



**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
SUBJECT: Report of actions taken by the Zoning Administrator, Hearing Officer, and/or Planning Division staff for the week ending January 13, 2012

**ZONING ADMINISTRATOR ACTIONS
JANUARY 11, 2012**

- Item 1: B Candy – Minor Use Permit No. UP2011-032 (PA2011-200)
3100 East Coast Highway

This item was approved. Council District 5
Zoning Administrator Resolution No. ZA 2012-001
- Item 2: Chaba Thai Massage and Spa – Minor Use Permit No. UP2011-033 (PA2011-202)
1000 N. Bristol Street, Suite 19

This item was approved. Council District 4
Zoning Administrator Resolution No. ZA 2012-002
- Item 3: Corporate Plaza West Monument Sign – Modification Permit No. MD2011-019 (PA2011-210)
1600 Newport Center Drive

This item was approved. Council District 5
Zoning Administrator Resolution No. ZA 2012-003

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**

- Item 4: Trillium Consulting on behalf of AT&T - Telecommunications Permit No. TP2010-022 (PA2010-183)
309 Palm Street (also known as 510 Edgewater Place)

This item was approved on January 11, 2012 Council District 1

Item 5: Malarky's Comprehensive Sign Program No. CS2011-007 (PA2011-165)
3011 Newport Boulevard

This item was approved on January 11, 2012

Council District 1

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
Kim Dominguez, NBPD
Sgt. Chuck Freeman, NBPD

RESOLUTION NO. ZA 2012-001

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING MINOR USE PERMIT NO. UP2011-032 FOR B CANDY, A TAKE-OUT SERVICE LIMITED, EATING AND DRINKING ESTABLISHMENT LOCATED AT 3100 EAST COAST HIGHWAY (PA2011-200)

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Robert Linnaus, with respect to property located at 3100 East Coast Highway, and legally described as PCL 1, Resub 0796 requesting approval of a Minor Use Permit.
2. The applicant proposes a Minor Use Permit to convert 1,513 square feet of commercial space to a take-out service, limited eating and drinking establishment, which will consist of a retail area and six seats at an ice cream bar. The requested hours of operation are 10:00 a.m. and 10:00 p.m., daily.
3. The subject property is located within the Commercial Corridor (CC) Zoning District and the General Plan Land Use Element category is Corridor Commercial (CC).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on January 11, 2012, 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 Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act under Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.
2. The Class 1 exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior alterations to convert currently vacant commercial space to a take-out service, limited eating and drinking establishment. The existing space will be remodeled with approval of a tenant improvement building permit.

SECTION 3. REQUIRED FINDINGS.

Minor Use Permit

In accordance with Section 20.52.020.F of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a use permit are set forth:

Finding

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

Facts in Support of Finding

1. The General Plan land use designation for this site is CC (Corridor Commercial). The CC provides for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity. The proposed ice cream and candy shop is consistent with this land use category.
2. Take-out service limited, eating and drinking establishments are common in the vicinity and along the Corona del Mar commercial corridor. They are frequented by the surrounding businesses, travelers that visit the City, and residents of the City.
3. The ice cream and candy shop will contribute to the revitalization of the commercial corridor and is consistent with the goal of pedestrian friendly businesses.
4. The subject property is not part of a specific plan area.

Finding

B. *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

1. The site is located in the Commercial Corridor (CC) Zoning District. The ice cream and candy shop, which includes seating for six customers and a kitchen, is allowed subject to the approval of a Minor Use Permit in the CC Zoning District.
2. The ground floor of the commercial building is 1,531 square feet and the second floor is 1,968 square feet. The second floor was previously occupied by a Curves gym however, it is currently vacant. Per the Zoning Code, the proposed use on the ground floor requires 1 parking space per 250 square-feet of gross floor area, or six spaces. There are 14 parking spaces provided on-site for the

entire building. Therefore, six spaces are provided for the ground floor and eight (1 per 250-square-foot of gross floor area) remain for the second floor.

3. The proposed use will comply with all applicable development standards including those specific for the take-out service, limited eating and drinking use classification including a maximum of six seats.

Finding

- C. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity:*

Facts in Support of Finding

1. The hours of operation will be from 10:00 a.m. to 10:00 p.m. daily. This will provide a dessert stop for pedestrians and visitors to the area while still closing at an early hour to minimize disturbances to nearby residences.
2. In addition to the residential neighborhood located north and south of Coast Highway, the surrounding commercial corridor contains various retail and visitor commercial uses including restaurants and take-out eating establishments, as well as general office uses. The proposed establishment is compatible with the existing and permitted uses within the neighborhood.

Finding

- D. *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

1. The interior tenant space will be improved with the appropriate plumbing and utilities.
2. The existing parking lot provides adequate circulation and parking spaces for patrons.
3. Adequate public and emergency vehicle access, public services, and utilities are provided within the existing tenant space.

Finding

- E. *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

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 hours of operation are reasonable and consistent with the neighborhood.
2. The take-out service limited, eating and drinking establishment will serve the surrounding commercial and residential community.
3. The applicant will obtain Health Department approval. The establishment will comply with the California Building Code and to ensure the safety and welfare of customers and employees within the establishment.
4. The applicant is required to control trash and litter around the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2011-032, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. 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.

PASSED, APPROVED, AND ADOPTED THIS 11TH DAY OF JANUARY, 2012.

By: 
Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division Conditions

1. The development shall be in substantial conformance with the approved site plan, floor plan(s) and building elevations dated with this date of approval. (Except as modified by applicable conditions of approval.)
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
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 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. Minor Use Permit No. UP2011-032 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
6. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
7. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
8. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
9. A copy of these conditions of approval shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
10. Prior to the issuance of building permits, any applicable Fair Share Traffic Contribution Fees shall be paid in accordance with Chapter 15.38 of the Newport Beach Municipal Code.

11. The take-out service, limited eating and drinking establishment shall be limited to six seats.
12. The hours of operation for the eating and drinking establishment are limited from 10:00 a.m. to 10:00 p.m., daily.
13. A covered wash-out area for refuse containers and kitchen equipment, with minimum useable area dimensions of 36-inches wide, 36-inches deep and 72-inches high, shall be provided, and the area shall drain directly into the sewer system, unless otherwise approved by the Building Manager and Public Works Director in conjunction with the approval of an alternate drainage plan.
14. No outside paging system shall be utilized in conjunction with this establishment.
15. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m., daily, unless otherwise approved by the Community Development Director, and may require an amendment to this use permit.
16. 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 **B Candy** including, but not limited to **Use Permit No. UP2011-032** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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 the City's costs, attorneys' fees, and damages which the 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.

Building Division and Fire Department Conditions

17. Public sanitation facilities shall be available to the general public (patrons) during regular business hours of the operation, unless otherwise approved by the Building Division.
18. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The facility shall be designed to meet exiting and fire protection requirements as specified by the California Building Code and shall be subject to review and approval by the Building Division.

19. The construction plans must meet all applicable State Disabilities Access requirements.
20. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
21. All exits shall remain free of obstructions and available for ingress and egress at all times.

Public Works Department Conditions

22. County Sanitation District fees shall be paid prior to the issuance of any building permits.
23. New and existing fire services, when required by the Fire Department, shall be protected by a University of Southern California approved double check detector assemble and installed per STD-517-L.
24. All new and existing commercial water meter(s) shall be protected by a University of Southern California approved reduced pressure backflow assembly and installed per STD-520-L-A.
25. Any changes to the existing parking lot design require review and approval from the Public Works Department.
26. Prior to the issuance of building permits permits the applicant is responsible for all upgrades to the City's utilities as required to fulfill the project's demand, if applicable.
27. New water services shall be installed per STD-502-L or STD-503-L, depending on the size.
28. Landscaping lines shall be protected by a dedicated University of Southern California approved reduced pressure backflow assembly.
29. New and existing sewer lateral shall have a cleanout installed per STD-406-L.

RESOLUTION NO. ZA2012-002

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MINOR USE PERMIT NO. UP2011-033 FOR A MASSAGE ESTABLISHMENT LOCATED AT 1000 NORTH BRISTOL STREET (PA2011-202)

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Michael and Somporn Guenther, Chaba Thai Massage and Spa, with respect to property located at 1000 North Bristol Street, Suite 19, and legally described as Parcel 1 of Resubdivision 0541, requesting approval of a Minor Use Permit.
2. The applicant requests a Minor Use Permit for a massage establishment located in a 1,200 square-foot suite within an existing shopping center. The center is developed with four (4) multi-tenant buildings and a surface parking lot with 222 spaces.
3. The subject property is located within the PC-11 (Newport Place – General Commercial Site 3) Zoning District and the General Plan Land Use Element category is CG (General Commercial).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on January 11, 2012, 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 Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act, pursuant to Section 15301 (Class 1 – Existing Facilities).
2. Class 1 exempts minor alterations to existing facilities that involve negligible expansion of the use. This project involves an interior remodel of an existing commercial space and a change in use from a skin care facility to a massage establishment, which is a negligible expansion of use.

SECTION 3. REQUIRED FINDINGS.

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

Finding

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

Facts in Support of Finding

1. The General Plan land use designation for this site is CG (General Commercial). The CG designation is intended to provide for the a wide variety of commercial activities oriented primarily to serve citywide or regional needs. The massage establishment is consistent with this land use designation. The use will serve residents, visitors, and the workforce in the area.
2. The subject property is not part of a specific plan area.

Finding

B. *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

1. The site is located in the PC-11 (Newport Place Planned Community) Zoning District within General Commercial Site 3. Pursuant the PC-11 Development Plan Part II (Commercial), Section II (Permitted Uses), Group II (Commercial Uses), F (General Commercial), General Commercial sites allow for commercial uses such as retail, restaurant, hobby stores, professional service uses, and offices. A massage establishment is a general commercial use that is allowed at the subject location.
2. Pursuant to Section 5.50.010 (Definitions), a massage establishment means any business conducted within the City of Newport Beach where any person, firm, association, partnership, corporation, or combination of individuals engages in, conducts, carries on or permits to be conducted or carried on, for money or any other consideration, administration to another person of a massage, bath or health treatment involving massages or baths.
3. The massage establishment use is consistent with the legislative intent of Section 20.48.120 (Massage Establishments and Services) of the Municipal Code, which provides standards for the establishment, location, and operation of massage establishments operated as an independent use, in addition to the standards in Chapter 5.50 (Massage Establishments). These standards are intended to

promote operation of legitimate massage services and to prevent problems of blight and deterioration, which accompany and are brought about by large numbers of massage establishments that may act as fronts for prostitution and other illegal activity. The massage establishment is not located within 500 feet of a public or private school, park or playground, civic center, cultural site, religious institution, or another massage establishment.

4. General Commercial Site 3 has a “blended” parking requirement of one (1) space for every 250 square feet of net floor area and one (1) loading space for every 10,000 square feet of gross floor area. A change in use of a tenant suite does not affect the parking requirement for the overall site. The site is developed with a surface parking lot with 222 parking spaces.

Finding

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

Facts in Support of Finding

1. The allowed uses in the vicinity include retail, restaurant, hobby stores, book and office support stores, travel agencies, home furnishing stores, athletic clubs, personal services, offices, and mixed-use.
2. The proposed project involves interior alterations to convert vacant retail space within the Plaza Newport shopping center to a massage establishment use. The suite is 1,200 square feet and is located within a multi-tenant building. The shopping center is located within a commercial area with residential uses (across State Route 73) and the John Wayne Airport nearby. The shopping center fronts Bristol Street and State Route 73. The project is compatible with existing and allowed uses within the shopping center. Other uses in the shopping center include restaurants, hair and nail salons, mail services, health/fitness facility, and retail uses.
3. The operational characteristics of the use are that of a massage establishment, which is a typical use in these types of shopping centers. The proposed establishment will provide five (5) massage rooms, a restroom, a shower, a reception/waiting area, and a utility room. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m. A maximum of seven (7) employees will be on duty at all times. The operating characteristics of the use are compatible with the allowed and existing uses in the vicinity.

Finding

- D. *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

1. The shopping center property is approximately 602 feet by 283 feet (170,366 square feet in area), and is developed with four (4) multi-tenant buildings and a surface parking lot with 222 spaces. The existing building and parking lot have functioned satisfactorily with the current configuration. The lot fronts North Bristol Street and has two (2) vehicular access points into and out of the shopping center.
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.

Finding

- E. 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

1. The proposed use will not operate with late hours, which will help minimize potential detrimental effects on the surrounding area.
2. The shopping center is not located within an area with problems of blight and deterioration.
3. The proposed massage establishment will help revitalize the project site and provide an economic opportunity for the property owner to lease the tenant space. Additionally, the establishment will provide additional services to the residents and visitors in the surrounding area.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Use Permit No. UP2011-033, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. 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.

PASSED, APPROVED, AND ADOPTED THIS 11TH DAY OF JANUARY, 2012.

By: 

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan and floor plan dated with this date of approval (except as modified by applicable conditions of approval).
2. This Minor Use Permit may be modified or revoked by the Zoning Administrator should he/she determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
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 Minor 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. Minor Use Permit No. UP2011-033 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 (Time Limits and Extensions) of the Newport Beach Zoning Code, unless an extension is otherwise granted.
6. Should this business be sold or otherwise come under different ownership, any future owners or assignees shall be notified in writing of the conditions of this approval by the current owner or leasing company.
7. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
8. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
9. A copy of this resolution shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
10. Prior to the issuance of building permits, the shower, massage room doors, door hardware, and reception counter design shall be shown to comply with accessibility requirements.
11. The hours of operation are limited to between 10:00 a.m. to 9:00 p.m., daily.

12. A maximum of seven (7) employees are permitted to be on duty at any given time.
13. A valid business license from the City of Newport Beach with sellers permit shall be required prior to start of business. Any contractors/subcontractors doing work at the subject site shall be required to obtain a valid business license from the City of Newport Beach prior to the commencement of any work on the subject site.
14. Any technicians working as independent contractors shall obtain their own City business license.
15. The applicant shall adhere to all provisions set forth in SB 731 and 4600 Business and Professions Code, relating to operating a massage establishment.
16. Should the massage establishment employ technicians that are not California Massage Therapy Council (CAMTC) certified, a City Massage Operators Permit shall be obtained.
17. Prior to the final of building permits, proof that all technicians are CAMTC certified shall be required, unless a City Massage Operators Permit is first obtained. All technicians are required to maintain certification and shall present proof upon request by the City.
18. 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 **Chaba Thai Massage and Spa** including, but not limited to **Minor Use Permit No. UP2011-033 (PA2011-202)** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. 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.

RESOLUTION NO. ZA 2012 - 003

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING MODIFICATION PERMIT NO. MD2011-019 TO ALLOW THE CONSTRUCTION OF A FREESTANDING MONUMENT SIGN LOCATED AT 1600 NEWPORT CENTER DRIVE (PA2011-210)

THE ZONING ADMINSTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by the Irvine Company, with respect to property located at 1600 Newport Center Drive, and legally described as Parcel 3 of Parcel Map No. 94-102, requesting approval of a modification permit.
2. The applicant proposes a modification permit to allow the construction of a freestanding monument sign located along East Coast Highway. The sign is a maximum 3 feet 11 inches high by 8 feet wide, including the base, with a sign area of 16 square feet and identifies tenant names.
3. The subject property is located within the PC-40 (Corporate Plaza West) Planned Community and the General Plan Land Use Element category is General Commercial Office (CO-G).
4. The subject property is located within the coastal zone with a Coastal Land Use designation General Commercial Office (COG-B).
5. A public hearing was held on January 11, 2012, 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 Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and it qualifies for a categorical exemption pursuant to Section 15311 of the California Environmental Quality Act under Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.
2. 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 use of the property and does not intensify or alter the use.

SECTION 3. REQUIRED FINDINGS.

Modification Permit

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

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

Fact in Support of Finding

1. The proposed monument sign is compatible in size and design with other monument signs on the neighboring property and in the surrounding commercial area.
2. Corporate Plaza West is located within the Newport Center and Fashion Island commercial development. The development covers a large geographic area and is generally characterized by wide landscape setbacks and strategically placed freestanding signs. The location of the proposed monument sign is within a landscape area between East Coast Highway and the 1600 Newport Center Drive building.
3. The proposed monument sign does not constitute or contribute to a significant proliferation of signs which would be inconsistent with the neighborhood character.
4. The proposed monument sign does not include an address plate as consistent with the other freestanding identification signs located throughout Newport Center.

Finding

B. 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

1. The building at 1600 Newport Center Drive is located at the corner of East Coast Highway and Irvine Terrace. The orientation of the 1200 and 1400 Newport Center Drive buildings, the parking lot layout, and the landscaping in Corporate Plaza West obstruct visibility of the 1600 building from Newport Center Drive. Because the 1600 building fronts onto East Coast Highway, the most visible and direct access to this address is from East Coast Highway, via Irvine Terrace and not from Newport Center Drive. East Coast Highway is a heavily traveled, high-speed, multi-lane highway and the addition of the tenant monument sign, east of the Irvine Terrace access point, will assist way-finding for motorists with a destination of the 1600 Newport Center Drive building.

Finding

C. 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

1. The granting of a modification is necessary in this case to allow deviations with regards to the monument sign for sign width and location as well as the sign copy to include tenant names.
2. The Corporate Plaza West Planned Community regulations permit only wall-mounted tenant signage and restrict the sign copy of freestanding signs to the project or building name and street address. The Zoning Code neither restricts tenant signage to wall signs nor prohibits tenant names on monument signs. In this case, the addition of tenant names will provide greater convenience to motorists offering adequate identification of key uses, which are otherwise obscured from view due to the building setback and the site landscaping. Additionally, tenant names on monument signs are common throughout the City of Newport Beach and throughout regional business and commerce centers.
3. The Corporate Plaza West Planned Community regulations do not specify limitations on the height, width, or sign area of monument signs. Zoning Code regulations limit the maximum height to 8 feet (6 feet average), the maximum width to 1.5 times the average height, and the maximum sign area to 75 square feet. The proposed monument sign is 3 feet, 11 inches high from the lowest grade and 2 feet, 4 inches from the highest grade by 8 feet wide with a sign area of 16 square feet. The characteristics of the sign allow it to be developed in scale with and complementary to its surroundings.
4. The Corporate Plaza West Planned Community regulations restrict the location of monument signs to major entry access drives from adjacent frontage streets, provided that they comply with the City of Newport Beach site distance requirement 110-L. The sign will comply with the City's site distance requirements and be located along East Coast Highway. Though it will not be located directly at the major entry access, the monument sign will meet the same objectives and direct motorist traveling to the 1600 building to use the entrance at the East Coast Highway and Irvine Terrace intersection.

Finding

D. 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

1. An alternative to the modification permit would require an amendment to the Corporate Plaza Planned Community Text. However, the proposed monument sign is consistent with the intent of the Planning Community and Zoning Code, which is to promote the commercial development of the site by improving way-finding to this location.
2. The proposed monument sign is a logical design solution to identify key tenants occupying the 1600 building from East Coast Highway. The sign will be in scale with the existing development and complement its surroundings.
3. The sign meets all setback and site distance requirements and will not be detrimental to the surrounding neighborhood or to the general public.

Finding

E. 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

1. The monument sign will be constructed on private property and will neither change the density or intensity of the existing commercial use nor affect the flow of light or air to adjoining properties.
2. The monument sign will not interfere with sight distance from any street, alley, or driveway.
3. The sign is located with a large landscape area. The sign is not excessive in height, area, or length and its will not significantly diminish the open space character of the landscaped street setback.
4. The listing of tenant names on the monument sign promotes public convenience by making this information more visible to motorists driving northbound on East Coast Highway. Furthermore, the addition of tenant names to the monument sign will increase awareness of the center's businesses.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2011-019, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. Modification 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.

PASSED, APPROVED AND ADOPTED THIS 11TH DAY OF JANUARY, 2012.

By: 

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved plot plan, elevations, and sign details, except as noted in the following conditions.
2. The final location of the monument sign shall not result in the removal of any trees, be located at least 2 feet from the back of side walk, and conform to City Standard 110-L to ensure that adequate sight distance is provided.
3. Unless otherwise allowed by the Corporate Plaza West Planned Community Text, the monument sign's dimensions shall not exceed an average height of 3 feet 6 inches by 8 feet wide; sign area shall be limited to a maximum 16 square feet (per face), individual letter heights shall not exceed eighteen inches; and sign content can list up to two tenants names.
4. The subject monument signs are permitted to include tenant signage that would otherwise be precluded by Corporate Plaza West Planned Community regulations.
5. To ensure readability of the monument size, the minimum letter size allowed shall be 6 inches.
6. The monument sign shall not encroach into the existing storm drain easement located on the property.
7. The proposed monument sign shall not be required to include address plate, unless otherwise required by the Fire Department or Planning Division.
8. Anything not specifically approved by this Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
9. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
10. Prior to issuance of building permits, the applicant shall submit to the Planning Department 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.
11. A building permit shall be obtained prior to commencement of the construction.

12. A copy of this approved resolution shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
13. 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.
14. 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.
15. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060.A (Time limits) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.54.060.B (Extensions of time) of the Newport Beach Municipal Code.
16. 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 Corporate Plaza West Monument Sign including, but not limited to, Modification Permit No. MD2011-019 (PA2011-210). 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.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

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

www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

APPLICATION: Telecommunications Permit No. TP2010-022 (PA2010-183)

APPLICANT: Trillium Consulting

LOCATION: 309 Palm Street (also known as 510 Edgewater Place)

LEGAL DESCRIPTION: BALBOA BAYSIDE TR BLK 3 LOT 1 AND BLK 3 LOTS 2 3 10
& 11 BLK 3 POR

PROJECT REQUEST AND DESCRIPTION

Trillium Consulting has submitted an application on behalf of AT&T requesting a telecommunications permit to modify an existing AT&T telecommunications facility located on the façade of three sides of a commercial building, that primarily houses a commercial parking structure. Twelve existing antennas arranged in three sectors of four antennas each will be replaced with 12, new, 6-foot panel antennas, in the same locations. The existing sectors are mounted behind existing RF transparent, screening-wall-panels or existing RF transparent, standing-seam, roof-system-panels. Six Direct Current (DC) surge suppressors (2) per sector, 12 Remote Radio Units (RRU), (4) per sector, and an AT&T LTE Global Positioning (GPS) Antenna are also proposed and will be located on the roof of the building behind existing parapet walls. If necessary, the screening-wall-panels and the roof-system-panels will be modified to accommodate the new panel antennas. The existing support equipment will not be modified and will remain in its current location within the interior of the commercial parking area of the existing commercial building. The property is located in the MU-V (Mixed-Use Vertical) District.

ACTION: **Approved with Conditions – January 11, 2012**

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.

BACKGROUND

The existing AT&T wireless telecom facility site was approved administratively through the issuance of building permits on October 5, 2000 (Building Permit No. B2000-2416). It is co-located with a wireless telecom facility also approved administratively through issuance of building permits on January 21, 2000 and currently operated by Verizon. Both of these facilities were approved prior to adoption of Chapter 15.70 (Wireless Telecommunications Facilities) of the Newport Beach Municipal Code.

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

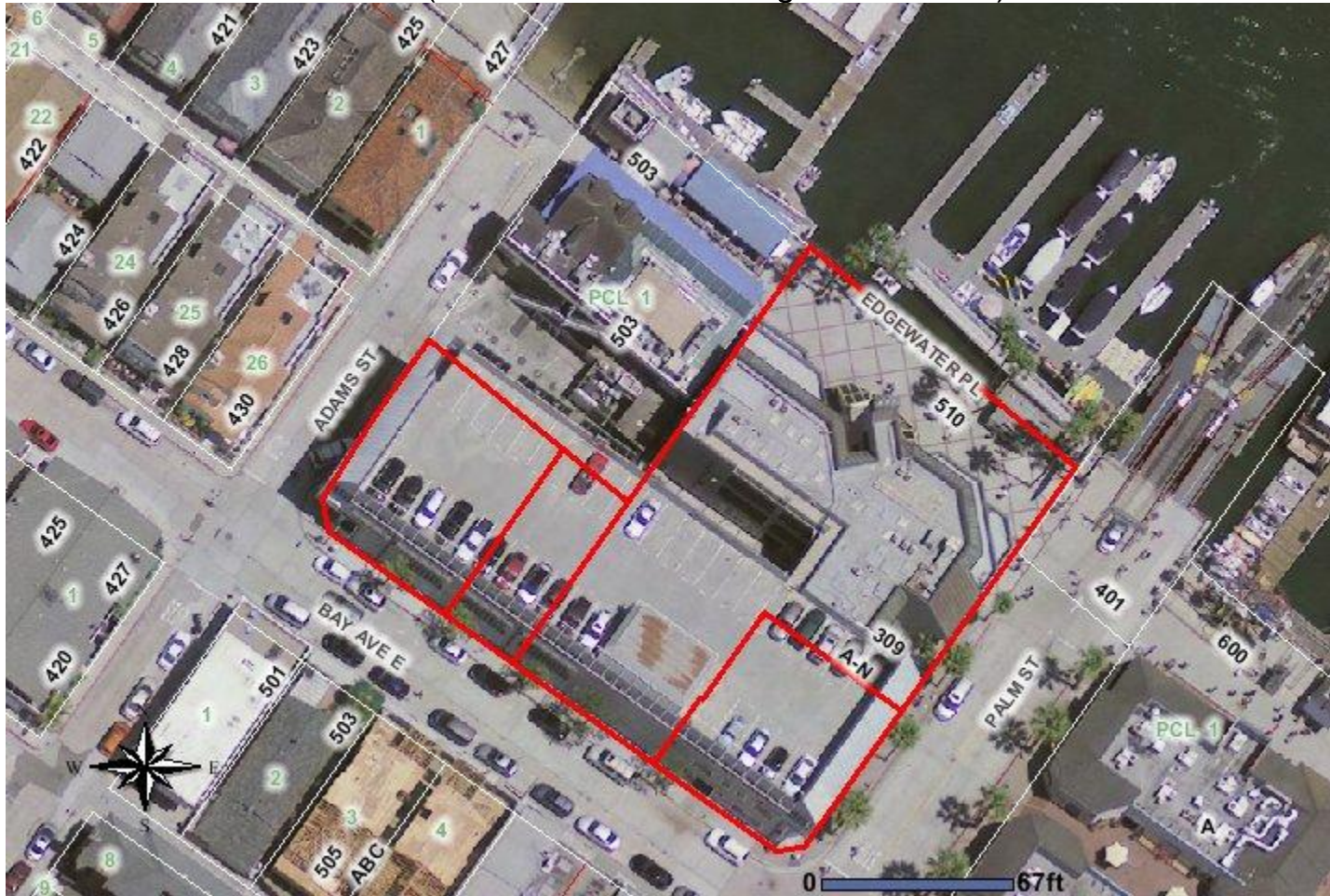
By 
Kay Sims, Assistant Planner

GR/ks

Attachments: CD 1 Vicinity Map
CD 2 Findings and Conditions of Approval
CD 3 Site Plan & Elevations

VICINITY MAP

309 Palm Street (also known as 510 Edgewater Place)



Telecommunications Permit No. TP2010-022
(PA2010-183)

**FINDINGS AND
CONDITIONS OF APPROVAL
TELECOMMUNICATIONS PERMIT NO. TP2010-022
(PA2010-183)**

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).
 - This project involves the modification of an existing wireless telecom facility, and another wireless telecom facility is currently co-located on the site. Any future proposed facility to be located within 1,000 feet of the existing facility shall also 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:
 - As indicated by the applicant, 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.
 - This telecommunications permit modifies an existing telecommunications facility attached to the façade of three sides of a commercial building, which primarily houses a commercial parking structure. The existing facility, screening, and modifications do not extend above the height limit of the existing commercial building, which was permitted to exceed the zoning district height limit with approval of use Permit No. UP3018 in 1983.
 - This telecommunications permit modifies an existing wireless telecom facility, which consists of three sectors, one sector in each location. Each existing sector will be replaced with four, 6-foot high panel antennas. Each sector is attached to the facade of a commercial building and is located behind existing RF transparent, screening-panels or standing-seam, roof-system-panels. Six Direct Current (DC) surge suppressors (2) per sector, 12

Remote Radio Units (RRU), (4) per sector, and an AT&T LTE Global Positioning (GPS) Antenna are also proposed and will be located on the roof of the building behind existing parapet walls. If necessary, the screening-wall-panels and roof-system-panels will be modified to accommodate the new panel antennas. The modifications to the screening panels will not exceed the height of the existing panels and will be painted to match the existing panels.

- The support equipment for the existing telecom facility will not be modified and will remain in its present location within the interior of the commercial parking area of the existing commercial building.
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 15301 Class 1 (Existing Facilities) for the following reason(s):
- The project consists of the modification of an existing wireless telecom facility. The existing facility and all proposed modifications will be screened from view and will comply with all of the applicable rules, regulations and standards of the Federal Communications Commission (FCC) and the California Public Utilities Commission (CPUC). The facility, therefore, will not cause any adverse effects to the environment.

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 Planning Division.

7. 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.
8. 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.
9. Prior to the issuance of any building, mechanical and/or electrical permits, architectural drawings and structural design plans shall be submitted to the City of Newport Beach for review and approval by the applicable departments. A copy of this approval letter shall be incorporated into the drawings approved for the issuance of permits.
10. 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.
11. The Telecom Facility shall operate only on those frequencies licensed to it by the FCC and in the FCC license-free radio spectrum.
12. The applicant recognizes that the frequencies used by the cellular facility located at **309 Palm 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).
13. 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.

14. The applicant shall provide a “single point of contact” in its Engineering and Maintenance Departments that is monitored 24 hours per day to insure continuity on all interference issues, and to which interference problems may be reported. The name, telephone number, fax number and e-mail address of that person shall be provided to the Planning Division and Newport Beach Police Department’s Support Services Commander prior to activation of the facility.
15. If any of the existing public improvements surrounding the site is damaged by the private work, new concrete sidewalk, curb and gutter, alley/street pavement, and other public improvements may be required by the City at the time the completion of the private construction. The Public Works Inspector shall make a determination of the extent of the repair work which may be required.
16. The storage of all project related equipment during construction shall be on-site.
17. A Temporary Street Closure Permit and/or Encroachment Permit is required for all work activities within the public right-of-way.
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 lighted except as deemed necessary by the Newport Beach Police Department for security lighting. The night lighting shall be at the lowest intensity necessary for that purpose and such lighting shall be shielded so that direct rays do not shine on nearby properties. Prior to the final of building permits, the applicant shall schedule an evening inspection by the Code Enforcement Division to confirm compliance with this condition.
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. The City reserves the right and jurisdiction to review and modify any telecom permit approved pursuant to Chapter 15.70 of the Newport Beach Municipal Code, including the conditions of approval, based on changed circumstances. The operator shall notify the Planning Division of any proposal to change the height or size of the facility; increase the size, shape or number of antennas; change the facility's color or materials or location on the site; or increase the signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC. Any changed circumstance shall require the operator to apply for a modification of the original telecom permit and obtain the modified telecom permit prior to implementing any change.
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.

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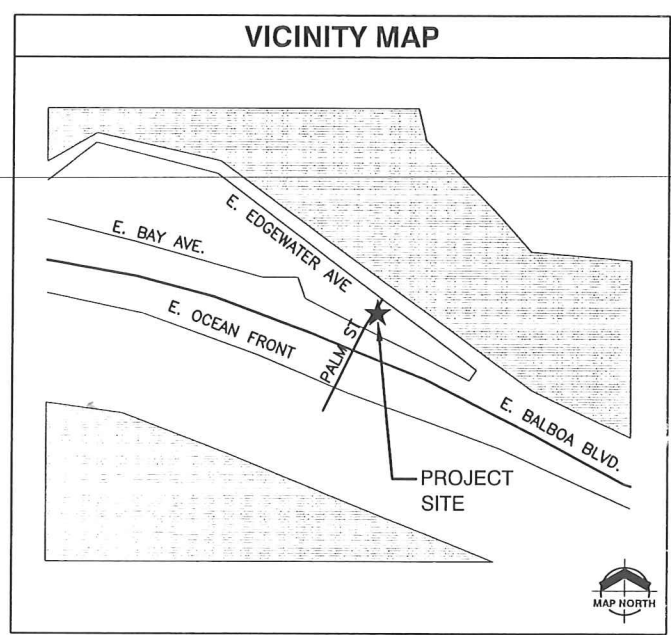


AT&T MOBILITY-LTE SITE NUMBER: LAC830 SITE NAME: BALBOA PENINSULA

RECEIVED BY
COMMUNITY
DEC 08 2011
DEVELOPMENT
CITY OF NEWPORT BEACH

A/E DESIGN PACKAGE REVIEW STATUS			
1 <input checked="" type="checkbox"/> ACCEPTED - NO COMMENTS, PROCEED			
2 <input type="checkbox"/> COMMENTS			
A <input type="checkbox"/> SAC INFO MISSING / INCOMPLETE	F <input type="checkbox"/> DESIGN DEVIATION FROM STANDARD		
B <input type="checkbox"/> A/E DID NOT FOLLOW DIRECTIONS PROVIDED	G <input type="checkbox"/> OMISSIONS		
C <input type="checkbox"/> SITE OWNER REQUESTED CHANGES	H <input type="checkbox"/> A/E GENERATED CHANGE IN DESIGN		
D <input type="checkbox"/> DESIGN INPUT CHANGES, i.e., RF, ZONING REQUIRED	I <input type="checkbox"/> AT&T CHANGED SITE DESIGN		
E <input type="checkbox"/> REVISED SITE DESIGN	J <input type="checkbox"/> OTHER		
PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, BEST METHODS, OR MATERIALS DEVELOPED OR SELECTED BY THE SUPPLIER AND DOES NOT RELIEVE THE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.			
REVIEWED BY: (RE/PE)	Igor Don-Doncow	12/7/11	
RF ENGINEER	SA	MARKET LEAD	CONSTRUCTION

DRAWING INDEX	REV.	
LAC830-T01	TITLE SHEET	3
LAC830-Z01	SITE PLAN	3
LAC830-Z02	EXISTING / PROPOSED ANTENNA LAYOUT	3
LAC830-Z03	ELEVATIONS	3
LAC830-Z04	ELEVATIONS	3



DRIVING DIRECTIONS

FROM AT&T OFFICE AT CERRITOS:
TAKE THE CA-91 WEST, THEN TAKE I5 SOUTH, THEN TAKE CA-55 SOUTH, TOWARDS NEWPORT BEACH, THEN CONTINUE ON NEWPORT BEACH BLVD. ONTO BALBOA BLVD., THEN TURN LEFT ONTO MAIN STREET THEN TURN RIGHT ONTO E. BAY AVENUE. BECOMES A STREET, THEN TURN RIGHT ON PALMS STREET TO THE SITE.

APPLICABLE CODES & STANDARDS

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

BUILDING CODE: CALIFORNIA BUILDING CODE 2007
FIRE CODE: CALIFORNIA FIRE CODE 2007, CH. 6, SECTION 608
ELECTRICAL CODE: CALIFORNIA ELECTRICAL CODE 2007
NATIONAL ELECTRICAL CODE 2008
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
LIGHTNING PROTECTION CODE: NFPA780-2008, LIGHTNING PROTECTION CODE

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

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES; TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (2005) RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

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

PROJECT INFORMATION

SCOPE OF WORK: AT&T PROPOSES TO MODIFY, OPERATE AND MAINTAIN AN EXISTING UNMANNED TELECOM FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:
1. REMOVE AND REPLACE EXISTING PANEL ANTENNAS
2. INSTALLATION OF NEW EQUIPMENT

SITE ADDRESS: 309 PALM AVE.
NEWPORT BEACH, CA 92661

PROPERTY OWNER: VALLEY INVESTMENTS, LP
309 PALM AVE.
NEWPORT BEACH, CA 92661

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

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

LATITUDE (NAD 83): 33.603528'
LONGITUDE (NAD 83): -117.901114'

JURISDICTION: CITY OF NEWPORT BEACH & COASTAL COMMISSION
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY
CURRENT ZONING: SP-8 (CENTRAL BALBOA SPECIFIC PLAN)

PROJECT DIRECTORY

ENGINEERING SERVICES: TELESPAN NETWORK SERVICES
1748 W. KATELLA AVE.
SUITE #106
ORANGE, CA 92867
CONTACT: WINDI WALKER
PHONE: (714) 464-3205
FAX: (714) 464-3210

SITE ACQUISITION: TRILLIUM FLO MEAD
5912 BOLSA AVE.
SUITE 202
HUNTINGTON BEACH, CA 92649
PHONE: 714-799-2000, EXT. 307
MOBILE: 714-206-1781
FAX: 714-799-2020



BALBOA PENINSULA
Site No. LAC830
USID: 12475
309 PALM AVE.
NEWPORT BEACH, CA 92661

TNS I.D. NUMBER: 19-3222



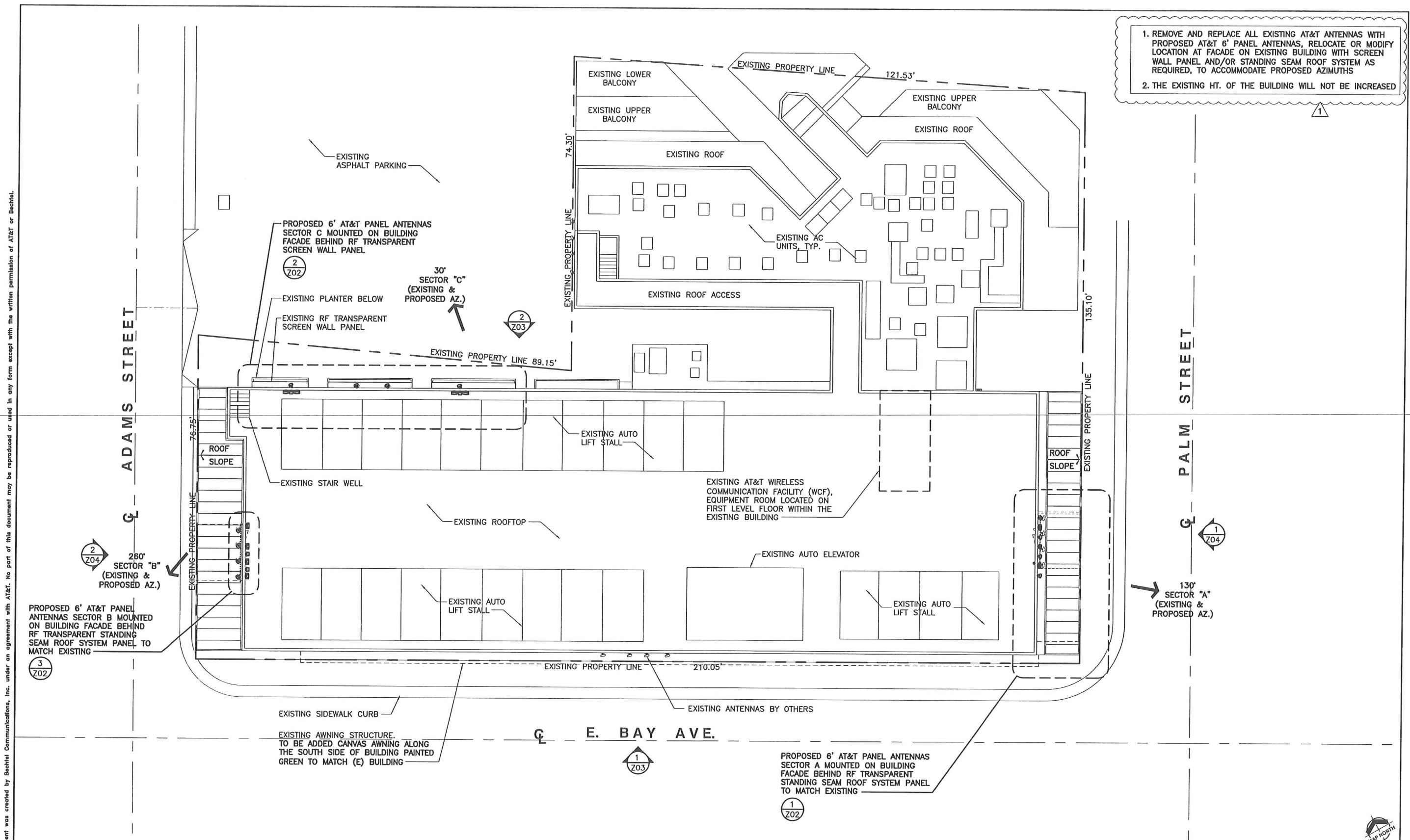
NO.	DATE	REVISIONS	BY	CHK	APP'D
3	12/02/11	CLIENT COMMENTS	RL	RA	YJ
2	09/27/11	CITY COMMENTS	RL	RA	YJ
1	02/17/10	ISSUED FOR CITY COMMENTS	RR	AU	YJ
0	12/02/10	ISSUED FOR ZONING SUBMITTAL	RR	AU	YJ

SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY	
TITLE SHEET	
DRAWING NUMBER	REV
25471-610-TE	LAC830-T01 3

PA2010-183 for TP2010-022
309 Palm Street
Trillium Consulting

1. REMOVE AND REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 6' PANEL ANTENNAS, RELOCATE OR MODIFY LOCATION AT FACADE ON EXISTING BUILDING WITH SCREEN WALL PANEL AND/OR STANDING SEAM ROOF SYSTEM AS REQUIRED, TO ACCOMMODATE PROPOSED AZIMUTHS
 2. THE EXISTING HT. OF THE BUILDING WILL NOT BE INCREASED



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SITE PLAN



TELESPAN NETWORK SERVICES
 1718 W. KATELLA AVE., SUITE 106, ORANGE, CA 92667
 VOICE: 714.464.3205 FAX: 714.464.3210

BALBOA PENINSULA
 Site No. LAC830
 USID: 12475
 309 PALM AVE.
 NEWPORT BEACH, CA 92661

TNS I.D. NUMBER: 19-3222



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

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	12/02/11	CLIENT COMMENTS	RL	RA	YJ
2	09/27/11	CITY COMMENTS	RL	RA	YJ
1	02/17/10	ISSUED FOR CITY COMMENTS	RR	AU	YJ
0	12/02/10	ISSUED FOR ZONING SUBMITTAL	RR	AU	YJ

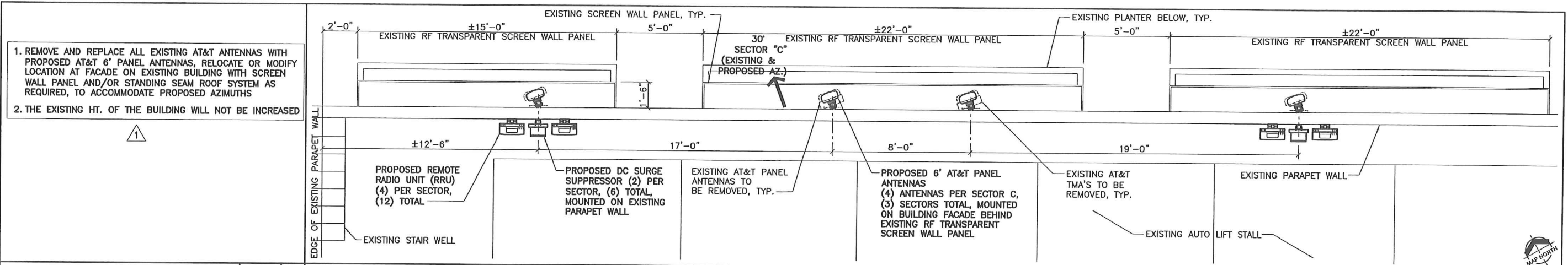
SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY
 SCALE 3/32"=1' 1

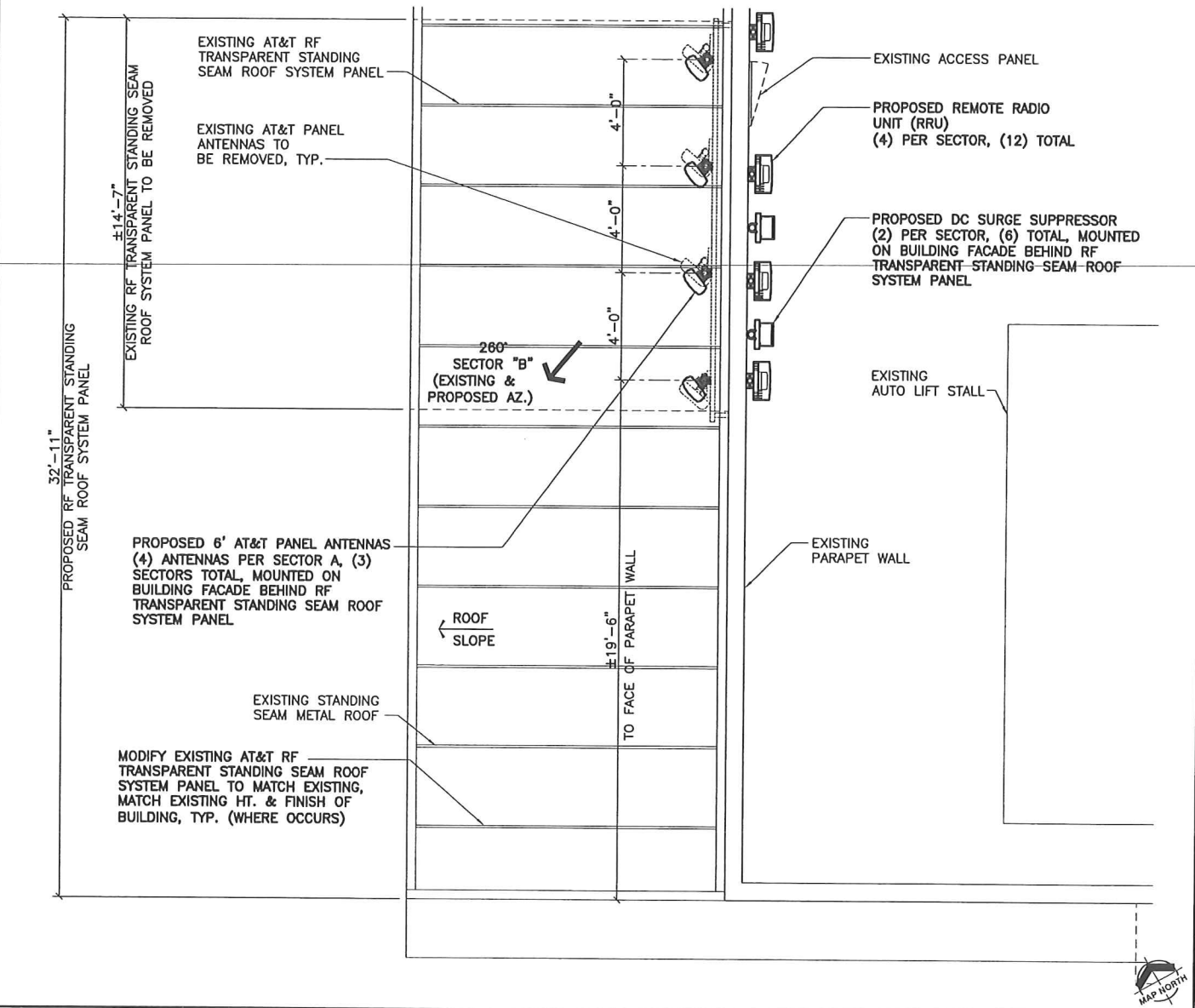
SITE PLAN

DRAWING NUMBER: 25471-610-TE LAC830-Z01 REV 3

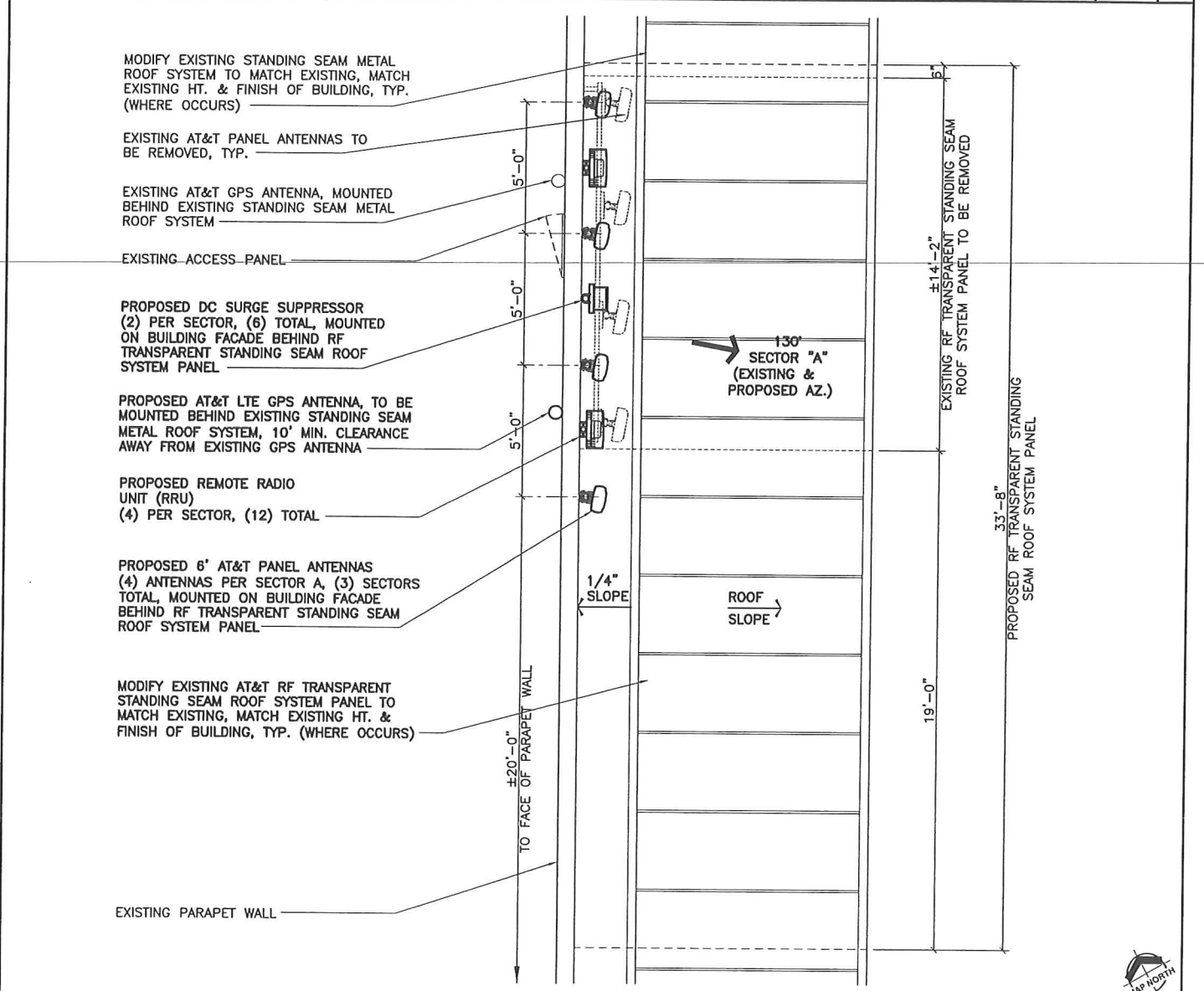
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NOTE SCALE 4 **PROPOSED SECTOR "C" ANTENNA LAYOUT** SCALE 3/8"=1' 2



PROPOSED SECTOR "B" ANTENNA LAYOUT SCALE 3/8"=1' 3



PROPOSED SECTOR "A" ANTENNA LAYOUT SCALE 3/8"=1' 1

TELECOM NETWORK SERVICES
1745 W. WATKINS AVE. SUITE 100 ORANGE, CA 92667
VOICE: 714.464.3205 FAX: 714.464.3210

BALBOA PENINSULA
Site No. LAC830
USID: 12475
309 PALM AVE.
NEWPORT BEACH, CA 92661

TNS I.D. NUMBER: 19-3222

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

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	12/02/11	CLIENT COMMENTS	RL	RA	YJ
2	09/27/11	CITY COMMENTS	RL	RA	YJ
1	02/17/10	ISSUED FOR CITY COMMENTS	RR	AU	YJ
0	12/02/10	ISSUED FOR ZONING SUBMITTAL	RR	AU	YJ

SCALE: AS SHOWN DESIGNED: DRAWN:

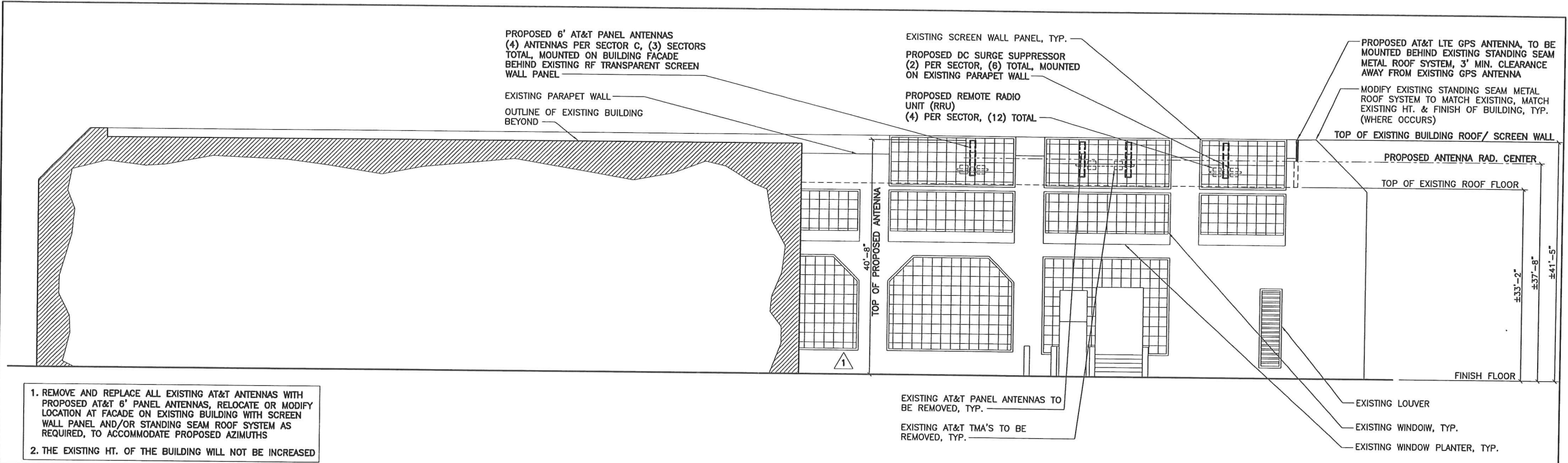
AT&T MOBILITY

EXISTING / PROPOSED ANTENNA LAYOUT PLAN

DRAWING NUMBER: 25471-610-TE LAC830-Z02

REV 3

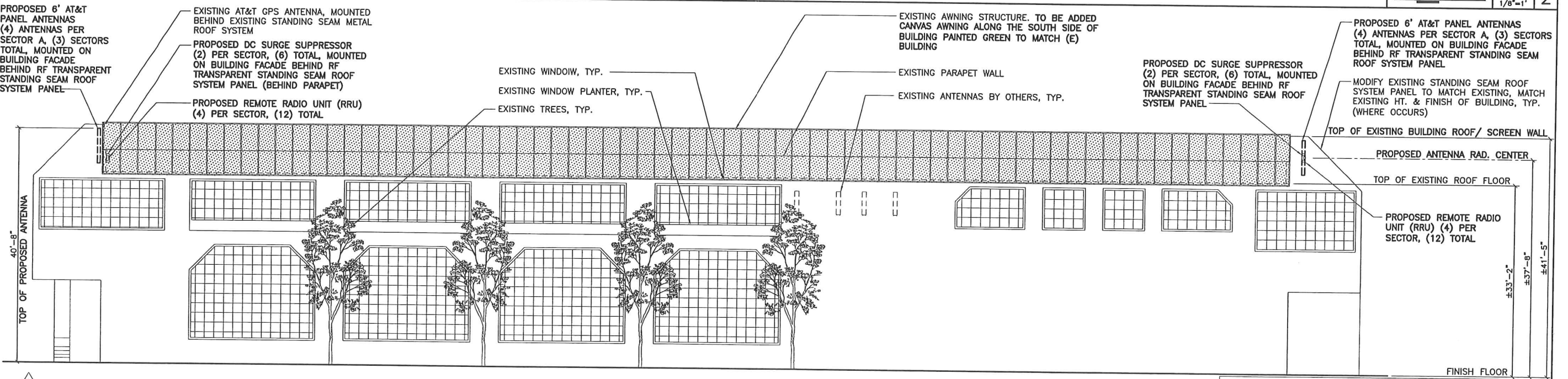
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1. REMOVE AND REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 6" PANEL ANTENNAS, RELOCATE OR MODIFY LOCATION AT FACADE ON EXISTING BUILDING WITH SCREEN WALL PANEL AND/OR STANDING SEAM ROOF SYSTEM AS REQUIRED, TO ACCOMMODATE PROPOSED AZIMUTHS
2. THE EXISTING HT. OF THE BUILDING WILL NOT BE INCREASED

NORTH ELEVATION

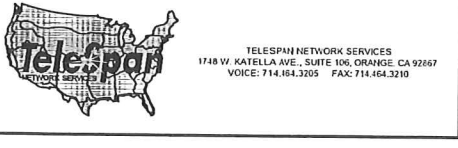
0 4' 8' 16' SCALE 1/8"=1' 2



1. REMOVE AND REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 6" PANEL ANTENNAS, RELOCATE OR MODIFY LOCATION AT FACADE ON EXISTING BUILDING WITH SCREEN WALL PANEL AND/OR STANDING SEAM ROOF SYSTEM AS REQUIRED, TO ACCOMMODATE PROPOSED AZIMUTHS
2. THE EXISTING HT. OF THE BUILDING WILL NOT BE INCREASED

SOUTH ELEVATION

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



BALBOA PENINSULA
 Site No. LAC830
 USID: 12475
 309 PALM AVE.
 NEWPORT BEACH, CA 92661



NO.	DATE	REVISIONS	BY	CHK	APP'D
3	12/02/11	CLIENT COMMENTS	RL	RA	YJ
2	09/27/11	CITY COMMENTS	RL	RA	YJ
1	02/17/10	ISSUED FOR CITY COMMENTS	RR	AU	YJ
0	12/02/10	ISSUED FOR ZONING SUBMITTAL	RR	AU	YJ

SCALE: AS SHOWN DESIGNED: DRAWN:

AT&T MOBILITY	
ELEVATIONS	
DRAWING NUMBER	REV
25471-610-TE	LAC830-203
	3



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. **Comprehensive Sign Program No. CS2011-007 (PA2011-165)**
Applicant **Malarky's Irish Pub**
Site Address **3011 Newport Boulevard**
 Malarky's Comprehensive Sign Program
Assessor's Parcel **047-060-01, 047-060-06, and 047-060-10**
Number's

On January 11, 2012, the Zoning Administrator approved the following: A Comprehensive Sign Program for an existing single-tenant building. The program includes parameters for wall signs, a changeable copy sign as a component of a wall sign, a projecting sign, exempt signs, and temporary signs. The project is located in the CN (Commercial Neighborhood) Zoning District. The approval is based on the following standards and subject to the following conditions.

FINDINGS

Finding

A. *The project is exempt from environmental review pursuant to Section 15311, i.e., Class 11 (Accessory Structures).*

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 signage is incidental and accessory to the principal commercial use of the property and does not intensify or alter the use.

In accordance with Section 20.42.120 (E. Comprehensive Sign Program Standards) of the Newport Beach Municipal Code (NBMC), the following standards and facts in support of such standards are set forth:

Standard

B. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines and the overall purpose and intent of this Section [Section 20.42.120].*

Facts in Support of Standard

1. A Comprehensive Sign Program is required whenever 3 or more signs are proposed for a single-tenant development.
2. In compliance with the purpose and intent of Chapter 20.42 (Sign Standards), the proposed Comprehensive Sign Program, as modified, provides the use with adequate identification without excessive proliferation of signage. Furthermore, it preserves community appearance by regulating the type, number, design, and area of signage.
3. The applicant proposed two changeable copy signs, one on the northerly and one on the southerly elevation of the building. However, the Zoning Administrator believes approval of two changeable copy signs is excessive and unnecessary and would set precedents for future requests and approvals. The approval of changeable copy signs are intended to be limited and strictly prohibited by the Zoning Code unless approved through a Comprehensive Sign Program as a component of another permitted sign type. In this case, the Zoning Administrator is allowing the approval of one changeable copy sign as a component of a wall sign on the north elevation of the building. This sign will be a replacement of an existing changeable copy sign that is in poor condition.

Standard

C. The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.

Fact in Support of Standard

1. The site is for use of a single tenant only, and the signage has been designed to enhance the design and character of the building.
2. The current exterior architectural theme of the building is that of a traditional Irish pub.
3. The existing tower element divides the primary frontage of the building requiring signage to be broken up into two separate wall signs. The remaining projecting sign on the tower element is incidental to the primary wall signs. The north and south elevations are considered secondary frontages and consist of a wall sign on the south elevation and a changeable copy sign as a component of a wall sign on the north elevation.

Standard

D. The sign program shall address all signs, including permanent, temporary, and exempt signs.

Fact in Support of Standard

1. The proposed Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Chapter 20.42 (Sign Standards).

Standard

E. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.

Fact in Support of Standard

1. The project site is for the use of Malarky's Irish Pub and has been designed to be effective for such a use.
2. It is not anticipated that future revisions of the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the sign program if the intent of the original approval is not affected.

Standard

F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].

Fact in Support of Standard

1. This Comprehensive Sign Program allows for deviations from the Zoning Code with regards to the total number, sign area, and location of signs permitted. The program also allows for the use of a changeable copy sign as a component of a wall sign.
2. A changeable copy sign, unless used as a component of another permitted sign type and approved with a Comprehensive Sign Program, is strictly prohibited by the Zoning Code. In this case, the applicant is installing a changeable copy sign as a component of a wall sign on the north elevation. This sign will be a replacement of an existing changeable copy sign that is in poor condition and would otherwise not be allowed to be replaced without approval of the Comprehensive Sign Program.

3. The sign standards would allow only one sign on the primary frontage of this building; however, due to the existing tower element on the building that divides the front facade, one large sign would not complement the architectural design of the building.
4. Breaking up the signage into two separate smaller wall signs on the primary frontage allows for a more aesthetically pleasing orientation of signage and achieves a design more complementary to the building.
5. The projecting sign is incidental to and centered between the two main wall signs on the primary frontage.
6. Given the orientation and architectural design of the building, allowing the deviations for the wall signs to be separated and centered is merited to allow the applicant more effective sign placement.
7. Allowing the signs on the secondary frontages to be located towards the front corners of the building allows for increased sign visibility for motorists driving along Newport Boulevard.

Standard

G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].

Fact in Support of Standard

1. The Comprehensive Sign Program does not authorize the use of prohibited signs.
2. If the changeable copy sign were not part of a wall sign or another type of sign allowed through the Comprehensive Sign Program, it would be prohibited.

Standard

H. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.

Fact in Support of Standard

1. The Comprehensive Sign Program contains no regulations affecting sign message or content.

CONDITIONS

1. All proposed signs shall be in conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 of the NBMC, unless otherwise indicated in the following conditions.
2. The applicant shall have the option of installing a wall sign or a changeable copy sign as a component of a wall sign on the north elevation of the building. The sign shall adhere to the regulations outlined in the attached Comprehensive Sign Program Matrix Table.
3. A changeable copy sign wall sign on the south elevation of the building shall not be permitted. The signage on the south elevation shall adhere to the regulations outlined in the attached Comprehensive Sign Program Matrix Table.
4. The sign area shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.
5. The Community Development Director may approve revisions to the Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require approval of a new/revised Comprehensive Sign Program by the Zoning Administrator.
6. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Division, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of signs shall be exercised as necessary.
7. A building permit shall be obtained prior to commencement of installation of the signs.
8. 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.
9. The Zoning Administrator, 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.
10. 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.
11. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

12. 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 Malarky's Comprehensive Sign Program including, but not limited to, Comprehensive Sign Program No. CS2011-007 (PA2011-165). 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

Comprehensive Sign Program 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, AICP, Zoning Administrator

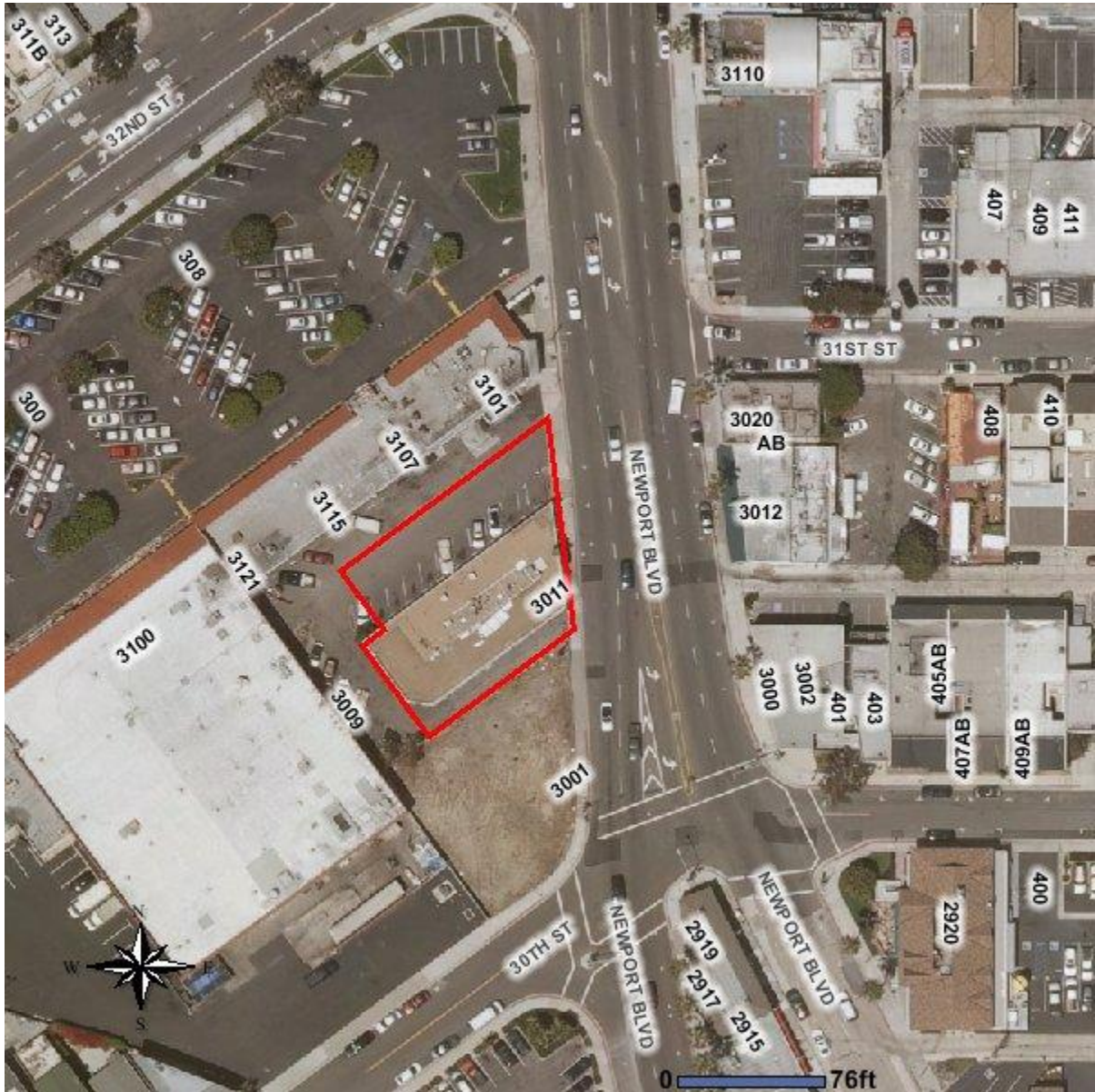
JM/ems

Attachments: ZA 1 Vicinity Map
 ZA 2 Sign Program Matrix Table
 ZA 3 Sign Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2011-007
PA2011-165

3011 Newport Boulevard

Attachment No. ZA 2

Table Matrix



Comprehensive Sign Program Matrix Table
CS2011-007 (PA2011-165)
3011 Newport Blvd (Malarky's Irish Pub)


Frontage	Primary Frontage • Newport Blvd	Secondary Frontage • 30 th Street	Secondary Frontage • North Elevation (Facing Shopping Center)
Sign Regulations	<p><u>Wall Signs</u></p> <p>Maximum number: 2 (locations as depicted on approved plans) Maximum sign area: 32.5 SF (per sign)* Maximum letter/logo height: 24 inches Minimum distance from building corner: 7.5 feet</p> <p><u>Projecting Sign</u></p> <p>Maximum number of signs: 1 (location as depicted on approved plans) Maximum sign area: 10 SF* Maximum Projection: 3 feet</p> <p><i>*The overall sign area of all signs combined on the primary frontage shall not exceed 75 SF</i></p>	<p><u>Wall Sign</u></p> <p>Maximum number: 1 (location as depicted on approved plans) Maximum sign area: 37.5 SF Maximum letter/logo height: 24 inches Minimum distance from building corner: 7.5 feet</p> <p><i>*50% of sign area allowed for primary frontage</i></p>	<p><u>Wall Sign or Changeable Copy Sign as part of a Wall Sign</u></p> <p>Maximum number: 1 (either wall sign or changeable copy sign as part of a wall sign, location as depicted on approved plans) Maximum sign area: 37.5 SF* Maximum letter/logo height: 24 inches Minimum distance from building corner: 7.5 feet</p> <p><i>*50% of sign area allowed for primary frontage</i></p>
Temporary Signs	Shall be regulated by the provisions of Chapter 20.42.090 (Standards for Temporary Signs)		
Exempt Signs	Shall be regulated by the provisions of Chapter 20.42.100 B. (Exemptions to sign permit requirement)		

(SF = Square Feet)

NOTE: All proposed signs shall also be in conformance with the approved plans, Comprehensive Sign Program No. CS20011-007 approved January 11, 2011, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated.

Attachment No. ZA 3

Project Plans

STEVE HOPKINS

CADD SERVICES
 1156 Cella Avenue
 San Jose, California, CA 95128
 (408) 261-1000
 (408) 261-1001
 e:sh@hopkinscadd.com
 w:www.hopkinscadd.com

**MALARKY'S
 IRISH PUB
 SIGNAGE**

3011 NEWPORT BLVD
 SAN JOSE, CALIF., CA 95128
 (408) 975-2349

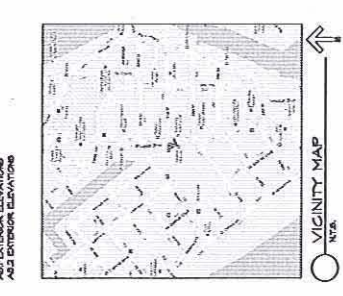
REVISIONS:
 07/20/11 - PRELIMINARY 1

PROJECT NO.
 2009-011
 DRAWN BY
 BKH
 CHECKED BY
 BKH
 ISSUE DATE
 07/11
 SHEET TITLE:
 PERSPECTIVES

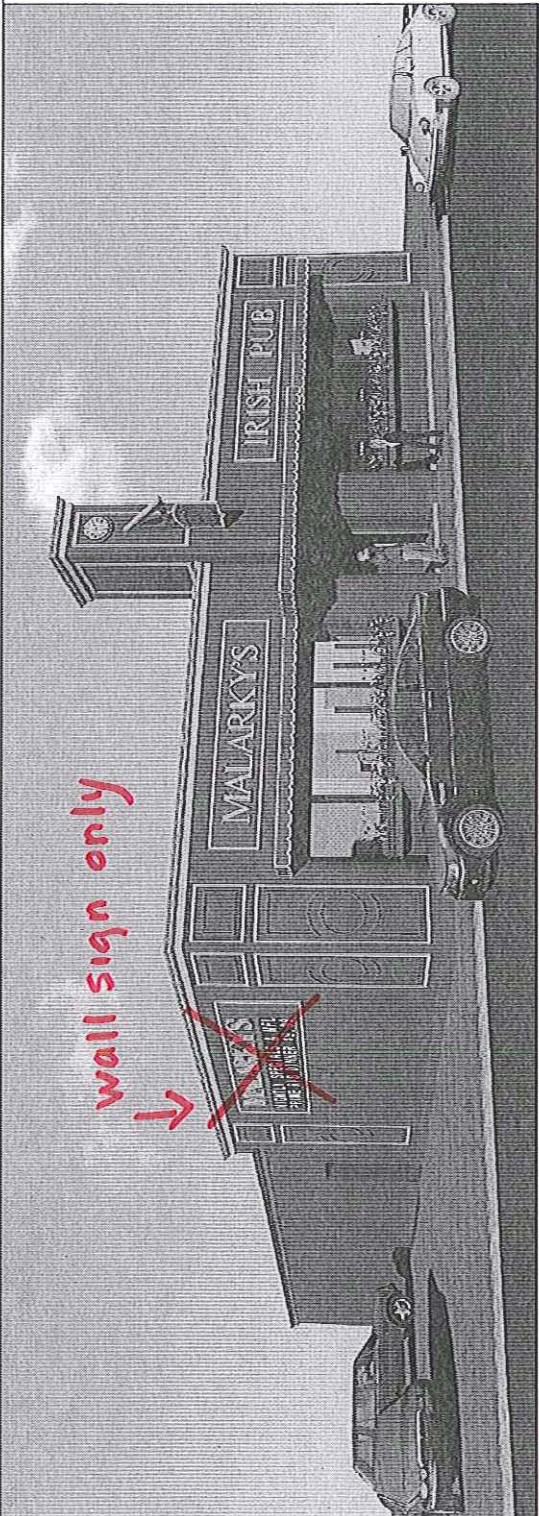
A01

PROJECT DESCRIPTION:
 COMPREHENSIVE SIGN PROGRAM PROJECT TO INCLUDE:
 A. 2 WALL SIGNS AND 1 PROJECTING SIGN ON
 BUILDING FACADE
 B. WALL SIGNS ON FRONT STREET FRONTAGE
 C. 2 WALL SIGNS ON REAR OF BUILDING CORNER/
 PARKING LOT SIDE

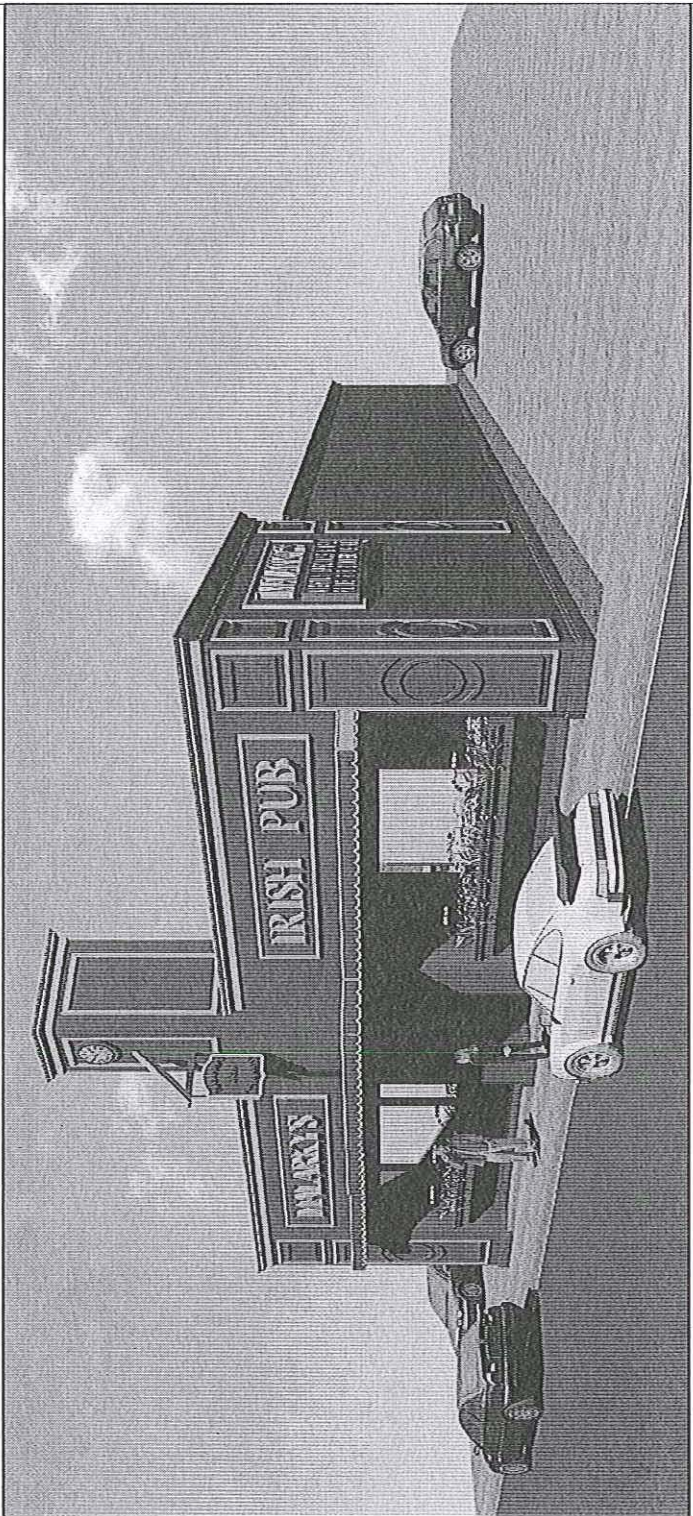
PROJECT SHEET LIST
 A01 PERSPECTIVES & PROJECT DATA
 ALL SITE PLAN
 ALL SIGN ELEVATIONS
 ALL EXTERIOR ELEVATIONS



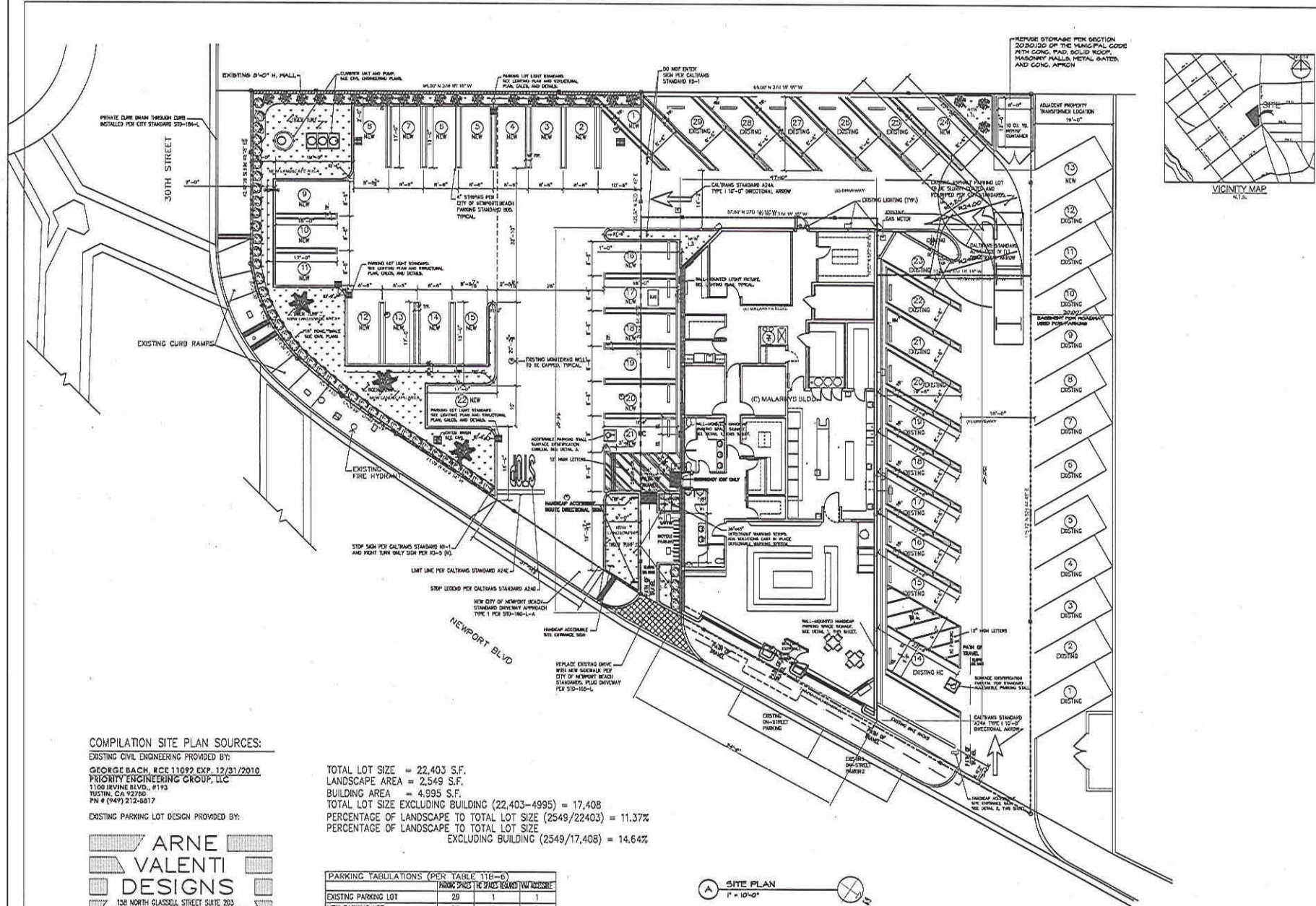
WE ARE REQUESTING:
 THAT YOU REVIEW AND APPROVE THE BUILDING
 TO A MINIMUM CHANGABLE COPY SIGN ON 2 SIDES OF
 THE BUILDING AS PART OF THE SIGN PROGRAM



A - SOUTHEAST PERSPECTIVE - SIGNAGE



B - NORTHEAST PERSPECTIVE - SIGNAGE



COMPILATION SITE PLAN SOURCES:

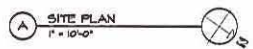
EXISTING CIVIL ENGINEERING PROVIDED BY:
GEORGE BACH, RCE 11092 EXP. 12/31/2010
PRIORITY ENGINEERING GROUP, LLC
 1100 IRVINE BLVD., #113
 TUSTIN, CA 92780
 PH # (949) 212-6817

EXISTING PARKING LOT DESIGN PROVIDED BY:

ARNE VALENTI DESIGNS
 138 NORTH GLASSLA STREET SUITE 203
 ORANGE, CALIFORNIA 92666 714-273-0946

TOTAL LOT SIZE = 22,403 S.F.
 LANDSCAPE AREA = 2,549 S.F.
 BUILDING AREA = 4,995 S.F.
 TOTAL LOT SIZE EXCLUDING BUILDING (22,403-4995) = 17,408
 PERCENTAGE OF LANDSCAPE TO TOTAL LOT SIZE (2549/22403) = 11.37%
 PERCENTAGE OF LANDSCAPE TO TOTAL LOT SIZE EXCLUDING BUILDING (2549/17,408) = 14.64%

PARKING TABULATIONS (PER TABLE 11B-6)	PARKING SPACES THE SPACES REQUIRED THAT ACCESSIBLE	
	EXISTING	NEW
EXISTING PARKING LOT	20	1
NEW PARKING LOT	22	1
TOTAL PARKING SPACES PROVIDED	51	2



NOTE: THIS IS A COMPILATION OF PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY (SEE SOURCES REFERENCED ON THIS SHEET) WHICH HAS BEEN MODIFIED TO MAINTAIN THE EQUIVALENT PARKING CAPACITY DESPITE THE ADDITION OF THE TRASH ENCLOSURE. ALSO NOTICE PATH OF TRAVEL WITH SIGNAGE PER CODE.

STEVE HOPKINS

CADD SERVICES
 31900 Calle Arroyo
 San Juan Capistrano, CA 92675
 (949) 856-7255-Office
 (949) 861-0464-Mobile
 caddman1@cox.net - email

MALARKY'S IRISH PUB SIGNAGE

3011 NEWPORT BLVD
 NEWPORT BEACH, CA 92663
 (949) 675-2340

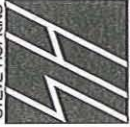
REVISIONS
 10/14/11 - REDUMT 1

All drawings, plans, specifications and other documents prepared by or for the author and used in connection with the project shall remain the property of the author and shall not be reproduced, copied, or otherwise used in any manner without the written consent of the author. The author shall not be held responsible for any errors or omissions in this drawing or any other documents prepared by or for the author.

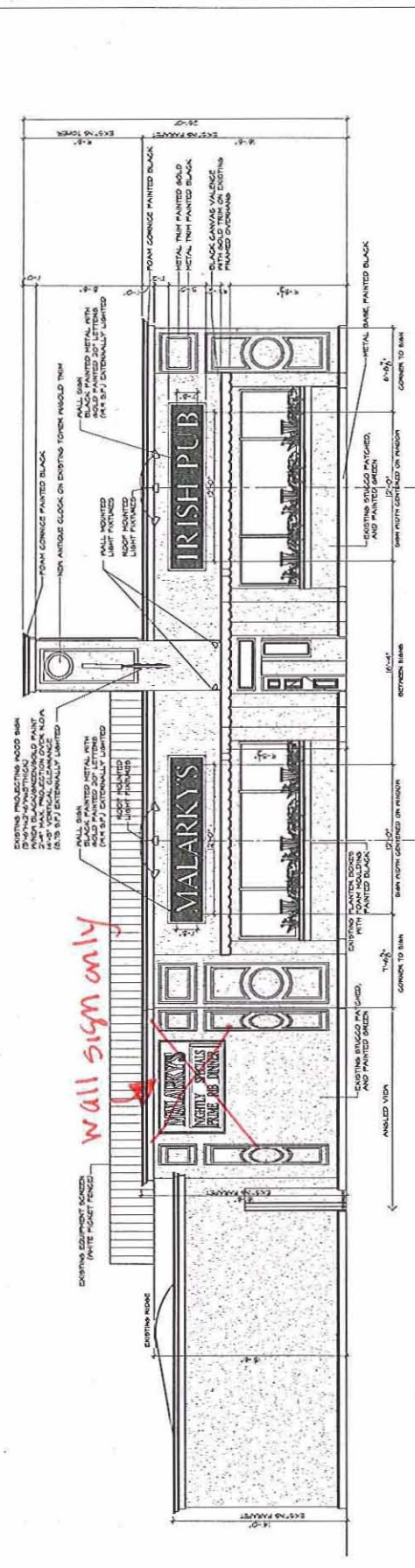
PROJECT NO.
 2011-11
 DRAWN BY
 DH
 CHECKED BY
 DB
 ISSUE DATE
 9/1/11

SHEET TITLE
 SITE PLAN

A1.1

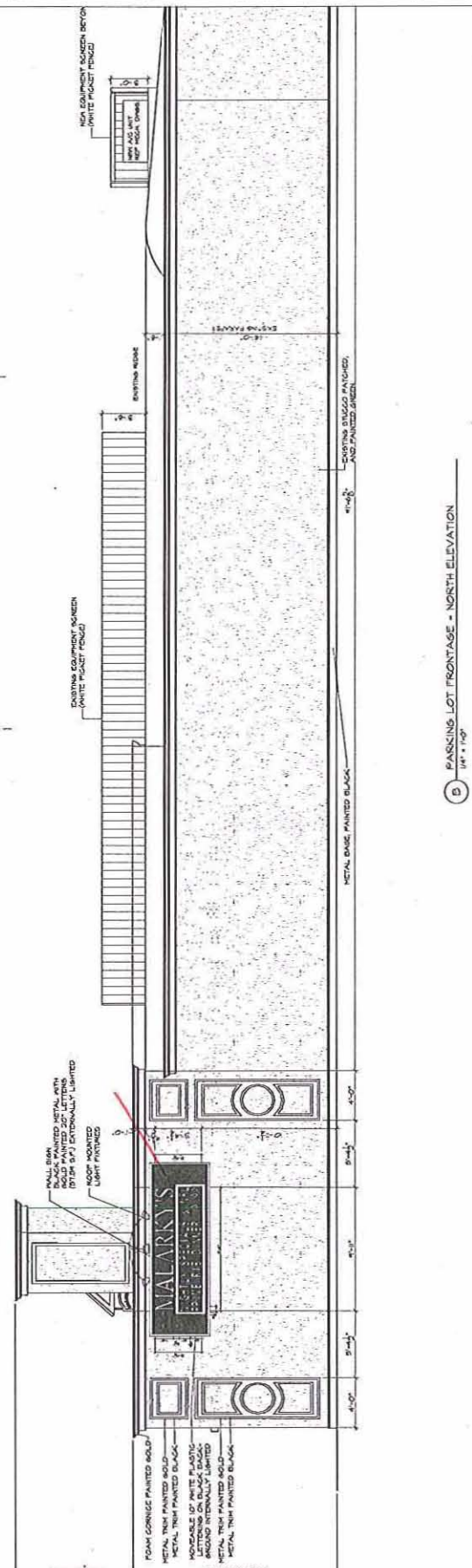


PROJECT NO. 10126171 - Sign Program
 DRAWN BY: B.A.
 CHECKED BY: D.S.
 ISSUE DATE: 9/17/11
 SHEET TITLE: EAST + NORTH ELEVATIONS
A3.1



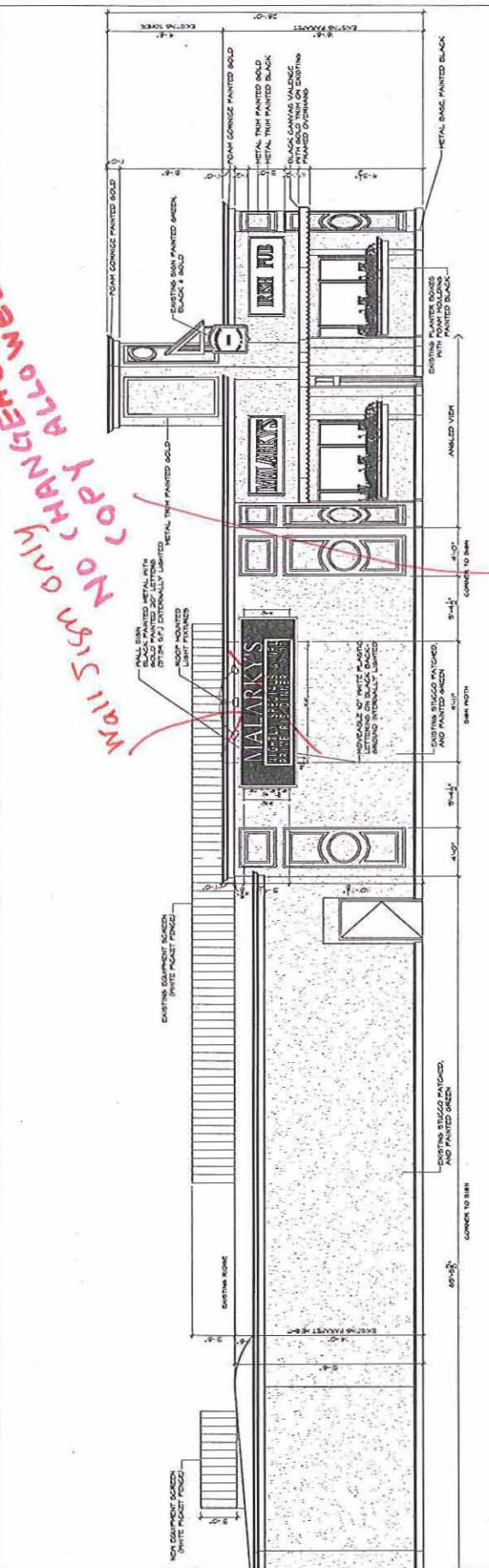
(A) PRIMARY FRONTAGE - EAST ELEVATION
 1/4" = 1'-0"

wall sign only

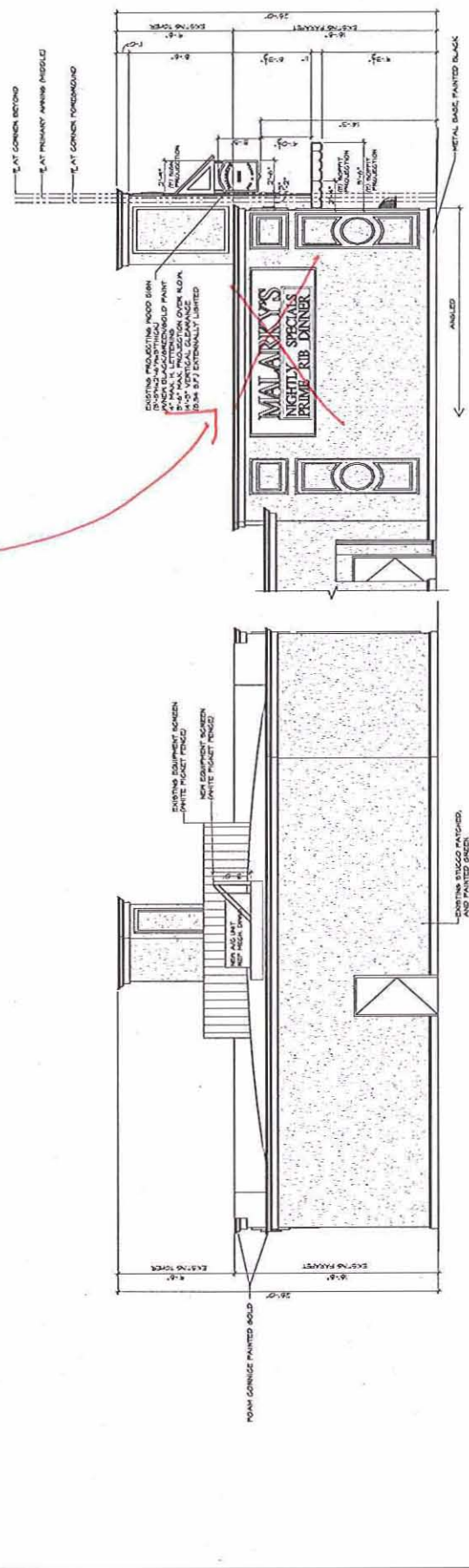


(B) PARKING LOT FRONTAGE - NORTH ELEVATION
 1/4" = 1'-0"

Wall Sign Only CHANGERS BLEND COPY ALSO WED

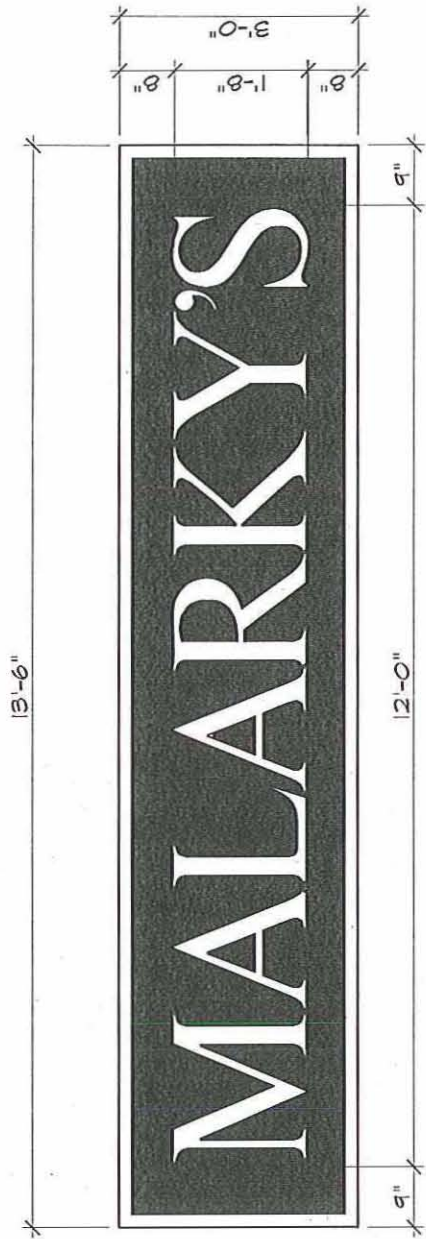
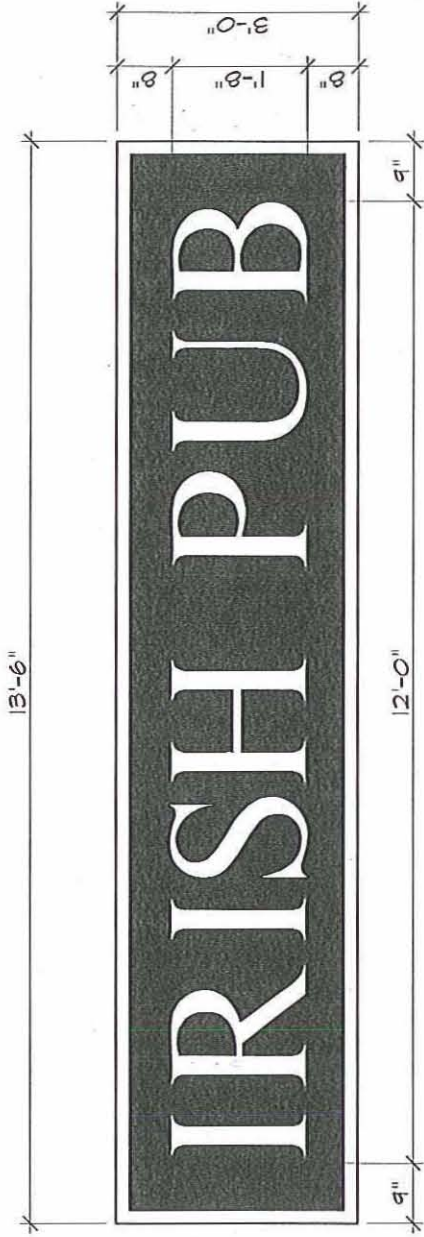


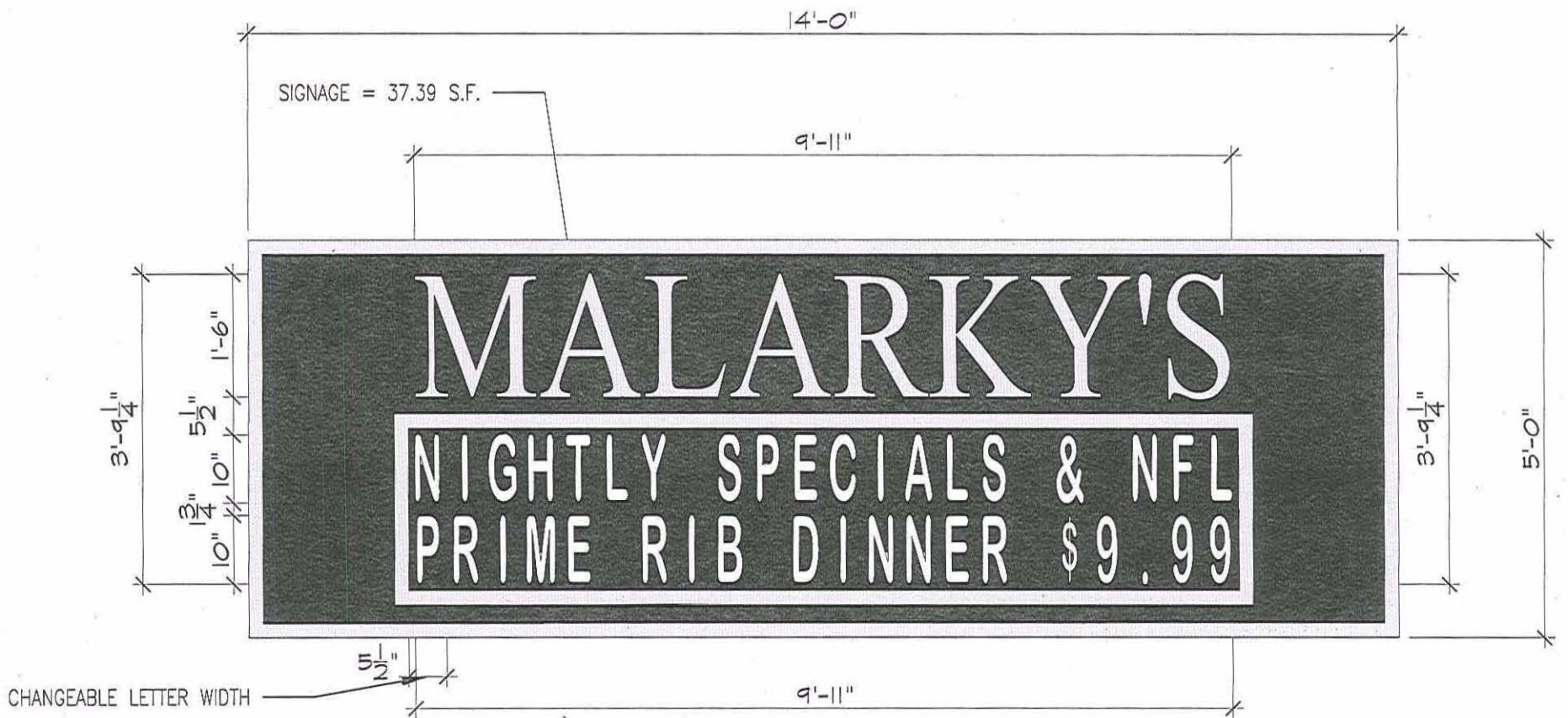
C SECONDARY FRONTAGE - SOUTH ELEVATION
 (1/4" = 1'-0")



D WEST ELEVATION
 (1/4" = 1'-0")

E PARTIAL ELEVATION (PERPENDICULAR TO STOREFRONT)
 (1/4" = 1'-0")





SIGNAGE FOR BUILDING SIDES
~~SECONDARY FRONTAGE & PARKING LOT SIDES~~
 North Elevation Only