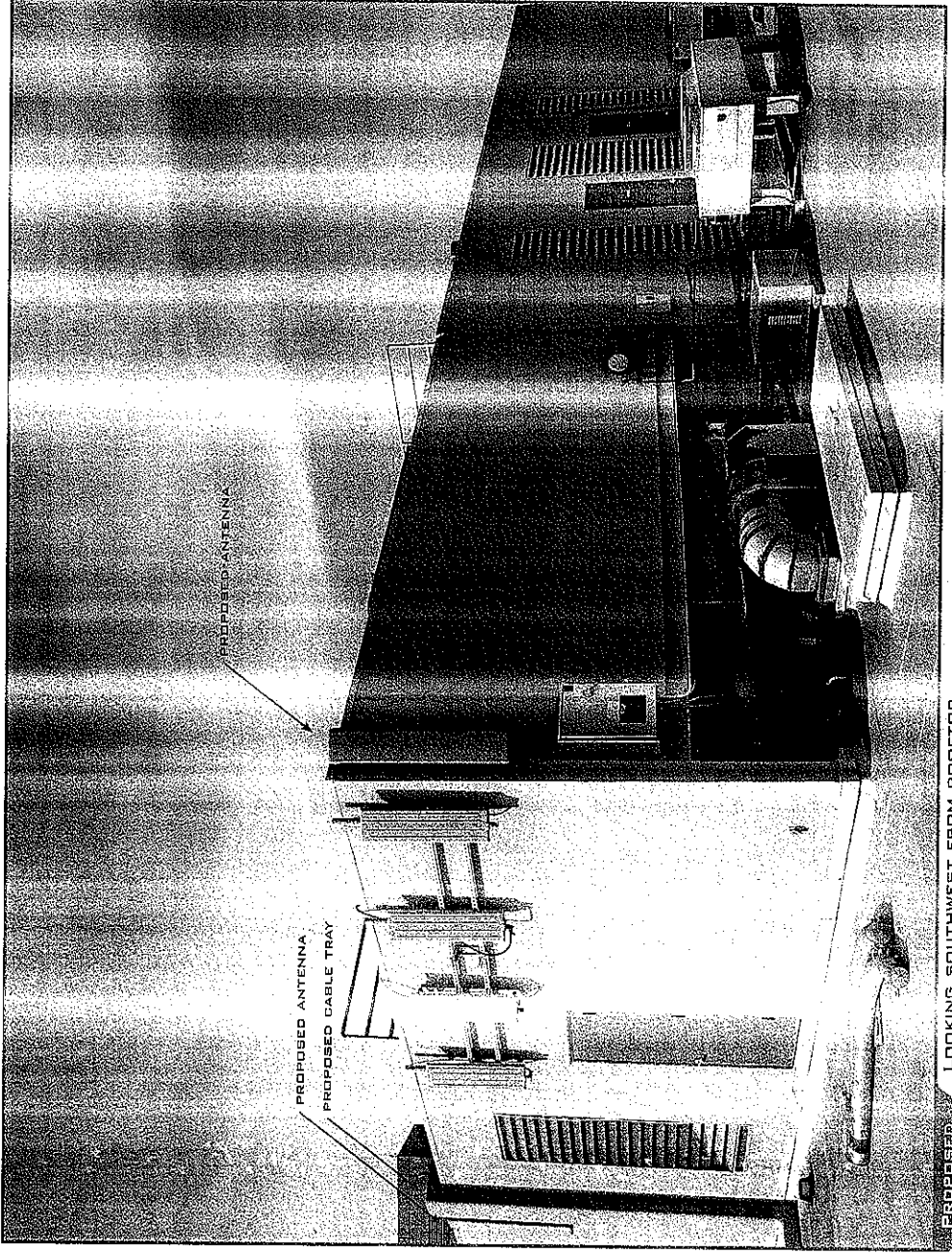
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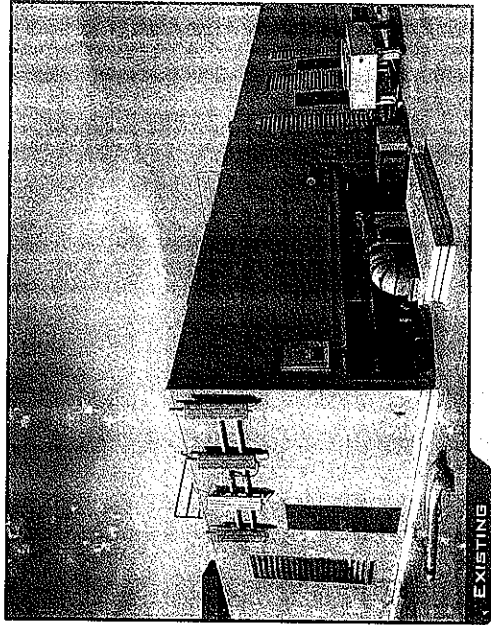
VIEW B



LOCATION



PROPOSED LOOKING SOUTHWEST FROM ROOFTOP



EXISTING

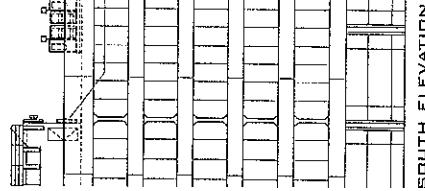
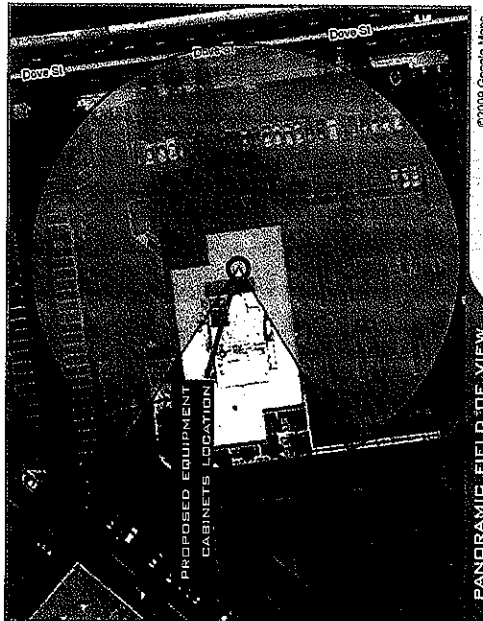
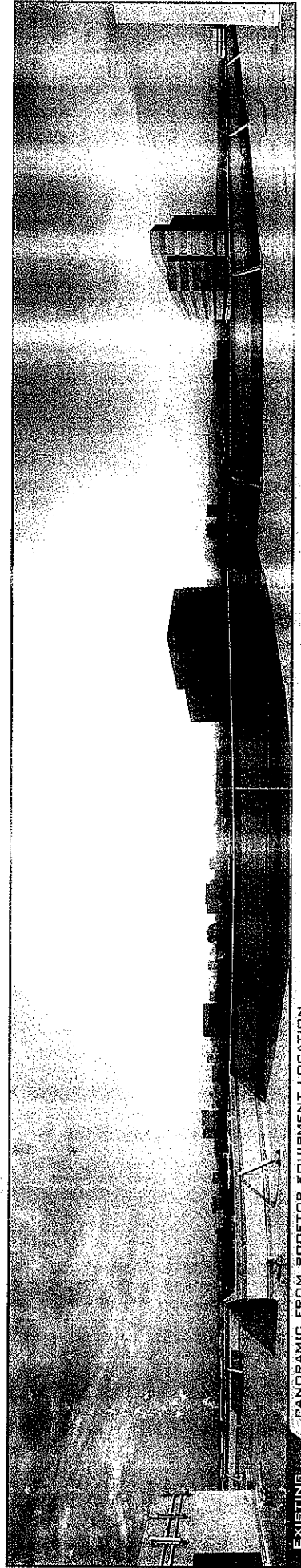
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VERY TOP OF EQUIPMENT BECOMES VISIBLE AT 330 FEET OUT (EAST)

TOP 1/4 OF EQUIPMENT BECOMES VISIBLE AT 710 FEET OUT (EAST)

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