

**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
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending August 12, 2011

ACTIONS TAKEN AT AUGUST 10, 2011 ZONING ADMINISTRATOR HEARING

- Item 1: The Loft Hair Studio and Spa - Minor Use Permit No. UP2011-018 (PA2011-103)
1617 Westcliff Drive, Suite 214

This item was approved. Council District 3
- Item 2: 1718 & 1724 Galaxy Drive – Lot Merger Permit No. LM2011-001 (PA2011-131)
1718 & 1724 Galaxy Drive

This item was approved. Council District 3
- Item 3: Newport North Center Monument Sign – Modification Permit No. MD2011-011 (PA2011-135)
1200 Bison Avenue

This item was approved. Council District 4

On behalf of Kimberly Brandt, Community Development Director



Patrick J. Alford, Planning Manager

APPEAL PERIOD: The applicant or any interested party may appeal the decision of the Community Development Director and division staff to the Planning Commission by submitting a written appeal application to the Community Development Director in accordance with the provisions of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Email Kim Dominguez, NBPD
Sgt. Chuck Freeman, NBPD



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

ZONING ADMINISTRATOR ACTION LETTER

Application No. Minor Use Permit No. UP2011-018 (PA2011-103)
Applicant The Loft Hair Studio and Spa
Site Address 1617 Westcliff Drive, Suite 214
The Loft Hair Studio and Spa Minor Use Permit
Legal Description Lot 7 of Tract No. 4225, in the City of Newport Beach, County of Orange, State of California, as per Map Recorded in Book 153, Pages 23 and 24 of Miscellaneous Maps in the Office of the Recorder of said county, except the northwesterly 80.00 feet thereof and that portion of Lot 8 of said tract described as follows: A strip of land, 55.98 feet in width lying southeasterly of an contiguous to the southeasterly line of said lot 7.

On **August 10, 2011**, the Zoning Administrator approved the following: a Minor Use Permit to allow a 2,428-square-foot personal service-restricted use ("day spa") with hair, nail, and massage therapy amenities. The facility will consist of a reception area, a hair salon, a nail room, and two (2) esthetician/massage therapy rooms. The hours of operation, as conditioned, are limited between 9:00 a.m. and 9:00 p.m., daily. A waiver to the location requirements has also been granted. The property is located in the CG (Commercial General) Zoning District. The Zoning Administrator's approval is based on the following findings and subject to the following condition(s).

FINDINGS

Finding

- A. *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).*

Facts in Support of Finding

- A-1. 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 the occupancy and use of an existing commercial space and qualifies for a categorical exemption under Class 1.

In accordance with Section 20.52.020. F (Required Finding, Use Permit) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the findings for a Minor Use Permit are set forth:

Finding

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

Facts in Support of Finding

B-1. The General Plan land use designation for this site is CG (General Commercial). The CG designation is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. These may include professional and medical offices, restaurant, retail, and service uses. The day spa with hair, nail, and massage therapy amenities is consistent with this land use designation.

B-2. The subject property is not part of a specific plan area.

Finding

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.

Facts in Support of Finding:

C-1. The site is located in the CG (Commercial General) Zoning District. The CG zoning district is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve citywide and regional needs. These may include professional and medical offices, restaurant, retail, and service uses. The day spa with hair, nail, and massage therapy amenities is consistent with this land use designation.

C-2. Pursuant to Section 20.70.020 (Use Classifications, Personal Services-Restricted), a day spa use (with or without accessory massage) is classified as a personal service-restricted type use and is listed as a commercial land use per Chapter 20.20.020 (Commercial Districts). The day spa is located within a multi-tenant commercial office building, and is compatible with the land uses permitted within the surrounding neighborhood.

C-3. The use is consistent with the legislative intent of Chapters 20.20.020 and 20.70.020 of the NBMC that requires a Minor Use Permit for day spas. The purpose and intent of the zoning regulations is to disperse the location of these types of uses and massage therapy uses throughout the City and to prevent problems of blight. The use is not located in a freestanding building as a separate use, but in two separate suites within an existing office building within a multi-building commercial complex that is not located within a blighted area.

- C-4. Personal services require one parking space per 250 square feet of gross floor area. Since the nail salon and massage therapy use constitute a small portion of the overall floor area, 480 square feet or approximately 20 percent, the parking requirement of 1 parking space per 250 square feet of gross floor area will adequately serve the personal service use.
- C-5. The previous office use of the tenant space would have required one parking space per 250 square feet of gross floor area. Since the change in use from office to personal service will not increase the parking requirement/demand, additional parking spaces will not be required.

Finding

D. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

Facts in Support of Finding

- D-1. The use is located within two separate suites that share a walkway corridor within an existing multi-tenant commercial complex. The complex is occupied by a variety of office, retail, and service uses, and therefore is compatible with surrounding land uses in the vicinity.
- D-2. The hours of operation of the use, as conditioned, are consistent with the hours of operation of other office and service uses within the commercial building.
- D-3. Based on the proposed operational characteristics of the establishment, and as conditioned, a maximum of two (2) massage technicians and two (2) massage therapy rooms will be operating simultaneously.

Finding

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.

Facts in Support of Finding

- E-1. The use occupies two separate suites within an existing code compliant commercial building.
- E-2. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing property.

Finding

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.

Facts in Support of Finding

F-1 The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in the parking areas, sidewalks and areas surrounding the subject property and adjacent properties during business hours, if directly related to the patrons of the establishment.

F-2. The use will serve the surrounding commercial and residential community, as well as visitors to the neighborhood.

Pursuant to Section 20.48.120.B. (Massage Establishments as an Independent Use, Waiver of Location Restrictions) of the NBMC, the following findings and facts in support of the findings for a Minor Use Permit area set forth:

Finding

G. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed.

Facts in Support of Finding:

G-1. There are three other personal service-restricted uses which offer massage services located within 500 feet of the subject establishment. Those other establishments are located at 1617 Westcliff Drive, Suite 205 (Back to Basics), 1617 Westcliff Drive, Suite 212 (Bodywerks Spa); and 901 Dover Drive, Suite 234 (Newport Beach Chiropractic).

G-2. Although the use is located within 500 feet of three other personal service-restricted uses which offer massage services, all are located in suites within existing commercial office buildings in an area which is not blighted. The approval of the proposed use will not contribute to the creation of a blighted area.

Finding

H. The proposed use will not enlarge or encourage the development of an urban blight area.

Facts in Support of Finding

H-1. The use is not a freestanding single-use facility. It is located in two separate suites within an existing, managed tenant multi-building commercial complex. The subject site is not located within a blighted area and the subject use will not contribute to the creation of a blighted area.

Finding

I. The establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal.

Facts in Support of Finding

I-1. There are no urban renewal or neighborhood conservation programs in effect in the subject area.

Finding

J. The use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, or playground.

Facts in Support of Finding

J-1. The use is not located within 500 feet of a public or private school, park or playground, civic center, cultural site, or religious institution.

Finding

K. All applicable regulations of the Municipal Code will be observed.

Facts in Support of Finding

K-1. Compliance with all other applicable regulations of the Municipal Code will be required and enforced, including Chapter 5.50 (Massage Establishments), which regulates massage services with a massage permit issued by the Police Department in order to protect the health, safety and welfare of citizens of the City, if deemed applicable.

CONDITIONS

(Project specific conditions are listed in italics.)

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 one is deemed necessary.
3. *All applicable requirements of Chapter 5.50 under Title 5, Business Licenses and Regulations of the Municipal Code shall be fulfilled.*
4. *The hours of operation shall be limited to between 9:00 a.m. to 9:00 p.m., daily.*
5. *No more than two (2) licensed/certified technicians shall be permitted to perform massage services within the establishment at any one time.*
6. *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.*
7. 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.
8. The Community Development Director 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.
9. 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.
10. 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 Loft Hair Salon and Spa Minor Use Permit** including, but not limited to, **Minor Use Permit No. UP2011-018 (PA2011-103)**. 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.

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: 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: 

Jaime Murillo, Zoning Administrator

JM/ems

Attachments: ZA 1 Vicinity Map
 ZA 2 Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP

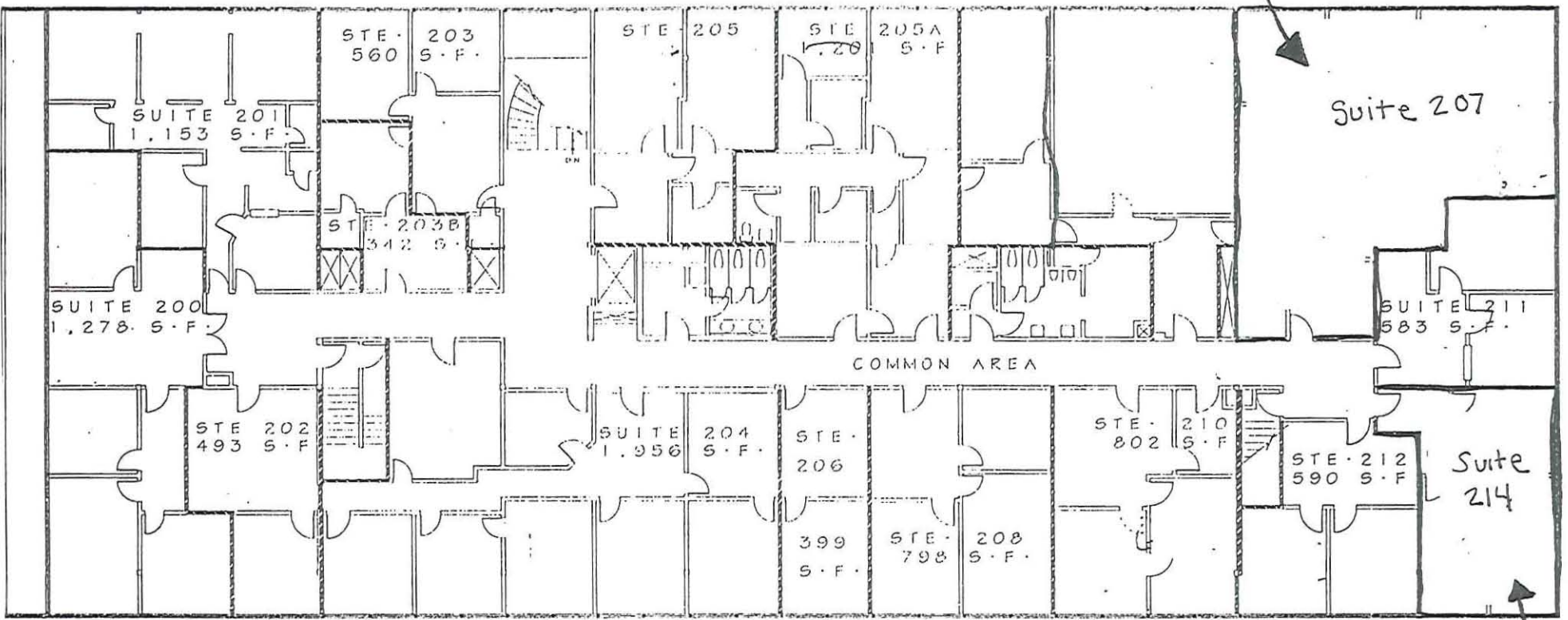


Minor Use Permit No. UP2011-018
PA2011-103

1617 Westcliff Drive, Suite 214

Attachment No. ZA 2

Project Plans



1617 Westcliff Drive
 SECOND FLOOR PLAN*

WESTCLIFF BUSINESS PARK

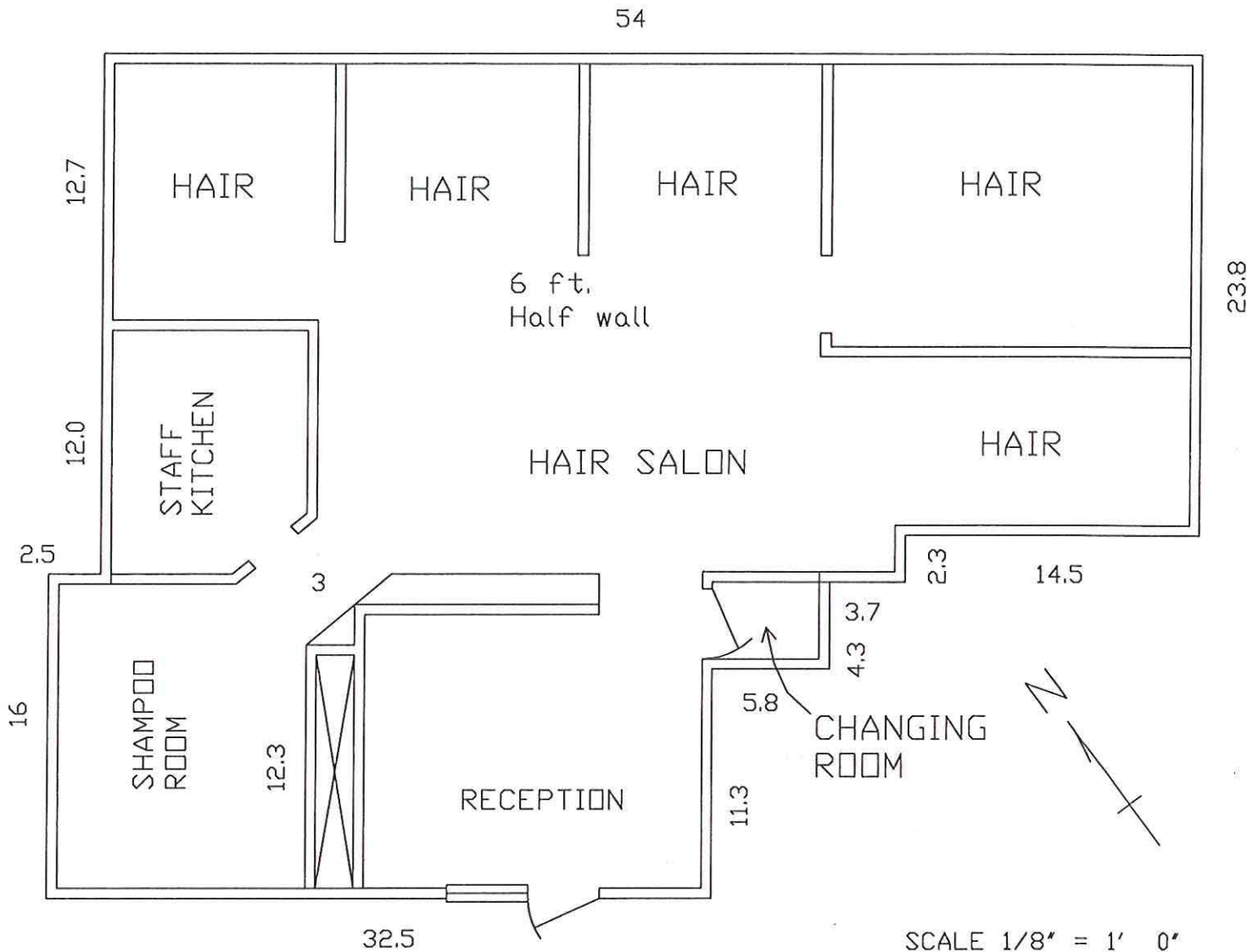
*Not accurate for reference to general location only. Refer to individual suites' floor plan for more information

The Loft
Nail Studio and Spa

1617 Westcliff Dr., Suite 207
Newport Beach, CA 92660

Suite 207 + 214 = 2427.81SF

HAIR SALON SUITE 207



Calculation Sq. Ft.

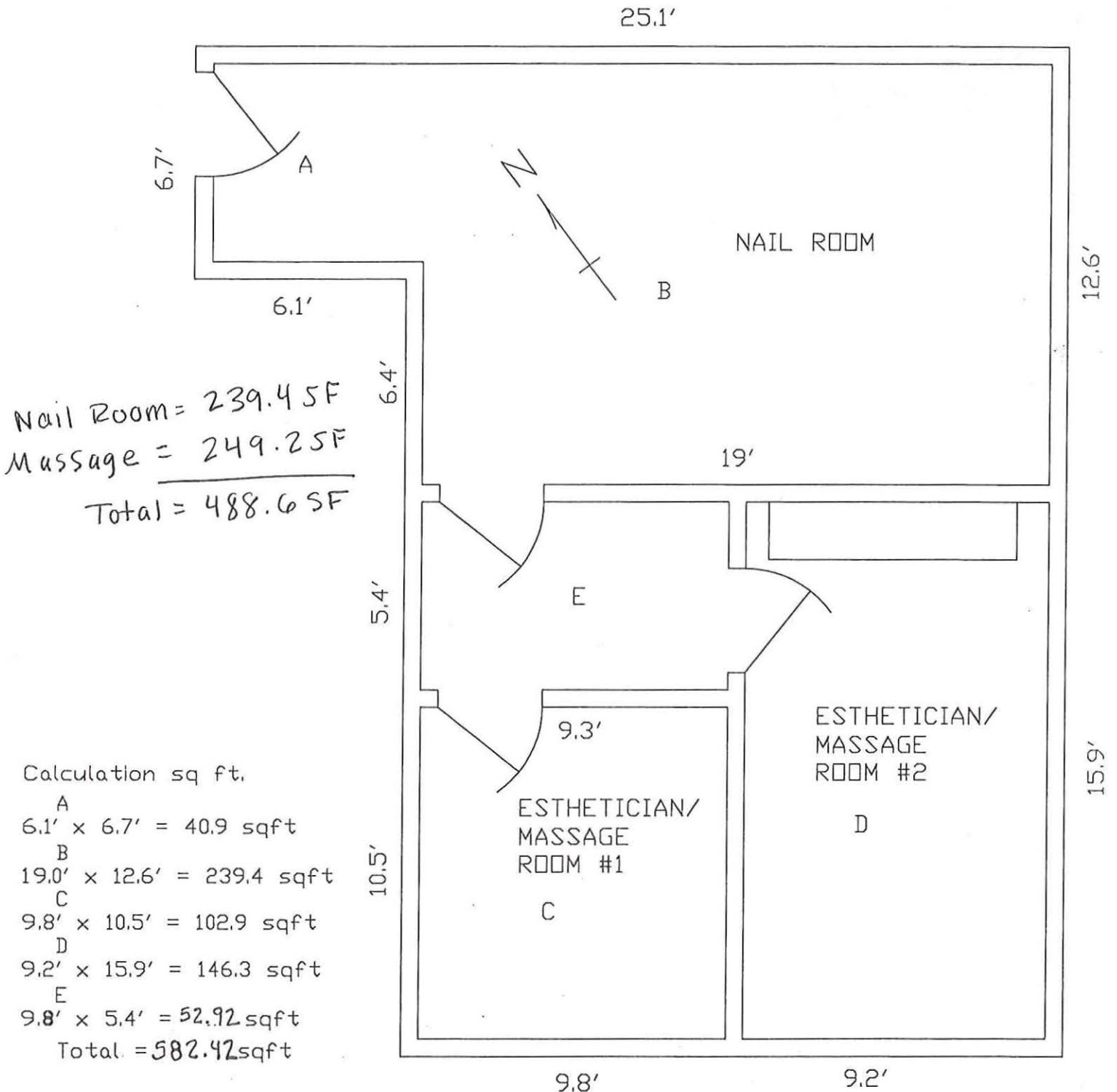
$$\begin{aligned}
 & [(12 + 12.7)(54)] - (2.3 \times 14.5) = 1300.45 \\
 & 16 \times 32.5 = 520 \\
 & 4.3 \times 5.8 = 24.94 \\
 & \hline
 & \text{Total} = 1845.39
 \end{aligned}$$

The Loft
Nail Studio and Spa

1617 Westcliff Dr. Suite 214
Newport Beach, CA 92660

Suite 207 + 214 = 2427.81 SF

SPA SUITE 214



Nail Room = 239.4 SF
 Massage = 249.2 SF
 Total = 488.6 SF

Calculation sq ft.

- A
6.1' x 6.7' = 40.9 sqft
- B
19.0' x 12.6' = 239.4 sqft
- C
9.8' x 10.5' = 102.9 sqft
- D
9.2' x 15.9' = 146.3 sqft
- E
9.8' x 5.4' = 52.92 sqft
- Total = 582.42 sqft

SCALE 1/4" = 1' 0"



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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

www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. Lot Merger No. LM2011-001 (PA2011-131)
Applicant Brion Jeannette Architecture
Site Address 1718 & 1724 Galaxy Drive
Lot Merger
Legal Description Tract 4224 Lot 38 & Lot 39

On **August 10, 2011**, the Zoning Administrator approved the following: a lot merger for the following property, under common ownership, located in Dover Shores: Lots 38 and 39 (Parcel 1). Also included in the application is a request to waive the requirement to file a parcel map. The property is located in the R-1-6,000 (Single-Unit Residential) District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

Findings

1. **Finding:** The proposed project is in conformance with the California Environmental Quality Act.

Facts in Support of the Finding:

- The project qualifies for an exemption from environmental review pursuant to Section 15305 (Class 5 Minor Alterations in Land Use Limitations) of the Implementing Guidelines of the California Environmental Quality Act (CEQA), which consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including minor lot line adjustments not resulting in the creation of any new parcel.
2. **Finding:** Approval of the merger will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot merger is consistent with the legislative intent of Title 19.

Facts in Support of the Finding:

- The future development on the proposed parcel will comply with the Zoning Code development standards.
 - The proposed merger will not cause future development to impact public views of the bay as no view presently exists behind the existing structures.
 - The project site described in the proposal consists of legal building sites.
 - The lot merger to combine two existing legal lots by removing the interior lot line between them, and will not result in the creation of additional parcels.
 - The project is in an area with an average slope less than 20 percent and no changes in use or density will occur as a result of the merger.
3. **Finding:** The lots to be merged are under common fee ownership at the time of the merger.

Facts in Support of the Finding:

- Lots 38 and 39 of Tract 4224 are under common ownership.
4. **Finding:** The lots as merged will be consistent or will be more closely compatible with the applicable zoning regulations and will be consistent with other regulations relating to the subject property including, but not limited to, the General Plan and any applicable Coastal Plan or Specific Plan.

Facts in Support of the Finding:

- All residential lots in Dover Shores are zoned Single-Unit Residential (R-1-6,000). The previously existing single-unit dwellings located on the subject sites will be demolished, and the proposed lot would be redeveloped with a new single-unit dwelling. Because the existing individual lots comply with the development standards for minimum lot width and lot area required by Section 20.18.030 of the Zoning Code, the proposed merger would create one lot that would continue to meet the required standards.
- The Land Use Element of the General Plan designates the subject site as Single-Unit Residential Detached (RS-D), which is intended to provide primarily for single-family residential units on a single legal lot and does not include condominiums or cooperative housing. The Coastal Land Use Plan designates this site as Single Unit Residential Detached (RSD-B) which provides for density ranges from 6.0-9.9 DU/AC. The existing development and proposed development of a single-unit dwelling on the site are consistent with these designations.

5. **Finding:** Neither the lots as merged nor adjoining parcels will be deprived of legal access as a result of the merger.

Facts in Support of the Finding:

- Galaxy Drive is a public road which was developed to provide vehicular access for the properties located in Dover Shores. Vehicular access to and from the subject site and adjacent properties would remain via Galaxy Drive.
6. **Finding:** The lots as merged will be consistent with the surrounding pattern of development and will not create an excessively large lot that is not compatible with the surrounding development.

Facts in Support of the Finding:

- Dover Shores consists of lots of varying shapes and sizes. Although the proposed lot merger will create a larger lot width, it will not create an excessively large lot in comparison to many of the existing lots.
- The R-1-6,000 Zoning District is developed utilizing a maximum lot coverage of sixty percent and the proposed parcel will not be developed beyond this coverage; thus, it will be developed consistent with the surrounding development.

In accordance with Section 19.08.030 of the Municipal Code (Waiver of Concurrent Parcel Map), the Zoning administrator approved a waiver of the parcel map requirement since no more than three parcels are eliminated.

7. **Finding:** That the proposed division of land complies with requirements as to area, improvement and design, flood water drainage control, appropriate improved public roads and property access, sanitary disposal facilities, water supply availability, environmental protection, and other applicable requirements of this title, the Zoning Code, the General Plan, and any applicable Coastal Plan or Specific Plan.

Facts in Support of the Finding:

- The existing lots currently comply with the design standards and improvements required by the Zoning Code, General Plan, and Coastal Land Use Plan.
- The proposed lot merger combines the properties into a single parcel of land and does not result in the elimination of more than one lot.
- Approval of the proposed lot merger would remove the existing interior lot line, and allow the property to be redeveloped as a single site. The land use, density, and intensity would remain the same. The proposed lot would comply with all design standards and improvements required for new subdivisions by Title 19, the Zoning Code, General Plan, and Coastal Land Use Plan.

Conditions

1. All applicable Public Works Department plan check fees shall be paid prior to review of the lot merger and grant deeds.
2. Prior to recordation of the lot merger, the development of the parcels combined shall conform to current zoning regulations pertaining to the number of dwelling units and the distance between detached structures. The proposed parcel shall have one dwelling unit. One structure shall be modified or demolished to achieve the required separation between structures and density.
3. Prior to recordation of the lot merger, grant deeds indicating the changes in titles of ownership should be submitted to the Public Works Department for review and approval.
4. The lot merger and grant deeds reviewed and approved by the Public Works Department should be filed concurrently with the County Recorder and County Assessor's Offices.
5. In conformance with the California Coastal Act, California Coastal Commission approval shall be obtained prior to the recordation of the lot merger.
6. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Division.
7. Prior to issuance of the building permit for any new construction on the property, the Planning Division shall verify Coastal Commission approval of the lot merger and recordation of the document with the County Recorder.
8. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.050 of the Newport Beach Municipal Code.
9. 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 **1718 & 1724 Galaxy Drive Lot Merger** including, but not limited to, the **Lot Merger No. LM2011-001 (PA2011-131)**. 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.

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: Lot Merger 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: 
Jaime Murillo, Zoning Administrator

JM/bmz

Attachments: ZA 1 Vicinity Map
 ZA 2 Lot Merger Map

Attachment No. ZA 1
Vicinity Map

VICINITY MAP



Lot Merger No. LM2011-001
PA2011-131

1718 & 1724 Galaxy Drive

Attachment No. ZA 2

Lot Merger Map

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA - ;OR
LOT MERGER NO. LM -
(LEGAL DESCRIPTION)

OWNERS	EXISTING PARCEL NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-08	PARCEL 1
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-09	PARCEL 1

EXISTING LEGAL DESCRIPTION:

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 38 AND 39 OF TRACT 4224, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 157, PAGES 1 TO 14 INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED LEGAL DESCRIPTION:

PARCEL 1:

SEE EXHIBITS 'B' & 'C' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME
OR UNDER MY DIRECTION

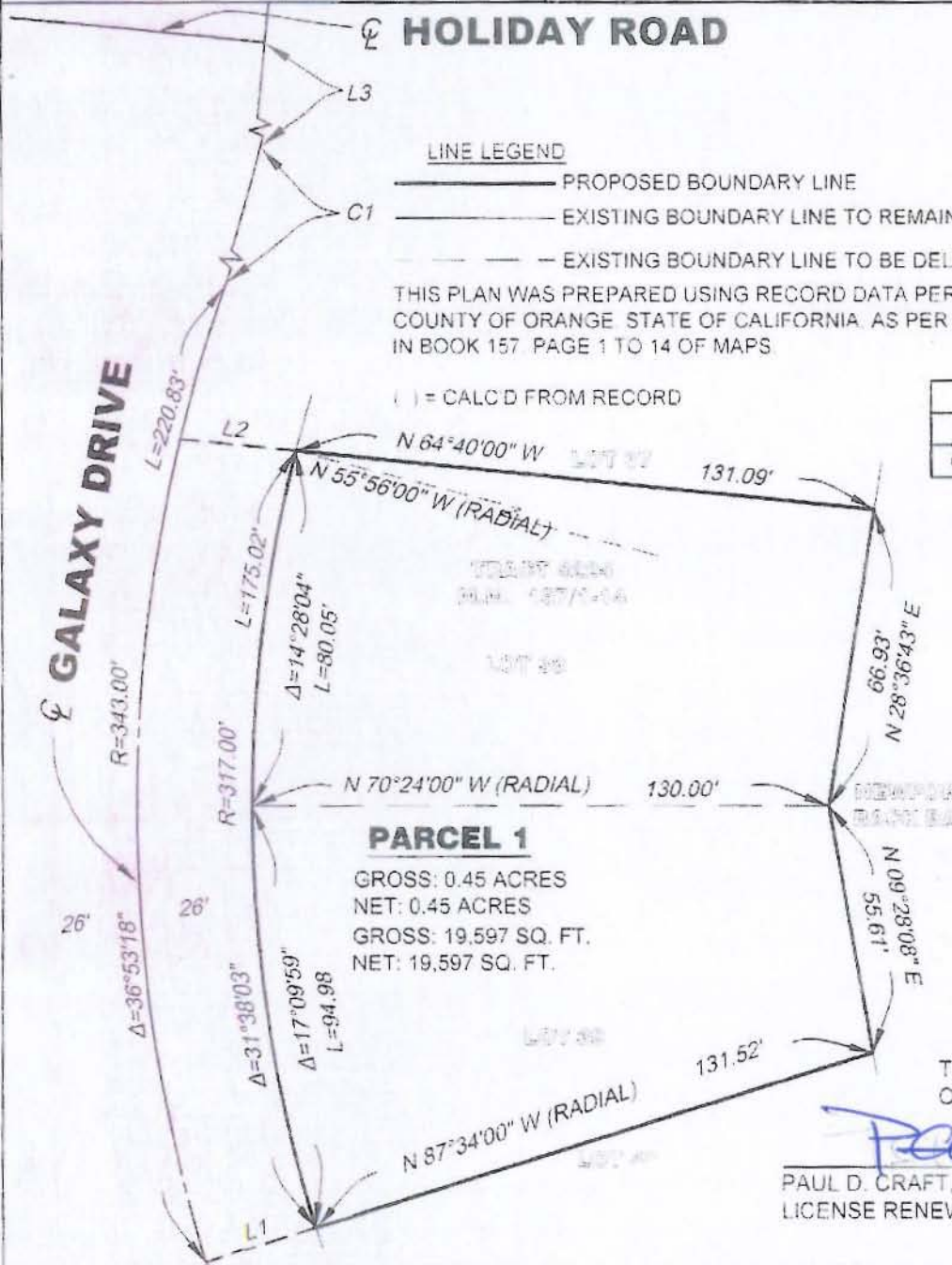
Paul D. Craft

PAUL D. CRAFT, P.L.S. 8516,
LICENSE RENEWAL DATE: 12/31/12



EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA - **OR**
LOT MERGER NO. LM -
(MAP)

OWNERS	EXISTING PARCEL NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-08	PARCEL 1
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-09	PARCEL 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°34'00"W	26.00'
L2	N64°40'00"W	26.28'
L3	N25°20'00"E	79.40'

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	13°59'20"	449.76'	109.81'

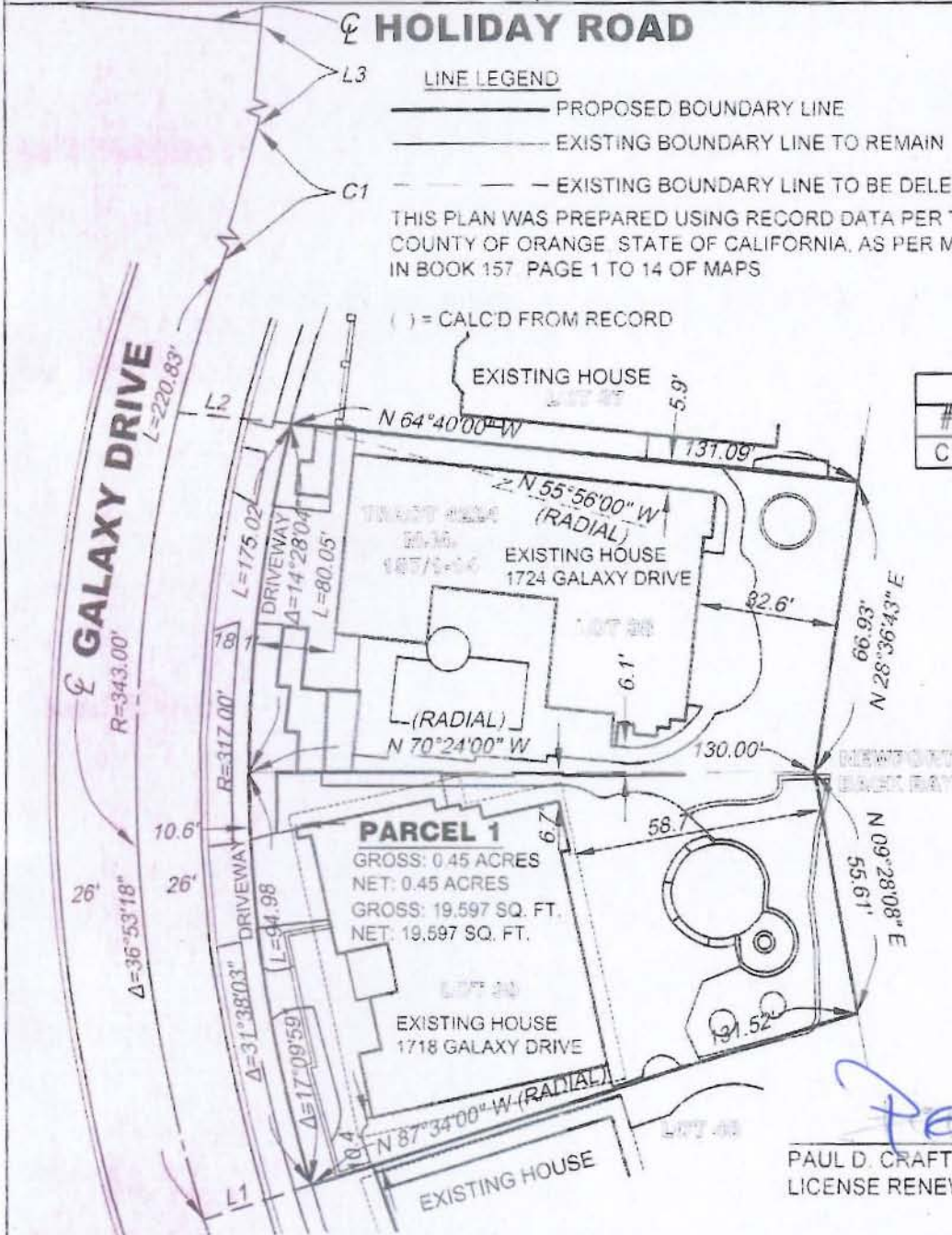


THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

Paul D. Craft
PAUL D. CRAFT, P.L.S. 8516,
LICENSE RENEWAL DATE: 12/31/12

EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA - ;OR
LOT MERGER NO. LM -
(SITE PLAN)

OWNERS	EXISTING PARCEL NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-08	PARCEL 1
JOHN W. MATTHEWS & ENGRID O. MATTHEWS	117-652-09	PARCEL 1

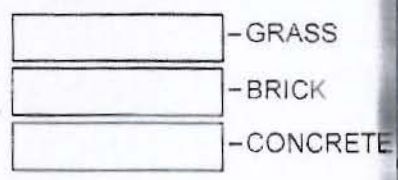


LINE TABLE

LINE	BEARING	LENGTH
L1	N87°34'00"W	26.00'
L2	N64°40'00"W	26.28'
L3	N25°20'00"E	79.40'

CURVE TABLE

#	DELTA	RADIUS	LENGTH
C1	13°59'20"	449.76'	109.81'



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION

PAUL D. CRAFT, P.L.S. 8516,
 LICENSE RENEWAL DATE: 12/31/12



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Application No. **Modification Permit No. MD2011-011**
(PA2011-135)

Applicant **Irvine Company**

Site Address **1200 Bison Avenue**
Newport North Center Monument Sign

Legal Description **North Track 12309 Lot 6**

On **August 10, 2011**, the Zoning Administrator approved the following: A Modification Permit to allow a 14-foot-4 ½-inch-long by 7-foot-11-inch-high monument sign with a maximum sign area of 81 square feet. This approval will supersede and deem null and void Modification Permit No. MD2004-009, approved March 3, 2004, which permitted a monument sign limited to 14 feet, 4 ½ inches long, 8 feet 7 inches high, 72 square feet of sign area, and identifying the shopping center only and not any individual tenants. The property is located in the PC-5 (North Ford) District. The Zoning Administrator's approval is based on the following findings and subject to the following condition(s).

FINDINGS

Finding

- A. *The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.*

Fact in Support of Finding

- A.1. Class 11 includes construction or replacement of minor structures such as on-premise signs accessory to (appurtenant to) existing commercial facilities. The proposed monument sign is incidental and accessory to the principal commercial use of the property and does not intensify or alter the use.

In accordance with Section 20.52.050 E. (Required Findings, Modification Permits) of the Newport Beach Municipal Code (NBMC), the following findings and facts in support of the finding for a Modification Permit are set forth:

Finding

B. The requested modification will be compatible with existing development in the neighborhood.

Fact in Support of Finding

- B-1. The subject property is located in a commercial area of the PC-5 (North Ford) District and has a General Plan land use designation of CG (General Commercial). This area is intended to provide for a wide variety of commercial activities oriented primarily to serve citywide or regional needs. The shopping center development and proposed signage is consistent with this land use designation. The monument sign is accessory to the primary use.
- B-2. Modification Permit No. MD2004-009 allowed a monument sign at the subject site with an 8-foot-7-inch maximum height limit and a 72-square-foot maximum sign area. Additionally, the sign area was limited to identifying the shopping center only and not any individual tenant. The actual sign was built at 7-feet 11 inches. The North Ford Planned Community district regulations limit the height of identification ground signs to four (4) feet above grade.
- B-3. The applicant requested this Modification Permit to replace the existing 7-foot-11-inch high monument sign with a sign of the same height and width, but with an increased sign area to allow tenant names on the sign. The height and sign area of the proposed monument sign is similar to the previous approval and is in scale with the size of the existing development. The only change will be the increased sign area with the listing of tenant names.
- B-4. The illumination of signage is conditioned to prevent excessive spillage onto the adjacent right-of-way and any nearby properties.
- B-5. The listing of tenant names on monument signs is a common practice in Newport Beach and is prohibited neither by the Newport Beach Zoning Code nor by the North Ford Planned Community District regulations.
- B-6. The site is across MacArthur Boulevard from The Bluffs Shopping Center, another retail center. The addition of tenant names will enhance visibility for the Newport North Center and reduce potential confusion between the two centers.

Finding

C. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.

Fact in Support of Finding

- C-1. The subject property, which is located at the intersection of Bison Avenue and MacArthur Boulevard, is approximately 4.85 acres and developed with surface

parking areas and four commercial buildings, including one gas station and three multi-tenant buildings. The site has more than 600 feet of frontage on Bison Avenue and more than 300 feet on MacArthur Boulevard.

- C-2. MacArthur Boulevard is a major vehicular thoroughfare and Bison Avenue is also subject to a high volume of traffic. In addition, the subject property is setback from MacArthur Boulevard with a bicycle path and landscape area that is approximately 50 feet wide.
- C-3. Newport North Center landscaping incorporates high, leafy mature landscaping along MacArthur Boulevard and Bison Avenue which obstruct views of many of the center's tenants and internal signage. Drivers may have difficulty identifying these establishments from the road, putting the tenants at a disadvantage.
- C-4. Locating a monument sign that will exceed the 4-foot height limit and be allowed to identify both the site and individual tenants at the corner of the MacArthur Boulevard and Bison Avenue intersection is a logical design for this development and will provide greater project identification to the site. There are no other existing or proposed site identification monument signs at the site and the height and sign area of the proposed monument sign is in scale with the size of the existing development.

Finding

D. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.

Fact in Support of Finding

- D-1. MacArthur Boulevard and Bison Avenue are both subject to high volumes of traffic. Given the traffic conditions along these roads and the site's corner location, drivers may have difficulty identifying retail stores within Newport North Center. Thus, there is a reasonable need for a monument sign with an increased height and sign area to provide adequate identification to direct pedestrians and drivers. In addition, the proposed monument signage will not be out of scale with the façade of the existing shopping center.
- D-2. The request for increased height and sign area is consistent with the intent and purpose of the Sign Code Chapter 20.42 that is intended to "protect public safety and property values through enhanced aesthetic appeal by proper sign control." Given the large size of the site, corner location, and the large number of tenants that occupy the shopping center, allowing additional sign height and area is reasonable in this particular case. Furthermore, neither the Newport Beach Zoning Code nor the North Ford Planned Community District regulations prohibit the listing of tenant names on monument signs.

Finding

E. There are no alternatives to the Modification Permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.

Fact in Support of Finding

- E-1. Modification Permit No. MD2004-009 (PA2004-029) restricts the monument sign to identifying the retail center only. Approval of a new modification permit is the only means of obtaining permission to include tenant names on the sign copy. Neither the Zoning Code nor the North Ford Planned Community regulations prohibit tenant names on monument signs. Since the sign height and width will remain unchanged, the only noticeable change will be the larger sign face to allow for the addition of tenant names to increase visibility of Newport North Center tenants.
- E-2. The North Ford Planned Community regulations allows one (1) multi-tenant directory sign limited to a maximum height of twenty (20) feet listing only the name of the firms or businesses on the site. The applicant is proposing to add tenant names to the monument sign in lieu of utilizing the multi-tenant directory sign. The proposed monument sign is a logical design solution to identify the site and individual tenants. It will be in scale with the existing development and comparable in size with signage utilized on neighboring properties.
- E-3. Due to the amount of commercial retail space within the center and the location and configuration of the buildings and parking areas, the monument sign of an increased height and sign area will provide greater convenience and visibility for visitors to the site and will not be detrimental to any surrounding owners and occupants, the neighborhood, or to the general public.

Finding

F. The granting of the modification would not be detrimental to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Fact in Support of Finding

- F-1. The monument sign will be constructed on private property at the intersection of Bison Avenue and MacArthur Boulevard. It will neither change the density or intensity of the existing commercial use nor affect the flow of light or air to adjoining residential properties.
- F-2. The monument sign, as conditioned, will not interfere with sight distance from any street, alley, or driveway.

- F-3. The proposed signage will not alter the length, width, or height of the monument sign as previously approved by Modification Permit No. MD2004-009 (PA2004-029). Therefore, increasing the sign area and adding tenant names to the sign copy will have no impact on public health or safety, nor will it impact public or private views.
- F-4. Listing tenants on the monument sign promotes public safety by making this information more visible to motorists driving through a high speed intersection and allowing drivers to pay more attention to traffic conditions. Furthermore, the addition of tenant names to the monument sign will increase awareness of the center's businesses, improving economic welfare.

CONDITIONS

(Project specific conditions are noted in italics)

1. The development shall be in substantial conformance with the approved site plan and elevations, except as noted in the following conditions.
2. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
3. 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.
4. The sign may be illuminated in accordance with the provisions of Section 20.42.060.H of the Newport Beach Municipal Code.
5. *The proposed monument sign shall not impede visibility from the shopping center driveway along MacArthur Boulevard. The final location of the monument sign shall be approved by the Public Works Department to ensure that the signage does not impact vehicular sight distance.*
6. *The approved sign shall identify the shopping center.*
7. *The dimensions of the monument sign shall not exceed the size depicted on the approved plans, or 14-feet 4 ½ inches long by 2 feet 4 inches wide by 7 feet 11 inches high (at the highest point above grade). The area of the actual sign structure excluding the base shall be limited to a maximum of 81 square feet per side.*
8. *The subject monument sign is permitted to include tenant signage in-lieu of utilizing a multi-tenant directory sign that would otherwise be permitted by the North Ford Planned Community regulations. Should a multi-tenant directory sign be pursued in the future, the subject monument sign shall be modified to identify only the name of the shopping center, unless otherwise approved by the Community Development Director, to guard against excessive signage and to ensure the signage preserves and enhances the community's appearance.*

9. *To ensure readability of the monument size, the minimum letter size allowed shall be 6 inches.*
10. *The proposed monument sign shall be revised so that it contains an address plate identifying the subject property. Numbers shall be a minimum of 6 inches in height and shall be clearly visible from the public right-of way. The address plate shall not be calculated against the allowed sign area.*
11. *This approval shall supersede and deem null and void Modification No. MD2004-009 (PA2004-029).*
12. The sign area shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
13. A building permit shall be obtained prior to commencement of the construction. Construction support details shall be provided prior to issuance of building permits.
14. A copy of this approval letter shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
15. 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 Modification 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 Modification Permit and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
16. If any of the existing public improvements surrounding the site is damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will 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.
17. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement, if required.
18. The Community Development Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.
19. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved

in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.

20. 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 **Newport North Center Monument Sign** including, but not limited to, **Modification Permit No. MD2011-011 (PA2011-135)**. 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.

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: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

By: 
Jaime Murillo, Zoning Administrator

JM/ems

Attachments: ZA 1 Vicinity Map
 ZA 2 Project Plans
 ZA 3 Modification No. MD2004-009 (PA2004-029)

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Modification Permit No. MD2011-011
PA2011-135

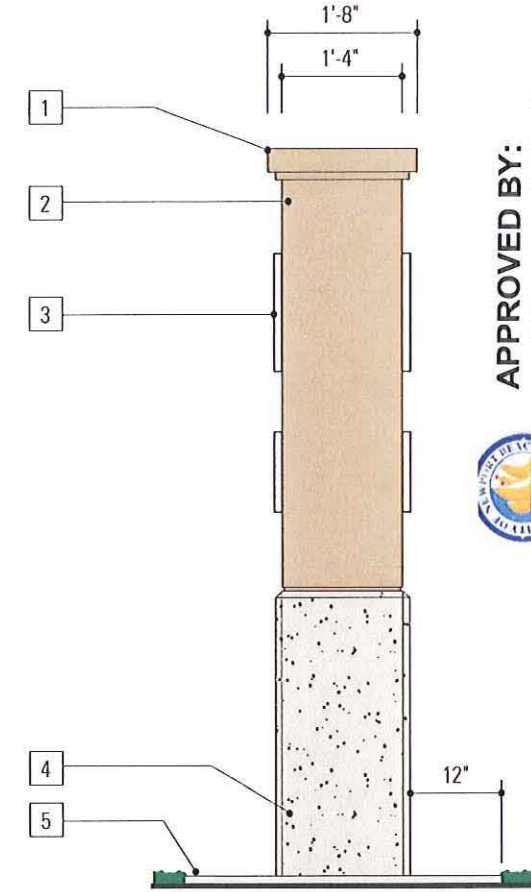
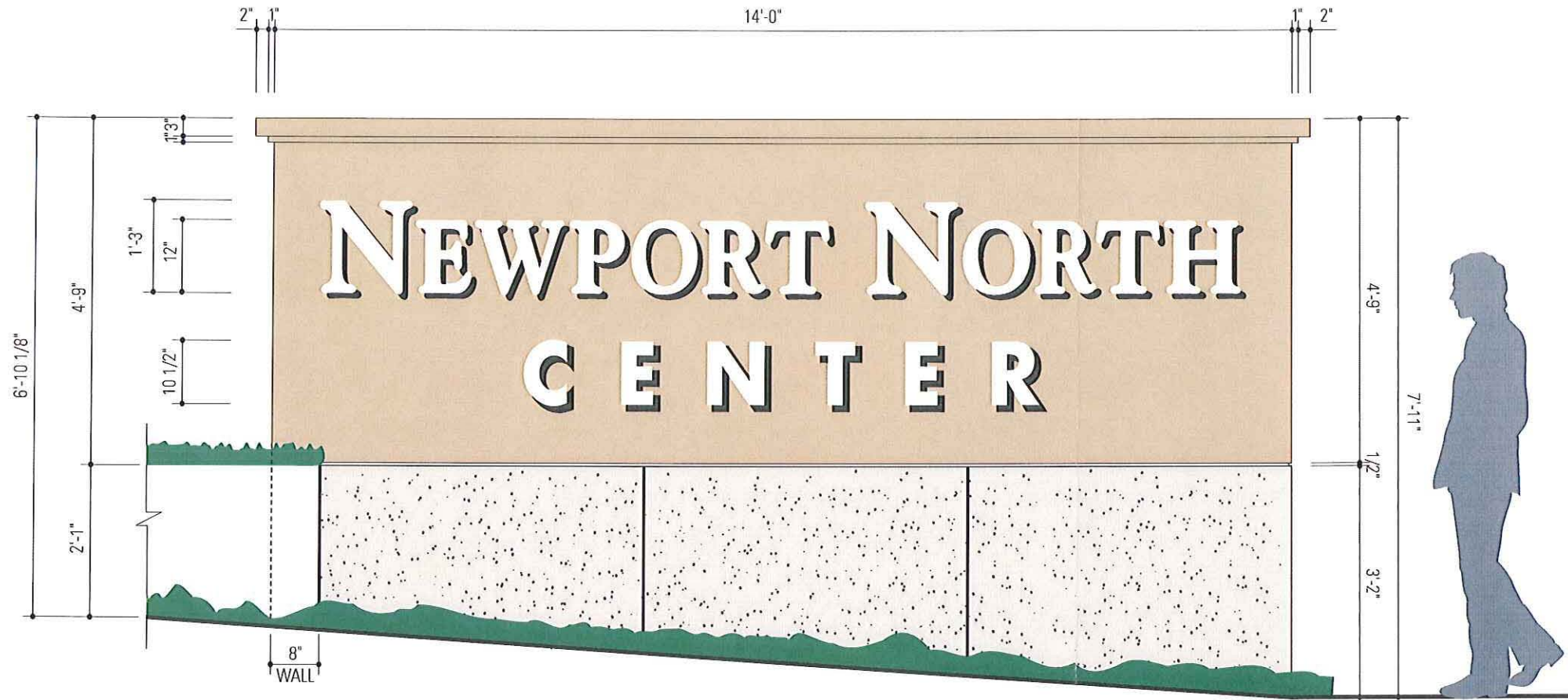
1200 Bison Avenue

Attachment No. ZA 2

Project Plans

NOTES

- 1 .125" THK FABRICATED ALUMINUM CAP WITH PAINT FINISH
- 2 .125" THK ALUMINUM SIGN CABINET WITH PAINT FINISH
- 3 INTERNALLY ILLUMINATED 1" THK WHITE TRANSLUCENT PUSH THRU ACRYLIC LETTERS
- 4 POURED IN PLACE CONCRETE BASE WITH FINISH/TEXTURE AND COLOR TO MATCH PROJECT STANDARD
- 5 12" CONTINUOUS MOW STRIP



APPROVED BY: *[Signature]*



- Planning Director
- Zoning Administrator
- Planning Commission
- City Council
- As Submitted
- As Modified

Refer to: Resolution Approval Letter
 # of Pgs Approved: 3 Date: 8/10/11

1 ELEVATION - PROJECT I.D. MONUMENT SIGN - SIGN NO. 1 - EXISTING CONDITION
 SCALE: 1/2" = 1'-0"

2 SIDE VIEW
 SCALE: 1/2" = 1'-0"



Davies Associates

Environmental Graphics
 Davies Associates, Inc.
 9424 Dayton Way
 Suite 217
 Beverly Hills, CA 90210
 tel 310.247.9572
 fax 310.247.9590
 www.daviesla.com

This drawing and the designs included therein as instruments of service are and shall remain the property of Davies Associates, Inc. whether or not the project for which they are made is executed. They are not to be used by the Owner/Client on other projects or extensions of this project except by agreement in writing with Davies Associates, Inc.

Newport North Center
 Signage & Graphics

Signage and Graphics Program
 Newport Beach, California
 Project No. 11003

Irvine Company
 Retail Properties

Conceptual Design

01.14.11 KK

Sign Type 1 - Existing Condition

Project/Tenant ID Monument

G1

NOTES

NewportNorth_Monument_Opt-G.ai

- 1 .125" THK FABRICATED ALUMINUM CAP WITH PAINT FINISH
- 2 .125" THK ALUMINUM SIGN CABINET WITH PAINT FINISH
- 3 INTERNALLY ILLUMINATED 1" THK WHITE TRANSLUCENT PUSH THRU ACRYLIC LETTERS
- 4 NEW POURED IN PLACE CONCRETE BASE WITH FINISH/TEXTURE AND COLOR TO MATCH EXISTING SIGN.
- 5 12" CONTINUOUS MOW STRIP



1 ELEVATION - PROJECT/TENANT I.D. MONUMENT SIGN - SIGN NO. 1 - OPTION G (81 SQ. FT. SIGN AREA)
SCALE: 1/2" = 1'-0"

2 SIDE VIEW
SCALE: 1/2" = 1'-0"



Davies Associates

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Newport North Center
Signage & Graphics

Signage and Graphics Program
Newport Beach, California
Project No. 11003

Irvine Company
Retail Properties

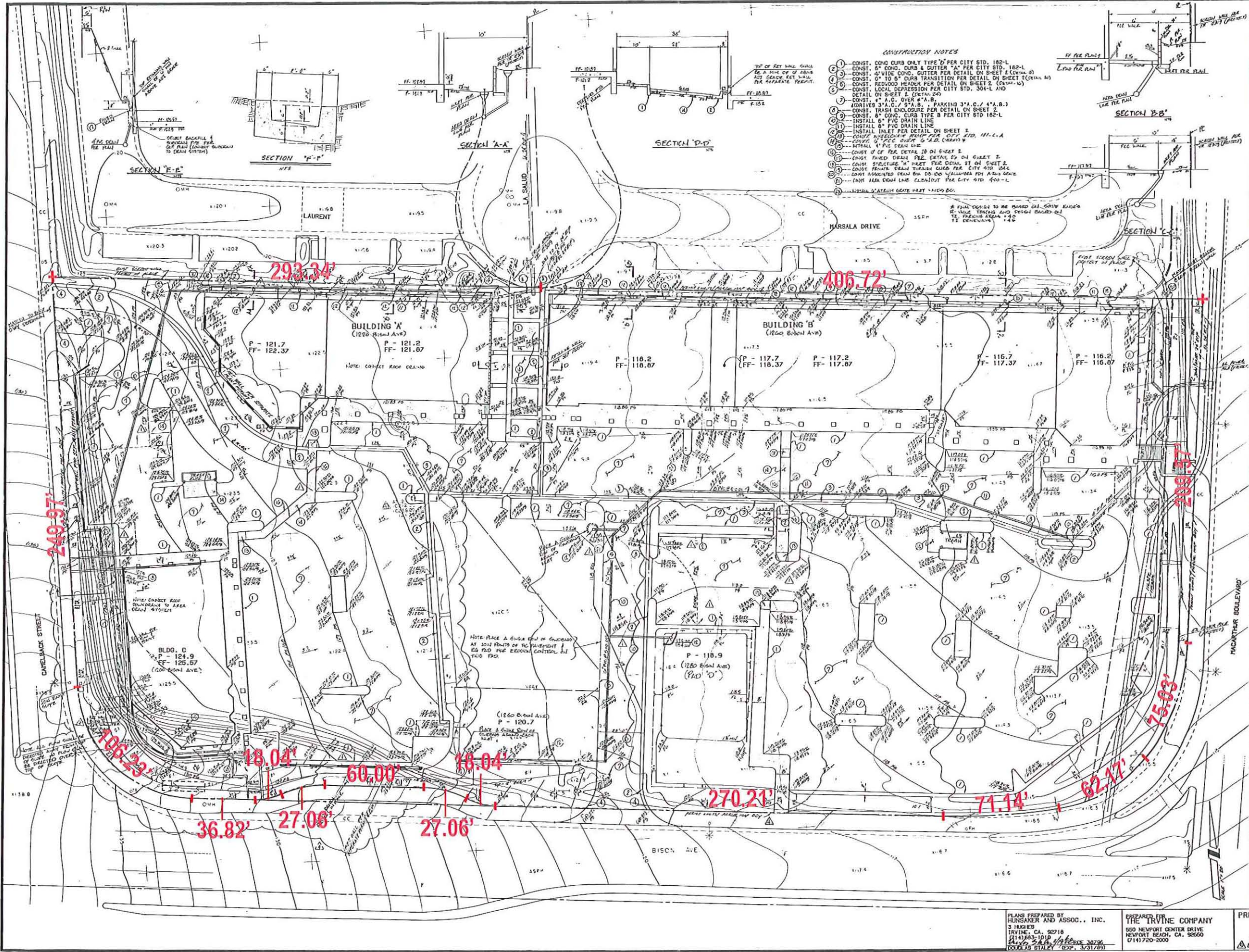
Conceptual Design

06.13.11 KK

Sign Type 1 -
Proposed Sign

Project/Tenant ID Monument

G8



Checked For	By	Date
Approved		12/10/2011
Reviewed		
Checked		
Drawn		
Designed		
Checked		
Reviewed		
Checked		
Reviewed		
Checked		
Reviewed		

MCC
McClellan/Cruz/Gaylord & Associates
Architecture • Interiors
 Planning
 199 South Los Robles Avenue, Suite 400 • Pasadena, CA 91101-2457 818-793-9119
 18201 Von Karman Avenue, Suite 250 • Irvine, CA 92715-1028 714-553-1117

NEWPORT NORTH
 MACARTHUR AND BISON
 CALIFORNIA
 NEWPORT BEACH, CALIFORNIA

C3

Project No. 8704102
 Sheet Title

PLANS PREPARED BY
HUNSAKER AND ASSOC., INC.
 3 TRACKER
 IRVINE, CA 92718
 (714) 835-1010
 FAX: (714) 835-1010
 6065 S. STALEY EXP. 3/31/85

PREPARED FOR
THE IRVINE COMPANY
 500 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA 92660
 (714) 720-2000

PRECISE GRADING PLAN
 TRACT 12309
 LOT 6
 "NEWPORT NORTH"
 12/10/2011

Attachment No. ZA 3

Modification No. MD2004-009 (PA2004-029)



CITY OF NEWPORT BEACH

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92658
(949) 644-3200; FAX (949) 644-3229

MODIFICATION PERMIT NO. MD2004-009
(PA2004-029)

Staff Person: Javier S. Garcia, 644-3206
Appeal Period: 14 days after approval date

March 3, 2004

Southwest Sign Company
Gus Mohler, contact person
1540 Commerce Street, Suite G
Corona, CA 92880

APPLICATION NUMBER: Modification No. MD2004-009 (PA2004-029)
APPLICANT: Southwest Sign Company
ADDRESS OF PROPERTY INVOLVED: 1200 Bison Avenue
LEGAL DESCRIPTION: Lot 6, Tract 12309

Approved as Requested:

The Modifications Committee approved the applicant's request to allow the removal of an existing monument sign and replace it with a new internally illuminated project identification monument sign in a new location. The new sign will be up to 8-feet 7-inches high, which exceeds the 4-foot maximum height limit for ground signs allowed by the Planned Community District regulations. The sign portion of the structure mounted on the base measures approximately 72 square feet per side. The property is located in the PC (Newport North Planned Community) District.

On March 3, 2004, the Modifications Committee voted 3 ayes and 0 noes to approve the application request based on the following findings and subject to the following conditions.

In this case, the Modifications Committee determined that the proposal would not be detrimental to persons, property or improvements in the neighborhood. The modification as approved would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code based on the following findings:

FINDINGS:

1. The Land Use Element of the General Plan designates the site for "Retail and Service Commercial" use and the existing retail center is consistent with this designation. The sign structure is accessory to the primary use.

2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures).
3. The proposed modification to the Zoning Code would be consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code. It is a logical use of the property that would be precluded by strict application of the zoning requirements for this District for the following reasons:
 - The subject property is developed with a multi-tenant retail shopping center, consisting of approximately 4.85 acres located at the intersection of Bison Avenue and MacArthur Blvd. The site enjoys more than 600 feet of frontage on Bison Avenue and more than 300 feet on MacArthur Blvd. Allowing an identification monument sign to exceed the 4-foot height limit is in scale with the size of the existing development.
 - MacArthur Boulevard is a major vehicular thoroughfare and Bison Avenue is also subject to a high volume of traffic. In addition, the subject property is set back from MacArthur Boulevard with a bicycle path and landscaped area that is approximately 50 feet wide. Locating a monument sign that will exceed 4 feet in height at the corner of this busy intersection is a logical design for this development and will provide greater project identification to the site.
4. The proposed modification to the Zoning Code will not be detrimental to persons, property or improvements in the neighborhood or increase any detrimental effect of the existing use for the following reasons:
 - The new monument sign will measure between 7 feet to 8-feet 7-inches above grade due to the sloping grade where the sign is proposed to be relocated. The height and size of the sign will be in scale with the existing retail center and will not be detrimental to the property, residential uses or improvements in the neighborhood.
 - The monument sign will be relocated in a landscaped area that is closer to the corner of Bison Avenue and MacArthur Boulevard, where it will be more visible to passersby, but will not interfere with any sight distance.
5. The relocated monument sign will not affect the flow of air or light to adjoining residential properties because:
 - The monument sign will be located at the intersection of Bison Avenue and MacArthur Boulevard and does not affect the flow of light or air to adjoining residential properties.
6. The relocated monument sign will not obstruct public views from adjacent public roadways or parks because:
 - There are no public views through or across the subject property that are affected by the proposed project.

CONDITIONS:

1. The development shall be in substantial conformance with the approved plot plan, floor plans and elevations, except as noted in the following conditions.
2. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
3. 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.
4. The approved sign shall identify the shopping center only and not any individual tenant.
5. The dimensions of the relocated monument sign shall not exceed the size depicted on the approved plans, or 14-feet 4 ¼-inches long by 2-feet 4-inches wide by 8-feet 7-inches high (at the highest point above grade). The area of the actual sign structure excluding the base shall be limited to a maximum of 72 square feet per side.
6. The final location of the monument sign shall be reviewed and approved by the City Traffic Engineer and shall conform to City Standard 110-L to ensure that adequate sight distance is provided.
7. A building permit shall be obtained prior to commencement of the construction.
8. Prior to the final of the building permit for the new sign, the existing project identification monument sign shall be removed from the subject property. The applicant shall schedule an inspection with Code Enforcement to verify removal of the old sign.
9. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.055 of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.055 (B) of the Newport Beach Municipal Code.

The decision of the Committee may be appealed to the Planning Commission within 14 days of the date of the decision. A filing fee of \$915.00 shall accompany any appeal filed. No building permits may be issued until the appeal period has expired. A copy of the approval letter shall be incorporated into the Building Department set of plans prior to issuance of the building permits or issuance of revised plans.

MODIFICATIONS COMMITTEE

By 

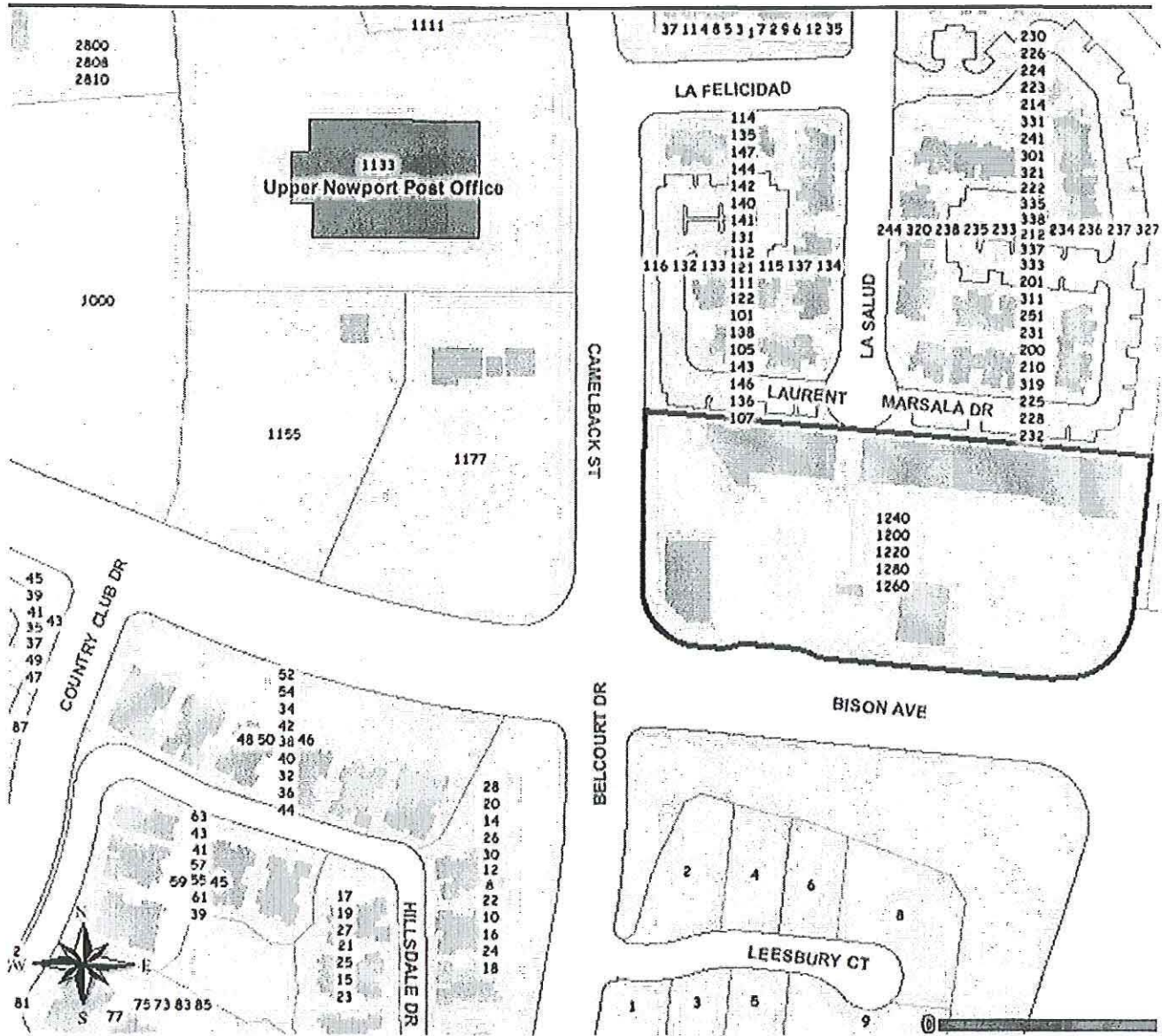
Javier S. Garcia, AICP, Senior Planner
Chairperson

JSG:jjb

F:\USERS\PLN\Shared\PA's\PA's - 2004\PA2004-029\MD2004-009 Appr.doc

Attachments:	Vicinity Map	The Irvine Company, property owner 550 Newport Center Drive Newport Beach, CA 92660
Letter in Opposition:	Robert and Arleen McCaffrey 40 Hillsdale Drive	
Appeared in Support:	None	

VICINITY MAP



Modification Permit No. MD2004-009
PA2004-029

1200 Bison Avenue