

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

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: James W. Campbell, Acting Planning Director

SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending October 15, 2010

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

- Item 1: Clearwire Wireless Internet – Telecom Permit No. TP2009-012 (PA2009-152)
1 Hoag Drive
- This item was approved on October 14, 2010 Council District 2
- Item 2: Outdoor Dimensions (Hoag Neuroscience Institute Sign) - Staff Approval No. SA2010-011 (PA2010-129)
1 Hoag Drive
- This item was approved on October 15, 2010 Council District 2
- Item 3: Temporary Christmas Tree Sales Facility Application No. XP2010-001 (PA2010-131)
200 West Coast Highway
- This item was approved on October 14, 2010 Council District 3

On behalf of James W. Campbell, Acting Planning Director:



Patrick J. Alford, Planning Manager

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Email Dana Smith, Assistant City Manager
Leonie Mulvihill, Assistant City Attorney
David Keely, Public Works Senior Civil Engineer
Code Enforcement Division
Jon Lewis, Support Services Lt., NBPD



TELECOM PERMIT ACTION LETTER

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

Application No. **Telecom Permit No. TP2009-012 (PA2009-152)**
Applicant **Clearwire**
Site Address **1 Hoag Drive**
 Clearwire Wireless Internet

On **October 14, 2010**, the Planning Director approved the following: A telecom permit application to install equipment for wireless internet service. The project includes the installation of three panel antennas, three parabolic antennas, and a Global Positioning System antenna, and modification to an existing equipment room. The property is located in the PC-38 (Hoag Hospital Planned Community) District.

In approving this application, the Planning Director analyzed issues regarding compliance with Chapter 15.70 (Wireless Telecommunication Facilities) of the Municipal Code. The Planning Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70. The approval is based on the following findings and subject to the following conditions.

FINDINGS

1. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures), which exempts the construction of limited numbers of new, small facilities or structures.
2. The telecommunications facility as proposed meets the intent of Chapter 15.70 of the Municipal Code, 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 for the following reasons:
 - 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 (FCC) and the California Public Utilities Commission (CPUC).
 - The telecom facility is co-located on 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 any public views. To the south of the site is a coastal view road area on Newport Boulevard; however, this site does not affect that view corridor.
3. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
- The telecom facility approved under this permit utilizes the most efficient and diminutive available technology in order to minimize the number of facilities and reduce the visual impact.
 - The telecom facility approved by the permit does not exceed the maximum building height limit of 235 feet above mean sea level allowed in the PC-38 (Hoag Hospital) Zoning District.
 - The telecom facility approved by the permit is on the roof of an existing structure, which is the first priority location.
 - Other roof-mounted equipment is installed on this building, and the additional antennas and equipment will not have an adverse visual impact.
 - The telecom facility approved by the permit is co-located with an existing telecom facility.

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. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
3. 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).
4. 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.

5. The telecom facility shall comply with all regulations and requirements of the California Building Code, Uniform Fire Code, Uniform Mechanical Code and National Electrical Code. All required permits shall be obtained prior to commencement of the construction.
6. 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.
7. 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.
8. 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.
9. The facility shall transmit and receive at a frequency range of 2496 to 2502 MHz, 2602 to 2614 MHz, and 2618 to 2673.5 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Director.
10. The applicant recognizes that the frequencies used by the cellular facility located at 1 Hoag Drive 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).
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. The applicant shall ensure 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.
17. 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.
18. 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.
19. 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.
20. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
21. 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.

22. 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 Municipal Code or this telecom permit.
23. 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.
24. This approval shall expire unless exercised within 24 months from the date of approval.

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 \$2,800.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the City Clerk at 949-644-3005.

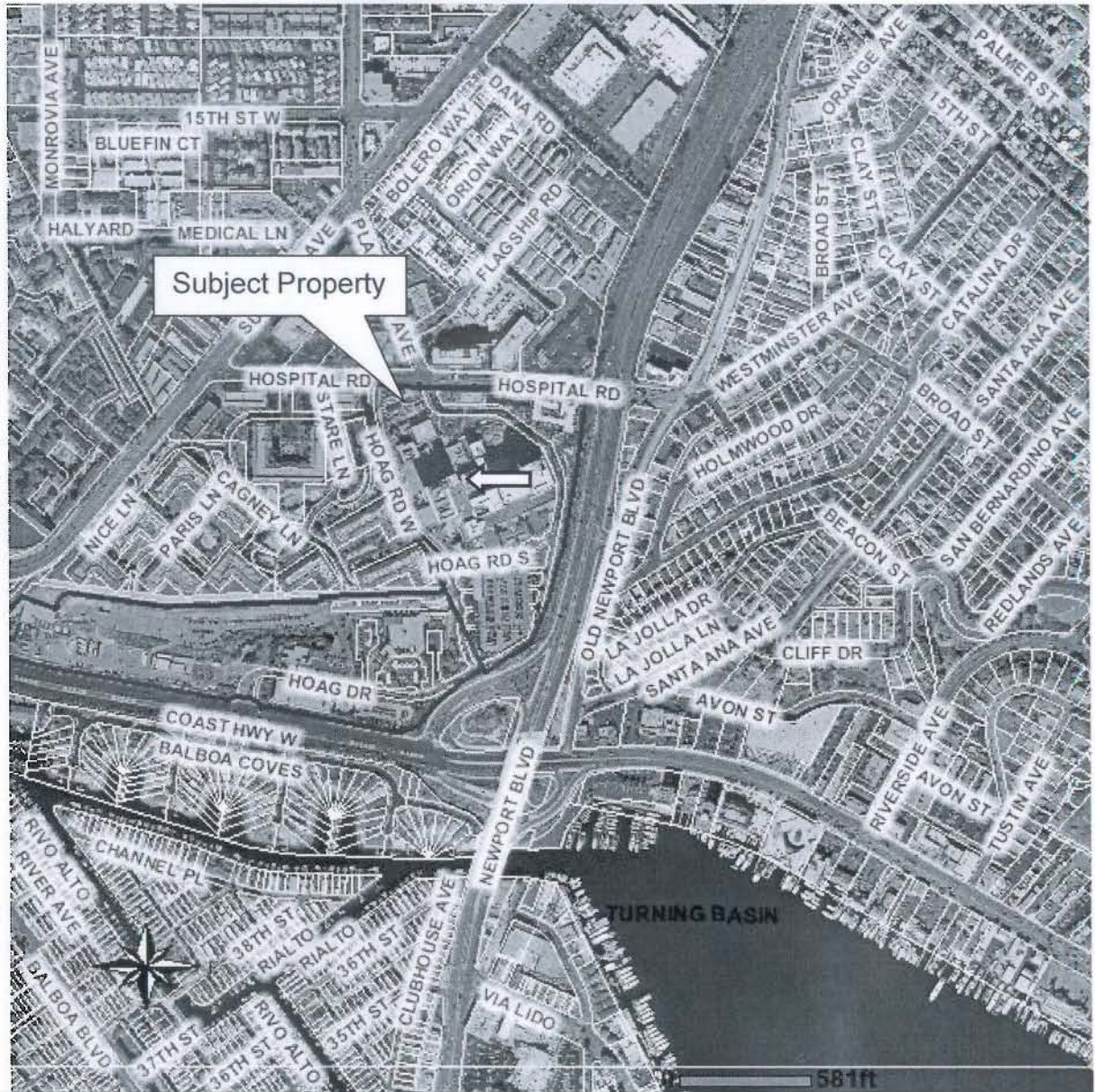
On behalf of James W. Campbell, Acting Planning Director

By: 
Fern Nueno, Assistant Planner

PJA/m

Attachments: PD 1 Vicinity Map
PD 2 Applicant's Project Description
PD 3 Project Plans and Photo Simulations

VICINITY MAP



Telecom Permit No. TP2009-012
PA2009-152

1 Hoag Drive

PROJECT NARRATIVE/SUMMARY
SPRINT PROPOSED MODIFICATION OF EXISTING
WIRELESS COMMUNICATIONS FACILITY
CA-ORC5029-A: 1 Hoag Drive, Newport Beach, CA 92663

INTRODUCTION:

Sprint/Nextel Corporation (NYSE: S) offers advanced high-speed internet services to consumers and businesses. The company is offering the first nationwide 4G mobile WiMAX (Worldwide Interoperability for Microwave Access) network through its affiliate Clearwire (NASDAQ:CLWR), bringing together a compelling combination of speed and mobility in wireless services. Clearwire's open all-Internet Protocol (IP) network, combined with significant spectrum holdings, provides unmatched network capacity to deliver next-generation broadband access. Clearwire currently provides mobile WiMax service in two U.S. markets: Baltimore, Maryland, and Portland, Oregon and pre-WiMAX service in 50 markets throughout the U.S. and Europe. Sprint is in the process of expanding its broadband services throughout the nation through its affiliate Clearwire, and currently building approximately 450 WiMax sites in the Orange County area. The Sprint Clearwire network will consist of a number of individual wireless facilities ("sites"), each interconnected with neighboring sites.

Sprint, through its affiliate Clearwire, is beginning the process of modifying its existing sites and obtaining necessary permits for the development of its network in Southern California specifically within the City of Newport Beach jurisdiction. This project is just one of many that are an integral part of the overall national network.

A July 6, 2009 report by PRWeb indicated that the capacity of 3G networks is already running out. Wireless data traffic is doubling every year and video traffic is growing even faster. More and more people are also working from home and other mobile locations that require the needs for high speed and low cost interfaces with computers and mobile phones. With millions of subscribers trading up to smartphones, many equipped with video cameras, mobile uploads to YouTube have spiked 1,700% in the first 6 months of 2009. The solution, for operators and consumers alike, is more rapid deployment of 4G networks optimized for internet protocol traffic, with higher capacity air interfaces like WiMAX.

According to a report released from the International News Agency AFP (Agence France Presse) on August 25, 2009, the United States ranks 28th in the world in average Internet connection speed and is not making significant progress in building a faster network.

The report by the Communications Workers of America (CWA) said the average download speed in South Korea is 20.4 megabits per second (mbps) -- four times faster than the US average of 5.1 mbps.

<http://news.yahoo.com/s/afp/ustelecombroadbandinternet>

(<http://www.speedmatters.org/blog/archive/speed-matters-new-broadband-study-us-still-lags-behind>)

Wimax technology is a step in making available faster broadband speed to the consumer. One of President Obama's programs is the expansion of the broadband throughout the nation, recognizing that ubiquitous Internet access is a key part of the economic recovery (news clip attached). As of June 25th 2009, the U.S. rank #10 in broadband deployment as reported by Robert Atkinson, president of the Information Technology and Innovation Foundation. This expansion aims at strengthening America's competitiveness in the world.

WiMax SITE SELECTION

Whenever feasible, Sprint/Nextel through its affiliate, Clearwire, strive to acquire sites that blend with local character and are unobtrusive to the community in most cases, as in this site, modifying an existing approved Sprint wireless facility with no visible change to the existing building.

CA-ORC5029-A: 1 Hoag Drive, Newport Beach CA 92663

PROJECT DESCRIPTION:

Clearwire, is proposing to establish a WiMax communications facility located at 1 Hoag Drive within the jurisdiction of the City of Newport Beach. The property is zoned Commercial Office. The project consists of installation of three panel antennas at four (4) feet in height, three parabolic antennas at two (2) feet in diameter, one equipment cabinet, and one GPS antenna mounted within the cabinet area on a rooftop of an existing commercial building.

The antennas are proposed at this location to meet the coverage objective for the area. This site is a prime candidate for a broadband 4G network facility, because it is installed on a rooftop that is hardly noticeable from the ground (at vertical height of 158 feet to the bottom of the antenna. This site fits well within the proposed WiMax network, and will provide reliable coverage to this part of City of Newport Beach. The site is surrounded by Multi-family residential to the northwest, commercial development to the north, 55 Freeway to the east and Pacific Coast highway to the south. The facility has a minimal visual impact to the surrounding developments with installation 158 feet above the ground on a roof top of an existing building. In addition, we are not adding any additional ground structure.

JUSTIFICATION OF PROPOSED WORK:

The proposed work is a modification of an existing approved Wireless Communication Facility.

The project consists of installing three panel antennas at four (4) feet in height, three parabolic antennas at two (2) feet in diameter, one equipment cabinet, and one GPS antenna mounted within the cabinet area on a rooftop of an existing commercial building. This modification meets the original intent of the approved project which is a Wireless Communication Facility and meets the following criteria:

- The proposed installation will not cause significant change to the make-up of the existing facility and there will be no environmental impact.
- Proposed modification will not have impact on current on-site and off-site traffic as it remains to be an unmanned site.
- The intent of the findings and conditions of approval for the original project will be preserved.
- Proposed modification will not impact or introduce sensitive uses not previously considered within the site and would not be materially detrimental to other properties in the area.
- There are no changes to the existing landscaping or parking.

Wimax and other broadband technologies are going to have a significant impact on the way Americans work, live, and play. The public are going to achieve significant value through mobility, through the ability to work remotely, move on the go, and access the Internet while on the move and at a lower cost. By enabling consumers to access broadband with higher speeds and capacity, Wimax and other 4G technologies will provide consumers with even greater value.

PHASING OF THE PROJECT:

Work on the project is planned to be scheduled as building permit is approved.

Clearwire operates in compliance with all applicable local, state and federal regulations relating to wireless communication facilities. Should you need further information please contact H. P. Kang at 909-997-3757 (cell).

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

clear wire®

**CA5204 (WIMAX)
CA-ORC5029-A**
ONE HOAG DRIVE
PROPOSEDPORT BEACH, CA. 92663

clear wire®

4400 CARILLON POINT
KIRKLAND, WA 98033

PLANS PREPARED BY:



1594 BATAVA ST
ORANGE CA 92667
PH. (714) 685-0123 FAX (714) 685-0125

CONSULTING GROUP:



1594 BATAVA ST
ORANGE CA 92667
PH. (714) 685-0123 FAX (714) 685-0125

NO.	DATE	DESCRIPTION	BY
1	06/04/09	PRELIMINARY ZD	BR
2	06/11/09	FINAL ZD	BR
3	09/22/10	DRM COMMENTS	GC

PROJECT INFORMATION

PROJECT DESCRIPTION:

CLEARWIRE PROPOSES TO ADD AN UNMANNED TELECOMMUNICATIONS FACILITY WITH (B) 4' PANEL ANTENNAS AND (B) 2' PARABOLIC ANTENNAS, (I) SPS ANTENNA AND ASSOCIATED (I) EQUIPMENT RACK INSIDE (E) EQUIPMENT ROOM.

APPLICANT:

CLEARWIRE
4400 CARILLON POINT
KIRKLAND WA 98032
CONTACT: CHRISTOPHER GLASS
PHONE: 714.420.0419

PROPERTY OWNER:

HOAG MEMORIAL HOSPITAL
ONE HOAG DRIVE
PROPOSEDPORT BEACH, CA. 92663
CONTACT: ENGINEERING DEPT. / MATT KOSMA
PHONE: 441.764.8056

PROPERTY INFORMATION:

JURISDICTION: CITY OF PROPOSEDPORT
ZONING CLASSIFICATION: BEACH
CONSTRUCTION TYPE: INSTITUTIONAL
OCCUPANCY: .
CURRENT USE: .
PROPOSED USE: TELECOMMUNICATIONS FACILITY
PARCEL NO.: 423-011-50
AREA OF PARCEL: . ACRES
PROJECT AREA: . 5" (LEASE AREA)

TOYER OWNER:

CONTACT: N/A
PHONE: N/A

SITE ACQUISITION:

CONTACT: JUSTIN DAVIS
PHONE: 602.391.0399

ZONING:

CONTACT: H.P. KANG
PHONE: 404.947.5751

CONSTRUCTION:

CONTACT: TONY VACCARO (BECHTEL)
PHONE: 714.804.5451

RF ENGINEER:

CONTACT: R. SCOTT TORGAN
PHONE: 617.639.4142

TELCO COMPANY:

COMPANY: AT&T
PHONE: 800.322.0300

POWER COMPANY:

COMPANY: SCE
PHONE: 800.990.7188

24 HOUR CONTACT:

ENGINEERING AND MAINTENANCE
CLEARWIRE NETWORK OPERATIONS CENTER (NOC)
PHONE: 866.316.1975
EMAIL: NOC@CLEARWIRE.COM

GENERAL INFORMATION

1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED

PROJECT TEAM

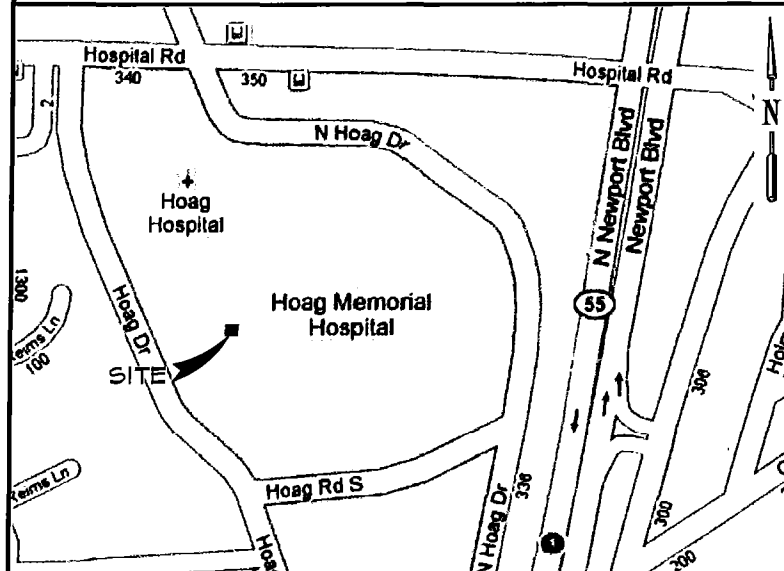
ARCHITECT

PRIMUS DESIGN GROUP
1594 BATAVA ST
ORANGE CA 92667
CONTACT: ALEXANDER MUTUC
PHONE: 714.685.0123
FAX: 714.685.0125

PROJECT CONSULTANT

RELIANT LAND SERVICES
1594 BATAVA ST
ORANGE CA 92667
PHONE: 714.685.0123
FAX: 714.685.0125

VICINITY MAP



DRIVING DIRECTIONS

- DEPART FROM :
510 COMMERCIAL, IRVINE CA 92602
1. HEAD NORTHEAST ON EL CAMINO REAL N TOWARD BRYAN AVE.
 2. TURN LEFT AT BRYAN AVE.
 3. CONTINUE STRAIGHT TO STAY ON BRYAN AVE.
 4. TURN LEFT AT JAMBOREE RD.
 5. TAKE THE RAMP ONTO I-5 N.
 6. TAKE THE EXIT ONTO CA-55 S.
 7. TURN LEFT AT HOSPITAL RD.
 8. TURN RIGHT AT N PROPOSEDPORT BLVD.
- DESTINATION WILL BE ON THE RIGHT

APPROVAL	DATE	SIGNATURE
CLEARWIRE		
LANDLORD		
CONST		
S/A		
RF		
ZONING		
A/E		
RF		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTED ON DRAWINGS

DRAWING INDEX

T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN, BEFORE/AFTER
A-3	ANTENNA CONFIG
A-4	ARCHITECTURAL ELEVATIONS

ABBREVIATIONS

A/C	AIR CONDITIONING
ASL	ABOVE FINISH GRADE
APPROX	APPROXIMATELY
BLDG	BUILDING
BLK	BLOCKING
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATION
IN	INCH
INT	INTERIOR
LBS	POUNDS
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLYWD	PLYWOOD
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ	REQUIRED
RM	ROOM
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
STD	STUD
SUSP	SUSPENDED
THRU	THROUGH
TNGS	TINNED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIP	VERIFY IN FIELD
W	WITH
WO	WITHOUT
WP	WATER PROOF

CA5204 (WIMAX)

CA-ORC5029-A

ONE HOAG DRIVE
NEWPORT BEACH, CA. 92663

SEAL:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PA2009-152 for TP2009-012
1 Hoag Drive
SPRINT/NEXTEL (Clearwire)



A-2



Together with NEXTEL

CA-ORC5029A

CA5204(WIMAX)

ONE HOAG DRIVE NEWPORT BEACH CA 92663

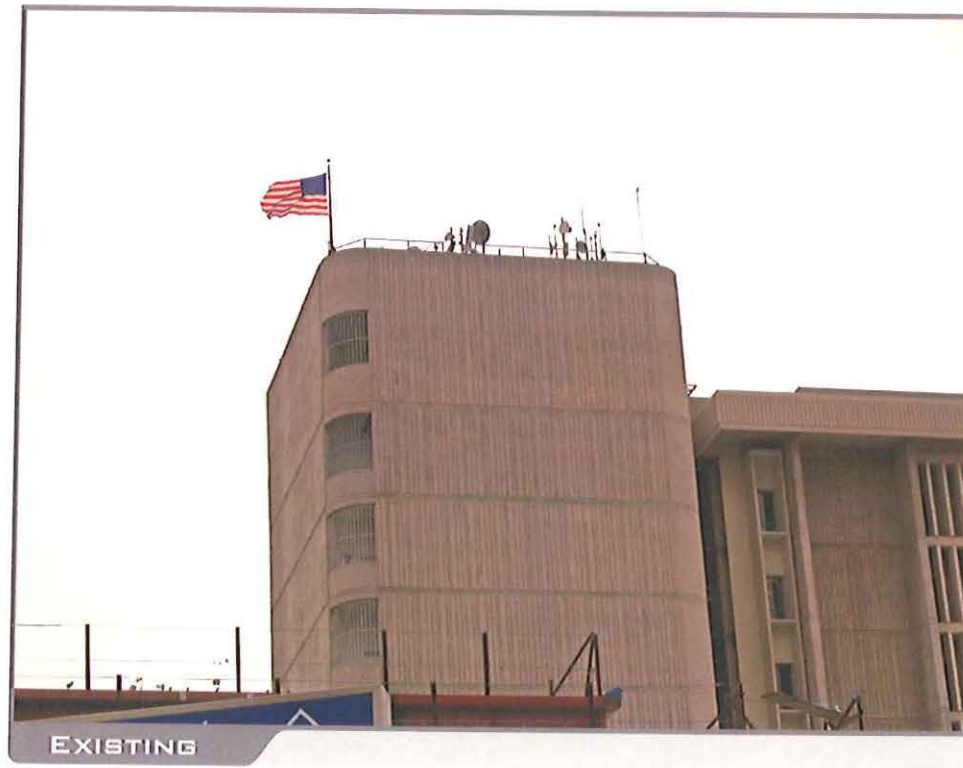


VIEW 1





PROPOSED LOOKING SOUTHEAST FROM HOAG DRIVE





Together with NEXTEL

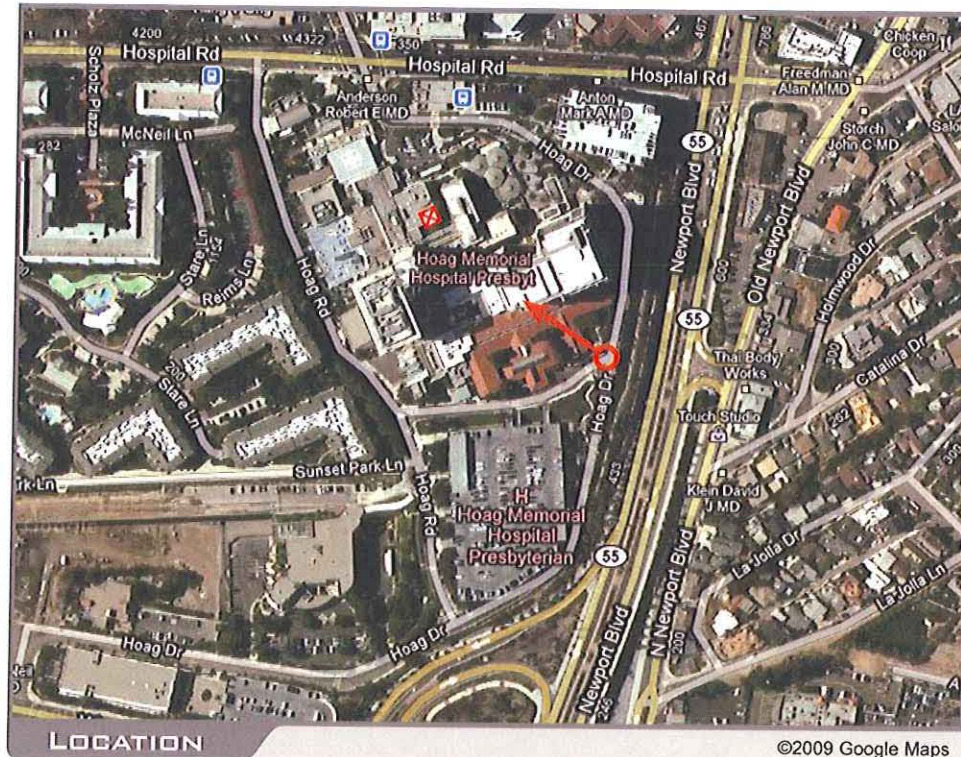
CA-ORC5029A

CA5204(WIMAX)

ONE HOAG DRIVE NEWPORT BEACH CA 92663



VIEW 3



PROPOSED LOOKING NORTHWEST FROM HOAG DRIVE



EXISTING



Together with NEXTEL

CA-ORC5029A

CA5204(WIMAX)

ONE HOAG DRIVE NEWPORT BEACH CA 92663



VIEW 4



PROPOSED LOOKING SOUTHWEST FROM HOAG DRIVE



Together with NEXTEL

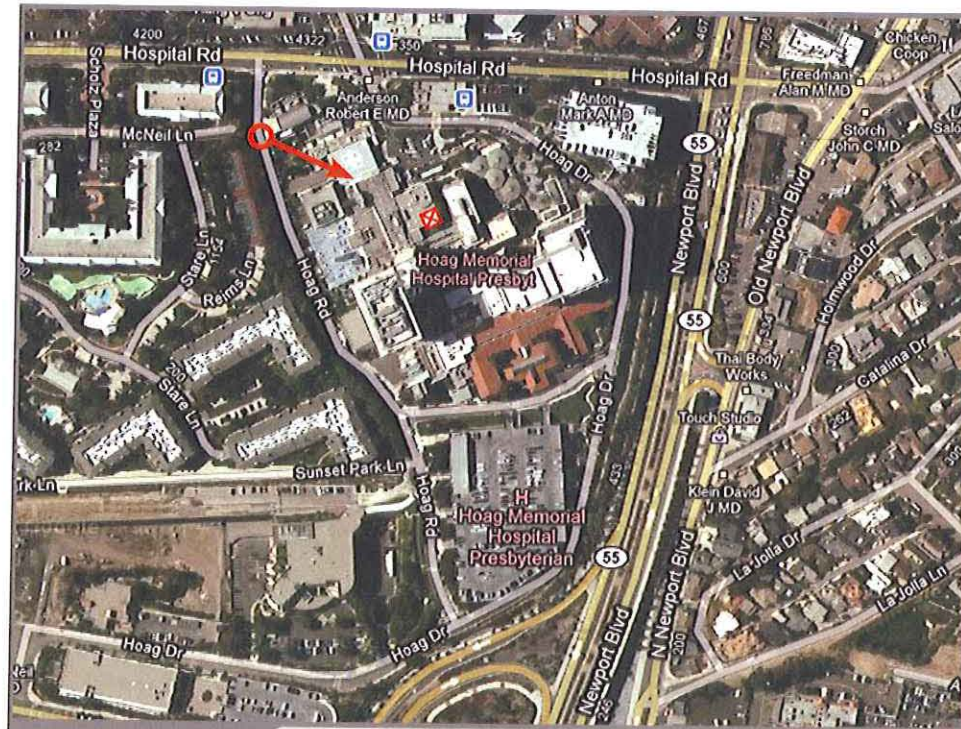
CA-ORC5029A

CA5204(WIMAX)

ONE HOAG DRIVE NEWPORT BEACH CA 92663



VIEW 5



LOCATION

©2009 Google Maps



PROPOSED

LOOKING SOUTHEAST FROM HOAG ROAD



EXISTING



PLANNING DIRECTOR ACTION LETTER

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

Application No. **Staff Approval No. SA2010-011 (PA2010-129)**

Applicant **Outdoor Dimensions**

Site Address **1 Hoag Drive (APN 423-011-30)**
(Hoag Neuroscience Institute Sign)

Legal Description **Lot 172, Block 1**

On **October 15, 2010**, the Planning Director approved the following: A minor change to the sign program to allow for the construction of a wall-mounted secondary building identification sign on the south side of Hoag's Conference Center Building fronting West Coast Highway. The sign is approximately 46.75 sq. ft. Also included in the application is a request to waive the requirement to file a new modification permit. The property is located in the PC-38 (Hoag Hospital Planned Community) District. The approval is based on the following findings and subject to the following conditions.

Section 20.93.060 A of the Newport Beach Municipal Code provides that the Planning Director may waive the requirement for a new modification permit application if the changes are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and are consistent with the intent of the original approval of Modification Permit No. MD2005-091 (PA2005-200).

FINDINGS

1. The building on which the proposed secondary wall sign shall be placed is located within the Hoag Hospital Lower Campus, and currently has one other wall sign, which is located above the main entrance of the facility not visible from the public right-of-way. The additional wall sign is necessary for efficient building identification and traffic circulation for vehicles en route to the Hoag Neurosciences Institute.
2. The placement of the additional wall sign facing the West Coast Highway street frontage will not adversely affect neighboring properties or the welfare of persons residing or working in or adjacent to the neighborhood because it will not cause visual blight or be illuminated or encumber the property rights of any adjacent parcels.

3. The existing sign program's (MD2005-091) intent is to limit the number of signs visible from the public right-of-way, yet the program does not restrict secondary identification signs from facing a street frontage except those facing the Villa Balboa property. Since the proposed sign does not adversely affect neighboring properties and can be found in substantial conformance with the existing sign program, the waiver of the filing of a new modification application is appropriate in this case.
4. The proposed wall sign is consistent with the previous sign program (MD2005-091) approvals insofar that it is a second building-mounted identification sign on a building in which two (2) building-mounted identification signs are allowed and said sign will not be placed so as to directly face the Villa Balboa property.

CONDITIONS

1. The sign shall be limited to the size and location as depicted on the approved plans that are made a part of the original sign program by action of this approval.
2. The addition of the wall sign shall be subject to approval of the Building Department and the Public Works Department for the provision of adequate sight distance.
3. The Planning Director may add to or modify the conditions of this staff approval, or revoke this permit upon a determination that the construction which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
4. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Hoag Neuroscience Institute Sign including, but not limited to, Staff Approval No. SA2010-011 (PA2010-129). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD

APPEAL PERIOD

The applicant or any interested party may appeal the decision of the Planning Director to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$4,280.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the Planning Department at 949 644-3200.

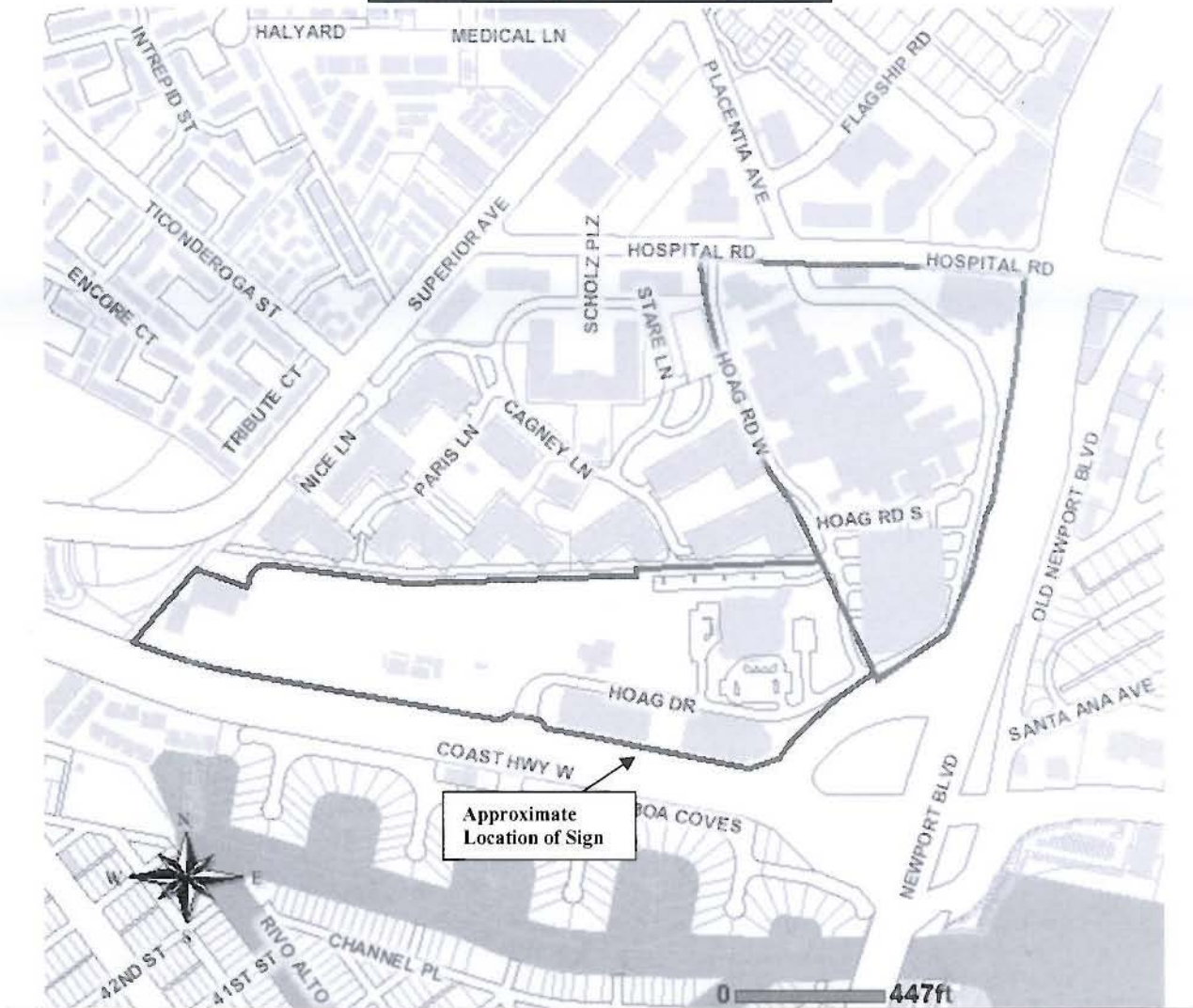
On behalf of James W. Campbell, Acting Planning Director

By: 
Patrick J. Alford, Planning Manager

PJA/vms

Attachments: PD 1 Vicinity Map
PD 2 Table Matrix of Discretionary Sign Permits
PD 3 Project Plans

VICINITY MAP



Staff Approval No. SA2010-011
PA2010-129

1 Hoag Drive

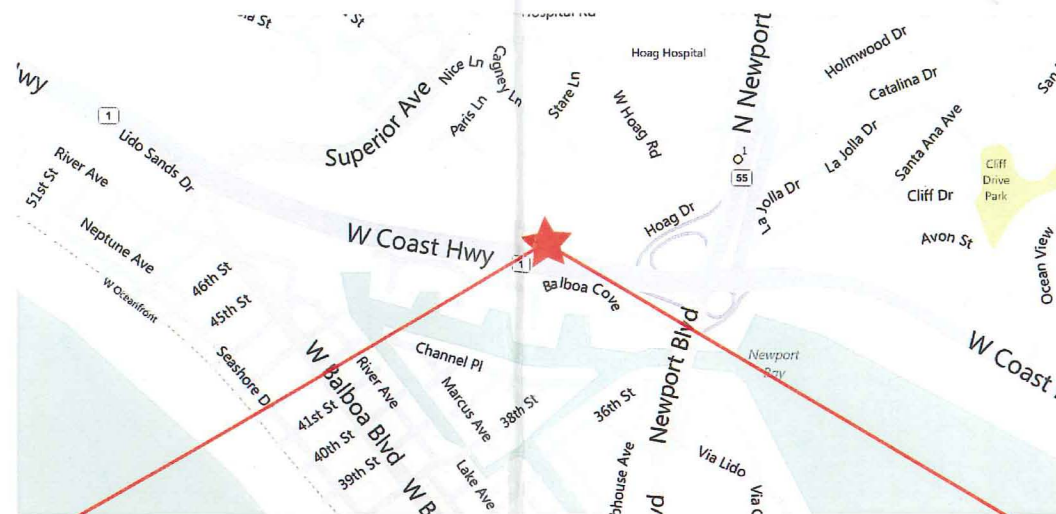
TABLE-MATRIX
SA2010-011 (PA2010-129)
1 Hoag Drive

The following table identifies all approved discretionary applications at the subject property that impact signage. Please refer to each project file for further information.

Type of Sign(s) & Location	Description
Project identification signs and signs for traffic/pedestrian circulation and way-finding purposes located throughout the Hoag Hospital Campus	Refer to Modification Permit No. MD2005-091 (PA2005-200)
Two Wall Signs on the Child Care Center building	Refer to Staff Approval No. SA2007-015 (PA2007-220)
Two Temporary Signs located at the entrance to the Emergency Department	Maximum Height: 16-feet Maximum Sign Area: 24-square-feet and 34-square-feet Refer to Staff Approval SA2009-001 (PA2009-009)
Secondary wall sign located on the Conference Center building located within the Lower Campus facing West Coast Highway	Sign area shall be consistent with the regulations set forth in the Hoag Memorial Hospital Presbyterian Planned Community Refer to Staff Approval No. 2010-011 (PA2010-129)



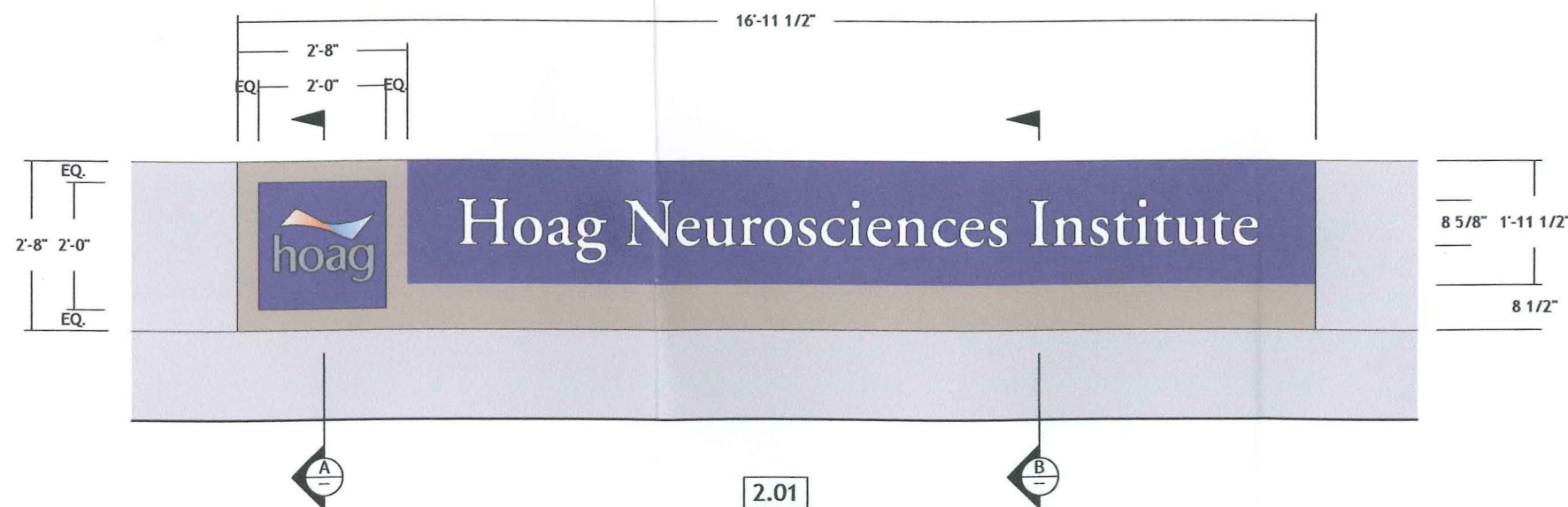
HOAG HOSPITAL NEWPORT BEACH NEURO SCIENCE INSITUTE: EXISTING SIGNAGE CONDITIONS STUDY





2 Photo Simulation

Scale: 1/8" = 1'-0" (+/-)



1 Front Elevation

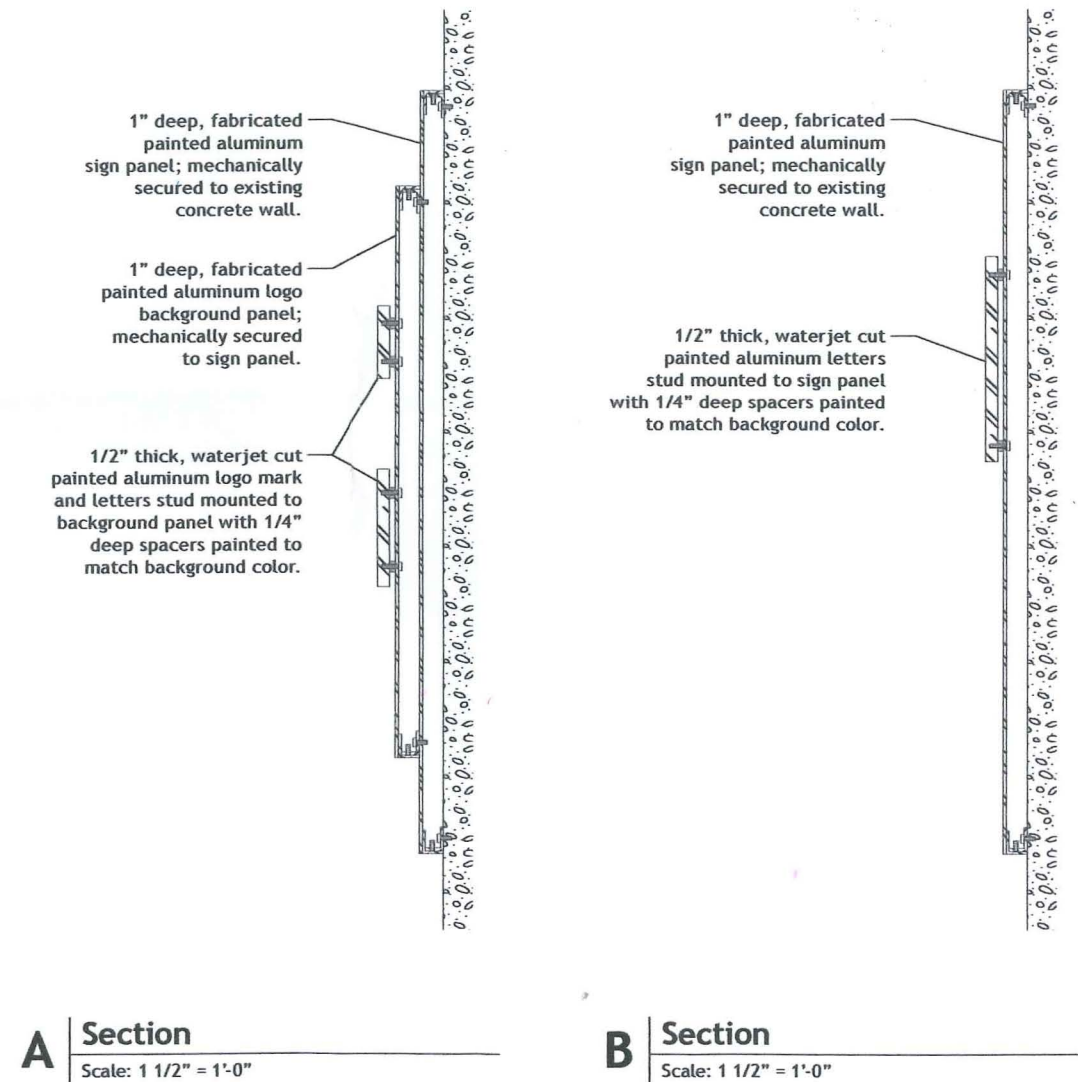
Scale: 3/8" = 1'-0"

Campus Identification Wall Sign

Fabricated painted aluminum, dimensional plant-on background panel and flat cut out painted aluminum new logo mark and letters.

Colors

Background Panel	To match existing dark blue on monument face
Logo Mark & Letters	To match new Hoag Signature Guidelines



5325 East. Hunter Avenue
Anaheim, California 92807
P 714 578-9555 F 714 693-9578
www.outdoordimensions.com

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. COLORS SHOWN ARE ONLY REPRESENTATIVE OF THE ACTUAL COLORS SPECIFIED. FINAL COLORS WILL BE MATCHED AS CLOSE AS POSSIBLE. DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY THE CLIENT.

CLIENT APPROVAL (PLEASE CHECK BOX)

☐ As Shown ☐ With Changes

CLIENT SIGNATURE DATE

REVISIONS

1 09.09.10
2
3

SALES REPRESENTATIVE

Jennifer R.

DESIGNER START DATE
RH 08.18.10

CLIENT/PROJECT

Hoag/Hoag Hospital - Newport Beach

SHEET TITLE

Campus Identification Wall Sign

JOB NUMBER

00000

SHEET

HH - 2.0



PLANNING DIRECTOR'S ACTION LETTER

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

Application No. **Temporary Christmas Tree Sales Facility Application No.**
XP2010-001 (PA2010-131)

Applicant **Lauren Colletti**

Site Address **200 West Coast Highway**

Legal Description **TR 1210 LOT 1 POR OF LOT AND POR OF LOT 2**

Please be advised that on October 14, 2010 the Planning Director approved the establishment of a temporary Christmas Tree Sales Facility to be operated between November 26, 2010 and December 25, 2010 at 200 West Coast Highway. The use is subject to the following requirements:

1. *The development shall be in substantial conformance with the approved site plan stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)*
2. A business license as well as necessary permitting from the Building Department and the Fire Department shall be secured for the proposed use.
3. All proposed improvement and any site contents shall be located within the private property lines.
4. Prior to implementation of the use, access to the site shall accommodate adequate vehicular sight distance. The existing fencing may need to be modified to accommodate adequate sight distance and is subject to Public Works review and approval.
5. The parking area shall have a dedicated turnaround area and is subject to Public Works review and approval.
6. The site shall be adequately cleaned up and inspected by midnight on December 31, 2010. Failure to do so will result in a forfeiture of a portion or the entirety of the \$500 deposit.

By: _____

Patrick J. Alford, Planning Manager

PJA/bmz

Attachments: PD 1 Vicinity Map
PD 2 Public Works comments

Lauren Colletti, Applicant
805 ½ N. Bayfront
Newport Beach, CA 92662

Glenn Verdult, Property Owner
1775 Newport Boulevard
Costa Mesa, CA 92627

VICINITY MAP



**Temporary Christmas Tree Sales Facility
Application No. XP2010-001
PA2010-131**

200 West Coast Highway

PROJECT REVIEW REQUEST

Planning Department

Please Distribute to:
Public Works – Brine/Keely


Date: 10-6-10

Please return PRR and Plans to Staff Planner
Ben Zdeba, Planning Technician
(949) 644-3253, bzdeba@newportbeachca.gov

Applicant:	Lauren Colletti	Contact:	Lauren Colletti 949 723-7300(work)/949 280-6006(cell)
Address:	200 West Coast Highway		
(PA2010-131)	XP2010-001		

Temporary Christmas Tree Lot and Sales

REPORT REQUESTED BY: ASAP

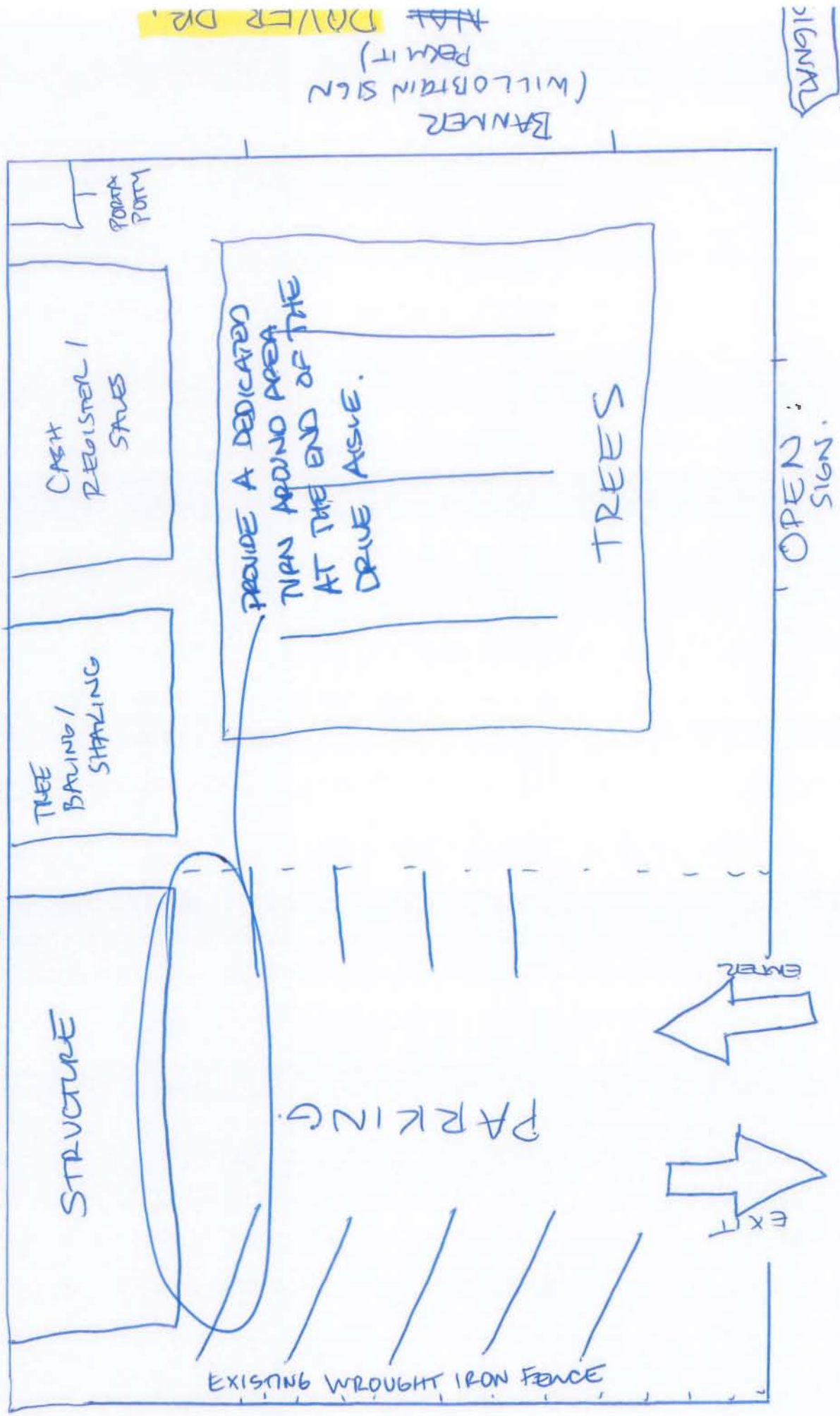
<p><u>Check all that apply:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> No comments on the project as presented. <input type="checkbox"/> Application of Standard Code requirements are not expected to alter the project design. <input checked="" type="checkbox"/> Recommended conditions of approval are attached. <input type="checkbox"/> Application of Standard Code requirements or the attached conditions of approval will substantially impact or alter the design of the project. <input type="checkbox"/> I contacted the applicant on <ul style="list-style-type: none"> <input type="checkbox"/> To schedule an appt. for Code review <input type="checkbox"/> To discuss the following (see notes) 	<p><u>Notes:</u></p> <p>- ALL PROPOSED IMPROVEMENT SHALL BE LOCATED W/IN PRIVATE PROPERTY.</p> <p>- ACCESS TO THE SIGHT SHALL ACCOMMODATE ADEQUATE VEHICULAR SIGHT DISTANCE. THE EXISTING FENCING MAY NEED TO BE MODIFIED TO ACCOMMODATE ADEQUATE SIGHT DISTANCE.</p> <p>- PARKING AREA SHALL HAVE A DEDICATED TURNAROUND AREA.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  Signature </div> <div style="text-align: center;"> 3349 Ext. </div> <div style="text-align: center;"> 10/7/10 Date </div> </div>
<p>Please indicate the approximate time spent on reviewing this project:</p>	
<p>1/2 HR.</p>	

- NOTE: NOT KNOWN TO DATE

200 W. COAST HWY -

CHRISTMAS TREE LOT

PARCEL #'S 049-280-71, 68, 72, AND PART OF 69 → SEE PLAT MAP



PCH

U TURN OK.
PERMIT

200 W. Coast Highway
Christmas Tree Lot

Prepared for: City of Newport Beach

