



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director  
Brenda Wisneski, Deputy Community Development Director *BW*

SUBJECT: Report of actions taken by the Zoning Administrator, Hearing Officer, and/or Planning Division staff for the week ending December 2, 2012

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**ZONING ADMINISTRATOR ACTIONS  
NOVEMBER 30, 2011**

- Item 1: Soak Day Spa – Minor Use Permit No. UP2011-030 (PA2011-180)  
504 West Balboa Boulevard  
  
This item was approved. Council District 1
- Item 2: Narcissus Avenue Parcel Map – Parcel Map No. NP2011-009 (PA2011-192)  
214 Narcissus Avenue  
  
This item was approved. Council District 6

**HEARING OFFICER ACTIONS  
NOVEMBER 30, 2011**

- Item 3: Boswell Property - Abatement Period Extension - Abatement Period Extension  
No. PA2010-188  
313 East Balboa Boulevard  
  
This item was approved. Council District 1
- Item 4: Morrison Property - Abatement Period Extension - Abatement Period Extension  
No. PA2011-059  
1526 Placentia Avenue  
  
This item was approved. Council District 2
- Item 5: Legere Property - Abatement Period Extension - Abatement Period Extension  
No. PA2011-079  
813 East Balboa Boulevard  
  
This item was approved. Council District 1

## COMMUNITY DEVELOPMENT DIRECTOR OR PLANNING DIVISION STAFF ACTIONS ACTIONS

- Item 6: Verizon Wireless - Telecommunications Permit No. TP2011-010 (PA2011-109)  
22183 Newport Coast Drive  
This item was approved on December 1, 2011 Council District 6

Item 7: Verizon Wireless – Telecommunications Permit No. TP2011-013 (PA2011-155)  
1601 Bayside Drive  
This item was approved on December 1, 2011 Council District 5

Item 8: Verizon Wireless - Telecommunications Facility Permit No. TP2011-014  
(PA2011-162)  
20162 Birch Street  
This item was approved on December 1, 2011 Council District 4

Item 9: Verizon Wireless - Telecommunications Permit No. Amendment 1 to TP2011-012 (PA2011-205)  
900 Newport Center Drive  
This item was approved on December 1, 2011 Council District 5

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

*Email* Jon Lewis, Support Services Lt., NBPD



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

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**ZONING ADMINISTRATOR ACTION LETTER**

**Application No.** Minor Use Permit No. UP2011-030 (PA2011-180)

**Applicant** Melissa Finlay

**Site Address** 504 West Balboa Boulevard  
Soak Day Spa

**Legal Description** Lot 20, Block 3, East Newport Tract

On November 30, 2011, the Zoning Administrator approved the following: A minor use permit application for a day spa. The spa will offer treatments including saunas and baths. The spa will also include retail sales of related products. The property is developed with a mixed use structure consisting of the subject suite, an enclosed storage area on the first floor, and a residential unit on the second floor. The adjacent lot to the east is under the same ownership and contains a drive aisle and four (4) parking spaces. The property is located in the MU-V (Mixed-Use Vertical) Zoning District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

**FINDINGS**

A. *This project conforms with the requirements of the California Environmental Quality Act (CEQA).*

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 (CEQA) Guidelines under Section 15301 Class 1 (Existing Facilities). The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project involves an interior remodel of an existing commercial space and a change in use from a laundromat to a day spa, which is a negligible expansion of use.

In accordance with Section 20.52.020 (F) (Findings and decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the minor use permit are set forth:

B. *The use is consistent with the General Plan and any applicable specific plan.*

1. The General Plan land use designation for this site is MU-V (Mixed Use Vertical). The MU-V designation is intended to provide for the development of properties for

mixed-use structures that vertically integrate housing with retail, office, restaurant, and similar nonresidential uses, or stand alone commercial development. The day spa is consistent with this land use designation.

2. The subject property is not part of a specific plan area.
- C. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.*
  1. The site is located in the MU-V (Mixed-Use Vertical) Zoning District. The MU-V zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
  2. Pursuant to Section 20.70.020 (Definitions of Specialized Terms and Phrases), a day spa is classified as a "personal services, restricted land use."
  3. The day spa use is consistent with the legislative intent of Section 20.22.020 (Mixed-Use Zoning Districts Land Uses and Permit Requirements) of the NBMC, which requires approval of a minor use permit for a personal services, restricted land use. The Zoning Code indicates that the personal services, restricted land uses have the possibility of having a blighting and/or deteriorating effect upon surrounding areas; therefore the location of these land uses should be dispersed from other similar uses in order to minimize adverse impacts. Other personal services, restricted land uses include healing arts, tanning salons, and tattoo services and body piercing studios. Nearby uses include residential, a market, a coffee shop, a library, a fire station, and a hair salon. The proposed project will not create an over abundance of personal services, restricted land uses in the area.
  4. Pursuant to Section 20.40.040 (Off-Street Parking Spaces Required) of the NBMC, personal services land uses require one parking space per 250 square feet of gross floor area. A variance was approved on September 24, 1990, by the City Council for the previous laundromat use to waive four (4) of the eight (8) required parking spaces. The four (4) parking spaces provided on the adjacent lot are designated for the uses on the subject property. Laundromats are designated as a personal services use and have the same parking requirement as day spas. Therefore, per the Code the change in use does not increase the parking requirement.
- D. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.*
  1. The day spa will occupy the 800-square-foot suite fronting West Balboa Boulevard. There are four (4) treatment rooms, two (2) saunas, and retail/display areas.
  2. The project is located within a mixed-use zoning district. Nearby uses include residential, personal services, specialty food and beverage sales, and a library.

The operational characteristics of the project are that of a typical day spa with retail sales, and are compatible with the residential and commercial uses in the vicinity.

3. The allowed hours of operation are 9:00 a.m. to 9:00 p.m., daily, thereby limiting the likelihood of late night/early morning land use conflicts with nearby residences and businesses.
- E. *The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.*
  1. The subject lot, in combination with the adjacent lot used for parking, is 70 feet by 60 feet (4,200 square feet in area), and is developed with a building containing three suites and surface parking lot containing 4 parking spaces. The existing building and parking lot have functioned satisfactorily with the current configuration. The lots front West Balboa Boulevard and have a ten (10) foot wide alley to the rear.
  2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property and the proposed project will not negatively affect emergency access.
- F. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, a safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*
  1. The use will serve the surrounding commercial and residential community, as well as visitors to the area.
  2. The business will not be open during early mornings or late nights, which will minimize any potential detriment to the area.
  3. The use will not create any negative noise impacts to the community and is subject to the requirements of Chapter 10.26 (Community Noise Control) of the Municipal Code
  4. The use is not characterized by any vibrations, odors, or other activities that would adversely impact the nearby uses

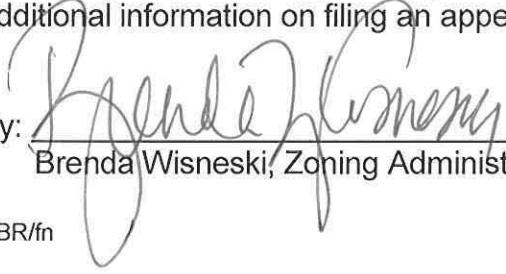
## CONDITIONS OF APPROVAL

1. The development of the day spa shall be in substantial conformance with the approved site plan and floor plan.

2. A copy of the approval letter shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits, if permits are deemed necessary.
3. Any change in operational characteristics, hours of operation, expansion in area, or other modification to the approved plans, shall require an amendment to this minor use permit or the processing of a new use permit.
4. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
5. The hours of operation shall be limited to between 9:00 a.m. to 9:00 p.m., daily.
6. Massage services are not allowed unless an amendment to this use permit is first approved.
7. The applicant is required to obtain all applicable permits from the City Building Division. Construction plans must comply with the most recent, City-adopted version of the California Building Code, and must comply with all applicable State Disabilities Access requirements.
8. No temporary "sandwich" signs, balloons or similar temporary signs shall be permitted, either on-site or off-site, to advertise the proposed use, unless specifically permitted in accordance with the Sign Ordinance of the Municipal Code. Temporary signs shall be prohibited in the public right-of-way, unless otherwise approved by the Public Works Department in conjunction with the issuance of an encroachment permit or encroachment agreement.
9. The Zoning Administrator may add to or modify conditions of approval to this Minor Use Permit, or revoke this permit upon a determination that the operation that is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.
10. This approval shall expire unless exercised within 24 months from the end of the appeal period, in accordance with Section 20.54.060 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 **Soak Day Spa Minor Use Permit** including, but not limited to, **Minor Use Permit No. UP 2011-030 (PA2011-180)**. 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:** Minor Use Permit applications do not become effective until 14 days following the date of action. Prior to the effective date the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

By:   
Brenda Wisneski, Zoning Administrator

GBR/fn

Attachments: ZA 1 Vicinity Map  
ZA 2 Project Plans

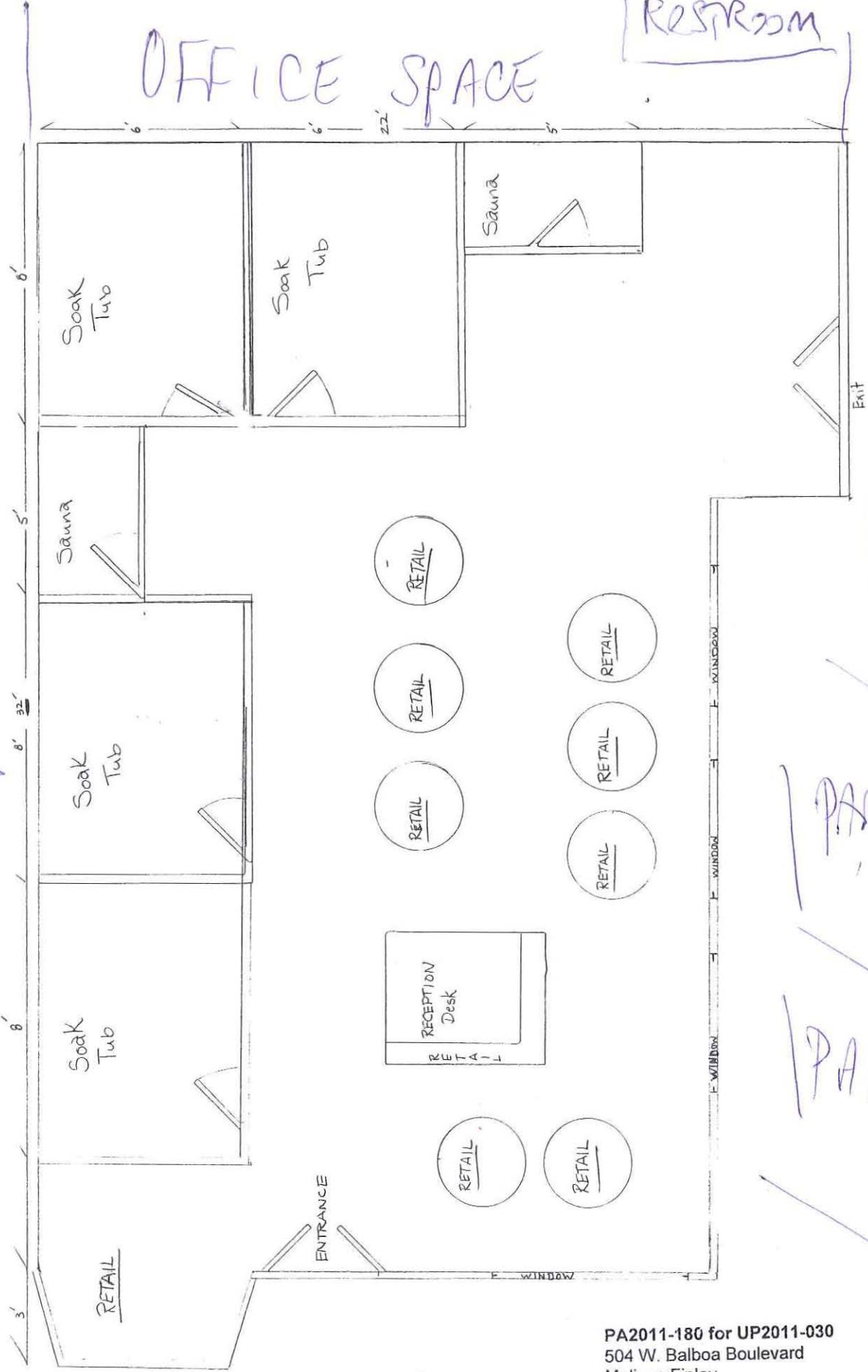
## VICINITY MAP



Minor Use Permit No. UP2011-030  
PA2011-180

**504 West Balboa Boulevard**

# OFFICE SPACE



PA2011-180 for UP2011-030  
504 W. Balboa Boulevard  
Melissa Finlay

WEST BALBOA BLVD

504 WEST  
APPROVED BY:  
SCALE:  $\frac{1}{2}'' = 1\text{ FT}$   
DATE:

MELISSA FINLAY

380 square ft  
2nd Story Unit  
504 1/2 stud  
Apt Apt  
ABOVE STORAGE

APT ABOVE STORAGE UNIT

## Upstairs Unit

380 Square Ft  
Storage  
Back Unit  
Ground Floor

A hand-drawn floor plan of a house. The plan includes a front entrance, a living room, a dining room, a kitchen, a bathroom, a central hall, and a back porch. The plan is labeled with room names and dimensions. Labels include: '2ND FLOOR' at the top left, 'STAIRS TO' on the left side, 'BEDROOM' at the top center, 'LIVING ROOM' at the top right, 'DINING ROOM' below it, 'KITCHEN' at the bottom left, 'BATH' at the bottom center, 'HALL' on the right side, and 'BACK PORCH' at the bottom right. There are also several unlabeled rectangular areas and a central circular area.

Downstairs  
in it

unit

Melissa Finlay (949) 689-7082  
504 W. Balboa Blvd  
Newport Beach Ca

504 W. Palmdale Blvd

Newport Beach Ca

A hand-drawn sketch of a rectangular building footprint. Inside the rectangle, there is a grid of horizontal lines. To the left of the sketch, the text "380 square ft" is written vertically. To the right, the text "2nd Story Unit" is written vertically. The sketch is done in black ink on a white background.

A hand-drawn sketch of a rectangular building footprint. Inside the rectangle, there is a grid of horizontal lines. To the left of the sketch, the text "380 square ft" is written vertically. To the right, the text "2nd Story Unit" is written vertically. The sketch is done in black ink on a white background.

Upstairs Unit

380 Square Ft  
Storage  
Back Unit  
Ground Floor

A hand-drawn floor plan of a building section. The plan shows a vertical layout with a top level and a lower level. On the top level, there is a room labeled "Sauna" with a triangular feature inside. The lower level contains three rectangular rooms labeled "Tub", "Soak", and "Soak" from left to right. The plan includes vertical dimensions on the left side: a top section of 5, a middle section of 2, and a bottom section of 6. The word "Exit" is written at the top right. The plan is drawn with simple lines and includes a vertical line on the far left.

This architectural floor plan illustrates a building section with the following labeled areas:

- RETAIL**: Located in the top left, top center, and top right sections.
- RECEPTION Desk**: Located in the center-right area.
- Soak Tub**: Located in the bottom center, bottom left, and bottom right sections.
- Sauna**: Located in the bottom left section.
- ENTRANCE**: Located on the right side, indicated by a double-lined doorway.
- WINDOW**: Located on the top and right edges of the building section.



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

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### ZONING ADMINISTRATOR ACTION LETTER

**Application No.**

**Parcel Map No. NP2011-009**

**County Tentative Parcel Map No. 2011-134  
(PA2011-192)**

**Applicant**

**Nicholson Companies**

**Site Address**

**214 Narcissus Avenue  
Narcissus Avenue Parcel Map**

**Legal Description**

**THE NORTHEASTERLY 25.00 FEET OF LOT 14, ALL OF LOT 16 AND THE SOUTHWESTERLY ONE-HALF OF LOT 18, BLOCK 141, OF RESUBDIVISION OF CORONA DEL MAR, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 67 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

On **November 30, 2011**, the Zoning Administrator approved the following: A Tentative Parcel Map to create two 35-foot-wide parcels for a single-family development. The property to be subdivided is comprised of a standard 30-foot-wide lot, an adjacent 15-foot-wide half lot, and a 25-foot-wide portion of an additional lot. The new parcels will not meet the minimum lot width requirement of 50 feet and area requirement of 5,000 square feet set forth in Title 20 (Zoning) for new subdivisions; however, the width and area are consistent with typical lots in the area as well as the original subdivision pattern. The property is currently occupied by a single-family dwelling that will be demolished. The property is located in the R-1 (Single-Unit Residential) District. The Zoning Administrator's approval is based on the following findings for the subdivision and subject to the following conditions.

### **FINDINGS**

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*
  1. The proposed Parcel Map is for the purpose of subdividing an existing lot consisting of one legal underlying lot (30 feet wide by 118 feet deep), half of Lot 18 (15 feet wide by 118 feet deep), and a portion of Lot 14 (25 feet wide by 118 feet deep).

2. There is an existing single-unit dwelling located on the subject parcel which is required to be demolished prior to the recordation of the map to avoid violations of the Building and Zoning Codes.
3. Future development of the proposed lots is required to comply with the Municipal Code and must be consistent with the use and development standards of the R-1 (Single-Unit Residential) Zoning District. One unit on each newly created parcel is allowed consistent with the current Zoning and General Plan Land and Coastal Land Use Plan land use designations allowing "Single-Unit Residential Detached".
4. The new parcels do not meet the minimum lot width requirement of 50 feet and area requirement of 5,000 square feet set forth in Title 20 (Zoning) for new subdivisions; however, the width and area are consistent with typical lots in the area. Deviations from the lot design standards (lot width and area standards established by the Zoning Code) can only be approved by making specific findings in accordance with Section 19.24.050.A. Those findings and the facts that support them are enumerated below and are incorporated by reference. Conditions of approval have been incorporated to require all necessary public improvements including, but not limited to, street, drainage, sidewalk and utility laterals to support the proposed subdivisions in accordance with the Subdivision Code.

*B. That the site is physically suitable for the type and density of development.*

1. The subject property has an area of 8,260 square feet (118 feet by 70 feet) and consists of one underlying lot (30 feet wide by 118 feet deep), half of Lot 18 (15 feet wide by 118 feet deep), and a portion of Lot 14 (25 feet wide by 118 feet deep). The proposed parcels would be 35 feet wide by 118 feet deep and would be rectangular in shape.
2. The site is sloped less than 20 percent and is suitable for the development of two residences.

*C. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

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 15 (Minor Land Divisions) which allows the division of property in urbanized areas zoned for residential, commercial, or industrial

use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are presently available, the property was not involved in a division of a larger parcel within the previous two years, and the property does not have an average slope greater than 20 percent. The project site does not contain significant biological resources as it is currently developed with a single residential unit.

*D. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

1. The proposed Parcel Map would subdivide a property consisting of a legal lot and portions of adjacent lots into two lots for the purpose of developing two new single-unit dwellings. Although no construction plans are submitted at this time, all construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

*E. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

1. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development as there are no public easements that are located on the property.

*F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

1. The project site is not subject to a Williamson Act contract as it is developed with a single family residence where no agricultural resources are present.

*G. That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) There is an adopted specific plan for the area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area.*

1. The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code, and is not located within a specific plan area.

*H. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

1. The proposed Parcel Map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

*I. That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

1. The proposed Parcel Map is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the proposed lots is consistent with the number of units allowed in the R-1 Zoning District. No affordable housing units are being eliminated since the previously existing single-unit dwelling was not occupied by a low or moderate income household.

*J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

1. Wastewater discharge into the existing sewer system will not violate Regional Water Quality Control Board (RWQCB) requirements because a single-unit dwelling would be developed on each proposed lot.

*K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

1. The subject property is located within the Coastal Zone, and there is no public access or recreation area located on the site. The proposed subdivision

would be consistent with the policies of the certified Local Coastal Program Land Use Plan.

### **Deviation from Design Standards**

Per Section 19.24.050.A of Title 19 (Lot Design, Lot Size), new subdivisions must meet the applicable zoning district regulations stated in Title 20 (Zoning Code). Deviation from the design standards set forth in Chapter 19 of Title 19 may be approved by the Zoning Administrator subject to specific findings stated per Section 19.24.130.C. The proposed subdivision would create lots which would not meet the lot width and lot area standards required by the Zoning Code for new subdivisions within the R-1 Zoning District. The Zoning Code requires new subdivision lots to be 50 feet wide, and have a lot area of 5,000 square feet. The proposed parcels of land are 35 feet wide with an area of 4,130 square feet. The required findings to deviate from the standards and facts in support of those findings are as follows:

### **FINDINGS**

- A. The requested deviations will create a land plan or development design equal or superior to that under the baseline design standards in this Chapter.*

  1. The proposed lots are comparable in width, length, and area to the original subdivision which was comprised of 30-foot-wide by 118-foot-deep lots.
  2. The existing lot orientation with vehicular access from the alley and pedestrian access from Narcissus Avenue is maintained.
- B. The deviations will not negatively impact the carrying capacity of the local vehicular circulation network.*

  1. The proposed subdivision would increase the density by one (1) single-unit residential structure. According to the City's Traffic Engineer, Narcissus Avenue has sufficient capacity to accommodate the minor increase in traffic.
- C. The deviations will not negatively impact pedestrian circulation.*

  1. The subdivision will not reduce or encroach within the abutting public right-of-way (Narcissus Avenue).
  2. The subdivision will not eliminate or impede pedestrian circulation provided that the necessary improvements are provided in accordance with applicable Public Works design standards and permitting.
- D. The resulting subdivision will be compatible with the pattern of surrounding subdivisions.*

1. The original subdivision established 30-foot-wide lots on both sides of Narcissus Avenue and throughout Old Corona del Mar. The development of single-unit dwellings after the consolidation of lots and/or resubdivision of lots has occurred within the neighborhood. Although many of the original lots remain, lot consolidation and re-subdivisions have occurred resulting in lots that vary from 30 feet wide to 56 feet wide in the area.
2. Three of the lots directly opposite the project site on Narcissus Avenue have been merged or re-subdivided and are greater than 35 feet in width.
3. The abutting lot at 210 Narcissus Avenue is 35 feet wide.

*E. The resulting subdivision design and improvements will not be materially detrimental to the residents or tenants of the proposed subdivision or surrounding properties, nor to public health or safety.*

1. The proposed subdivision to re-subdivide the existing parcel in a comparable manner to the underlying, legal lots would allow a single-unit dwelling to be constructed on each lot in accordance with the General Plan. Approval does not introduce an incompatible land use and the resulting subdivision design would not be detrimental to the residents as vehicular and pedestrian access would be maintained. Any new development must be in accordance with the conditions of approval and the Municipal Code. The resulting 35-foot-wide lots are not inconsistent with the variety of lot widths and development pattern of the neighborhood.

## CONDITIONS OF APPROVAL

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAVD88). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. Prior to recordation of the Parcel Map, the applicant shall obtain a determination, in writing, from the California Coastal Commission that the subdivision is not a

development under the California Coastal Act, or obtain California Coastal Commission approval for the subdivision.

4. Prior to recordation of the Parcel Map, the existing single-unit dwelling shall be demolished.
5. Prior to recordation of the Parcel Map, park dedication fees for one new residential unit shall be paid consistent with the fee amount in effect at the time of payment.
6. Prior to issuance of building permits for the second single-family residence, in-lieu housing fees for one new residential unit shall be paid consistent with the fee amount in effect at the time of payment.
7. Prior to issuance of building permits for the second single-family residence, fair-share fees for one new residential unit shall be paid consistent with the fee amount in effect at the time of payment.
8. All applicable Public Works Department plan check fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
9. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
10. The applicant shall reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the Narcissus Avenue frontage. The limits of reconstruction are at the discretion of the Public Works Inspector.
11. Additional public works improvements, including street and alley reconstruction work, may be required at the discretion of the Public Works Inspector.
12. An approved encroachment permit is required for all work activities within the public right-of-way.
13. All on-site drainage shall comply with the latest City Water Quality requirements.
14. Prior to finalization of building permits, all existing overhead utility connections shall be undergrounded.
15. All vehicular access to the property shall be from the adjacent alley, unless otherwise approved by the City Council.
16. Prior to finalization of building permits, all above ground improvements shall stay clear of the alley setback; hence, the existing concrete block wall, wooden fence, and other improvements in said area shall be removed.

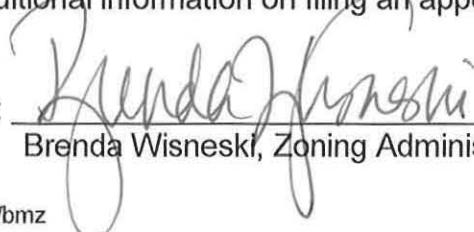
17. All private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
18. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
19. A Public Works Department encroachment permit inspection is required before the Building Division Permit Final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site have been damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100% paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
20. Per Chapter 13 (Streets, Sidewalks and Public Property) of the City Municipal Code, one 36-inch boxed street tree shall be planted in front of each lot along the Narcissus Avenue frontage unless otherwise approved by the Municipal Operations Department.
21. Each unit on each lot shall be served by its individual water meter and sewer later/cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Said water meter and sewer cleanout shall be located within the public right-of-way.
22. Each unit on each lot shall be served with individual gas and electrical service connection and shall maintain separate meters of the utilities.
23. 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 **Narcissus Avenue Parcel Map** including, but not limited to, the **NP2011-009, (PA2011-192)**. 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.

24. This Parcel Map shall expire if the map has not been recorded within three years of the effective date of approval, unless an extension is granted by the Community Development Director in accordance with the provisions of Chapter 19.16 (Tentative Map Expiration and Extension) of the Newport Beach Municipal Code.

**PUBLIC NOTICE**

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

**APPEAL PERIOD:** Tentative Parcel Map applications do not become effective until 10 days following the date of action. Prior to the effective date the applicant or any interested party may appeal the decision of the Zoning Administrator to the Planning Commission by submitting a written appeal application to the Community Development Director. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

By:   
Brenda Wisneski, Zoning Administrator

BW/bmz

Attachments: ZA 1 Vicinity Map  
ZA 2 County Tentative Parcel Map No. 2011-134

## **Attachment No. ZA 1**

Vicinity Map

## VICINITY MAP



Parcel Map No. NP2011-009  
PA2011-192

**214 Narcissus Avenue**

# **Attachment No. ZA 2**

County Tentative Parcel Map No. 2011-134

# TENTATIVE PARCEL MAP NO. 2011-134

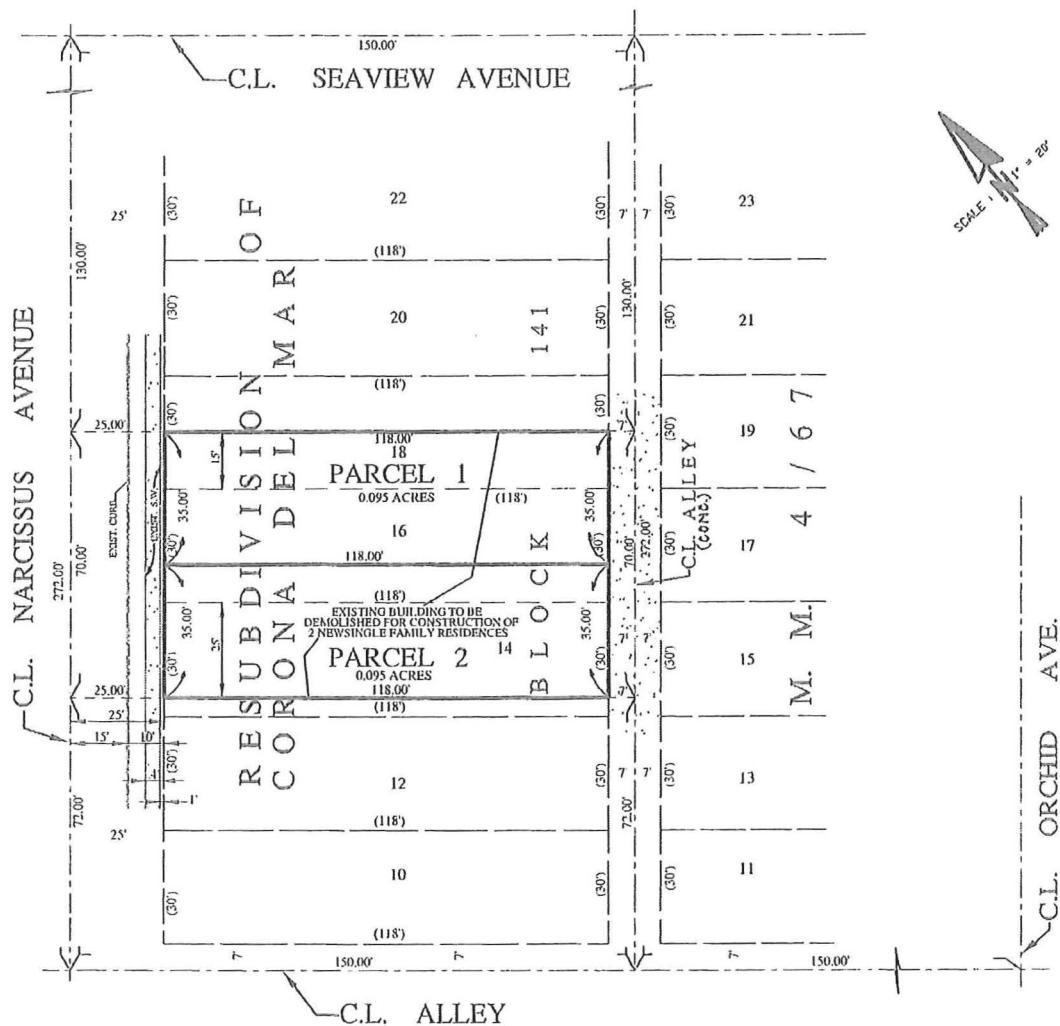
IN THE CITY OF NEWPORT BEACH, COUNTY  
OF ORANGE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF THE NORTHEASTERLY 25 FEET OF LOT 14, ALL OF LOT 16 AND THE  
SOUTHWESTERLY ONE-HALF OF LOT 18, IN BLOCK 141 OF "RESUBDIVISION OF CORONA DEL MAR",  
PER MAP RECORDED IN BOOK 4, PAGE 67 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY

PETE J. DUCA  
R.C.E. 24668

2 PARCELS  
0.190 ACRES GROSS  
FOR 2 SINGLE FAMILY HOMES

DUCA-McCOY, INC.  
CIVIL ENGINEERS



PROPERTY OWNER :  
NICHOLSON CONSTRUCTION COMPANY  
4220 VON KARMAN AVENUE, STE. 210  
NEWPORT BEACH, CA 92660  
(949) 756-8393

ENGINEER :  
DUCA-McCOY  
3840 E. COAST HIGHWAY  
CORONA DEL MAR, CA 92625  
(949) 675 4487

PETE J. DUCA  
R.C.E. 24668

10-20-11

UTILITIES :

SEWER AND WATER :  
CITY OF NEWPORT BEACH  
3300 NEWPORT BLVD.  
NEWPORT BEACH, CA 92663  
(949) 644-3011

SOUTHERN CALIF. GAS. CO.  
P.O.BOX 3334  
ANAHEIM, CA.  
(714) 835-0221

SOUTHERN CALIF. EDISON. CO.  
P.O.BOX 2307  
SANTA ANA, CA.  
(714) 835-5200

PACIFIC TELEPHONE CO.  
2911 DAIMLER  
SANTA ANA, CA.  
(714) 546-2842



SITE  
VICINITY MAP  
TENTATIVE  
PAR. MAP NO. 2011-134

PA2011-192 for NP2011-009  
214 Narcissus Avenue  
Nicholson Companies

## RESOLUTION NO. HO 2011- 002

### A RESOLUTION OF A HEARING OFFICER OF THE CITY OF NEWPORT BEACH APPROVING THE ABATEMENT EXTENSION PERIOD FOR THE PROPERTY LOCATED AT 313 EAST BALBOA BOULEVARD (PA 2010-188)

**WHEREAS**, Chapter 20.38.100 of the Newport Beach Municipal Code (NBMC) requires nonconforming nonresidential uses in residential zoning districts to be abated and terminated upon the expiration of time periods identified by the NBMC. Following the issuance of an Abatement Order, Chapter 20.38.100 provides that a property owner may request an extension of the abatement period in order to amortize a property owner's investment in the property and avoid an unconstitutional taking of property; and

**WHEREAS**, an application was filed on behalf of Lucinda Boswell, the property owner, with respect to property located at 313 East Balboa Boulevard, and legally described as Lot 12, Block 2, Newport Bay Tract, requesting an extension of the abatement period specified by the NBMC Section 20.38.100, (Abatement Periods). If granted, the extension will allow the property owner to enter into new leases for the nonresidential use of the commercial space for ten years (November 30, 2021), and will not affect the ability to renew, extend or enter into new leases for the residential units. The property is located in the R-2 Zoning District (Two-Unit Residential), where such nonresidential uses are not permitted; and

**WHEREAS**, a public hearing was held on November 30, 2011, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the NBMC and other applicable laws. Evidence, both written and oral, was presented and considered at this meeting; and

**WHEREAS**, the hearing was presided over by Hon. John C. Woolley, retired Judge (California Superior Court, Orange County), Hearing Officer for the City of Newport Beach; and

**WHEREAS**, the findings and considerations of Section 20.38.100 of the NBMC and facts in support of the findings and considerations are as follows:

1. **The length of the abatement period is not appropriate considering the owner's investment in the use;**

Facts in Support of Finding: The one year abatement period specified by the Municipal Code is not of sufficient duration to amortize the property owner's investment of the physical improvements performed over the last several years. An extension of the abatement period to ten years is necessary to avoid economic hardship that will result if the owner is required to abate the use and terminate the residential leases prior to expiration to accommodate renovation of the building.

**2. The length of time the use was operating prior to the date of nonconformity justifies the extension of the abatement period beyond the code specified one year.**

Facts in Support of Finding: The property became nonconforming in 1989, 22 years ago, when the City Council adopted Ordinance No. 89-34 that changed the zoning of the subject property from the C-1 District (Commercial) to the R-2 District (Two-Family Residential), to bring the zoning into conformance with the General Plan Amendment 87-1 (A) adopted on October 24, 1988. The existing structure and use conformed to the Land Use Element of the General Plan for the prior 40 years. An extension to the one-year abatement period is justified due to the significant length of time that the use was operating in conformance with the General Plan.

**3. The existing structure is not suitable for conversion to an alternate use.**

Facts in Support of Finding: The current building is not suitable for conversion from the existing commercial use to a residential building without demolishing and building new, or major renovation to provide adequate living areas and residential parking, and displacement of the current residential tenants. Any new residential use would have to comply with all current municipal requirements, including height, floor area and parking. The current designations would allow up to two dwelling units and require four garage parking spaces on site.

**4. No harm to the public will result if the nonresidential use remains beyond the one year abatement period.**

Facts in Support of Finding: The mixed-use building is located in an area that is occupied by other nearby nonresidential uses; including public utilities and retail uses. It is anticipated that the continued commercial use of the subject property will remain compatible with the surrounding uses and will not have any negative impact on the residential uses in the vicinity, as it has for the past 57 years. The commercial tenant (tattoo parlor) of the mixed-use building, up until September of this year, had been in operation for over 22 years and had not created any negative impact on the neighboring uses.

**5. The cost and feasibility of relocating the use to another site cannot be accommodated within the code specified one year abatement period.**

Facts in Support of Finding: The relocation of the present residential tenants would occur if a major renovation or reconfiguring of the building was implemented. That the property owner, without the extension of the abatement period, cannot enter into new leases for the commercial spaces and would suffer an extended period of reduced revenue. Construction to combine or reconfigure the building is also affected by the length of the residential leases which would result in a prolonged loss of revenue from both the commercial space and the residential units, if closed for the renovation.

**WHEREAS**, this activity has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities). This class of projects has been determined not to have a significant effect on the environment and is exempt from the provisions of CEQA. This activity is also covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of the CEQA Guidelines. It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment and therefore it is not subject to CEQA.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1.** The Hearing Officer of the City of Newport Beach hereby approves the requested Abatement Period Extension (PA2010-188), subject to the findings and considerations, and conditions of approval set forth above.

**Section 2.** The Abatement Period Extension for the property located at 313 East Balboa Boulevard, and legally described as Lot 12, Block 2, Newport Bay Tract, is hereby extended and will expire on November 30, 2021, at which time all nonresidential use of the property shall cease or the building be demolished, unless an additional extension of the abatement period is granted; or an appropriate change in the Zoning District, the Land Use Plan of the Local Coastal Program, and the General Plan Land Use Designation are approved and adopted prior to that date; or a change to the Zoning Regulations pertaining to nonconforming uses or their abatement are approved and adopted prior to that date..

**Section 3.** This action shall become final and effective fourteen (14) days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20, Planning and Zoning, of the Newport Beach Municipal Code.

City of Newport Beach  
Hearing Officer Resolution  
Abatement Extension - Boswell  
(313 East Balboa Boulevard)  
Page 4 of 4

APPROVED AND ADOPTED THIS 30th DAY OF NOVEMBER 2011.

By: \_\_\_\_\_

Hon. John C. Woolley, retired Judge  
(California Superior Court, Orange County)  
Hearing Officer for the City of Newport Beach

ATTEST:

\_\_\_\_\_  
City Clerk

## RESOLUTION NO. HO 2011- 003

### A RESOLUTION OF A HEARING OFFICER OF THE CITY OF NEWPORT BEACH APPROVING THE ABATEMENT EXTENSION PERIOD FOR THE PROPERTY LOCATED AT 1526 PLACENTIA AVENUE (PA 2011-059)

**WHEREAS**, Chapter 20.38.100 of the Newport Beach Municipal Code (NBMC) requires nonconforming nonresidential uses in residential zoning districts to be abated and terminated upon the expiration of time periods identified by the NBMC. Following the issuance of an Abatement Order, Chapter 20.38.100 provides that a property owner may request an extension of the abatement period in order, to amortize a property owner's investment in the property and avoid an unconstitutional taking of property; and

**WHEREAS**, an application was filed on behalf of Mary Anne Morrison, the owner of property located at 1526 Placentia Avenue, and legally described as Parcel 1 of PM-124-25, requesting an extension of the abatement period specified by the NBMC Section 20.38.100. If granted, the extension will allow the continued operation of existing commercial use for ten years from the date of the Hearing Officer's approval (November 30, 2021). The property is located in the RM (2420) Zoning District, where such nonresidential uses are not permitted; and

**WHEREAS**, a public hearing was held on November 30, 2011, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the NBMC and other applicable laws. Evidence, both written and oral, was presented and considered at this meeting; and

**WHEREAS**, the hearing was presided over by Hon. John C. Woolley, retired Judge (California Superior Court, Orange County), Hearing Officer for the City of Newport Beach; and

**WHEREAS**, the findings and considerations of Section 20.38.100 (C.4(c)) of the NBMC and facts in support of the findings and considerations are as follows:

- 1. The length of the abatement period is not appropriate considering the owner's investment in the use;**

Facts in Support of Finding: The one-year abatement period provided by the Municipal Code is not of sufficient to amortize the property owner's investment due to the existing term of the lease agreement. An extension period for the term of the lease is necessary to avoid economic hardship that will result if the owner is required to abate the use prior to expiration of the lease.

**2. The length of time the use was operating prior to the date of nonconformity justifies the extension of the abatement period beyond the code specified one year.**

Facts in Support of Finding: The property became nonconforming in 2006 when the City Council adopted Resolution No. 2006-76 approving a General Plan Update. The existing structure and use conformed to the Land Use Element of the General Plan for 40 years prior to the General Plan Update. An extension to the one-year abatement period is justified due to the significant length of time that the use was operating in conformance with the General Plan.

**3. The existing structure is not suitable for conversion to an alternate use.**

Facts in Support of Finding: The building could be modified to accommodate other commercial or nonresidential uses. However, the current building is not suitable for conversion from the existing commercial use to a residential building without near total demolition and major renovation to provide adequate living areas and residential parking consistent with current Code requirements.

**4. No harm to the public will result if the nonresidential use remains beyond the one year abatement period.**

Facts in Support of Finding: The property is located in an area that is currently occupied by other nonresidential uses; including office, medical office and retail uses included a convenience/liquor store. The continued commercial use of the subject property, which has existed for 45 years, is compatible with the surrounding uses and is not likely to have any negative impact or pose harm on the neighboring residential and nonresidential uses in the vicinity.

**5. The cost and feasibility of relocating the use to another site cannot be accommodated within the one-year abatement period.**

Facts in Support of Finding: The relocation of the present use would be costly since there is no storefront unit or comparable building within the general vicinity of the property to accommodate relocation. Consequently, relocation would result in a loss of clientele and could result in a prolonged loss of revenue as clientele is re-established in a new location.

**WHEREAS**, this activity has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing

Facilities). This class of projects has been determined not to have a significant effect on the environment and is exempt from the provisions of CEQA. This activity is also covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of the CEQA Guidelines. It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment and therefore it is not subject to CEQA.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1.** The Hearing Officer of the City of Newport Beach hereby approves the requested Abatement Period Extension (PA2011-059), subject to the findings and considerations set forth above.

**Section 2.** The Abatement Period Extension for the property located at 1526 Placentia Avenue, and legally described as Parcel 1 of PM-124-25, is hereby extended and will expire on November 30, 2021, at which time all nonresidential use of the property shall cease or the building be demolished, unless an additional extension of the abatement period is granted; or an appropriate change in the Zoning District and the General Plan Land Use Designation are approved and adopted; or a change to the Zoning Regulations pertaining to nonconforming uses or their abatement are approved and adopted prior to that date.

**Section 3.** This action shall become final and effective fourteen (14) days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20, Planning and Zoning, of the Newport Beach Municipal Code.

**APPROVED AND ADOPTED THIS 30<sup>TH</sup> DAY OF NOVEMBER 2011.**

By: \_\_\_\_\_  
Hon. John C. Woolley, retired Judge  
(California Superior Court, Orange County)  
Hearing Officer for the City of Newport Beach

ATTEST:

---

City Clerk

## RESOLUTION NO. HO 2011- 004

### A RESOLUTION OF A HEARING OFFICER OF THE CITY OF NEWPORT BEACH APPROVING THE ABATEMENT EXTENSION PERIOD FOR THE PROPERTY LOCATED AT 813 EAST BALBOA BOULEVARD (PA 2011-079)

**WHEREAS**, Chapter 20.38.100 of the Newport Beach Municipal Code (NBMC) requires nonconforming nonresidential uses in residential zoning districts to be abated and terminated upon the expiration of time periods identified by the NBMC. Following the issuance of an Abatement Order, Chapter 20.38.100 provides that a property owner may request an extension of the abatement period in order, to amortize a property owner's investment in the property and avoid an unconstitutional taking of property; and

**WHEREAS**, an application was filed on behalf of Steve Legere, the property owner, with respect to property located at 813 East Balboa Boulevard, and legally described as Lot 7, Block 12, Balboa Tract, requesting an extension of the abatement period specified by the NBMC Section 20.38.100, (Abatement Periods). If granted, the extension will allow the continued operation of an existing commercial use for ten years (November 30, 2021). The property is located in the R-2 Zoning District (Two-Unit Residential), where such nonresidential uses are not permitted; and

**WHEREAS**, a public hearing was held on November 30, 2011, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the NBMC and other applicable laws. Evidence, both written and oral, was presented and considered at this meeting; and

**WHEREAS**, the hearing was presided over by Hon. John C. Woolley, retired Judge (California Superior Court, Orange County), Hearing Officer for the City of Newport Beach; and

**WHEREAS**, the findings and considerations of Section 20.38.100 (D.4) of the NBMC and facts in support of the findings and considerations are as follows:

- 1. The length of the abatement period is not appropriate considering the owner's investment in the use;**

Facts in Support of Finding: The one-year abatement period provided by the Municipal Code is not of sufficient to amortize the property owner's investment due to the existing lease agreement which expires in September 2015, and the investment of the tenant. An extension period for the term of the lease is necessary to avoid economic hardship that will result if the owner is required to abate the use prior to expiration of the lease.

**2. The length of time the use was operating prior to the date of nonconformity justifies the extension of the abatement period beyond the code specified one year.**

Facts in Support of Finding: The property became nonconforming on August 12, 2003, with the adoption of Ordinance No. 2003-14 which established the Central Balboa Specific Plan Area (SP-8), and which changed the zoning designation of the subject property from commercial to two-unit residential. Therefore, the building and the use have been nonconforming for the last eight years. The existing structure and use conformed to the Land Use Element of the General Plan and Zoning District for the prior 57 years. An extension to the one-year abatement period is justified due to the significant length of time that the use was operating in conformance with the General Plan.

**3. The existing structure is not suitable for conversion to an alternate use.**

Facts in Support of Finding: The current building is not suitable for conversion from the existing commercial use to a residential building without demolishing and building new, or major renovation to provide adequate living areas and residential parking. Any new residential use would have to comply with all current municipal requirements, including height, floor area and parking. The current designations would allow up to two dwelling units and require four garage parking spaces on site.

**4. No harm to the public will result if the nonresidential use remains beyond the one year abatement period.**

Facts in Support of Finding: The subject property is located on the edge of the Central Balboa commercial area, however, residential land uses are found directly across the alley to the south and directly abutting the property east. Commercial and residential properties in close proximity to one another are common in the Central Balboa area. Additionally, the day spa which occupies the subject property has been in operation for six years and the neighboring commercial uses have been operating for many years and not been detrimental to the neighborhood. The continued commercial use of the subject property will remain compatible with the surrounding uses and is not likely to have any negative impact on the uses in the vicinity.

**5. The cost and feasibility of relocating the use to another site cannot be accommodated within the code specified one year abatement period.**

Facts in Support of Finding: The relocation of the present use would be costly since there is no storefront unit or comparable building within the vicinity. Consequently, relocation would result in a loss of clientele and could result in a prolonged loss of

revenue as clientele is re-established in a new location. In addition, the costs associated with the improvements made to the interior of the structure to accommodate the day spa use would also be lost or not fully recovered by relocation.

**WHEREAS**, this activity has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 1 (Existing Facilities). This class of projects has been determined not to have a significant effect on the environment and is exempt from the provisions of CEQA. This activity is also covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of the CEQA Guidelines. It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment and therefore it is not subject to CEQA.

**NOW THEREFORE, BE IT RESOLVED:**

**Section 1.** The Hearing Officer of the City of Newport Beach hereby approves the requested Abatement Period Extension (PA2011-079), subject to the findings and considerations set forth above.

**Section 2.** The Abatement Period Extension for the property located at 813 East Balboa Boulevard, and legally described as Lot 7, Block 12, Balboa Tract, is hereby extended and will expire on November 30, 2021, at which time all nonresidential use of the property shall cease or the building be demolished, unless an additional extension of the abatement period is granted; or an appropriate change in the Zoning District, the Land Use Plan of the Local Coastal Program, and the General Plan Land Use Designation are approved and adopted prior to that date; or a change to the Zoning Regulations pertaining to nonconforming uses or their abatement are approved and adopted prior to that date.

**Section 3.** This action shall become final and effective fourteen (14) days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20, Planning and Zoning, of the Newport Beach Municipal Code.

City of Newport Beach  
Hearing Officer Resolution  
Abatement Extension - Legere  
(813 East Balboa Boulevard)  
Page 4 of 4

APPROVED AND ADOPTED THIS 30th DAY OF NOVEMBER 2011.

By: \_\_\_\_\_  
Hon. John C. Woolley, retired Judge  
(California Superior Court, Orange County)  
Hearing Officer for the City of Newport Beach

**ATTEST:**

---

## City Clerk



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Telecommunications Permit No. TP2011-010 (PA2011-109)

**APPLICANT:** Plancom, Inc.

**LOCATION:** 22183 Newport Coast Drive

**LEGAL DESCRIPTION:** Parcel O of Lot Line Adjustment No. LL98-044, in the City of Newport Beach, recorded November 13, 1998 as Instrument No. 19980743956, of Official Records of Orange County, California and Lots H and P of Tract Map No. 15604 as per map filed in the City of Newport Beach, County of Orange, state of California, Per Book 773, Page 1 through 9, inclusive, of Miscellaneous Maps, Records of Orange County, CA.

**PROJECT REQUEST AND DESCRIPTION**

Plancom, Inc. has submitted an application requesting a telecommunications permit for Verizon Wireless to allow four new panel antennas in two sectors (two panels per sector) located on an existing 15-foot retaining wall, four new GPS antennas, four new equipment cabinets and support equipment within a new wrought iron concrete pad enclosure adjacent to Newport Coast Drive. The property is located in the PC-52 (Newport Coast Planned Community, Area 1C) zoning district, where telecommunications facilities are allowed.

A copy of the project plans is attached as Attachment No. CDD 3. Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment No. CDD 4.

**DIRECTOR'S ACTION:** Approved with Conditions – December 1, 2011

In approving this application, the Community Development 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 following conditions attached to this report.

The Community Development Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70. The

proposed facility is adequately screened from the adjacent right-of-way by vegetation, is adequately conditioned to ensure public safety, and conforms to the technology, height, and location standards as the antennas will be located on an existing retaining wall and the support equipment and all structures are well below the 35-foot height limit for the Newport Coast Planned Community.

## **BACKGROUND**

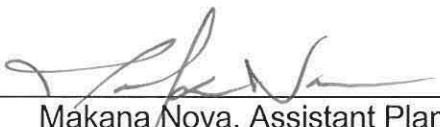
Prior to annexation to Newport Beach, the subject property was part of the County of Orange. The original AT&T wireless and T-Mobile telecommunications facilities at the project site were previously approved for installation by the Orange County Planning and Development Services Department.

The subject property is zoned PC-52 (Newport Coast Planned Community, Area 1C) and has a maximum height limit of 35 feet. The existing wall is 15 feet in height, which exceeds 8-foot maximum height established by the County of Orange Zoning Code for retaining walls. Thus the wall is considered a non-conforming structure. Non-conforming structures are allowed to remain by right under Title 20 (the Zoning Code) of the Newport Beach Municipal Code (NBMC). The Telecom Ordinance, NBMC Chapter 15.70, allows stealth facilities to be installed on structures that are permitted by right under Title 20 (Section 15.70.050.A). The facility, as currently proposed, complies with the definition for a stealth facility as it will be painted to match the existing retaining wall upon which it is mounted and the antennas and equipment structures will be screened behind existing vegetation adjacent to Newport Coast Drive.

## **APPEAL PERIOD**

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant may appeal the decision of the Community Development Director to the City Council. For additional information on filing an appeal, contact the City Clerk at 949 644-3005.

On behalf of Kimberly Brandt, AICP, Community Development Director

By   
Makana Nova, Assistant Planner

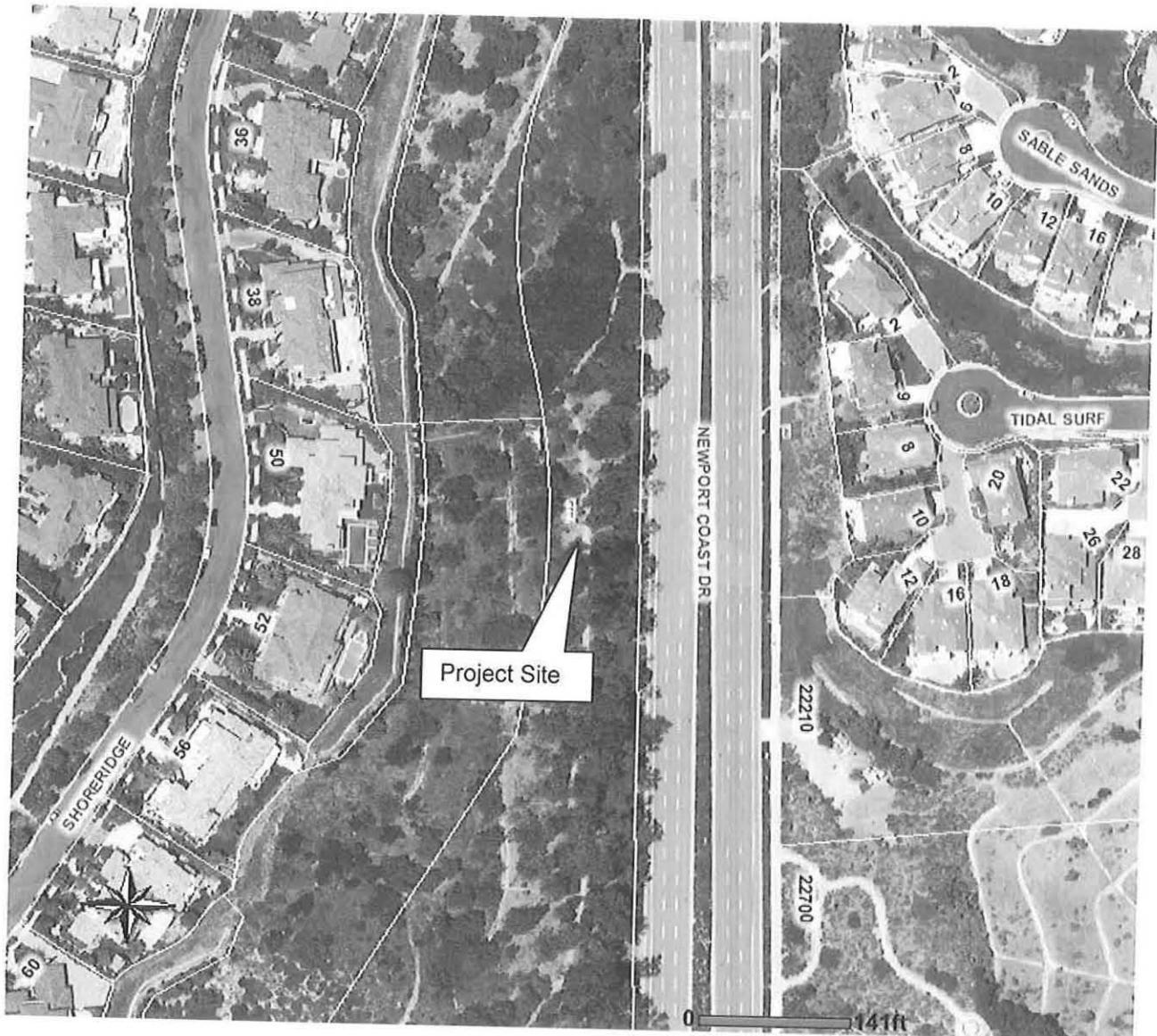
Attachments: CDD 1 Vicinity Map  
CDD 2 Findings and Conditions of Approval  
CDD 3 Visual Simulations  
CDD 4 Project Plans

# **Attachment No. CDD 1**

Vicinity Map

## VICINITY MAP

22183 Newport Coast Drive



Telecommunications Permit No. TP2011-010  
(PA2011-109)

## **Attachment No. CDD 2**

Findings and Conditions of Approval

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TELECOMMUNICATIONS PERMIT NO. TP2011-010  
(PA2011-109)**

**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 telecom facility is located on an existing retaining wall, 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 and design of the facility, there is no impact to public views. The proposed antennas and support equipment will be adequately screened by existing trees and vegetation along Newport Coast Drive.
2. 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 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 35 feet allowed in Sub-Area 1C of the PC-52 (Newport Coast Planned Community) Zoning District.
  - The antennas for the telecom facility approved by this permit will be wall mounted and will be painted to match the color of the wall on which they are mounted.
  - Stealth facilities may be installed on structures that are permitted by right under the Zoning Code. Thus, the proposed antennas are allowed on the existing retaining wall that is nonconforming because the wall exceeds the maximum height permitted in this area. The antennas and equipment for

the proposed facility will be hidden from view by natural features including trees and vegetation adjacent to Newport Coast Drive.

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 Section 15303 Class 3 (New Construction or Conversion of Small Structures) for the following reason(s):
  - The Class 3 exemption allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of four panel antenna mounted on an existing retaining wall, four new GPS antennas, and four new equipment cabinets located on a new wrought iron enclosure built on a concrete pad. The proposed panel and GPS antennas and their supported cabinet equipments are small structures which will be screened from public view.

## **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. 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.
5. 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.
6. 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 Community Development Director
7. *The antennas for the telecom facility approved by this permit shall be painted to match the color of the wall on which they are mounted.*

8. The applicant shall obtain a building permit prior to construction of the telecommunications facility. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Complete sets of drawings including architectural, electrical, mechanical, and plumbing plans shall be required at plan check.
9. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
10. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Telecommunications Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Site Development Review and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
11. 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 Division 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.
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. 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.
14. *If any of the existing public improvements surrounding the site are damaged by the private work, new concrete, sidewalk, curb and gutter, alley/street pavement, and other public improvements shall be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.*
15. *The storage of all project related equipment during construction shall be on-site.*

16. *An approved Encroachment Permit is required for all work activities within the Newport Coast Drive public right-of-way. Any lane closures will require Traffic Control Plans.*
17. *All work in the public rights-of-way shall comply with Municipal Code Chapter 13.20.*
18. *Prior to issuance of building permits, the number of batteries per cabinet and electrolyte capacity per battery shall be identified on the plans. Cabinets with batteries that exceed 50 gallons of electrolyte will be required to meet CFC Sec.608.1.*
19. No wireless communication facility shall interfere with the public safety radio communications system including, but not limited to, the 800 MHz trunking system. Should use of the subject telecom facility cause interference with the City's public safety radio equipment, the applicant shall diligently work with the City to resolve the problem.
20. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum.
21. The applicant recognizes that the frequencies used by the telecom facility located at **22183 Newport Coast 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).
22. 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.
23. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is staffed and monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of the contact center (e.g., the "Network Operations Center") or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the Telecom Facility.

24. 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.
25. 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.
26. The Telecom Facility shall not be externally illuminated except for permitted night lighting only used when the site is being actively serviced by the applicant or as deemed necessary by the Newport Beach Police Department for security lighting. Tower lights and tower warning lights shall not be permitted unless specifically required by the FCC or the FAA and shown on the plans as approved by the City. The permitted night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that the permitted night lighting does not shine on any 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.
27. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
28. 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.
29. 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.
30. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Community Development 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.
31. 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.
32. This approval shall expire unless exercised within 24 months from the date of approval.

## **Attachment No. CDD 3**

Visual Simulations

**VZW "St. Laurent" Wireless Facility – Photosimulation Key**  
22183 Newport Coast Drive, Newport Beach., CA



PLANNING DEPARTMENT

AUG 17 2011

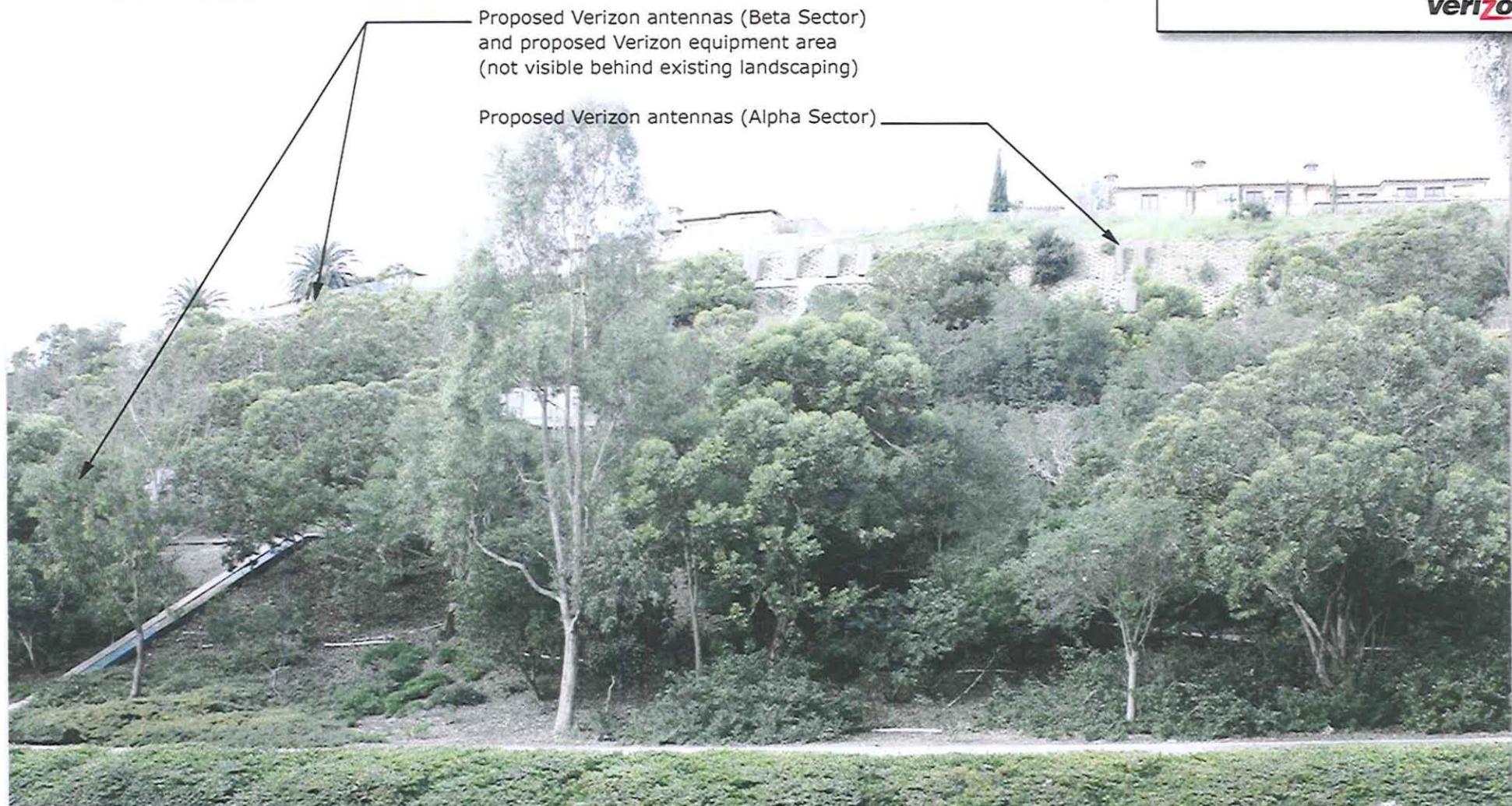
CITY OF NEWPORT BEACH

St. Laurent  
22183 Newport Coast Dr.  
Newport beach, CA



EXISTING

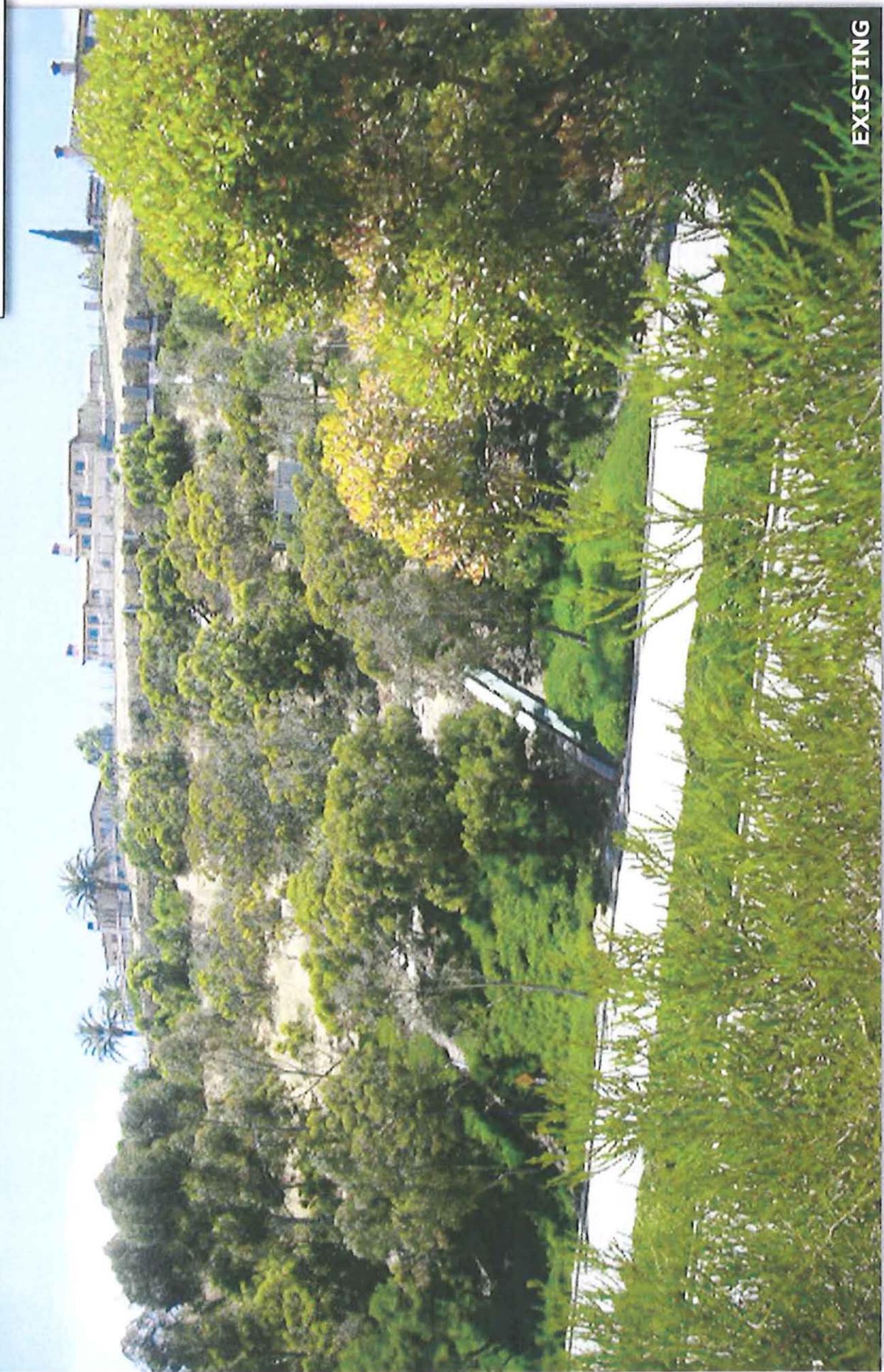
**St. Laurent**  
22183 Newport Coast Dr.  
Newport beach, CA



*Photosimulation of proposed telecommunications site*

**PROPOSED**

St. Laurent  
22183 Newport Coast Dr.  
Newport beach, CA



St. Laurent  
22183 Newport Coast Dr.  
Newport beach, CA



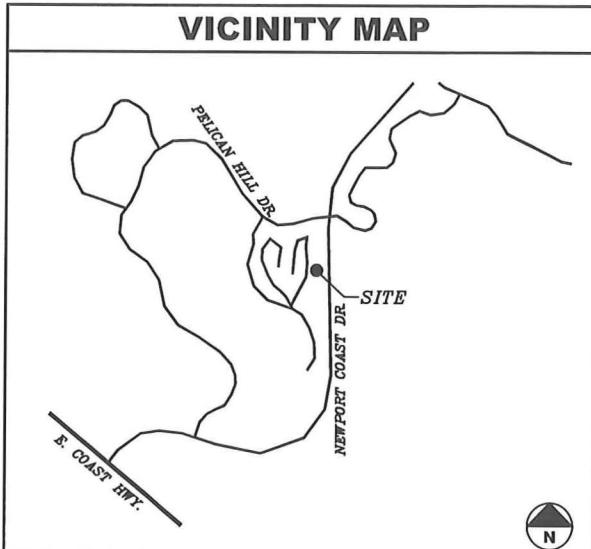
Photosimulation of proposed telecommunications site

## **Attachment No. CDD 4**

Project Plans



**ST. LAURENT**  
**22183 NEWPORT COAST DR.**  
**NEWPORT BEACH, CA 92657**



**DRIVING DIRECTIONS**

STARTING FROM VERIZON WIRELESS IRVINE OFFICE:

1. DEPART SAND CANYON AVE TOWARD BARRANCA PKWY
2. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-405 NORTH AT EXIT 4, TAKE RAMP RIGHT FOR JEFFREY RD TOWARD UNIVERSITY DR
3. TURN LEFT ONTO JEFFREY RD
4. KEEP STRAIGHT ONTO UNIVERSITY DR
5. TURN LEFT ONTO CULVER DR
6. BEAR RIGHT ONTO BONITA CANYON DR
7. TURN LEFT ONTO NEWPORT COAST DR
8. TURN RIGHT ONTO PELICAN HILL RD N
9. TURN LEFT ONTO PELICANS DR
  - PRIVATE ROAD
  - GATED ROAD
10. TURN LEFT ONTO SKYRIDGE, AND THEN IMMEDIATELY BEAR RIGHT ONTO SHORERIDGE
  - PRIVATE ROAD
11. ARRIVE AT 33.592528, -117.836156 ON THE RIGHT

**GENERAL CONTRACTOR NOTES**

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**CODE COMPLIANCE**

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

**PROJECT DESCRIPTION**

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.

PROJECT CONSISTS OF (4) PANEL ANTENNAS, (4) EQUIPMENT CABINETS, (4) GPS ANTENNAS, WITHIN WROUGHT IRON ENCLOSURE, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
LS-4	TOPOGRAPHIC SURVEY
A-1.0	OVERALL SITE PLAN
A-1.1	SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS

**PROJECT TEAM**

**ARCHITECT**  
 FULSANG ARCHITECTURE INC.  
 3400 VIA OPORTO SUITE 204  
 NEWPORT BEACH, CA 92663  
 CONTACT: ERIC FULSANG  
 PHONE: (949) 838-4139

**SURVEYOR**  
 BERT HAZE & ASSOCIATES  
 3188 AIRWAY AVE #K1  
 COSTA MESA, CA 92626  
 CONTACT: BERT HAZE  
 PHONE: (714) 557-1567

**PROJECT REPRESENTATIVE**  
 PLANCOM INC.  
 250 EL CAMINO REAL, SUITE 117  
 TUSTIN, CA 92780  
 CONTACT: ERIC MEURS  
 PHONE: (949) 370-5939

**PROJECT INFORMATION**

**APPLICANT/LESSEE**  
 VERIZON WIRELESS  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618  
 24 HR EMERGENCY CONTACT  
 PHONE: (949) 286-7000

**PROPERTY OWNER**  
 PROPERTY OWNER: PELICAN CREST II COMMUNITY ASSOCIATION  
 CONTACT PERSON: GREG OYMAIAN  
 CONTACT NUMBER: (949) 838-3289  
 PROPERTY OWNER ADDRESS: 16845 VON KARMAN STE. 200 IRVINE, CA 92606

**PROPERTY INFORMATION**

A.P.N.: 473-152-15,16,17,18  
 "ALPHA" SECTOR LATITUDE 33° 35' 34.92" N  
 "ALPHA" SECTOR LONGITUDE 117° 50' 10.21" W  
 "BETA" SECTOR LATITUDE 33° 35' 33.16" N  
 "BETA" SECTOR LONGITUDE 117° 50' 10.12" W  
 "ALPHA" SECTOR ELEVATION: 655 FEET A.M.S.L.  
 "BETA" SECTOR ELEVATION: 644 FEET A.M.S.L.  
 JURISDICTION: NEWPORT BEACH  
 CURRENT ZONING: PC (PLANNED COMMUNITY)  
 OCCUPANCY TYPE: B/U  
 TYPE OF CONSTRUCTION: V-B  
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. 2010 CBC SECTION 1103B EXCEPTION 1

COAX/ANTENNA SCHEDULE				
ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	30°	TBD	300'	7/8"
BETA	145°	TBD	150'	7/8"
GPS	N/A	TBD		1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

**APPROVAL**

LANDLORD: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_  
 RF ENGINEER: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_  
 ZONING MANAGER: \_\_\_\_\_  
 UTILITY COORDINATOR: \_\_\_\_\_  
 NETWORK OPERATIONS: \_\_\_\_\_

**verizon wireless**  
 15505 SAND CANYON AVE.  
 BUILDING 'D' 1st FLOOR  
 IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
 3400 VIA OPORTO, SUITE 204  
 NEWPORT BEACH, CA 92663  
 PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL  
 ISSUE DATE: 08/10/2011  
 PROJECT No. FA110301  
 DRAWN BY: EG CHECKED BY: EF

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

ST. LAURENT  
 22183 NEWPORT COAST DR.  
 NEWPORT BEACH, CA 92657

SHEET TITLE  
**TITLE SHEET**  
 SHEET NUMBER  
**T-1**

verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL



LEGAL DESCRIPTION:

PARCEL 1:

LOTS G, H, AND P OF TRACT MAP NO. 15604, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 773, PAGE 1 THROUGH 9, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. (LOT P PARTIALLY SHOWN HEREON)

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED DEPTH: 500 FEET RECORDED: JANUARY 2, 1997 AS INSTRUMENT NO. 19970000564 OF OFFICIAL RECORDS

PARCEL 2:

PARCELS F AND Q OF LOT LINE ADJUSTMENT NO. LL 98-044, IN THE CITY OF NEWPORT BEACH, RECORDED NOVEMBER 13, 1998 AS INSTRUMENT NO. 19980743956, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA. (PARCEL F PARTIALLY SHOWN HEREON)

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED DEPTH: 500 FEET RECORDED: JANUARY 2, 1997 AS INSTRUMENT NO. 19970000564 OF OFFICIAL RECORDS

PARCEL 3:

EASEMENTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR ASSOCIATION", "SUPPORT, SETTLEMENT AND ENROACHMENT", AND UTILITIES AND CABLE TELEVISION", OF THE ARTICLE ENTITLED "EASEMENTS AND OTHER RIGHTS OVER THE COVERED PROPERTY" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PELICAN CREST II COMMUNITY ASSOCIATION, RECORDED ON OCTOBER 9, 1998 AS INSTRUMENT NO. 19980687222, IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE "DECLARATION"). (GENERAL EASEMENTS OVER COMMON AREAS)

PARCEL 4:

EASEMENTS AS SET FORTH IN THE SUBSECTION ENTITLED "MAINTENANCE ASSOCIATION", OF THE SECTION ENTITLED "RESERVATIONS TO DECLARANT AND PARTICIPATING BUILDER" OF THE ARTICLE ENTITLED "EASEMENTS AND RIGHTS" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEWPORT COAST COMMUNITY ASSOCIATION, RECORDED ON MAY 24, 1991, AS INSTRUMENT NO. 91-257521, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED DECEMBER 6, 1991, AS INSTRUMENT NO. 91-672606, EACH IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (COLLECTIVELY, THE "MASTER DECLARATION"). (GENERAL EASEMENTS OVER COMMON AREAS)

EASEMENT NOTES

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE COMPANY, PRELIMINARY REPORT NO. 12577774-10, DATED AS OF MARCH 8, 2011.

2. AN IRREVOCABLE OFFER IN FAVOR OF COUNTY OF ORANGE FOR PUBLIC STREET, RECORDED DECEMBER 1, 1988 AS INSTRUMENT NO. 88-663375 OF OFFICIAL RECORDS, ACCEPTED FOR PUBLIC USE BY A RESOLUTION RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-634147 OF OFFICIAL RECORDS. (CONTAINED WITHIN PELICAN HILL RD., NOW NEWPORT COAST DR.)

4. AN IRREVOCABLE OFFER IN FAVOR OF COUNTY OF ORANGE TO CONVEY EASEMENT FOR LOWER LOOP ROAD, RECORDED OCTOBER 4, 1990 AS INSTRUMENT NO. 90-530348, AND RECORDED DECEMBER 18, 1991 AS INSTRUMENT NO. 91-694962; AND RE-RECORDED MARCH 12, 1992 AS INSTRUMENT NO. 92-149749, ALL OF OFFICIAL RECORDS. (CONTAINED WITHIN LOWER LOOP DR.)

7. A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED DECEMBER 29, 1995 AS INSTRUMENT NO. 905087638 OF OFFICIAL RECORDS. MODIFICATIONS RECORDED JUNE 27, 1996 AS INSTRUMENT NO. 96-327905; SEPTEMBER 25, 1996 AS INSTRUMENT NO. 96-489027, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE OVER COMMON AREAS)

8. AN EASEMENT GRANTED TO NEWPORT COAST COMMUNITY ASSOCIATION FOR SLOPE, FUEL MODIFICATION AREA, RIPARIAN HABITAT, AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 1996 AS INSTRUMENT NO. 19960185638 OF OFFICIAL RECORDS.

12. EASEMENTS DEDICATED TO THE IRVINE RANCH WATER DISTRICT FOR PUBLIC UTILITIES, SHOWN ON TRACT NO. 15604, SUBJECT TO THE SAME TERMS AND CONDITIONS AS EASEMENT RECORDED FEBRUARY 14, 1991 AS INSTRUMENT NO. 91-70315, OF OFFICIAL RECORDS OF ORANGE COUNTY, WITH AN ADDED CONDITION THAT NO TREES SHALL BE PLANTED IN SAID EASEMENTS WITHOUT PRIOR WRITTEN CONSENT FROM THE IRVINE RANCH WATER DISTRICT.

13. AN EASEMENT FOR PUBLIC UTILITIES, SHOWN ON TRACT NO. 15604.

16. AN EASEMENT FOR FIRE AND FUEL MODIFICATION ACCESS, SHOWN ON TRACT NO. 15604.

17. AN EASEMENT SHOWN ON TRACT NO. 15604, AFFECTING LOTS G THROUGH P. (PURPOSE OF ESMT. NOT SHOWN IN PRELIMINARY TITLE REPORT)

20. AN EASEMENT FOR PIPELINE FOR WATER AND RECLAIMED WATER, SHOWN ON TRACT NO. 15604.

21. AN EASEMENT FOR STORM DRAIN, SHOWN ON TRACT NO. 15604.

23. A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED OCTOBER 9, 1998 AS INSTRUMENT NO. 98-687222 OF OFFICIAL RECORDS. MODIFICATIONS RECORDED NOVEMBER 4, 1998 AS INSTRUMENT NO. 98-748873; AND DECEMBER 1, 1998 AS INSTRUMENT NO. 98-821339; MAY 26, 2000 AS INSTRUMENT NO. 20000279896; MARCH 28, 2003 AS INSTRUMENT NO. 2003000345167, ALL OF OFFICIAL RECORDS. (GENERAL ESMTS. ACROSS COMMON AREAS)

24. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS, RECORDED JUNE 28, 1999 AS INSTRUMENT NO. 99-475613 OF OFFICIAL RECORDS.

25. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES, RECORDED JULY 1, 1999 AS INSTRUMENT NO. 99-492639 OF OFFICIAL RECORDS.

29. AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1998 AS INSTRUMENT NO. 19980822130 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

COORDINATES:

PROPOSED SECTOR "ALPHA"  
LATITUDE 33°35'34.92" N  
LONGITUDE 117°50'10.21" W

PROPOSED SECTOR "BETA"  
LATITUDE 33°35'33.16" N  
LONGITUDE 117°50'10.12" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF PELICANS DRIVE (PRIVATE STREET) BEING NORTH 03°36'34" EAST PER FOUND MONUMENTS SHOWN ON TRACT NO. 15346, M.M. 775/15-21, RECORDS OF ORANGE COUNTY.

ASSESSOR'S IDENTIFICATION:

ORANGE COUNTY A.P.N. 473-152-15, 16, 17, & 18  
ORANGE COUNTY A.P.N. 473-152-11 & 473-132-21 (PARTIALLY SHOWN HEREON)  
ORANGE COUNTY A.P.N. 473-132-20 (PENDING RECEIPT OF TITLE REPORT AND PARTIALLY SHOWN HEREON)

AREA:

8.65± ACRES PER ORANGE COUNTY ASSESSOR

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 626"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 626" AS SHOWN ON THE "LAGUNA BEACH" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 628.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

LAWYERS TITLE COMPANY, PRELIMINARY REPORT NO. 12577774-10, DATED AS OF MARCH 8, 2011.

DATE OF SURVEY:

MARCH 15, 2011  
ADDITIONAL SURVEY JUNE 30, 2011

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

PREPARED BY:

**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX  
JN. 801.157

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	03/22/11	ISSUED FOR REVIEW	RF
2	04/18/11	ADDED TITLE INFO.	JA
3	04/26/11	REV. ADDRESS PER ARCH.	DR
4	06/02/11	ADDITIONAL TOPO	MB
5	07/08/11	ADDITIONAL TOPO	JA
6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT

22183 NEWPORT COAST DRIVE  
NEWPORT BEACH, CA 92657

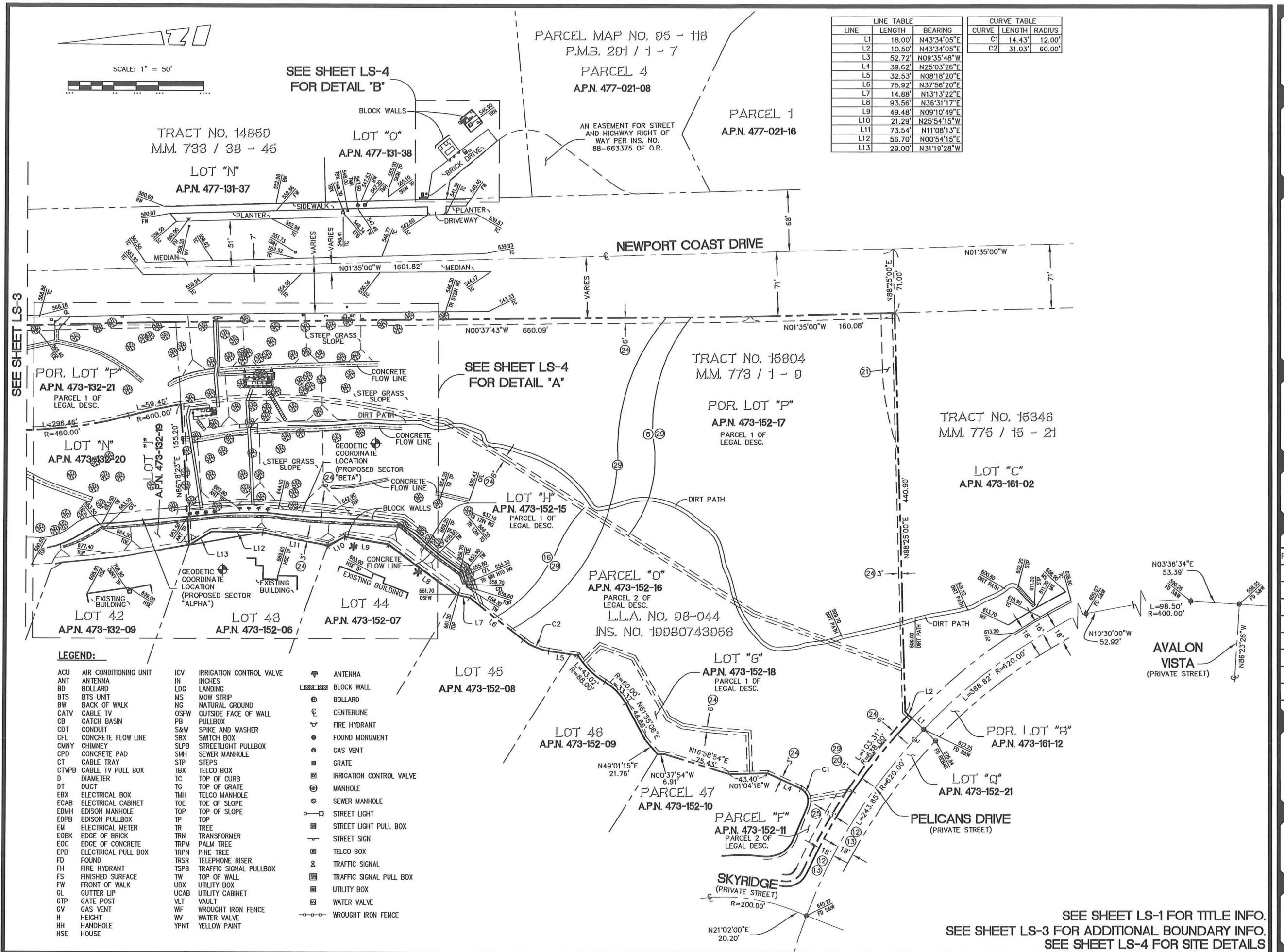
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1

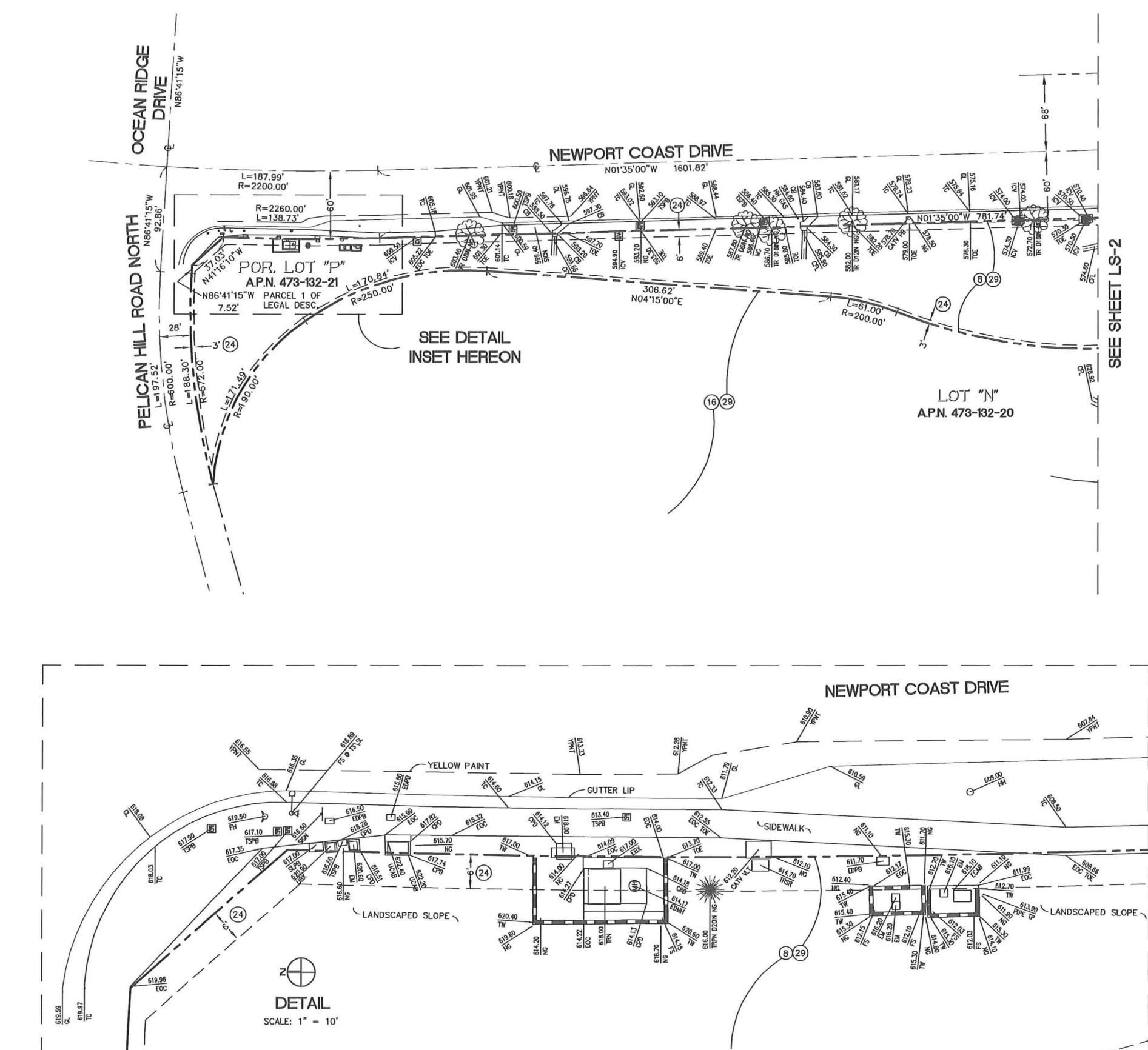
SEE SHEETS LS-2 AND LS-3 FOR BOUNDARY INFO.  
SEE SHEET LS-4 FOR SITE DETAILS



SCALE: 1" = 50'

LEGEND:

ACU	AIR CONDITIONING UNIT
ANT	ANTENNA
BD	BOLLARD
BTS	BTS UNIT
BW	BACK OF WALK
CATV	CABLE TV
CB	CATCH BASIN
CDT	CONDUIT
CFL	CONCRETE FLOW LINE
CMNY	CHIMNEY
CPD	CONCRETE PAD
CT	CABLE TRAY
CTVPB	CABLE TV PULL BOX
D	DIAMETER
DT	DUCT
EBX	ELECTRICAL BOX
ECAB	ELECTRICAL CABINET
EDMH	EDISON MANHOLE
EDPB	EDISON PULLBOX
EM	ELECTRICAL METER
EOBK	EDGE OF BRICK
EOC	EDGE OF CONCRETE
EPB	ELECTRICAL PULL BOX
FD	FOUND
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FW	FRONT OF WALK
GL	GUTTER UP
GTP	GATE POST
GV	GAS VENT
H	HEIGHT
HH	HANDHOLE
HSE	HOUSE
ICV	IRRIGATION CONTROL VALVE
IN	INCHES
LDG	LANDING
MS	MOW STRIP
NG	NATURAL GROUND
OSFW	OUTSIDE FACE OF WALL
PB	PULLBOX
S&W	SPIKE AND WASHER
SBX	SWITCH BOX
SLPB	STREETLIGHT PULLBOX
SMH	SEWER MANHOLE
STP	STEPS
TBX	TELCO BOX
TC	TOP OF CURB
TG	TOP OF GRATE
TMH	TELCO MANHOLE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TP	TOP
TR	TREE
TRN	TRANSFORMER
TRPM	PALM TREE
TRPN	PINE TREE
TRSR	TELEPHONE RISER
TSPB	TRAFFIC SIGNAL PULLBOX
TW	TOP OF WALL
UBX	UTILITY BOX
UCAB	UTILITY CABINET
VLT	VAULT
WF	WROUGHT IRON FENCE
WV	WATER VALVE
YPTN	YELLOW PAINT
¶	ANTENNA
██████	BLOCK WALL
◎	BOLLARD
¢	CENTERLINE
¤	FIRE HYDRANT
●	FOUND MONUMENT
◎	GAS VENT
■	GRATE
■	IRRIGATION CONTROL VALVE
◎	MANHOLE
◎	SEWER MANHOLE
—○—	STREET LIGHT
■	STREET LIGHT PULL BOX
—○—	STREET SIGN
■	TELCO BOX
■	TRAFFIC SIGNAL
■	TRAFFIC SIGNAL PULL BOX
■	UTILITY BOX
■	WATER VALVE
○—○—	WROUGHT IRON FENCE



## DETAIL

SCALE: 1" = 10'

SEE SHEET LS-1 FOR TITLE INFO.  
SEE SHEET LS-2 FOR ADDITIONAL BOUNDARY INFO.  
SEE SHEET LS-4 FOR SITE DETAILS

verizon **zon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000



**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX

## SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	03/22/11	ISSUED FOR REVIEW	RF
2	04/18/11	ADDED TITLE INFO.	JA
3	04/26/11	REV. ADDRESS PER ARCH.	DR
4	06/02/11	ADDITIONAL TOPO	MB
5	07/08/11	ADDITIONAL TOPO	JA
6	07/25/11	REV. COORDINATES PER ARCH.	MB

ST. LAURENT

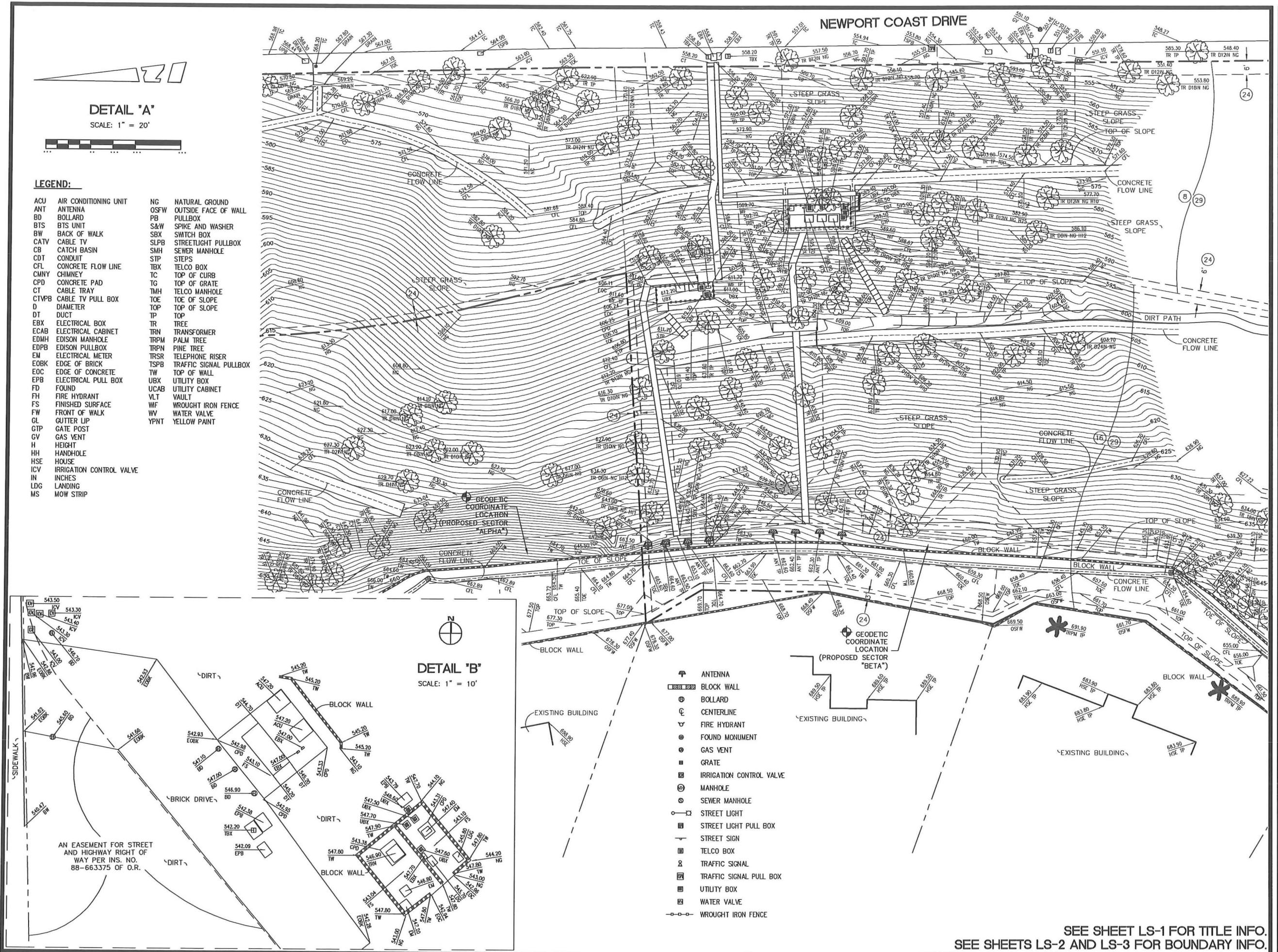
22183 NEWPORT COAST DRIVE  
NEWPORT BEACH, CA 92657

SHEET TITLE

## TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-3



verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

**ULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139



**PREPARED BY:**  
**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX JN. 801.157

#### SUBMITTALS

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6	07/25/11	REV. COORDINATES PER ARCH.	MB

#### ST. LAURENT

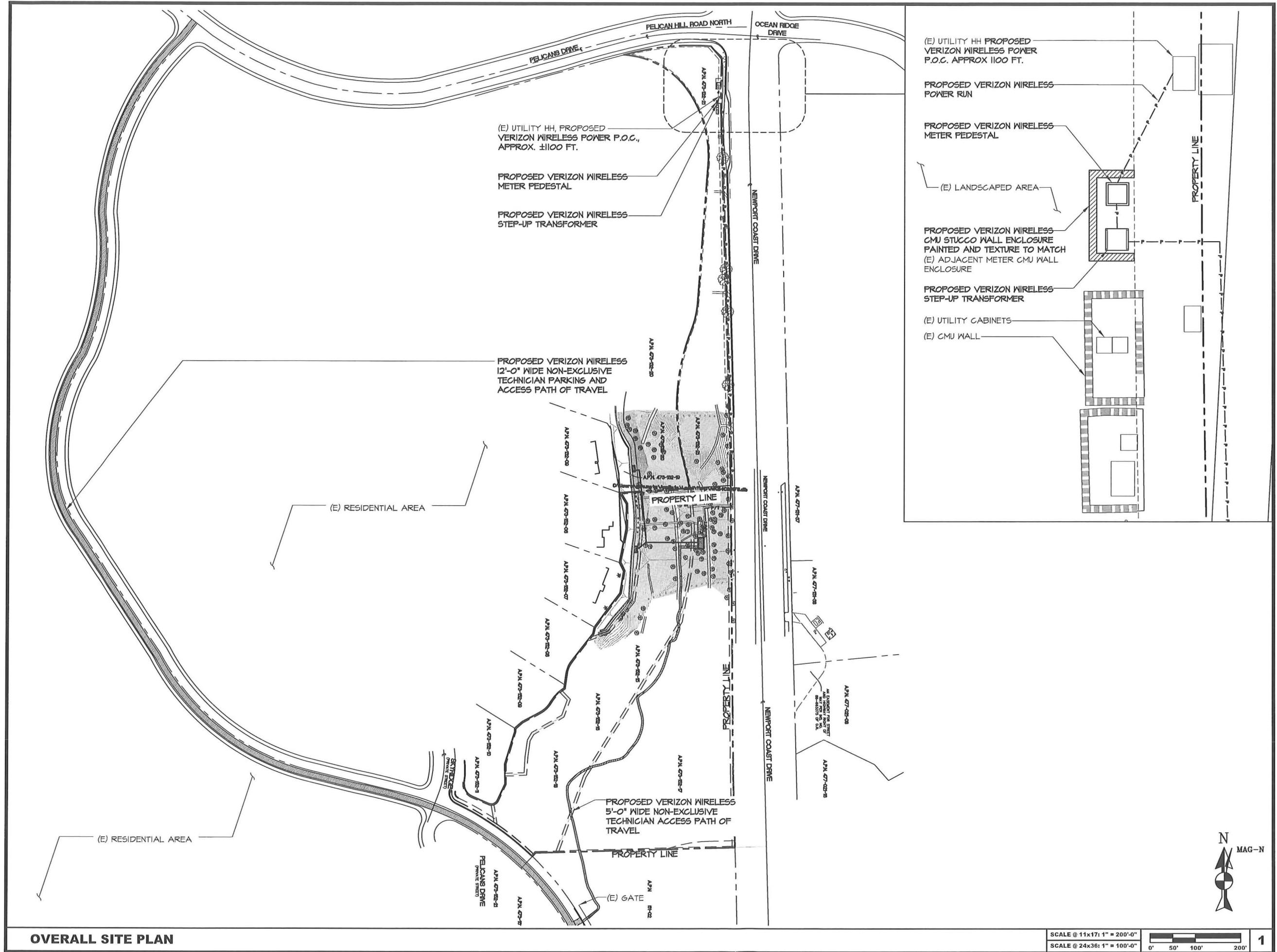
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NEWPORT BEACH, CA 92657

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-4



verizon wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 08/10/2011  
PROJECT No. FA110301  
DRAWN BY: EG CHECKED BY: EF

## SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	04/08/11	CLIENT COMMENTS	EG
2	04/19/11	SURVEY UPDATE	JM
3	04/19/11	CLIENT COMMENTS	JM
4	05/13/11	CLIENT COMMENTS	JM
5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM

ST. LAURENT  
22183 NEWPORT COAST DR.  
NEWPORT BEACH, CA 92657

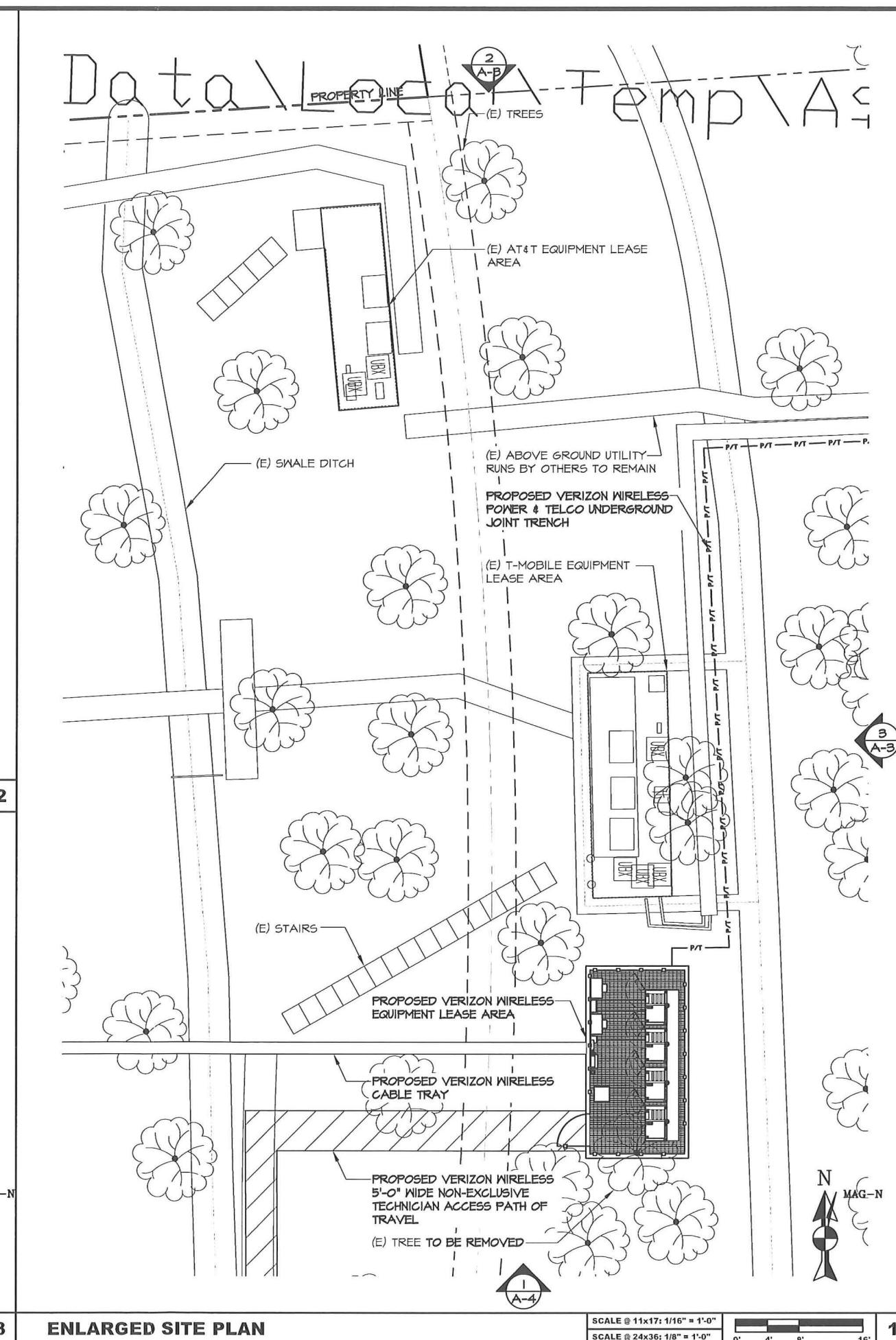
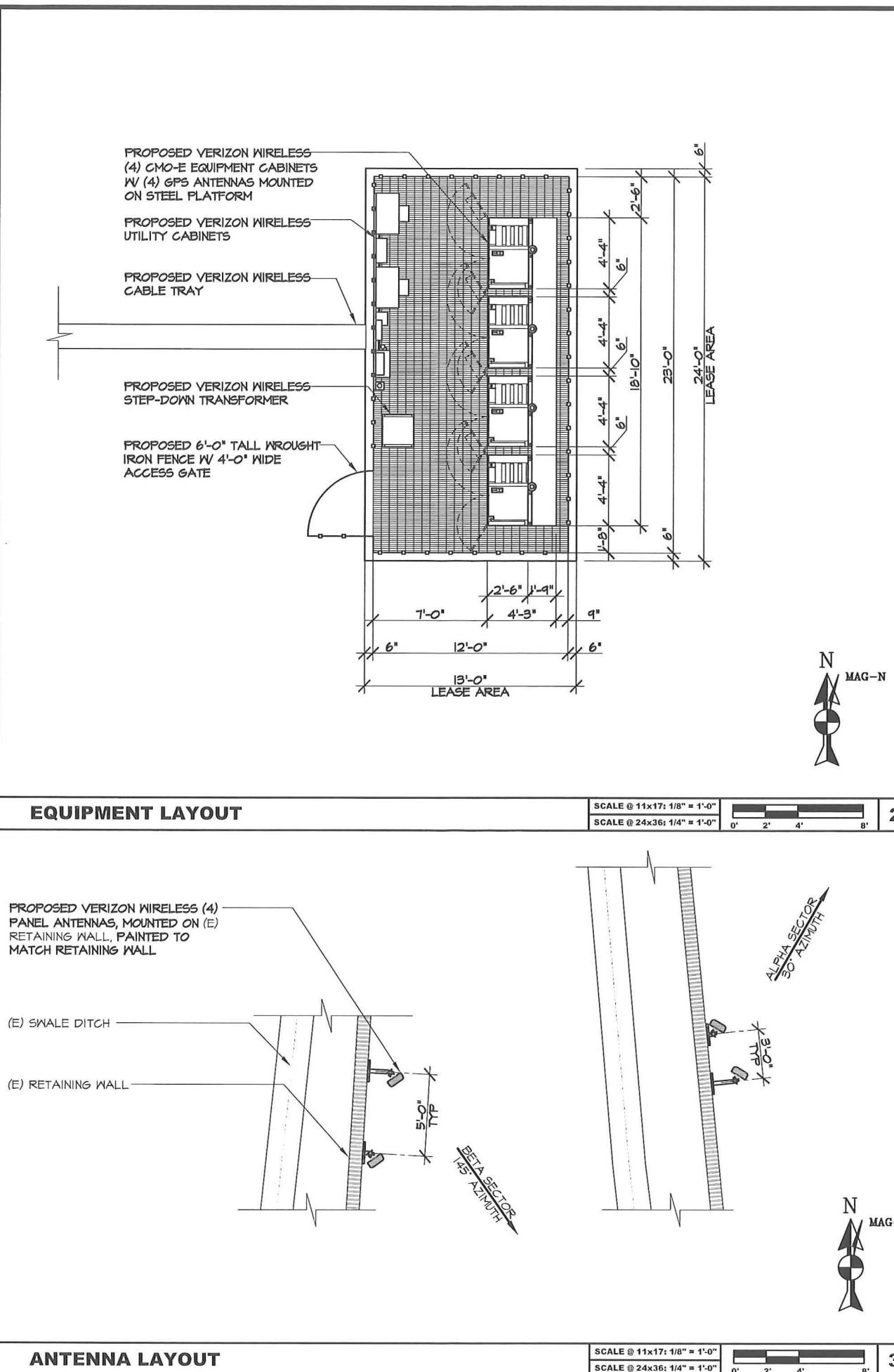
SHEET TITLE

## OVERALL SITE PLAN

SHEET NUMBER

A-1.0





**verizon wireless**  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 08/10/2011  
PROJECT No. FA110301  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

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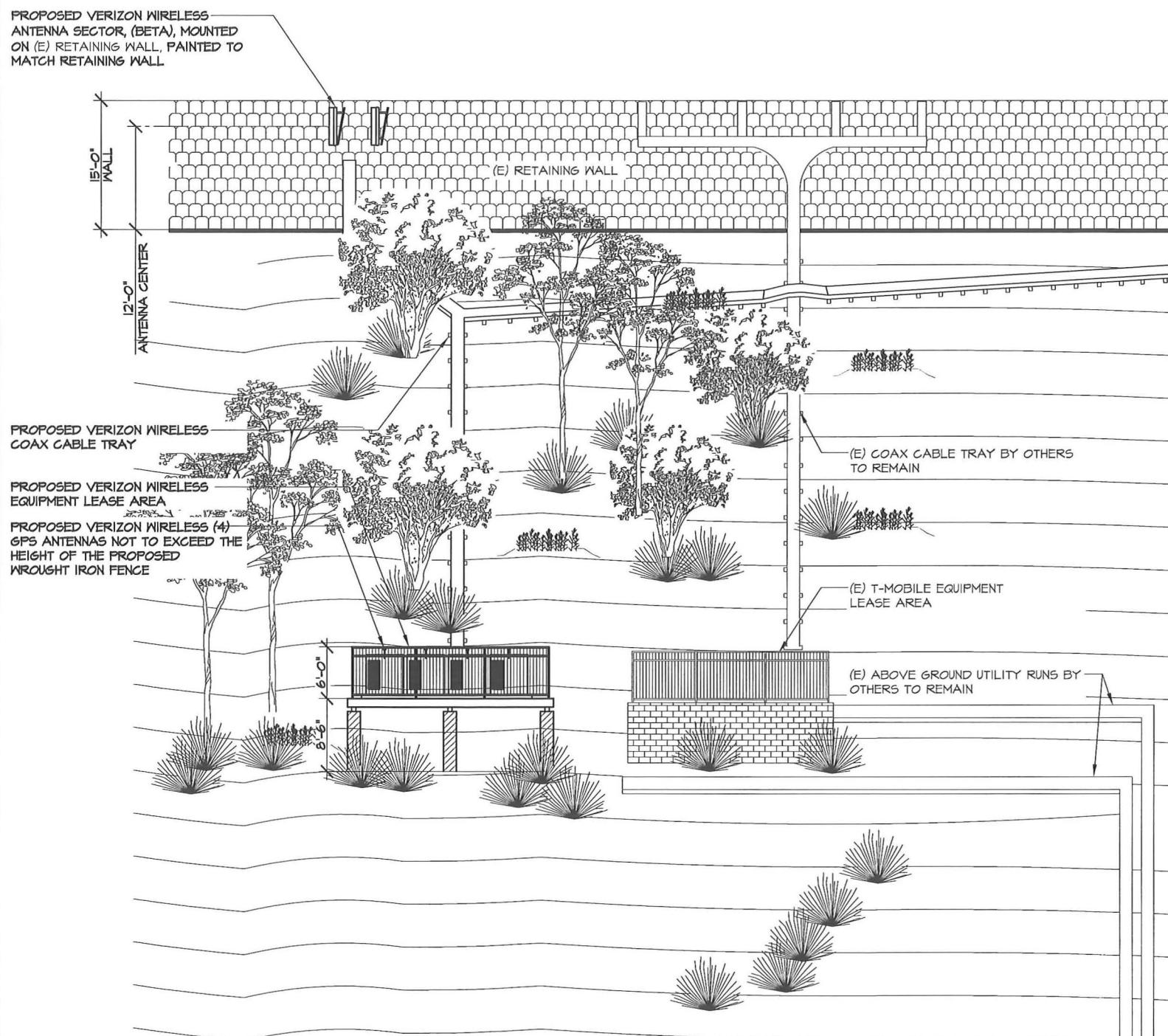
ST. LAURENT  
22183 NEWPORT COAST DR.  
NEWPORT BEACH, CA 92657

**ENLARGED SITE PLAN, EQUIPMENT LAYOUT, & ANTENNA LAYOUT**

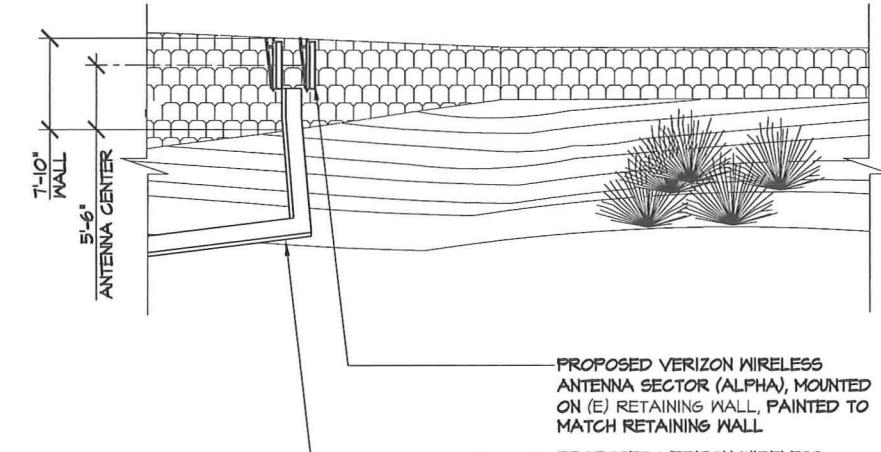
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**verizon** wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

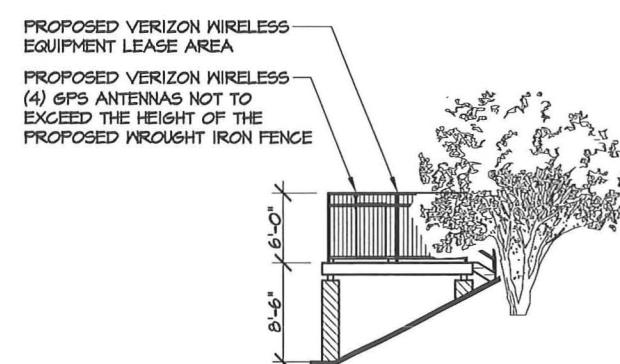
**FULSANG**  
**RCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL



EAST ELEVATION



NORTH ELEVATION



**A-3**

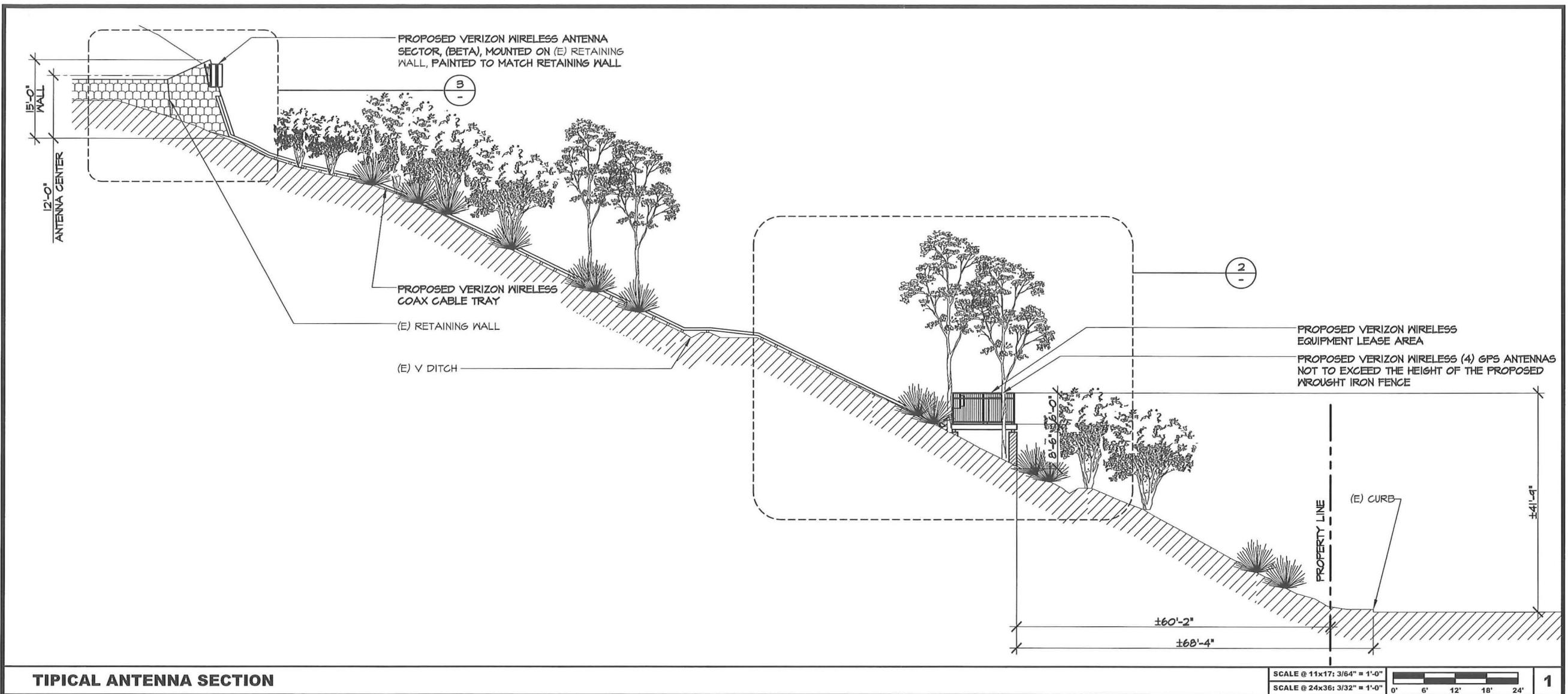
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ELEVATIONS

SHEET NUMBER

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 08/10/2011  
PROJECT No. FA110301  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
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2	04/19/11	SURVEY UPDATE	JM
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5	06/06/11	SURVEY UPDATE	JM
6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
9	08/10/11	CITY COMMENTS	JM



**verizon wireless**  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 08/10/2011  
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DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

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6	06/24/11	CLIENT COMMENTS	JM
7	07/12/11	SURVEY UPDATE	JM
8	07/15/11	CLIENT COMMENTS	JM
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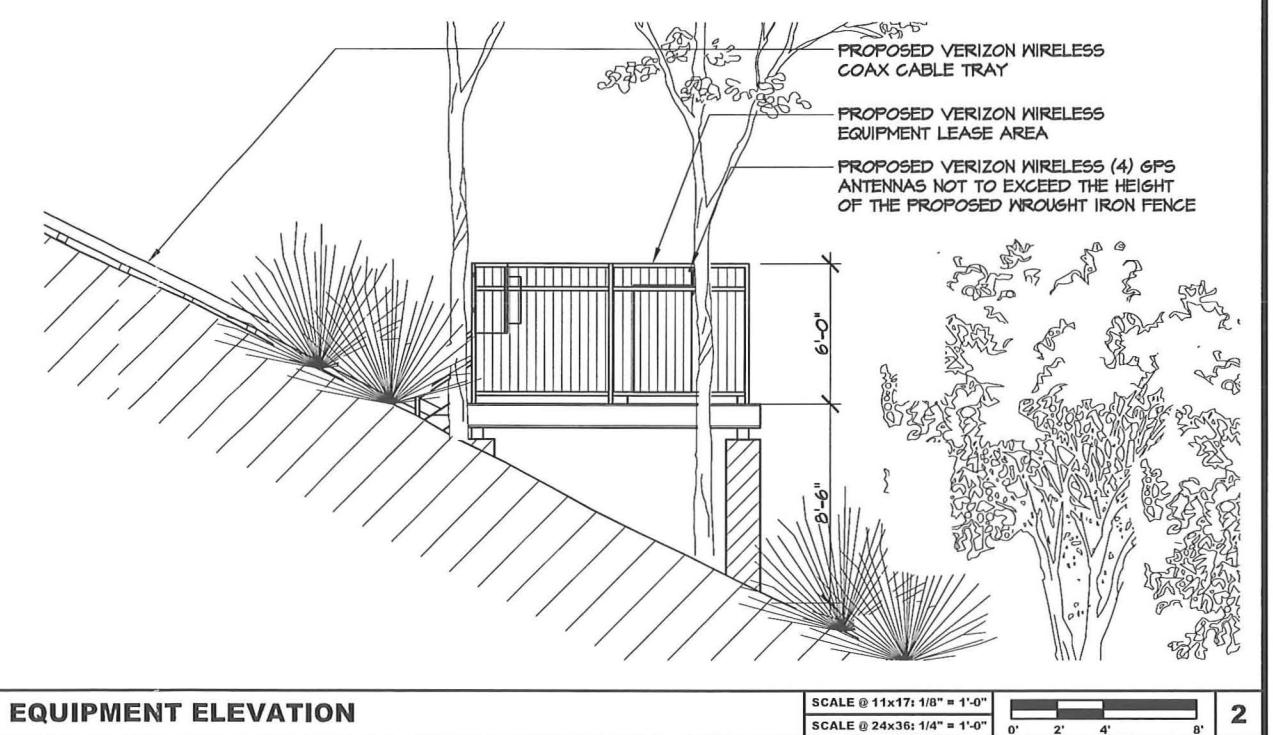
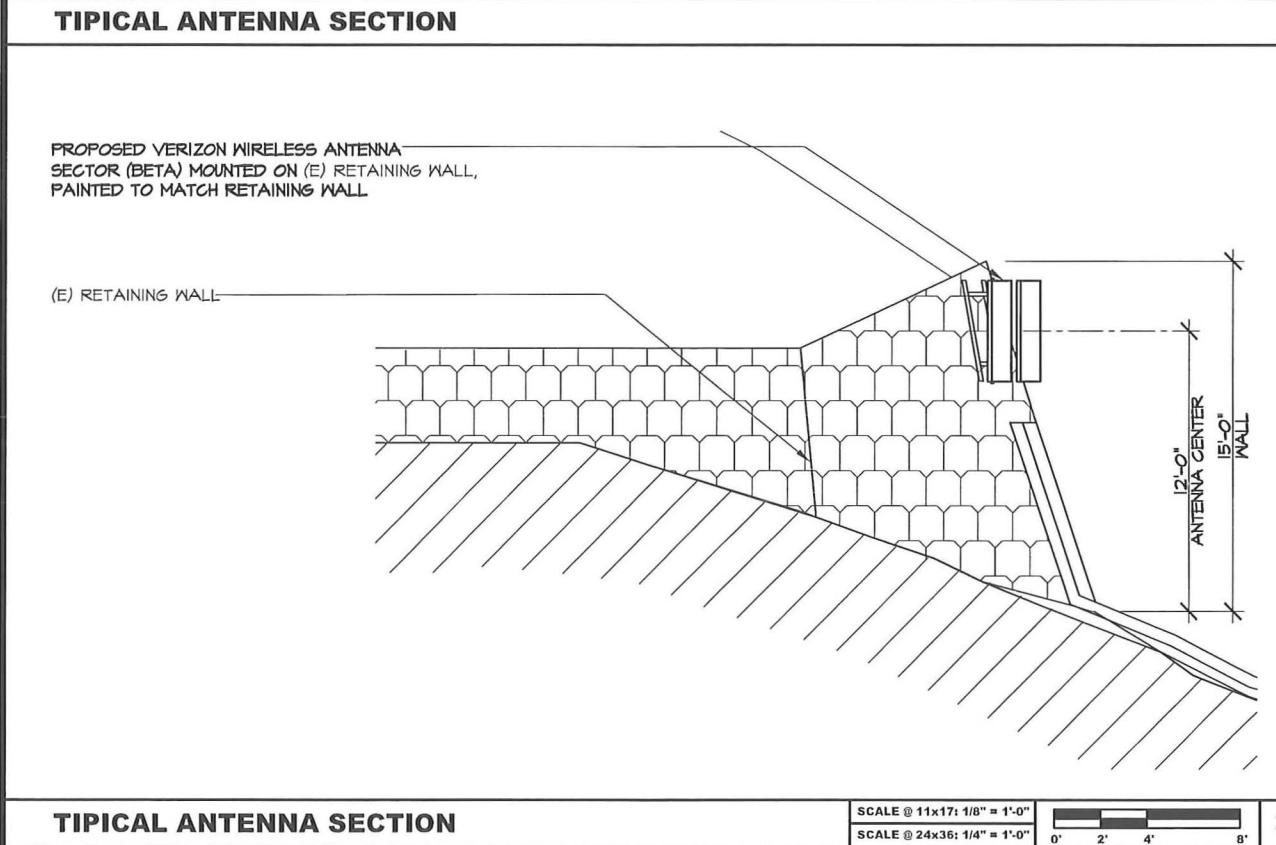
ST. LAURENT  
22183 NEWPORT COAST DR.  
NEWPORT BEACH, CA 92657

**SHEET TITLE**

**ELEVATIONS**

**SHEET NUMBER**

**A-4**





COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Telecommunications Permit No. TP2011-013 (PA2011-155)

**APPLICANT:** Verizon Wireless

**LOCATION:** 1601 Bayside Drive

**LEGAL DESCRIPTION:** Parcel Map 291/47-50

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**PROJECT REQUEST AND DESCRIPTION**

Verizon Wireless has submitted an application requesting to install a new wireless telecommunications facility (telecom facility) on the roof of the existing Bahia Corinthian Yacht Club building within a new faux chimney. The telecom facility will consist of six (6) panel antennas and two (2) global positioning system (GPS) antennas hidden from view within the faux chimney. The associated support equipment will be located within the basement of the subject building. Also included in the project is the installation of two (2) new condensing units mounted near the faux chimney on the northeast portion of the roof. The condensing units will be screened from view behind a new screening wall designed to match the existing roof. The property is located in the PI (Private Institutions) Zoning District.

No portion of the new telecom facility, including the faux chimney, will extend above the maximum permitted height limit (31 feet). The center of the antennas will be approximately 27 feet, 6 inches high above grade. The top of the faux chimney will be approximately 30 feet high above grade. The top of the screening wall behind which the condensing units will be placed will be approximately 27 feet, 2 inches high above grade.

A copy of the project site plan and elevations depicting the proposed project are attached as Attachment CDD No. 3. Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment CDD No. 4.

**ACTION:** Approved with Conditions – December 1, 2011

In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 15.70 (Wireless Telecommunication Facilities) of the

Newport Beach Municipal Code (NBMC). This approval is based on the findings and subject to the following conditions attached to this report.

The Community Development Director determined in this case that the proposed telecom facility meets the provisions of Chapter 15.70.

**APPEAL PERIOD**

Telecom Facility applications do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at (949)644-3005.

On behalf of Kimberly Brandt, Community Development Director

By   
Erin M. Steffen, Planning Technician

KB/ems

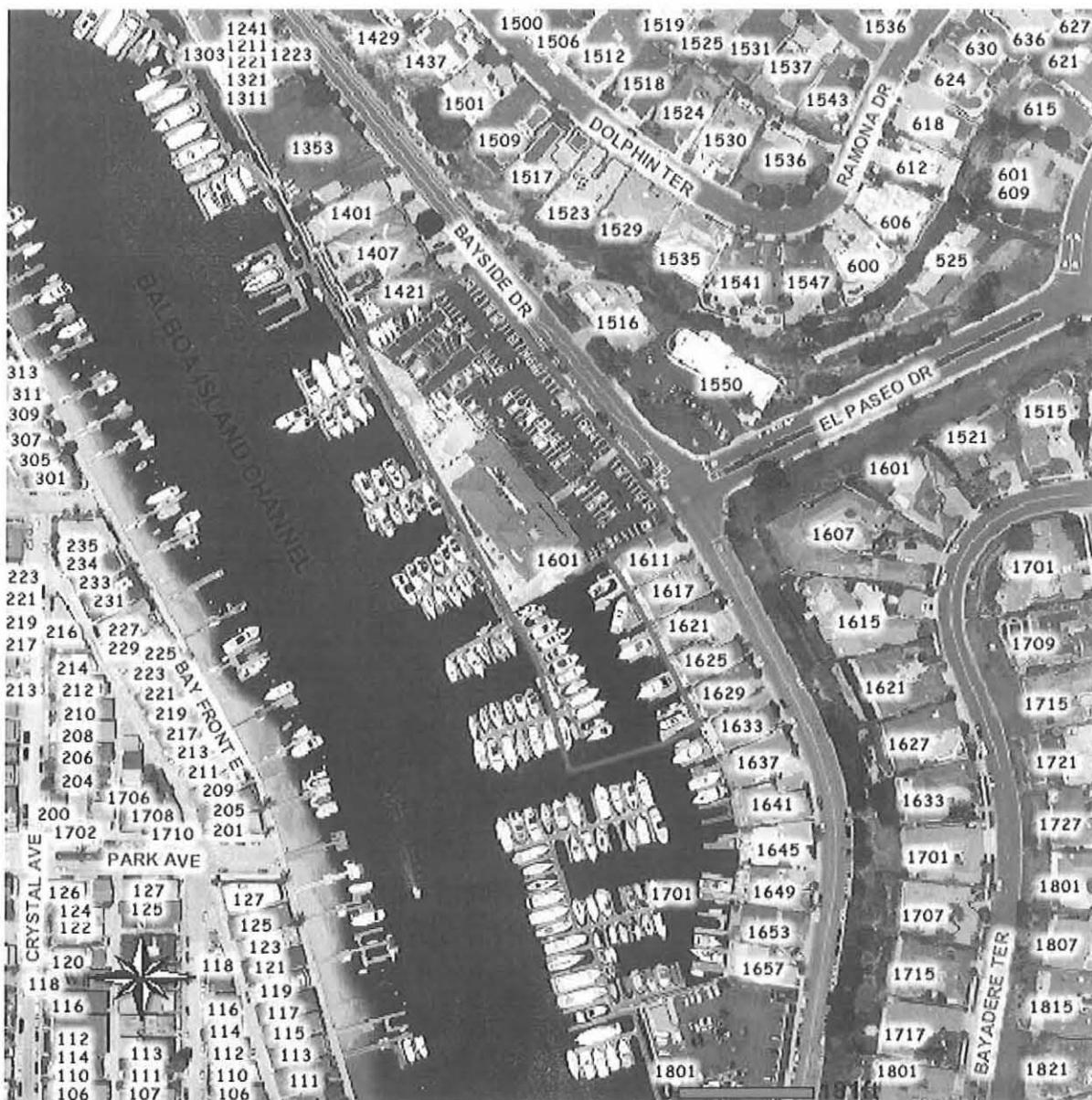
Attachments: CDD 1 Vicinity Map  
CDD 2 Findings and Conditions of Approval  
CDD 3 Site Plan & Elevations  
CDD 4 Photographic Visual Simulations

## **Attachment No. CDD 1**

Vicinity Map

# VICINITY MAP

1601 Bayside Drive



Telecommunications Permit No. TP2011-013  
(PA2011-155)

## **Attachment No. CDD 2**

Findings and Conditions of Approval

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TELECOMMUNICATIONS PERMIT NO. TP2011-013  
(PA2011-155)**

**FINDINGS**

1. The telecom facility as proposed meets the intent of Chapter 15.70 of the 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 telecom facility is 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 public views.
2. 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 31 feet allowed in the PI Zoning District, as specified in the Zoning Code.
  - The antennas for the telecom facility approved by this permit will be roof-mounted and will be screened from public view within a new faux chimney designed to be architectural compatible with the building and to avoid adverse impacts to views from land or buildings at higher elevations.
  - The support equipment for the telecom facility, except two (2) new condensing units, will be placed within the building. The condensing units will be roof-mounted and screened from view behind a new screening wall designed in a manner consistent with the architectural style, color, and materials of the building. The roof-mounted equipment will comply with the height limit applicable to the building in the PI Zoning District.

3. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures). Class 3 allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of roof-mounted panel and GPS antennas and condensing units. The antennas will be screened from view within a new faux chimney. The condensing units will be hidden from view behind a new screening wall. The associated support equipment will be located within the basement of the existing building.

## **CONDITIONS**

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. A total of six (6) panel antennas and two (2) GPS antennas shall be permitted as depicted on the approved plans and photographic simulations. The antennas shall be located within the proposed faux chimney. No external (visible) wiring or conduit shall be permitted on the building.
3. Two (2) condensing units shall be permitted as depicted on the approved plans and photographic simulations. The condensing units shall be located behind the proposed screening wall. The proposed screening wall shall be constructed, painted, and/or textured to match the existing building as depicted on the approved plans and photographic simulations.
4. The related support equipment shall be located within the existing building as depicted on the approved plans. Installation of future pertinent support equipment for the telecom facility may be allowed so long as it is installed within the same location and entirely screened from public view.
5. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
6. The telecom facility approved by this permit shall comply with all applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC).
7. 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.
8. 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.

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 Division.
10. 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 Division 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.
11. 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.
12. 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.
13. No wireless communication facility shall interfere with the public safety radio communications system including, but not limited to, the 800 MHz trunking system. Should use of the subject telecom facility cause interference with the City's public safety radio equipment, the applicant shall diligently work with the City to resolve the problem.
14. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum.
15. The applicant recognizes that the frequencies used by the telecom facility located at 1601 Bayside 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).
16. 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.

17. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is staffed and monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of the contact center (e.g., the "Network Operations Center") or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the Telecom Facility.
18. 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.
19. 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.
20. The Telecom Facility shall not be externally illuminated except for permitted night lighting only used when the site is being actively serviced by the applicant or as deemed necessary by the Newport Beach Police Department for security lighting. Tower lights and tower warning lights shall not be permitted unless specifically required by the FCC or the FAA and shown on the plans as approved by the City. The permitted night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that the permitted night lighting does not shine on any 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.
21. The operator of the telecom facility shall maintain the facility in a manner consistent with the original approval of the facility.
22. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the applicant, current property owner, or leasing agent.
23. The 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.

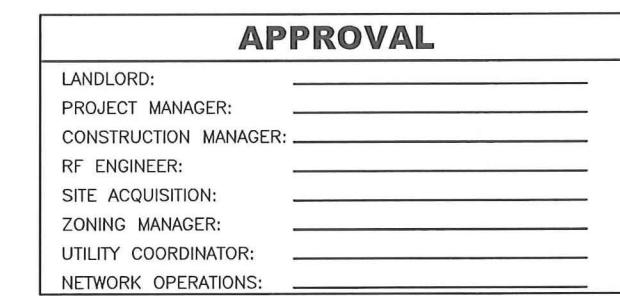
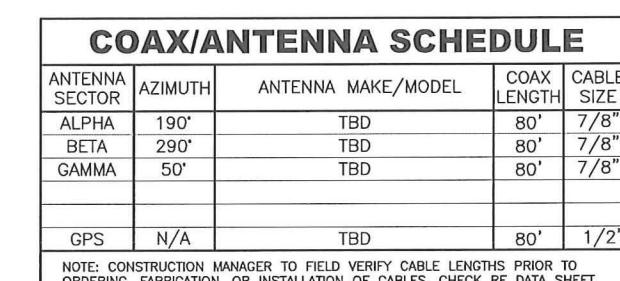
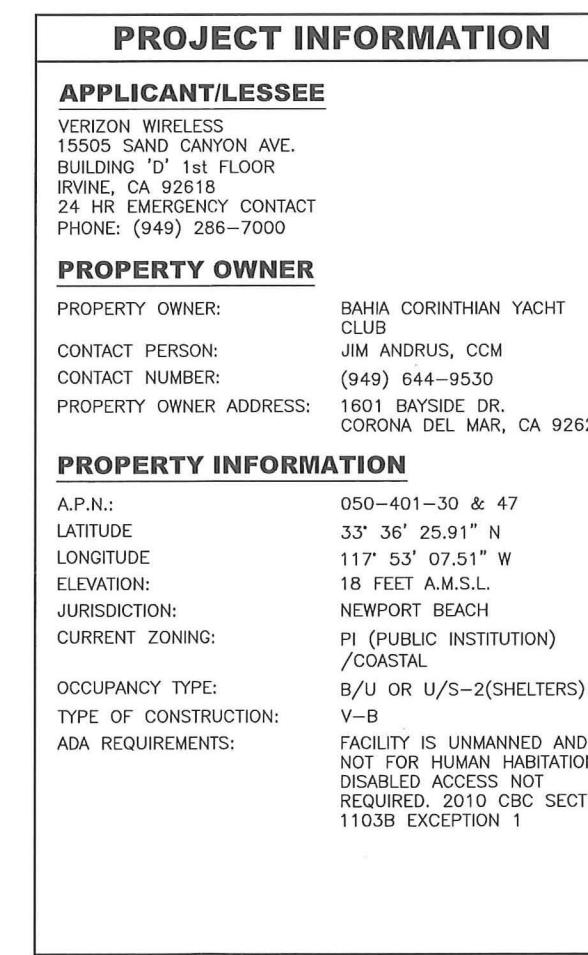
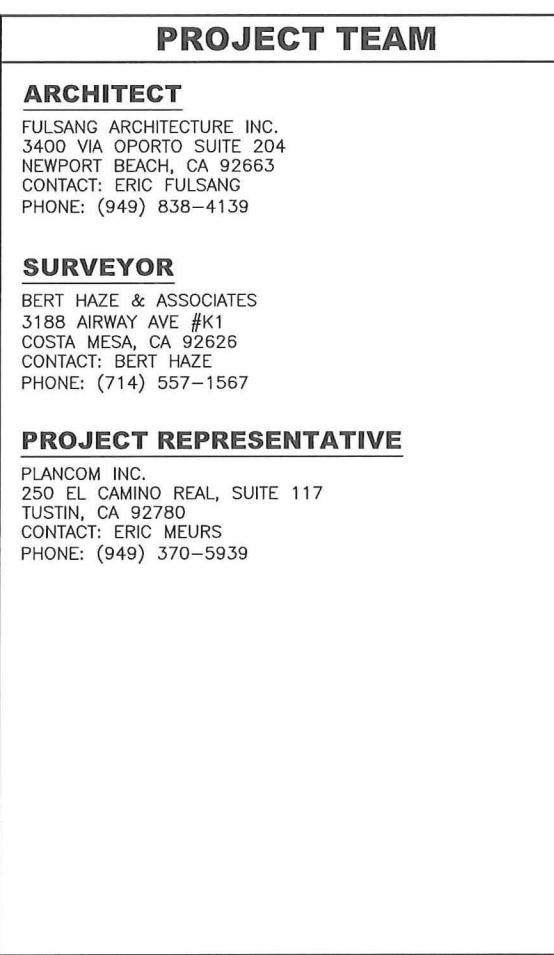
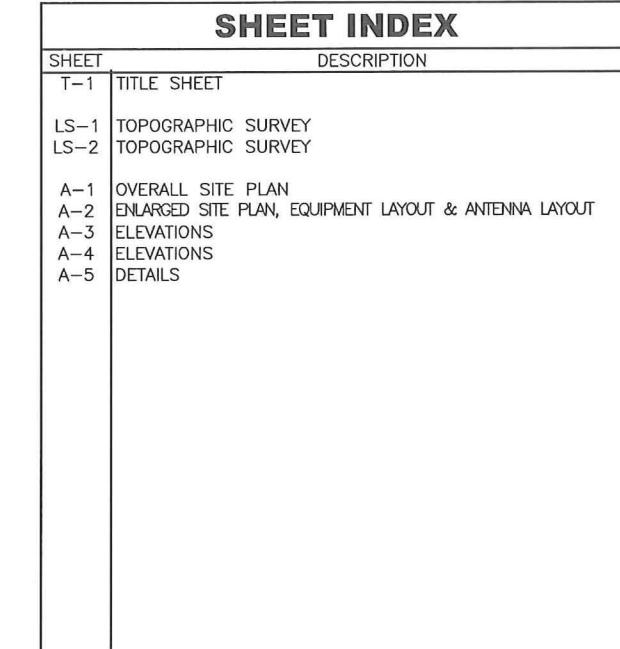
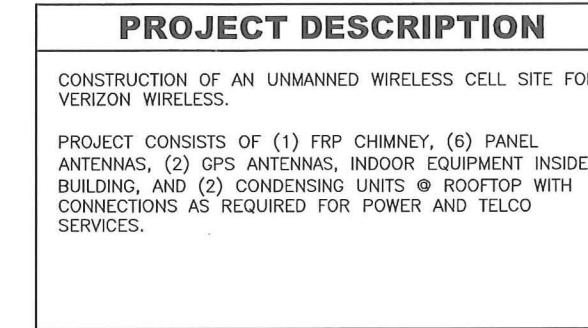
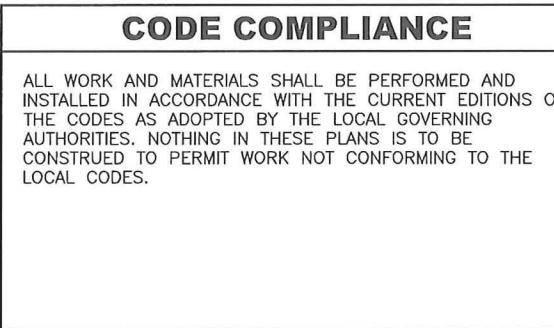
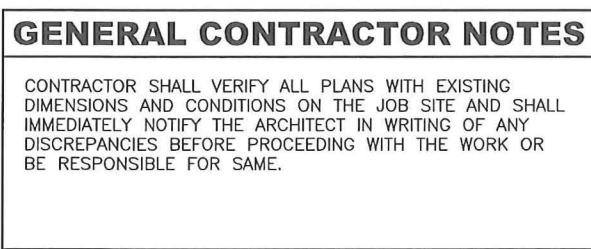
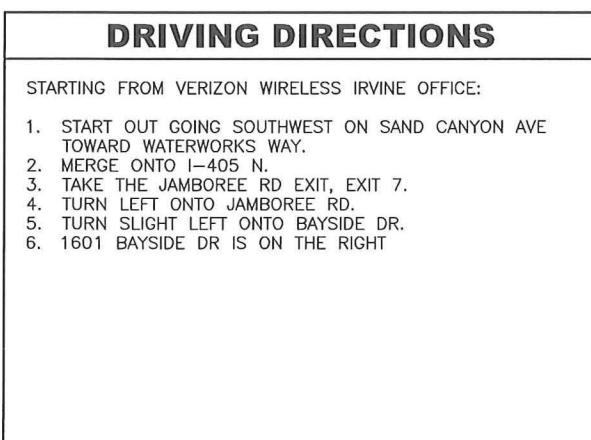
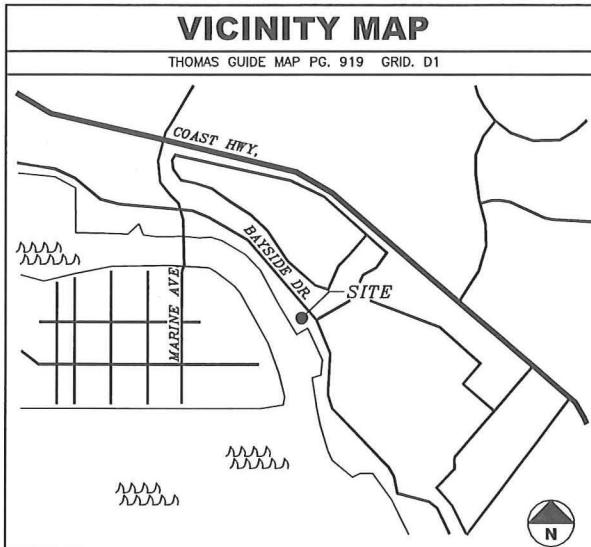
24. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division by certified mail no less than 30 days prior to such action. The operator or property owner shall have 90 days from the date of abandonment or discontinuance to reactivate use of the facility, transfer the rights to use the facility to another operator, or remove the telecom facility and restore the site.
25. 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.
26. This approval shall expire unless exercised within 24 months from the date of approval.

## **Attachment No. CDD 3**

Site Plan and Elevations



**BALBOA ISLAND**  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625



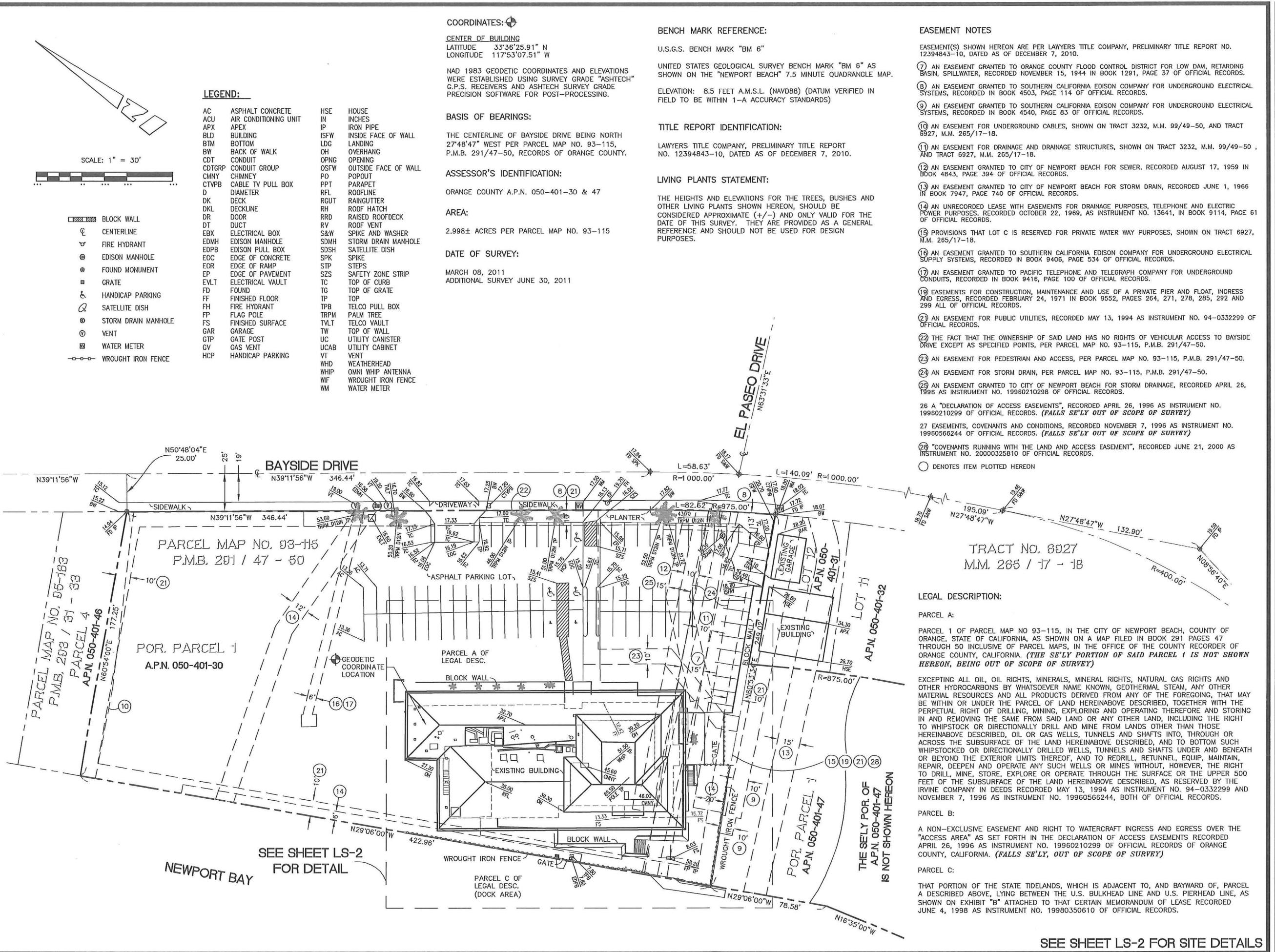
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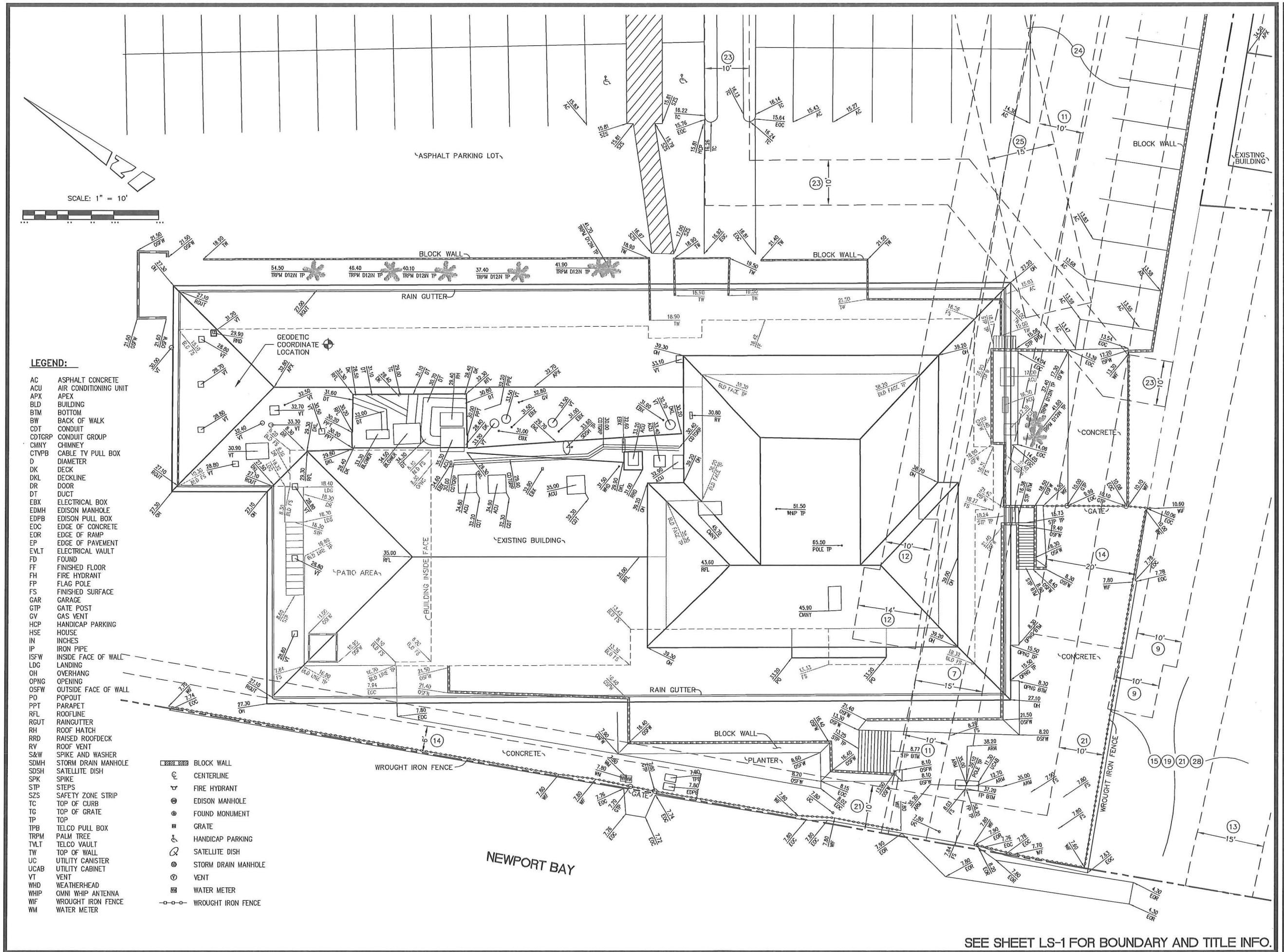
**SUBMITTALS**

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6	07/25/11	LL COMMENTS	EG
7	09/12/11	CITY COMMENTS	EG
8	09/28/11	CLIENT COMMENTS	TJ
9	09/29/11	CLIENT COMMENTS	TJ

BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

SHEET TITLE  
TITLE SHEET  
SHEET NUMBER  
**T-1**





veri **zon**wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

**F**ULSANG  
**R**CHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL



PREPARED BY:  
**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX JN. 801.155

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	03/14/11	ISSUED FOR REVIEW	RF
2	03/29/11	ADDED TITLE INFO.	JA
3	06/17/11	REV. COORD. LOC.	JA
4	07/07/11	ADDITIONAL TOPO	JA

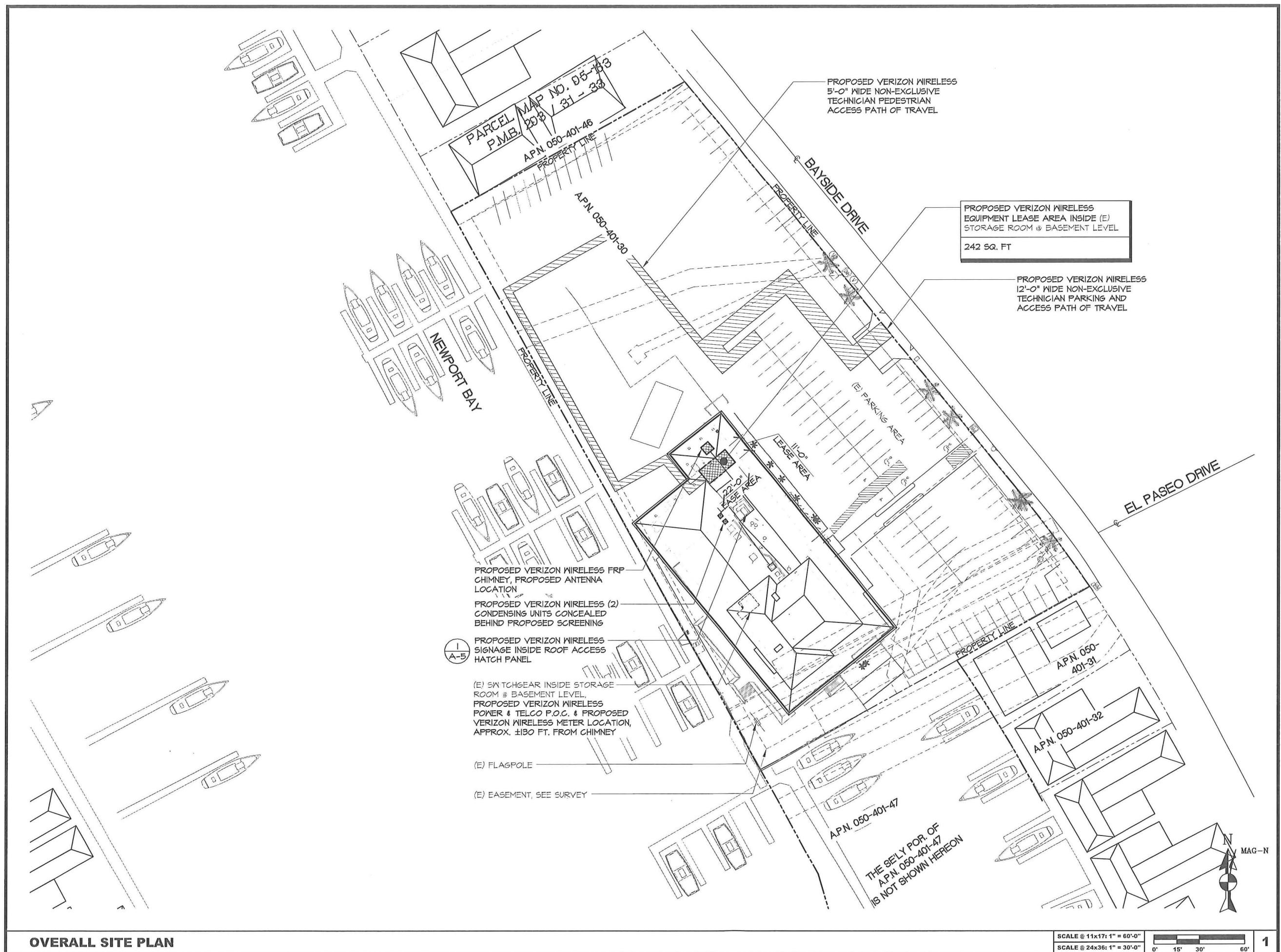
BALBOA ISLAND  
1601 BAYSIDE DRIVE  
CORONA DEL MAR, CA  
92625

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

**LS-2**



**verizon** wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 09/29/2011  
PROJECT No. FA110205  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
2	03/30/11	SURVEY UPDATE	EG
3	05/02/11	CLIENT COMMENTS	EG
4	05/26/11	SITE REDESIGN	EG
5	06/16/11	SURVEY UPDATE	EG
6	07/25/11	LL COMMENTS	EG
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9	09/29/11	CLIENT COMMENTS	TJ

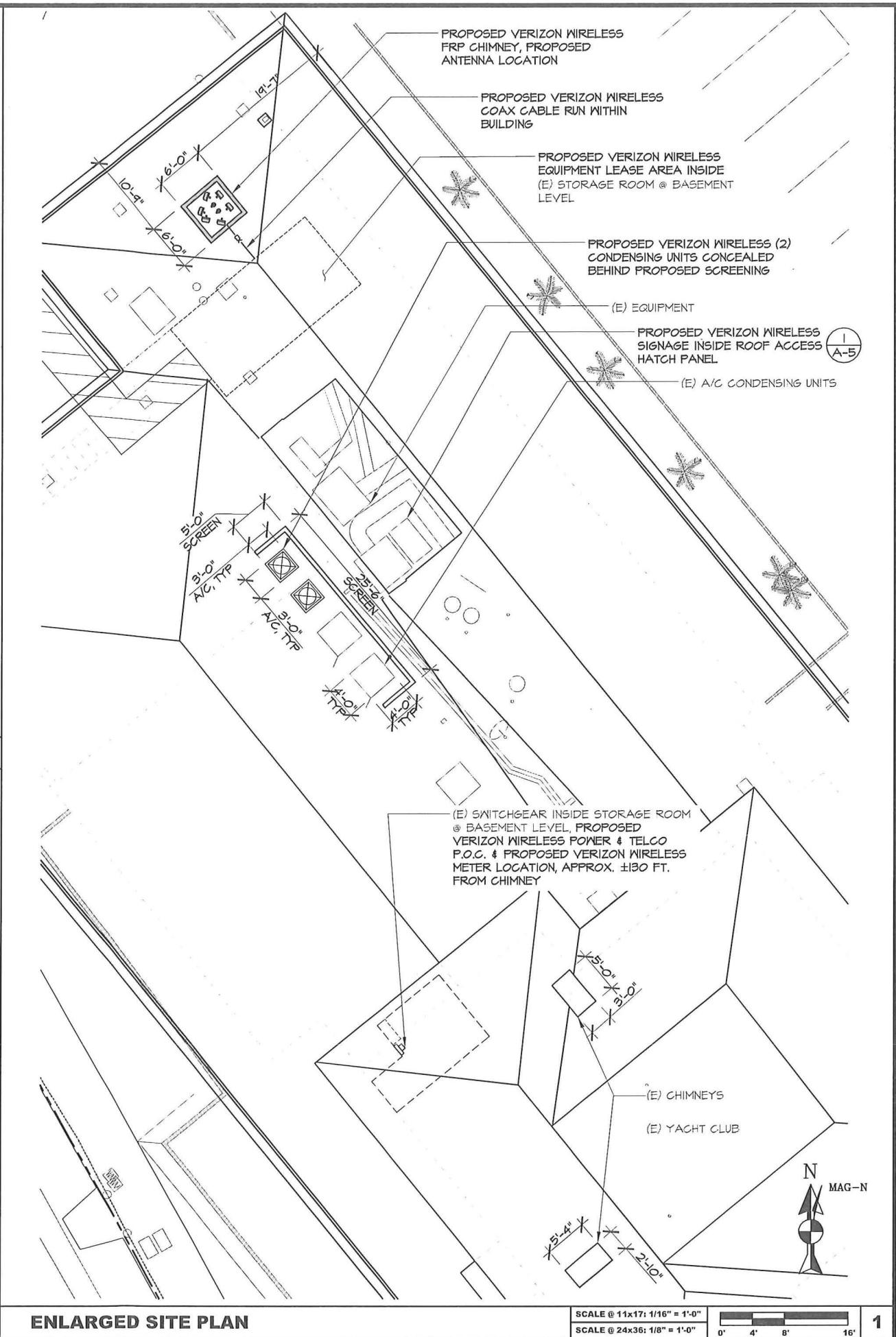
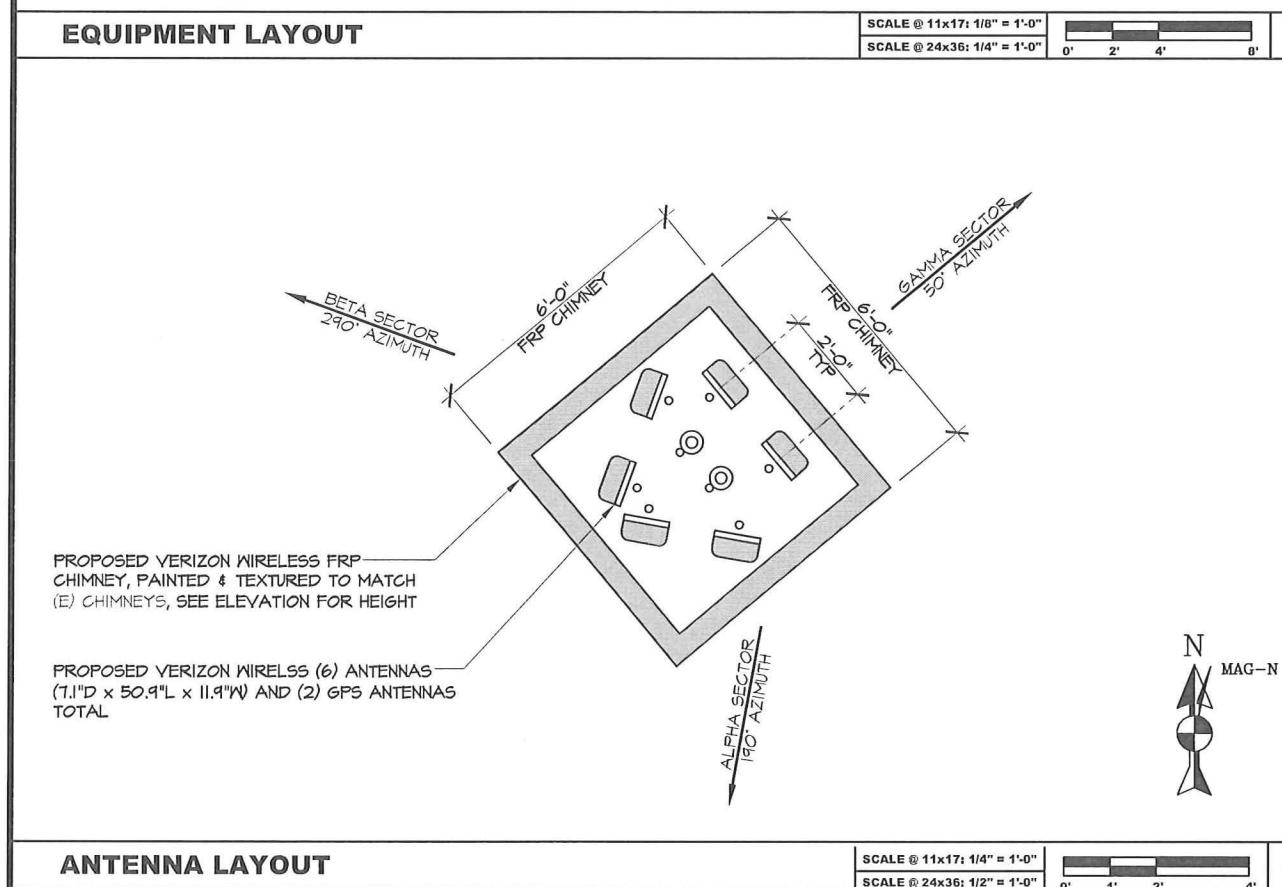
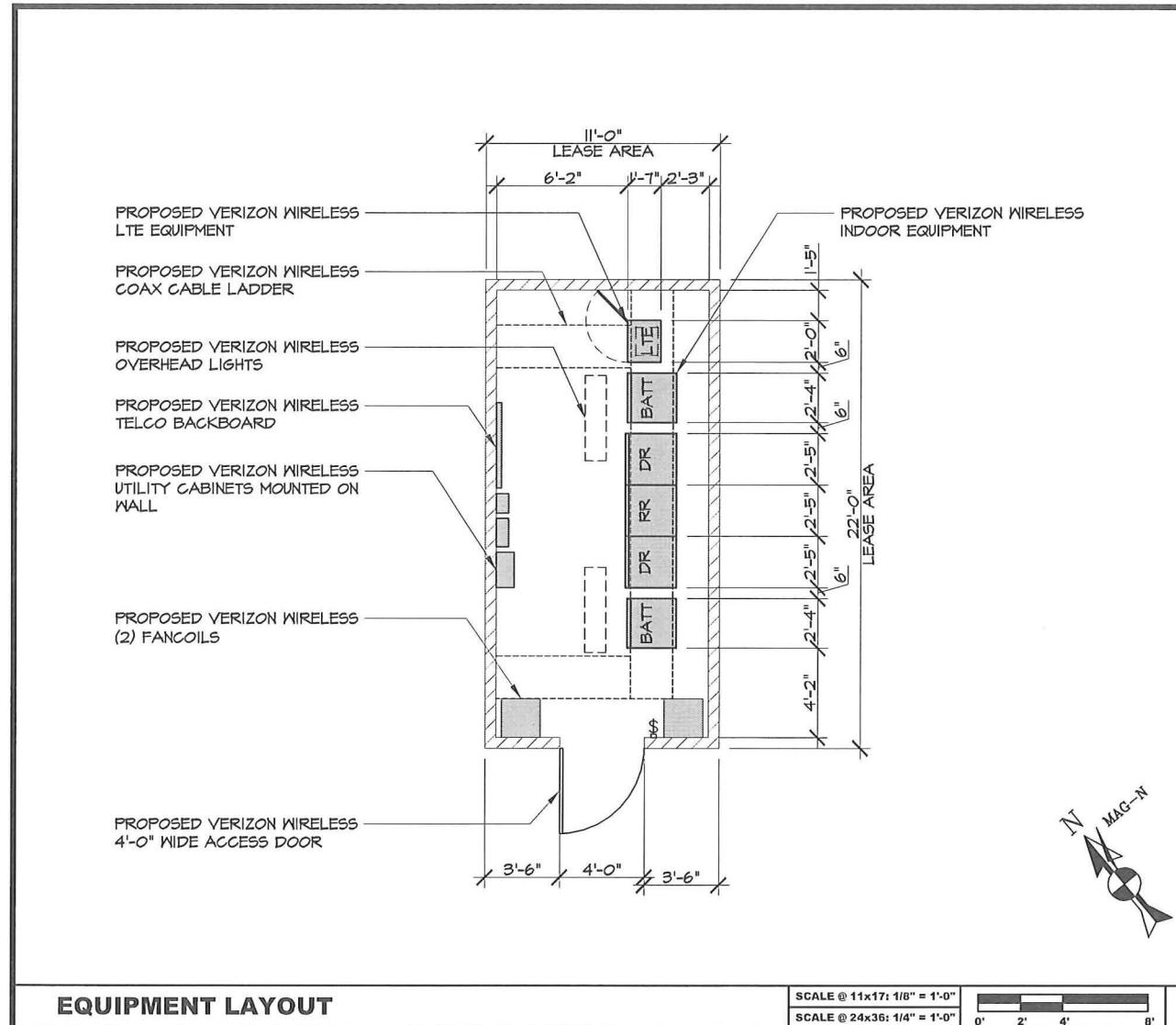
BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

SHEET TITLE

**OVERALL SITE PLAN**

SHEET NUMBER

**A-1**



**verizon** wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

---

**ULSANG**  
**RCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

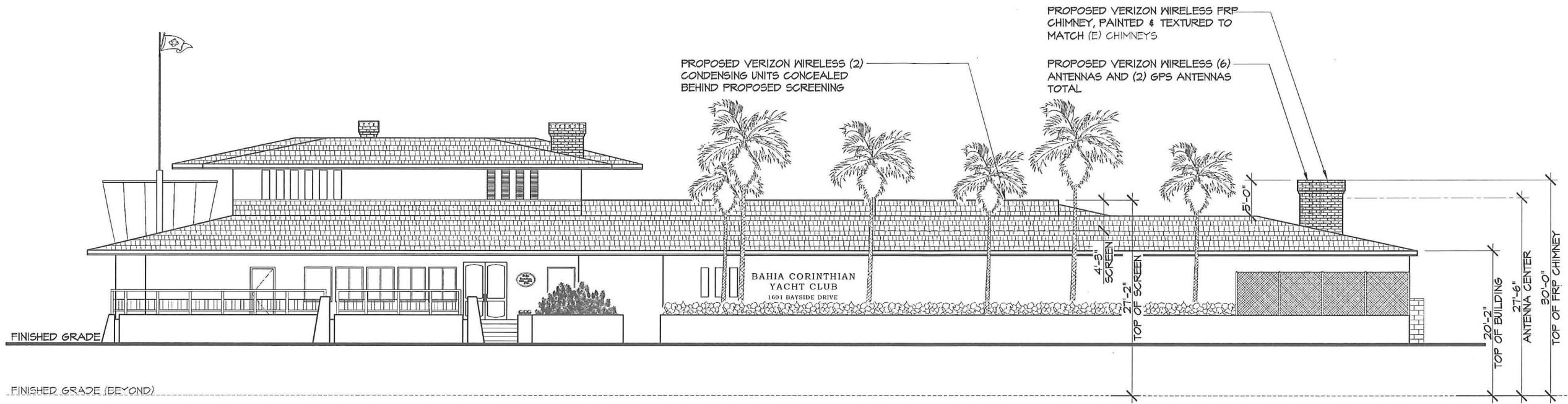
ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 09/29/2011  
PROJECT No. FA110205  
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS			
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3	05/02/11	CLIENT COMMENTS	EG
4	05/26/11	SITE REDESIGN	EG
5	06/16/11	SURVEY UPDATE	EG
6	07/25/11	LL COMMENTS	EG
7	09/12/11	CITY COMMENTS	EG
8	09/28/11	CLIENT COMMENTS	TJ
9	09/29/11	CLIENT COMMENTS	TJ

BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

SHEET TITLE  
**ENLARGED SITE PLAN,  
EQUIPMENT LAYOUT, &  
ANTENNA LAYOUT**

SHEET NUMBER  
**A-2**



**NORTHEAST ELEVATION**

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"  
0' 3' 6' 9' 12'

**1**

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 09/29/2011  
PROJECT No. FA110205  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
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3	05/02/11	CLIENT COMMENTS	EG
4	05/26/11	SITE REDESIGN	EG
5	06/16/11	SURVEY UPDATE	EG
6	07/25/11	LL COMMENTS	EG
7	09/12/11	CITY COMMENTS	EG
8	09/28/11	CLIENT COMMENTS	TJ
9	09/29/11	CLIENT COMMENTS	TJ

BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

**SHEET TITLE**

**ELEVATIONS**

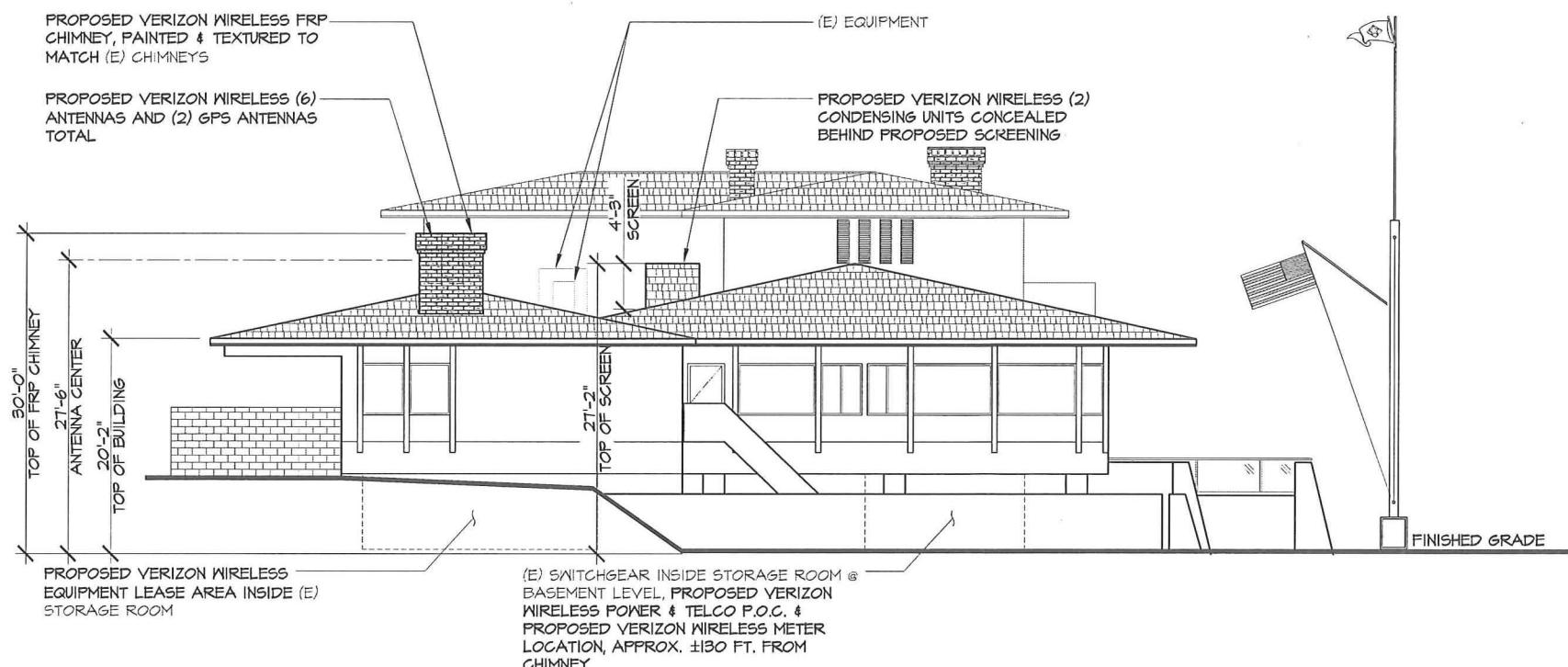
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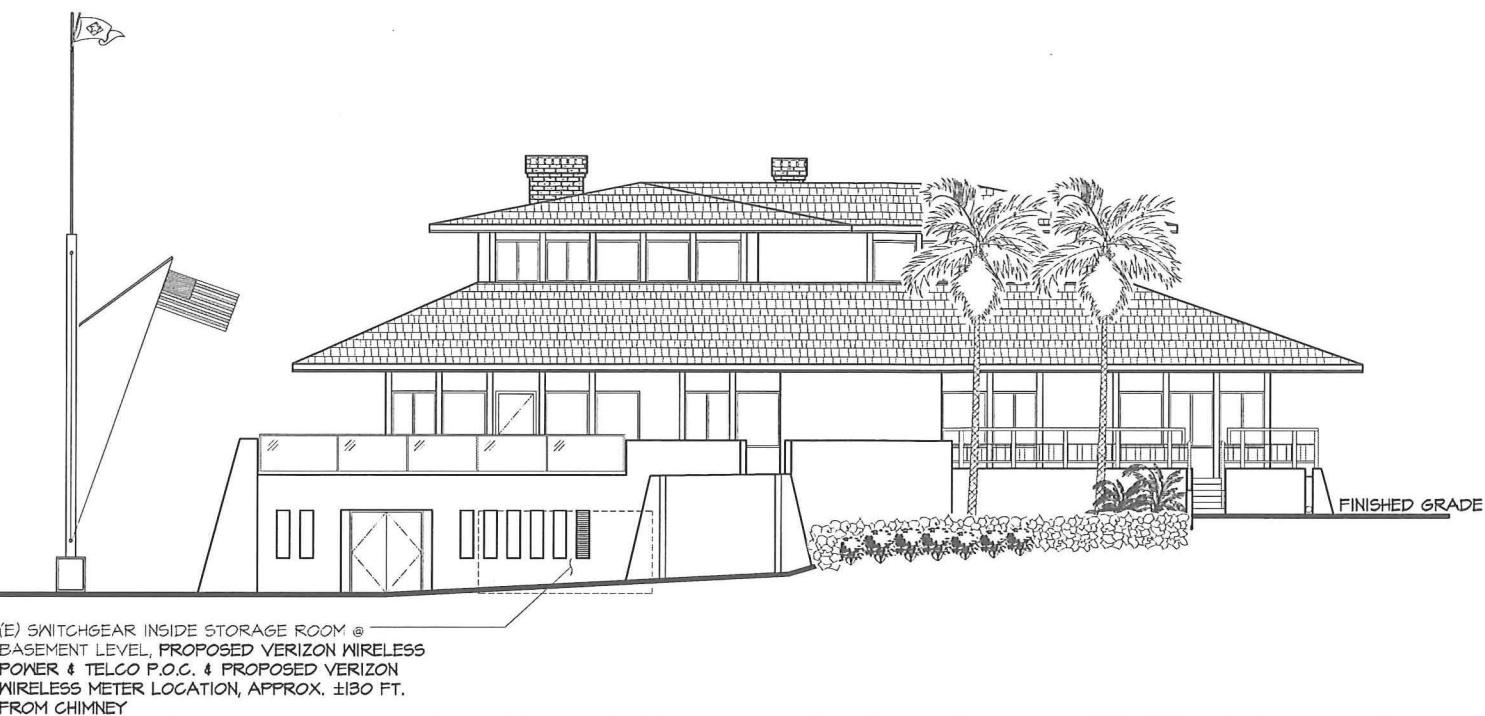
**A-3**

**NORTHWEST ELEVATION**

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"  
0' 3' 6' 9' 12'

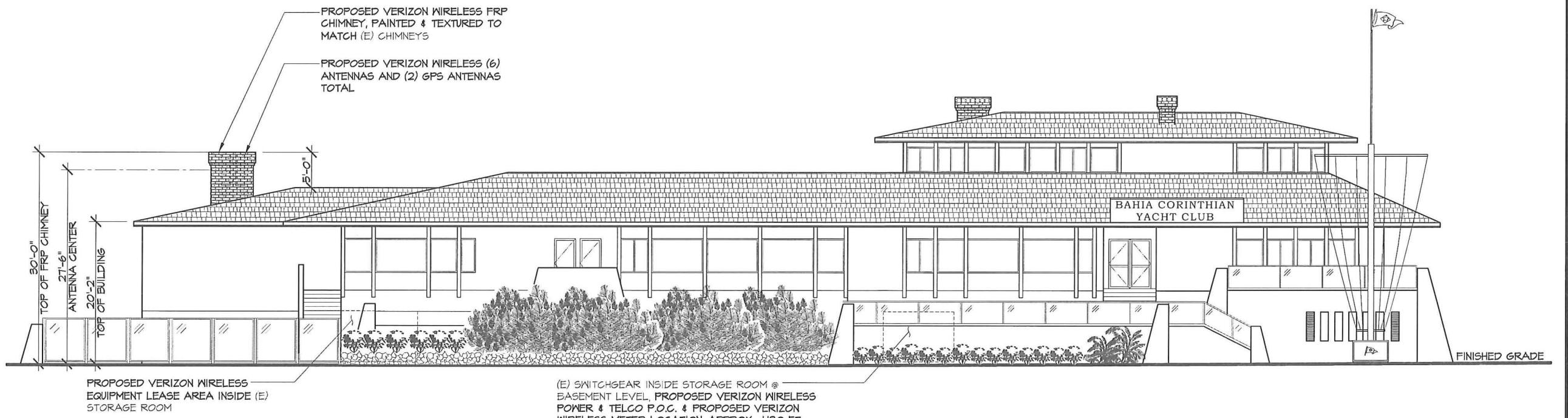
**2**





**SOUTHEAST ELEVATION**

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"  
0' 3' 6' 9' 12' 1



**SOUTHWEST ELEVATION**

SCALE @ 11x17: 3/32" = 1'-0"  
SCALE @ 24x36: 3/16" = 1'-0"  
0' 3' 6' 9' 12' 2

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 09/29/2011  
PROJECT No. FA110205  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
2	03/30/11	SURVEY UPDATE	EG
3	05/02/11	CLIENT COMMENTS	EG
4	05/26/11	SITE REDESIGN	EG
5	06/16/11	SURVEY UPDATE	EG
6	07/25/11	LL COMMENTS	EG
7	09/12/11	CITY COMMENTS	EG
8	09/28/11	CLIENT COMMENTS	TJ
9	09/29/11	CLIENT COMMENTS	TJ

BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

**SHEET TITLE**

**ELEVATIONS**

**SHEET NUMBER**

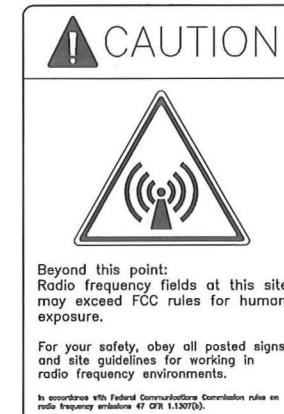
**A-4**



15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL



RF SIGNAGE

SCALE  
NTS

1  
SI0001

ISSUED FOR: ZONING REVIEW  
ISSUE DATE: 09/29/2011  
PROJECT No. FA110205  
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	03/30/11	SURVEY UPDATE	EG
3	05/02/11	CLIENT COMMENTS	EG
4	05/26/11	SITE REDESIGN	EG
5	06/16/11	SURVEY UPDATE	EG
6	07/25/11	LL COMMENTS	EG
7	09/12/11	CITY COMMENTS	EG
8	09/28/11	CLIENT COMMENTS	TJ
9	09/29/11	CLIENT COMMENTS	TJ

BALBOA ISLAND  
1601 BAYSIDE DR.  
CORONA DEL MAR, CA 92625

SHEET TITLE

DETAILS

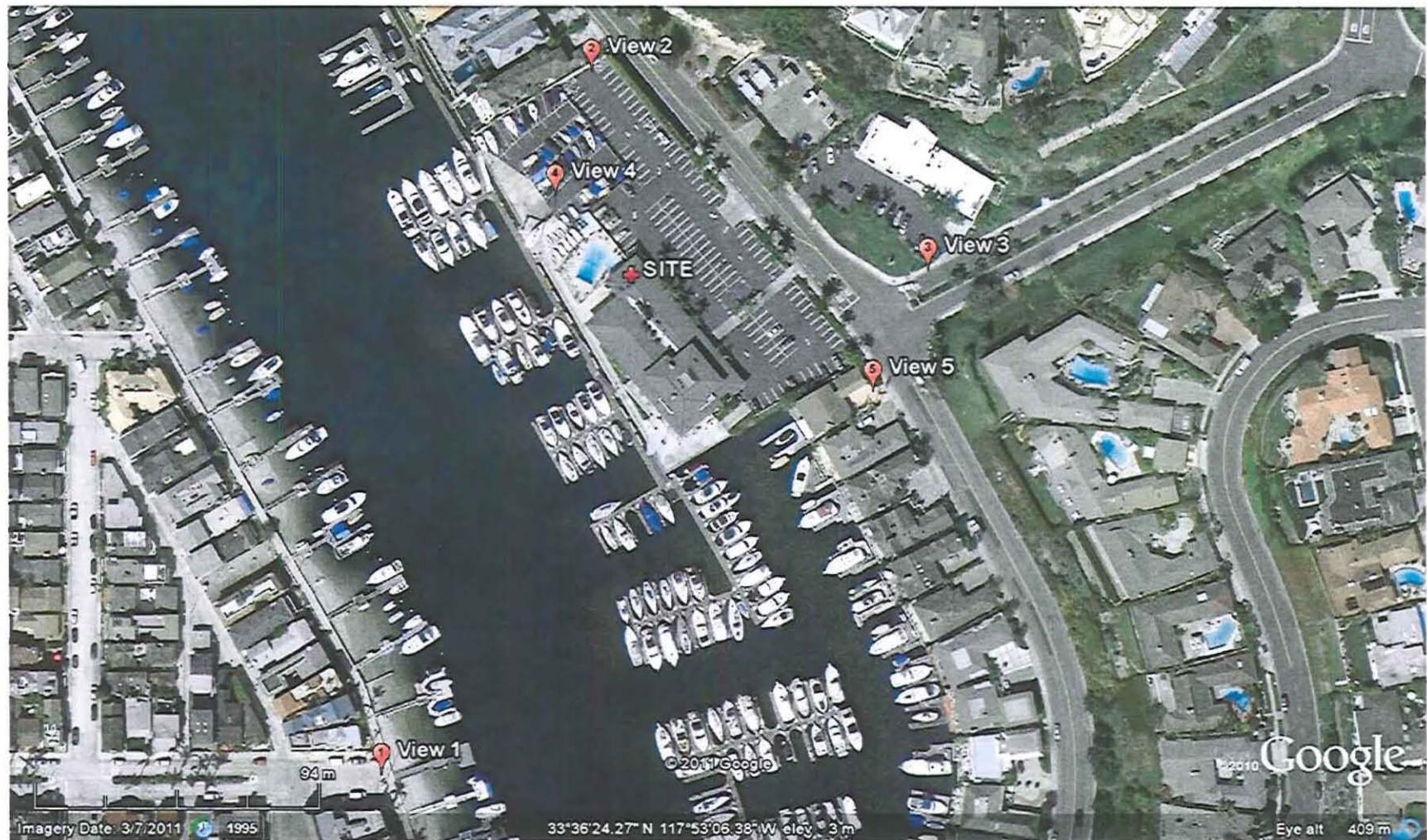
SHEET NUMBER

**A-5**

## **Attachment No. ZA 4**

Photo Simulations

VZW "BALBOA ISLAND" SITE – 1601 Bayside Drive, Newport Beach  
Photosimulation Map Key



PA2011-155 for TP2011-013  
1601 Bayside Drive  
PLANcom Inc

Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



EXISTING

Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



Proposed antennas mounted within  
proposed FRP chimney painted to  
match existing chimneys



**PROPOSED**

*Photosimulation of proposed telecommunications site: View from West - Island*

Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



EXISTING

Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



Proposed antennas mounted within  
proposed FRP chimney painted to  
match existing chimneys

Proposed condensing units  
behind proposed screening

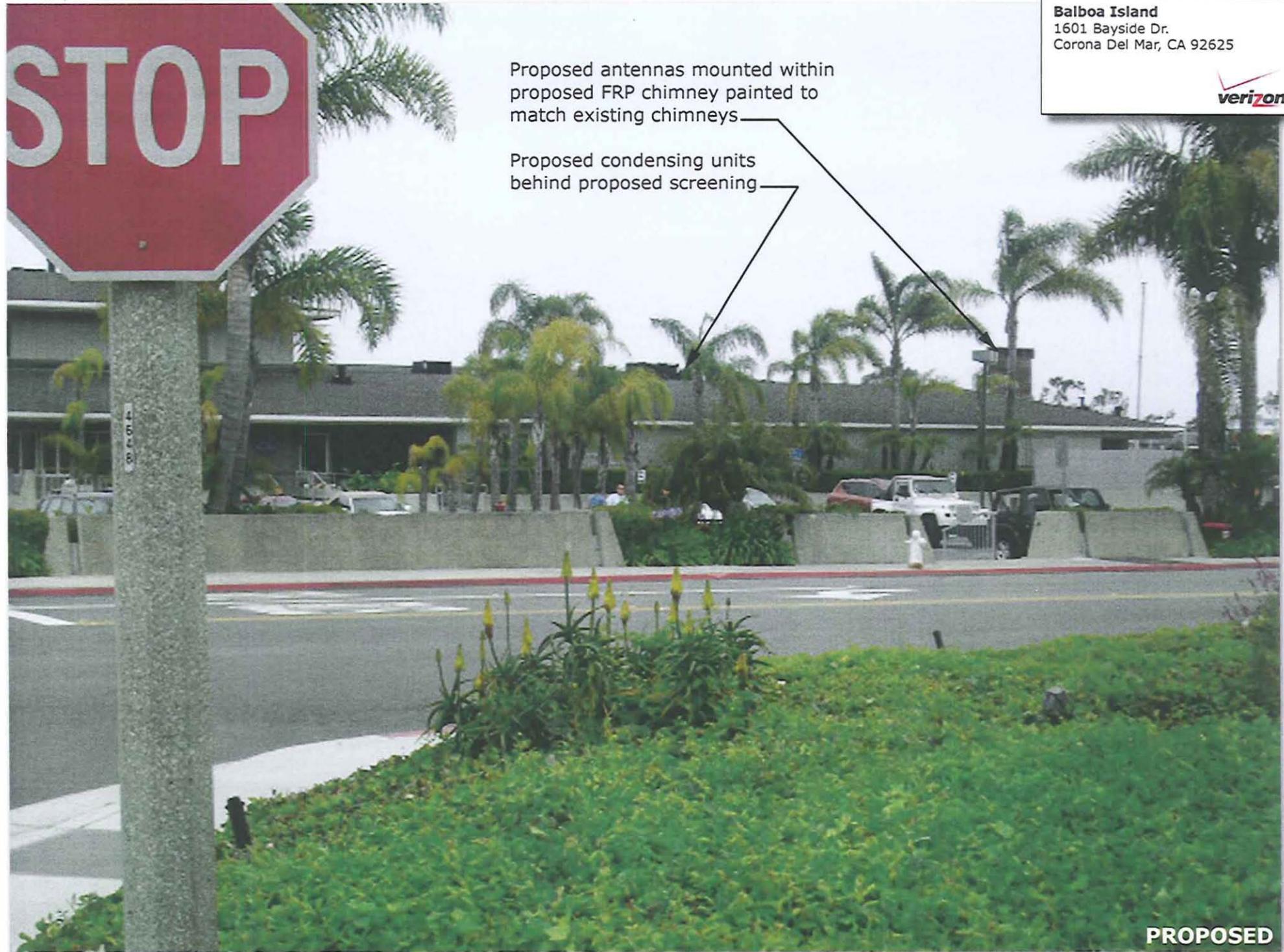


Photosimulation of proposed telecommunications site: View from Northerly neighbor

**PROPOSED**

Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625





Photosimulation of proposed telecommunications site: View from East - El Paseo Dr.

**Balboa Island**  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



EXISTING





Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



EXISTING

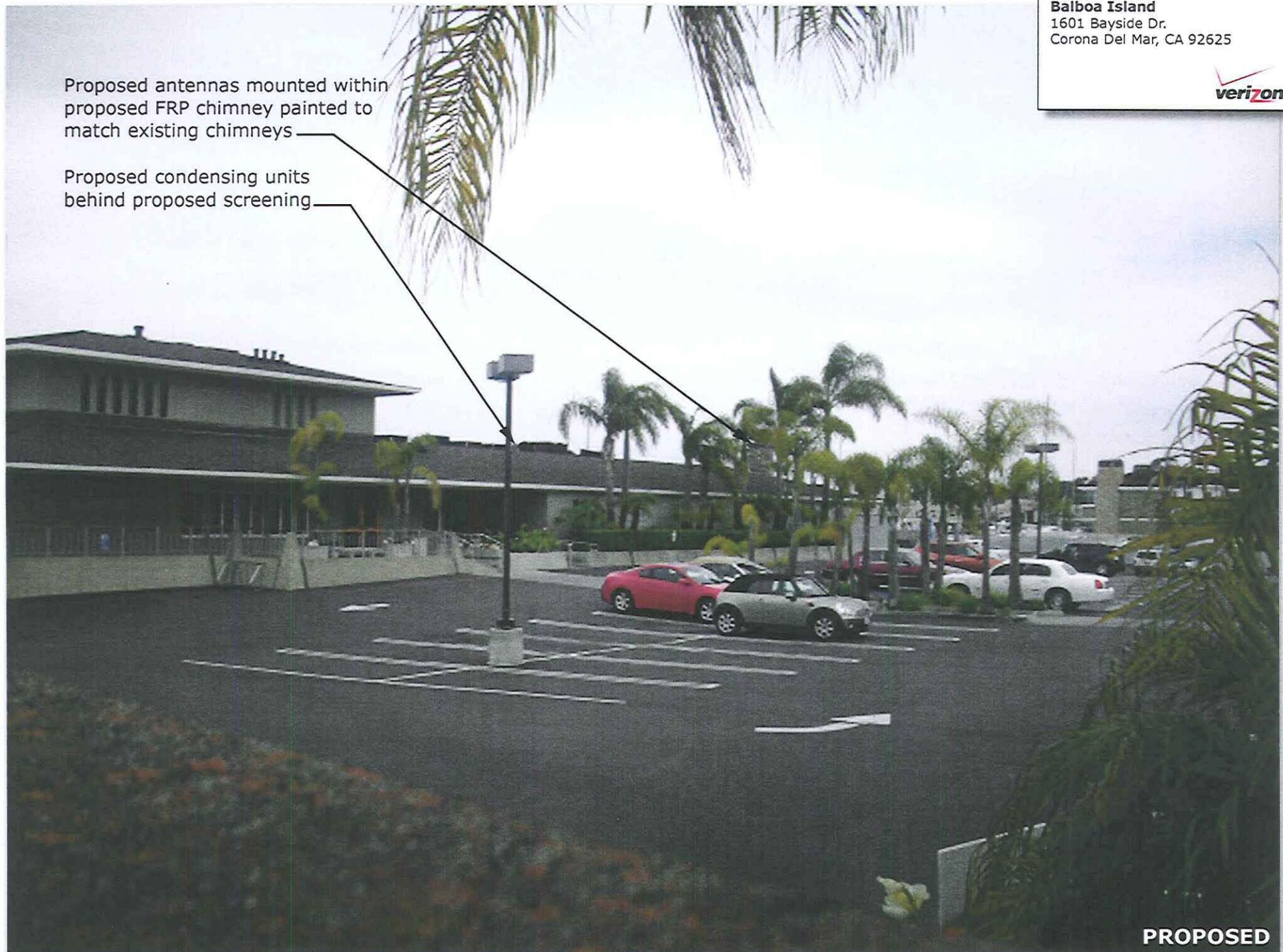


Balboa Island  
1601 Bayside Dr.  
Corona Del Mar, CA 92625



Proposed antennas mounted within  
proposed FRP chimney painted to  
match existing chimneys

Proposed condensing units  
behind proposed screening



Photosimulation of proposed telecommunications site: View from Southerly neighbor

**PROPOSED**



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
3300 Newport Boulevard, Building C, Newport Beach, CA 92663  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER**

**APPLICATION:** Telecommunications Permit No. TP2011-014 (PA2011-162)

**APPLICANT:** Verizon Wireless

**LOCATION:** 20162 Birch Street

**LEGAL DESCRIPTION:** Tract 706, Lot 136 and a Portion of Lot 135

---

**PROJECT REQUEST AND DESCRIPTION**

Verizon Wireless has submitted an application requesting a Telecommunications Permit to establish a new Verizon Wireless telecommunications facility on top of an existing medical office building. The new facility will consist of the following: twelve panel antennas, one microwave dish, four equipment cabinets, and four global positioning system (GPS) antennas. The new equipment as proposed will be screened behind an extension of the existing screening. The property is located in the SP-7 (Santa Ana Heights Specific Plan) Zoning District.

No portion of the new telecom facility, including the additional screening, will extend above the maximum permitted height limit for mechanical roof screens (43 feet). The center of the antennas will be approximately 39 feet above grade. The top of the new screening will be approximately 41 feet, 6 inches above grade.

Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment No. CDD 3. A copy of the project site plan and elevations depicting the proposed project are attached as Attachment No. CDD 4.

**ACTION:** Approved with Conditions – December 1, 2011

In approving this application, the Community Development 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 following conditions attached to this report.

The Community Development Director determined in this case that the proposed wireless telecommunications facility ("telecom facility") meets the provisions of Chapter 15.70.

## APPEAL PERIOD

Telecommunications Facility applications do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at (949) 644-3005.

On behalf of Kimberly Brandt, Community Development Director

By   
\_\_\_\_\_  
Benjamin M. Zdeba, Planning Technician

KB/bmz

Attachments: CDD 1 Vicinity Map  
CDD 2 Findings and Conditions of Approval  
CDD 3 Photographic Visual Simulations  
CDD 4 Site Plan and Elevations

## **Attachment No. CDD 1**

Vicinity Map

# **VICINITY MAP**

20162 Birch Street



Telecommunications Permit No. TP2011-014  
(PA2011-162)

## **Attachment No. CDD 2**

Findings and Conditions of Approval

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TELECOMMUNICATIONS PERMIT NO. TP2011-014  
(PA2011-162)**

**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 telecom facility will be 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 public views. The proposed antennas and support equipment will be adequately screened from the adjacent right-of-way.
2. 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 mechanical roof screen height limit of 43 feet allowed in the BP (Business Park) subarea of the SP-7 (Santa Ana Heights Specific Plan) Zoning District, as specified in the Zoning Code.
  - The antennas for the telecom facility approved by this permit will be roof-mounted and will be blended or screened from public view in a manner consistent with the architectural style, color and materials of the building to avoid adverse impacts to views from land or buildings at higher elevations.
  - The support equipment for the telecom facility will be roof-mounted and will be blended or screened from public view in a manner consistent with the existing mechanical screening, architectural style, color, and materials of the

building. The roof-mounted equipment will comply with the height limit applicable to the building in BP (Business Park) subarea of the SP-7 (Santa Ana Heights Specific Plan) Zoning District.

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 Section 15303 Class 3 (New Construction or Conversion of Small Structures) for the following reasons:
  - Class 3 allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of roof-mounted panel and GPS antennas as well as support equipment. The antennas and all support equipment will be screened from view within an extension of the existing mechanical screening.

## **CONDITIONS**

1. The development shall be in substantial conformance with the approved plot plan, antenna and equipment plans, and elevations, except as noted in the following conditions.
2. A total of twelve (12) panel antennas and four (4) GPS antennas shall be permitted as depicted on the approved plans and photographic simulations. The antennas shall be located within the proposed screening extension. No external (visible) wiring or conduit shall be permitted on the building.
3. The related support equipment shall be located within the existing mechanical roof screen as depicted on the approved plans. Installation of future pertinent support equipment for the telecom facility may be allowed so long as it is installed within the same location and entirely screened from public view.
4. Anything not specifically approved by this Telecom Permit is not permitted and must be addressed in a separate and subsequent Telecom Permit review.
5. 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).
6. 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.
7. 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.

8. 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 Division.
9. 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 Division 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.
10. 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.
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. No wireless communication facility shall interfere with the public safety radio communications system including, but not limited to, the 800 MHz trunking system. Should use of the subject telecom facility cause interference with the City's public safety radio equipment, the applicant shall diligently work with the City to resolve the problem.
13. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum.
14. The applicant recognizes that the frequencies used by the cellular facility located at 20162 Birch Street 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).
15. 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.

16. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is staffed and monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number, and e-mail address of the contact center (e.g. the "Network Operations Center") or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the facility.
17. 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.
18. 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.
19. The Telecom Facility shall not be externally illuminated except for permitted night lighting only used when the site is being actively serviced by the applicant or as deemed necessary by the Newport Beach Police Department for security lighting. Tower lights and tower warning lights shall not be permitted unless specifically required by the FCC or the FAA and shown on the plans as approved by the City. The permitted night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that the permitted night lighting does not shine on any 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. 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.
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. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division 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.

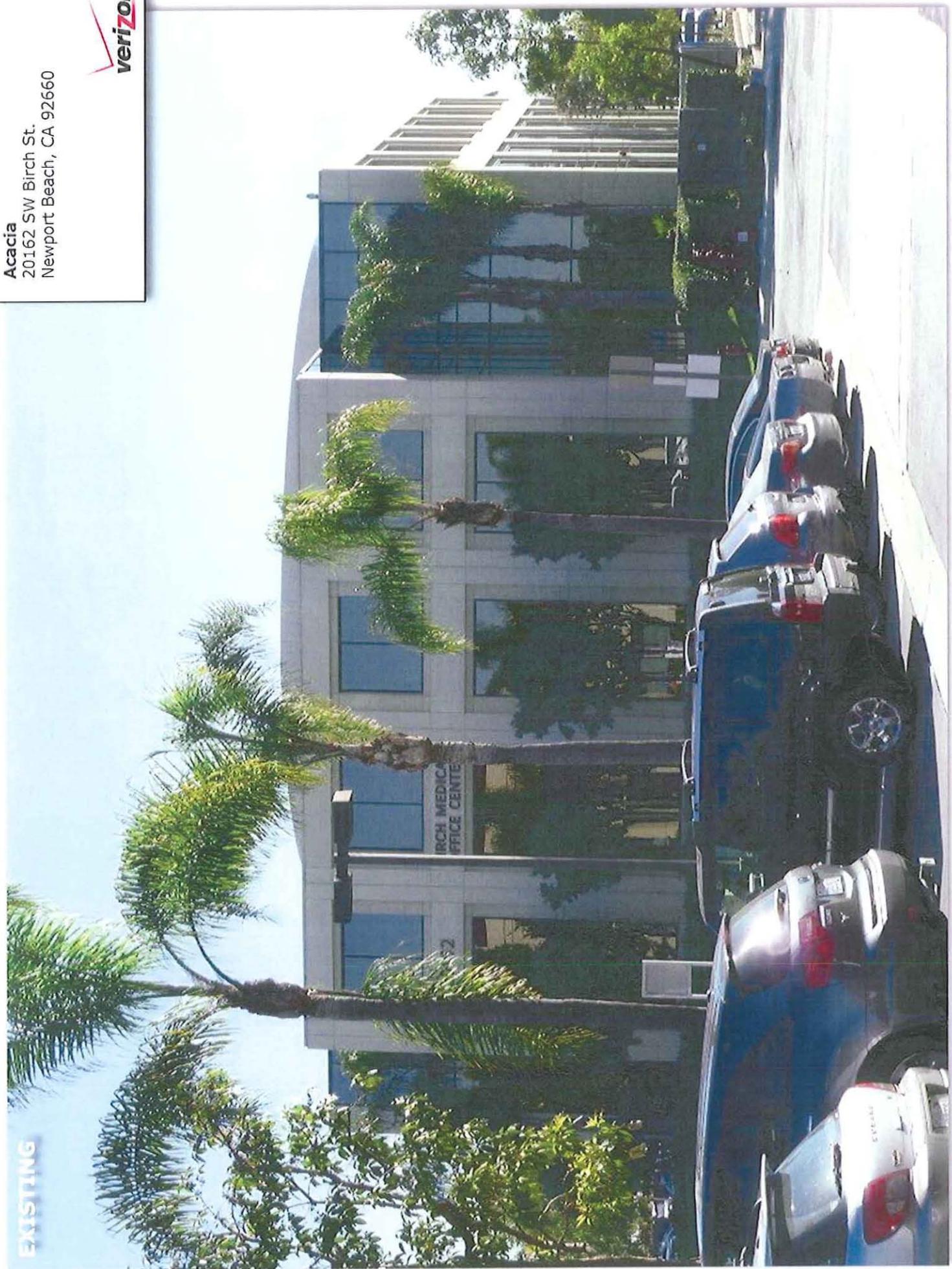
24. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
25. This approval shall expire unless exercised within 24 months from the date of approval.

## **Attachment No. CDD 3**

Photographic Visual Simulations



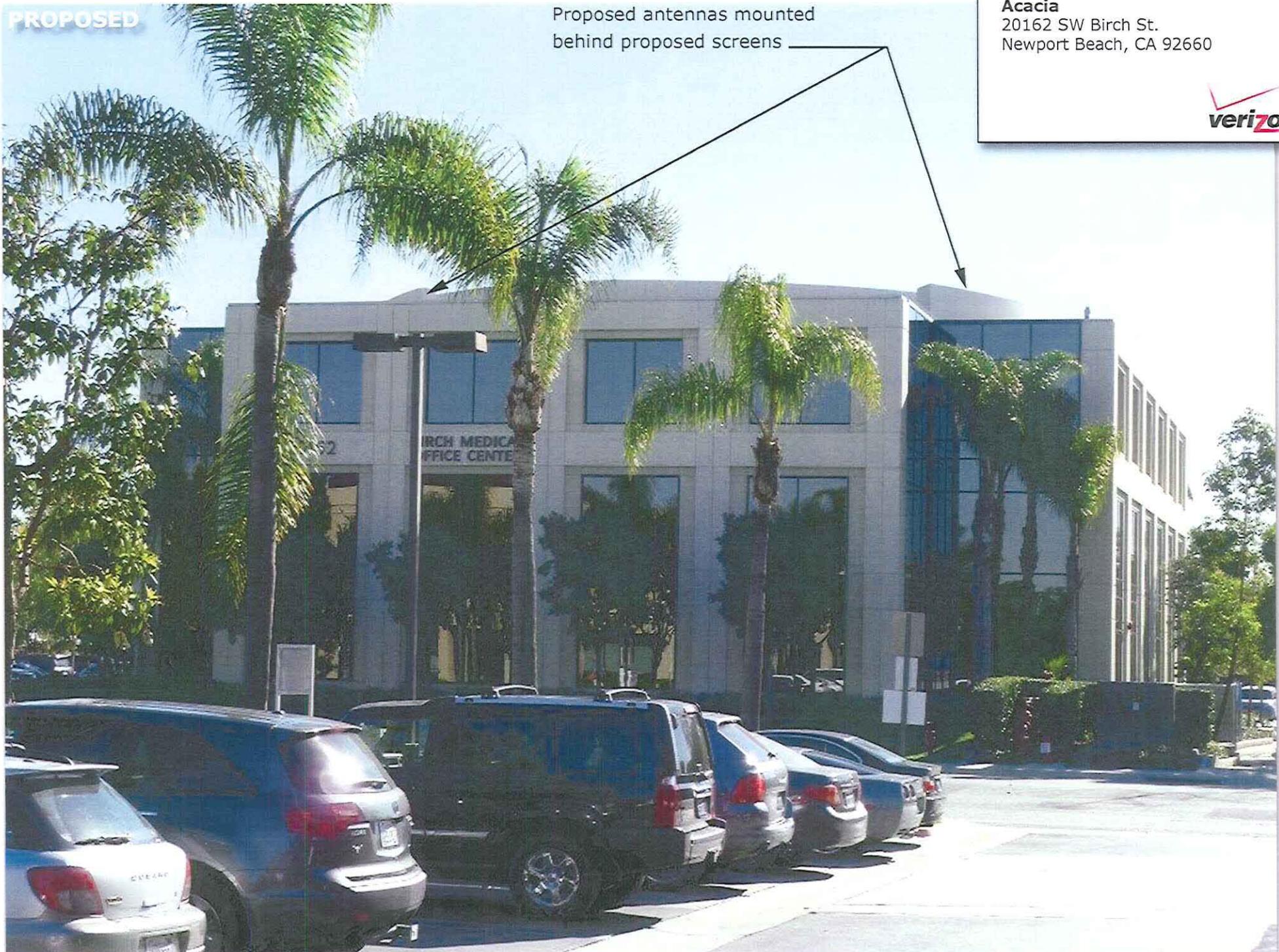
Acacia  
20162 SW Birch St.  
Newport Beach, CA 92660



**PROPOSED**

Proposed antennas mounted  
behind proposed screens

Acacia  
20162 SW Birch St.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site*



Acacia  
20162 SW Birch St.  
Newport Beach, CA 92660



PROPOSED



Acacia  
20162 SW Birch St.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site*

**PROPOSED**

Proposed antennas mounted  
behind proposed screen

**Acacia**  
20162 SW Birch St.  
Newport Beach, CA 92660

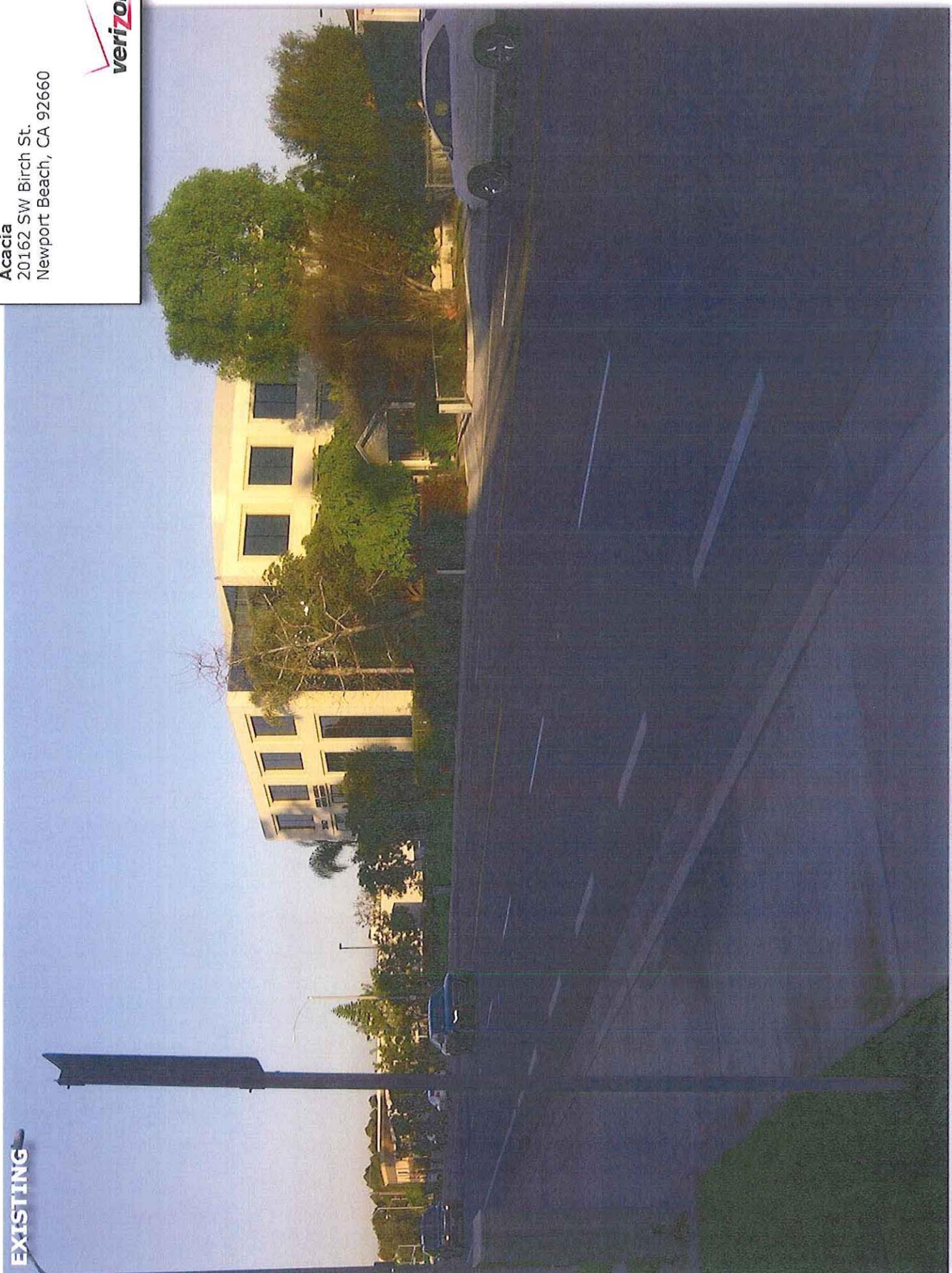


*Photosimulation of proposed telecommunications site*

Acacia  
20162 SW Birch St.  
Newport Beach, CA 92660



**EXISTING**



# **Attachment No. CDD 4**

Site Plan and Elevations



RECEIVED BY

COMMUNITY

OCT 07 2011

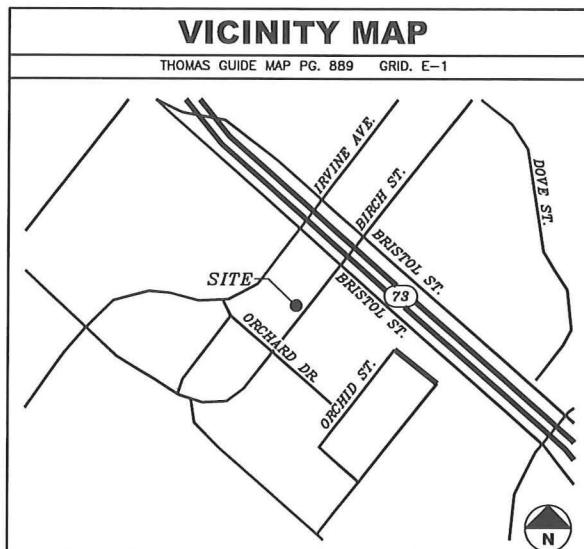
DEVELOPMENT  
CITY OF NEWPORT BEACH

verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

**ACACIA**  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660



**CODE COMPLIANCE**

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

**PROJECT DESCRIPTION**

CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS.  
PROJECT CONSISTS OF (12) PANEL ANTENNAS, (1) MICROWAVE DISH, (4) EQUIPMENT CABINETS, (4) GPS ANTENNAS, ALL BEHIND SCREENING, AND CONNECTIONS AS REQUIRED FOR POWER AND TELCO SERVICES.

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT LAYOUT & ELEVATION
A-3	ANTENNA LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	DETAILS

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 10/07/2011  
PROJECT No. FA110402  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	05/10/11	ZONING REVIEW	EG
1	05/17/11	CLIENT COMMENTS	EG
2	06/22/11	CLIENT COMMENTS	EG
3	10/07/11	CITY COMMENTS	EG

**COAX/ANTENNA SCHEDULE**

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAX LENGTH	CABLE SIZE
ALPHA	110°	TBD	170'	7/8"
BETA	240°	TBD	30'	7/8"
GAMMA	10°	TBD	100'	7/8"
MW	TBD	TBD	40'	
GPS	N/A	TBD	20'	1/2"

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES, CHECK RF DATA SHEET.

**APPROVAL**

LANDLORD:	_____
PROJECT MANAGER:	_____
CONSTRUCTION MANAGER:	_____
RF ENGINEER:	_____
SITE ACQUISITION:	_____
ZONING MANAGER:	_____
UTILITY COORDINATOR:	_____
NETWORK OPERATIONS:	_____

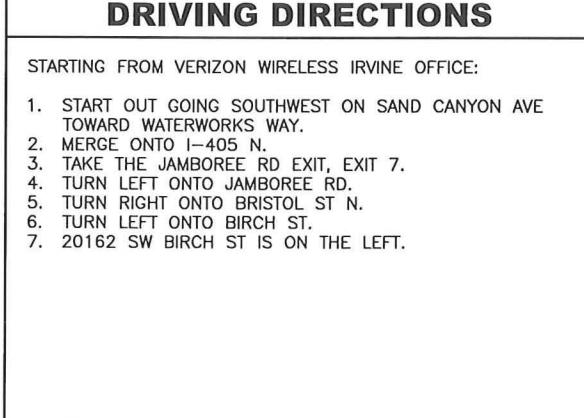
ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

**T-1**



**PROJECT INFORMATION**

**APPLICANT/LESSEE**

VERIZON WIRELESS  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
24 HR EMERGENCY CONTACT  
PHONE: (949) 286-7000

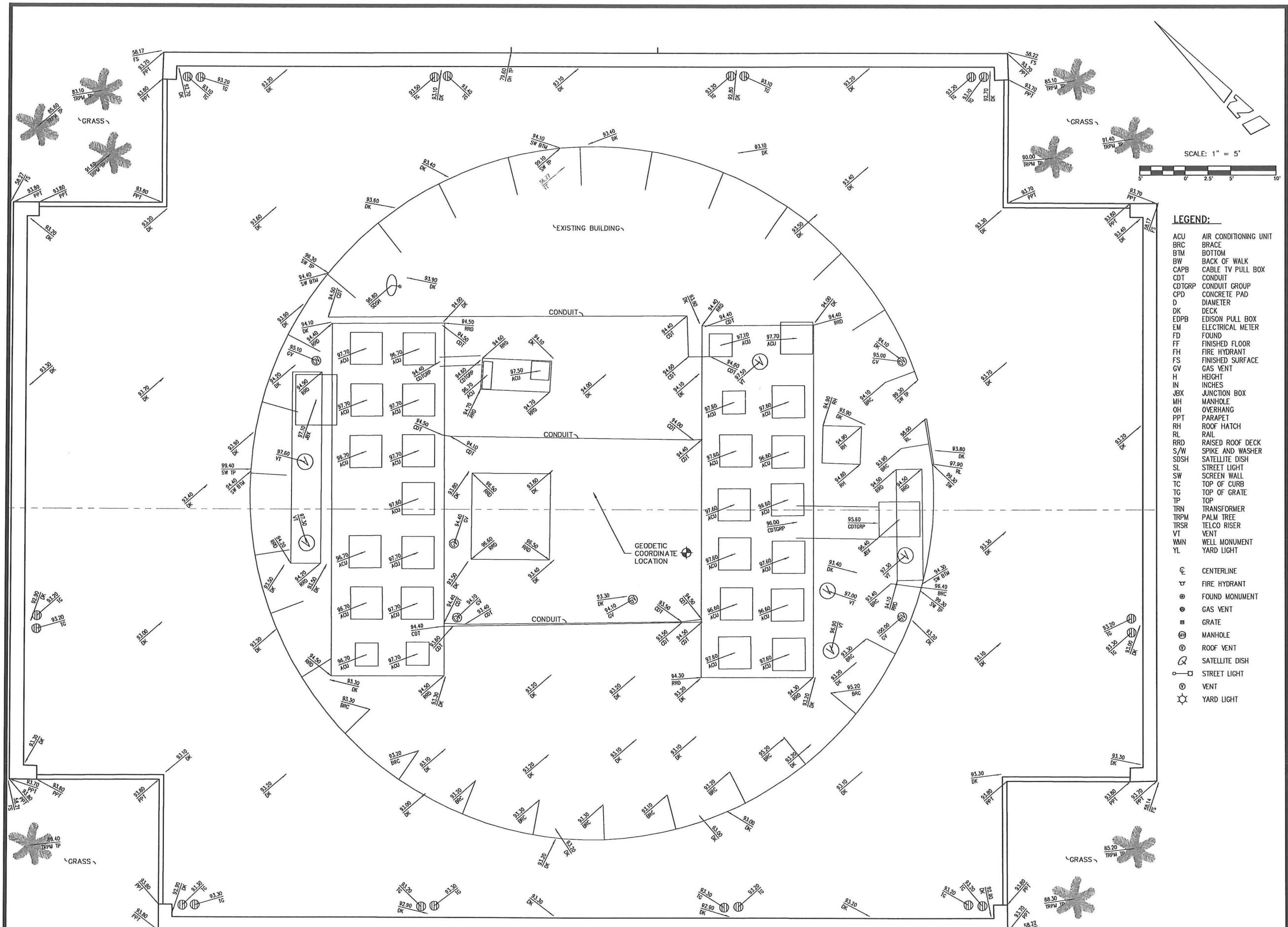
**PROPERTY OWNER**

PROPERTY OWNER: BIRCH STREET MOB LLC  
CONTACT PERSON: MELISSA GREEN  
CONTACT NUMBER: (949) 870-3474  
PROPERTY OWNER ADDRESS: 41 CORPORATE PARK, STE.230  
IRVINE, CA 92606

**PROPERTY INFORMATION**

A.P.N.: 439-352-28  
LATITUDE: 33° 39' 31.01" N  
LONGITUDE: 117° 52' 31.26" W  
ELEVATION: 57 FEET A.M.S.L.  
JURISDICTION: NEWPORT BEACH  
CURRENT ZONING: BUSINESS PARK  
OCCUPANCY TYPE: B/U  
TYPE OF CONSTRUCTION: V-B  
ADA REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED. 2010 CBC SECTION 1103B EXCEPTION 1





SEE SHEET LS-1 FOR BOUNDARY AND TITLE INFO.

verizon wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

ULSANG  
ARCHITECTURE

3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL



PREPARED BY:  
**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
318B AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX JN. 801

SUBMITTALS

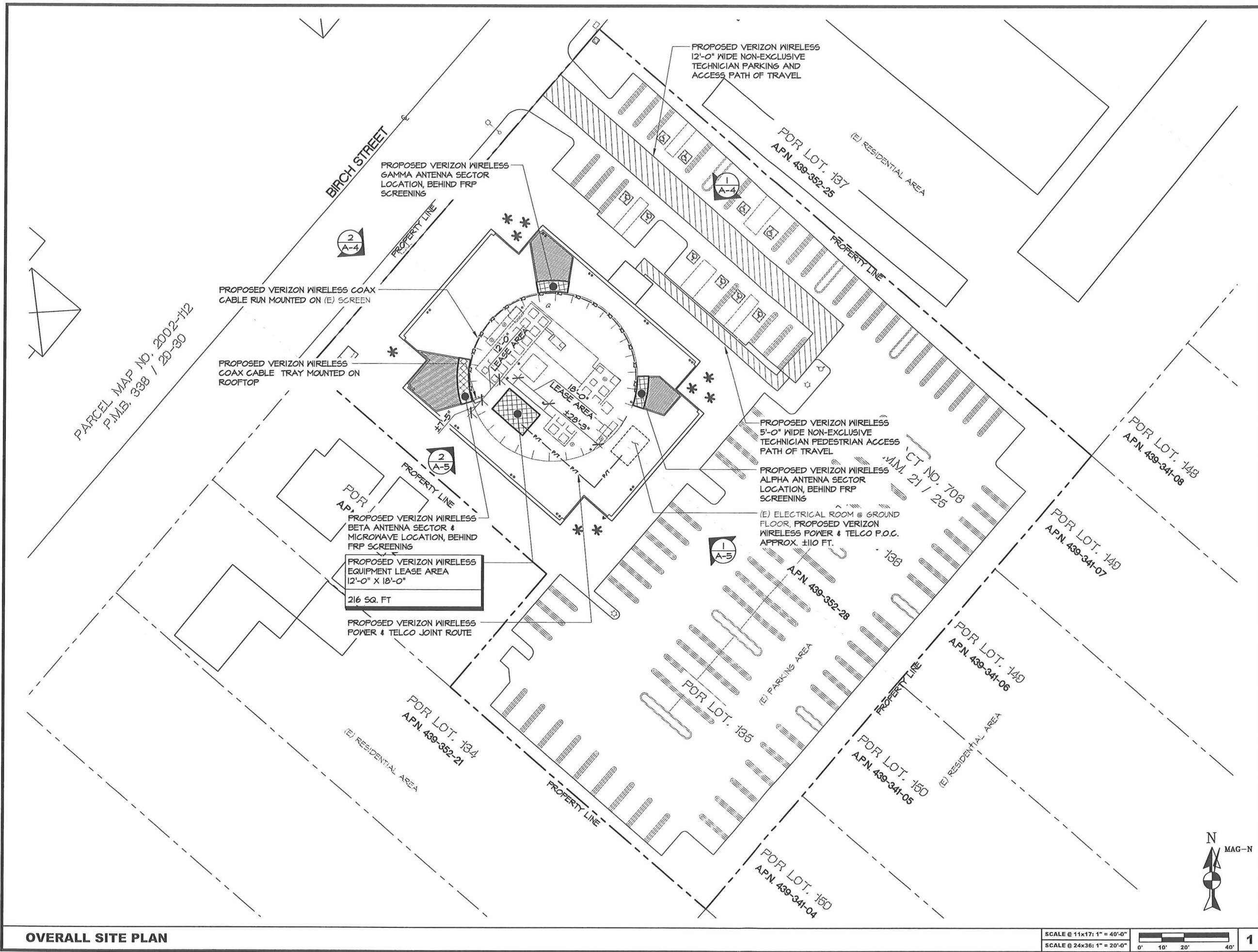
ACACIA  
20162 BIRCH STREET  
NEWPORT BEACH, CA  
92660

SHEET TITLE

## TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-2



verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**F**ULSANG  
**F**ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 10/07/2011  
PROJECT No. FA110402  
DRAWN BY: EG CHECKED BY: EF

## SUBMITTALS

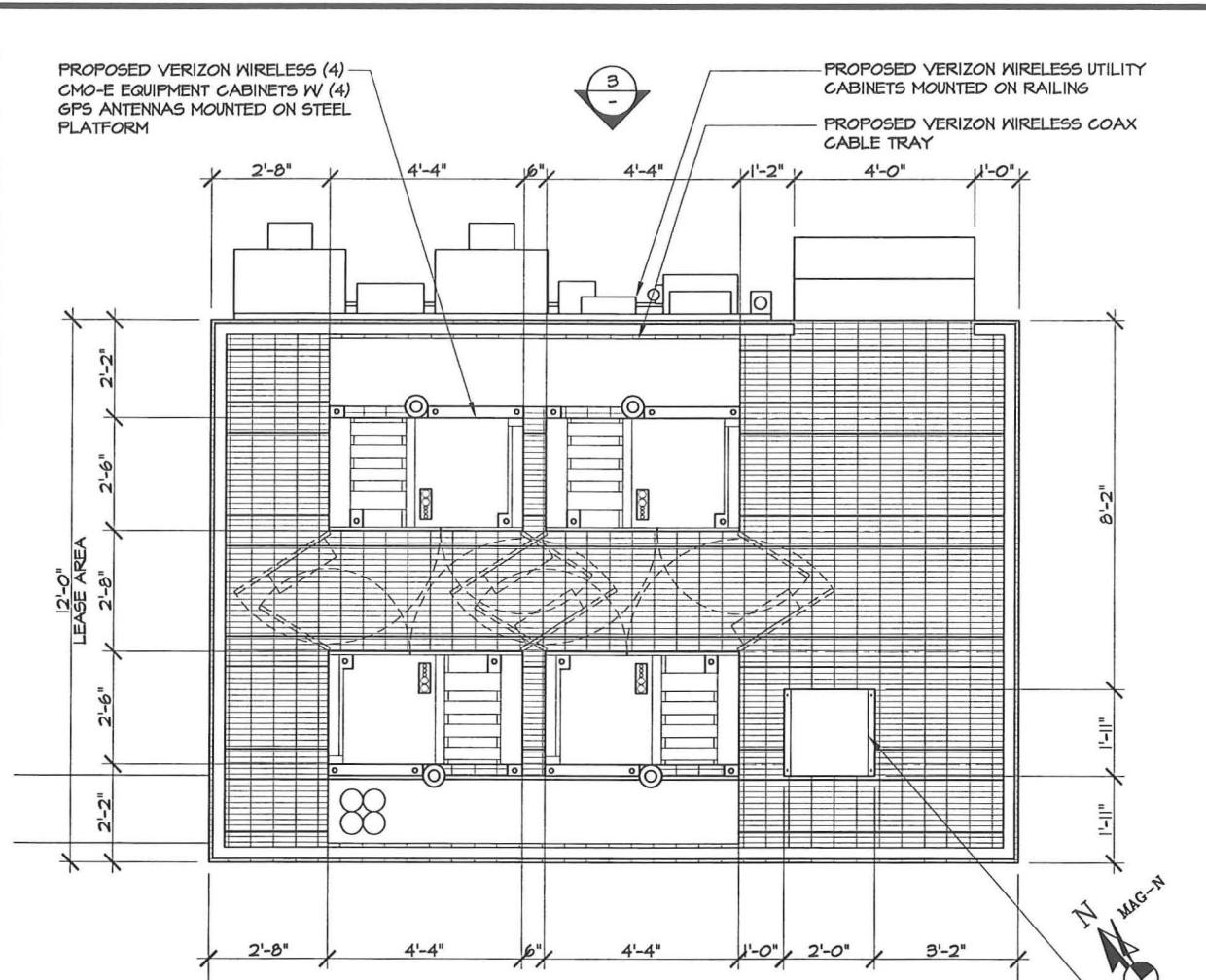
ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE

## OVERALL SITE PLAN

SHEET NUMBER

A-1



## EQUIPMENT LAYOUT

PROPOSED VERIZON WIRELESS (CMO-E EQUIPMENT CABINETS W/ (4) GPS ANTENNAS MOUNTED ON STEEL PLATFORM

PROPOSED VERIZON WIRELESS  
STEP-DOWN TRANSFORMER

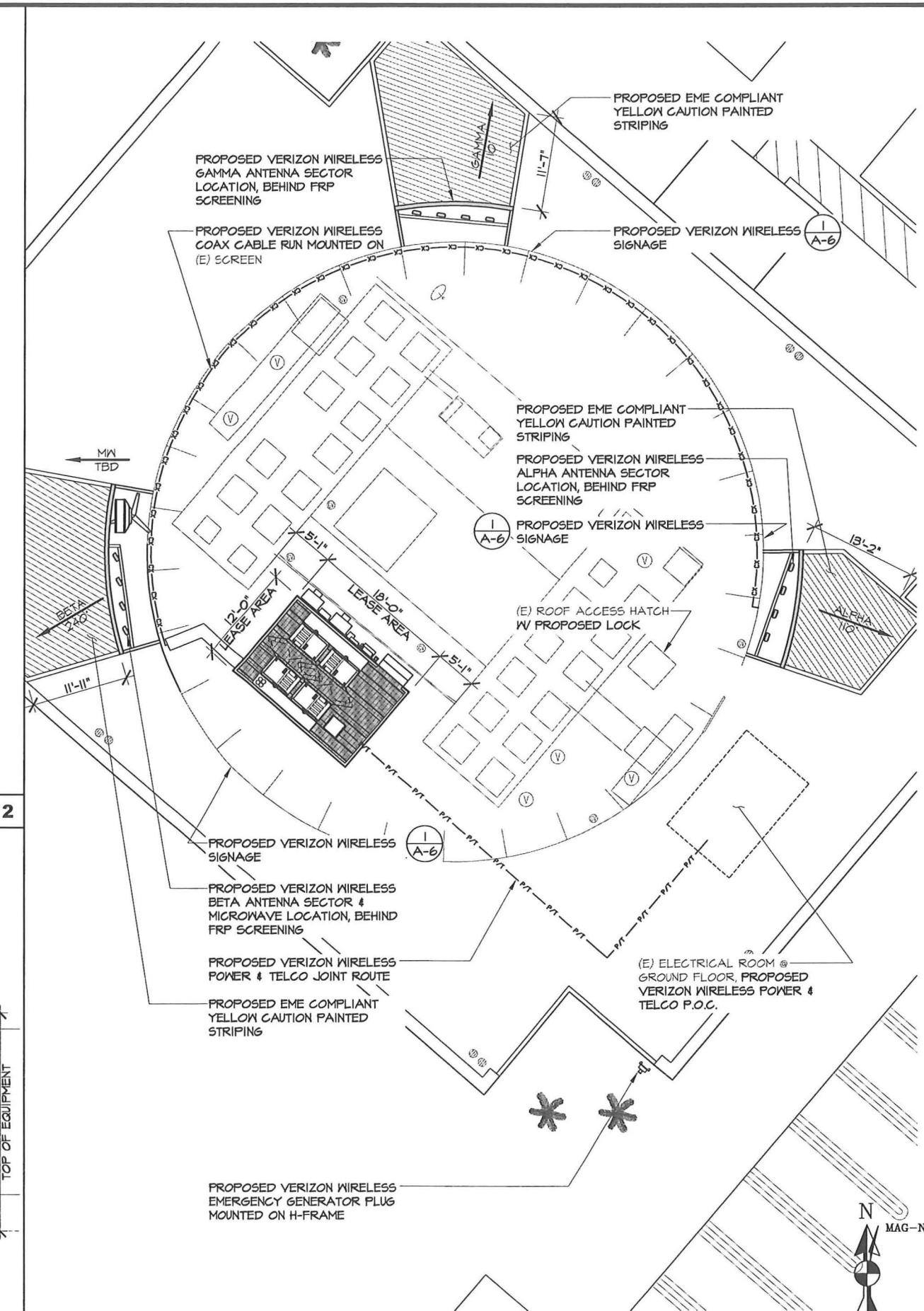
TOP OF SCREEN

BOTTOM OF

PAGE FORTY

PROPOSED VERIZON WIRELESS  
UTILITY CABINETS MOUNTED ON  
RAILING

## EQUIPMENT ELEVATION



## ENLARGED SITE PLAN

SCALE @ 11x17: 1/16" = 1'-0"	
SCALE @ 24x36: 1/8" = 1'-0"	

SUED FOR: ZONING SUBMITTAL  
SUE DATE: 10/07/2011  
PROJECT No. FA110402  
AWN BY: EG CHECKED BY: EF

## SUBMITTALS

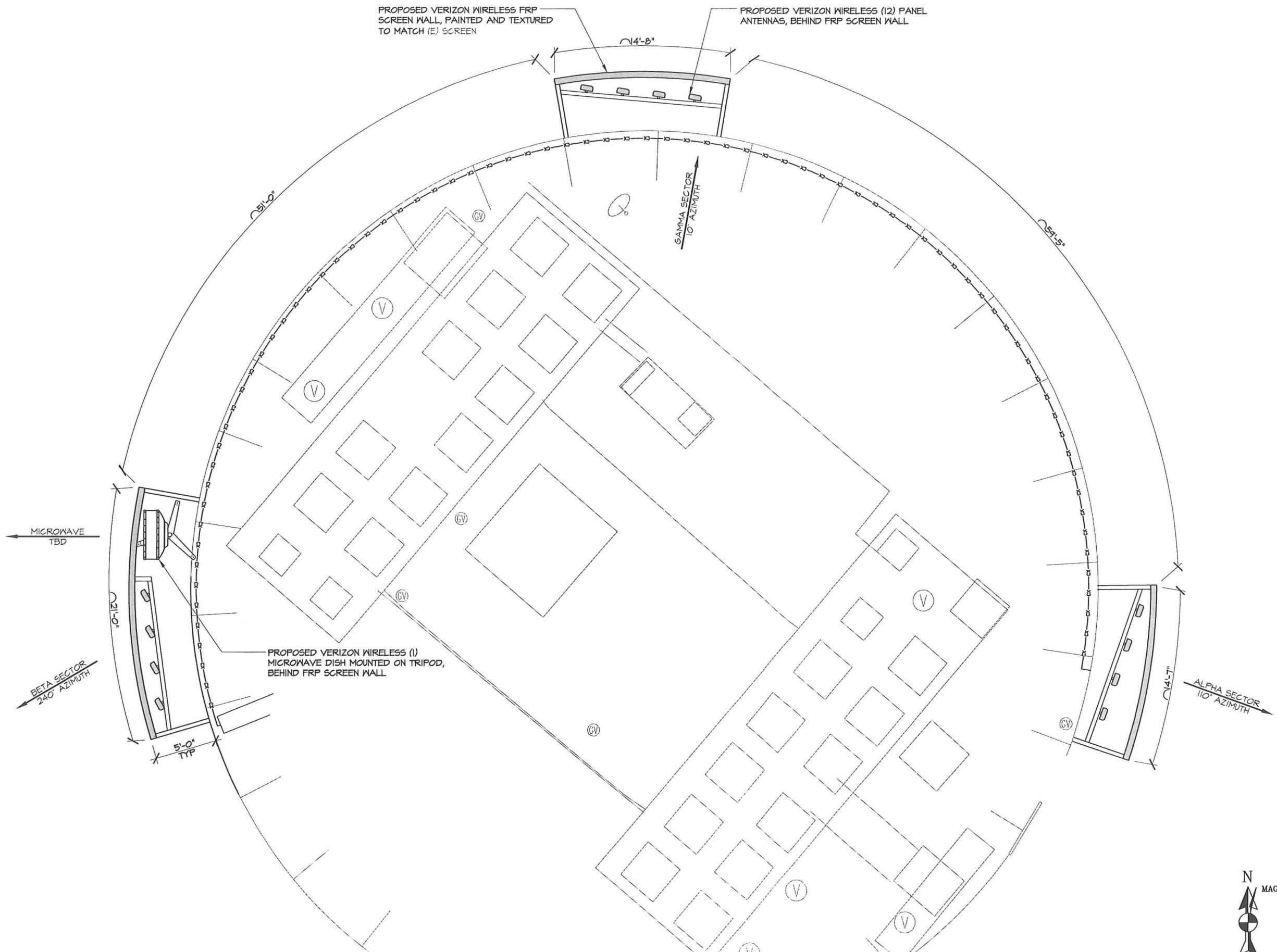
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1	05/17/11	CLIENT COMMENTS	E
2	06/22/11	CLIENT COMMENTS	E
3	10/07/11	CITY COMMENTS	E

ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE  
**ENLARGED SITE PLAN,  
EQUIPMENT LAYOUT, &  
ELEVATION**

SHEET NUMBER

A-2



## ANTENNA LAYOUT

SCALE @ 11x17: 1/8" = 1'-0"		1
SCALE @ 24x36: 1/4" = 1'-0"	0' 2' 4' 8'	

A-3

ED FOR: ZONING SUBMITTAL  
E DATE: 10/07/2011  
ECT No. FA110402  
N BY: EG CHECKED BY: EF

REV.	DATE	DESCRIPTION	BY
0	05/10/11	ZONING REVIEW	EG
1	05/17/11	CLIENT COMMENTS	EG
2	06/22/11	CLIENT COMMENTS	EG
3	10/07/11	CITY COMMENTS	EG

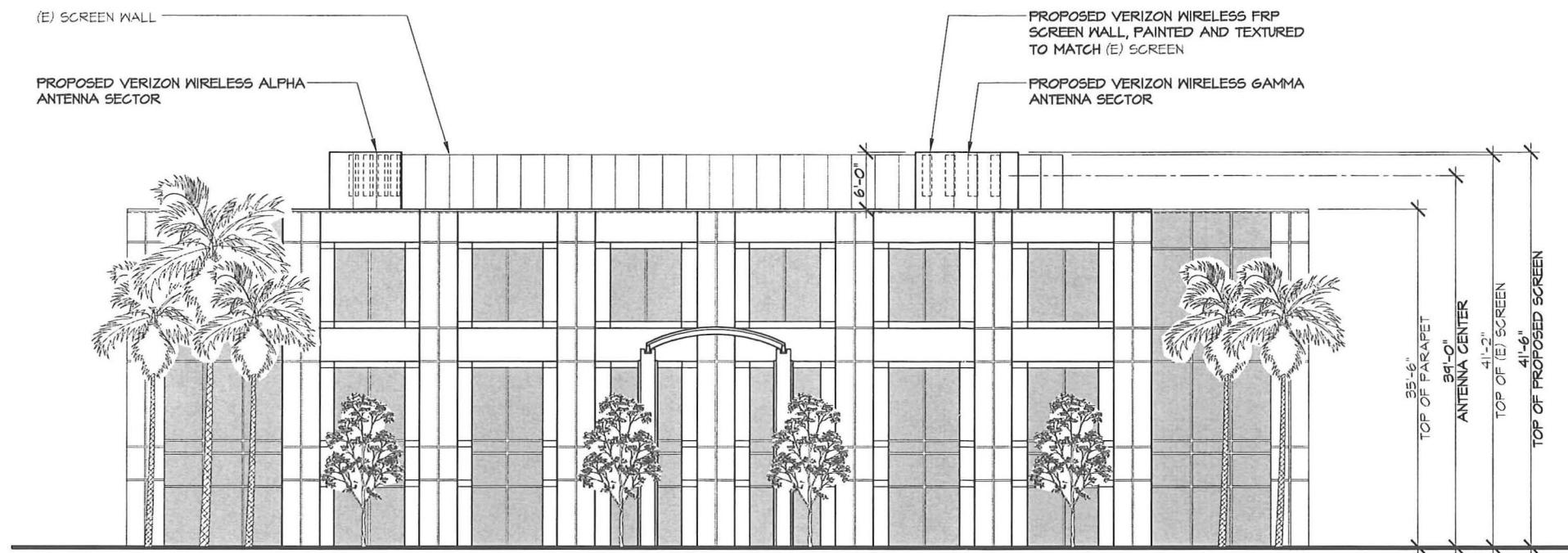
ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

## SUET TITLE

## ANTENNA LAYOUT

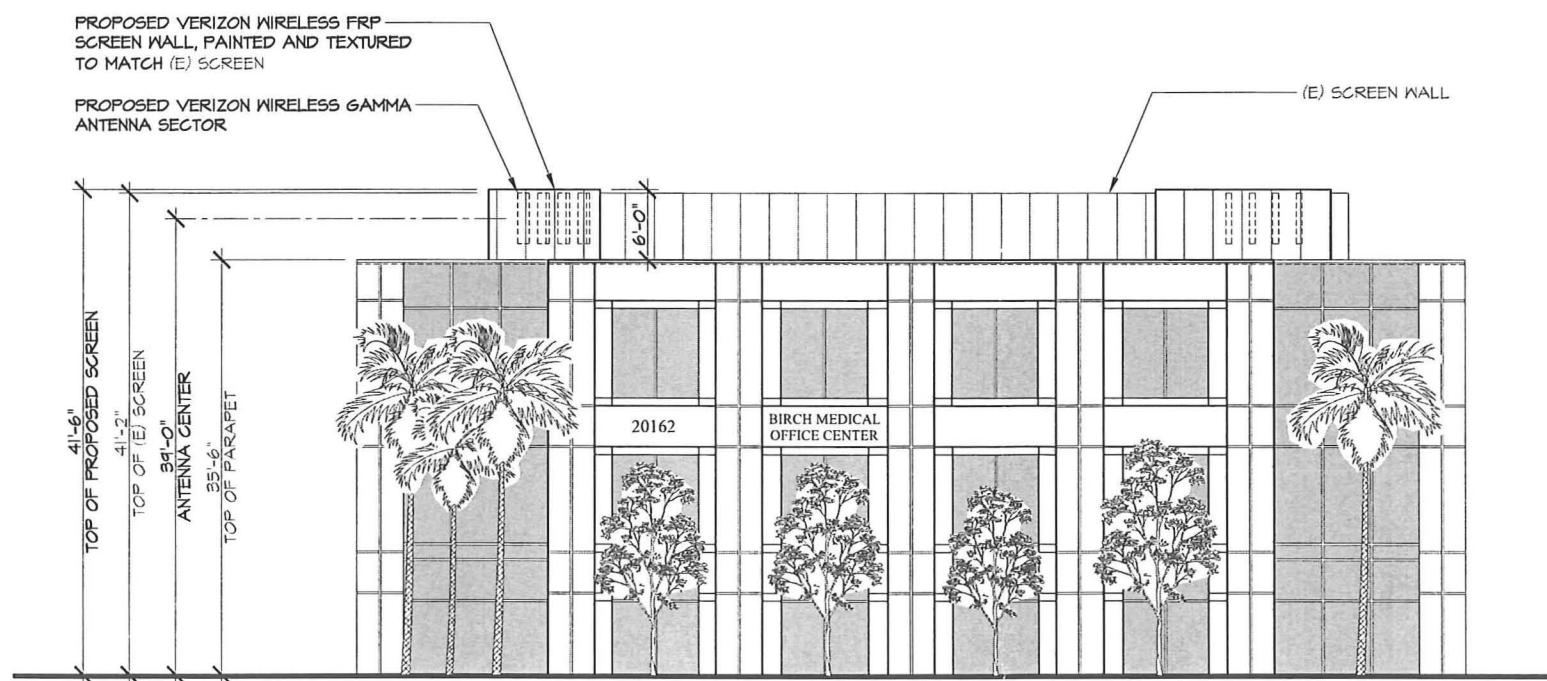
SHEET NUMBER

A-3



## **NORTHEAST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"		1
SCALE @ 24x36: 1/8" = 1'-0"		1



## **NORTHWEST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"

ED FOR: ZONING SUBMITTAL  
E DATE: 10/07/2011  
JECT No. FA110402  
WN BY: EG CHECKED BY: FF

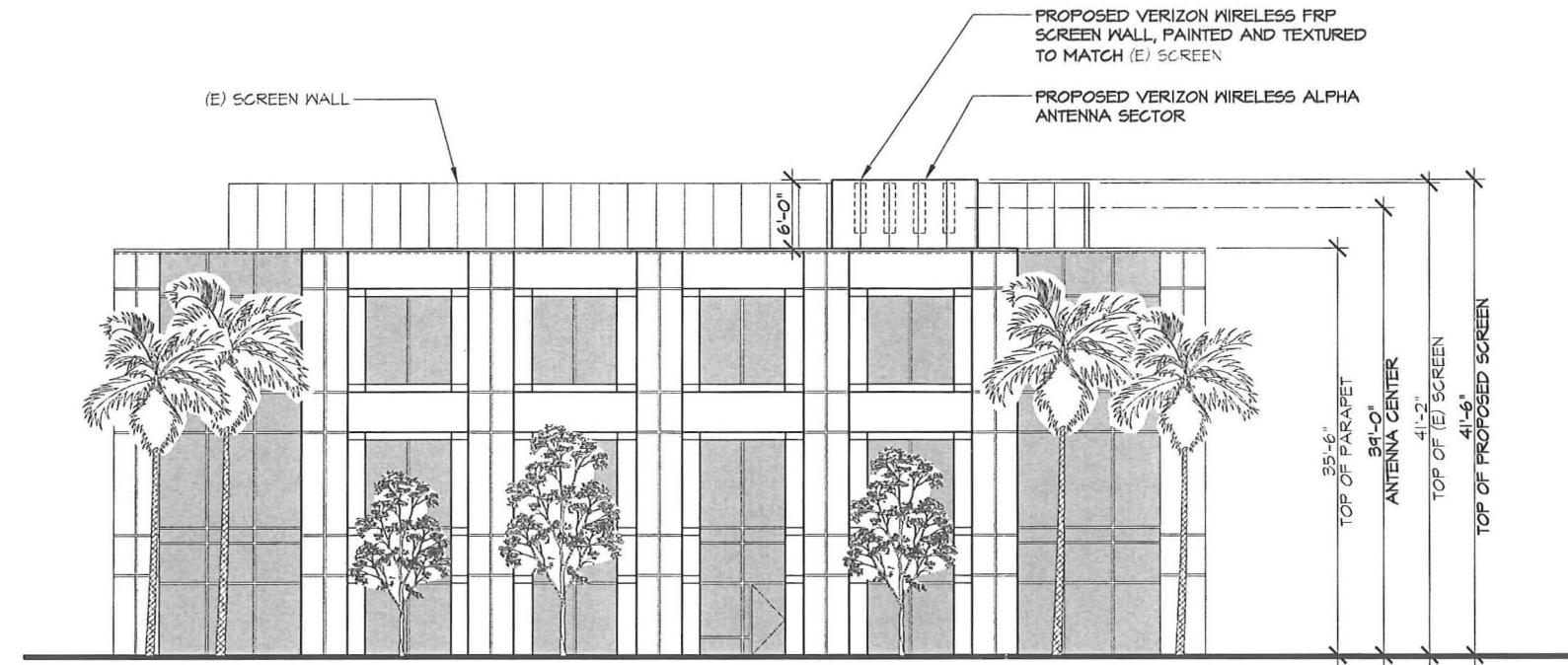
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1	05/17/11	CLIENT COMMENTS	EG
2	06/22/11	CLIENT COMMENTS	EG
3	10/07/11	CITY COMMENTS	EG

ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**A-4**



**SOUTHEAST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"  
0' 4' 8' 16'

**1**

**verizon** wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**ULSANG**

**ARCHITECTURE**

3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 10/07/2011  
PROJECT No. FA110402  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
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1	05/17/11	CLIENT COMMENTS	EG
2	06/22/11	CLIENT COMMENTS	EG
3	10/07/11	CITY COMMENTS	EG

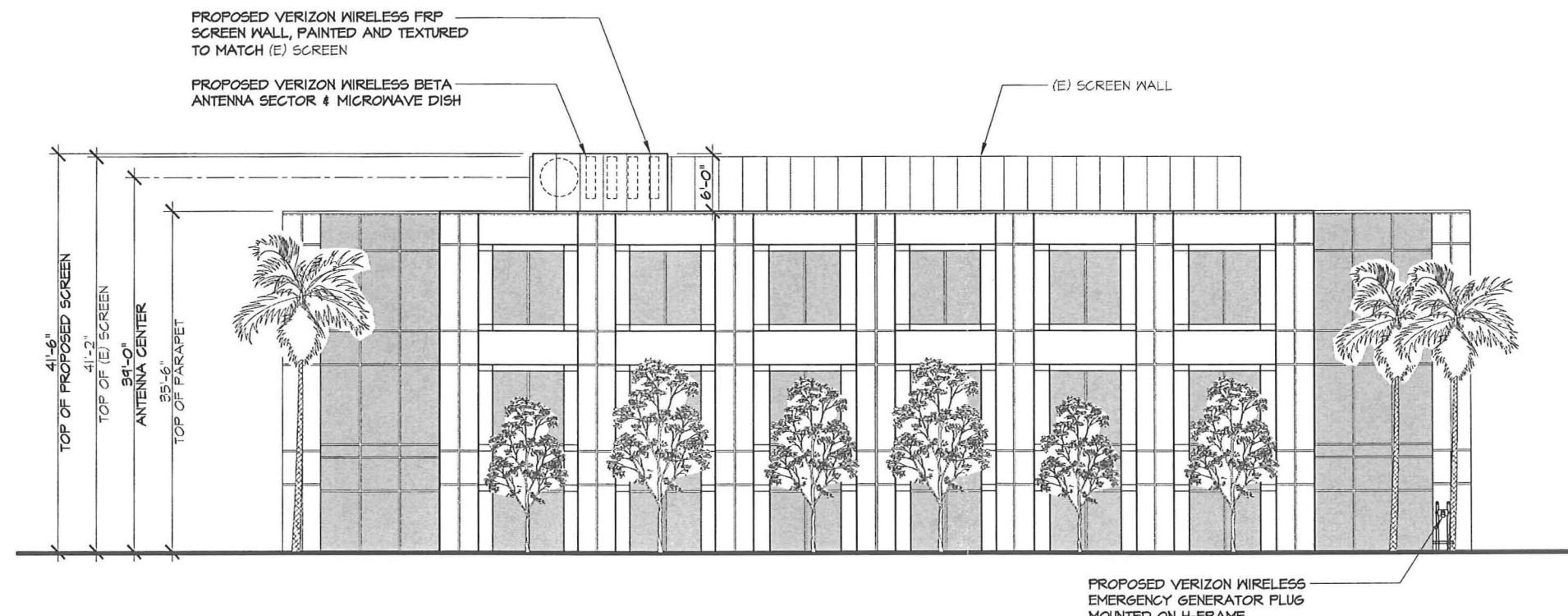
ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A-5**



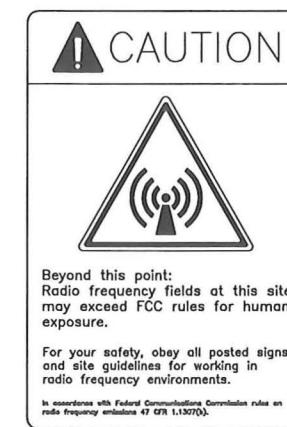
**SOUTHWEST ELEVATION**

SCALE @ 11x17: 1/16" = 1'-0"  
SCALE @ 24x36: 1/8" = 1'-0"  
0' 4' 8' 16'

**2**

verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

  
FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL



**RF SIGNAGE**

SCALE **1**  
NTS SI0001

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 10/07/2011  
PROJECT No. FA110402  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
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1	05/17/11	CLIENT COMMENTS	EG
2	06/22/11	CLIENT COMMENTS	EG
3	10/07/11	CITY COMMENTS	EG

ACACIA  
20162 SW BIRCH ST.  
NEWPORT BEACH, CA 92660

SHEET TITLE

DETAILS

SHEET NUMBER

**A-6**



## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

[www.newportbeachca.gov](http://www.newportbeachca.gov)

### COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

**APPLICATION:** Telecommunications Permit No. Amendment 1 to TP2011-012 (PA2011-205)

**APPLICANT:** Plancom, Inc.

**LOCATION:** 900 Newport Center Drive

**LEGAL DESCRIPTION:** Parcels 1 and 2 of PM-361/01-03

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### PROJECT REQUEST AND DESCRIPTION

Verizon Wireless has submitted an application requesting to co-locate a new stealth wireless telecommunication facility (telecom facility) on the Marriott Hotel building with two other existing facilities. The new telecom facility consists of ten panel antennas (divided into three sectors), one microwave dish, three global positioning system (GPS) antennas, and four equipment cabinets all concealed within new screening enclosures. One sector, which includes the microwave dish, will be wall-mounted within a new screening enclosure located near the top of the building on the southeast elevation. The other two sectors will be wall-mounted within new screening enclosures near the upper roof of the building. One will be located on the northwest elevation and the other on the southwest elevation. The GPS antennas and equipment cabinets will be located on the roof of the building behind a new screen enclosure. All the screening enclosures will be painted and textured to be architecturally compatible with the existing building. The property is located in the CV (Commercial Visitor-Serving) District.

The existing building is approximately 99 feet 10 inches high. No portion of the new telecom facility will extend above the existing height of the building. The center of the antennas will be wall-mounted between approximately 81 feet, 6 inches and 96 feet, 6 inches high above grade. The top of the screening enclosures will range between 84 feet, 6 inches to 99 feet, 10 inches high above grade.

A copy of the project site plan and elevations depicting the proposed project are attached as Attachment CDD No. 3. Photographic visual simulations depicting the existing and proposed conditions at the site have been prepared by the applicant and are included as Attachment CDD No. 4.

**ACTION:****Approved with Conditions – DECEMBER 1, 2011**

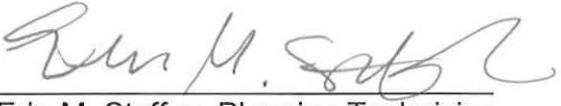
In approving this application, the Community Development Director analyzed issues regarding compliance with Chapter 15.70 of the Newport Beach Municipal Code. This approval is based on the findings and subject to the following conditions attached to this report.

The Community Development Director determined in this case that the proposed telecom facility meets the provisions of Chapter 15.70.

**APPEAL PERIOD**

Wireless Telecommunication Permits do not become effective until 14 days after the date of action, during which time the applicant or any interested party may appeal the decision of the Community Development Director and division staff to the City Council by submitting a written appeal application to the City Clerk. For additional information on filing an appeal, contact the City Clerk at (949) 644-3005.

On behalf of Kimberly Brandt, Community Development Director

By   
Erin M. Steffen, Planning Technician

KB/ems

Attachments: CDD 1 Vicinity Map  
CDD 2 Findings and Conditions of Approval  
CDD 3 Site Plan and Elevations  
CDD 4 Photo Simulations

## **Attachment No. CDD 1**

Vicinity Map

# VICINITY MAP

900 Newport Center Drive



Telecommunications Permit No. Amendment 1 to TP2011-012  
(PA2011-205)

## **Attachment No. CDD 2**

Findings and Conditions of Approval

**FINDINGS AND  
CONDITIONS OF APPROVAL  
TELECOMMUNICATIONS PERMIT NO. Amendment 1 to TP2011-012  
(PA2011-205)**

**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 proposed telecom facility will be located in a priority location, co-locating on the same structure on a single parcel with two other existing facilities.
  - Due to the location and design of the facility, there is no impact to public views.
2. 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 this permit does not exceed the maximum building height limit of 300 feet allowed in the High Rise Height Limitation Zone, as specified in the Zoning Code.
  - The antennas and microwave dish for the telecom facility approved by this permit will be wall-mounted behind new screening enclosures and will be hidden from public view in a manner consistent with the architectural style, color and materials of the building. The design of the facility will mitigate adverse impacts to views from land or buildings at higher elevations.
  - The support equipment cabinets and GPS antennas for the new telecom facility will be roof-mounted within a new screen wall enclosure and will be screened from public view in a manner consistent with the architectural style, color and materials of the building.

3. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 3 (New Construction or Conversion of Small Structures). Class 3 allows the installation of small new equipment and facilities in small structures. The proposed project involves the installation of panel and GPS antennas, a microwave dish, and equipment cabinets all wall or roof-mounted on an existing building and concealed within new screening enclosures.

## **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. 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.
5. 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.
6. A total of ten panel antennas, one microwave dish, and three GPS antennas shall be permitted as depicted on the approved plans and photographic simulations. The antennas and microwave dish shall be located behind the proposed screening enclosures. No external (visible) wiring or conduit shall be permitted on the building.
7. The proposed screening enclosures shall be constructed, painted, and textured to match the existing building as depicted on the approved plans and photographic simulations.
8. The four equipment cabinets and related support equipment shall be located within a screening enclosure located on the roof of the building, as depicted on the approved plans. Installation of future pertinent support equipment for the antennas may be allowed so long as it is installed within the same location and entirely screened from public view.
9. The microwave dish is proposed for the purposes of bandwidth augmentation and emergency backup telephone line restoration on an as-needed basis. Prior

to the issuance of building permits for the installation of the microwave dish, a letter granting the carrier authorization to connect the proposed microwave dish to the signal receiving point (i.e. Signal Peak) must be provided to the Planning Division. The letter shall come from and be signed by the owner or an authorized agent of the signal receiving point.

10. 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 Division 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.
11. 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.
12. 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.
13. No wireless communication facility shall interfere with the public safety radio communications system including, but not limited to, the 800 MHz trunking system. Should use of the subject telecom facility cause interference with the City's public safety radio equipment, the applicant shall diligently work with the City to resolve the problem.
14. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum
15. The applicant recognizes that the frequencies used by the telecom facility located at 900 Newport Center 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).
16. 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.

17. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments that is staffed and monitored 24 hours per day to ensure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of the contact center (e.g., the "Network Operations Center") or person shall be provided to the Planning Division and Newport Beach Police Department's Support Services Commander prior to activation of the Telecom Facility.
18. 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.
19. 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.
20. The Telecom Facility shall not be externally illuminated except for permitted night lighting only used when the site is being actively serviced by the applicant or as deemed necessary by the Newport Beach Police Department for security lighting. Tower lights and tower warning lights shall not be permitted unless specifically required by the FCC or the FAA and shown on the plans as approved by the City. The permitted night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that the permitted night lighting does not shine on any 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.
21. 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.
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. Any operator who intends to abandon or discontinue use of a telecom facility must notify the Planning Division 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.

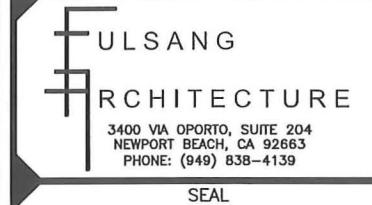
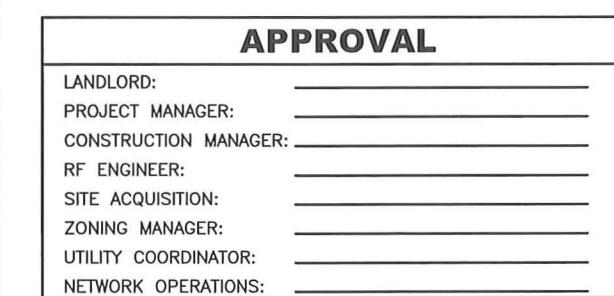
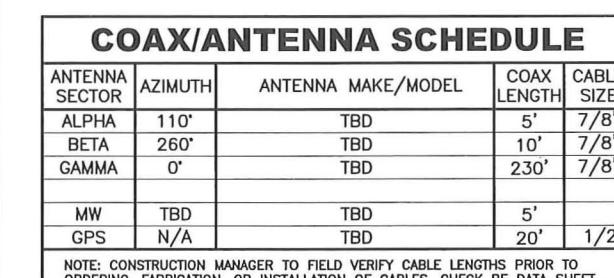
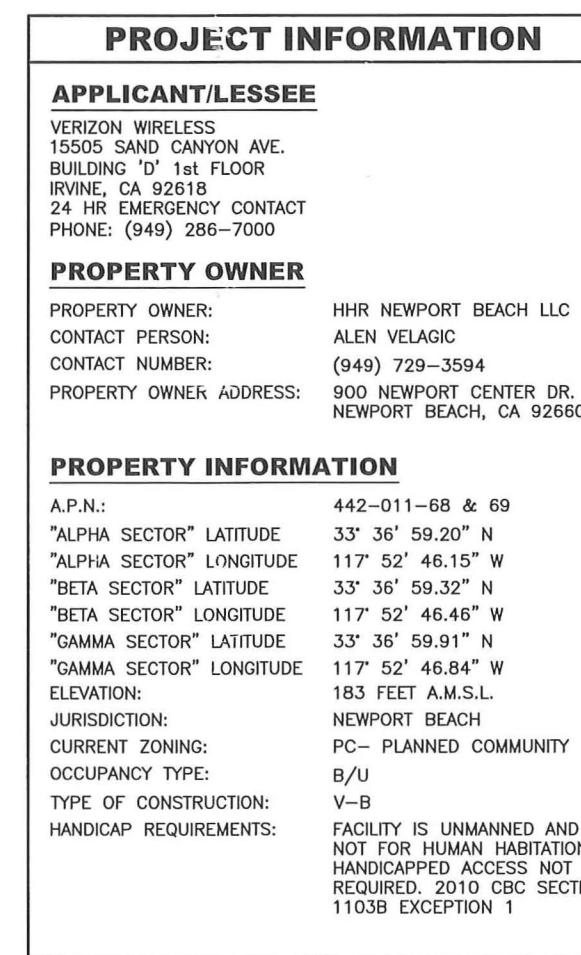
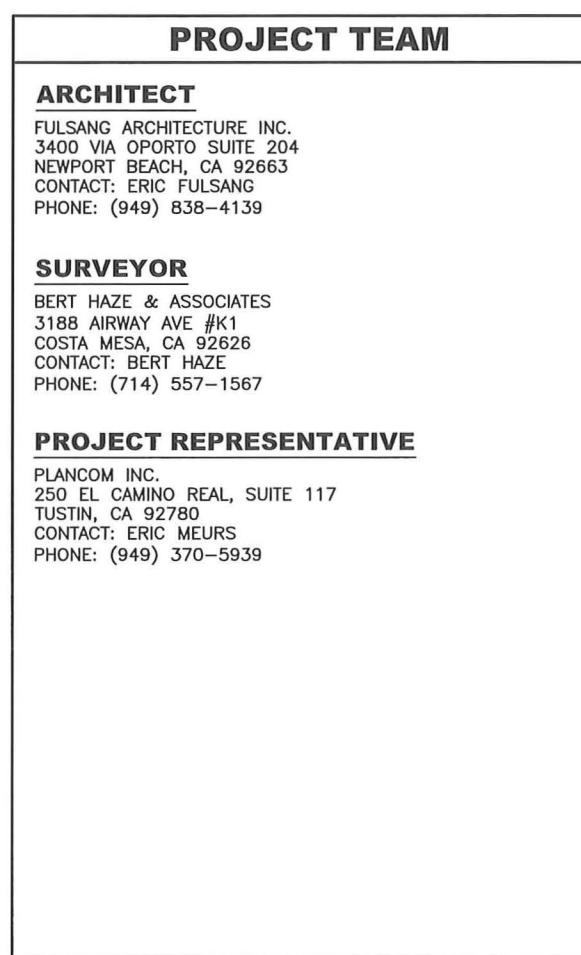
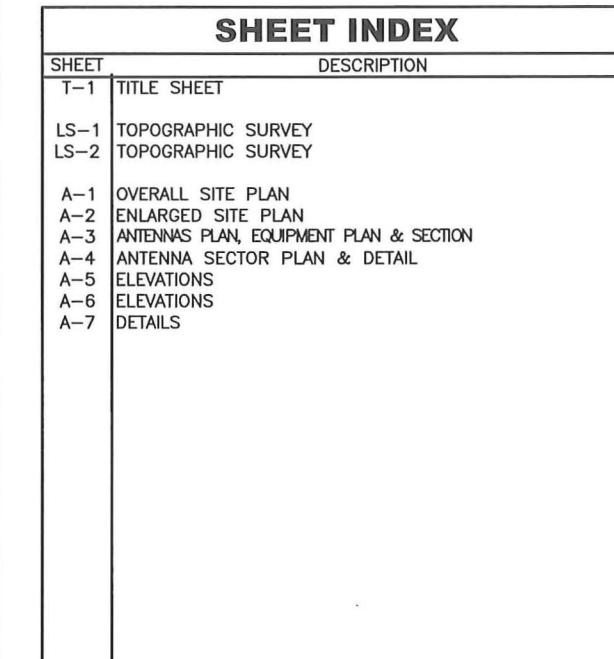
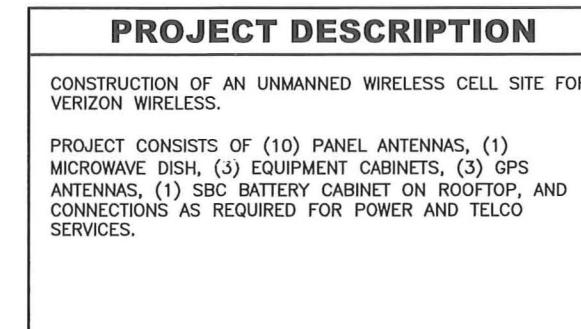
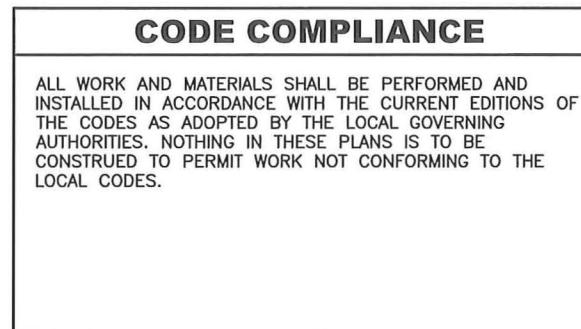
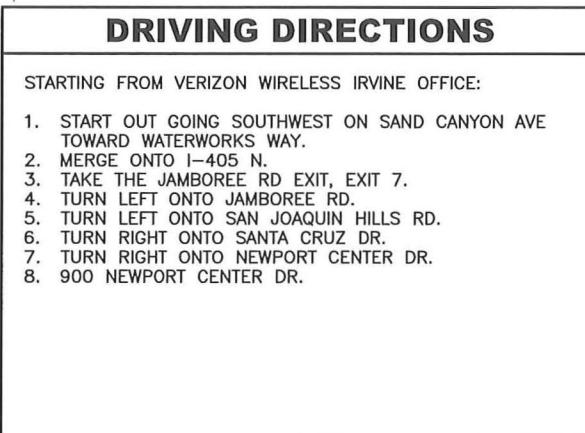
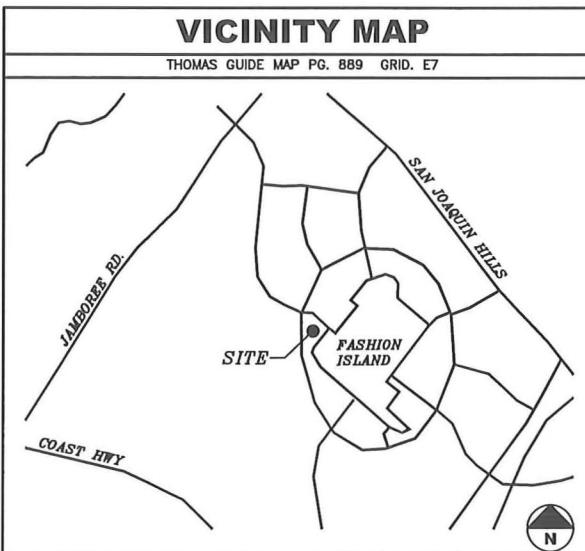
24. This telecom permit may be modified or revoked by the City Council should they determine that the facility or operator has violated any law regulating the telecom facility or has failed to comply with the requirements of Chapter 15.70 of the NBMC, or this telecom permit.
25. This approval shall expire unless exercised within 24 months from the date of approval.

# **Attachment No. CDD 3**

Site Plan and Elevations



**SANTA BARBARA**  
**900 NEWPORT CENTER DR.**  
**NEWPORT BEACH, CA 92660**



ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

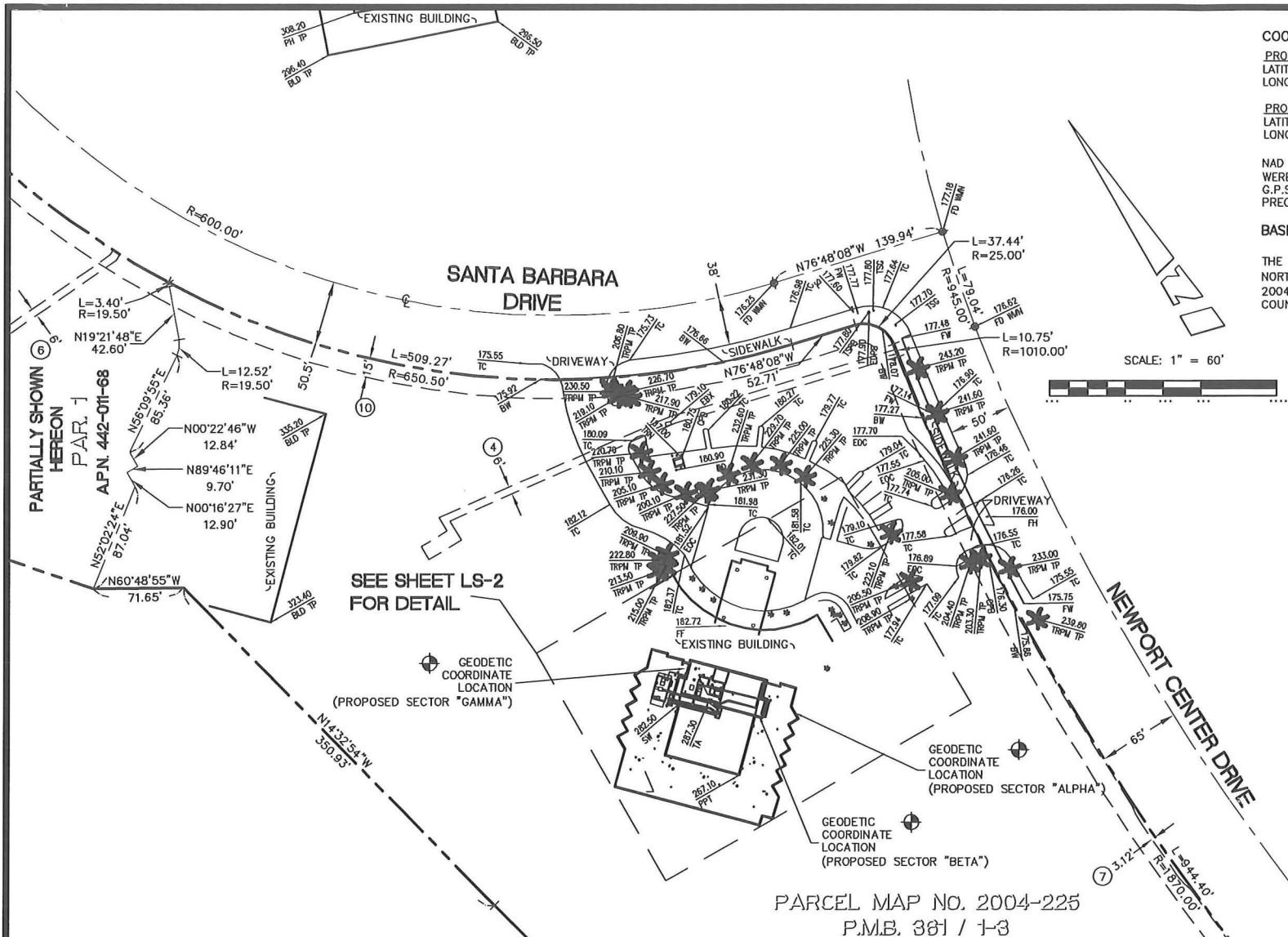
**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
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2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM

SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**



COORDINATES:  
**PROPOSED SECTOR "ALPHA"**  
 LATITUDE 33°36'59.20" N  
 LONGITUDE 117°52'46.15" W  
**PROPOSED SECTOR "BETA"**  
 LATITUDE 33°36'59.32" N  
 LONGITUDE 117°52'46.46" W  
**PROPOSED SECTOR "GAMMA"**  
 LATITUDE 33°36'59.91" N  
 LONGITUDE 117°52'46.84" W

NAD 1983 GEODETIC COORDINATES AND ELEVATIONS  
WERE ESTABLISHED USING SURVEY GRADE "ASHTech"  
G.P.S. RECEIVERS AND ASHTech SURVEY GRADE  
PRECISION SOFTWARE FOR POST-PROCESSING.

**BASIS OF BEARINGS:**

THE CENTERLINE OF SANTA BARBARA DRIVE BEING  
NORTH 76°4'8" WEST PER PARCEL MAP NO.  
2004-225, P.M.B. 361/1-3, RECORDS OF ORANGE  
COUNTY.

SCALE: 1" = 60'

ASSESSOR'S IDENTIFICATION:  
 ORANGE COUNTY A.P.N. 442-011-68 (PARTIALLY SHOWN HEREON)  
 ORANGE COUNTY A.P.N. 442-011-69

**AREA:**

13.79± ACRES PER ORANGE COUNTY ASSESSOR

**BENCH MARK REFERENCE:**

U.S.G.S. BENCH MARK "BM 199"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 199" AS  
SHOWN ON THE "NEWPORT BEACH" 7.5 MINUTE QUADRANGLE  
MAP.

ELEVATION: 201.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN  
FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

**TITLE REPORT IDENTIFICATION:**

LAWYERS TITLE COMPANY, PRELIMINARY TITLE REPORT  
NO. 12592623-10, DATED AS OF MARCH 14, 2011.

**EASEMENT NOTES:**

EASEMENT(S) SHOWN HEREON ARE PER LAWYERS TITLE  
COMPANY, PRELIMINARY TITLE REPORT NO. 12592623-10,  
DATED AS OF MARCH 14, 2011.

2 A PERPETUAL AIR OR FLIGHT EASEMENT, AVIATION RIGHTS,  
GRANTED TO THE COUNTY OF ORANGE, RECORDED MARCH 17,  
1964 IN BOOK 6965, PAGE 721 OF OFFICIAL RECORDS.  
**(BLANKET IN NATURE OVER SITE PROPERTY)**

4 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON  
COMPANY FOR PUBLIC UTILITIES, RECORDED IN BOOK 11301,  
PAGE 1203 OF OFFICIAL RECORDS.

5 AN EASEMENT GRANTED TO THE CITY OF NEWPORT BEACH  
FOR PUBLIC UTILITIES, RECORDED IN BOOK 11318, PAGE 1747  
OF OFFICIAL RECORDS.

6 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON  
COMPANY FOR PUBLIC UTILITIES, RECORDED AUGUST 10, 1979  
IN BOOK 13264, PAGE 1951 OF OFFICIAL RECORDS.

7 AN EASEMENT GRANTED TO THE CITY OF NEWPORT BEACH  
FOR BIKEWAY AND PEDESTRIAN PATH, RECORDED JULY 31,  
1984 AS INSTRUMENT NO. 84-314779 OF OFFICIAL RECORDS.

8 AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON  
COMPANY FOR PUBLIC UTILITIES, RECORDED APRIL 26, 1985 AS  
INSTRUMENT NO. 85-149874 OF OFFICIAL RECORDS. **(EXHIBIT  
AMBIGUOUS)**

10 AN EASEMENT FOR PUBLIC UTILITIES, RECORDED JANUARY 4,  
1993 AS INSTRUMENT NO. 93-003805 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON

**LEGAL DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF  
ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2, IN THE CITY OF NEWPORT BEACH, COUNTY OF  
ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 361,  
PAGES 1, 2, AND 3 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER  
HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BUT  
WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED  
JANUARY 4, 1993 AS INSTRUMENT NO. 93-003805 OF OFFICIAL  
RECORDS.

ALSO EXCEPT ANY AND ALL WATER, RIGHTS OR INTERESTS THEREIN, NO  
MATTER HOW ACQUIRED BY GRANTOR, AND OWNED OR USED BY  
GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND,  
TOGETHER WITH THE RIGHT AND POWER TO EXPLOR, DRILL, REDRILL,  
REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR  
OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER  
PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER  
RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL,  
PERCOLATING, DESCRIPTIVE, ADJUDICATED, STATUTORY OR  
CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON  
THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS  
RESERVED IN THE DEED FROM THE IRVINE COMPANY, A MICHIGAN  
CORPORATION, RECORDED JANUARY 4, 1993 AS INSTRUMENT NO.  
93-003805, OFFICIAL RECORDS.

**DATE OF SURVEY:**

MARCH 23, 2011

**LIVING PLANTS STATEMENT:**

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND  
OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED  
APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS  
SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND  
SHOULD NOT BE USED FOR DESIGN PURPOSES.

SEE SHEET LS-2 FOR SITE DETAILS

verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618  
PHONE (949) 286-7000

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 638-4139



PREPARED BY:  
**BERT HAZE**  
AND ASSOCIATES, INC.  
LAND SURVEYING & MAPPING  
3188 AIRWAY AVENUE, SUITE K1  
COSTA MESA, CALIFORNIA 92626  
714 557-1567 OFFICE  
714 557-1568 FAX JN 801,159

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
1	03/29/11	ISSUED FOR REVIEW	MB
2	04/19/11	ADD. GEO. LOCATIONS	CWW
3	05/04/11	ADD TITLE INFO.	JA

SANTA BARBARA  
900 NEWPORT CENTER  
DRIVE  
NEWPORT BEACH, CA  
92660

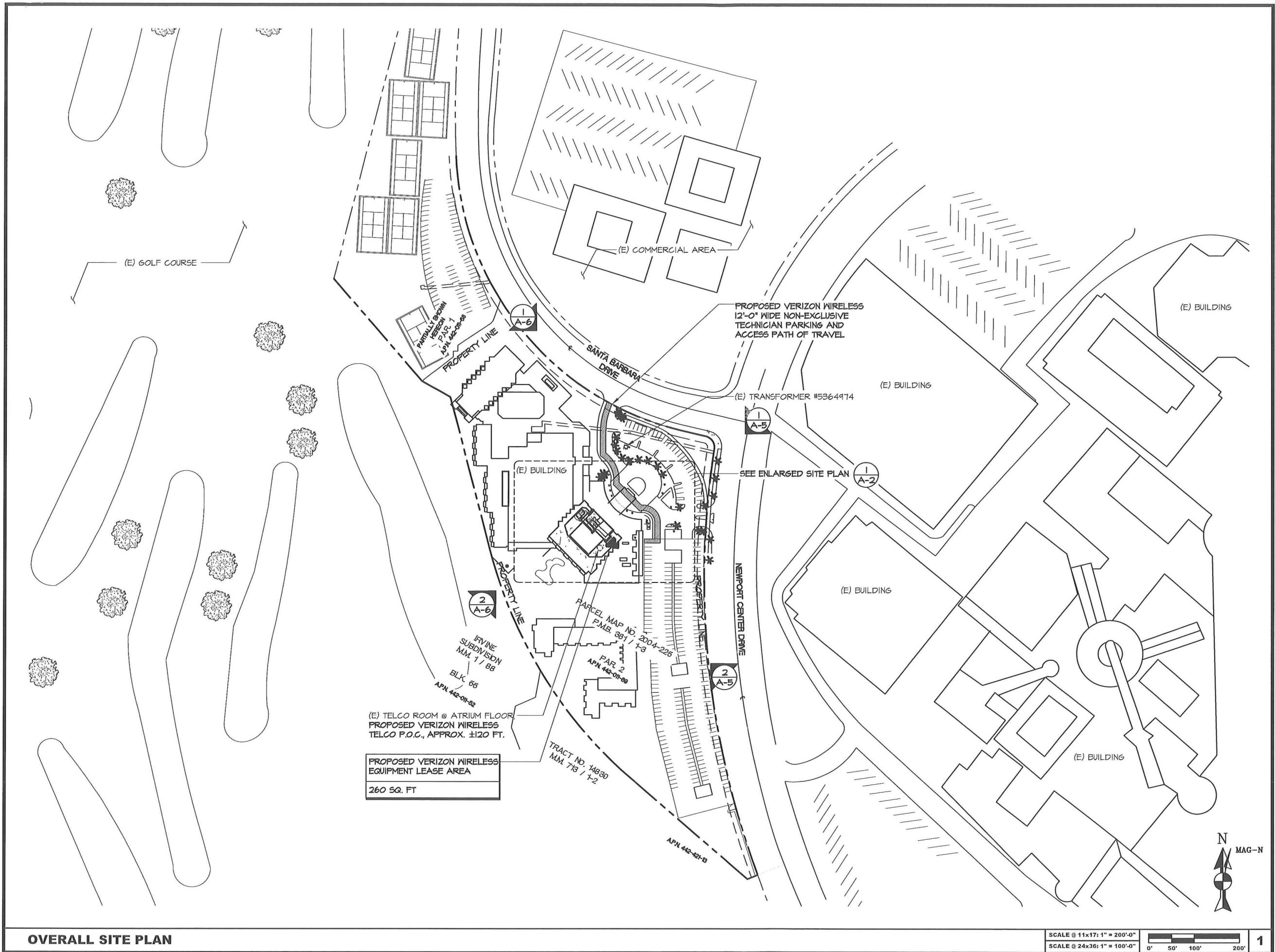
**SHEET TITLE**

TOPOGRAPHIC SURVEY

**SHEET NUMBER**

**LS-1**





**verizon wireless**  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

**SEAL**

**ISSUED FOR: ZONING SUBMITTAL**  
**ISSUE DATE: 11/03/2011**  
**PROJECT No. FA110305**  
**DRAWN BY: EG CHECKED BY: EF**

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM

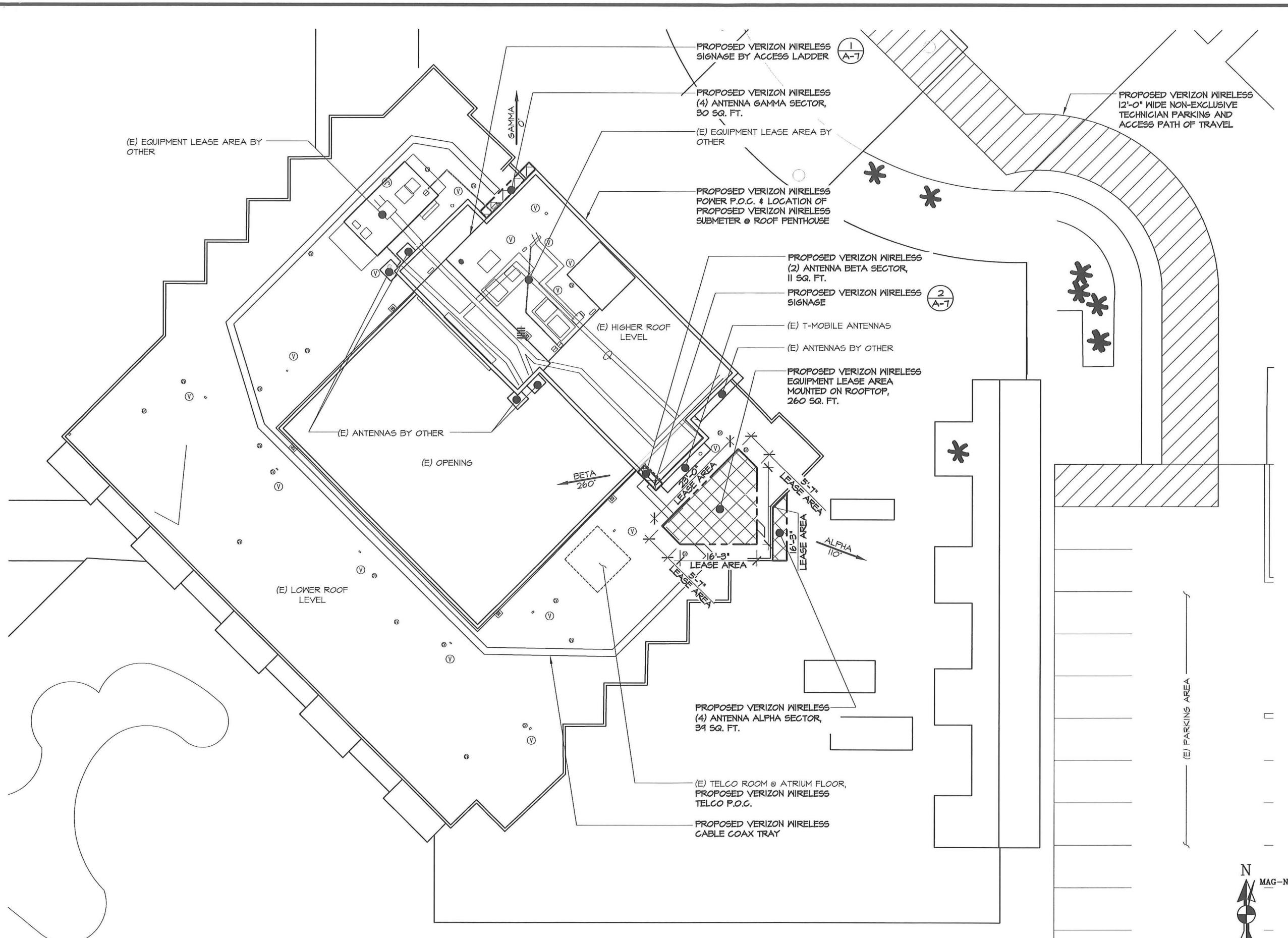
**SANTA BARBARA**  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

**SHEET TITLE**

**OVERALL SITE PLAN**

**SHEET NUMBER**

**A-1**



## ENLARGED SITE PLAN

SCALE @ 11x17: 1" = 20'-0"

111 112 113 114

verizon wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

FULSANG  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

**SEAL**

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

## SUBMITTALS

EV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM

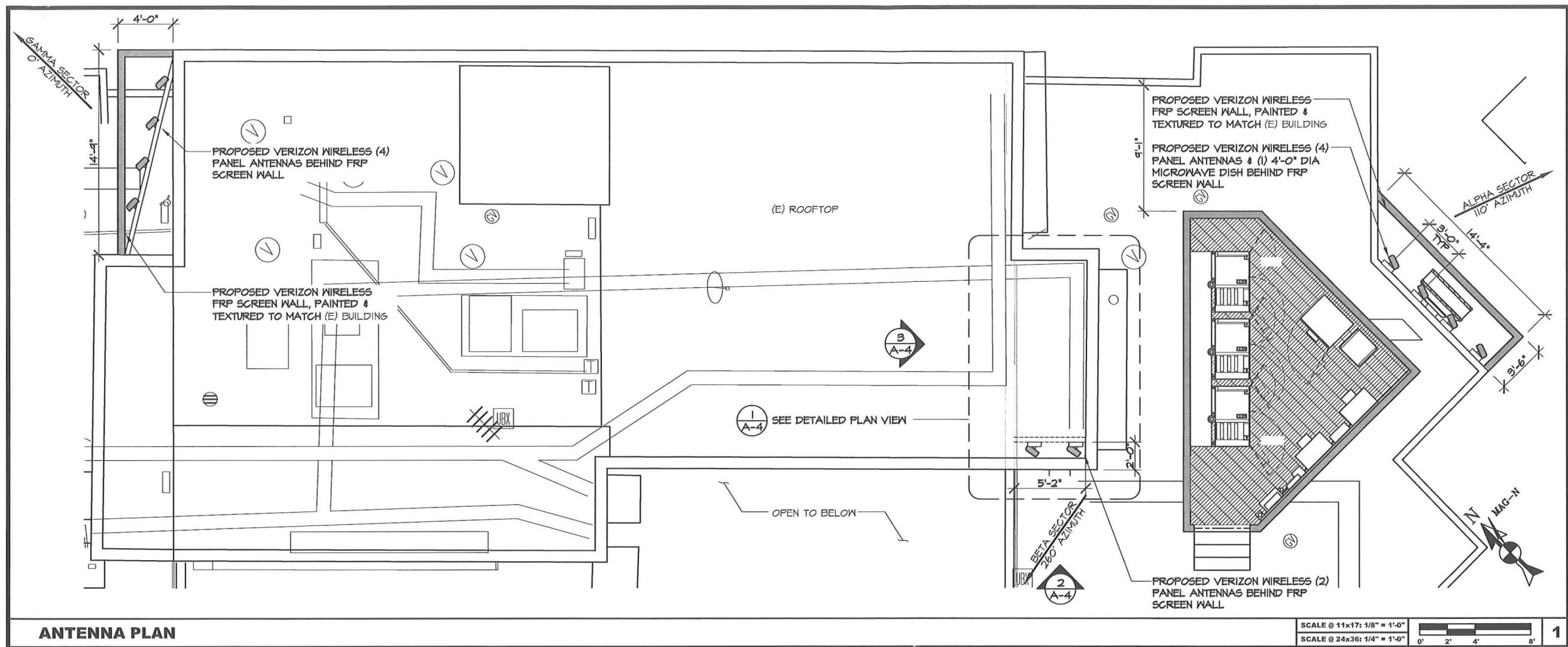
SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITL

## ENLARGED SITE PLAN

SHEET NUMBER

A-2



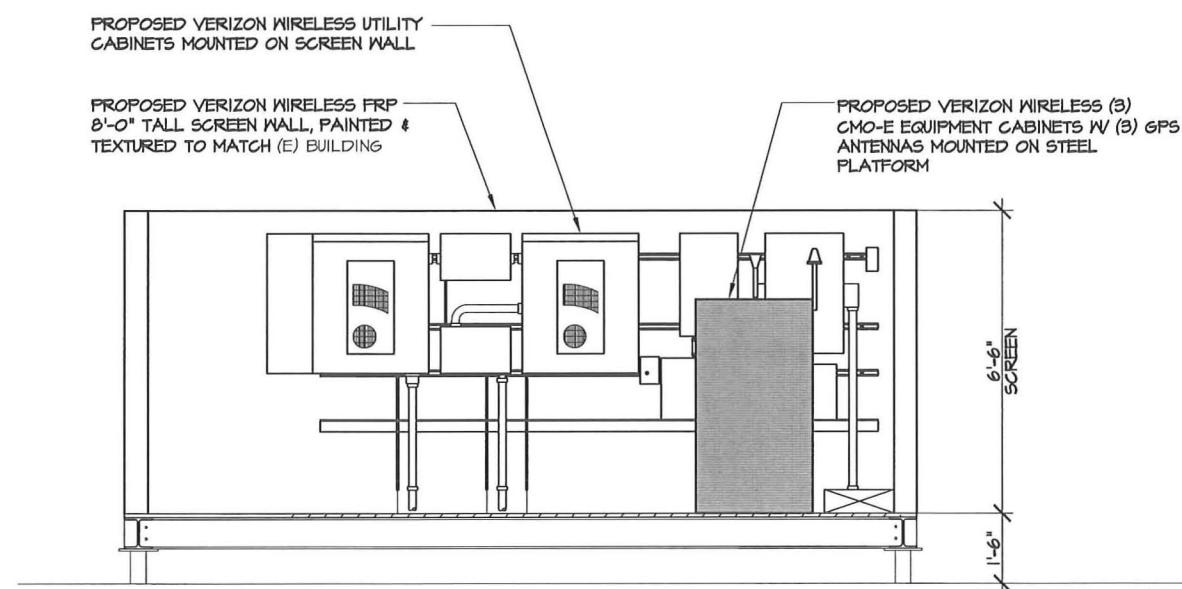
ANTENNA PLAN

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"  
0' 2' 4' 8'

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM



EQUIPMENT SECTION

SCALE @ 11x17: 1/4" = 1'-0"  
SCALE @ 24x36: 1/2" = 1'-0"  
0' 1' 2' 4'

EQUIPMENT PLAN

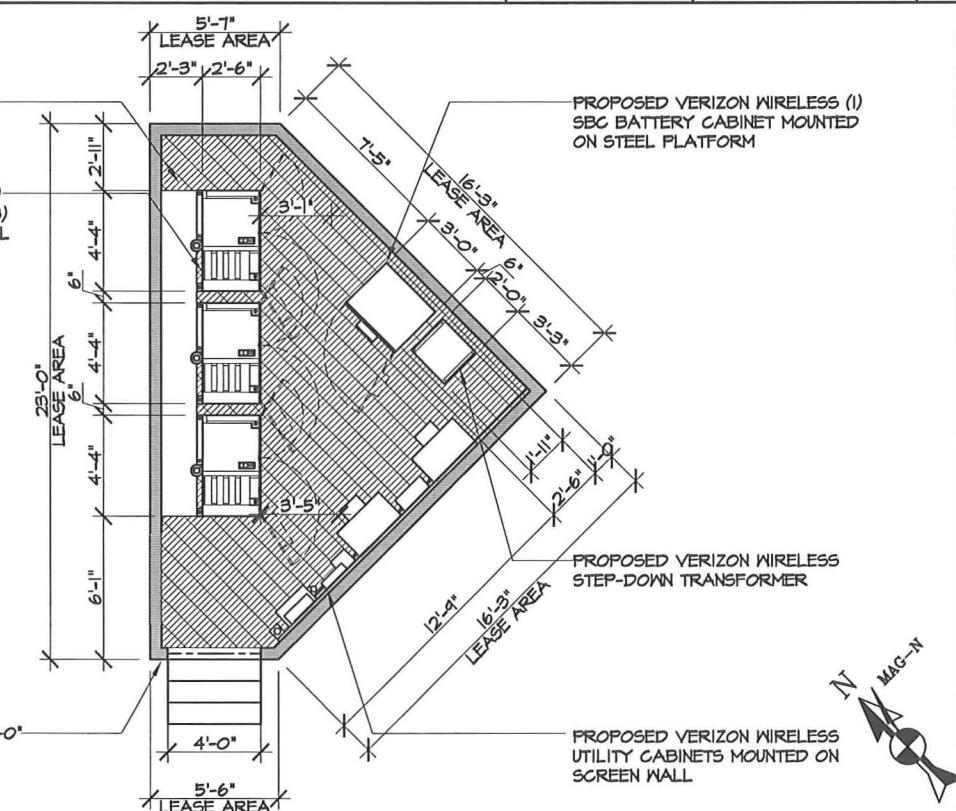
SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"  
0' 2' 4' 8'

3

EQUIPMENT PLAN

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"  
0' 2' 4' 8'

2



SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITLE  
ANTENNA PLAN,  
EQUIPMENT PLAN &  
SECTION

SHEET NUMBER

**A-3**

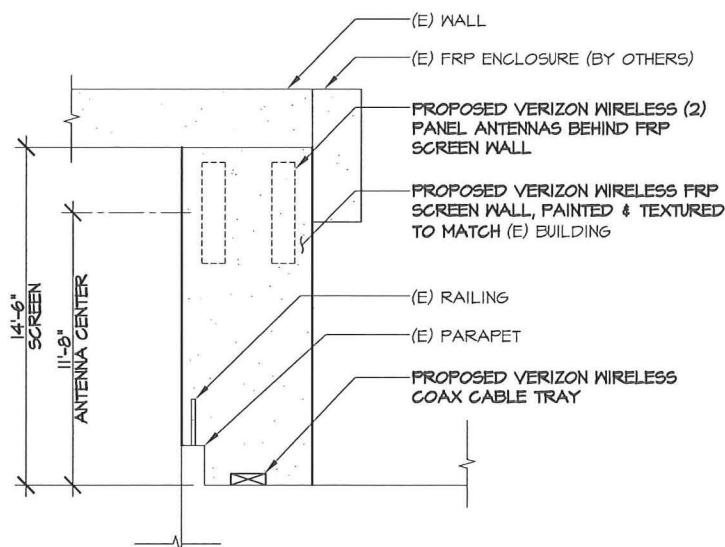
**verizon** wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL

**verizon** wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**ULSANG**  
ARCHITECTURE  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL

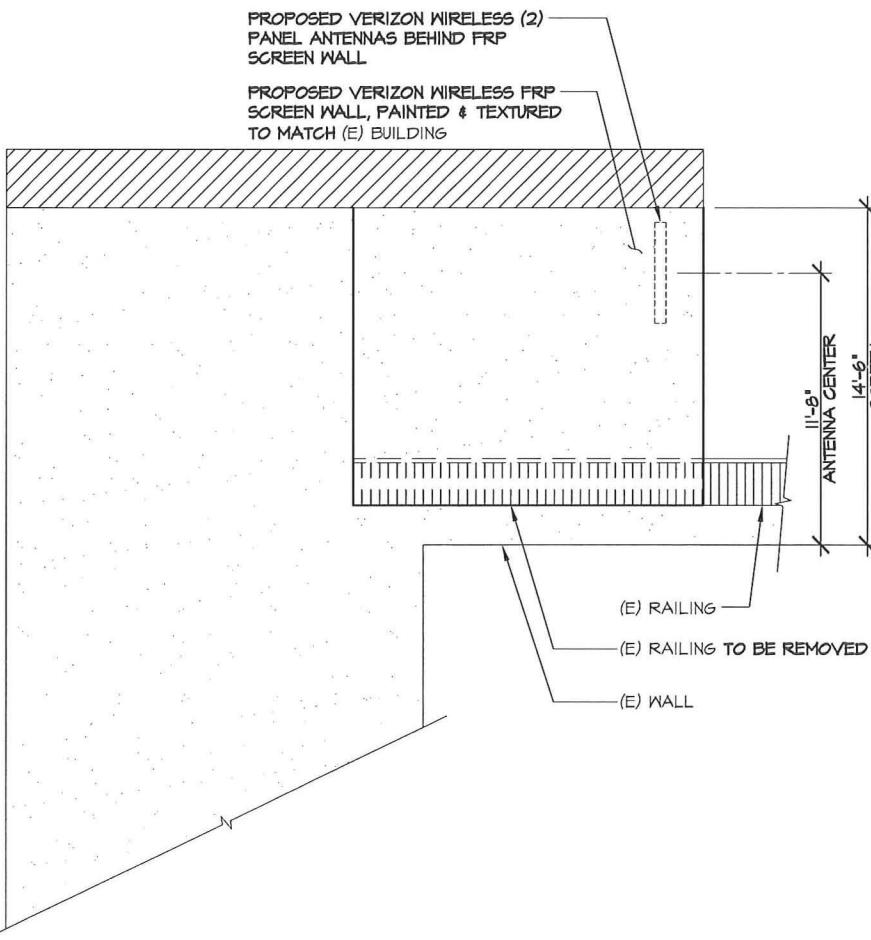


"BETA" SECTOR SOUTHWEST ELEVATION

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"

0' 2' 4' 8'

2



"BETA" SECTOR NORTHWEST ELEVATION

SCALE @ 11x17: 1/8" = 1'-0"  
SCALE @ 24x36: 1/4" = 1'-0"

0' 2' 4' 8'

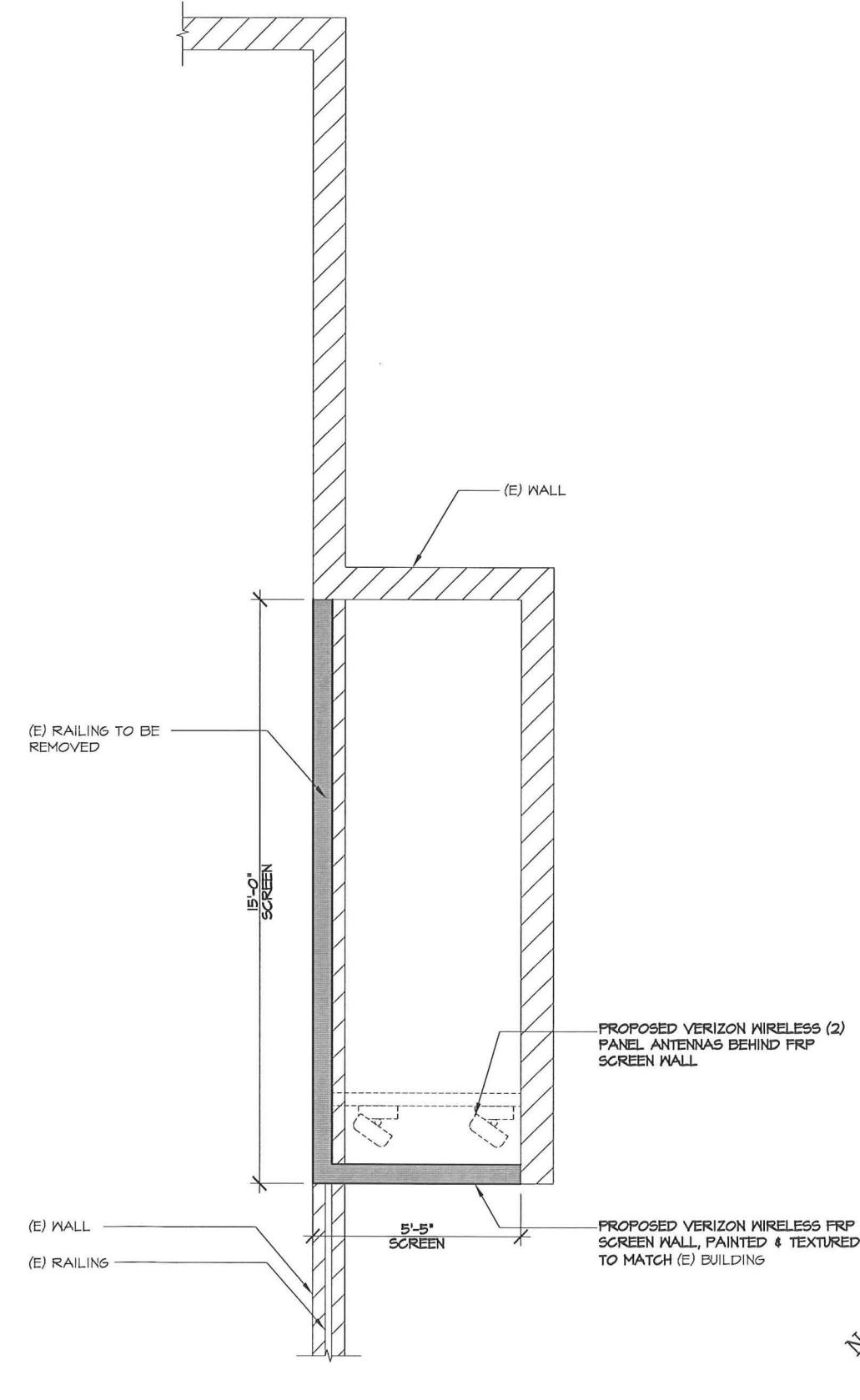
3

"BETA" SECTOR PLAN

SCALE @ 11x17: 1/4" = 1'-0"  
SCALE @ 24x36: 1/2" = 1'-0"

0' 1' 2' 4'

1



SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITLE

ANTENNA SECTOR  
PLAN & DETAIL

SHEET NUMBER

**A-4**

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

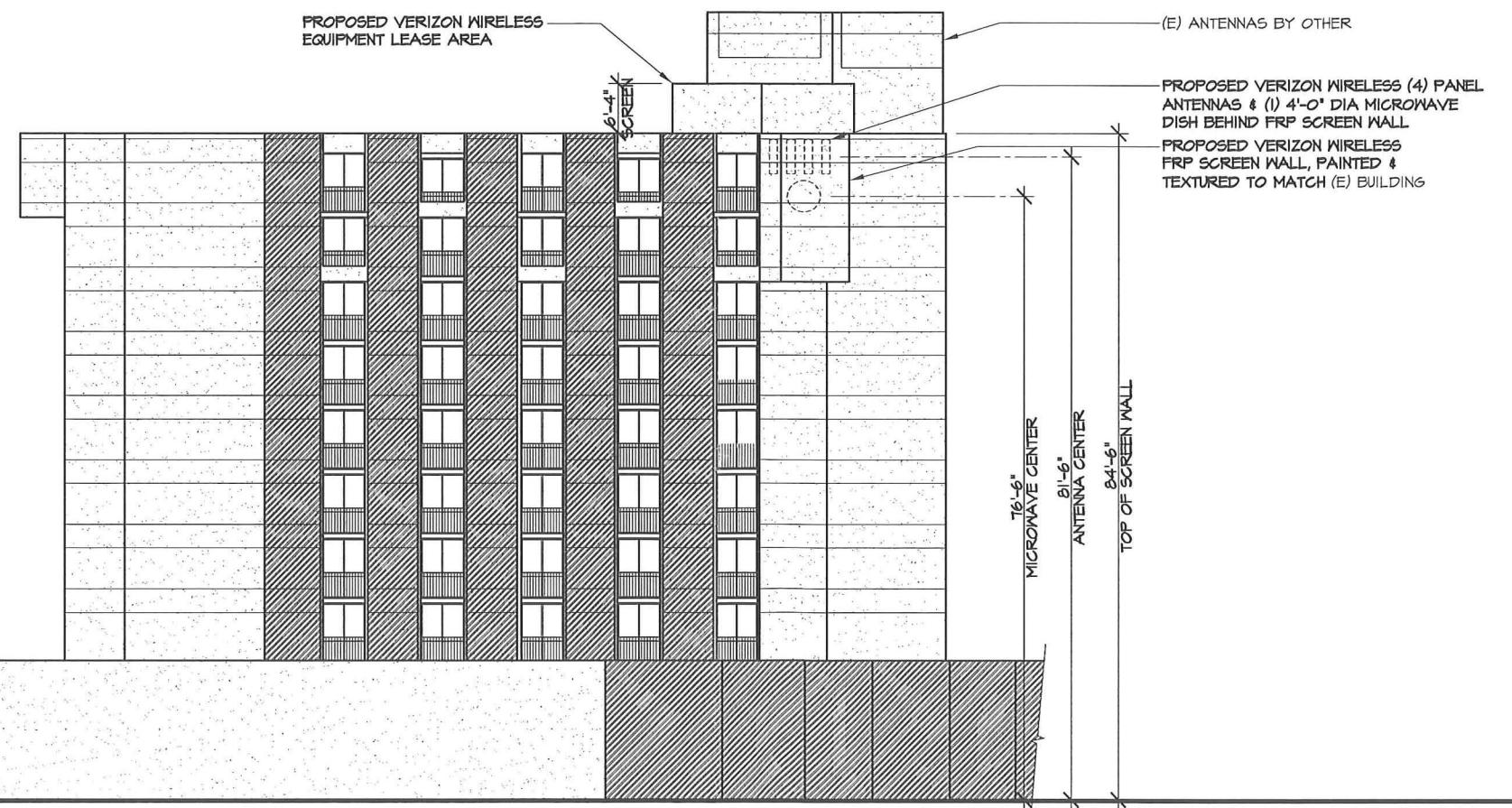
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM



NORTHEAST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"  
SCALE @ 24x36: 3/32" = 1'-0"  
0' 6' 12' 18' 24' 1



SOUTHEAST ELEVATION

SCALE @ 11x17: 3/64" = 1'-0"  
SCALE @ 24x36: 3/32" = 1'-0"  
0' 6' 12' 18' 24' 2



ISSUED FOR: ZONING SUBMITTAL  
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PROJECT No. FA110305  
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SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
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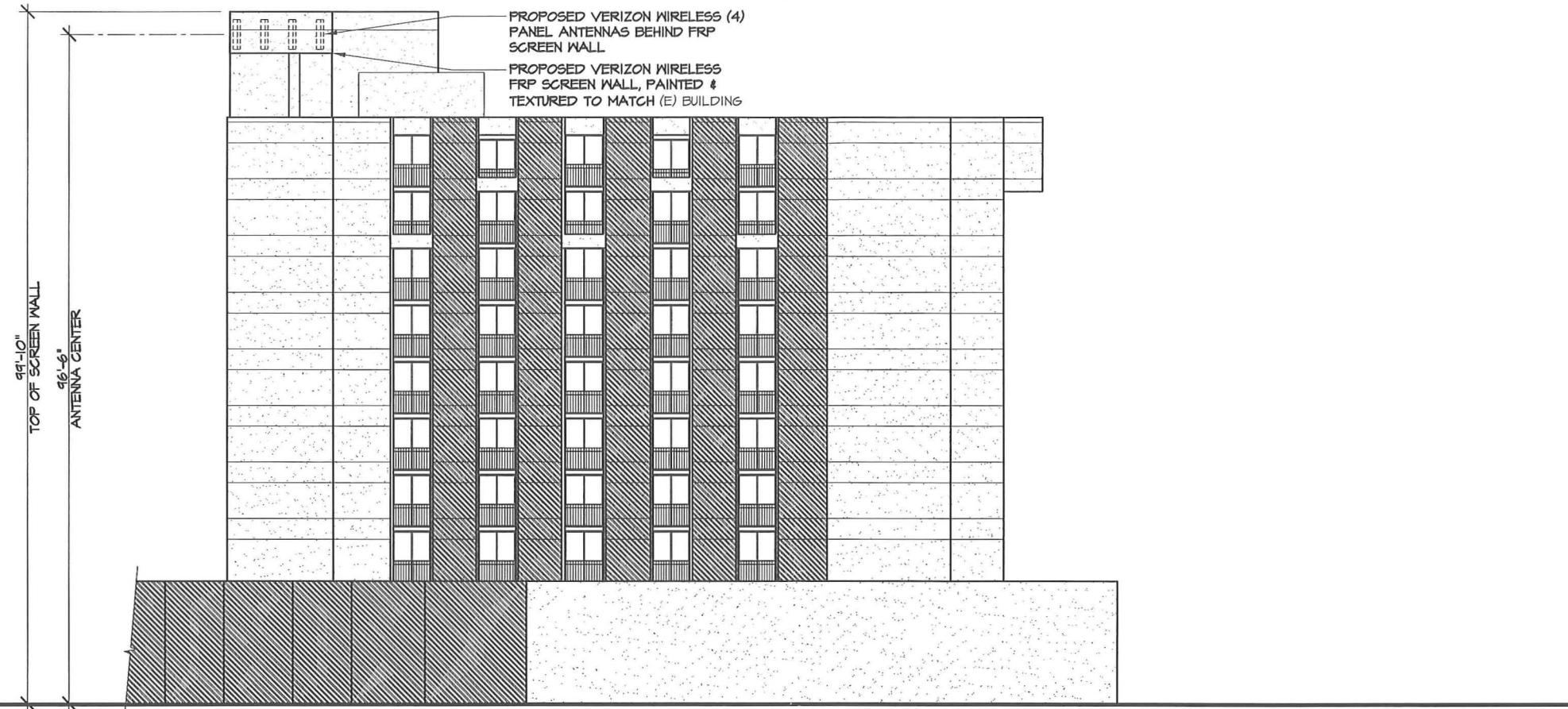
SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITLE

ELEVATIONS

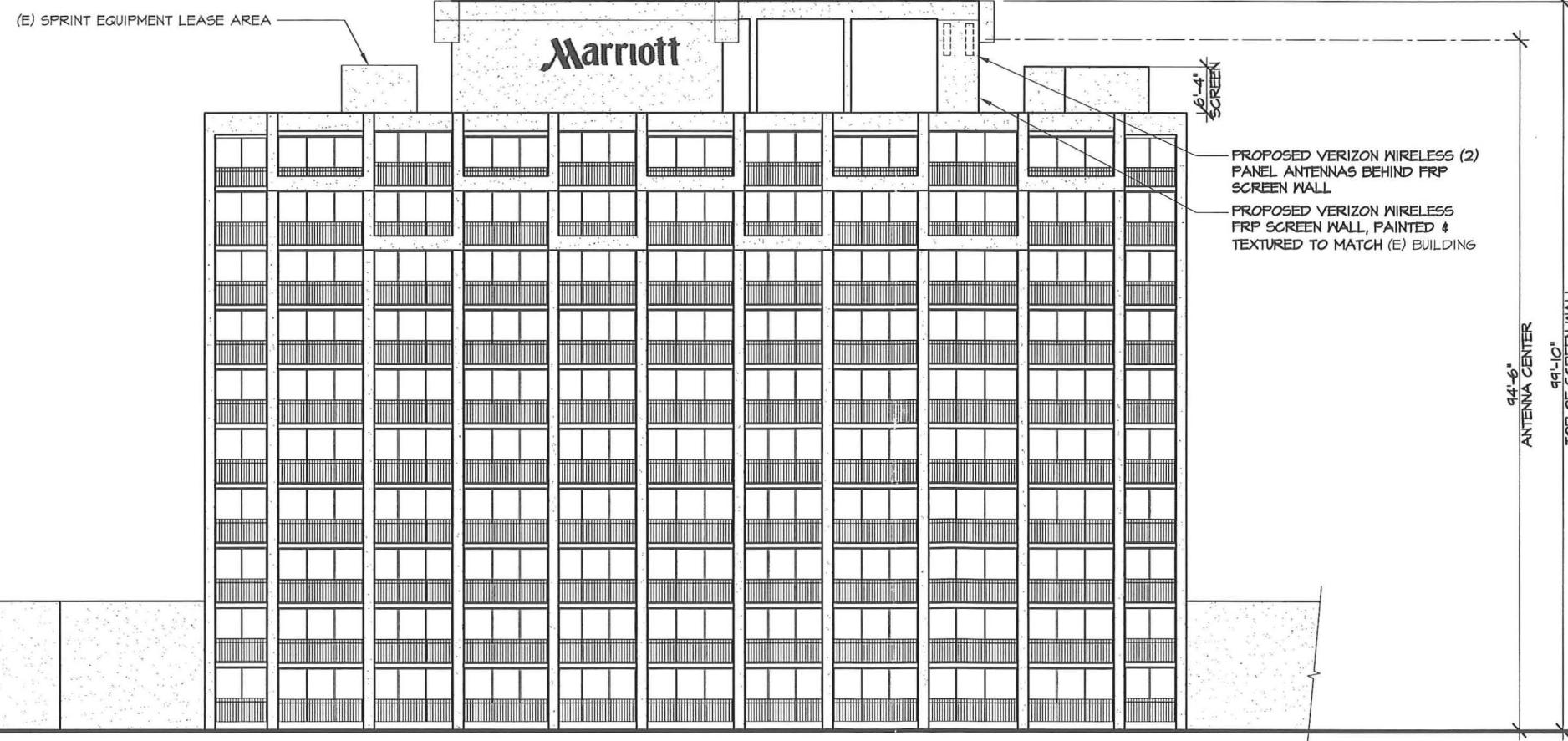
SHEET NUMBER

**A-5**



**NORTHWEST ELEVATION**

SCALE @ 11x17: 3/64" = 1'-0"  
SCALE @ 24x36: 3/32" = 1'-0"  
0' 6' 12' 18' 24' 1



**SOUTHWEST ELEVATION**

SCALE @ 11x17: 3/64" = 1'-0"  
SCALE @ 24x36: 3/32" = 1'-0"  
0' 6' 12' 18' 24' 2

**verizon** wireless

15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139  
SEAL

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
5	11/03/11	CLIENT COMMENTS	JM

SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

**SHEET TITLE**

**ELEVATIONS**

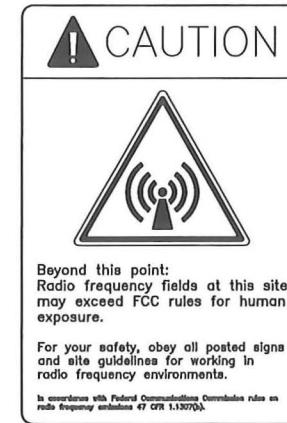
**SHEET NUMBER**

**A-6**

**verizon**wireless  
15505 SAND CANYON AVE.  
BUILDING 'D' 1st FLOOR  
IRVINE, CA 92618

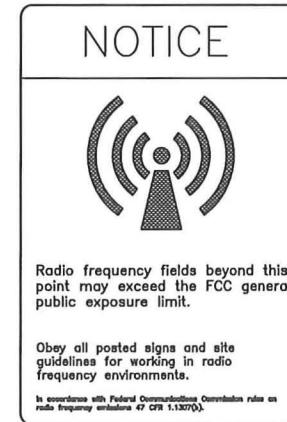
**FULSANG**  
**ARCHITECTURE**  
3400 VIA OPORTO, SUITE 204  
NEWPORT BEACH, CA 92663  
PHONE: (949) 838-4139

SEAL



**RF SIGNAGE**

SCALE **1**  
NTS SI0001



**RF SIGNAGE**

SCALE **2**  
NTS SI0004

ISSUED FOR: ZONING SUBMITTAL  
ISSUE DATE: 11/03/2011  
PROJECT No. FA110305  
DRAWN BY: EG CHECKED BY: EF

**SUBMITTALS**

REV.	DATE	DESCRIPTION	BY
0	04/13/11	ZONING REVIEW	EG
1	05/05/11	SURVEY UPDATE	EG
2	05/10/11	CLIENT COMMENTS	EG
3	07/06/11	CLIENT COMMENTS	EG
4	11/01/11	CLIENT COMMENTS	JM
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SANTA BARBARA  
900 NEWPORT CENTER DR.  
NEWPORT BEACH, CA 92660

SHEET TITLE

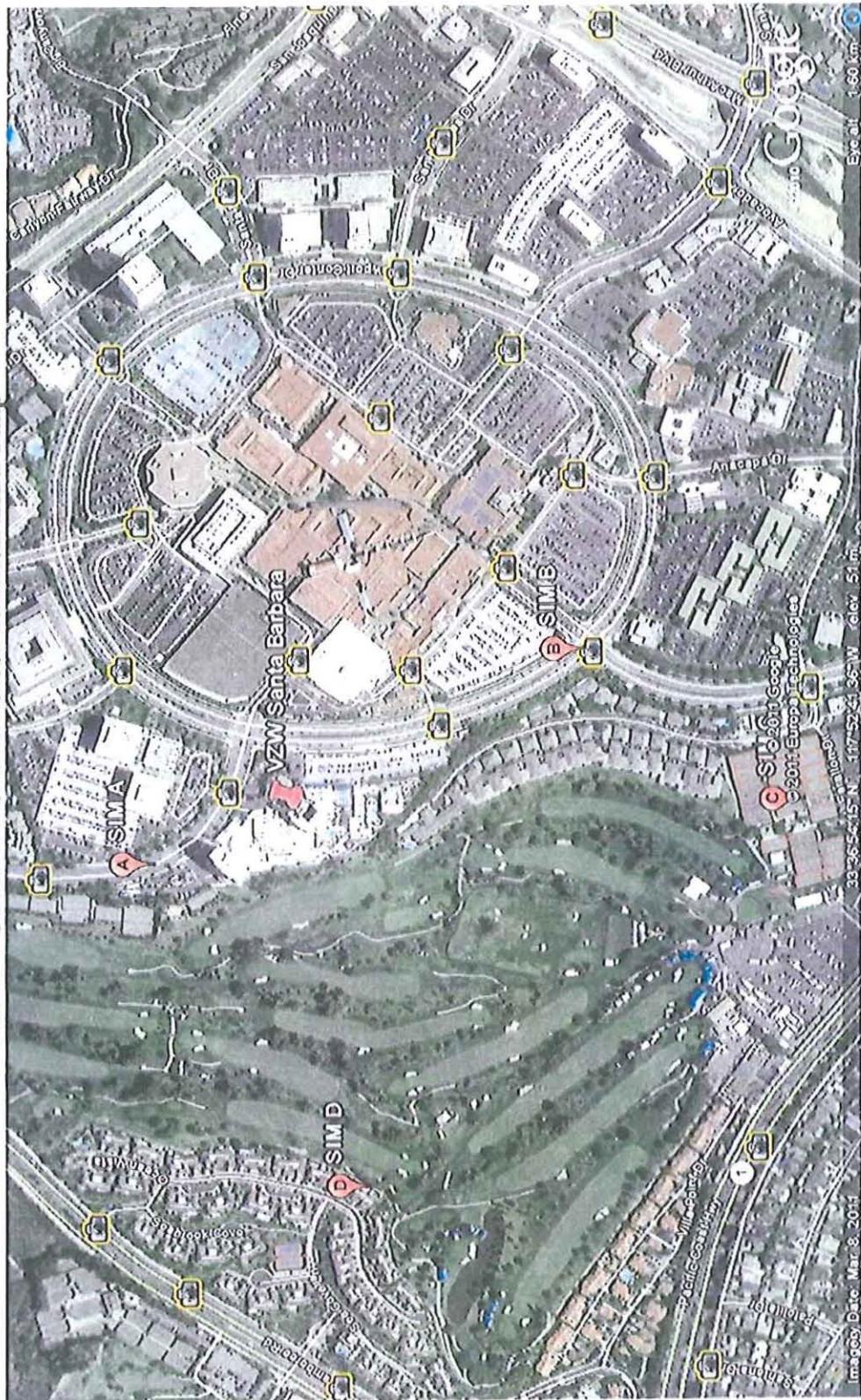
DETAILS

SHEET NUMBER

**A-7**

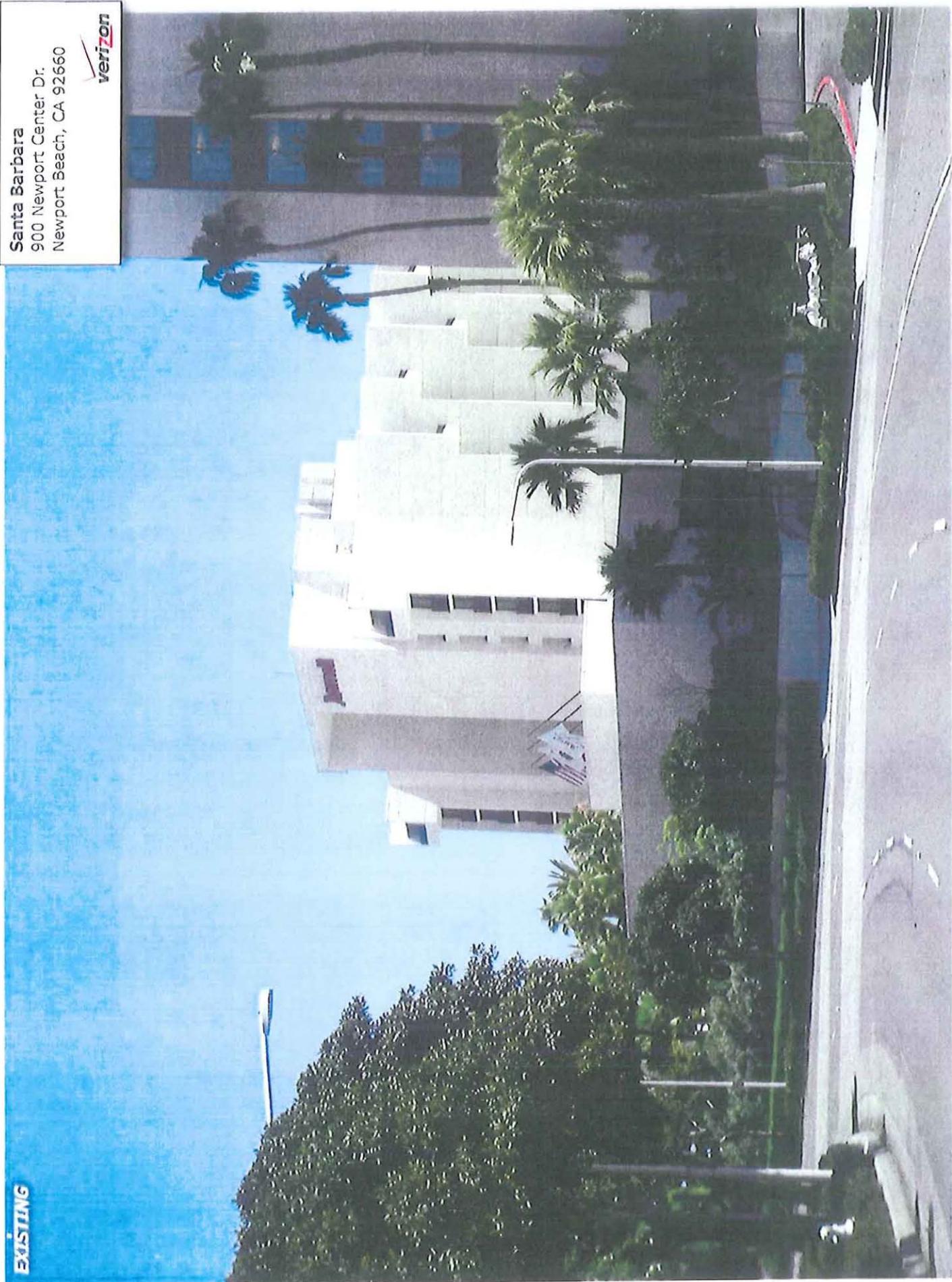
**Attachment No. ZA 4**  
Photo Simulations

VZWW – Santa Barbara Photosimulation KEY Map



PA2011-136 for TP2011-012  
900 Newport Center Drive  
Verizon Wireless

**EXISTING**



Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660

**verizon**

*Photosimulation of proposed telecommunications site: View from NW Santa Barbara Dr.*

**PROPOSED**

Proposed Verizon antennas mounted  
behind new FRP screen wall painted  
and textured to match existing building



Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site: View from NW Santa Barbara Dr.*

**EXISTING**



Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site: View from SE Newport Center Dr.*

**PROPOSED**

Proposed Verizon antennas mounted  
behind new FRP screen walls painted  
and textured to match existing building

Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



Proposed equipment  
enclosure matching  
existing building



*Photosimulation of proposed telecommunications site: View from SE Newport Center Dr.*



**EXISTING**

Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site: View from SW Tennis Club*



*Photosimulation of proposed telecommunications site: View from SW Tennis Club*

ESTING



Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site: View from W - 44 Ocean Vista*

PROPOSED



Santa Barbara  
900 Newport Center Dr.  
Newport Beach, CA 92660



*Photosimulation of proposed telecommunications site: View from W - 44 Ocean Vista*