

**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 December 24, 2010.

ACTIONS TAKEN AT DECEMBER 16, 2010 ZONING ADMINISTRATOR HEARING

Item 1: Block 500, Alternate Landscape Wall Sign - Modification Permit No. MD2010-021 (PA2010-156)
500 Newport Center Drive

No action taken. This item was withdrawn by the applicant. Council District 6

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 2: Temporary Christmas Tree Sales Facility Application No. XP2010-002 (PA2010-186)
3900 East Coast Highway

This item was approved on December 17, 2010 Council District 6

Item 3: Wireless Development Resources, LLC. on behalf of AT&T Mobility – Telecom Permit No. TP2010-003 (PA2010-009)
798 Dover Drive

This item was approved on December 23, 2010 Council District 3

Item 4: Port Plaza Sign Program- Comprehensive Sign Program No. CS2010-006 (PA2010-171)
2865 East Coast Highway

This item was approved on December 23, 2010 Council District 6

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.

TELECOM APPEAL:

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 \$4,010.00 filing fee shall accompany any appeal filed. The City Council's action on appeals shall be final.

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.



December 22, 2010

Mr. Gregg Ramirez
Senior Planner
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92663

Subject: Modification Permit MD 2010-021 (PA 2010-156)

Dear Mr. Ramirez:

The purpose of this letter is to request withdrawal of the Modification Permit application for the above noted project involving the landscape wall signage for Block 500 of the North Newport Center Planned Community.

Thank you.

Sincerely,

CAA PLANNING, INC.

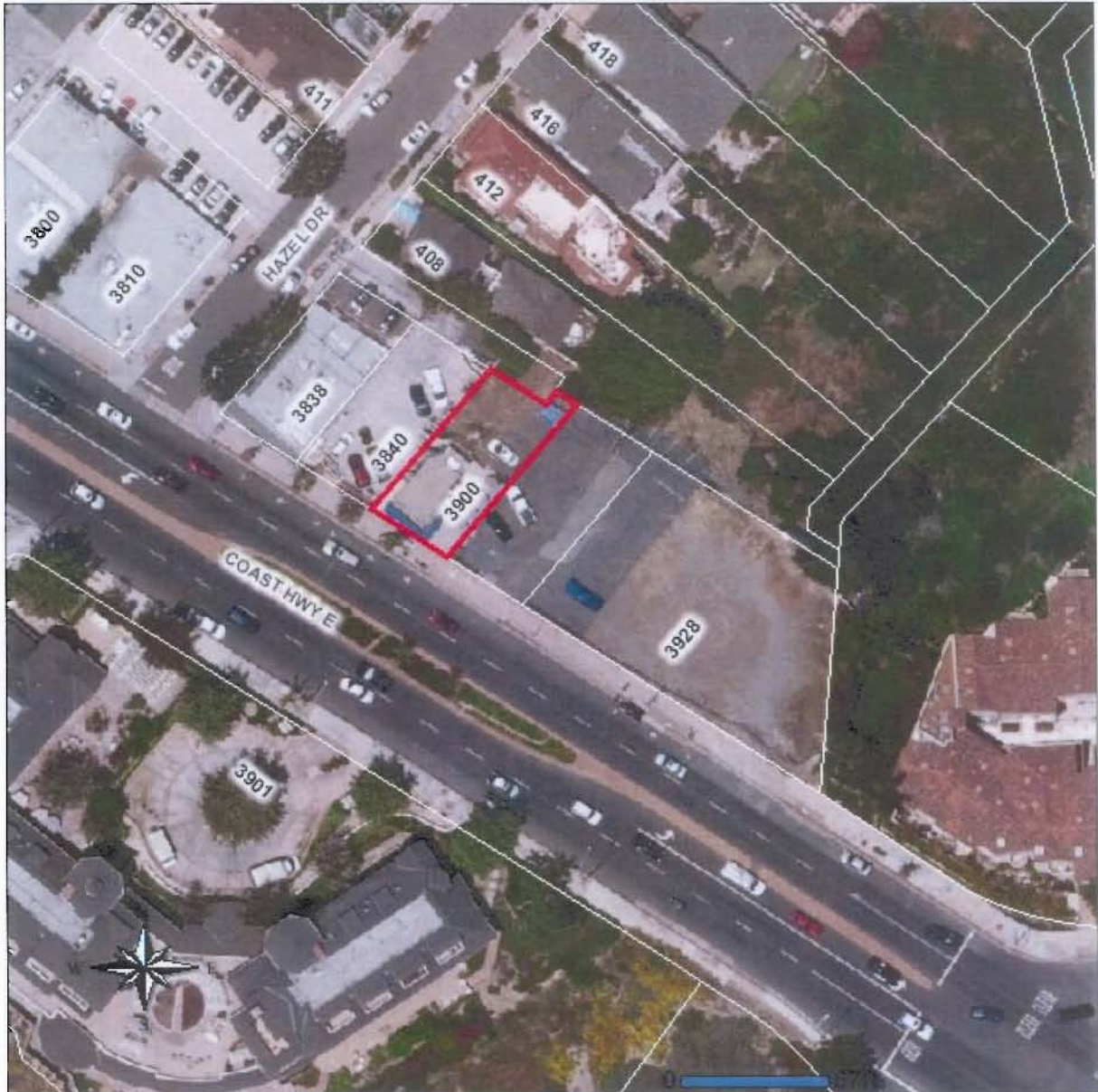
A handwritten signature in cursive script that reads "Shawna L. Schaffner".

Shawna L. Schaffner
Chief Executive Officer

cc: Kay Sims
Dan Miller
Dan Dickinson

PLANNING DIRECTOR'S ACTION LETTER

VICINITY MAP



Temporary Christmas Tree Sales Facility Application

No. XP2010-002

PA2010-186

3900 East Coast Highway





TELECOM PERMIT NO. TP2010-003
(PA2010-009)

Planning Department
3300 Newport Boulevard
Newport Beach, CA 92663
(949) 644-3200; FAX (949)
644-3229

Staff Person: Kay Sims, Assistant
Planner
949-644-3237

APPLICATION: Telecom Permit No. TP2010-003 (PA2010-009)
APPLICANT: Wireless development Resources, LLC.
LOCATION: 798 Dover Drive
LEGAL DESCRIPTION: Portion of Parcel 1 of Re-subdivision 1038, Parcel Map 303 31-33

PROJECT REQUEST AND DESCRIPTION

Wireless Development Resources, LLC has submitted an application on behalf of AT&T Mobility requesting approval of a telecom permit to modify and relocate an existing, wireless telecommunication facility. The existing six panel antennas would be relocated to a new stealth structure. The new stealth structure would consist of a stand-alone, 51-foot-5-inch-high cross/clock tower located adjacent to the northerly side of the existing church sanctuary building. Three existing, radio equipment cabinets would remain in place and continue to serve as a component of the relocated telecom facility. The request also includes the future installation of up to three additional AT & T panel antennas within the new stealth structure. The property is located in the PC-2 (Newport Harbor Lutheran Church Planned Community) District.

DIRECTOR'S ACTION: **Approved with Conditions – December 23, 2010**

In approving this application, the Planning Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code. This approval is based on the findings and subject to the conditions attached to this report.

The Planning Director determined in this case that the proposed wireless telecommunications facility meets the provisions of Chapter 15.70 for the following reasons: the proposed telecom facility will be co-located on the site with another telecom facility, it will be screened from view within a stealth structure, and the proposed stealth structure will not exceed the height limits of the Newport Harbor Lutheran Church Planned Community Development Standards.

BACKGROUND

The existing AT&T wireless telecom facility was approved for installation administratively March 19, 2002 through the issuance of building permits prior to the adoption of Chapter 15.70. The existing facility consists of the following: six AT & T Mobility panel antennas and related equipment located behind a screened enclosure on the roof of the church office building, and three radio equipment cabinets located on the ground behind an eight-foot-high block wall on the easterly side of the church office building. All associated coax cable would be removed from the roof of the church building and recycled to provide service the relocated facility. The three existing, radio equipment cabinets would remain in place and continue to serve as a component of the relocated telecom facility. The existing screened enclosure and any unused, related equipment remaining on the roof of the church office building would be removed to restore the roof to its original condition. A T-Mobile telecom facility is also located on the site concealed from public view within a 70-foot-9-inch high cross located between the three church buildings on the site.

APPEAL PERIOD

The applicant may appeal any denial of the application or any conditions of approval to the City Council within 14 days of the date of written notification of action by the Planning Director. The City Council's action on appeals shall be final. Any appeal filed shall be accompanied by a filing fee of \$4,010.

On behalf of James Campbell, Acting Planning Director

By Kay Sims
Kay Sims, Assistant Planner

Attachments: Vicinity Map
Findings and Conditions of Approval
Site Plan & Elevations

VICINITY MAP



798 Dover Drive

TP2010-003 (PA2010-009)

FINDINGS AND CONDITIONS OF APPROVAL

FINDINGS

1. 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 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 antennas and related equipment of the existing telecom facility will be relocated from the roof of the two-story church office building and concealed within a new stealth structure consisting of a stand-alone, 51-foot-5-inch-high cross/clock tower that will be constructed on the site, and the existing enclosure and all unused, related equipment located on the roof of the church office building will be removed. Due to its proposed location and design, the subject project will not result in any negative impacts to any public streetscape or neighboring area. There are no scenic, ocean or coastal views from the Newport Harbor Lutheran Church property.
 - The existing telecom facility is co-located on the site with an existing T-Mobile telecom stealth facility located within the 70-foot-9-inch-high church cross located between the three church buildings on the site. Co-location of the telecom facilities on the project site limits the adverse visual effects of proliferation of facilities within the City.
2. The telecommunications facility as proposed conforms to the technology, height, location and design standards for the following reasons:
 - The existing and proposed telecom facility utilizes the most efficient and diminutive available technology in order to minimize the number of facilities on the site.
 - The proposed new, stand-alone, cross/clock tower will serve as a stealth structure for the relocated telecom facility, and will not exceed the maximum building height limit of 65 feet allowed for building towers and crosses by the Newport Harbor Lutheran Planned Community Development Standards.

- The relocated telecom facility will be screened from view within a stealth structure located on the northerly side of the existing church sanctuary building. The proposed stealth structure, as conditioned, will be designed and constructed consistent with the architectural style, color and materials of the church sanctuary building.
 - The existing roof enclosure and all equipment related to the existing telecom facility will be removed from the roof of the church office building to restore it to its original condition.
 - The three existing, radio equipment cabinets are ground mounted and are located behind a secure, stucco-covered, eight-foot-high block wall painted to blend in with the adjacent church office building. The existing cabinets and block wall will remain in place as a component of the relocated telecom facility.
3. 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 is consistent with the construction of the proposed new, stand-alone cross/clock tower and wireless facility.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, elevations, and location on the site as noted in the following conditions.
2. The proposed, new stealth structure shall consist of a new, stand-alone, cross/clock tower, which shall not exceed 51-feet-5 inches above existing/natural grade. The proposed stealth structure shall be constructed in the location indicated on the plans submitted to the Planning Department dated December 1, 2010.
3. The six existing AT&T Mobility panel antennas and related equipment shall be relocated and shall be screened from view within the proposed, new, stand-alone, cross/clock tower.
4. The existing, related co-ax cable shall be removed and/or relocated, and shall be fully screened from view within the proposed new stealth structure.
5. The three existing, ground-mounted, radio equipment cabinets shall remain in place, screened from view behind the existing, secure, 8-foot-high, stucco-covered, block wall.
6. The existing roof enclosure and all unused equipment related to the existing telecom facility shall be removed from the roof of the church office building, which shall be restored to its original condition.

7. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
8. 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).
9. 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.
10. 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.
11. 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.
12. Prior to issuance of building permits, the applicant shall obtain a determination, in writing, from the Coastal Commission that the project as proposed is not a development under the California Coastal Act, or obtain Coastal Commission approval of the wireless telecommunications facility.
13. 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.
14. 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.
15. The facility shall transmit at a frequency range of 869-880, 890-891.5, 1945-1965 MHz, and shall receive at a frequency range of 824-835, 845-846.5, and 1865-1885 MHz. Any change or alteration to the frequency range shall require the prior review and approval of the Planning Director.
- ~~16. The applicant recognizes that the frequencies used by the cellular facility located 798 Dover 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).

17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the applicant, current property owner, or leasing agent.

24. 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.
25. 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.
26. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
27. 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.
28. 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.
29. 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.
30. This approval shall expire unless exercised within 24 months from the date of approval.



SITE PHOTO SIMULATIONS

Proposed Wireless Telecommunications Facility

Site Location and Photo-Vantage Map



Image from Google Maps 2010

Date: 12/10/10

Site: LA3031 Newport Harbor Church and School
798 Dover Dr.
Newport Beach, CA 92660

Applicant: Newport Harbor Lutheran Church
798 Dover Dr.
Concord, CA 94520

Contact: J. Dan Fox
Wireless Development Resources, LLC
P.O. Box 8823
Newport Beach, CA 92260
(949) 644-0944

Prepared by: Adrian Culici
Graphic Detail Productions
www.gdprod.com
aculici@gdprod.com
(323) 283-1358

Certificate of Authenticity / Disclaimer:

Graphic Detail Productions warrants that this photo simulation is an accurate representation of the proposed site based upon the project plans and additional information provided by the Applicant. The final constructed site may vary.



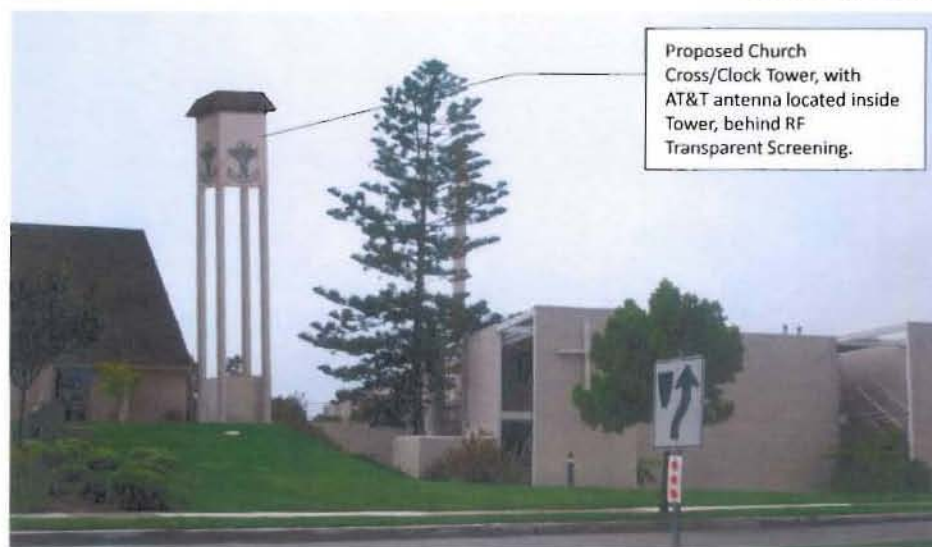


Existing

Photo-simulation

View

*Looking south from Castaways Ln.
toward subject site.*



Proposed Church
Cross/Clock Tower, with
AT&T antenna located inside
Tower, behind RF
Transparent Screening.



Graphic Detail Productions
3316 Filham Ave., Los Angeles, CA 90032
gdpnet.com - ph 323.924.5695 - fx 323.236.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660



Existing

Photo-simulation

View 2

Looking southeast from the corner of Castaways Ln. and Dover Dr. toward subject site.

Proposed Church Cross/Clock Tower, with AT&T antenna located inside Tower, behind RF Transparent Screening.



Graphic Detail Productions
3318 Fabian Ave., Los Angeles, CA 90032
gdpprod.com ~ ph 323.424.5895 ~ fx 323.230.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

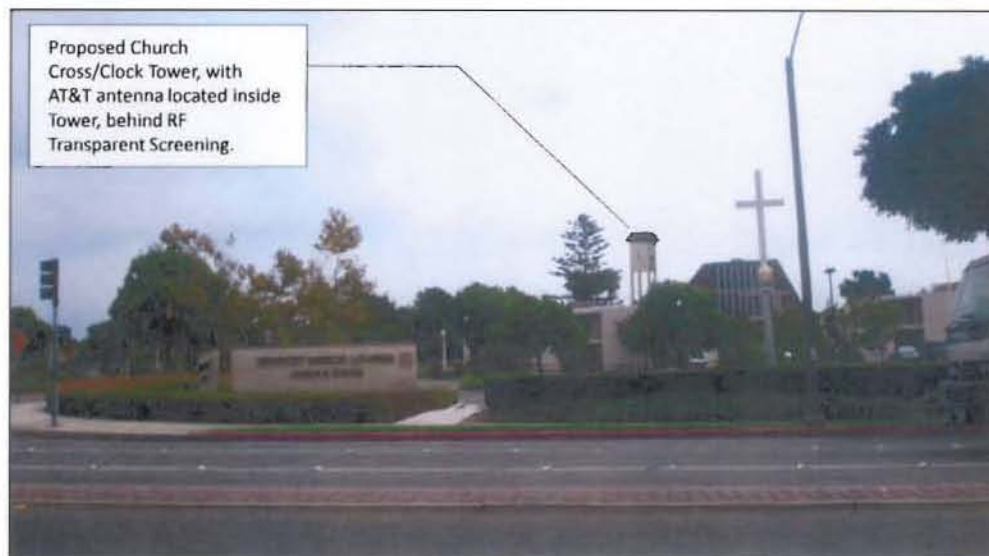
Address: 798 Dover Dr.,
Newport Beach, CA 92660



Existing

Photo-simulation

Proposed Church
Cross/Clock Tower, with
AT&T antenna located inside
Tower, behind RF
Transparent Screening.



View 3

*Looking east from across Dover Dr.
toward subject site.*



Graphic Detail Productions
3319 Fifth Ave., Los Angeles, CA 90032
gdp@prod.com - ph 323.924.5895 - fx 323.230.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660

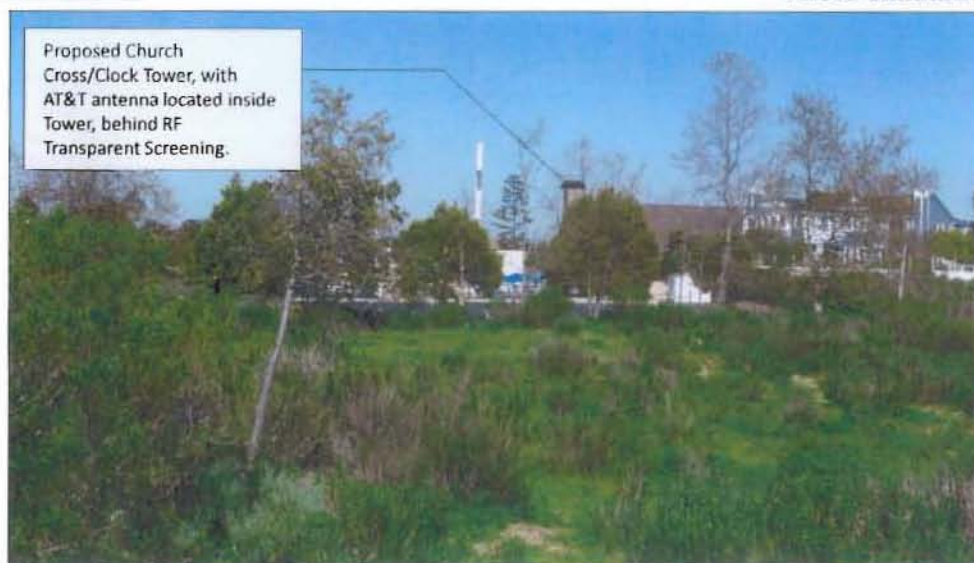


Existing

Photo-simulation

View 4

Looking northeast from Castaways Park, toward subject site.



Proposed Church Cross/Clock Tower, with AT&T antenna located inside Tower, behind RF Transparent Screening.



Graphic Detail Productions
3319 Fithian Ave., Los Angeles, CA 90032
gdp@prod.com ~ ph 323.924.5895 ~ fx 323.230.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660



Existing

Photo-simulation

View 5

Looking northwest from Cape Andover toward subject site.



Graphic Detail Productions
3319 Fithian Ave., Los Angeles, CA 90032
gdp@aol.com ~ ph 323.824.5605 ~ fx 323.230.8248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660



Existing

Photo-simulation

View 6

*Looking west from Castaways N.
toward subject site.*

Proposed Church Cross/Clock
Tower, with AT&T antenna located
inside Tower, behind RF
Transparent Screening (no
visibility from this vantage).



Graphic Detail Productions
3315 Fithian Ave., Los Angeles, CA 90032
gdpnd.com - ph 323.924.5895 - fx 323.230.8248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660



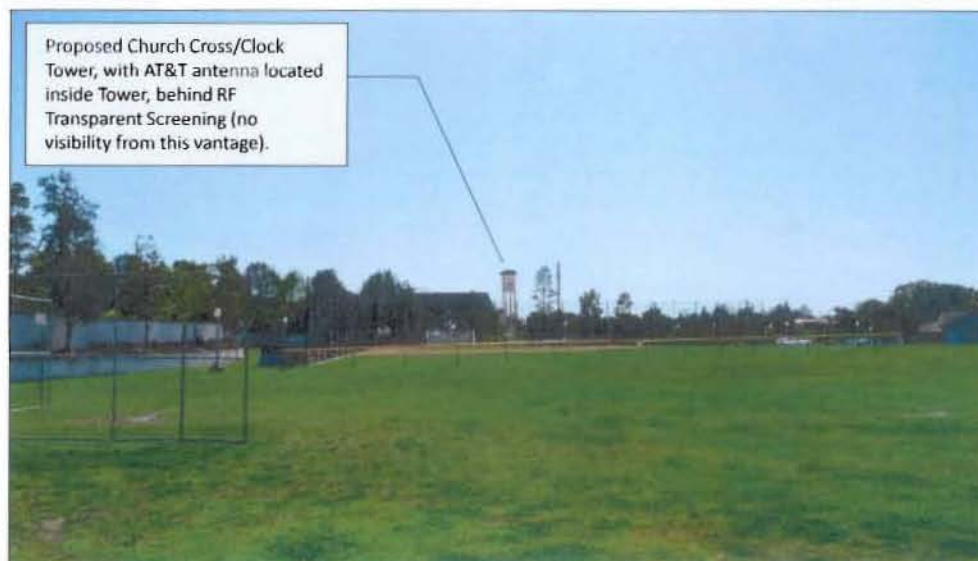
Existing

Photo-simulation

View 7

Looking southwest from Bob Henry toward subject site.

Proposed Church Cross/Clock Tower, with AT&T antenna located inside Tower, behind RF Transparent Screening (no visibility from this vantage).



Graphic Detail Productions
3318 Fifth Ave., Los Angeles, CA 90032
gdp@prod.com - ph 323.924.5895 - fx 323.230.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660



Existing

Photo-simulation

View 3

Looking southwest from private residence on Cape Danbury toward subject site.

Proposed Church Cross/Clock Tower, with AT&T antenna located inside Tower, behind RF Transparent Screening. No visibility from this vantage.



Graphic Detail Productions
3318 Fithian Ave., Los Angeles, CA 90032
gdp@prod.com ~ ph 323.924.5885 ~ fx 323.239.9248

Date: 12/10/10
Site Id: LA3031 Newport Harbor Church and School

Address: 798 Dover Dr.,
Newport Beach, CA 92660

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RECEIVED BY
PLANNING DEPARTMENT
DEC 1 2010
CITY OF NEWPORT BEACH

AT&T MOBILITY
SITE NUMBER: LA3031

SITE NAME: NEWPORT HARBOR CHURCH AND SCHOOL
SITE ADDRESS: 798 DOVER DRIVE, NEWPORT BEACH, CA 92663

A/E DESIGN PACKAGE REVIEW STATUS

- 1 ☐ ACCEPTED - NO COMMENTS, PROCEED
2 ☐ COMMENTS
- | | |
|--|---|
| A <input type="checkbox"/> SAC INFO MISSING / INCOMPLETE | F <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD |
| B <input type="checkbox"/> A/E DID NOT FOLLOW DIRECTIONS PROVIDED | G <input type="checkbox"/> OMISSIONS |
| C <input type="checkbox"/> SITE OWNER REQUESTED CHANGES | H <input type="checkbox"/> A/E GENERATED CHANGE IN DESIGN |
| D <input type="checkbox"/> DESIGN INPUT CHANGES, i.e., RF, ZONING REQUIRED | I <input type="checkbox"/> CIRCULAR CHANGED SITE DESIGN |
| E <input type="checkbox"/> REVISED SITE DESIGN | J <input type="checkbox"/> OTHER |

PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, BEST METHODS, OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER AND DOES NOT RELIEVE THE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.

REVIEWED BY: (RE/PE)

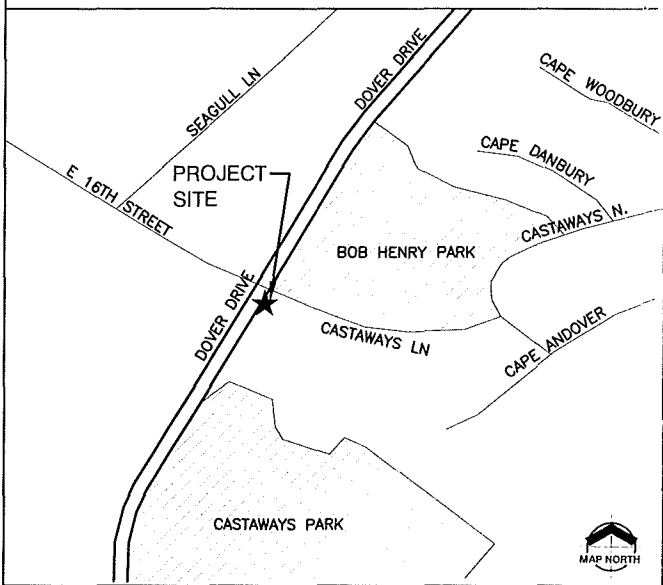
RF ENGINEER	SA	MARKET LEAD	CONSTRUCTION

DRAWING INDEX

REV.

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VICINITY MAP



DRIVING DIRECTIONS

FROM THE BUENA PARK OFFICE:

MERGE ONTO THE 91 EAST TOWARDS RIVERSIDE. MERGE ONTO THE I-5 SOUTH TOWARD SANTA ANA. MERGE ONTO THE CA-55 SOUTH VIA EXIT 103 TOWARD NEWPORT BEACH. TURN LEFT ONTO E 17TH STREET. E 17TH STREET BECOMES WESTCLIFF DRIVE. TURN RIGHT ONTO DOVER DRIVE. MAKE A U TURN ONTO DOVER DRIVE. SITE IS ON THE RIGHT HAND SIDE.

APPLICABLE CODES & STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: CALIFORNIA BUILDING CODE 2007

FIRE CODE: CALIFORNIA FIRE CODE 2007, CH. 6, SECTION 608

ELECTRICAL CODE: CALIFORNIA ELECTRICAL CODE 2007
NATIONAL ELECTRICAL CODE 2008
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70

LIGHTNING PROTECTION CODE: NFPA780-2008, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, 13TH EDITION

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM

IEEE 1100 (2005) RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICT BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OR CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

EMERGENCY CONTACT PERSON:

THOMAS RUSSELL
FIELD OPERATIONS MANAGER
AT&T-TEL: 310-293-0068

PROJECT INFORMATION

SCOPE OF WORK: MODIFICATION OF AN EXISTING UNMANNED TELECOMMUNICATION FACILITY FOR THE RELOCATION OF (6) EXISTING PANEL ANTENNAS TO THE PROPOSED 51'-5" HIGH CROSS/CLOCK ANTENNA TOWER. 3 PROPOSED ANTENNAS TO BE ADDED TO CROSS/CLOCK ANTENNA TOWER (1 PER SECTOR).

SITE ADDRESS: 798 DOVER DRIVE, NEWPORT BEACH, CA 92663

PROPERTY OWNER: NEWPORT HARBOR LUTHERAN CHURCH
CONTACT: GRANT BERTOLET
TEL: (714) 540-0623

APPLICANT: NEWPORT HARBOR LUTHERAN CHURCH
798 DOVER DRIVE, NEWPORT BEACH, CA 92663

AGENT: BECHTEL COMMUNICATIONS
6131 ORANGETHORPE AVE., STE. 500
BUENA PARK, CA 90620

ASSESSOR'S PARCEL NO.: TBD

LATITUDE (NAD 83): 33° 37' 17.43" NORTH

LONGITUDE (NAD 83): 117° 54' 19.35" WEST

ELEVATION (NAVD 88): 81.3 FT. A.M.S.L.

JURISDICTION: CITY OF NEWPORT BEACH

CURRENT USE: TELECOMMUNICATIONS FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

CURRENT ZONING: AT&T MOBILITY

PROJECT DIRECTORY

ENGINEERING SERVICES:

TELESPAN
1748 W. KATELLA AVE. SUITE #106,
ORANGE, CA 92667
CONTACT: WINDI WALKER
PHONE: (714) 464-3205
FAX: (714) 464-3210

APPLICANT REPRESENTATIVE:

WIRELESS DEVELOPMENT
RESOURCE
CONTACT: J DANIEL FOX
PHONE: (949) 644-0944



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
VOICE: 714 464 3205 FAX: 714 464 3210

NEWPORT HARBOR CHURCH AND SCHOOL
LA3031

798 DOVER DRIVE
NEWPORT BEACH, CA 92663

CSI I.D. NUMBER:

19-3001



AT&T MOBILITY
12900 PARK PLAZA DRIVE,
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AU	WW	JU
10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GDV	FSL
SCALE: AS SHOWN					
DESIGNED: DRAWN:					

AT&T MOBILITY

TITLE SHEET

DRAWING NUMBER

24782-630-01

LA3031-T01

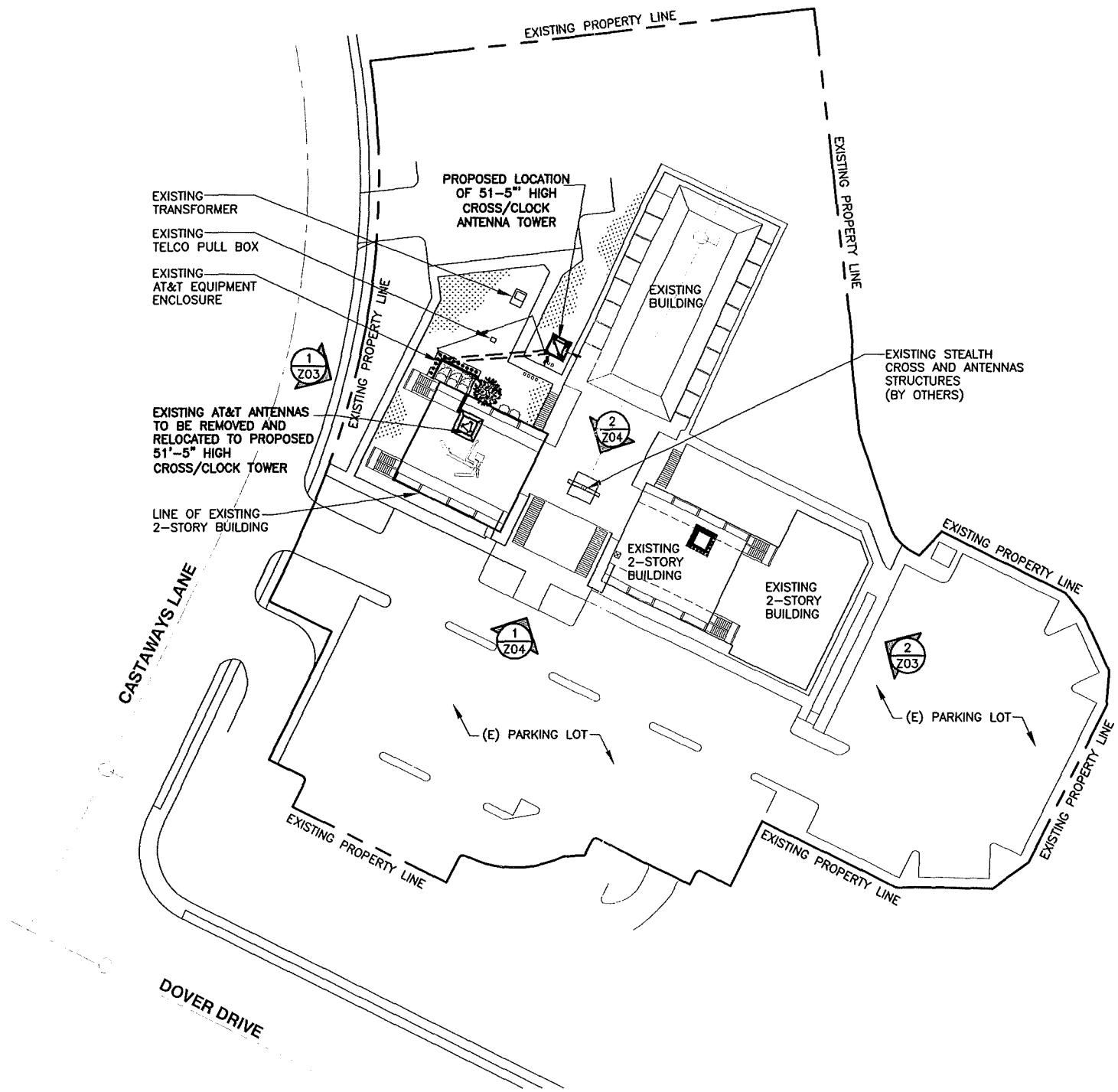
REV

11

PA2010-009 for TP2010-003

798 Dover Drive
Wireless Development Resources LLC

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SITE PLAN



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, GRANDE, CA 92667
VOICE: 714 464 3205 FAX: 714 464 3210

NEWPORT HARBOR CHURCH AND SCHOOL
LA3031

798 DOVER DRIVE
NEWPORT BEACH, CA 92663

CSI I.D. NUMBER: 19-3001



AT&T MOBILITY
12900 PARK PLAZA DRIVE,
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AJ	WW	YJ
10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GGM	FSL
SCALE: AS SHOWN		DESIGNED:	DRAWN:		

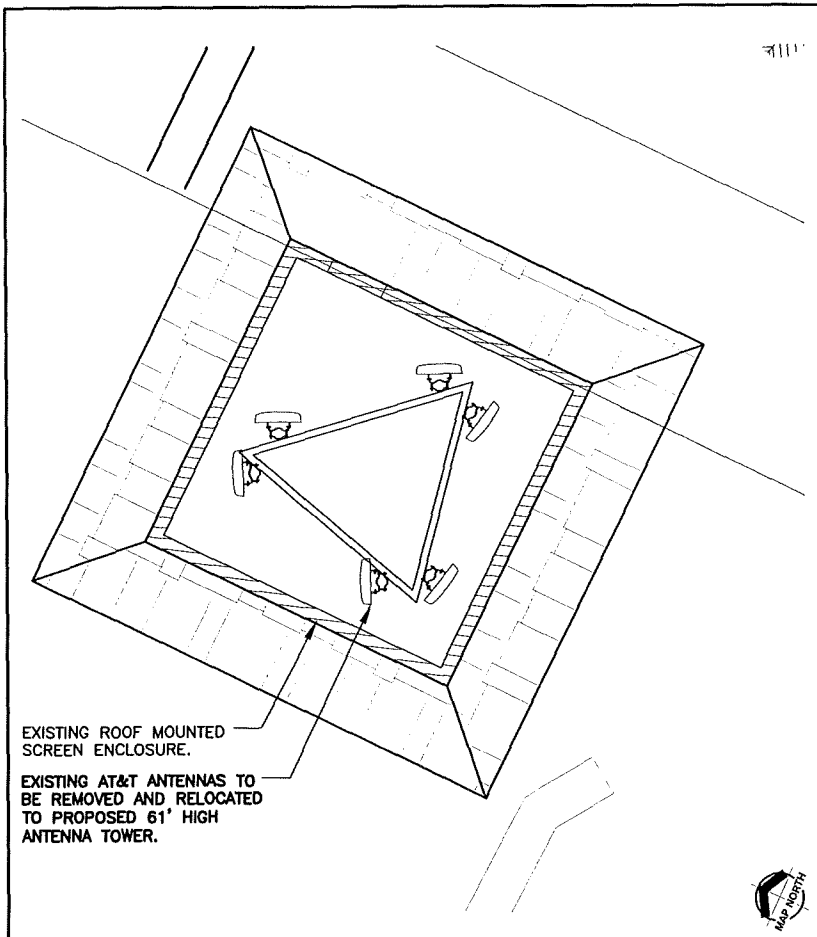
0 8' 16' 32' SCALE 1/32"=1' 1

AT&T MOBILITY

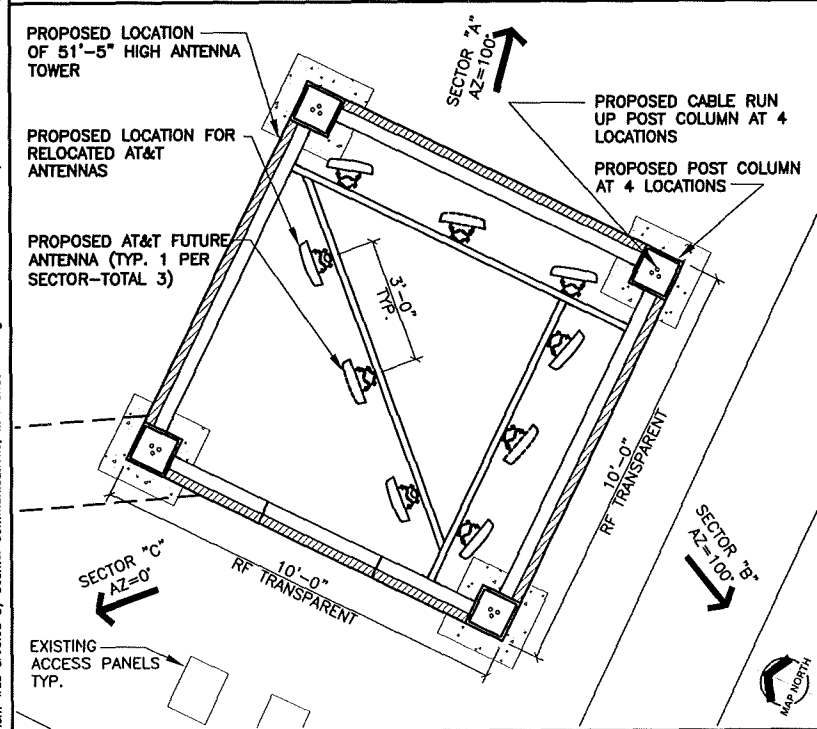
SITE PLAN

DRAWING NUMBER	REV
24782-630-Q1	11
LA3031-Z01	

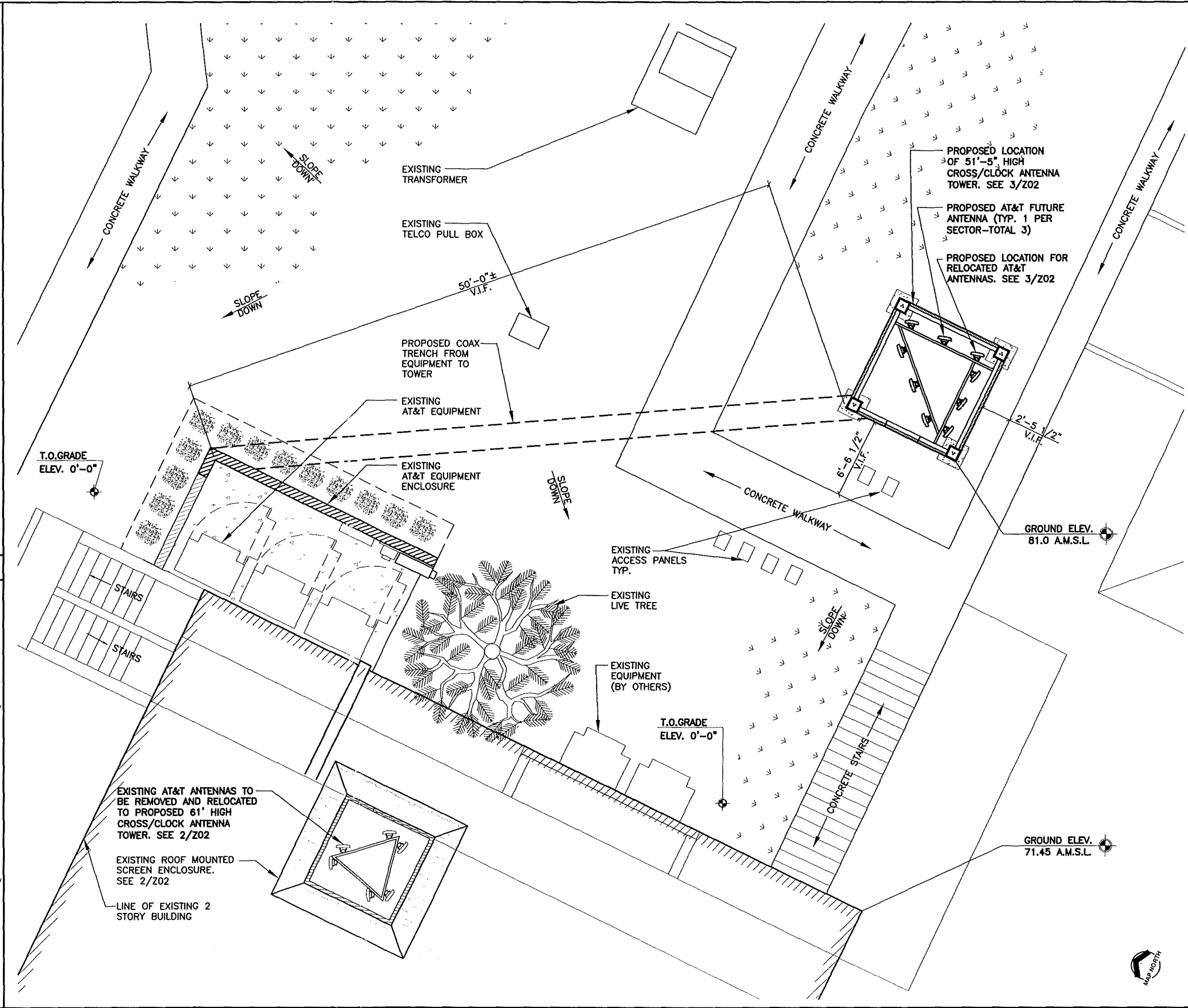
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EXISTING TOWER PLAN ON ROOF



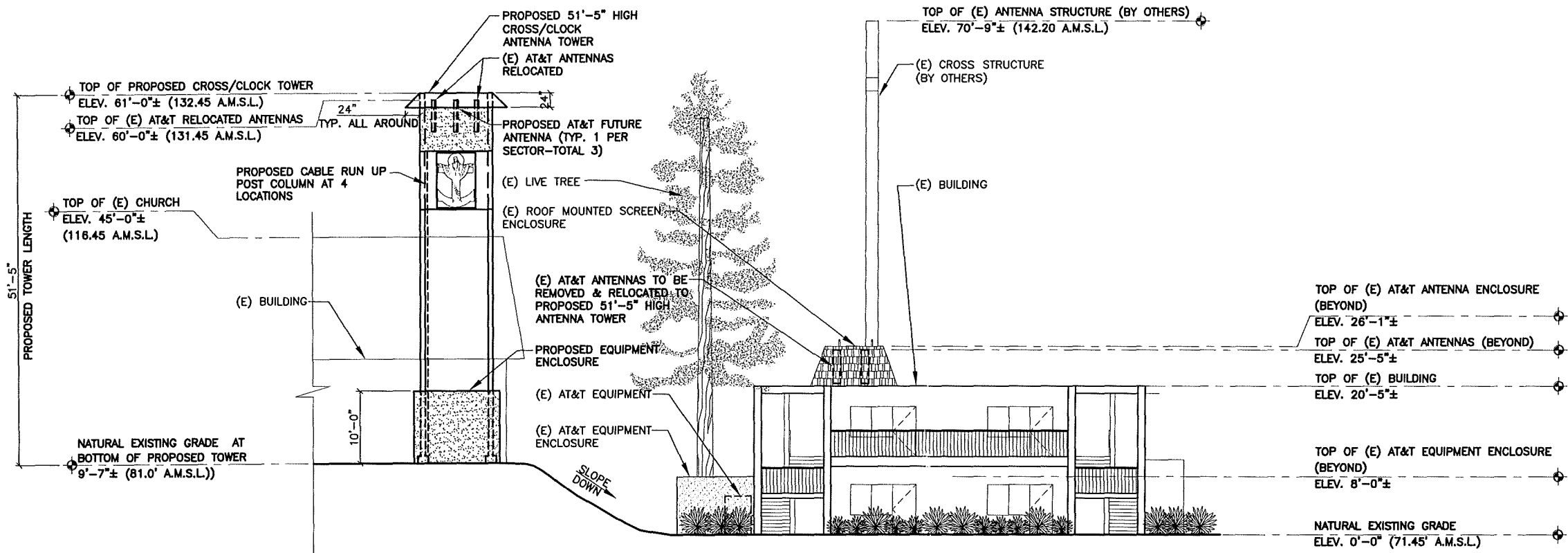
PROPOSED TOWER PLAN



ENLARGED SITE PLAN

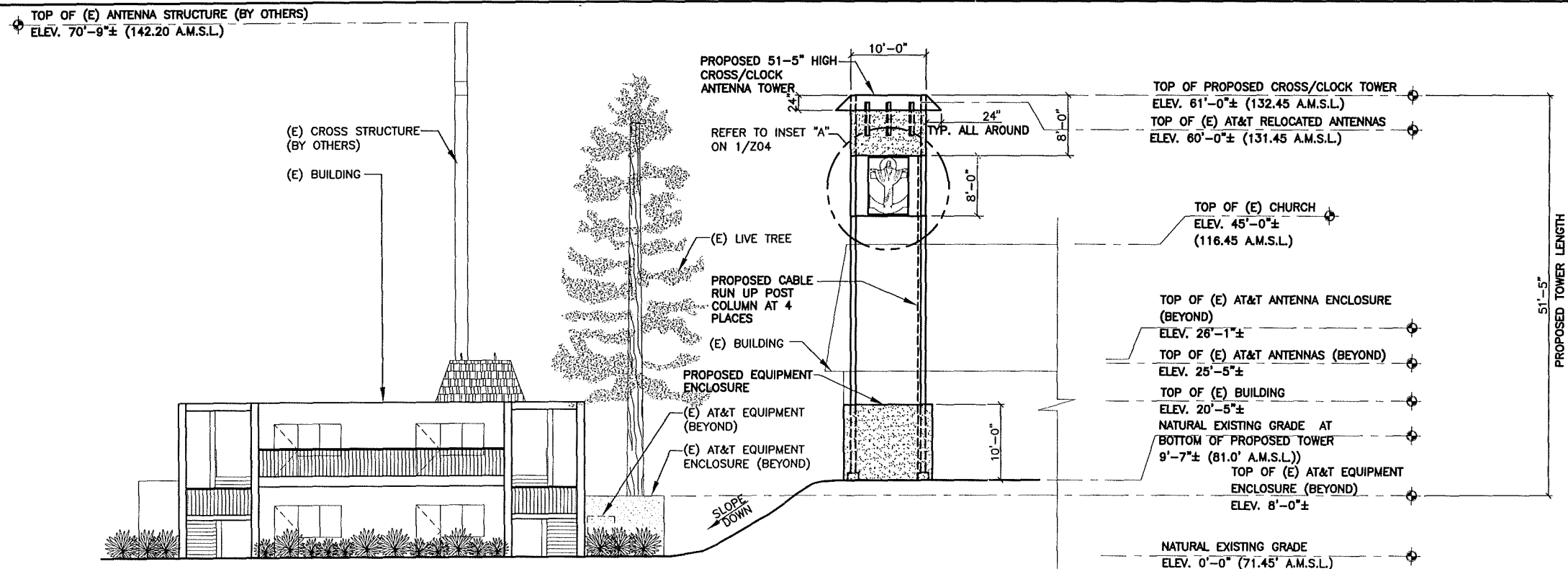
 TELESPAN NETWORK SERVICES 1748 W. HATELLA AVE., SUITE 100, GARDEN GROVE, CA 92667 VOICE: 714 464 3200 FAX: 714 464 3210		NEWPORT HARBOR CHURCH AND SCHOOL LA3031 798 DOVER DRIVE NEWPORT BEACH, CA 92663		 AT&T MOBILITY 12900 PARK PLAZA DRIVE, CERRITOS, CA 90703		<table border="1"><tr><th>NO.</th><th>DATE</th><th>REVISIONS</th><th>BY</th><th>CHK</th><th>APP'D</th></tr><tr><td>11</td><td>11/29/10</td><td>INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS</td><td>AJ</td><td>YW</td><td>YJ</td></tr><tr><td>10</td><td>8/10/10</td><td>CITY COMMENTS (REVISED TOWER LOCATIONS)</td><td>SV</td><td>GGM</td><td>FSL</td></tr></table>			NO.	DATE	REVISIONS	BY	CHK	APP'D	11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AJ	YW	YJ	10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GGM	FSL	ENLARGED SITE PLAN & ANTENNA PLAN		
NO.	DATE	REVISIONS	BY	CHK	APP'D																								
11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AJ	YW	YJ																								
10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GGM	FSL																								
CSI I.D. NUMBER: 19-3001		SCALE: AS SHOWN		DESIGNED: DRAWN:		DRAWING NUMBER: 24782-630-Q1		REV: 11																					

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NORTH ELEVATION

0 4' 8' 16' SCALE 1/8"=1'-0" 1



SOUTH ELEVATION

0 4' 8' 16' SCALE 1/8"=1'-0" 2



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 100 ORANGE, CA 92667
VOICE: 714 464 3205 FAX: 714 464 3210

NEWPORT HARBOR CHURCH AND SCHOOL
LA3031

798 DOVER DRIVE
NEWPORT BEACH, CA 92663

CSI I.D. NUMBER:

19-3001



AT&T MOBILITY
12900 PARK PLAZA DRIVE,
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AJ	WW	YJ
10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GGM	FSL
9					
8					
7					
6					
5					
4					
3					
2					
1					

SCALE: AS SHOWN

DESIGNED:

DRAWN:

AT&T MOBILITY

NORTH & SOUTH
ELEVATIONS

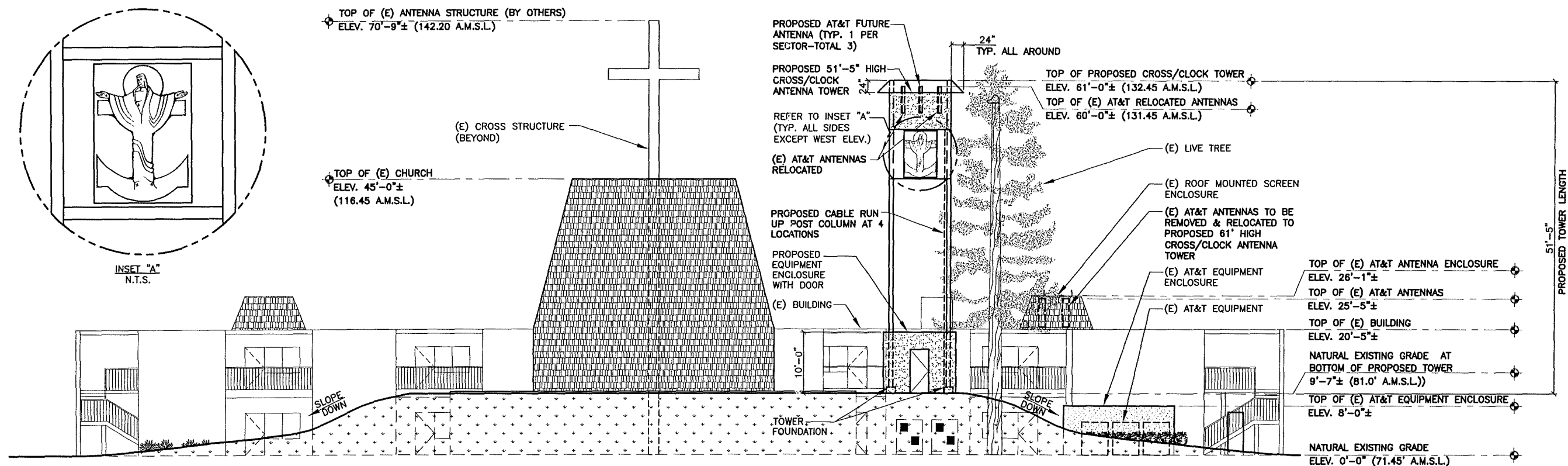
DRAWING NUMBER

24782-630-Q1

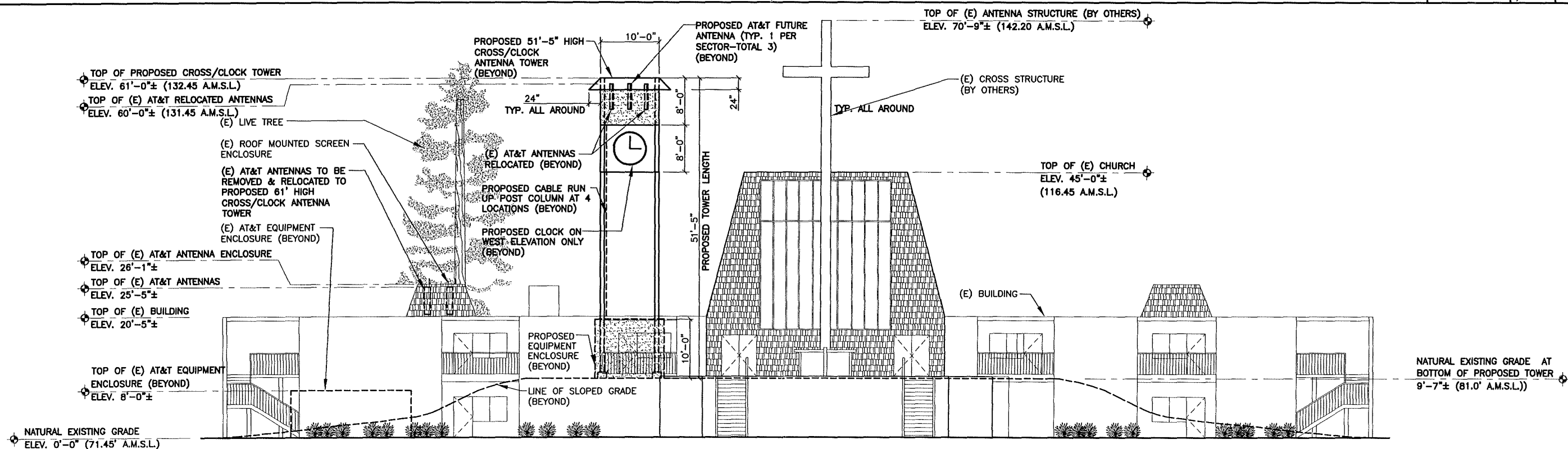
LA3031-Z03

REV

11



EAST ELEVATION



WEST ELEVATION



TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
VOICE 714 464 3205 FAX 714 464 3210

NEWPORT HARBOR CHURCH AND SCHOOL
LA3031

798 DOVER DRIVE
NEWPORT BEACH, CA 92663

CSI I.D. NUMBER:

19-3001



AT&T MOBILITY
12900 PARK PLAZA DRIVE,
CERRITOS, CA 90703

11	11/29/10	INCORPORATE CITY & CHURCH COUNCIL'S COMMENTS	AU	WW	YD
10	8/10/10	CITY COMMENTS (REVISED TOWER LOCATIONS)	SV	GGM	FSL
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE: AS SHOWN			DESIGNED:	DRAWN:	

AT&T MOBILITY

EAST & WEST ELEVATIONS

DRAWING NUMBER

24782-630-01

LA3031-Z04

11



ZONING ADMINISTRATOR ACTION LETTER

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

Application No.	Comprehensive Sign Program No. CS2010-006 (PA2010-171)
Applicant	Ad-Impact Corporate Signage
Site Address	2865 East Coast Highway Port Plaza Sign Program
Legal Description	Tract 323 Lot 6 Block F and Corona Del Mar Lots 1/3/5 Block 534

On **December 23, 2010**, the Zoning Administrator approved the following: A Comprehensive Sign Program for Port Plaza that includes two building identification signs, an existing nonconforming projecting sign, a wall sign, eleven awning signs, two door signs, and five parking lot signs.

The property is located in the CC (Commercial Corridor) District. A Comprehensive Sign Program is required if signage is proposed above the second-story level of a multi-story building and three or more tenants are located on the same lot. The Zoning Administrator's approval is based on the following findings and subject to the following conditions:

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Commercial Corridor" (CC) land use. The building is primarily office and commercial use and the signs are accessory to the primary use of the building.
2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures). This class exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.
3. The proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:

- Chapter 20.42 of the Newport Beach Municipal Code requires comprehensive sign programs for multi-tenant sites to establish a comprehensive and cohesive set of sign parameters while allowing flexibility to achieve a higher quality design presentation while avoiding inappropriate signage that could impact the neighborhood or City.
- The sign program as presented and approved is consistent with the purpose and intent of Chapter 20.42 of the Newport Beach Municipal Code.
- The property contains a multi-story, multi-tenant building with three frontages visible from Heliotrope and East Coast Highway. Due to the amount of visibility on multiple sides, additional project identification and tenant signs will provide greater convenience and ease of direction for visitors to the property.
- The proposed sign program will not interfere with sight distance from any street, alley, or driveway as no signs are proposed in or near the public right-of-way.
- The approved Comprehensive Sign Program will integrate all the project's signs into a single sign design theme that will create a unified architectural statement and limit signage and the overall size of signs on building wall facades and awnings. The unique architecture of the building coupled with the window placement limits the location of signage to areas such as the valance of existing awnings on the exterior of the first floor. The Sign Program presented and approved will unify the awnings into a single sign type while creating standards for a major tenant wall sign, building identification signs and a nonconforming projecting sign.
- There is a reasonable need for the number, location, type, and size of signs located on the indicated building frontages to provide adequate identification and to direct pedestrian and vehicular traffic to the property.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, elevations, and sign details, except as noted in the following conditions.
2. The sign area shall be measured by two perpendicular sets of parallel lines that surround the proposed copy area of each sign.
3. Signs are limited to the designated building facades and street frontages and shall comply with the limitations specified in the Port Plaza Sign Program included in this approval and the provisions of Chapter 20.42 of the Newport Beach Municipal Code.

4. Any future awnings with sign copy are to be located directly above a door or window and shall not exceed the width of said door or window and shall adhere to Section 20.42.080.A (Standards for Specific Types of Permanent Signs) of the Newport Beach Municipal Code.
5. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Department 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 nonconforming signs shall be exercised as necessary.
7. A building permit shall be obtained prior to commencement of installation of the signs.
8. The Planning Director or the Zoning Administrator 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.
9. 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.
10. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060.A (Time limits) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.54.060.B (Extensions of time) of the Newport Beach Municipal Code.
11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Port Plaza Sign Program, including, but not limited to, CS2010-006 (PA2010-171). 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

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 \$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.

By: 
Gregg Ramirez, Zoning Administrator

GR/bmz

Attachments: ZA 1 Vicinity Map
 ZA 2 Sign Program Matrix
 ZA 3 Site Plan and Sign Details

VICINITY MAP



Comprehensive Sign Program No. CS2010-006
PA2010-171

2865 East Coast Highway



Comprehensive Sign Program Matrix

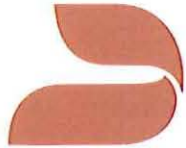
Planning Department
 3300 Newport Boulevard, Newport Beach, CA 92663
 (949)644-3200 Telephone | (949)644-3229 Facsimile
www.newportbeachca.gov

1. Location: Port Plaza, 2865 East Coast Highway

2. Frontages: A North (Facing Coast Highway)
 B South (Facing Parking Lot)
 C East (Facing Heliotrope)

3. Types and limitations (refer to matrix below):

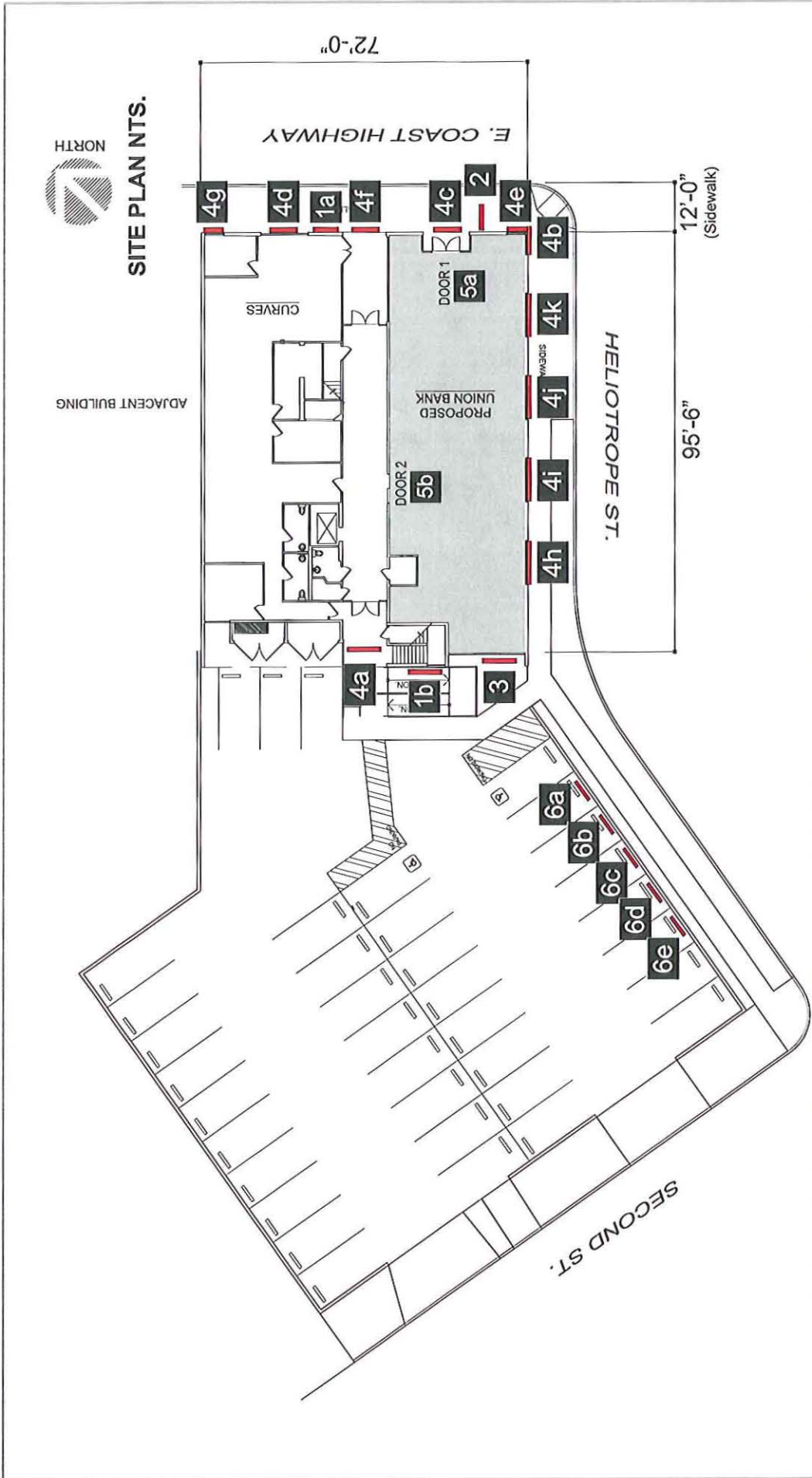
Sign Type	Primary Frontage	Secondary Frontage
#1, Building Identification Non-illuminated	Frontage A: Sign 1a Limitations: Maximum Sign Area: 75 Sq. Ft.	Frontage B: Sign 1b Limitations: Maximum Sign Area: 30 Sq. Ft.
#2, Projecting Sign Illuminated	Frontage A: Sign 2 Limitations: Maximum Sign Area 132.5 Sq. Ft. Existing frame structure cannot be enlarged or reconstructed Limited to face and copy changes only, must adhere to Chapter 20.42 regulations	None
#3, Wall Sign Non-illuminated	None	Frontage B: Sign 3 Limitations: Maximum Sign Area: 25 Sq. Ft.
#4, Awning Signs Non-illuminated	Frontage A: Signs 4c, 4d, 4e, 4f, 4g Limitations: Not to exceed letter height of 11" Limited to 60% of entire awning width Sign copy only permitted on the lower valance	Frontage B: Sign 4a Limitations: Not to exceed letter height of 11" Limited to 60% of entire awning width Sign copy only permitted on lower valance Frontage C: Signs 4b, 4h, 4i, 4j, 4k Limitations: Not to exceed letter height of 11" Limited to 60% of entire awning width Sign copy only permitted on lower valance
#5, Door Decals (Incidental)	Frontage A: Sign 5a Limitations: Maximum Sign Area: 4 Sq. Ft. Not to cover more than 20% of the total of each window or door area	None
#6, Parking Signs (Incidental)	None	Frontage C: Signs 6a – 6e Limitations: Maximum Sign Area: 4 Sq. Ft. Not to exceed 5'-6" in overall posted height



UnionBank

2865 East Coast Highway Corona Del Mar, CA

ADIMPACT CORPORATE SIGNAGE



13772 MacArthur Blvd. Suite 110 Irvine, CA 92618 949-475-0075 fax 949-475-0023

NO.	DATE	REVISION
1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
2	11-10-10	sign #2 to 22 sq. ft.
3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client

CLIENT APPROVAL

PROPERTY OWNER APPROVAL

PROJECT NAME
Union Bank

ADDRESS
2865 East Coast Highway

CITY/STATE
Corona Del Mar, CA

DATE
10-22-10

SCALE
Shown

BUILDING ID #
-

PAGE NUMBER
2 OF 14



OVERALL VIEW

SIGN #	SIGN DESCRIPTION	ELEVATION
1a	CENTER BUILDING ID - PORT PLAZA / NON ILLUM.	NORTH
1b	CENTER BUILDING ID - PORT PLAZA / NON ILLUM.	SOUTH
2	D/F BLADE SIGN FOR TWO MAJOR TENANTS / ILLUMINATED	NORTH
3	MAJOR TENANT WALL SIGN / NON ILLUM. LETTERS	SOUTH
4a	CENTER I.D. BLACK AWNING WITH PAINTED WHITE COPY	SOUTH
4b	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	EAST
4c	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	NORTH
4d	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	NORTH
4e	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	NORTH
4f	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	NORTH
4g	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	NORTH
4h	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	EAST
4i	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	EAST
4j	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	EAST
4k	BLACK AWNING WITH PAINTED WHITE COPY / NON ILLUM.	EAST
5a	DOOR DECALS	N/A
5b	DOOR DECALS	N/A
6a	PARKING SIGN / RESERVED / NON ILLUM.	N/A
6b	PARKING SIGN / RESERVED / NON ILLUM.	N/A
6c	PARKING SIGN / RESERVED / NON ILLUM.	N/A
6d	PARKING SIGN / RESERVED / NON ILLUM.	N/A
6e	PARKING SIGN / RESERVED / NON ILLUM.	N/A



A NORTH BUILDING ELEVATION

PAGE NUMBER 4 OF 14	DATE 10-22-10	PROJECT NAME Union Bank	CLIENT APPROVAL	NO.	DATE	REVISION
	SCALE Shown	ADDRESS 2865 East Coast Highway	PROPERTY OWNER APPROVAL	1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
	BUILDING ID # -	CITY/STATE Corona Del Mar, CA		2	11-10-10	sign #2 to 22 sq. ft.
				3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client

ADIMPACT

19772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-0015 fax 949-476-0029



B SOUTH BUILDING ELEVATION

PAGE NUMBER
5 OF 14

DATE	PROJECT NAME
10-22-10	Union Bank
SCALE	ADDRESS
Shown	2865 East Coast Highway
BUILDING ID #	CITY/STATE
-	Corona Del Mar, CA

CLIENT APPROVAL

PROPERTY OWNER APPROVAL

NO.	DATE	REVISION
1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
2	11-10-10	sign #2 to 22 sq. ft.
3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client

ADIMPACT

19772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-0015 fax 949-476-0029

ALL AWNINGS EXISTING WITH PROPOSED COPY

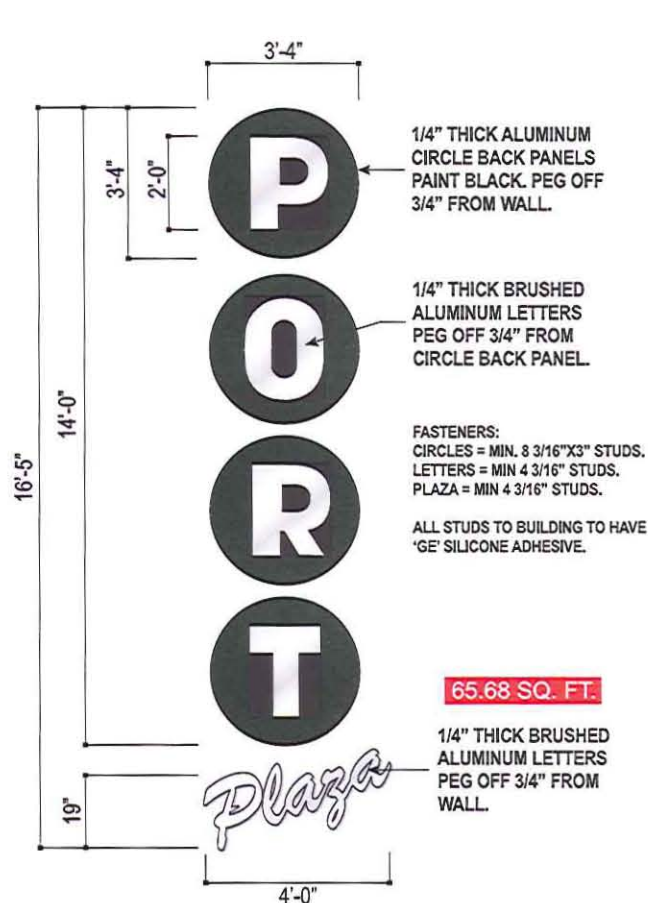


C EAST BUILDING ELEVATION

PAGE NUMBER 6 OF 14	DATE	PROJECT NAME	CLIENT APPROVAL	NO.	DATE	REVISION
	10-22-10	Union Bank		1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
	SCALE	ADDRESS		2	11-10-10	sign #2 to 22 sq. ft.
	Shown	2865 East Coast Highway	PROPERTY OWNER APPROVAL	3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client
	BUILDING ID #	CITY/STATE				
	-	Corona Del Mar, CA				

ADIMPACT

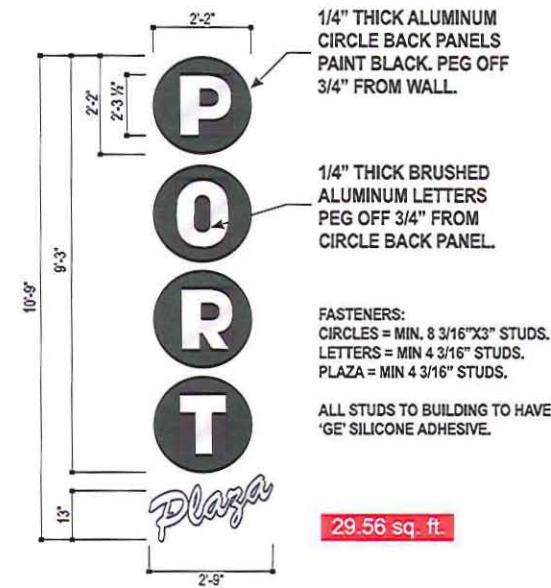
18772 MacArthur Blvd, Suite 110 Irvine, CA 92612 949-476-8915 fax 949-476-0020



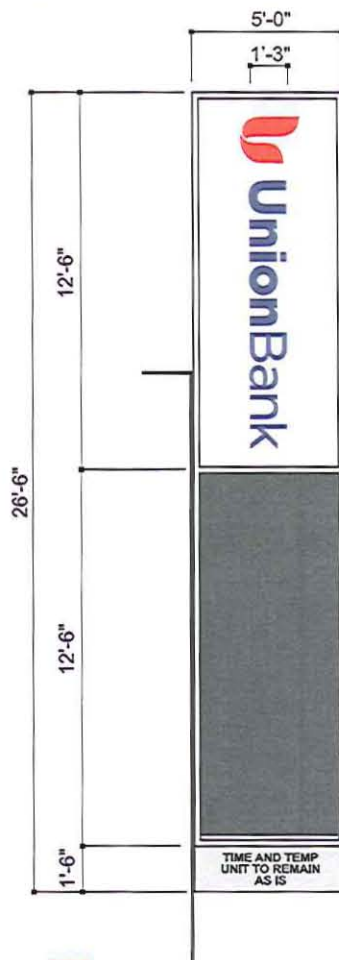
1a CENTER NAME SIGN - NON ILLUMINATED
3/8"=1'-0"



- 1a** EXISTING
- 1b** PROPOSED. MFR. AND INSTALL (1)



1b CENTER NAME SIGN - NON ILLUMINATED
3/8"=1'-0"



SPECIFICATIONS:
 REMOVE EXISTING FACES. MFR. AND INSTALL (2) NEW FACES.
BACKGROUND:
 WHITE LEXAN W/ 3M WHITE #3630-20 VINYL (opaque bkgd.)
LOGO:
 ARLON RED #2500-073 VINYL.
COPY:
 ARLON BLUE #2500-557 VINYL.

132.5 SQ. FT. (2) TENANTS

2 DOUBLE FACE BLADE SIGN (2) TENANTS




← **PROPOSED & PERMITTED**

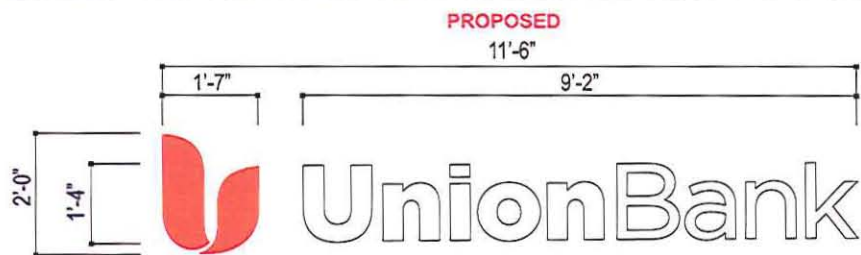
← **EXISTING**

2 EXISTING D/F BLADE SIGN

PAGE NUMBER 8 OF 14	DATE	PROJECT NAME	CLIENT APPROVAL	NO.	DATE	REVISION
	10-22-10	Union Bank		1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
	SCALE	ADDRESS		2	11-10-10	sign #2 to 22 sq. ft.
	Shown	2865 East Coast Highway	PROPERTY OWNER APPROVAL	3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client
	BUILDING ID #	CITY/STATE				
	-	Corona Del Mar, CA				



18772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-0015 fax. 949-476-0029

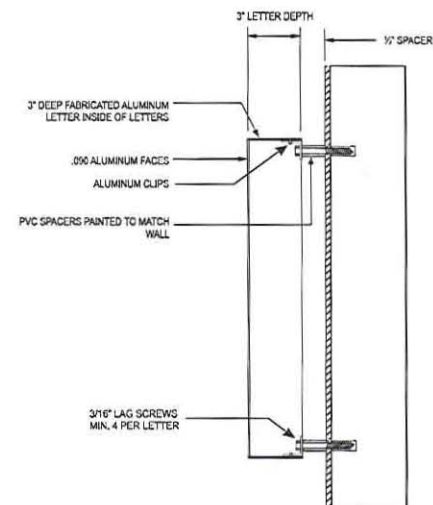
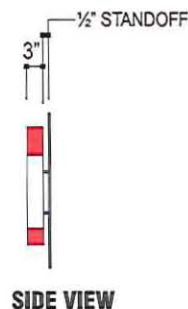


3 REVERSE CHANNEL LETTERS / WHITE / NON ILLUMINATED
 3/4" = 1'-0"

23 Sq. Ft.

SPECIFICATIONS:
 MANUFACTURE AND INSTALL (1) ONE SET OF FABRICATED ALUMINUM REVERSE CHANNEL LETTERS.
 NON ILLUMINATED.

FACES: ALUMINUM WITH PAINTED FINISH.
LOGO: ALUMINUM PAINTED RED PMS #1797, SATIN FINISH. RED RETURNS
COPY: ALUMINUM PAINTED BLUE PMS #2738, SATIN FINISH. WHITE RETURNS



Typical Mounting Detail



SOUTH (REAR) BUILDING ELEVATION / NTS

PAGE NUMBER 9 OF 14	DATE 10-22-10	PROJECT NAME Union Bank	CLIENT APPROVAL	NO.	DATE	REVISION
	SCALE Shown	ADDRESS 2865 East Coast Highway		1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
	BUILDING ID #	CITY/STATE Corona Del Mar, CA	PROPERTY OWNER APPROVAL	2	11-10-10	sign #2 to 22 sq. ft.
				3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client

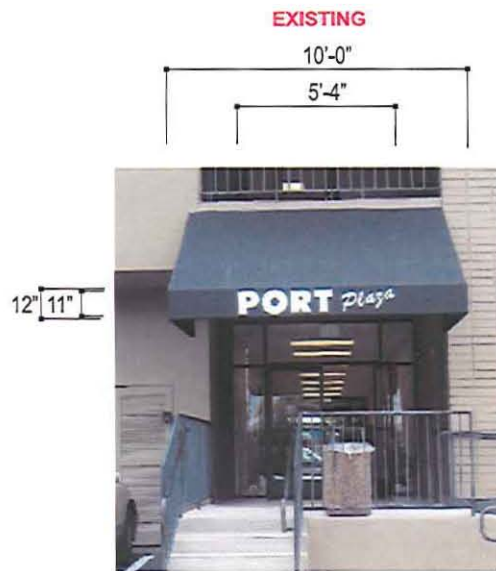
ADIMPACT

18772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-0015 fax. 949-476-0029



3 PARTIAL SOUTH ELEVATION / NON ILLUM. CHANNEL LETTERS

DATE 10-22-10	PROJECT NAME Union Bank	CLIENT APPROVAL	NO.	DATE	REVISION
SCALE Shown	ADDRESS 2865 East Coast Highway	PROPERTY OWNER APPROVAL	1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
BUILDING ID #	CITY/STATE Corona Del Mar, CA		2	11-10-10	Sign #2 to 22 sq. ft.
PAGE NUMBER 10 OF 14			3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client



4a

AWNING WITH WHITE TENANT COPY.



4b

AWNING WITH WHITE TENANT COPY.

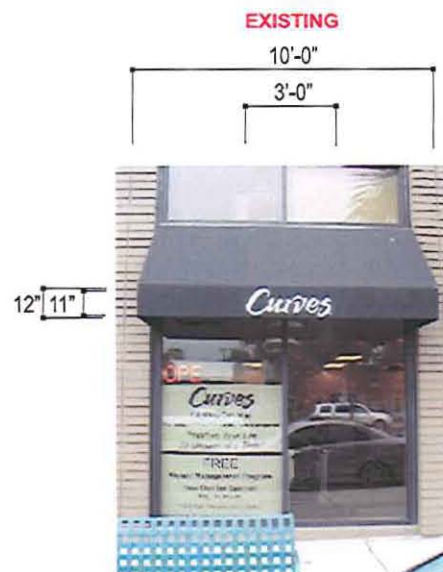
3.44 Sq. Ft.



4c

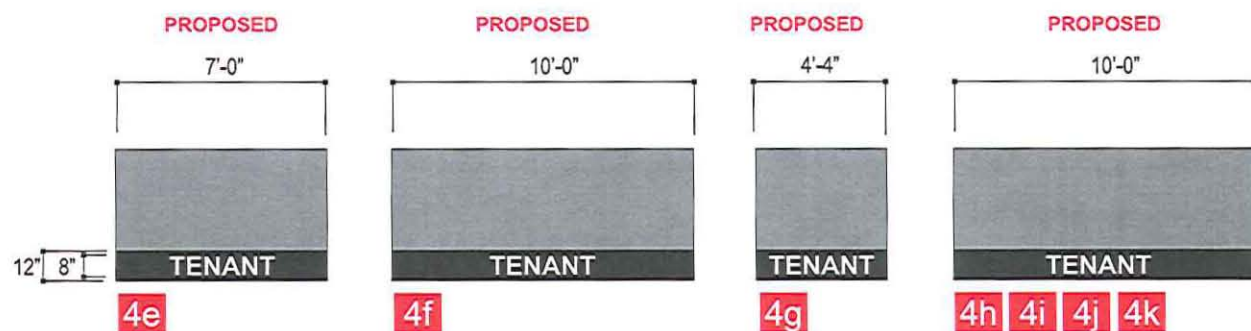
AWNING WITH WHITE TENANT COPY.

3.44 Sq. Ft.



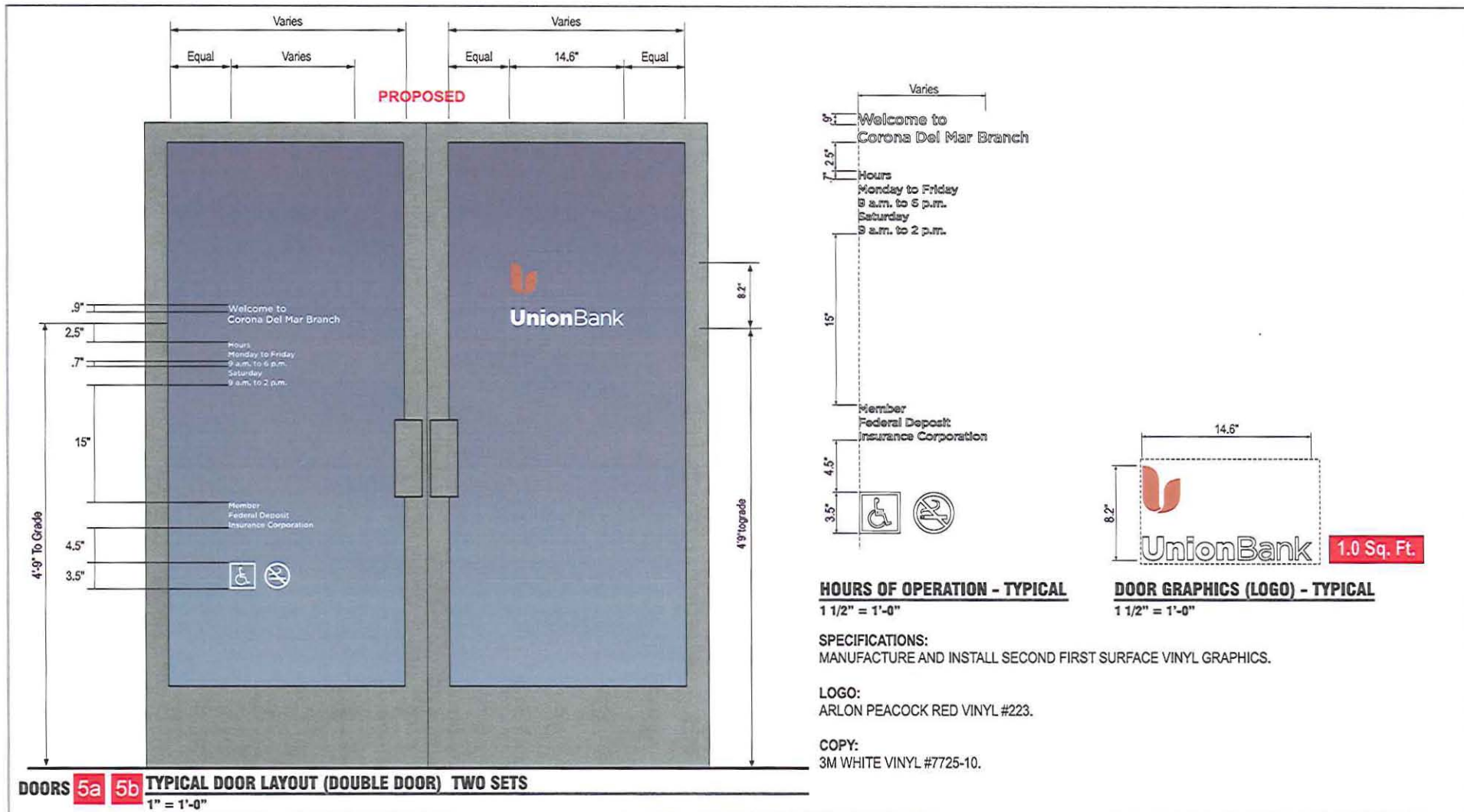
4d

AWNING WITH WHITE TENANT COPY.



BLACK AWNINGS WITH WHITE TENANT COPY.

PAGE NUMBER 12 OF 14	DATE	PROJECT NAME	CLIENT APPROVAL	NO.	DATE	REVISION	ADIMPACT 19772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-0015 fax 949-476-0029
	10-22-10	Union Bank		1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH	
	SCALE	ADDRESS	PROPERTY OWNER APPROVAL	2	11-10-10	sign #2 to 22 sq. ft.	
	Shown	2865 East Coast Highway		3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client	
	BUILDING ID #	CITY/STATE					
	-	Corona Del Mar, CA					



PAGE NUMBER
13 OF 14

DATE
10-22-10

SCALE
Shown

BUILDING ID #
-

PROJECT NAME
Union Bank

ADDRESS
2865 East Coast Highway

CITY/STATE
Corona Del Mar, CA

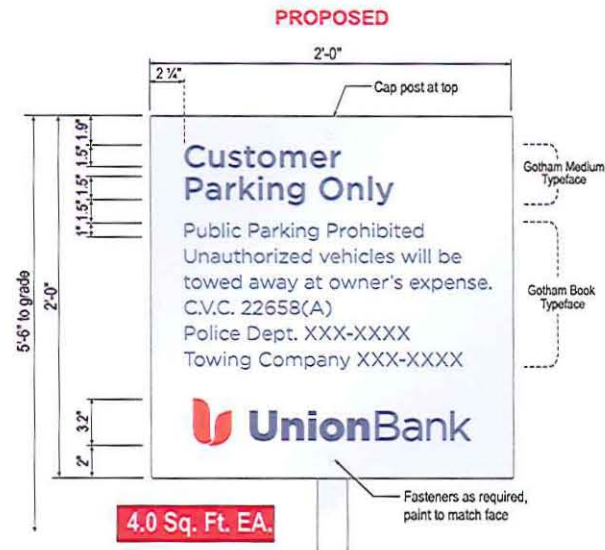
CLIENT APPROVAL

PROPERTY OWNER APPROVAL

NO.	DATE	REVISION
1	11-03-10	ADD COPY TO AWNINGS / RE-LABEL / ADD SIGN GRAPH
2	11-10-10	sign #2 to 22 sq. ft.
3	12-08-10	Renumbered signs and revised sq. ft. for proposed signs per client

ADIMPACT

18772 MacArthur Blvd. Suite 110 Irvine, CA 92612 949-476-6815 fax. 949-476-0829



6a thru **6e** **NEW S/F NON-ILLUMINATED DIRECTIONAL SIGN**

Scale: 1 1/2" = 1'-0"

SPECIFICATIONS:

MANUFACTURE & INSTALL (5) NEW .125" ALUMINUM PANELS
PAINTED METALLIC SILVER #281-342 W/ VINYL COPY. MOUNT
ON NEW 2" SQUARE TUBE PAINTED METALLIC SILVER #281-342.

COPY: ARLON SAPPHIRE BLUE #17 VINYL

LOGO: ARLON PEACOCK RED #223 VINYL

NOTE:

LOCATIONS TO BE DETERMINED.